Rupert and Renfrew Station Area Plan

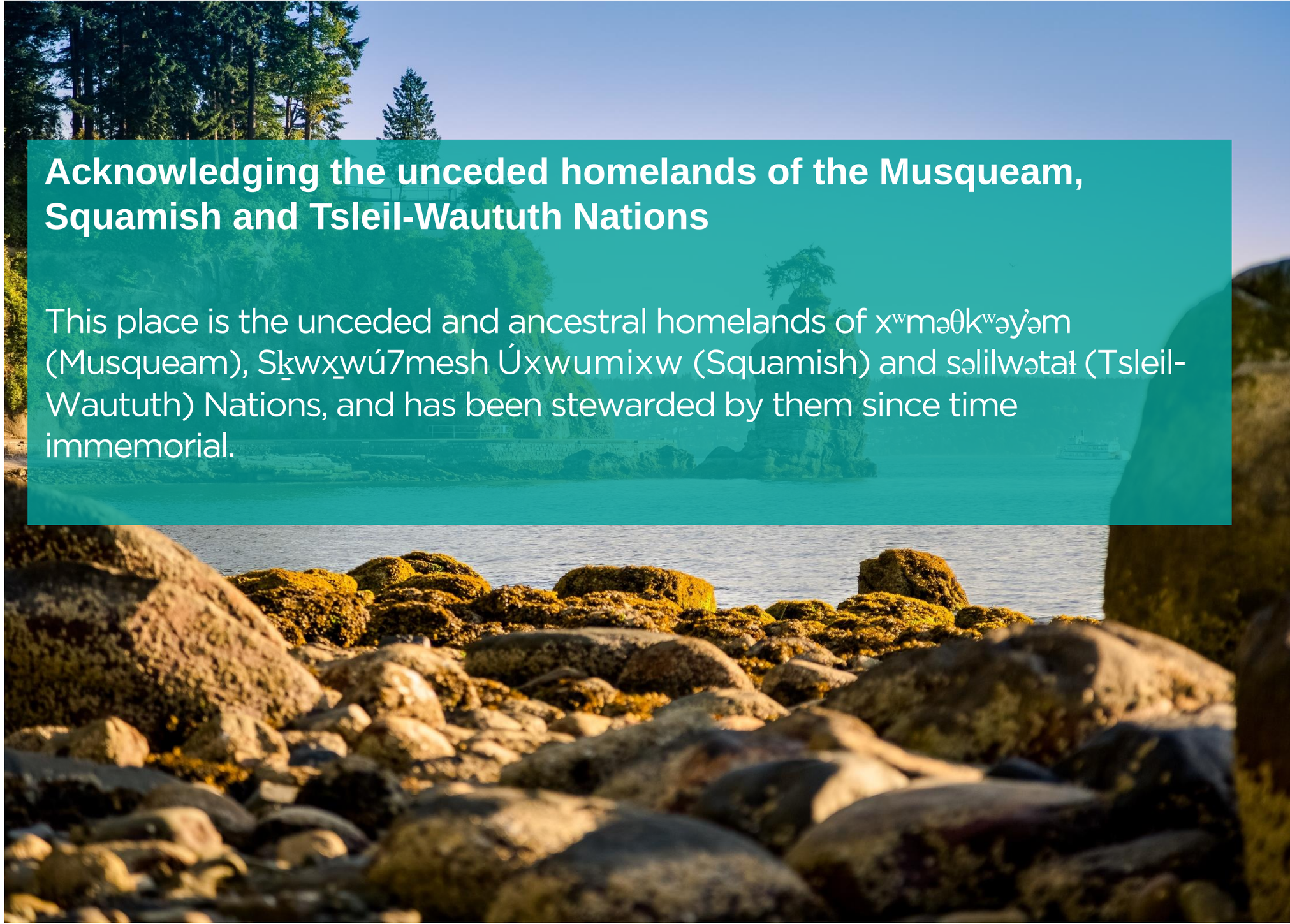
January 18, 2023

RTS #15104



RUPERT + RENFREW
Station Area Plan

CITY OF VANCOUVER



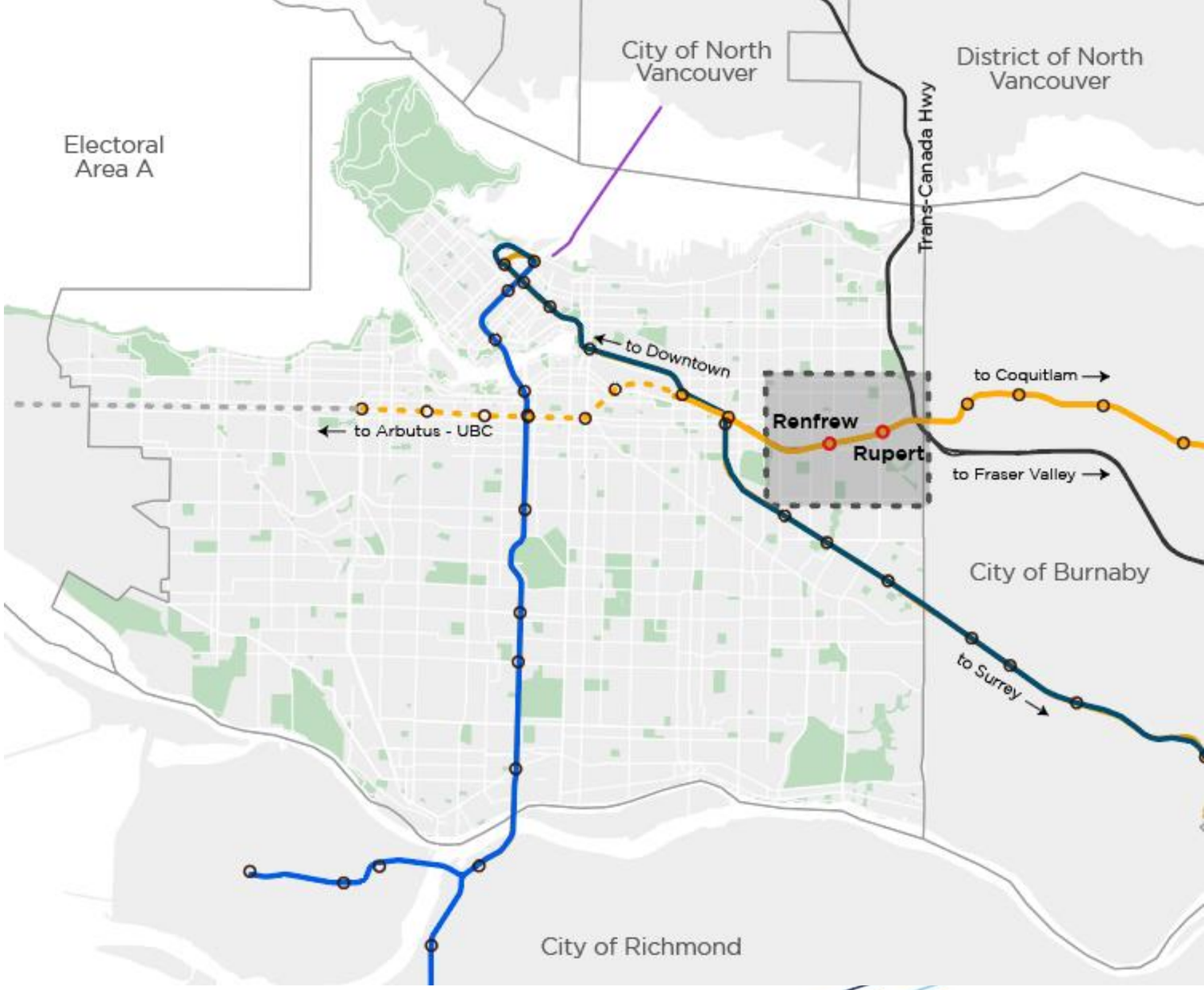
Acknowledging the unceded homelands of the Musqueam, Squamish and Tsleil-Waututh Nations

This place is the unceded and ancestral homelands of xʷməθkʷəy̓əm (Musqueam), Sḵwx̱wú7mesh Úxwumixw (Squamish) and səlilwətaɬ (Tsleil-Waututh) Nations, and has been stewarded by them since time immemorial.

Presentation Overview

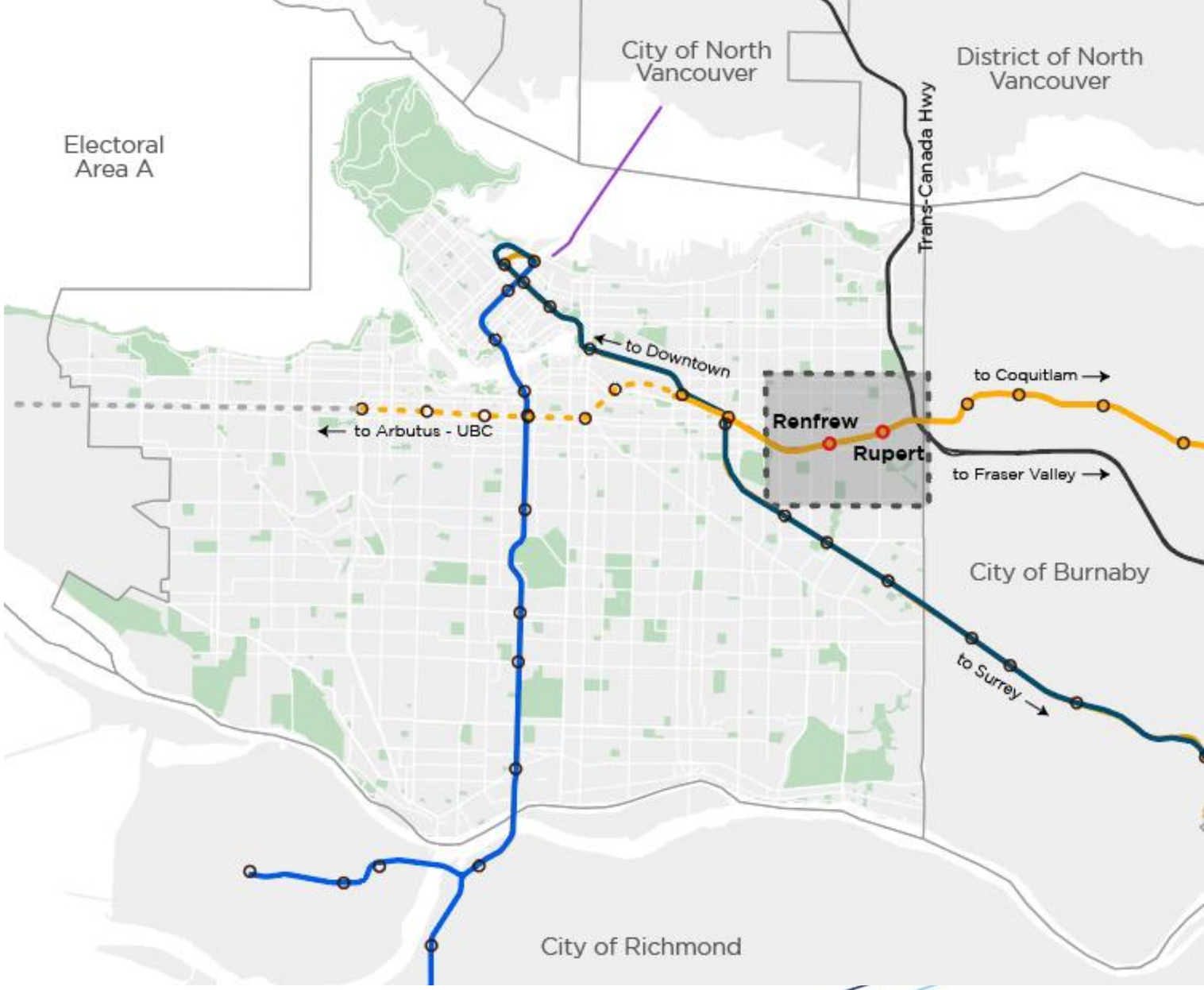
We will provide Council with:

- Background on the relationship to Vancouver Plan
- A summary of some of the early directions (policies) under consideration
- A brief update on engagement and other next steps

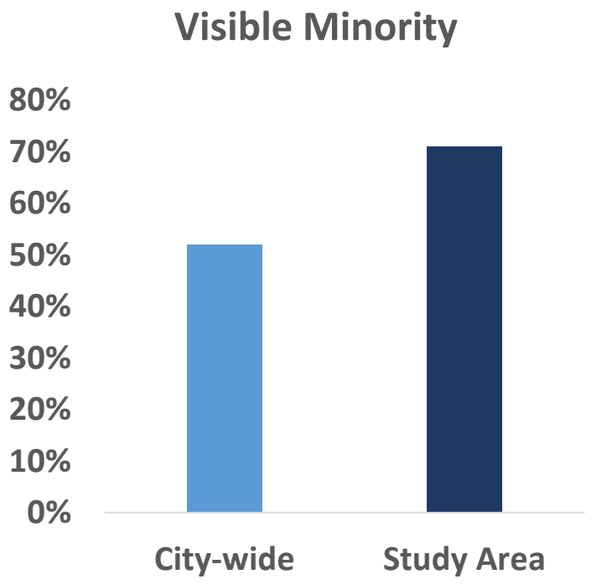


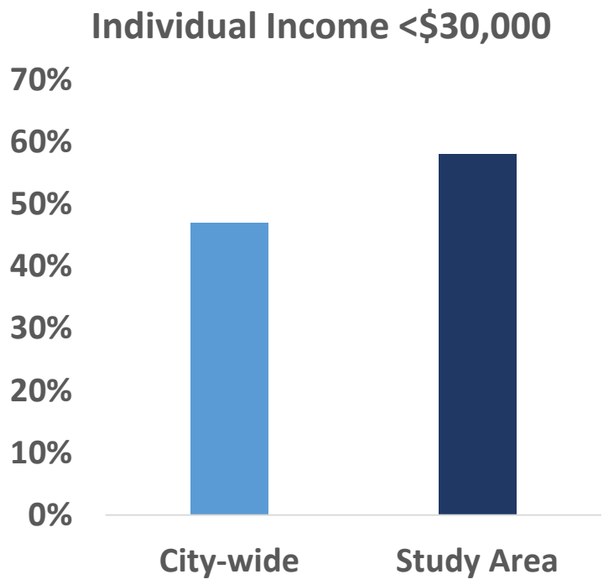
Regional Context - Connectivity

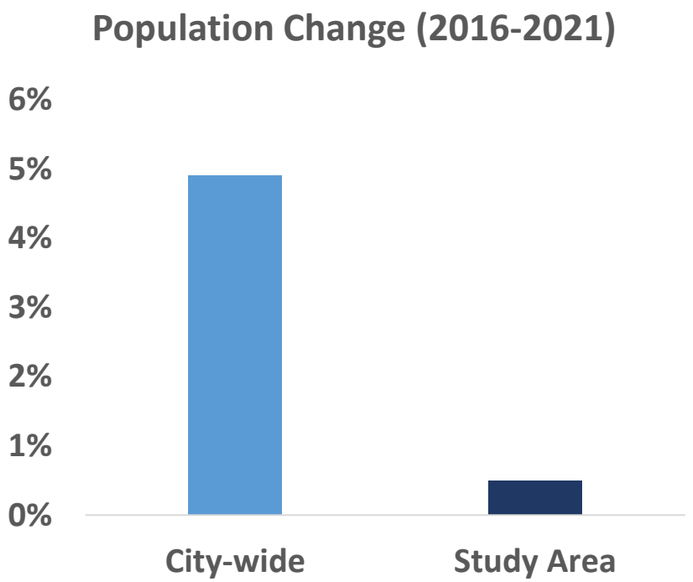
- Fast and reliable transit connections to downtown and other urban centres
- Easy highway access for goods movement
- Located at intersection of multiple arterial roads (including truck routes)



Demographics: who lives in the area







Languages spoken at home:
Cantonese (22.3%)
Mandarin (3.7%)
Vietnamese (3.6%)
Tagalog (1.9%)

Also higher than average proportions of:

- Families with children
- Seniors
- Persons with disabilities

A new approach for area planning

- Build on Vancouver Plan and advance 15-Minute City strategy
- Prominent focus on managing water and ecology (Still Creek)
- Acknowledge changing public benefits approach and resourcing challenges
  - City's role and services have increased (childcare, housing)
  - Lower potential for CACs in much of East Vancouver
  - Focus on rental and social housing means less CACs and fewer development conditions for other amenities

The Rupert and Renfrew Station Area Plan will build on the Vancouver Plan

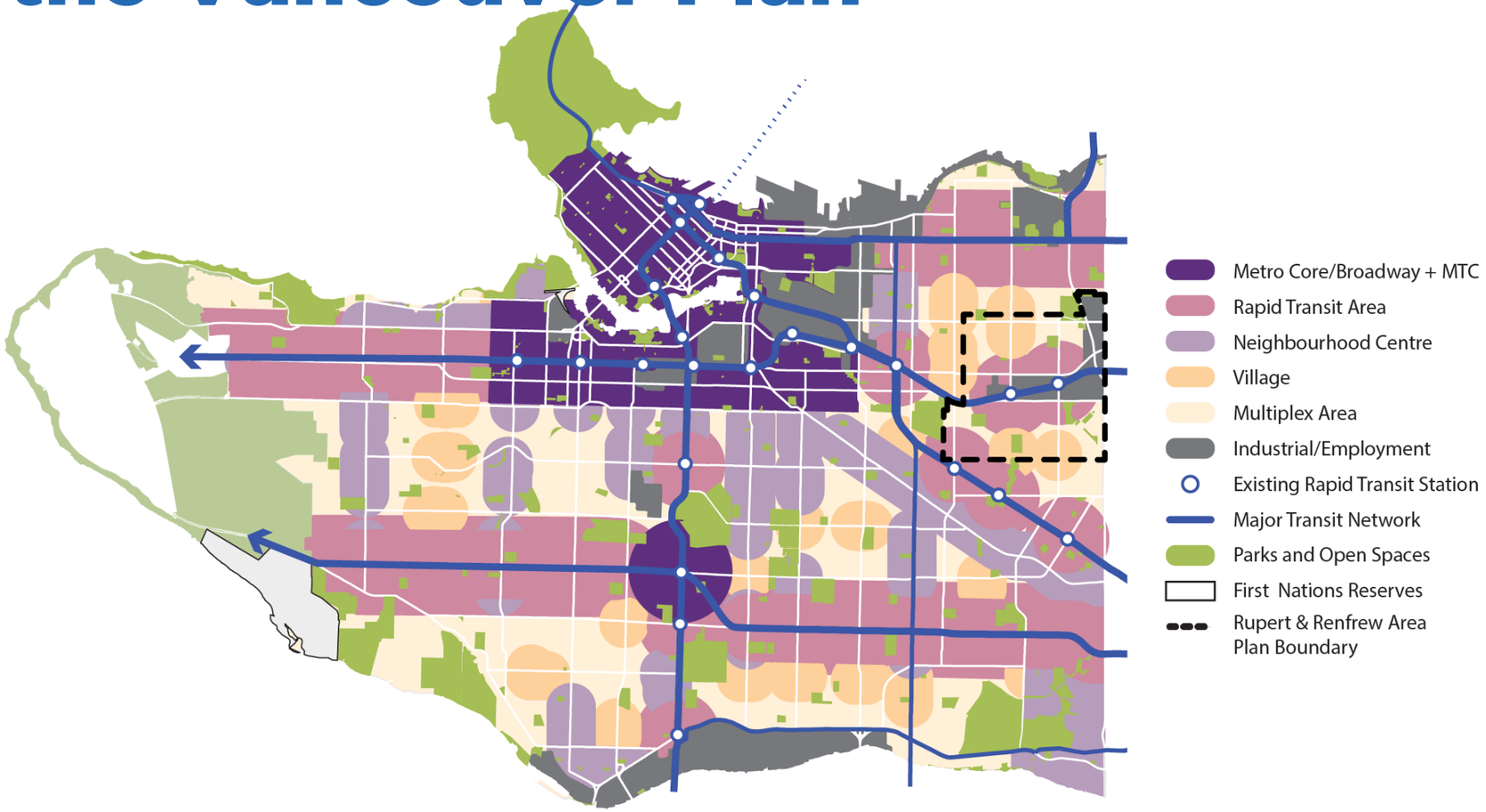
3 Foundational Principles

- Reconciliation
- Equity
- Resilience

+

3 Big Ideas

1. Equitable Housing and Complete Neighoburhoods
2. An Economy that Works for All
3. Climate Protection and Restored Ecosystems



Examples of Housing Types in Rapid Transit Areas



Examples of Housing Types in Villages



E 1st Ave

Nanaimo St

Renfrew St

Rupert St

Hwy 1

E Broadway

Grandview Hwy

Boundary Rd

E 22nd Ave

Legend

- Rapid Transit Area
- Village
- Multiplex Area
- Major Transit Network
- Rapid Transit Station
- Parks and Open Spaces
- Industrial/Employment
- Still Creek
- Still Creek Floodplain
- Rupert & Renfrew Area Plan Study Boundary

Topics for Early Directions

ECONOMY



WATER & ECOLOGY



TRANSPORTATION









HOUSING

RECONCILIATION, EQUITY, RESILIENCE

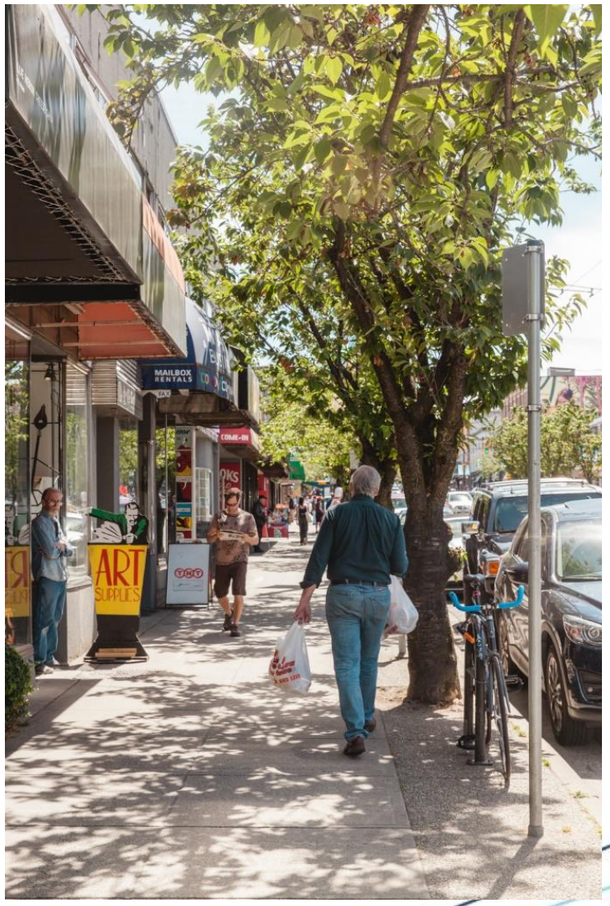
ARTS, CULTURE AND COMMUNITY SERVICES

Complete Neighbourhoods

- Introduce new commercial and retail areas (Vancouver Plan Villages)
- Identify existing community infrastructure in need of renewal
- Identify community infrastructure needed to support growth

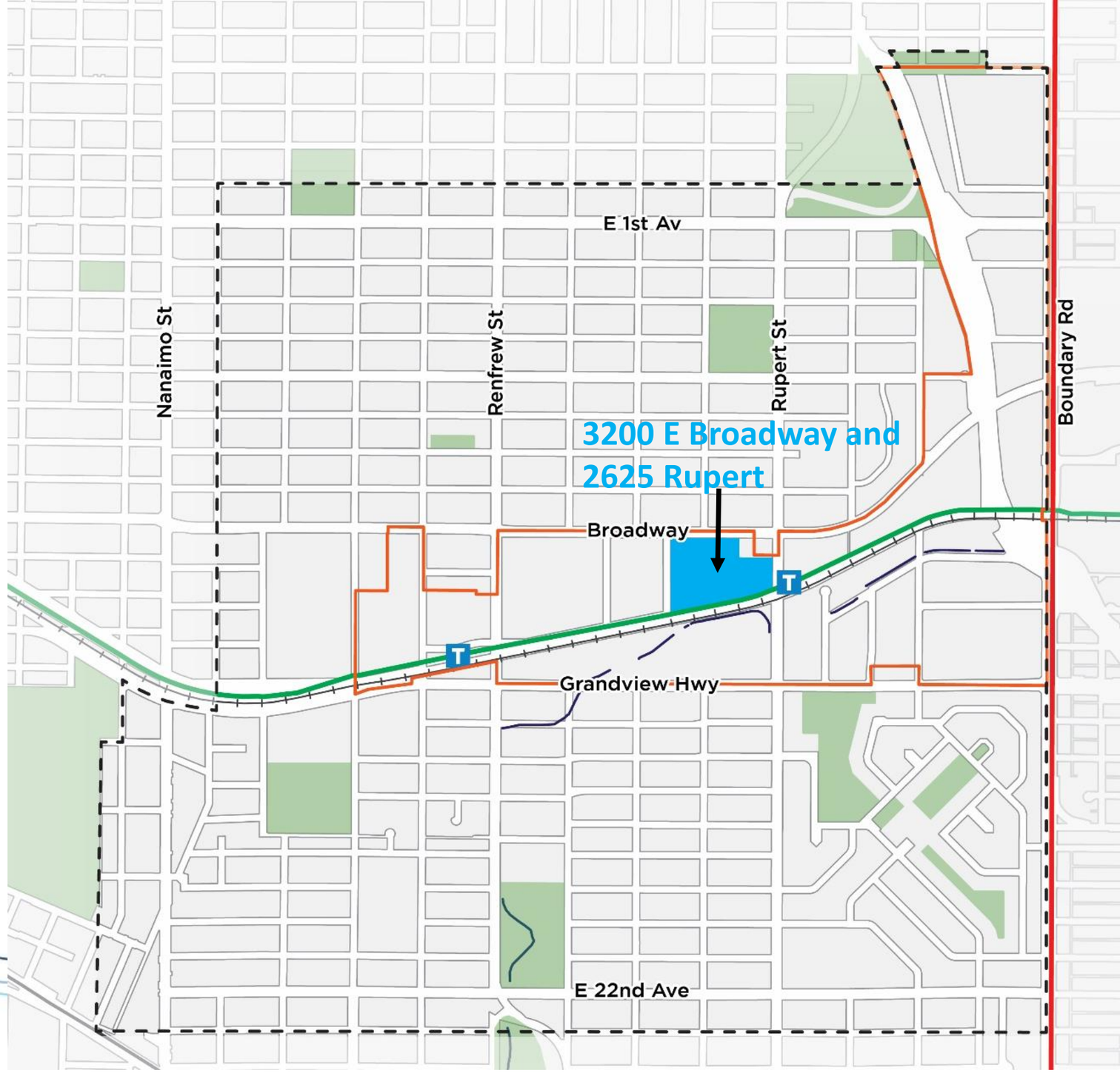






Reconciliation

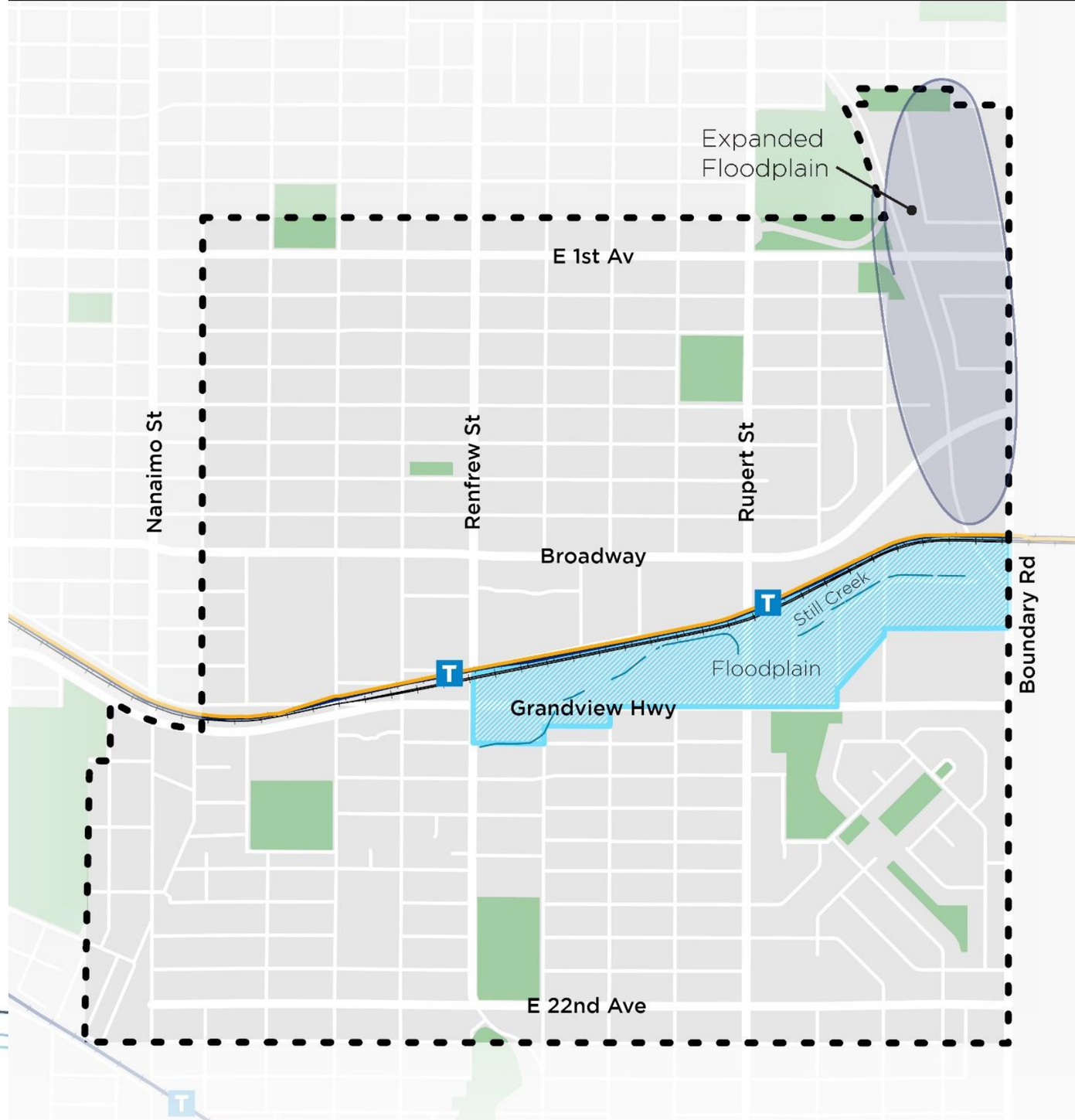
- Council direction for Enhanced Rezoning process in partnership with MSTDC at 3200 E Broadway and 2625 Rupert
  - Enhanced Rezoning would be processed concurrently with area plan
  - Initial discussions with applicant scheduled for early 2023
- The Nations will identify key topics for discussion as part of the broader area plan



RUPERT + RENFREW
Station Area Plan

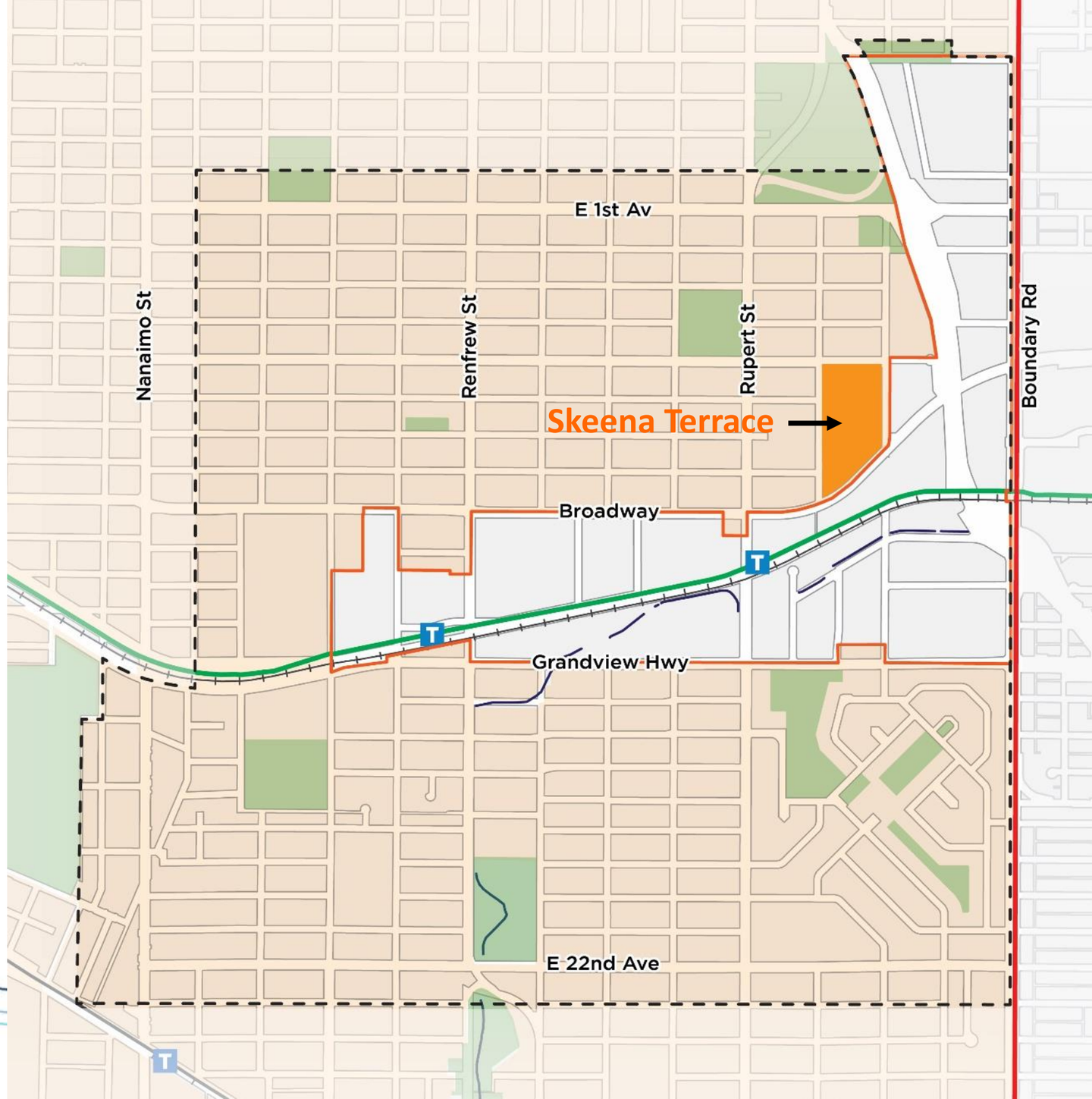
Water & Ecology

- Still Creek one of few streams in Vancouver
  - Updating Still Creek Enhancement Study – including new areas to daylight
- Still Creek floodplain is expanding – affected sites will be subject to additional requirements



Housing

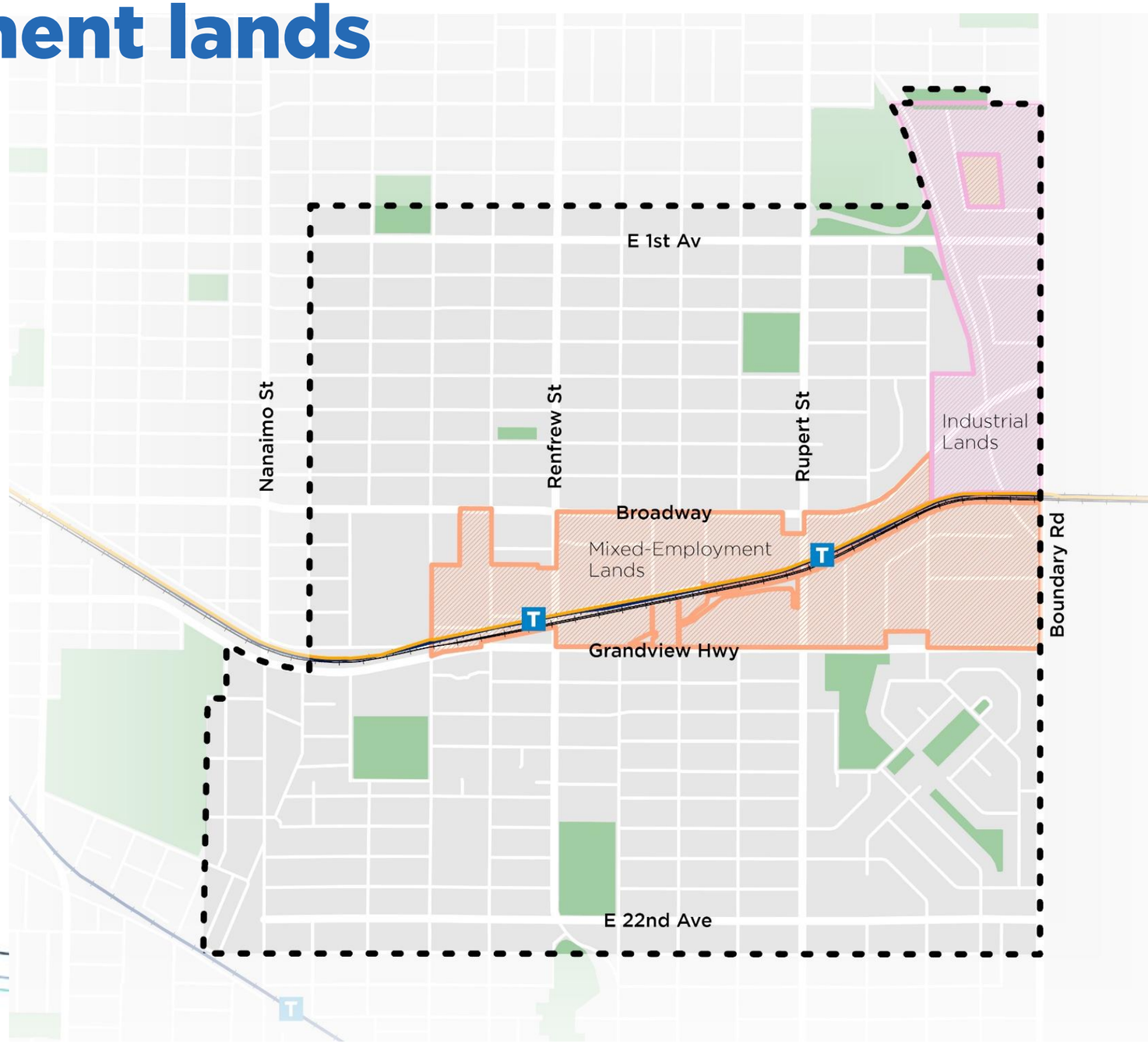
- Introduce walkable mixed use zones in RS areas
- Add housing outside employment lands
- Prioritize rental housing and social housing
- Allow more housing OFF arterial roads
- Skeena Terrace rezoning is proceeding



RUPERT + RENFREW
Station Area Plan

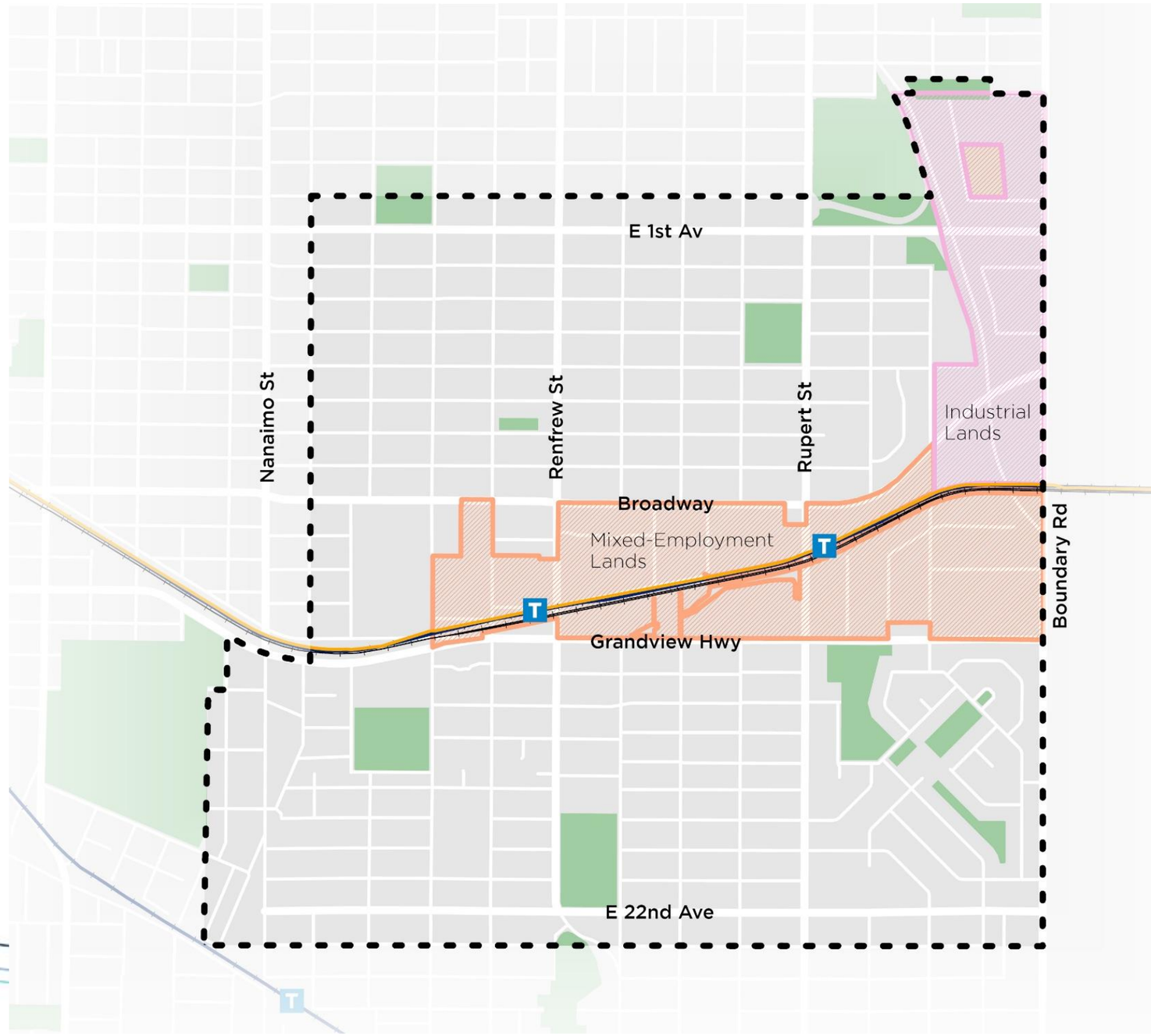
Economy – Employment lands

- Protect and intensify the Grandview-Boundary Employment Lands:
  - Allow larger office and industrial buildings
  - Prioritize light industrial and mixed industrial/office
  - Continue support for existing big box retail
  - Explore strengthening film production hub
  - Integrate Still Creek floodplain design requirements



Transportation

- SkyTrain stations a key transportation asset
- Support new mixed use centres with improved infrastructure
- Make arterial roads safer and more comfortable for pedestrians
- Improve safety at rail crossings near the SkyTrain stations
- Upgrade and expand greenway network



RUPERT + RENFREW
Station Area Plan

Phase I Engagement

May-June 2022 (Part I)

- 700 people provided input on the community's assets, gaps and plan's early directions
- Survey, open houses, pop-up events, and workshops with equity-denied groups

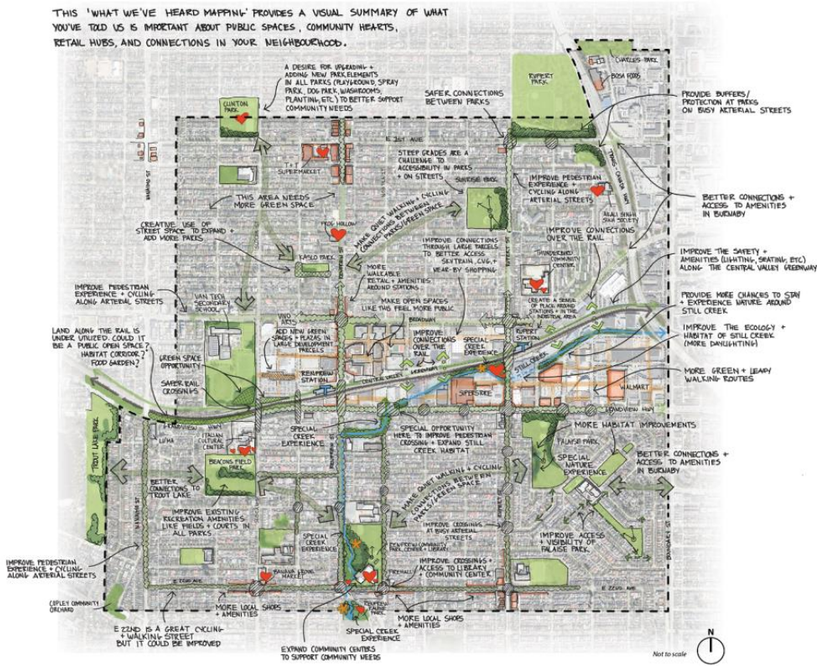
Jan-Feb 2023 (Part II)

- Fill gaps in terms of who participated
- Go deeper on a few key topics, including:
  - Heritage asset mapping, and
  - How development regulations need to respond to new floodplain requirements

Pop-up event at Falaise Park



Community identified asset map



RUPERT + RENFREW
Station Area Plan

Timeline

Rupert + Renfrew Station Area Plan



Next Steps:

1. Continuing Phase 1 public engagement in mid-January to late February
2. Starting discussions on 3200 E Broadway and 2625 Rupert
3. Council report to update Still Creek floodplain and related requirements on January 31
4. Working to complete technical studies over coming months, including:
   - Still Creek Enhancement and Rehabilitation Study
   - Economic testing for different building forms
   - Watershed analysis
   - Traffic counts



Thank you