

From: ["van Dyk, Donny"](#)

To: ["Direct to Mayor and Council - DL"](#)

Date: 1/14/2026 3:04:01 PM

Subject: Upcoming news release: Vancouver approves updates to implement Villages in the Rupert and Renfrew Station Area Plan

Dear Mayor and Council,

The City will be issuing the below news release regarding new zoning and building rules to implement Villages in the Rupert and Renfrew Station Area Plan, following Council's approval at the public hearing last night.

Please keep this news release embargoed until it goes live from the City media email account.

CEC will reply to this email with the relevant Vancouver.ca link and social media links, once these are live.

Thanks,
Donny

Donny van Dyk (he/him)
City Manager
City of Vancouver

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City of Vancouver
News Release
January 14, 2026

Vancouver approves updates to implement Villages in the Rupert and Renfrew Station Area Plan

Following a public hearing last night, Vancouver City Council unanimously approved [zoning and building updates](#) to implement [Villages](#) in the [Rupert and Renfrew Station Area Plan](#).

Villages, as envisioned in the [Vancouver Plan](#), are areas centred on existing small retail clusters close to transit that will gradually transform into vibrant neighbourhoods with homes, shops, public spaces and jobs. The approved zoning and building updates help move this vision forward for the Villages in the Rupert and Renfrew Station Area Plan.

"We're really excited about the future of the Rupert and Renfrew Station areas," said Mayor Ken Sim. "This is one of Vancouver's fastest-growing neighbourhoods and these updates help turn that growth into a complete, transit-oriented community with more housing options, support for local jobs and stronger protections for Still Creek."

Key changes to implement Villages

- More housing options near transit and shopping areas by changing zoning to allow townhouses and low-rise apartments. Building heights will generally range up to four storeys for strata, six storeys for rental, or eight storeys for below-market rental or social housing.
- Support for local jobs by allowing taller industrial buildings where underground construction is not possible.
- Stronger protections for Still Creek and local ecosystems through a new [Groundwater Protection Area](#) in the Vancouver Building By-law (VBBL) that restricts underground structures for developments within the designated area.
- Simpler, clearer rules for landscaping and setbacks, making development applications simpler and more predictable.

These changes are part of the City's broader effort to make development easier and deliver housing and amenities where they're needed most. The City will continue exploring low-rise mixed-use opportunities in the Rupert and Renfrew Station areas, with a follow-up report expected later this year.

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Background

The Rupert and Renfrew Station Area Plan includes five Villages ([map](#)) that will evolve into complete, transit-oriented neighbourhoods. Villages fully within the plan area are:

- Rupert Street & East 22nd Avenue
- Renfrew Street & East 22nd Avenue
- Renfrew Street & East 1st Avenue

The plan also covers portions of two additional Villages:

- Nanaimo Street & East Broadway
- Nanaimo Street & East 1st Avenue

Alongside this work, the City is advancing the [Villages Planning Program](#), which completed a second phase of engagement on emerging ideas and directions in December 2025. Feedback from the engagement will help inform the final Villages Plan, which will be presented to Council in spring 2026.

Adopted by Council in 2022, the [Vancouver Plan](#) sets a city-wide vision for creating complete, inclusive and resilient neighbourhoods. The Vancouver Plan is guided by three "Big Ideas" identified through a multi-year public engagement process:

1. Creating more equitable housing and complete neighbourhoods
2. An economy that works for all
3. Climate protection and restored ecosystems

The City is currently working on turning the Vancouver Plan into the [Vancouver Official Development Plan](#). Once adopted by by-law, City Council will use the ODP to guide land use decisions such as rezonings to make sure the city develops in an organized and strategic way. Public engagement on the draft Vancouver Official Development Plan (ODP) concluded in fall 2025. Feedback received through this process will be used to inform the final ODP, which is expected to be brought to Council for consideration following a public hearing in early 2026, ahead of the Province's June 2026 deadline.

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