



July 3, 2024

MEMO TO : Park Board Commissioners

FROM : Director, Planning and Park Development

SUBJECT : **Rupert and Renfrew Station Area Plan – Parks and Recreation
Components – Board Briefing Memo**

Dear Commissioners,

The purpose of this memo is to provide an overview of the key parks and recreation-related directions within the [Rupert and Renfrew Station Area Plan](#) (“The Plan”), ahead of its anticipated consideration by Council on July 8, 2025. Park Board staff participated in the development of this plan and support the proposed directions.

Background

Led by the Planning, Urban Design and Sustainability (PDS) Department, the Rupert and Renfrew Plan is a 25-year vision for growth and change surrounding the Rupert and Renfrew SkyTrain stations. The Plan area is characterized by its ecological significance (Still Creek and Renfrew Ravine), a mix of employment and residential lands, relatively low urban forest canopy, and gaps in access to parks and was developed in alignment with recent Provincial regulations that require population density around SkyTrain stations.

The Plan anticipates approximately 18,700 new residents over 25 years and responds with a set of development-funded parks and recreation investments to support the needs of the growing population.

Key Policy Directions Related to Parks and Recreation

Park Board staff have collaborated with other City staff throughout the planning process, advocating for policies and investments recommended in VanPlay, VanSplash and the Community Centre Strategy, and Biodiversity Strategy. Staff used spatial analysis and policy benchmarks to identify opportunities that best respond to existing service gaps, ecological goals, and anticipated population growth.

Financial and land use constraints also shaped the Plan’s recommended park and recreation directions. As shown in Figure 1 and described below, several park and recreation amenity improvements have been identified.

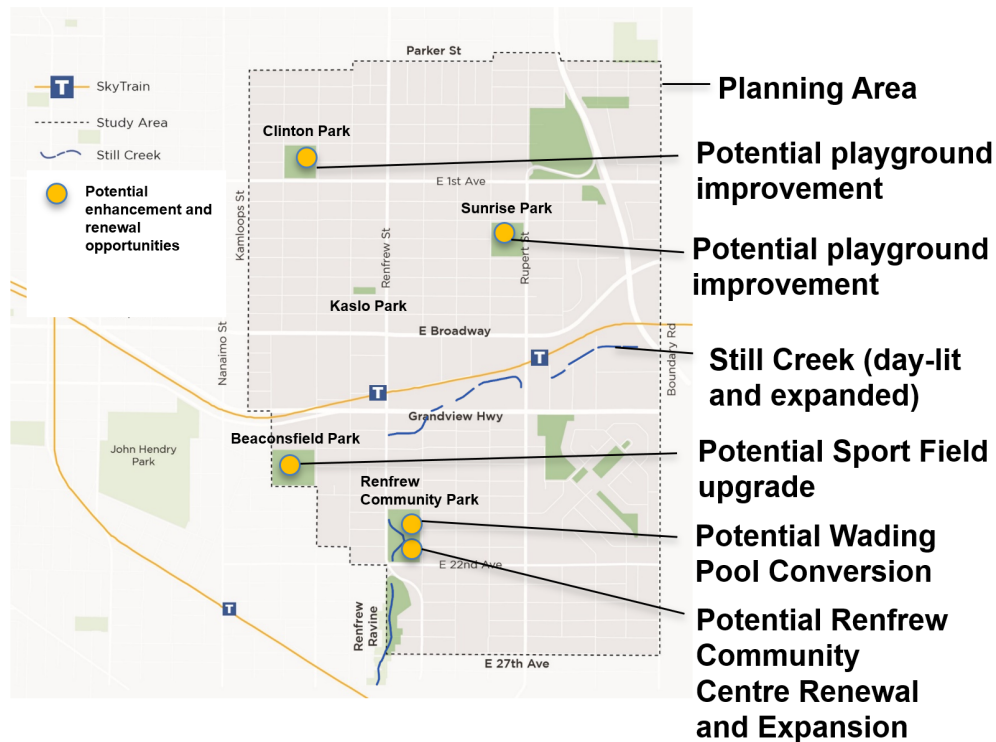


Figure 1: Rupert and Renfrew Area Plan – Plan Area and Parks and Proposed Recreation Amenities

Parkland Acquisition and Development

Approximately 4.2 acres of new park space is proposed, including:

- 1.2 acres in the Kaslo Park area (a low park provision area per VanPlay Equity Initiative Zones)
- 2.0 acres adjacent to Renfrew Ravine (supporting ecological goals)
- 1.0 acre secured as in-kind park dedications through rezonings

Community Centre and Pool Renewal

The renewal and expansion of Renfrew Community Centre and Renfrew Pool are prioritized as critical infrastructure for community wellbeing and are envisioned as an inclusive and co-located hub.

Improvements to Existing Parks

- Beaconsfield Park: Upgrade all-weather field to synthetic turf and stormwater storage (per Vancouver Sport Field Strategy)
- Renfrew Community Park: Convert wading pool into a spray park (per VanSplash and the Renfrew Park Master Plan)
- General Park improvements including fitness equipment, picnic areas, skate plazas, and path upgrades aligned with VanPlay Goals 1 and 3

Ecological Connectivity and Protection

Still Creek and Renfrew Ravine are emphasized as ecological corridors. The Plan seeks to:

- Protect riparian areas from development pressures
- Expand ecological networks linking Still Creek to Renfrew Ravine and Rupert Park
- Implement near-term project investments in habitat and green infrastructure at Beaconsfield, Slocan and Falaise Parks
- Consider outside funding sources to augment creek protection via land purchase

Solar Access

The [Solar Access Guidelines for Areas Outside of Downtown](#) will apply within this area to mitigate shadows on key public outdoor areas. New developments must avoid shadowing existing parks during key times (10am–4pm).

Financial Challenges and Prioritization

Given the prioritization of affordable housing, there is limited potential for Community Amenity Contribution (CAC) in the area. As a result, core service investments (Renfrew Centre and Pool renewal and expanded and new parkland) are the primary focus. Other improvements are identified as long-term priorities to be implemented through capital planning and in-kind contributions from large site developments.

Provincial Legislative Changes

With Bill 46, development contributions will shift from CACs to Amenity Cost Charges (ACCs) based on citywide service levels. The 10-year Public Infrastructure Investment Framework (PIIF) will guide future prioritization. This matters because ACCs are fixed-rate charges and may limit the City's ability to negotiate site-specific contributions, reinforcing the need to clearly define and prioritize park and recreation investments to ensure they are adequately funded over time.

Conclusion

The Rupert and Renfrew Plan offers a key opportunity to address park and recreation needs in a growing area of Vancouver. It emphasizes renewal and expansion of Renfrew Community Centre, new park acquisition, and protection of ecologically significant areas in alignment with the Park Board's priorities and policies and the funding projections from development contributions over a 25-year period. Staff will continue to coordinate with PDS through the implementation phase and capital planning processes.

Regards,

A handwritten signature in black ink, appearing to read "Tiina Mack".

Tiina Mack

Director, Planning and Park Development - Vancouver Board of Parks and Recreation

Copy to: PB Senior Leadership Team
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