WELCOME!

Open House

Welcome to the **Rupert and Renfrew Station Area Plan** Open House. We're developing a new plan for the neighbourhood and we want to hear from you. There are **6 activity stations** along with a **community art project** with Still Moon Arts where you can share your input and ideas.



If you cannot stay, find out more and provide your feedback online at:

shapeyourcity.ca/rupert-renfrew-station-area-plan

rupertrenfrewplan@vancouver.ca

RUPERT+ RENFREW
Station Area Plan

CITY OF VANCOUVER



Tonight's Agenda: What, Why and How

This session builds on what we learned about the community in the first phase of engagement in Spring of 2022, where we asked about the opportunities and challenges facing the area. Building on what we heard and the key topics that emerged from those first conversations, we have a new set of activities and questions. These questions are a deeper dive into key topics and will let you share your priorities and ideas for the area. Your input, and the results of this phase of engagement, will be combined with technical analysis to develop a Draft Plan with options for how the area could change over time. The Draft Plan will be part of a future phase of community engagement.

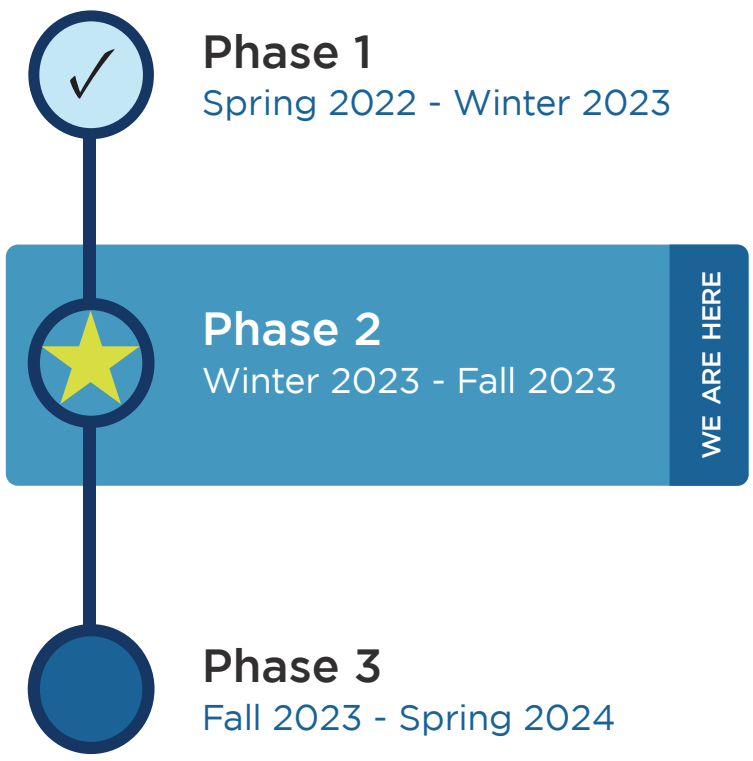
Grab an event passport, learn more about what we've done so far and then take as much time as you want exploring the activities!

At this session you can:

- Learn about 6 key plan area topics: Housing, Economy, Transportation, Public Views, Still Creek, and Arts, Culture and Heritage.
- Let us know what you think about these key topics by completing each activity.
  - You'll get to identify places in the neighbourhood that are an important part of your cultural identity
  - You can show us where new housing and local retail should be located
  - You can let us know your favourite public views
- Help build our Community Vision Quilt with Still Moon Arts
- Talk to staff and ask questions about the planning process
- Enjoy some refreshments

While the topics discussed today will be key parts of the Station Area Plan, they are not everything included in the plan. We are focusing our discussion on areas where we need more public input to help us develop Draft Plan options, which will be brought to the public for input in fall 2023.

Project Timeline





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Background and Context

- Last spring we launched the **Rupert and Renfrew Station Area Plan**, a new plan that will shape the future growth in the area
- The plan builds on the recently adopted ***Vancouver Plan***, which is a long-term strategy and vision to guide growth and change across the entire city
- From the ***Vancouver Plan***, we developed some early directions for the Plan Area that we asked the community their opinions last spring. Now we want to know more details about how these directions could happen in the plan area in the future



Phase 1 Engagement Event



Draft Early Directions



ECONOMY

- Protect and intensify the Grandview-Boundary Employment Lands by allowing bigger office and industrial buildings
- Provide new small-scale shops and services off of arterial roads, allowing residents and workers to access their daily needs and build social connections

HOUSING

- Identify more opportunities for housing in areas within walking distance of the SkyTrain stations but outside the Grandview-Boundary Employment Lands. This would include identifying areas for:
  - Mid-rise and high-rise buildings, including apartment building with shops on the ground floor, to enable new rental, below-market and social housing opportunities, in areas close to the SkyTrain stations
  - Low-rise apartment buildings and townhouses to provide more rental and home ownership options off of arterials, in areas further from the SkyTrain stations





Background and Context

Draft Early Directions



WATER, ECOLOGY, PARKS AND CLIMATE CHANGE

- Protect and enhance Still Creek to support fish habitat and manage flood risk
- Within the floodplain around Still Creek, ensure new buildings do not increase flood risk
- Create more space to plant trees in areas with low tree coverage to help manage extreme heat resulting from climate change
- Expand and enhance natural areas and neighbourhood parks in underserved areas

RECONCILIATION, EQUITY AND RESILIENCE

- Explore housing and economic opportunities with Musqueam, Squamish and Tsleil-Waututh through redevelopment of the BC Liquor Distribution site on Broadway, and seek their input on how the wider area plan can support reconciliation
- Design buildings to provide protection from outside noise and air pollution, and locate new types of housing and other uses should away from arterial roads, highways and industrial buildings





TRANSPORTATION AND PUBLIC SPACE

- Make arterial roads safer and more comfortable by widening sidewalks, improving safety at rail crossings near the SkyTrain stations, and exploring protected paths for cycling and e-scooters
- Upgrade and expand the greenway network, including upgrades to the existing Central Valley Greenway and new routes including the north-south Eastside Crosscut
- Create a network of public spaces by coordinating parks, Still Creek, greenways, and new traffic calming measures
- As large sites redevelop, add new pathways to make it easier to walk or cycle through the area

ARTS, CULTURE, AND COMMUNITY SERVICES

- Remove regulatory barriers to new arts and culture spaces and explore potential for new childcare
- Support and expand community-serving spaces, such as community centres and Frog Hollow Neighbourhood House, to meet population growth and the needs of equity-denied communities
- Explore potential for childcare throughout the plan area, wherever feasible





Notice of Study Area Boundary Adjustment

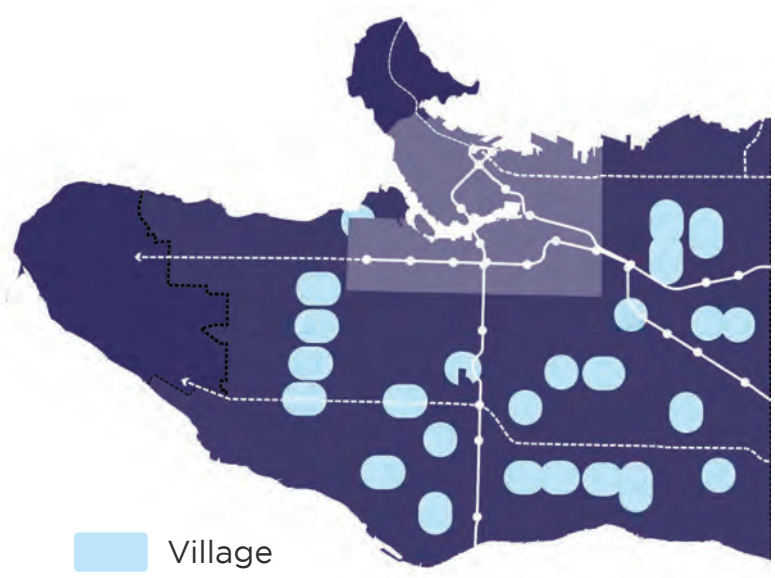
Potential boundary change to the Rupert and Renfrew Station Area Plan

Vancouver Plan, approved in July 2022, provides a long-term plan for the City. We are looking at expanding our study area boundary to include several of the ***Vancouver Plan*** 'villages' that are partly outside our current study area boundary. In addition, a portion of the study area in the Southwest has limited sewer capacity. We may remove this part of the study area from the planning process.

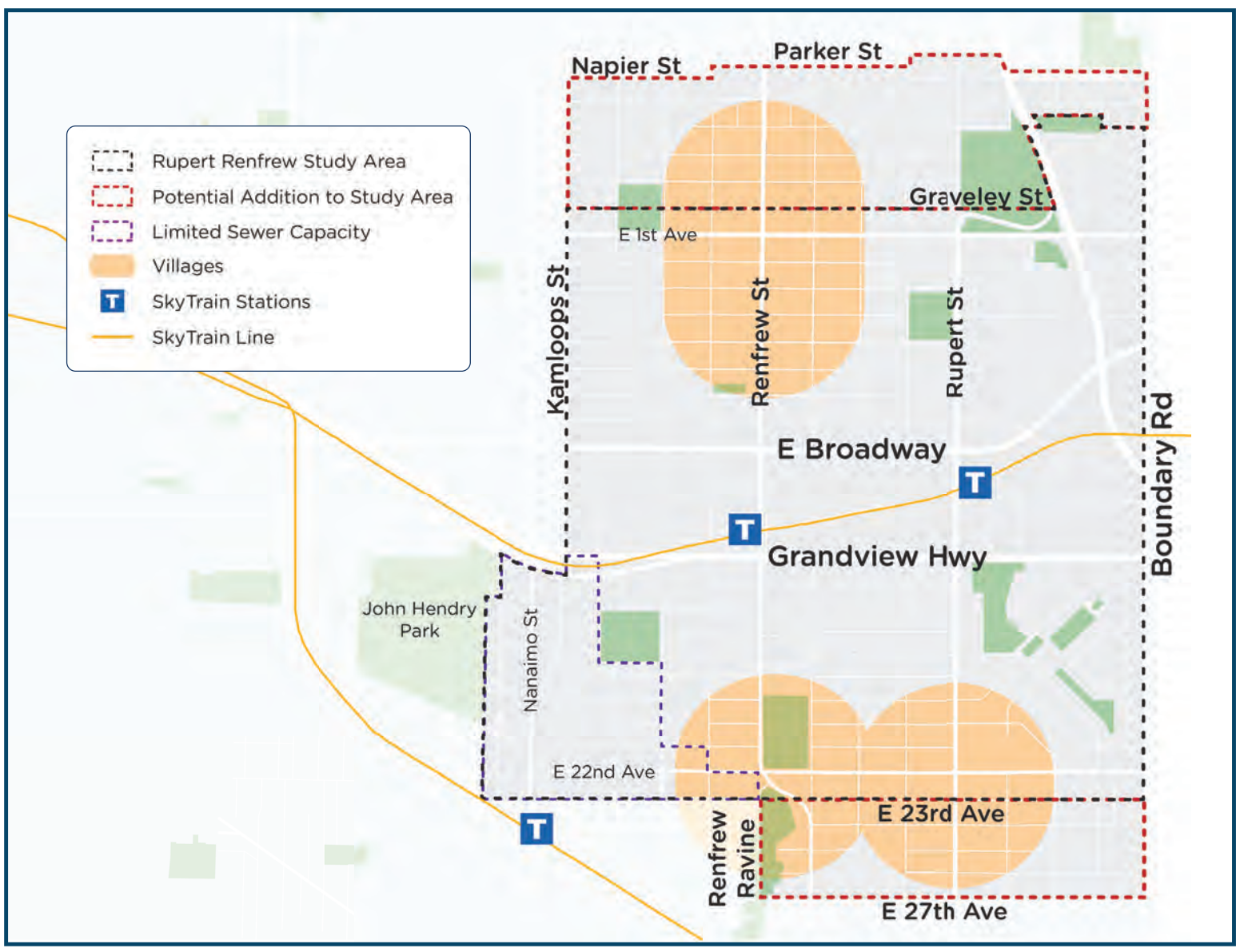
Vancouver Plan 'villages' are envisioned to be oriented around a small collection of commercial and community uses that provide local jobs, daily needs, and community place-making and social connections. New housing options, in the form of multiplexes, townhouses, and low-rise apartments up to 6 storeys, will bring more people of different ages, incomes and backgrounds into the community.

See boards 2 and 8 for more information about the land use directions in ***Vancouver Plan*** and how they relate to this area plan.

The final area plan boundary will be determined over the coming months.



Map showing *Vancouver Plan* Villages in light blue



Rupert and Renfrew Station Area map showing potential addition to the Study Area

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Early Directions: What We Heard

- Last spring, in addition to asking about the early directions, we asked the community about what makes it unique, and what the community might be missing
- We asked you to identify your favourite spaces and places and how you move to and through the neighbourhood
- Some highlights of our findings include:

HIGHLIGHTS OF SURVEY RESULTS

Early Directions: General agreement on the draft Early Directions, particularly those related to protecting and adding job space in the Employment Lands, more housing options in surrounding areas and support for creating a more vibrant, walkable, and bikeable area.

Housing: Strong support for more housing options, especially for families and moderate-income renters.

Nature: Wide support for restoring natural ecosystems, especially bird and wildlife habitat, particularly for Still Creek and the Renfrew Ravine.

Community Services: Childcare was identified as the most desired service in the community, followed closely by libraries, pools and fitness facilities.

Arts and Culture: The absence of cultural and artistic spaces and events, or a lack of awareness of existing amenities was noted. There was strong support for increasing arts and culture in the area.

Transportation: Strong support for improved cycling and pedestrian infrastructure, especially separated bike lanes and better sidewalks. Wide support for more frequent bus service and traffic calming.

Public Spaces: Strong support for enhancing parks and green areas improving enjoyment and accessibility (adding more benches, trees, picnic tables and outdoor covered areas).



304
completed surveys

+1,600
comments



Early Directions: What We Heard



FAVOURITE SPACES AND PLACES

Places people especially love

- Renfrew Community Centre
- Still Creek & Renfrew Ravine
- Thunderbird Community Centre
- Cherry Blossoms
- Italian Cultural Centre
- Local Parks

Important community services

- Renfrew Community Centre & Library
- Thunderbird Community Centre
- Frog Hollow Neighbourhood House

Where people shop

- Superstore
- Banana Grove Market and Deli
- Walmart
- 1st Avenue Marketplace

Where to go to eat or drink

- 1st Avenue Marketplace
- Ragazzi Pizza
- Strip mall at Grandview Hwy and Renfrew St.

Parks and open spaces people use

- Falaise Park
- Beaconsfield Park
- Sunrise Park
- Clinton Park
- Renfrew Ravine & Still Creek

Arts & culture spaces people love

- Lu'ma
- VIVO Media Arts
- Renfrew Raving Moon Festival

Let's talk about Housing



Housing Profile: Existing Stock by Tenure

- The majority of the housing stock in the Rupert and Renfrew Station Area is single-family and other ground-oriented units (laneway homes, and duplexes)
- Secondary suites represent the largest stock of rental housing (67%)
- Very limited stock of purpose-built rental and condominium housing

Existing Stock By Tenure: Rupert and Renfrew Station Area

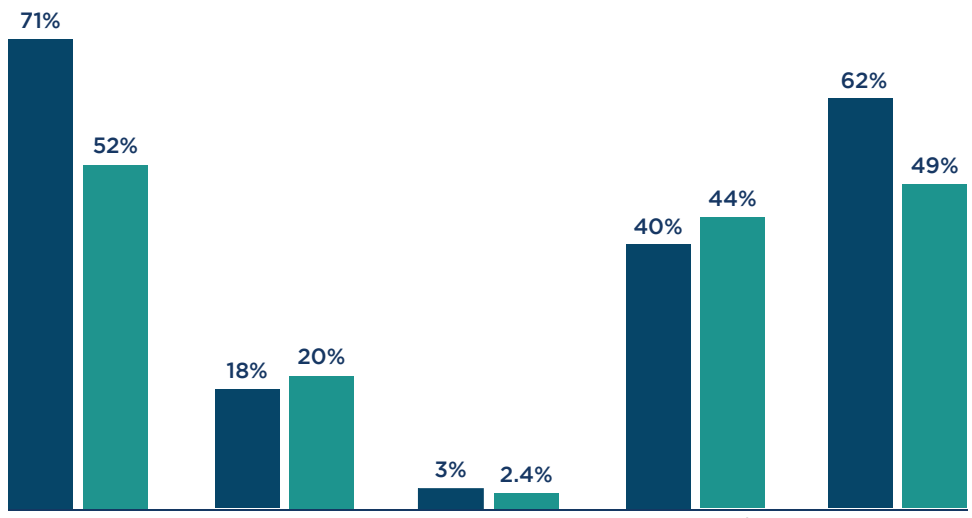
TENURE	Rupert and Renfrew Station Area		Vancouver (City-wide)	
	# OF UNITS	% OF UNITS	# OF UNITS	% OF UNITS
Non-Market Rental[1]	1,208	12%	~29,400	10%
Purpose-built Market Rental[2]	107	1%	~60,300	20%
Condominiums – Owner[3]	497	5%	~99,700	33%
Secondary Suites within SFDs[4]	2,522	26%	~35,100	12%
Ground-oriented Ownership, primary single-family, laneway, and duplexes[5]	5,492	56%	~79,600	26%
Total Dwellings	**9,775**	**100%**	**304,100**	**100%**

Notes:
1. *Non-market rental count has been estimated from the City of Vancouver Non-market Inventory in 2021*
2. *Purpose-built Market rental counts has been estimated from the CMHC Rental Market Survey in 2021 excludes approximately 4,400 privately owned SROs*
3. *The total number of secondary suites has been estimated based BC Assessment data in 2020*
4. *Ground-oriented Ownership, primary single-family, laneway, and duplexes has been estimated from the 2021 Statistics Canada Census*





Index for Disproportionately Impacted Populations: Rupert and Renfrew Station Area vs. City-wide



Population Characteristics

- Visible minorities make up 71% of the population in the Rupert and Renfrew Station Area
- 18% of residents (~4,500) are low-income in the area compared to 20% city-wide
- 40% (~1,500) of renter households in the area spend 30% or more of their income on shelter vs. 44% city-wide
- There is a larger share of households with activity limitations in Rupert and Renfrew Station Area (62%) than city-wide (49%)

Note:
"Households with Activity Limitation" is defined in the Canadian Census as difficulties a person may have doing certain activities as a result of physical, mental, or other health-related conditions or problems.

Key Housing Goals for the Area

- Diversify existing housing stock with more secure rental supply with strong protection and relocation policies for existing tenants
- Create housing suitable for families in new apartment buildings
- Include options for below-market rental and social housing for low to moderate-income residents
- Create a demographics-based housing strategy to preserve neighbourhood diversity





Housing: Alignment with *Vancouver Plan*

Vancouver Plan Housing Vision

Create an equitable housing system with housing for low to moderate-income households that is geographically distributed across all residential areas. This means adding more housing diversity in low-density areas that will enable more people of all incomes, ages, and family types access to housing choices.



See vancouverplan.ca. for more details

Land Use Strategy

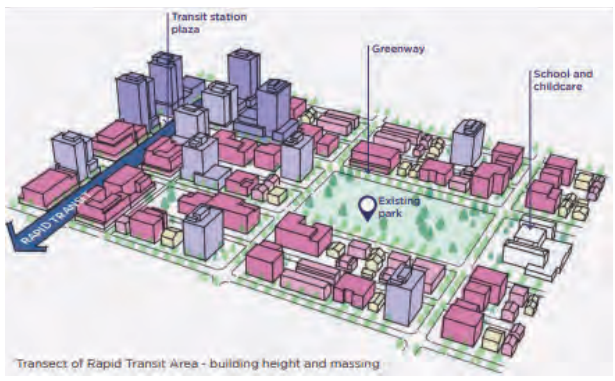
The proximity to rapid transit, retail, and jobs makes the Rupert and Renfrew Station Area an ideal location to diversify and expand housing options. New housing will focus on providing social, rental, and Missing Middle housing in areas outside of the industrial and employment lands.

To support growth while protecting the industrial and employment lands, the ***Vancouver Plan*** identified three neighbourhood types in the Rupert and Renfrew Station Area boundary: Rapid Transit Areas, Villages, and Multiplex Areas.

Neighbourhood Types

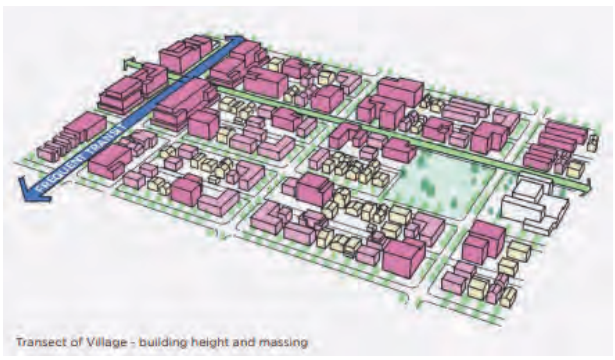
- **Rapid Transit Area:** generally within a 10-minute walk of existing or future rapid transit stations.

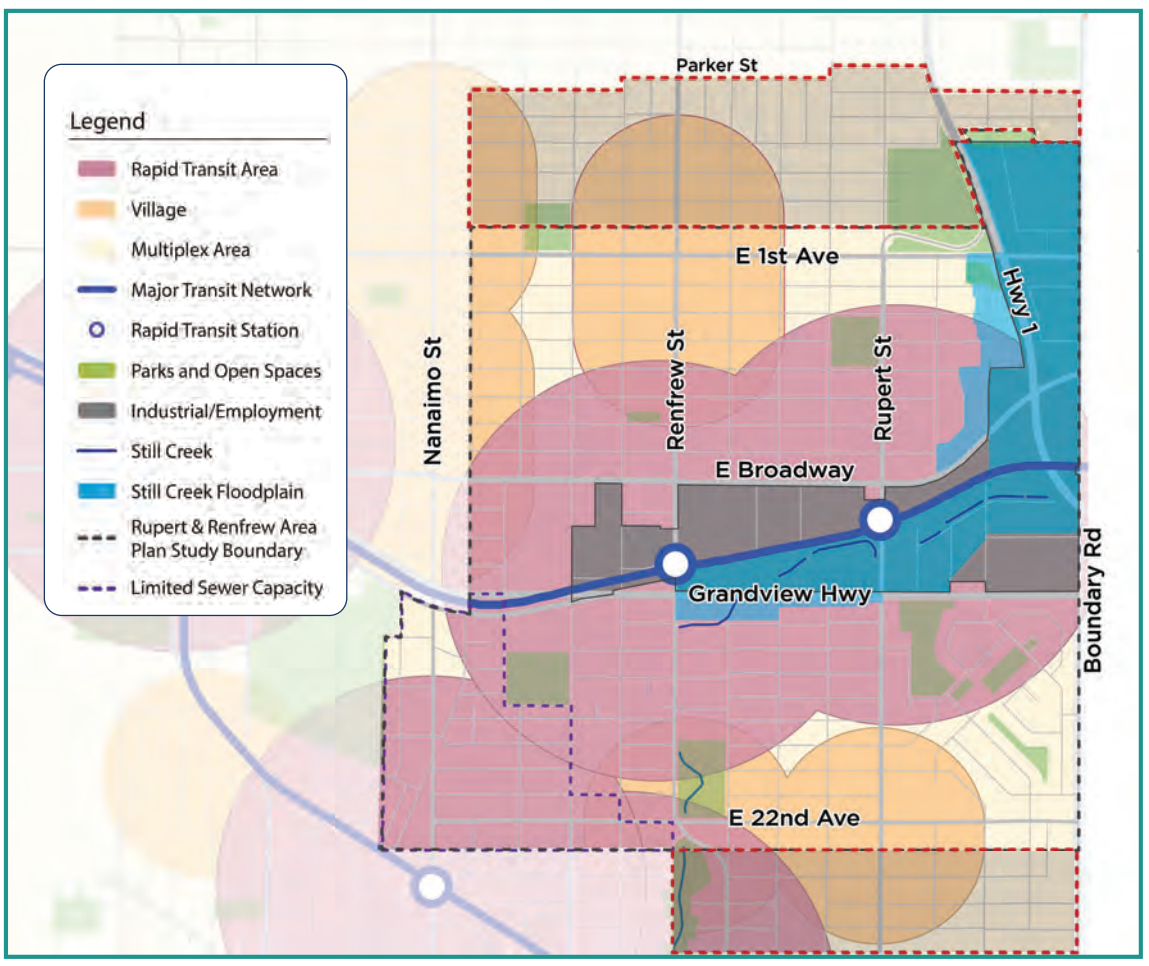
  Allows for mid to highrise buildings (generally 12-18 storeys, with taller buildings in strategic locations) close to the station and off main streets.



- **Village:** oriented around smaller collections of commercial and community uses that strengthen low-density residential neighbourhoods

  Create new housing and mixed-use opportunities generally up to 6 storeys with purpose-built rental, social and supportive, and Missing Middle options.





Vancouver Plan **Land Use strategy**

- **Multiplex Areas:** respect the local character of neighbourhoods while adding small-scale Missing Middle housing

  Allow primarily smaller scale, ground-oriented residential (2-3 storeys) and up to 4-6 storeys for rental or social housing





New Housing Opportunities



Multiplex + Townhouse:
1-3 storeys



Low-Rise Apartment:
4-6 storeys



Mid-Rise Apartment:
7-12 storeys



High-Rise Apartment:
12-18+ storeys

Market + Below-Market Rental Housing

Social + Supportive Housing

Ownership Housing

Housing Continuum

Rental and Social Housing

Last spring, the community expressed support for adding housing options, such as social and rental housing, affordable for households earning less than $80,000 per year (considered "moderate" income households).

In order to add social and rental housing, additional height and density (i.e., taller and bigger buildings) is required to overcome the high cost of buying existing land and buildings.



Examples of Rental and Social Housing

Missing Middle Housing

The community also expressed strong interest in adding more family housing options in Rupert and Renfrew. Missing Middle housing types including multiplexes, townhouses and low-rise apartment buildings up to 6-storeys would add family housing and help meet our climate goals.

On January 18, 2023 staff presented to Council on a proposal to add more Missing Middle housing, specifically multiplexes with up to six units per lot, in low-density neighbourhoods (RS zones) across the city including Rupert and Renfrew. This work also involves exploring changes to simplify rules for existing housing options including houses, duplexes, and laneway houses.

Engagement on the city-wide Missing Middle is beginning in February 2023. Please visit shapeyourcity.ca/multiplexes



Types of Missing Middle Housing



Illustrative Examples of Multiplexes



Let's talk about Economy

The Rupert and Renfrew Station area supports a wide range of economic activity at a local and regional level. The Grandview-Boundary Employment Lands is home to industrial businesses, manufacturing, film studios and trucks that access the area 24/7. The Employment Lands also contain large format ("big box") retail opportunities located along Grandview Highway which provide affordable goods for residents and visitors. A few beloved local shopping areas are also part of the Rupert and Renfrew Station area, such as the 1st Ave Market or along 22nd Ave. These offer easy access to goods and services and act as "hearts" of the neighbourhood.



Ragazzi Pizza on East 22nd Avenue,
Source: Map Data ©2023 Google

What we heard:

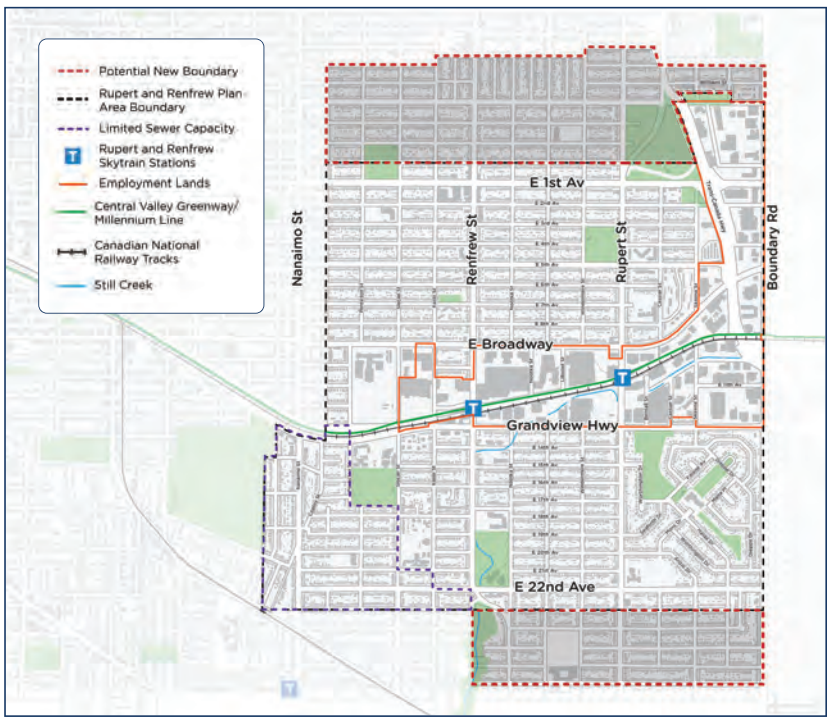
In spring of 2022, the community told us:

- The "big box" stores on Grandview Highway are an asset for the community, but are hard to access without a car
- There is a lack of independent, local-serving shops and services
- The residential neighbourhoods need more restaurants, pubs and cafés
- The areas close to the SkyTrain stations need more amenities and shops for commuters and workers, including lunch spots and childcare

What is the Future of Retail?

As the City grows over the next 30 years, ***Vancouver Plan*** identifies "Villages" as a neighbourhood type where new shops and services can be added to create more complete neighbourhoods and serve residents. There are a number of ways shops could be added to these Villages and other areas in the neighbourhood. Some options include those shown below:

PROTECTING THE GRANDVIEW-BOUNDARY EMPLOYMENT LANDS



The Grandview-Boundary Employment Lands are both an important piece of the city's limited supply of industrial land and a driver of the regional economy. ***Vancouver Plan*** supports intensifying industrial and other employment uses in these areas, and the Station Area Plan will reflect this by keeping these lands for employment uses and not housing.



Small stores throughout the neighbourhood



Shopping intersections



Shopping street



Urban Big Box

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Transportation Background and Context

The Rupert-Renfrew Station Area is well-connected to regional rapid transit and motor vehicle networks. Two Millennium Line SkyTrain stations are located in the heart of the study area, with an Expo Line station located southwest of the site boundary and ramps provide direct motor vehicle and goods delivery access to and from the Trans-Canada Highway.

Key Transportation Challenges

- Limited, dangerous rail crossings
- Auto-oriented arterials with limited crossings
- Large blocks and missing sidewalks in industrial and mixed-employment areas
- Limited pedestrian-oriented retail
- Few public spaces with poor connectivity
- Low-quality, limited connectivity cycling network



Early Policy Directions

- **Improve existing rail crossings to support safer walking, rolling, and cycling**
- **Consider new active transportation-only rail crossings to align with future greenways**
- **Provide new and/or improved signals to make crossing major streets safer and easier**
- **Upgrade and expand the local greenway network**
- **Improve local and regional transit**
- **Make major streets safer and more comfortable for walking and rolling while balancing other street uses**
- **Add new sidewalks where they are missing and create new pathways through large sites as they redevelop**
- **Provide new public gathering spaces near SkyTrain stations and in shopping areas**
- **Provide new small-scale public spaces along greenways and local bikeways**

Are these the right directions? Do you have other ideas?

Share your thoughts by taking our survey!

Let's talk about Still Creek

A Surviving Stream

Still Creek is one of the few remaining streams in Vancouver. While the watershed is quite urbanized, the creek provides important habitat for wildlife and opportunities to connect with nature. Still Creek is part of the larger Brunette River watershed that drains through Burnaby Lake to the Fraser River (see map). Through the first phase of engagement, we heard that Still Creek is a special and unique part of this neighbourhood. The City is seeking input from the xʷməθkʷəy̓əm (Musqueam), Sḵwx̱ wú7mesh (Squamish), and səlilwətaɬ (Tsleil-Waututh) Nations, as well as the Stó:lō Nation, regarding the future of Still Creek.



Still Creek provides important habitat for fish, birds and other wildlife (Still Creek along Cornett Road)

Since 2002, the City has been working on the restoration of the creek, daylighting buried sections, planting native vegetation and removing invasive plant species. In 2012, after an 80-year absence, salmon returned to the creek and have been spotted intermittently in the years since.

Water Management and the Still Creek Watershed

The City uses a unified approach to water management, one that considers all the interconnected types of water as well as natural assets for climate change resilience. We are exploring ways in which Still Creek can help filter and absorb rain water run from the surrounding neighbourhoods and reduce the risk of flooding.

SEWERS, DRAINAGE AND GROUNDWATER

In the Rupert and Renfrew Area sewage is piped to a wastewater treatment plant, while rainwater and groundwater drain into the creek.

We are exploring how to protect Still Creek while allowing population growth. For example, we want to understand how underground infrastructure, like deep parkades, could impact the creek.



Green Rainwater Infrastructure

FLOOD HAZARD

Flood hazard in the Still Creek floodplain is increasing due to the increased rainfall caused by climate change. We are taking steps to mitigate flooding by:

- Updating flood construction level requirements
- Incorporating resilient land uses and building designs
- Designing a nature-based flood mitigation project for the area



High water event (Nov 2021)

HABITAT ENHANCEMENT

The City is updating the 2002 Still Creek Rehabilitation and Enhancement study in parallel with the Rupert Renfrew Station Area planning process. Key outcomes will include:

- A creek daylighting concept
- Identifying areas for improvement throughout the watershed

You can learn more at:
vancouver.ca/stillcreek



Fish presence sign at Cornett Road

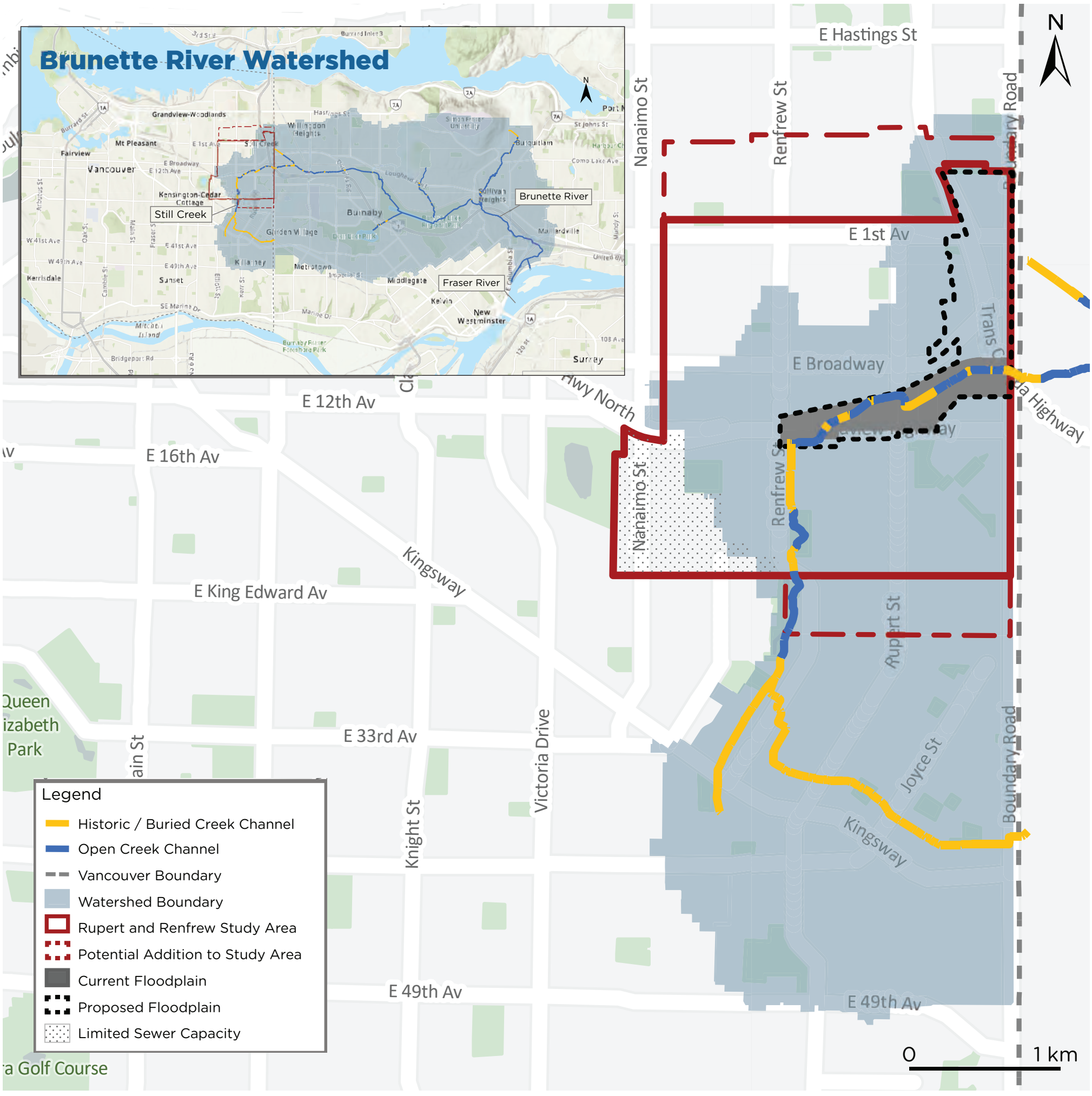


Salmon in Still Creek



Still Creek Watershed

Still Creek watershed in Vancouver is part of the larger Brunette River watershed. This larger watershed crosses multiple municipalities, flowing through Burnaby and draining into the Fraser River.





Let's talk about Arts, Culture and Heritage

We want to learn more about what is culturally important to you and your community

Recognizing, celebrating and supporting arts, culture and cultural heritage is a means of bringing communities together and fostering connection and resilience. As part of the ***Vancouver Plan*** the City is committed to:

- Prioritizing and supporting Musqueam, Squamish, and Tsleil-Waututh Nations visibility, voice and culture.
- Supporting and protecting arts, culture, and heritage in ways that recognize the importance of Reconciliation, decolonization, equity, and accessibility.
- Protecting existing arts and culture spaces as well as supporting more spaces to produce, share and experience arts and culture.
- Ensuring meaningful and respectful stewardship of tangible and intangible heritage resources, in particular supporting Indigenous and equity-denied communities' perspectives and approaches.



Beaver Pond(er)ing Lodging sculpture along the banks of Still Creek - a project initiated by Still Moon Arts Society with the Still Creek watershed community

Identifying arts, culture and heritage places, experiences and stories

We need your help to identify arts, culture and heritage places, experiences and stories that make this area special. This will inform our knowledge of the arts, culture and heritage assets that are important to preserve, protect, enhance and expand as we create a long-term plan for this area.

Examples of arts, culture and heritage include:

- Places where you gather and connect with family, friends and community
- Buildings, outdoor or natural spaces, or physical features that are historically or culturally significant
- Places for making, sharing, or experiencing arts and culture
- Cultural festivals, ceremonies, performing arts or activities
- Stories or memories about important people, businesses or organizations in a community





Last spring we asked you to show us your favourite spaces and places and this is what you told us ...



FAVOURITE SPACES AND PLACES

Places people especially love
- Renfrew Community Centre
- Still Creek & Renfrew Ravine
- Thunderbird Community Centre
- Cherry Blossoms
- Italian Cultural Centre
- Local Parks

Important community services
- Renfrew Community Centre & Library
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Where people shop
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Where to go to eat or drink
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- VIVO Media Arts
- Renfrew Raving Moon Festival