

DISCLAIMER

This document is a Draft Plan which means it is subject to change. There will be additions including additional details on key policies, maps and other data, and details on how various aspects of the Plan will be implemented.

As we develop the Final Plan we continue to undertake technical and environmental analysis in a number of areas. This includes, but is not limited to groundwater and soil conditions, incentives to support the inclusion of below market rental housing and childcare, and the locations of mixed use (buildings with retail spaces on the ground floor) sites. These findings may result in:

- Changes to the land use map and to the heights proposed specifically in the Station Areas;
- Changes to proposed height increases for sites with below market rental housing and childcare and sites within areas of high groundwater;
- Additional conditions or requirements that must be met in order for development to occur.

All heights within the Station Areas for these sites should be considered in this context and may change, or be refined once the Final Plan is presented to Council for consideration in Q1 of 2025.

The environmental conditions in this area are particularly complex and we want to make sure the community understands the Draft Plan does not create certainty or development entitlements. There are still a number of next steps before the information is final or official (including the development of the Final Plan). Additionally, the public engagement period for the Draft Plan is open until July 31, 2024.

NEXT STEPS

As part of the next steps to develop the Final Plan, the feedback and input received during this engagement period will be reviewed and additional changes, or clarifications may occur. A report outlining public engagement findings will be released in Fall of 2024.

If you have questions regarding the Draft Plan please contact the Project Team at rupertandrenfrewplan@vancouver.ca

DRAFT RUPERT + RENFREW STATION AREA PLAN

JUNE 2024



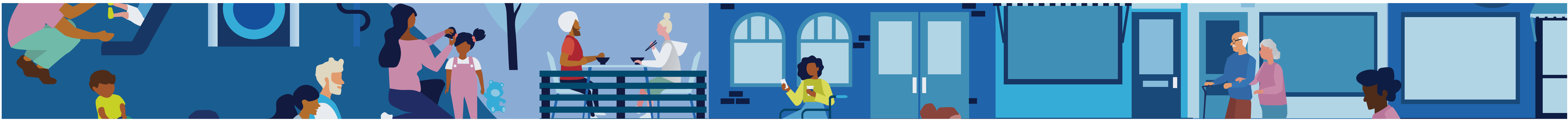


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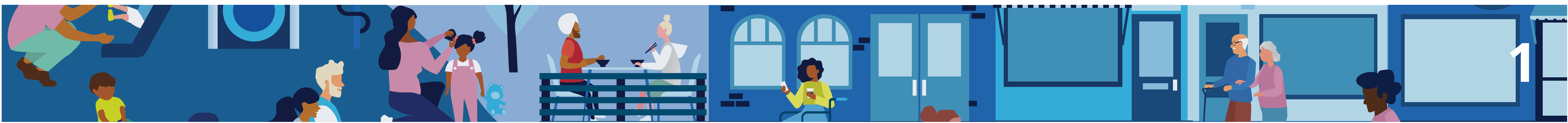
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The Draft Rupert + Renfrew Station Area Plan

Overview

The Draft Rupert and Renfrew Station Area Plan is a vision for how the neighbourhood will grow and change over the next 30 years. The Draft Plan is built on city-wide directions contained in the *Vancouver Plan (2022)* and other key City policies, community input, and new provincial regulations.

The Draft Plan combines a Land Use Plan and Key Policies to create:

- An array of new housing opportunities, including new market rental, below market rental, and social housing
- New job space and economic opportunities on the Employment Lands.
- More complete neighbourhoods – with new shops and services, transportation improvements, public spaces (including new plazas and improved and expanded parks), childcare and other amenities – in station areas and villages
- A healthy and vibrant Still Creek that increases biodiversity and reduces flood risk.

Engagement Opportunities

Complete our survey before July 31, 2024

Attend an event:

Launch Event

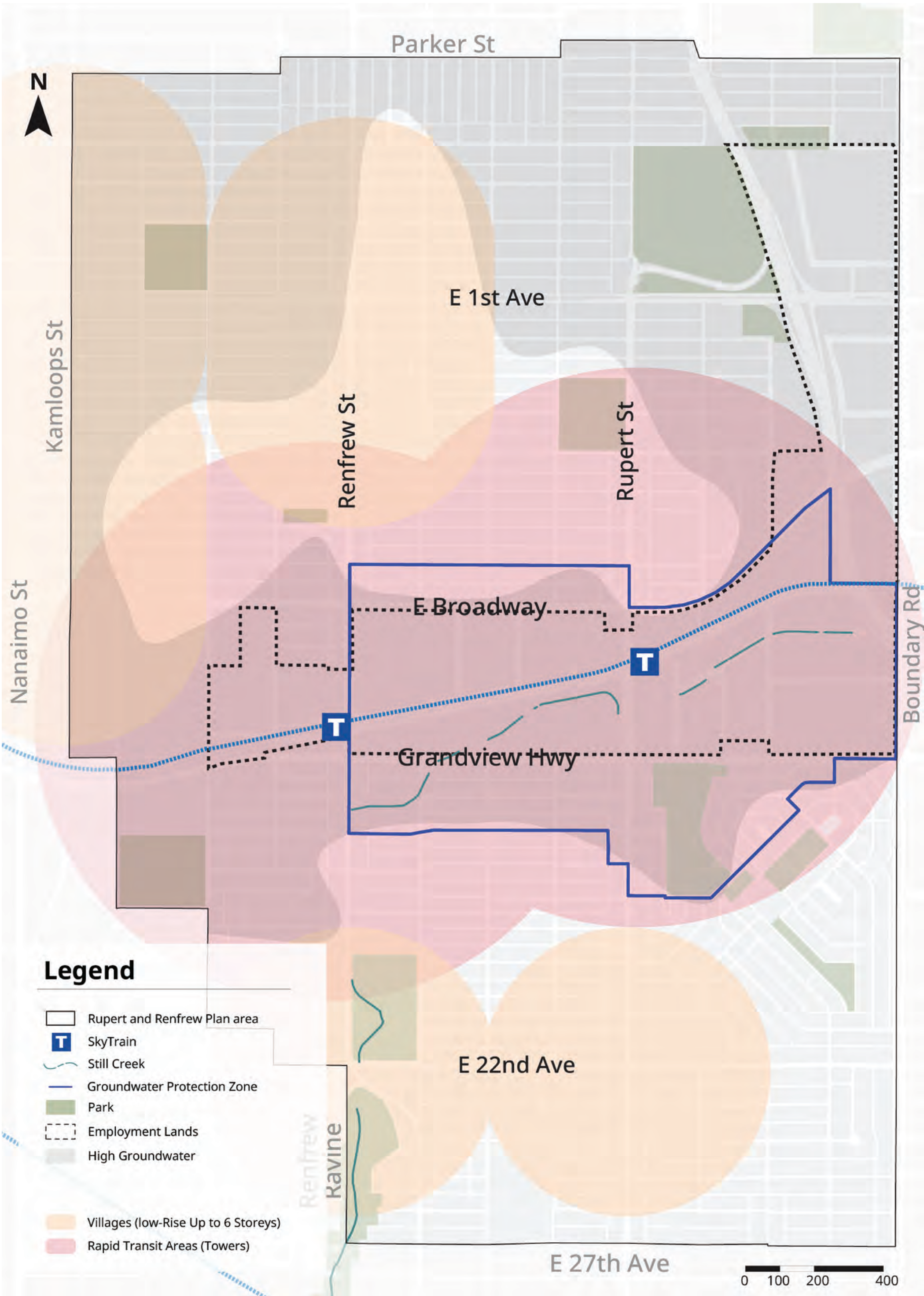
Saturday, June 29, 2024, Renfrew Park CC, 11:00 am - 3:00 pm

Open House Events

Wednesday, July 3, 2024, Thunderbird CC, 6:00 - 8:00 pm

Thursday, July 4, 2024, Renfrew Park CC, 6:00 - 8:00 pm

Tuesday, July 9, 2024, Thunderbird CC, 6:00 - 8:00 pm



Background and Context

- » The Rupert and Renfrew Station Area Plan process has proceeded through three phases of planning activity. The current phase has focused on the creation of:
 - **Land Use Plan** - opportunities for additional housing, job space, shops and services, etc.
 - **Key Policies** for different topics and areas of the neighbourhood.
 - **Identified Amenity Priorities**
- » Five key objectives of the Draft Plan:
 - **Preserve existing job space near transit.** The Plan is built around a **different type of Station Area** with housing located away from the two stations and adjacent Employment Lands.
 - **Create Complete Neighbourhoods.** The Plan will add new shops, services and amenities to station areas and neighbourhood villages.
 - **Enhance Still Creek:** Daylighting and expanding the creek corridor will improve local green space and habitat, reduce flood risk, and support growth.
 - **Protect Groundwater:** Policies to reduce or eliminate underground parking will keep groundwater flowing and recharging Still Creek.
 - **Deliver Affordable Housing and Childcare:** The Plan provides incentives to create much-needed childcare facilities, below market rental and social housing.

Project Timeline



Phase 1 - Terms of Reference
Winter 2021 - Spring 2022

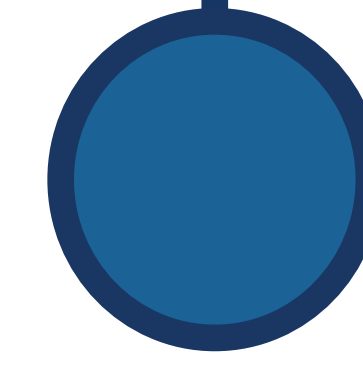


Phase 2 - Early Directions
Spring 2022 - Summer 2023



Phase 3 - Draft Plan
Fall 2023 - Summer 2024

WE ARE HERE



Phase 4 - Final Plan
Fall 2024 - Spring 2025



Public Engagement:

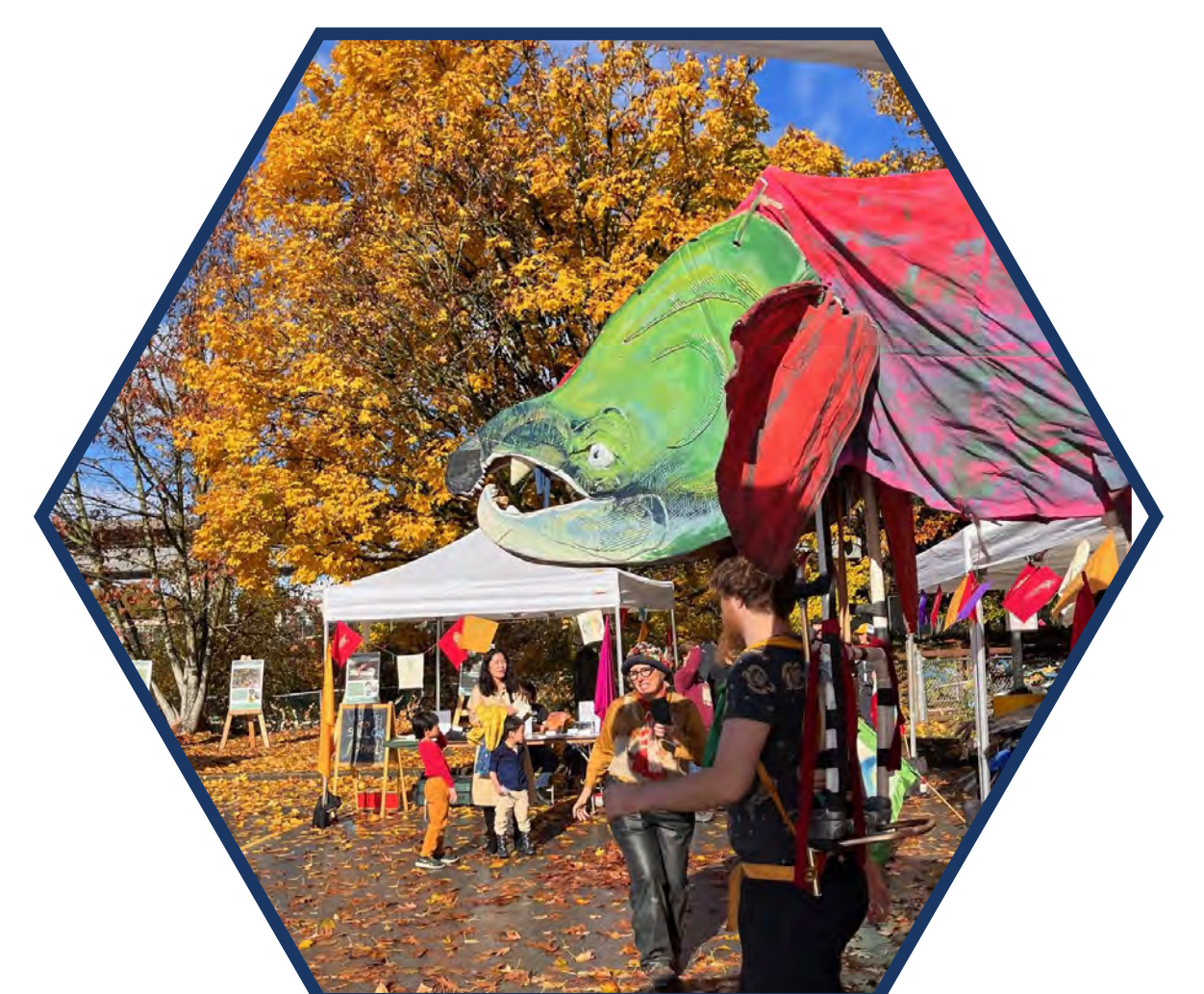
Through two phases of engagement we've heard from over 1,000 people through surveys, open houses, pop-ups, and workshops. The community told us about:

- » The importance of cultural assets like the community centres and Frog Hollow Neighbourhood House, and other "hearts" of the community.
- » The desire to protect and preserve natural spaces like Still Creek, Renfrew Ravine and area parks.
- » The need for more housing choice and affordable housing options for families and downsizing seniors including affordable rental and options for seniors who wish to age in place.
- » The need for more local retail spaces and support for keeping large-format grocery stores along Grandview Highway.
- » The challenge of walking and biking through parts of the neighbourhood.

Public input has informed all aspects of the Draft Plan.



Phase 1 Engagement Event



Still Creek Festival (November 2023)

We asked about the spaces and places that are most important to the community. Draft Plan directions build on this feedback, with policies designed to enhance and support important assets, public amenities and infrastructure, while responding to identified issues and opportunities.





Vancouver Plan

Implementing city-wide land use directions as part of the Draft Rupert & Renfrew Plan

Approved by City Council in July 2022, the Vancouver Plan guides the long-term growth of the city in an intentional way, clarifying where growth and change will occur over the next 30 years and beyond. It was developed through an extensive planning process and broad-based public engagement.

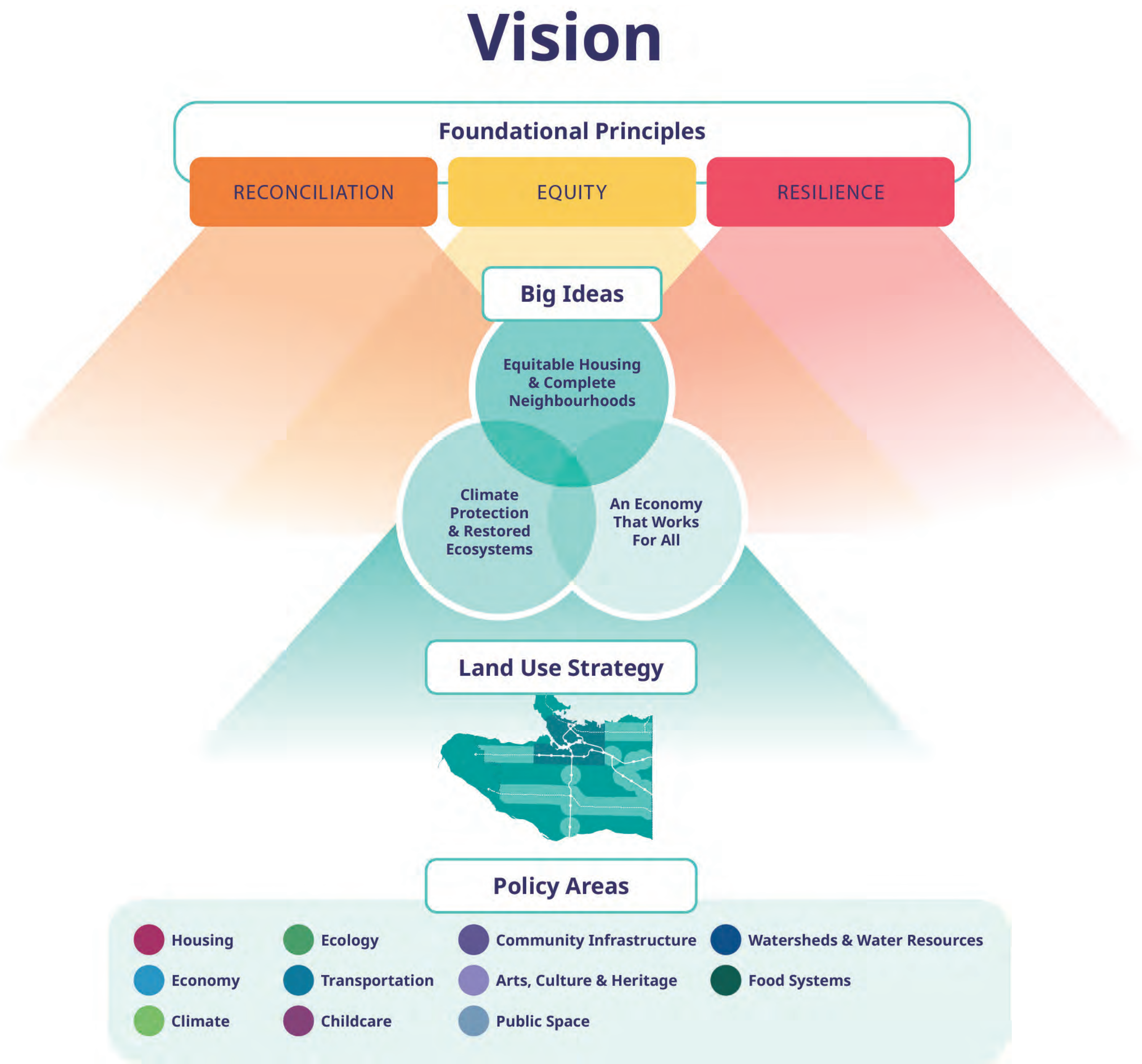
At the heart of the plan are three **Foundational Principles** and three **Big Ideas**:

Foundational Principles

- 1. Reconciliation
- 2. Equity
- 3. Resilience

Big Ideas

- 1. Equitable Housing and Complete Neighbourhoods
- 2. An Economy for All
- 3. Climate Protection and Restored Ecosystems



The Plan includes a city-wide land use strategy and an array of supporting policies covering topics like housing, transportation, community infrastructure, ecology, public space, and more. The plan sets out general directions for how growth and change will be delivered in different types of neighbourhood, including transit areas, neighbourhood centres and villages.

Area Planning represents an important means of implementing the Vancouver Plan. Because each part of the city has unique aspects, there is no ‘one size fits all’ approach to creating directions for each neighbourhood.

In Rupert and Renfrew, important contextual details – including Still Creek, a high water table, and the presence of important employment lands – meant that key Vancouver Plan directions needed to be modified in order to respond to the local context. This has meant changes to both the location of future growth and change, as well as the heights and densities associated with future redevelopment.

For more on Vancouver Plan implementation, visit <https://vancouver.ca/home-property-development/vancouver-plan.aspx>



Draft Plan: Part 1 - Land Use Plan

How and where the area will change over the next 30 years.

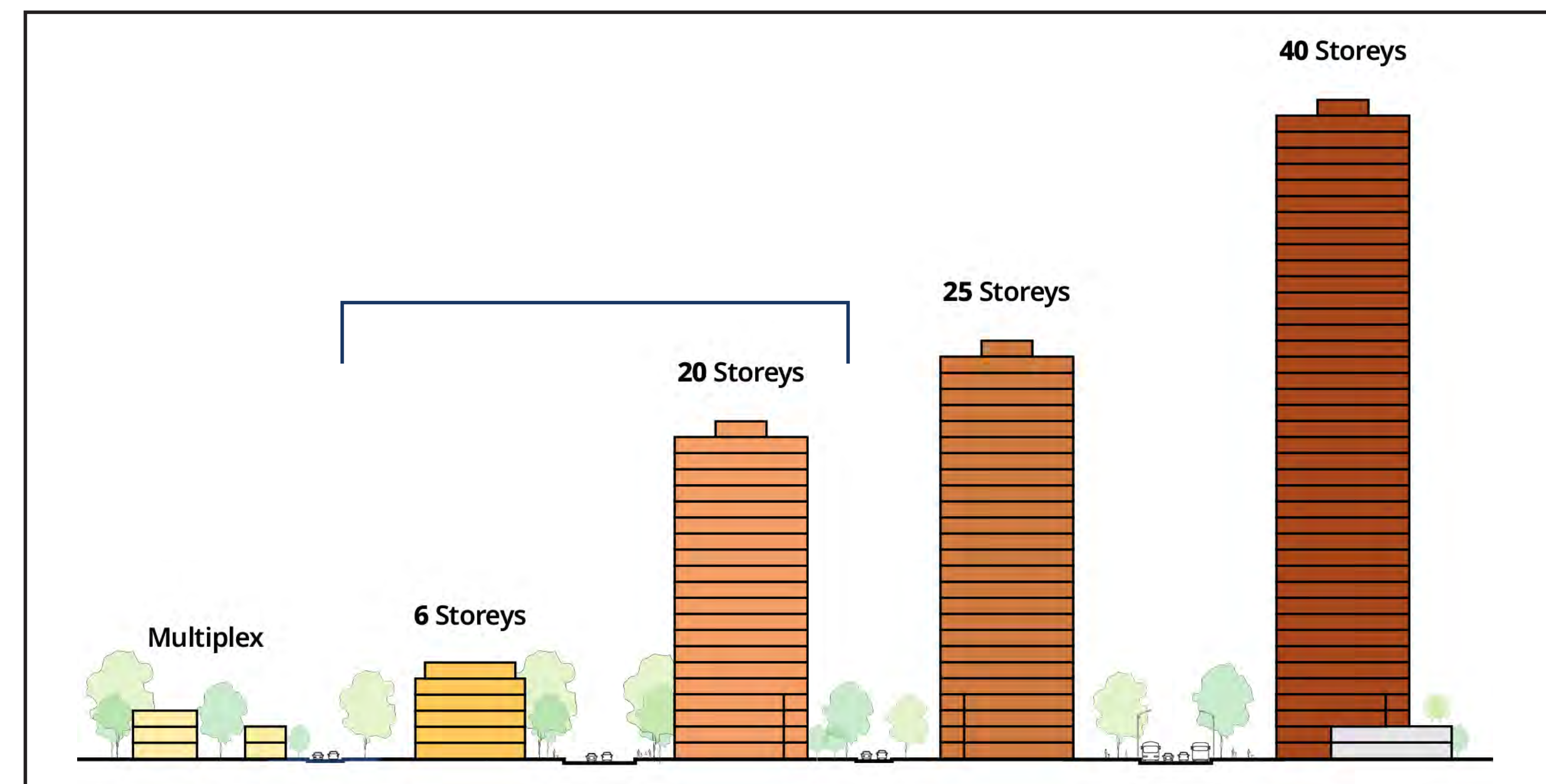
The Land Use Map identifies opportunities for new housing, job space, shops and services across the neighbourhood. Each property has a designation which sets out the uses and building types allowed on each property in the future. It is based on Vancouver Plan's neighbourhood typologies, new Provincial legislation, preserving the Employment Lands for industrial uses, protecting Still Creek, high groundwater areas, public engagement findings, and current uses. Below are short descriptions of some designations:



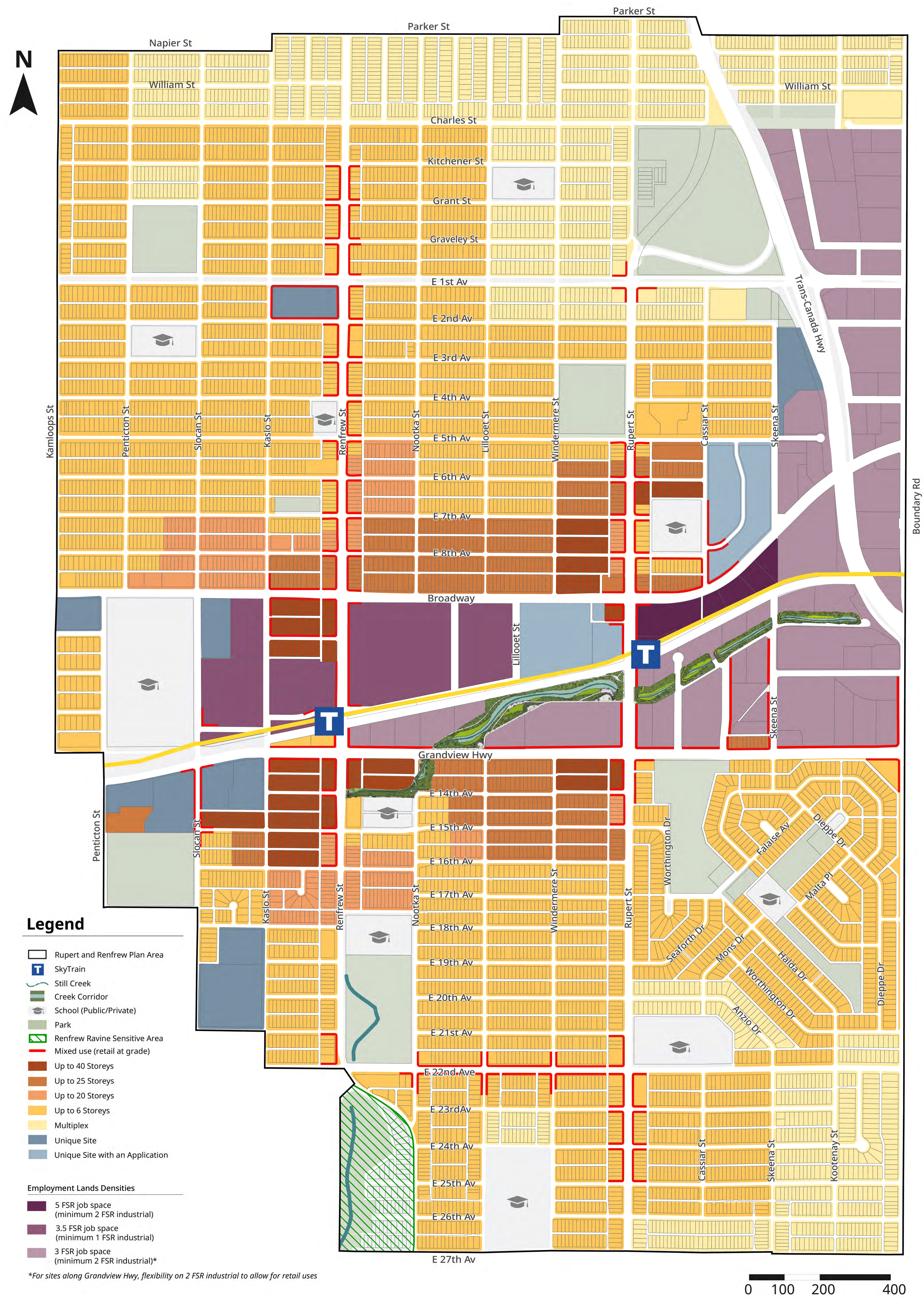
Tier 1 (up to 40 storeys): Highest buildings will be located on these sites. Towers can range from 20 storeys to 40 storeys (with below-market rental). See board 13 for more information.



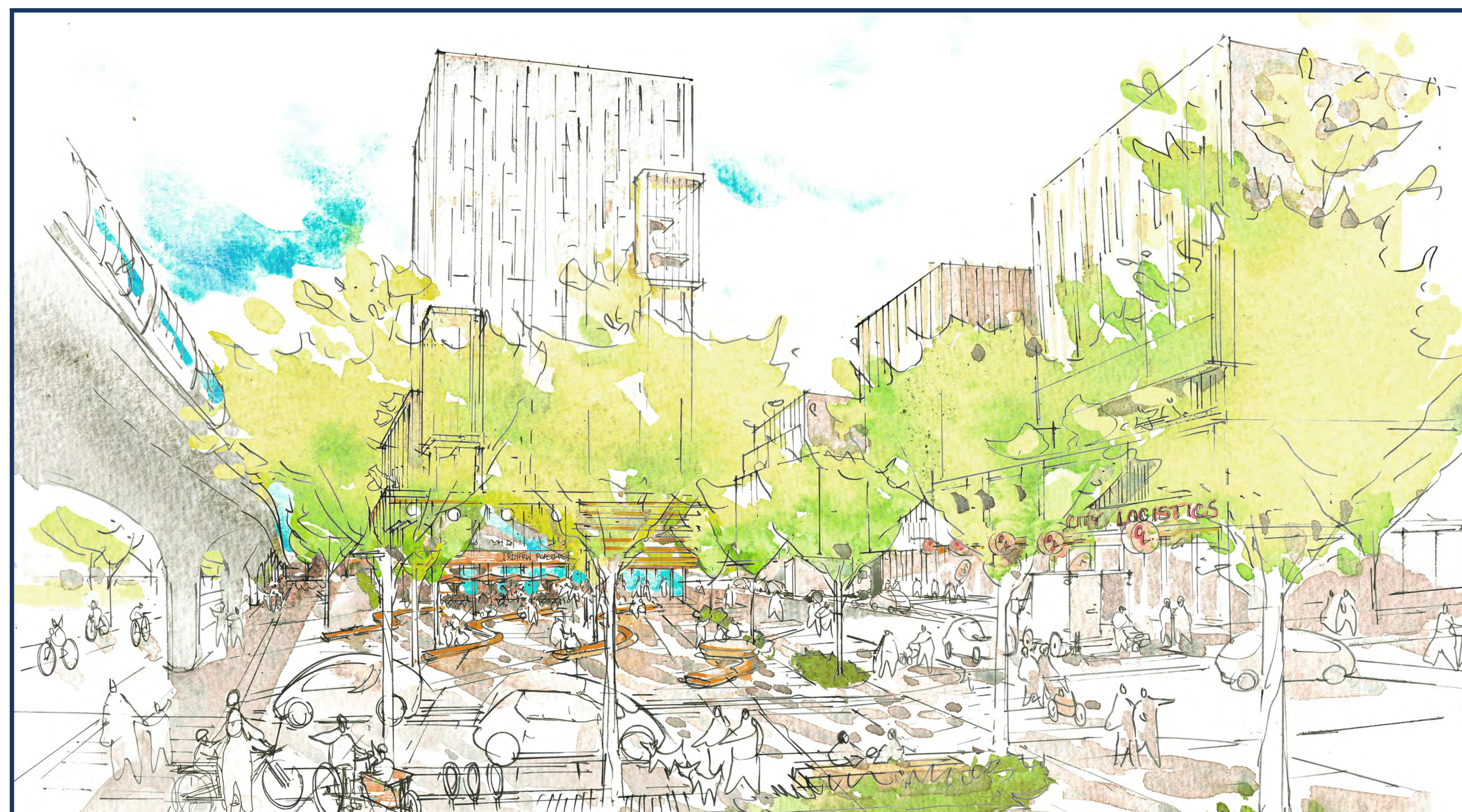
Tier 2 (up to 25 storeys): Medium height buildings will be located on these sites. Towers can range from 20 storeys to 29 storeys (for market rental). See board 14 for more information.



Tier 3 (up to 20 storeys): Lowest buildings will be located on these sites. Towers up to 20 storeys will be allowed. See board 15 for more information.

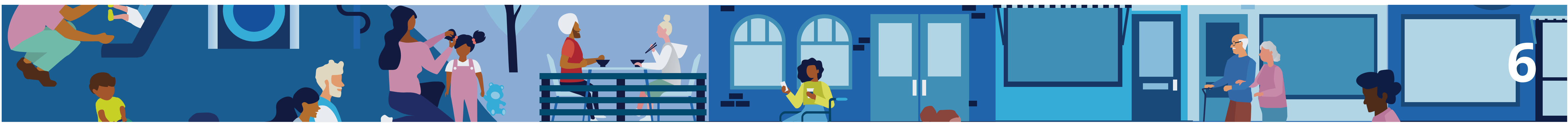


Missing Middle including Multiplex (up to 6 stories and Multiplex): Low-rise apartment buildings, townhouses, and multiplexes will be permitted on these sites. See boards 19, 20 and 21 for more information.



Employment Lands: Preserve job lands in the Grandview Boundary Mixed Employment Area. See board 18 for more information.

Unique Sites with an Application:
3200 E Broadway will allow some housing as part of advancing the City's reconciliation objectives. The site is undergoing a MST-led process for the long-term benefit of the Nations. See MST Project Team for more information.
Skeena Terrace will provide 1,928 units of social housing including live-work units for artists, retail space and community gathering spaces.



Draft Plan: Rezoning Enabling Policies

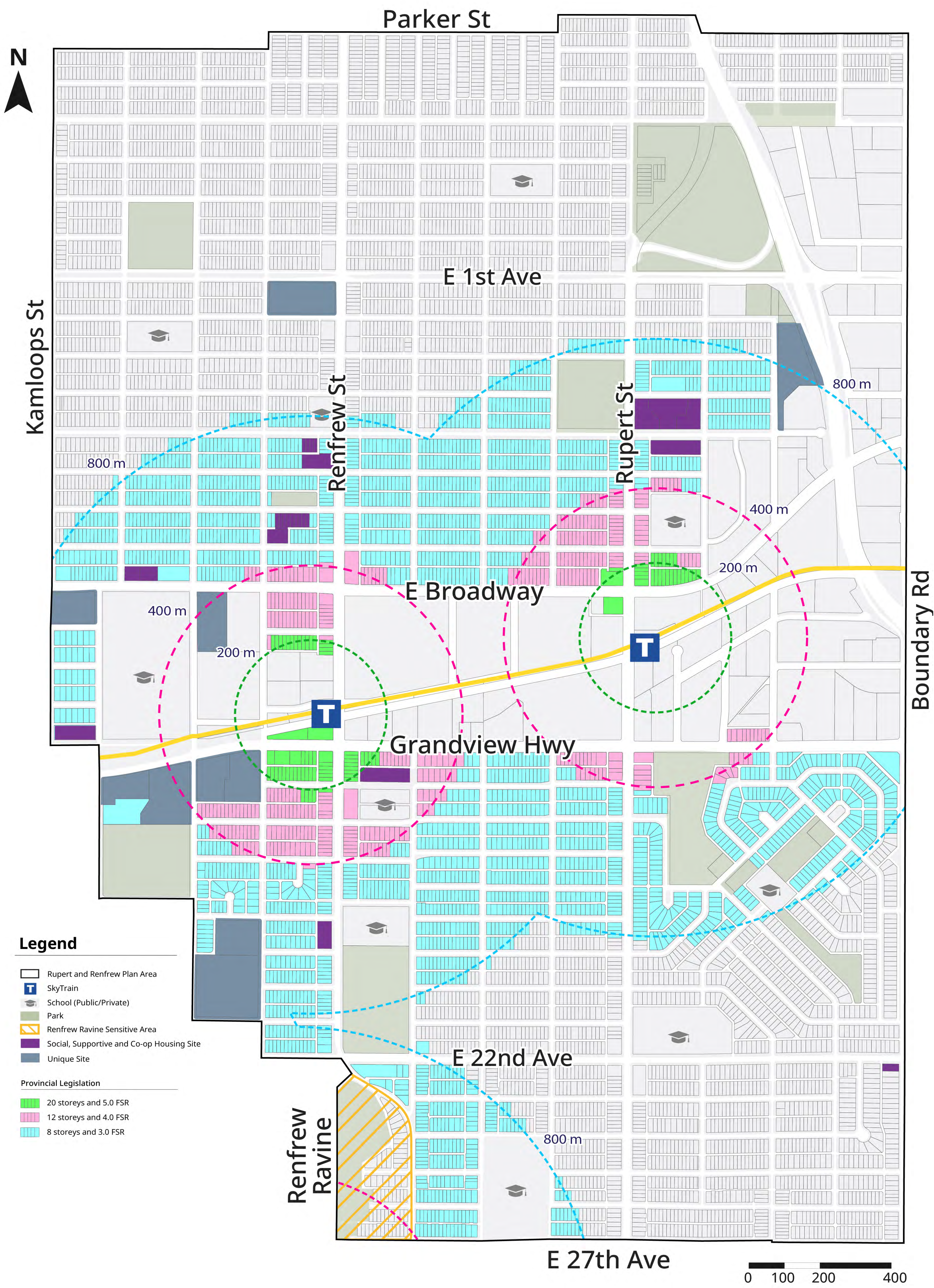
Some sites, at the time of redevelopment, will need to be rezoned because of unique site or project considerations. These sites include, but are not limited to, social housing sites, unique sites, with institutional uses and sites outside the Provincially identified Transit Oriented Areas. Sites will be assessed on a site-by-site basis and may include consideration for additional height to help with project viability.

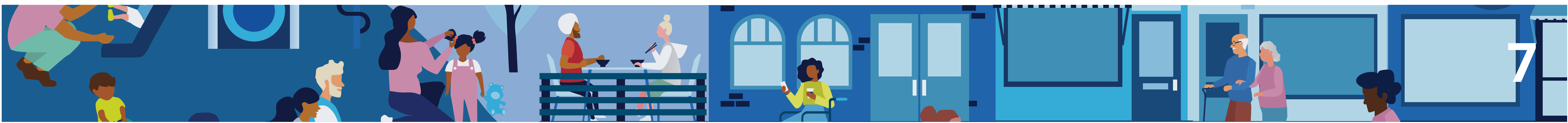
Social Housing:
The City will prioritize the renewal and creation of 100% social, supportive or co-op projects, by considering additional height, and/or market rental units on a case-by-case basis.

Unique Sites:
Unique sites, of 8,000 m² or more, will be subject to additional redevelopment requirements as part of a rezoning process. Staff are identifying priority requirements, on a site-by-site basis, taking into consideration what's on the site today, and future needs in the area. Requirements could include the retention or addition of amenities such as affordable housing, childcare, cultural uses, and/or retail space, etc.

Institutional Uses:
These include but are not limited to childcare facilities, community care facility, social services, and community serving spaces. When these sites are redeveloped, the City will make ever effort to retain existing institutional uses, and support opportunities to increase the number of institutional uses where possible.

Transit Oriented Areas (TOAs):
The Province is enabling rezoning for areas within 800 m of transit stations. These opportunities will be available through a rezoning application pending Council's approval later this year.





Draft Plan: Part 2 - Key Policies

Shaping how the Plan area will grow and change over the next 30 years.

The second part of the Draft Plan are Key Policies. These are arranged by topic and support overall land use directions.

Advancing Reconciliation

- » Continue working with xʷməθkʷəy̓əm (Musqueam), Skwx wú7mesh (Squamish), and səliwətał (Tsleil-Waututh) so the Plan supports the priorities, interests and cultural practices of MST.
- » Work with the Musqueam, Squamish and Tsleil-Waututh Nations to support their project at 3200 E Broadway, the former Liquor Distribution Centre. From MST:
 - The Nations are the original City-Builders. Pre-contact, there was a thriving economy and culture in this place - this development provides an opportunity to continue this legacy.
 - The site will be a welcoming place for all, with a mix of new public spaces, homes, stores, employment and amenities.
- » Continue engagement with urban Indigenous people and organizations in the Plan area to support future space and programming needs.



Delivering Housing

- » Add diverse housing options in the Station Areas and Villages including purpose-built rental, below-market rental, social housing and home ownership.
- » Locate the tallest residential buildings closest to the stations. In the Villages ensure low-rise, mixed-use buildings add retail with rental options.
- » Use incentives to prioritize market rental, below-market rental (20% discount to city-wide average rents), and social housing projects.
- » Allow social and co-op housing projects everywhere in the plan area. Provide incentives to support the renewal of existing sites and expansion of housing stock.
- » Include Enhanced Tenant Relocation and Protection Policy for all tenants facing redevelopment with right of first refusal for units in new buildings, rent top-ups, or other compensation.

Protecting Job Space, Adding Local Shops & Services

- » Preserve and enhance job-related opportunities in the Employment lands. Limit opportunities for housing. (New residential in the Employment Lands will only be allowed at 3200 E Broadway, where the MST-led project supports advancing Reconciliation).
- » Allow larger buildings in the Employment Lands that maintain opportunities for ground floor manufacturing and distribution, while providing flexibility for new, modern industrial uses and other businesses on upper floors.
- » Continue to allow big-box grocery stores along Grandview Highway.
- » Expand shops and services across the Plan Area by adding new retail spaces in the Station Areas and in the Villages.
- » Support city-wide efforts to create opportunities for new corner stories in residential areas.



Draft Plan: Part 2 - Key Policies

Shaping how the Plan area will grow and change over the next 30 years.



Managing Flood Risk and Enhancing and Protecting the Health of Still Creek Watershed

- » Daylight Still Creek and widen the creek corridor (between Boundary and Nootka) to help manage flooding in the Employment Lands, and enhance fish and wildlife habitat and community access to nature.
- » Regulate development to maintain groundwater flows to Still Creek by limiting underground parking on sites with high groundwater, limiting underground parking in the employment lands and creating a Groundwater Protection Zone.
- » Increase biodiversity by exploring opportunities for ecological corridors, which reallocate right of ways for natural spaces, starting along Nootka and Skeena Streets.

Supporting Community Infrastructure

- » Replace and expand Renfrew Park Community Centre and Frog Hollow Neighbourhood House. Delivery timeline, funding and potential senior government partnership opportunities to be considered through a new city-wide infrastructure investment framework.
- » Explore opportunities to support community by co-locating public spaces and other public realm amenities.
- » Expand full day group childcare across the Plan Area. Use incentives like allowing more height and density to secure facilities in residential or industrial developments.
- » Support retention of institutional uses like non-profits and community-serving spaces: make every effort to retain these spaces if their sites are redeveloped; seek opportunities to create new spaces, where possible.



Complete Streets & Improved Connections

- » Support safe and comfortable travel for all modes with improved connections to key destinations like community centres, schools, rapid transit stations, parks, and retail streets.
- » Transform Broadway, East 22nd Avenue, Rupert, and Renfrew Streets into complete streets. This could include active travel lanes, wider sidewalks, places for patios and seating, and street trees through repurposing road space or additional setbacks.
- » Expand the Greenway Network with the addition of the Eastside Crosscut (along Lillooet and Nootka Street), E 2nd Avenue, E 5th Avenue, 17th/18th Avenue, Skeena-Cassiar, along Still Creek, and upgrades to the Central Valley Greenway.
- » Improve accessibility and connectivity through new sidewalks, new pedestrian/bicycle signals, and upgraded signals at key intersections.
- » Work with stakeholders to improve existing rail crossings at Rupert, Renfrew, Kaslo, and Slocan, and pursue new rail crossings at Nootka and Skeena.

Draft Plan: Part 2 - Key Policies

Shaping how the Plan area will grow and change over the next 30 years.

Space for Arts and Culture

- » Ensure no loss of existing arts and culture spaces (like studios and production spaces) by providing incentives to allow their retention and potential expansion.
- » Support new arts, cultural, music, and film spaces, for example within the Employment Lands, on unique sites, in community centres, and other non-profit or privately owned spaces. Prioritize local-serving arts and cultural organizations in these spaces.
- » Enable low-impact artist studios in existing commercial uses, to support local artists, makers, and arts and cultural organizations.
- » Support public art projects across the plan area, in collaboration with local artist and arts organizations.
- » Support affordable artist housing that includes shared artist production space.



Places to play and gather

- » Improve parks, including a new spray park at Renfrew Park and a new synthetic turf field at Beaconsfield Park, and explore the acquisition of new park land in park deficient areas.
- » Expand natural areas and create gathering nodes around Renfrew Ravine and Still Creek to improve biodiversity, protect ravine slopes and increase access to nature.
- » Support opportunities to provide event infrastructure for community and cultural celebrations in public open spaces and privately-owned public spaces.
- » Introduce a Solar Access Policy to limit building heights near parks and public school yards to reduce shading impacts and improve access to sunlight.
- » Create spaces for gathering and socializing including space for patios, new public plazas, seating areas and the creation of new public spaces as part of private developments.
- » Explore opportunities to locate permanent public plazas within village areas as re-development occurs and ground-level retail use increases.



Identified Amenity Priorities

Supporting community priorities and renewing public infrastructure.

Infrastructure & amenities are typically funded from a combination of property taxes/utilities fees, development contributions, and senior government funding. Most funding sources are city-wide in nature but some are more neighborhood specific (e.g. Community Amenity Contributions, Density Bonusing). In Fall 2023, new provincial legislation came into effect which will further shift the funding of growth-related infrastructure & amenities to a more city-wide approach.

The following priority investments from this Plan will be considered as part of the Citywide Infrastructure Investment Framework:

- **Affordable housing:** below-market rental, market rental, social, and supportive housing. (Funded through density bonusing and senior government partnerships).
- **Infrastructure:** including water and sewer upgrades, water management, public space and transportation improvements. (Funded through city-wide Development Cost Levies and senior government partnerships).
- **Ecological Services:** including enhancement and daylighting of Still Creek, stormwater infrastructure and management and park upgrades. (Funded through city-wide Development Cost Levies and senior government partnerships).
- **Community Infrastructure:** renewal and expansion of Renfrew Park Community Centre, and support for the renewal and expansion of Frog Hollow Neighbourhood House. (In addition to city-wide funding, Senior government partnerships will also be explored.)

The funding, timing and delivery of amenities is subject to citywide financial and capital planning processes. These are separate from any land use changes outlined in the Draft Plan.



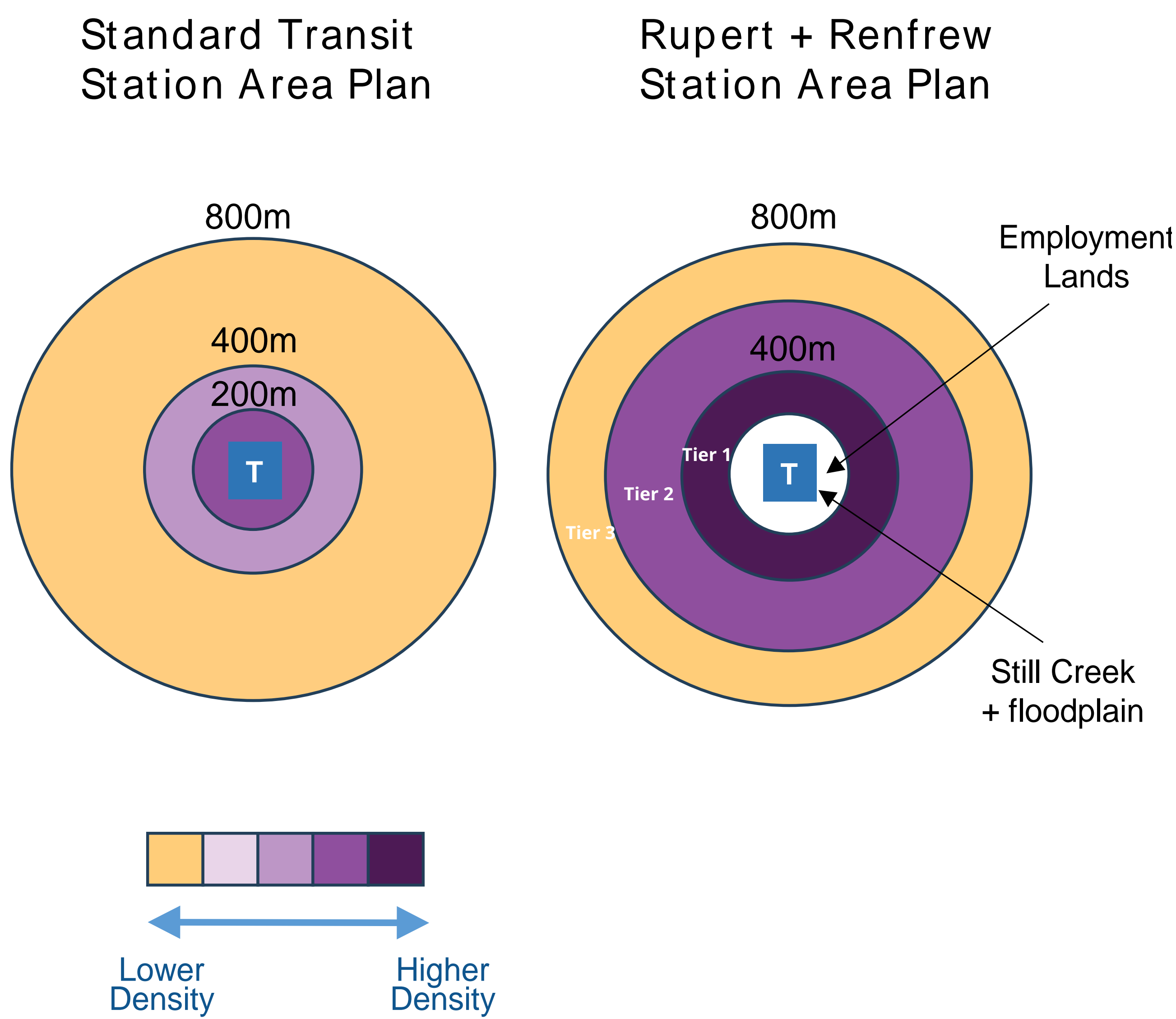


Station Areas

The neighbourhood has two transit stations, and also a number of unique elements

The Draft Plan is built around **a different type of station area**: with important Employment Lands and Still Creek adjacent to transit, new housing must be located slightly further away.

The Draft Plan uses a tiered approach to height and density: Tier 1 places the tallest buildings with the most housing closest to the stations. Tiers 2 and 3 are located further from the station have medium and lower building heights.



Still Creek corridor expansion and daylighting requires additional land that will be secured as properties in the Employment Lands redevelop.



Increased industrial activity and job creation in the Employment Lands and will allow businesses to benefit from proximity to regional transportation networks.



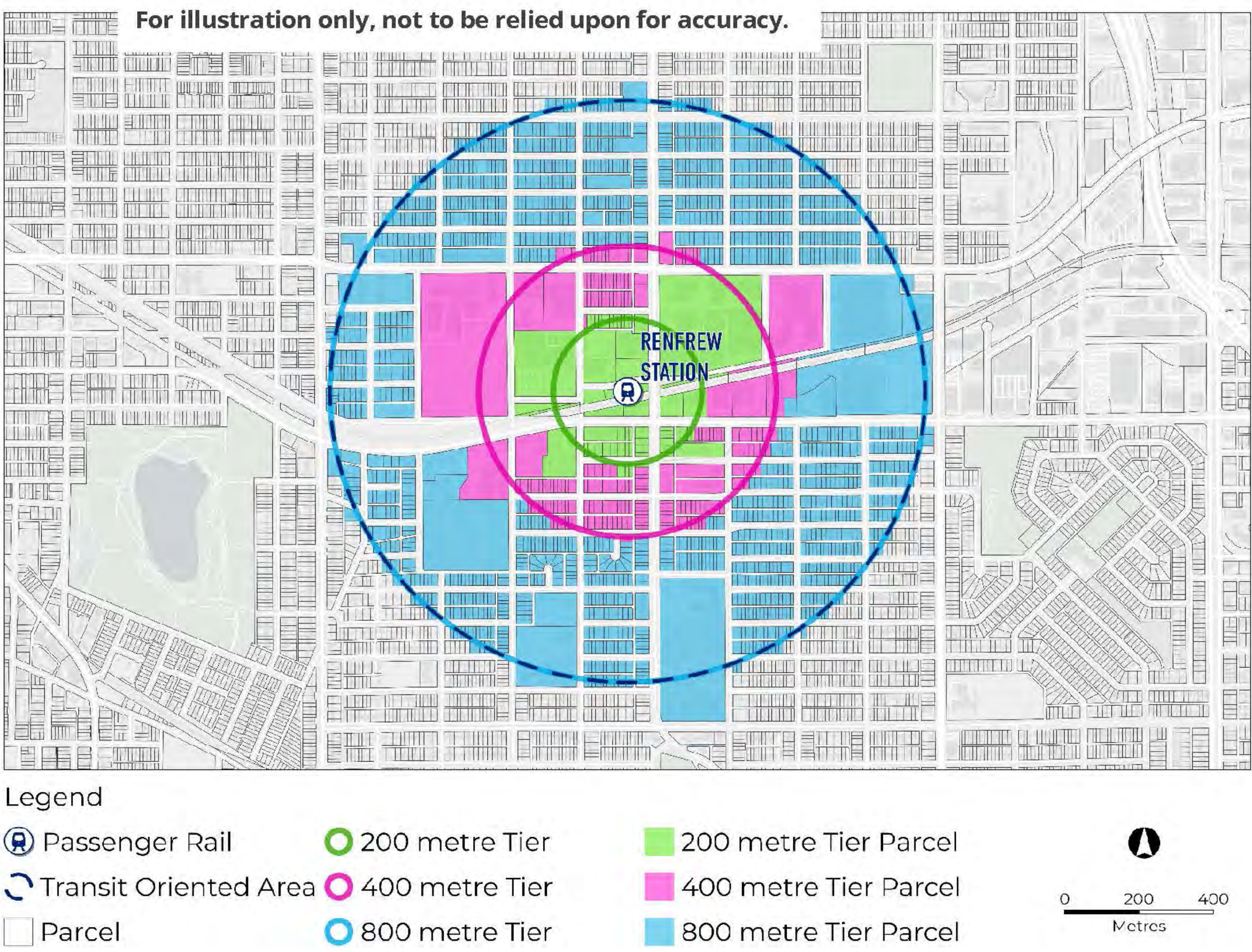
New Provincial Regulations & Requirements:

In 2023 the Province of BC introduced new legislation with the objective of getting more homes built faster. Bill 47 designates “Transit Oriented Areas” within 800 metres of SkyTrain Stations and includes development guidelines with minimum height requirements:

- 20 storeys within the 200 m Tier
- 12 storeys within the 400 m Tier
- 8 storeys within the 800 m Tier

Most sites in the 200 m Tier are exempt from these regulations because they are in the Employment Lands, the flood plain, or alongside Still Creek. **For the Draft Plan to deliver the diversity of housing types and tenures expressed by the public and expected of a “Transit Oriented Area”, the provincial density requirements must be exceeded.** This means building heights in all tiers are increased and some distances from the stations were adjusted.

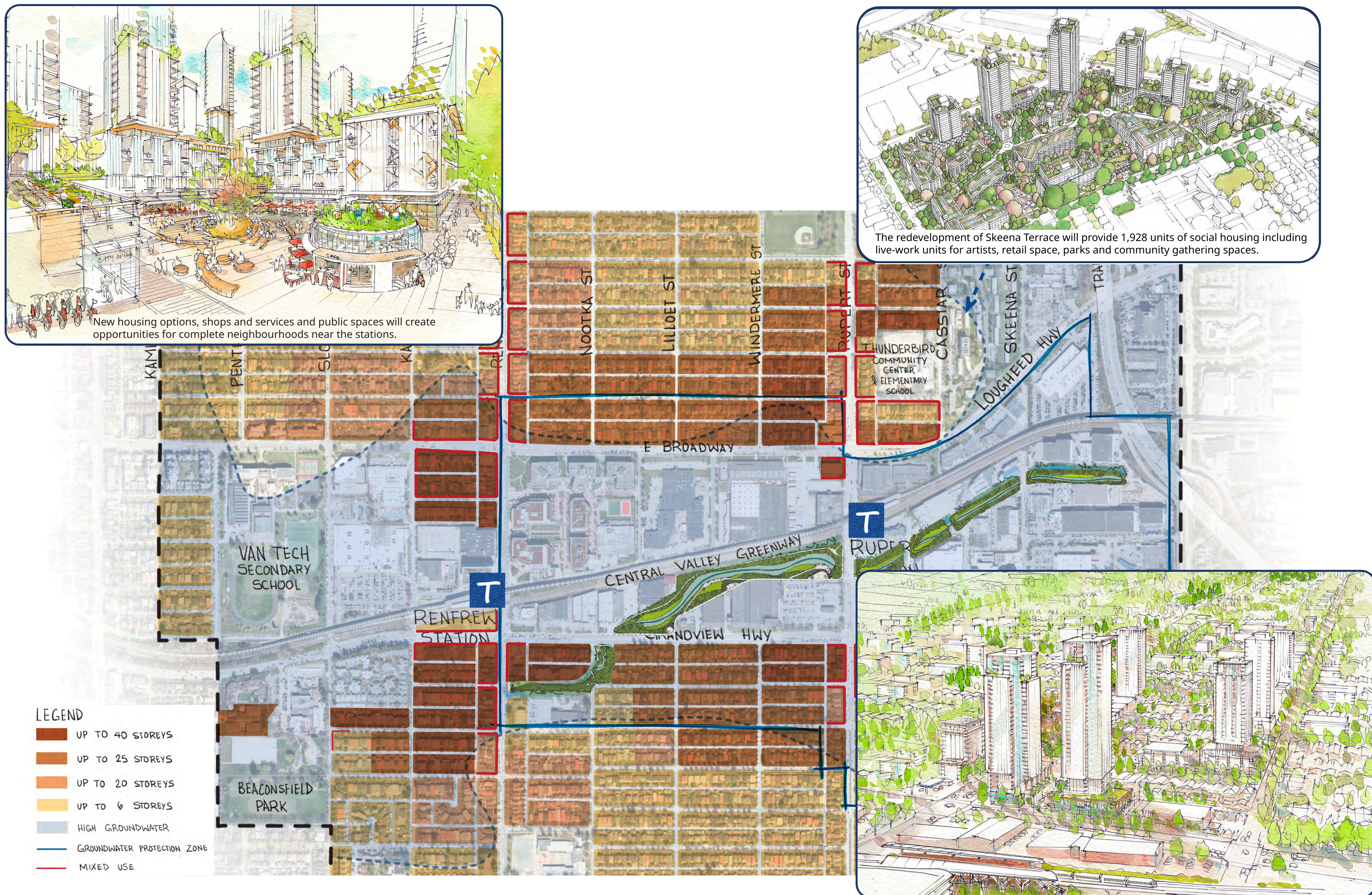
The exception is within the 800 m Tier where the Draft Plan allows for 6 storey buildings and the Province allows for 8 storey buildings. For these areas the development of an 8 storey building will be enabled through a rezoning application.



Station Areas

Opportunities for growth and change at the Rupert - Renfrew Stations

Station Areas, within a 10-minute walk of the stations are where most growth and change will occur over the next 30 years, transforming these areas into complete neighbourhoods:



Station Area Highlights:

- Create complete neighbourhoods around the stations: with more housing choices, shops and services, public art, and plazas and public space.
- Use incentives, including more height and housing units, to deliver below-market rental units and full-day group childcare.
- Maintain groundwater flows to Still Creek by limiting below-ground parking and underground structures.
- Improve safety and capacity of existing railway crossings for cyclists and pedestrians. Create new walking and biking connections to the stations and enhance the public realm with wider sidewalks and street trees.
- Advance Reconciliation by supporting the MST-led project at 3200 E Broadway and provide social housing at Skeena Terrace.

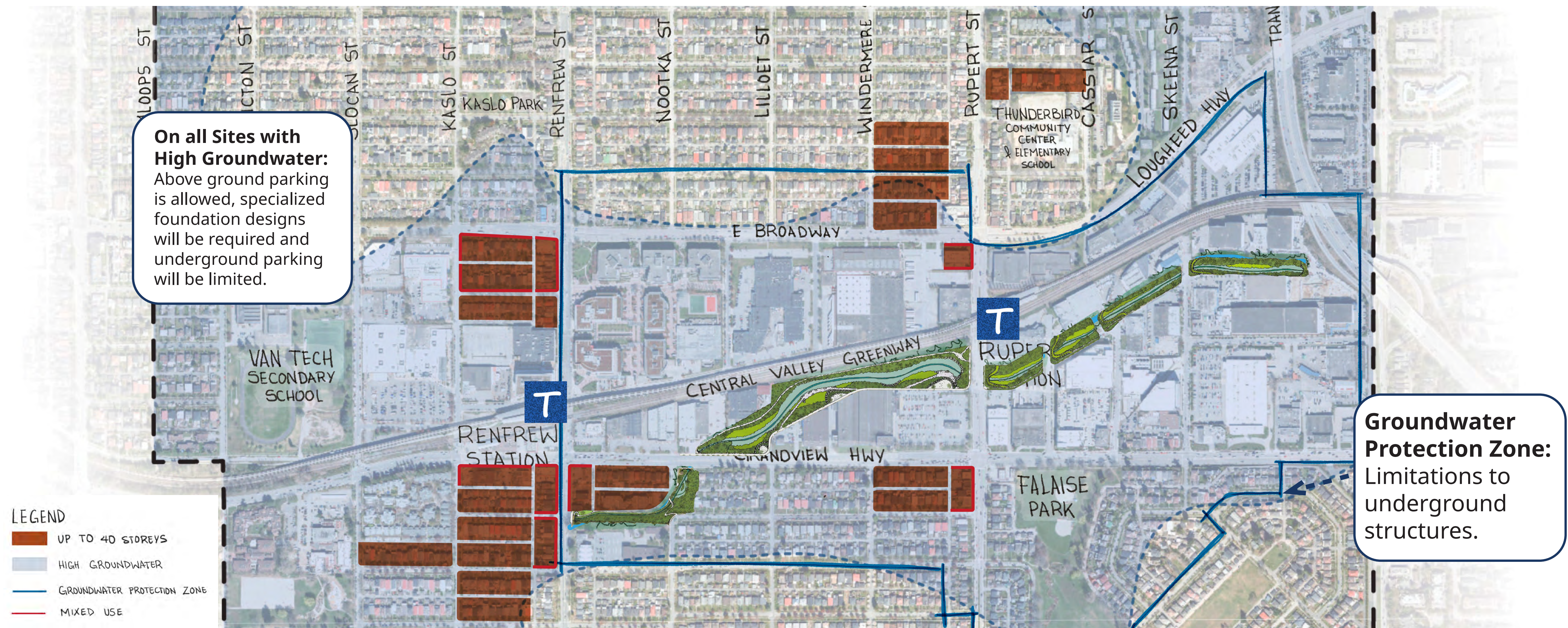




Housing Opportunities: Tier 1 (up to 40 storeys)

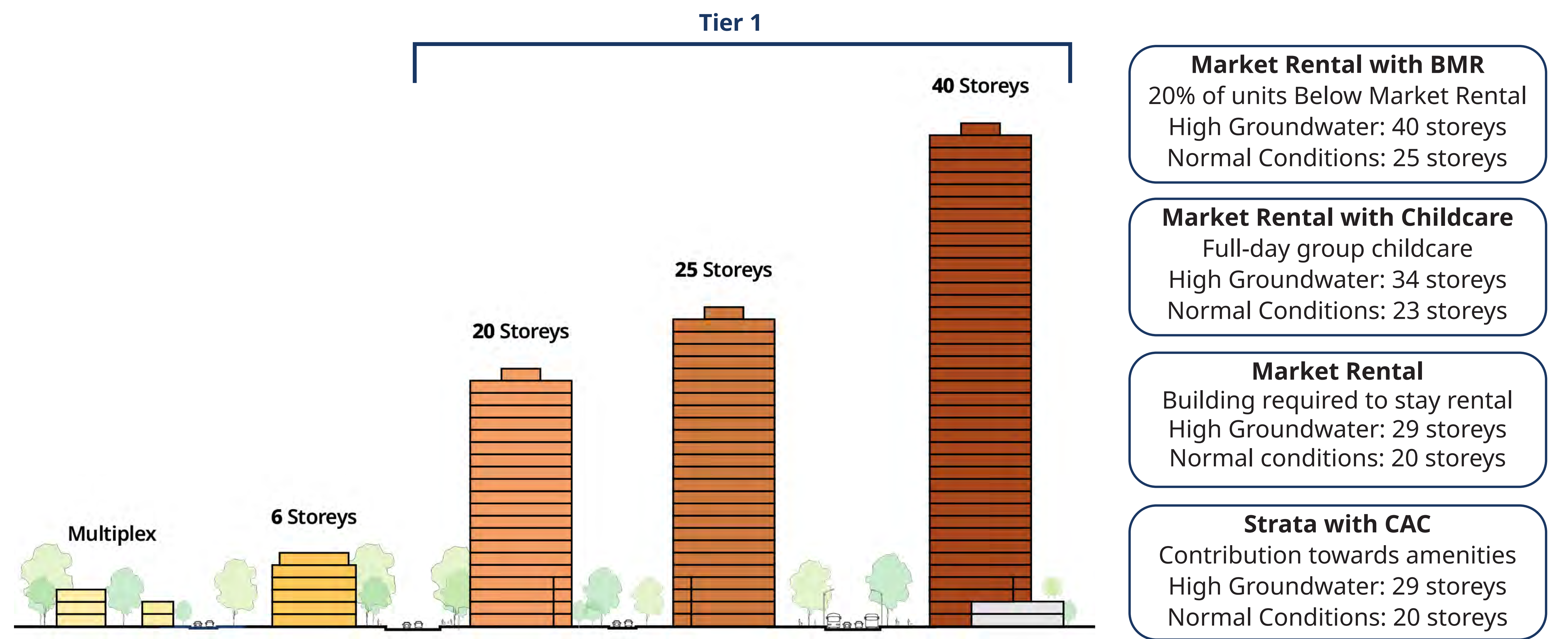
Opportunities for housing affordability in the centre of the Plan Area

Tier 1 places the tallest buildings (up to 40 storeys) closest to the stations. Incentives to support below-market rental units and childcare facilities are provided, and sites with high groundwater will be subject to additional regulations.

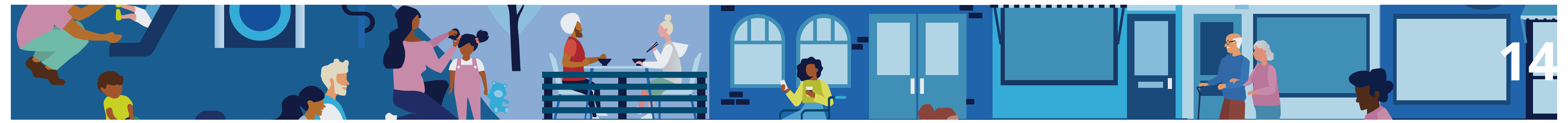


New Housing opportunities in Tier 1:

Tier 1 will allow buildings with the most housing units. In addition, projects will be required to provide various amenities such as below market rental, childcare, market rental, or a Community Amenity Contribution. Tier 1 sites are mostly challenged by high groundwater that may increase construction costs. Underground parking will be limited and specialized foundation design will be required to preserve groundwater flow into Still Creek to support creek health. All tower options require sites to be at least 150 feet long, which means lot assemblies will be required for most projects.



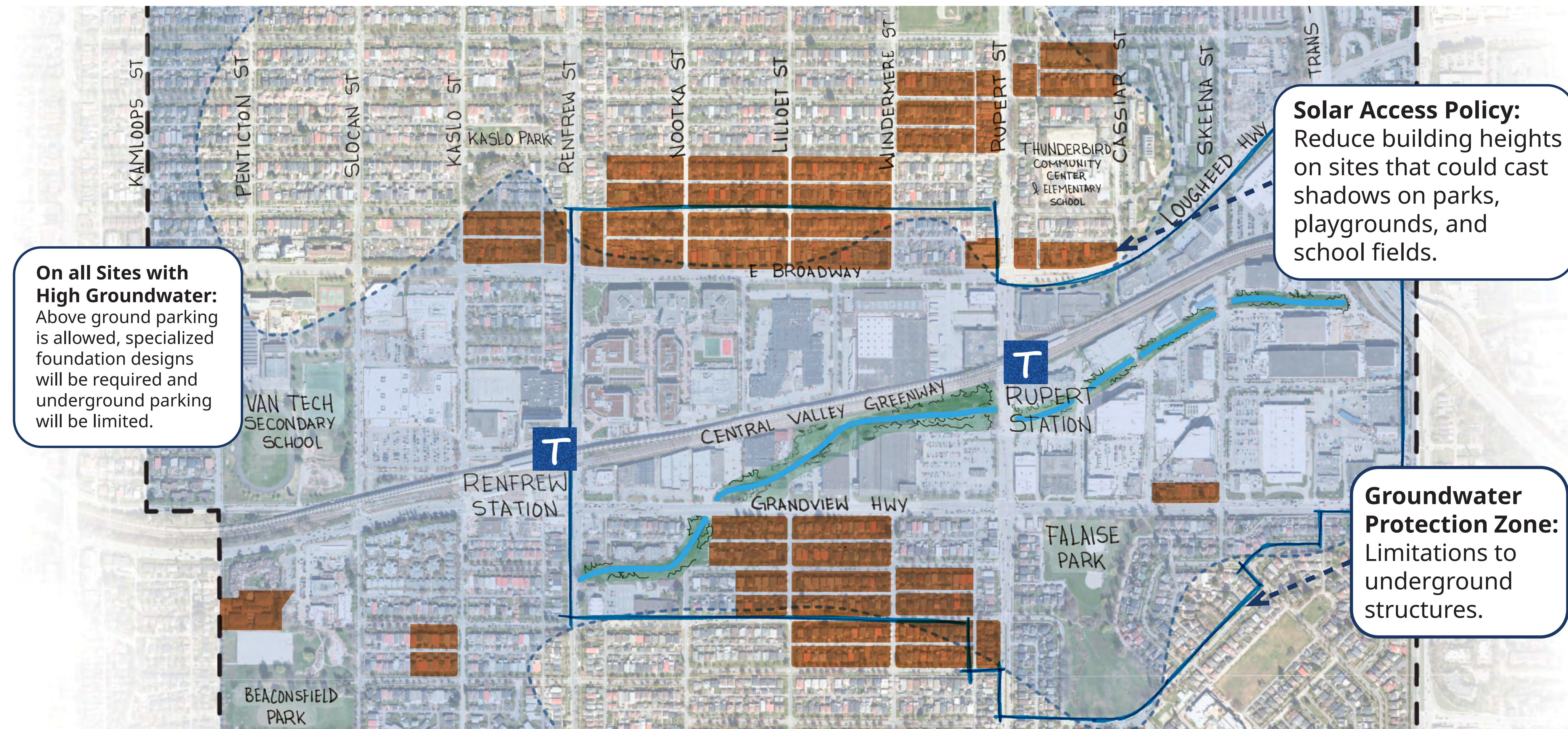
* For sites that are unable to meet the requirements for the above options, Missing Middle projects ranging from 6 storey apartments to multiplexes will be permitted.



Housing Opportunities: Tier 2 (up to 25 storeys)

Opportunity for new housing options within a 10-minute walk of the Station Areas

Located slightly further from the stations, Tier 2 creates opportunities for housing (e.g. buildings from 20 to 25 storeys) and includes incentives for below-market rental units or childcare facilities, along with additional regulations for sites with high groundwater.

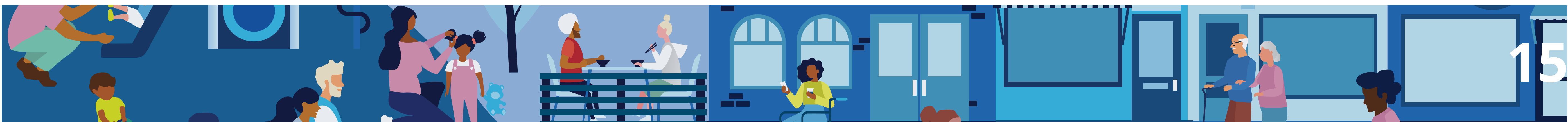


New Housing opportunities in Tier 2:

Tier 2 supports medium height options, though not all will be viable on sites with high groundwater. Underground parking will be limited and specialized foundation design will be required to preserve groundwater flow into Still Creek to support creek health. Additional height and housing units will be provided on high groundwater sites to offset the challenges of building in these conditions. Sites must be at least 150 feet long to develop to these options, meaning that lot assemblies will be required for most projects.



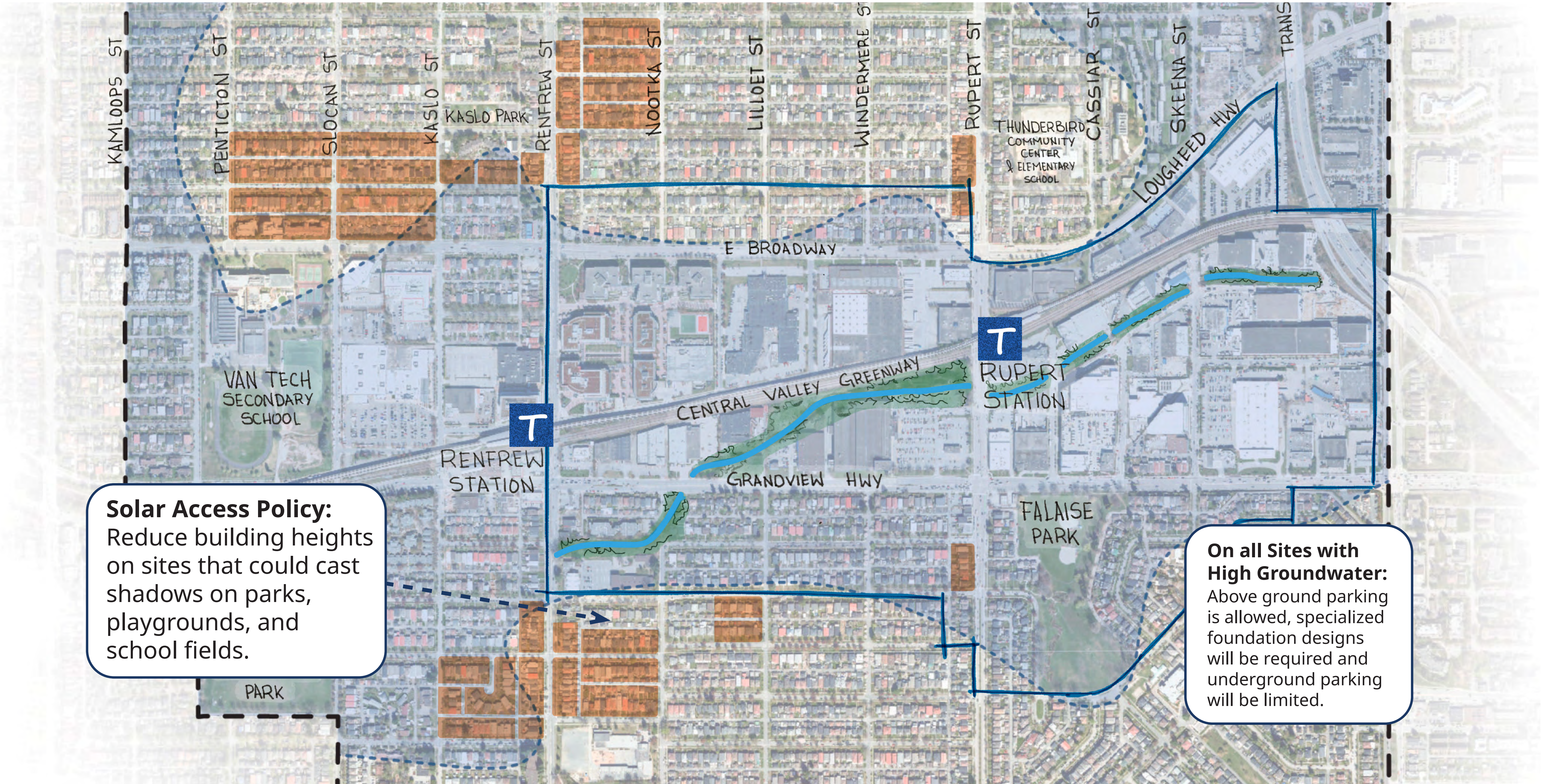
* The additional amount of height and density for sites with high groundwater in Tier 2 has not been determined. These bonuses may not offset the costs of developing projects with every potential amenity in Tier 2



Housing Opportunities: Tier 3 (up to 20 storeys)

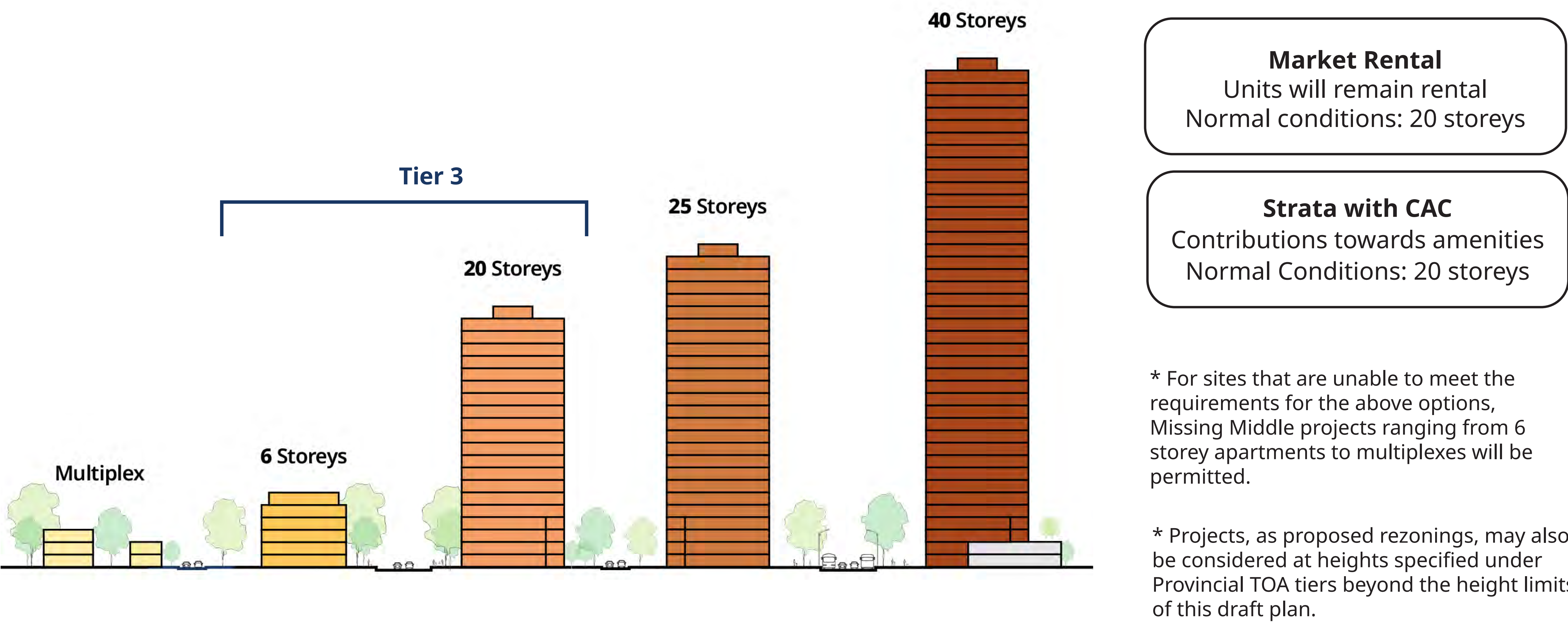
Opportunity for new housing options within a 10 minute walk of the Station Areas

Located at the edge of the Station Areas, Tier 3 will include opportunities for lower heights (up to 20 storeys).



New Housing opportunities in Tier 3:

Tier 3 includes two tower options: (1) purpose-built rental building or (2) strata with a Community Amenity Contribution (CAC). Some sites in this tier are challenged by high groundwater that will increase construction costs. Underground parking will be limited and specialized foundation design will be required to preserve groundwater flow into Still Creek to support creek health. Sites must be at least 150 feet long to develop to these options, meaning that lot assemblies will be required for most projects.



Groundwater and Development

Protecting Still Creek, managing groundwater and supporting development

Underneath the neighbourhood, groundwater lies close to the surface. Groundwater keeps Still Creek flowing in the summer. Because of this, regulations to manage groundwater are needed. These regulations support keeping groundwater flowing freely to recharge Still Creek by limiting underground structures, specifically parkades.

Groundwater Protection Zone:

Regulations for sites closest to Still Creek:

- Allow above ground parking;
- Limitations to underground structures, e.g. parking
- Require specialized foundation designs, e.g. tanked foundations;
- May require groundwater monitoring;
- Explore additional height and density to offset increased development costs.

Areas of high groundwater:

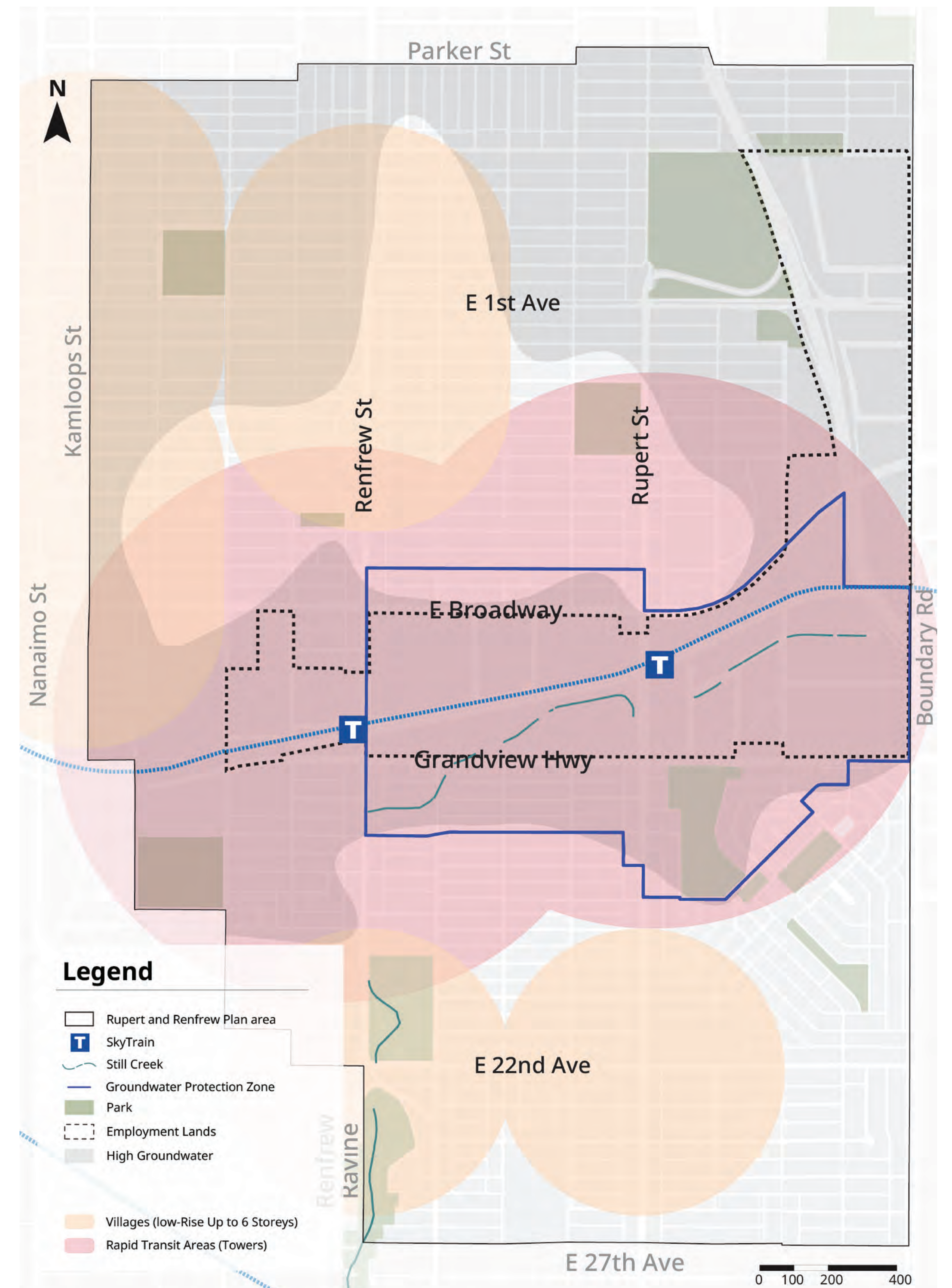
For all other sites in areas of high groundwater:

- Allow above ground parking;
- Require specialized foundation designs, e.g. tanked foundations;
- May require groundwater monitoring;
- Explore additional height and density to offset increased development costs.

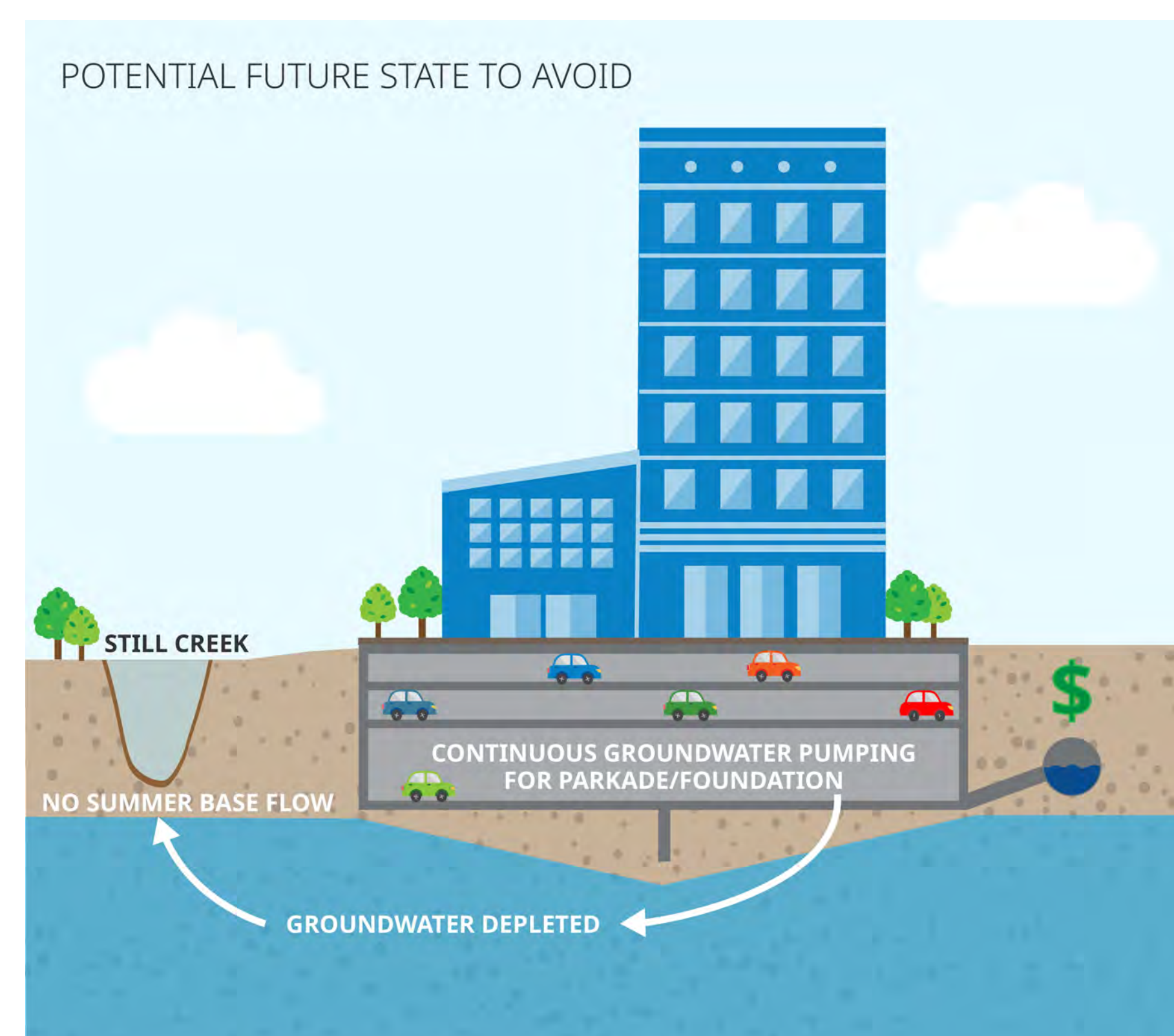
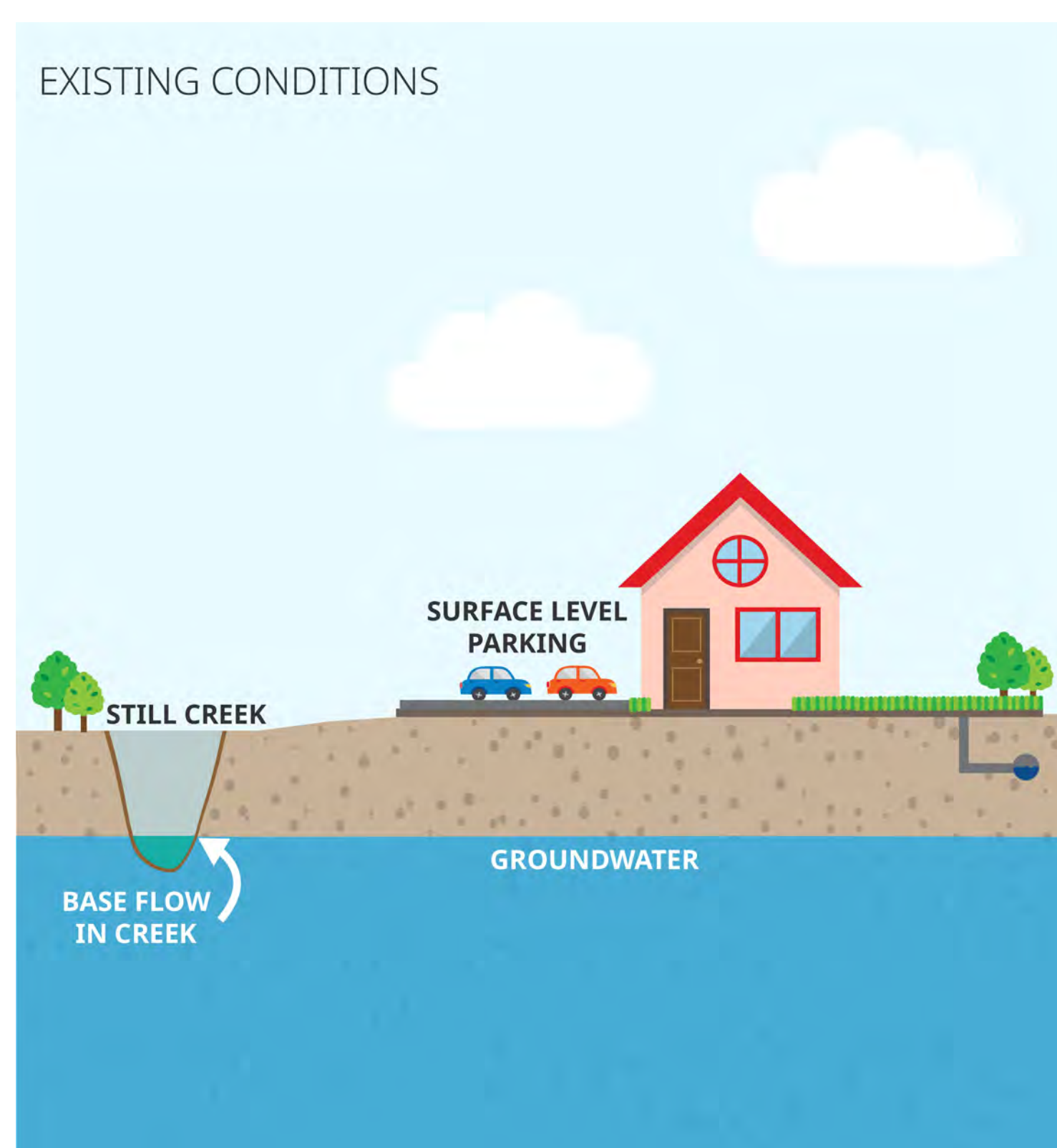
Above Ground Parking Options:

Parking options will respond to site conditions:

- Tower sites with high groundwater are able to build a maximum of two storeys of underground parking with above ground parking;
- Missing middle sites with high groundwater may only build parking above ground;
- Sites with normal groundwater conditions can build as usual.



High Groundwater and Parking:



Still Creek Watershed

Room for resilient growth through daylighting Still Creek and expanding the creek corridor between Boundary & Nootka

The Draft Plan prioritizes Still Creek, which through daylighting and a creek corridor expansion will help manage stormwater and protect against flooding by soaking up rain, and making space for water to flow freely. This will support growth in the Employment Lands and Stations Areas while providing habitat for fish, birds, and other wildlife.



Still Creek Highlights:

- Wider creek and riparian corridor that reduces flooding risk to properties.
- Removal of culverts to daylight the creek and add new creek habitat.
- Design that is resilient to flooding, effectively manages stormwater and improves water quality.
- Explore opportunities to improve connectivity between Still Creek and Renfrew Ravine through ecological corridors, starting along Nootka and Skeena Streets, which will reallocate portions of those right of ways for natural spaces.
- Improve biodiversity and ecological health in the watershed.
- Opportunity to improve access to nature within the neighbourhood and provide small seating areas for community use and respite.
- New multi-use pathway and connections to the Eastside Crosscut Greenway.
- Continue to support community stewardship and caretaking along the creek.



Illustrative example of a multi-use pathway and wider creek corridor



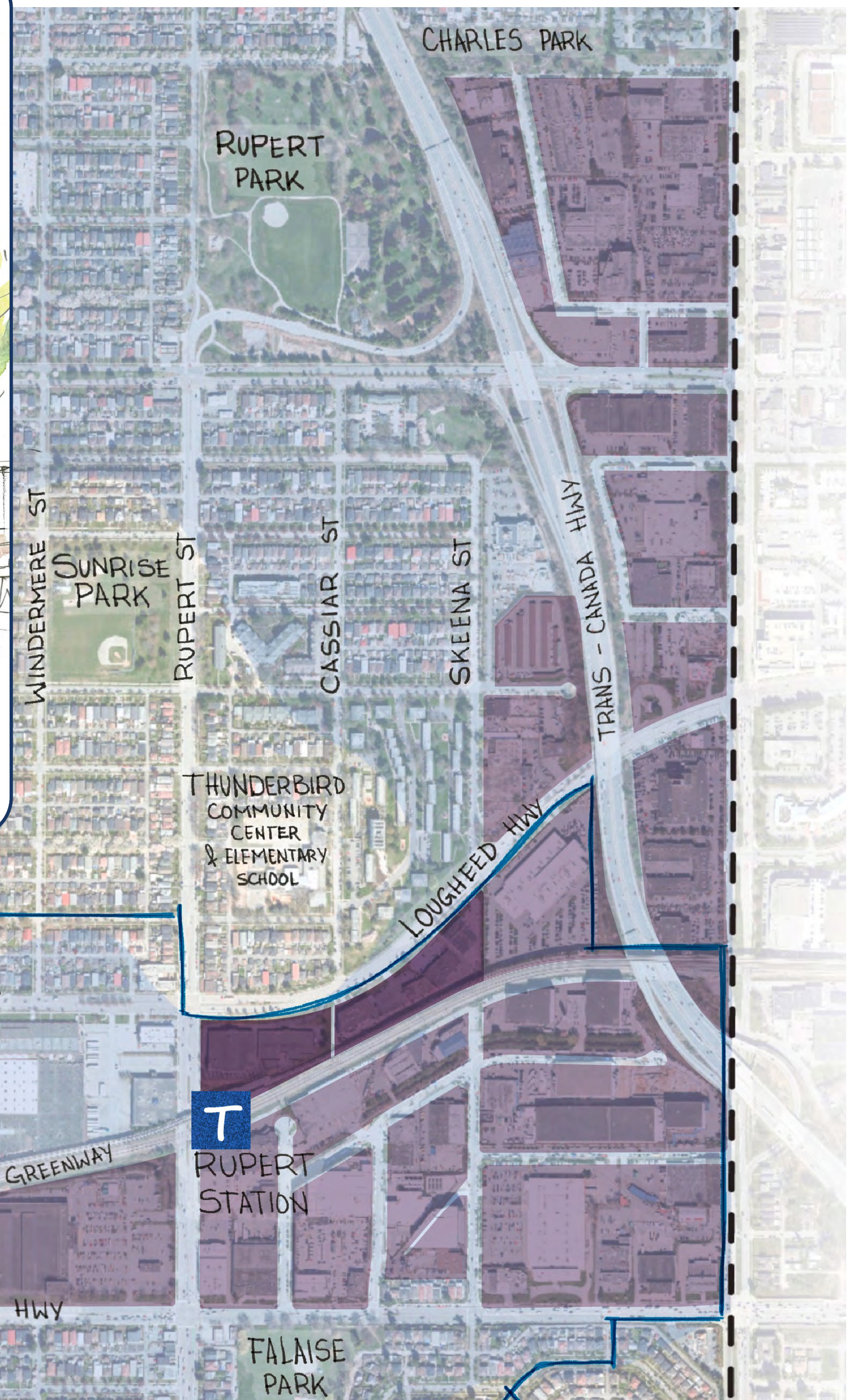
Employment Lands

Strengthening the Grandview-Boundary Employment Lands and increasing jobs.

The Grandview-Boundary Employment Lands is an important industrial centre that benefits from its connection to the regional transportation network. The vision for the future of the Employment Lands includes:



Allow additional density for industrial developments to support business expansion while addressing challenges like high-groundwater, the Still Creek corridor and required rail setbacks.



LEGEND

- 5 FSR JOB SPACE (MINIMUM 2 FSR INDUSTRIAL)
- 3.5 FSR JOB SPACE (MINIMUM 1 FSR INDUSTRIAL)
- 3 FSR JOB SPACE (MINIMUM 2 FSR INDUSTRIAL)
- HIGH GROUNDWATER
- GROUNDWATER PROTECTION ZONE

Employment Land Highlights:

- Support industry and jobs by not allowing residential development (except to advance Reconciliation through the MST-led project at 3200 E Broadway).
- Encourage larger industrial buildings with newer, modern industrial uses on upper floors, and larger floor plates to support manufacturing and distribution businesses on the ground floor.
- Limit underground parking to protect Still Creek and groundwater flows.
- Support new childcare facilities in industrial and office buildings.
- Incentivize new art studios or production spaces, and preserve existing arts and culture spaces.
- Add street trees and landscaped setbacks to address a lack of trees and vegetation.
- Support large-format grocery stores along Grandview Highway, along with new retail near the stations and major intersections.

Modern Industrial Uses:



Expanding shops and services near the hearts of the community

An architectural sketch of a modern multi-story building with a glass facade and a red-tiled roof. The building is surrounded by trees and a street scene with cars and pedestrians. The sketch is rendered in a loose, artistic style with visible lines and a limited color palette.

22nd Avenue: From R

- New mixed-use developments: up to 6 storey market rental apartments with 20% below market rental units.
- Support for renters through the Enhanced Tenant Protection and Relocation Policy if properties redevelop.
- Local-serving shops and services that could include grocery stores, pharmacies, salons, cafes, art studios, or corner stores.
- Expand and replace important civic and community facilities: Renfrew Park Community Centre and Frog Hollow Neighbourhood House.
- Add new park space and improve existing ones, like the replacement of the Renfrew Park Wading Pool with a new spray park.



Villages: 1st Avenue at Renfrew

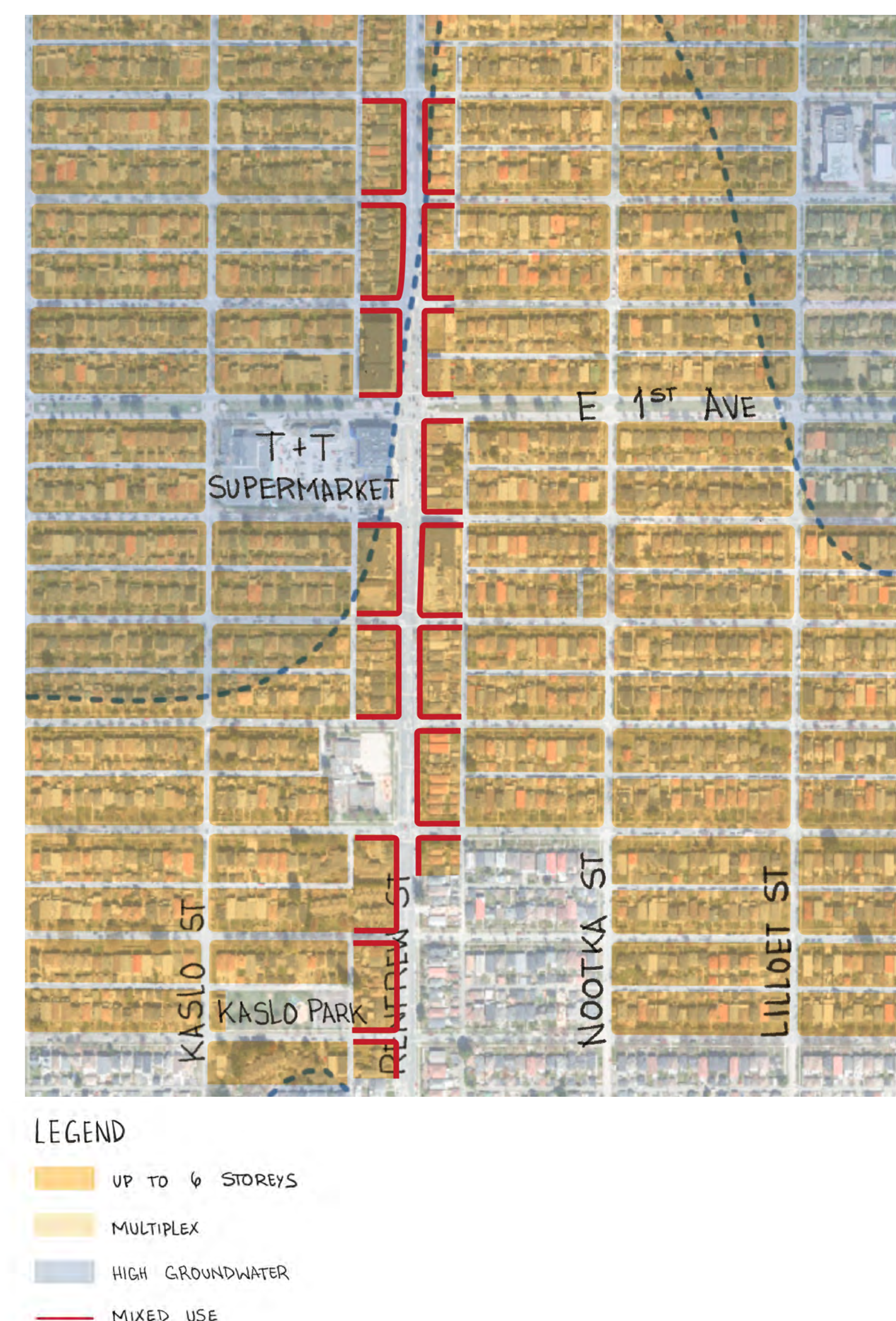
Creating complete neighbourhoods to support our community hearts



1st Avenue Village Highlights:

- New mixed-use developments along Renfrew Street with 6 storey mixed-use market rental apartments that include 20% below-market rental units.
- New housing opportunities on streets surrounding Renfrew will have a mix of missing middle options, including 6 storey market-rental apartments, 4 storey strata, townhouses or multiplexes.
- Support for existing renters through the Enhanced Tenant Protection and Relocation Policy if properties redevelop.
- Opportunities for new local-serving shops and services to make it easier to access daily needs (e.g. groceries stores or pharmacies, salons, cafes, art studios, delis or restaurants).
- Further assessment of opportunities to add new park space or expand existing ones. Potential playground improvements at Clinton and Sunset Parks.
- Transform Renfrew into a complete street with a protected bike lane and new or upgraded signals.
- Explore opportunities to reallocate road space for new plazas and people-friendly public spaces to support gathering, socializing, resting and events in community hearts.

1st Avenue Village Housing Options:



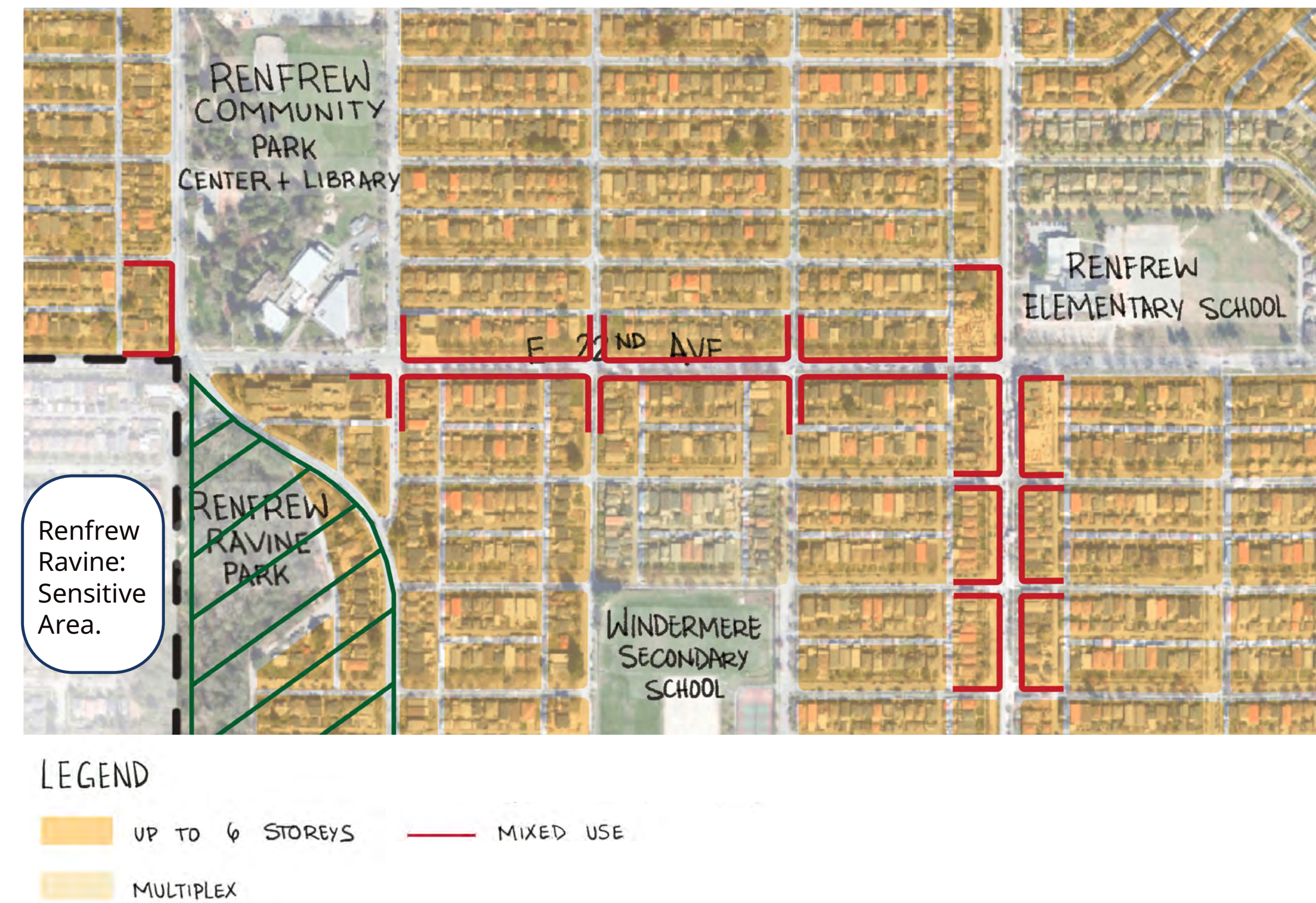
Frog Hollow Neighbourhood House:

Supporting the renewal and expansion of Frog Hollow Neighbourhood House is an identified priority of the plan.

Future renewal efforts must be supported through city-wide capital funding processes and other funding sources. This funding has not yet been identified and a timeline for renewal and expansion has not been set. The City is continuing work towards a city-wide approach for funding these community infrastructure projects.

Villages: 22nd Avenue at Renfrew and Rupert

Creating complete neighbourhoods to support our community hearts



22nd Avenue Village Highlights:

- New mixed-use developments along 22nd Avenue, Rupert and Renfrew Streets with 6 storey mixed-use market rental apartments that include 20% below market rental units.
- Areas surrounding the high streets will have a mix of missing middle options including 6 storey market-rental apartments, 4 storey strata, townhouses or multiplexes.
- Support for existing renters through the Enhanced Tenant Protection and Relocation Policy if properties redevelop.
- Opportunities for new local-serving shops and services to make it easier to access daily needs (e.g. groceries stores or pharmacies, salons, cafes, art studios, delis or restaurants).
- Install a new spray park to replace Renfrew Park's wading pool.
- Street improvements along 22nd Avenue including new public seating and patios and keeping the existing street trees. Improved connections via the Eastside Crosscut Greenway at Nootka.
- Preserve and enhance existing clusters of social-serving non-profits, like those around the new BC Children's Hospital Centre for Health Complexity at Kaslo and 21st.
- Explore opportunities to reallocate road space for new plazas and people-friendly public spaces to support gathering, socializing, resting and events in community hearts.

22nd Street Village Housing Opportunities:



Renfrew Park Community Centre:

The renewal and expansion of Renfrew Park Community Centre is an identified priority of the Plan.

Future renewal efforts must be supported through city-wide capital funding processes and other funding sources. This funding has not yet been identified and a timeline for renewal and expansion has not been set. The City is continuing work towards a city-wide approach for funding these community infrastructure projects.

Missing Middle including Multiplex Areas

Adding new housing options across the Plan Area

There are also opportunities for new housing for properties outside of the Station Areas and Villages.

Missing middle housing includes low-rise apartments (6 storeys for rental and 4 storeys for strata), townhouses and multiplexes:

Missing middle housing options will be allowed within walking distances of Station Areas, and Villages.

This creates more opportunities for people to live within walking distances of shops, services, amenities and transit.

To implement the Solar Access Policy, which limits building heights near parks and public school yards to reduce shading and improve access to sunlight, some sites in the Station Areas will remain as Missing Middle (up to six storeys).

Multiplexes are currently allowed in all areas of the city.

These sites are slightly further from the amenities provided at the Station Areas and Villages. To protect public views to the North Shore and sensitive areas, some sites close to the Villages and amenities will remain as multiplex.



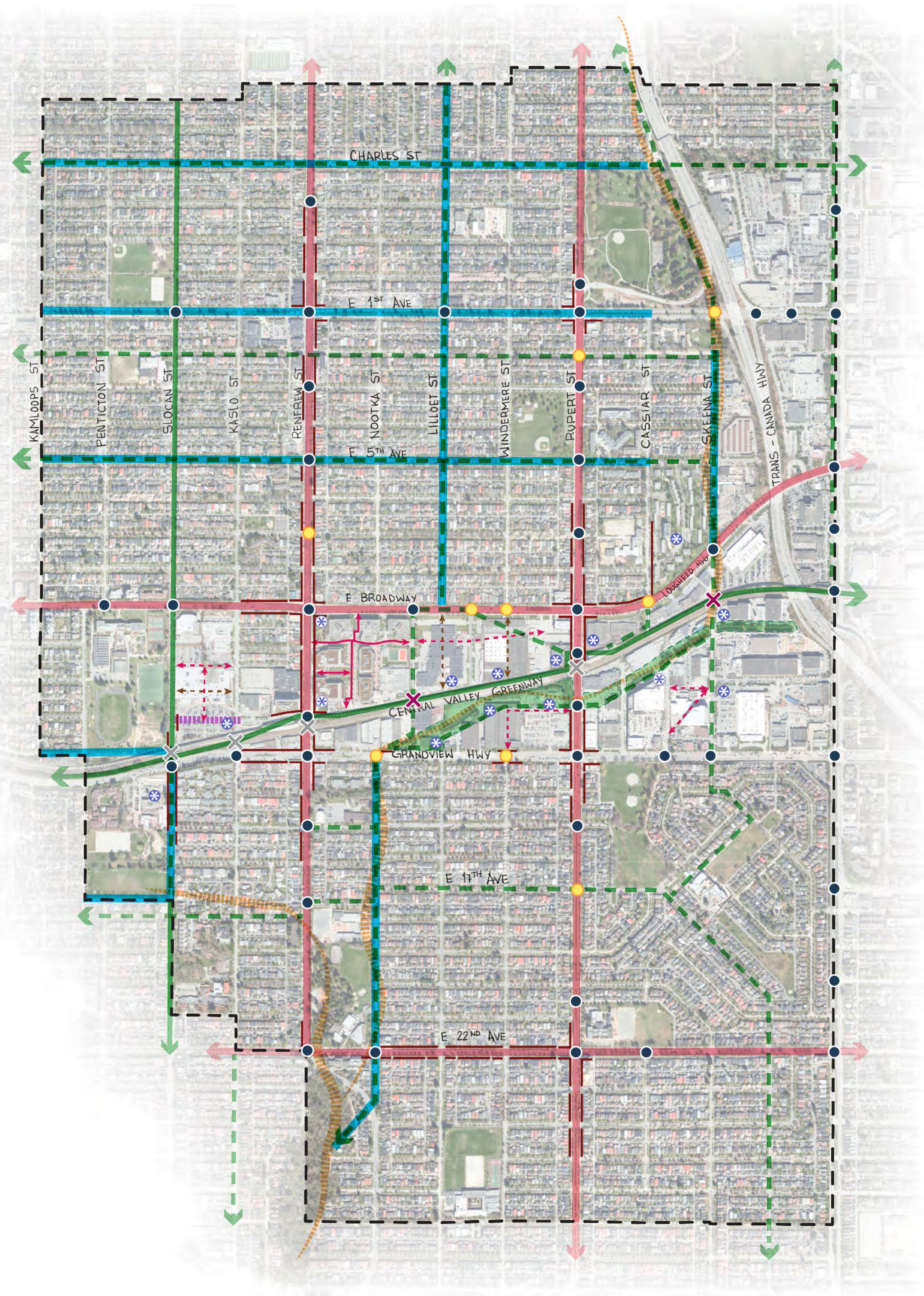
Missing Middle Housing Types:



Draft Public Realm Framework

Creating vibrant places for public life

The Draft Public Realm Framework identified opportunities to strengthen walking and biking connections to and through the neighbourhood, improve safety, increase access to nature, and provide places to gather celebrate, and access local amenities.



Legend

| | | | | | |
|--|---------------------------------------|--|--|--|---|
| | Potential Active Frontages | | Existing Signal (Traffic or Pedestrian/Cyclist or Flashing Beacon) | | Road Realignment |
| | Existing Public Space | | Proposed Signal (Traffic or Pedestrian/Cyclist or Flashing Beacon) | | Ecological Corridor (Approximate alignment) |
| | Potential Future Public Space | | Existing Rail Crossing with Future Upgrade | | Still Creek Enhancement Corridor |
| | SkyTransit Station | | Potential Rail Crossing | | |
| | Existing Greenway with Future Upgrade | | Existing Midblock Connection | | |
| | Proposed Complete Street | | Future Primary Midblock Connection | | |
| | Future Greenway | | Future Secondary Midblock Connection | | |
| | Blue Green System (BGS) | | | | |
| | BGS Greenway | | | | |

“Greenways” are high quality walking, rolling and cycling corridors designed for people of all ages and abilities. Greenways are predominantly on local streets and include routes that were formerly referred to as ‘local street bikeways’.

“Complete Streets” refers to a holistic approach to street design that considers the interplay between land use, transportation, urban design and public space. This approach to design responds to the local context, and connectivity and reliability of the broader transportation network. Complete streets consider the needs of people of all ages and abilities, for all modes of travel.

“Blue green systems” are networks of connected park-like streets that manage water and land in a way that is inspired by nature and designed to replicate natural functions and support ecosystems.

“Ecological corridors” create a network of natural spaces, supporting habitat for birds and wildlife.

“Active frontages” are buildings that offer commercial opportunities at the ground level, including shops and services. These spaces will be accessed from the street and may provide features such as patios, displays, weather protection and others.