FEEDBACK REQUESTED
Rupert and Renfrew Station Area Plan
Proposed Groundwater Protection Area and Requirements for New Developments
Please submit comments by **Monday, October 20, 2025**

September 22, 2025

Dear resident, developer, consultant, contractor or other interested party,

The Rupert and Renfrew Station Area Plan, approved by Council on July 8, 2025, anticipates a "Groundwater Protection Area" enabling development opportunities while protecting groundwater flows to Still Creek.

The purpose of this letter is to invite written feedback on proposed *Building By-law* amendments that, if enacted, would establish the "Groundwater Protection Area" with requirements for new developments (**Appendix A**).

The proposal includes setback requirements, building depth limitations, and design obligations for building assemblies and drainage systems.

To provide feedback, please submit your comments by **Monday, October 20, 2025** to rupertrenfrewplan@vancouver.ca. Comments received will be considered and may be used to refine the proposed by-law wording before being presented to City Council for review and approval.

Yours truly,

[sent electronically]

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Appendix A

Proposed Amendments to the *Building By-law*

Summary: These amendments, if enacted, will establish a "Groundwater Protection Area" in the *Building By-law* (see pages 2-4). Sites located within this area would be exempt from the requirements detailed in the Groundwater Management Bulletin.

Instead, proposed requirements for new developments in the "Groundwater Protection Area" include limitations on underground structures, a requirement for a building assembly to withstand continuous hydrostatic pressure (referred to commonly as "tanking"), and a prohibition on intercepting, collecting or diverting subsurface water outside of the building assembly (see pages 5-8).

Book I (General), Division A, Section 1.4 Terms and Abbreviations

1.4.1.2. Defined Terms

1) The words and terms in italics in this By-law shall have the following meanings:

Groundwater protection area means those lands in the *City* which are located in the areas shown shaded on the map attached to this By-law as Diagram C. (See Figure A-1.4.1.2.(1)-F for Diagram C: Groundwater Protection Area.)

Book II (Plumbing Systems), Division A, Section 1.4 Terms and Abbreviations

1.4.1.2. Defined Terms

1) The words and terms in italics in this By-law shall have the following meanings (an asterisk (*) following a defined word or term indicates that the definition for that word or term is taken from the Book I (General) of this By-law):

Groundwater protection area* means those lands in the *City* which are located in the areas shown shaded on the map attached to this By-law as Diagram C. (See Book I, Division A, Figure A-1.4.1.2.(1)-F for Diagram C: Groundwater Protection Area.)

Key
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Red text: proposed amendments.

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Book I, Division A, Notes to Part 1

A-1.4.1.2.(1) Defined Terms

Groundwater Protection Area. The Groundwater Protection Area is illustrated on Diagram C. See Figure A-1.4.1.2.(1)-F.

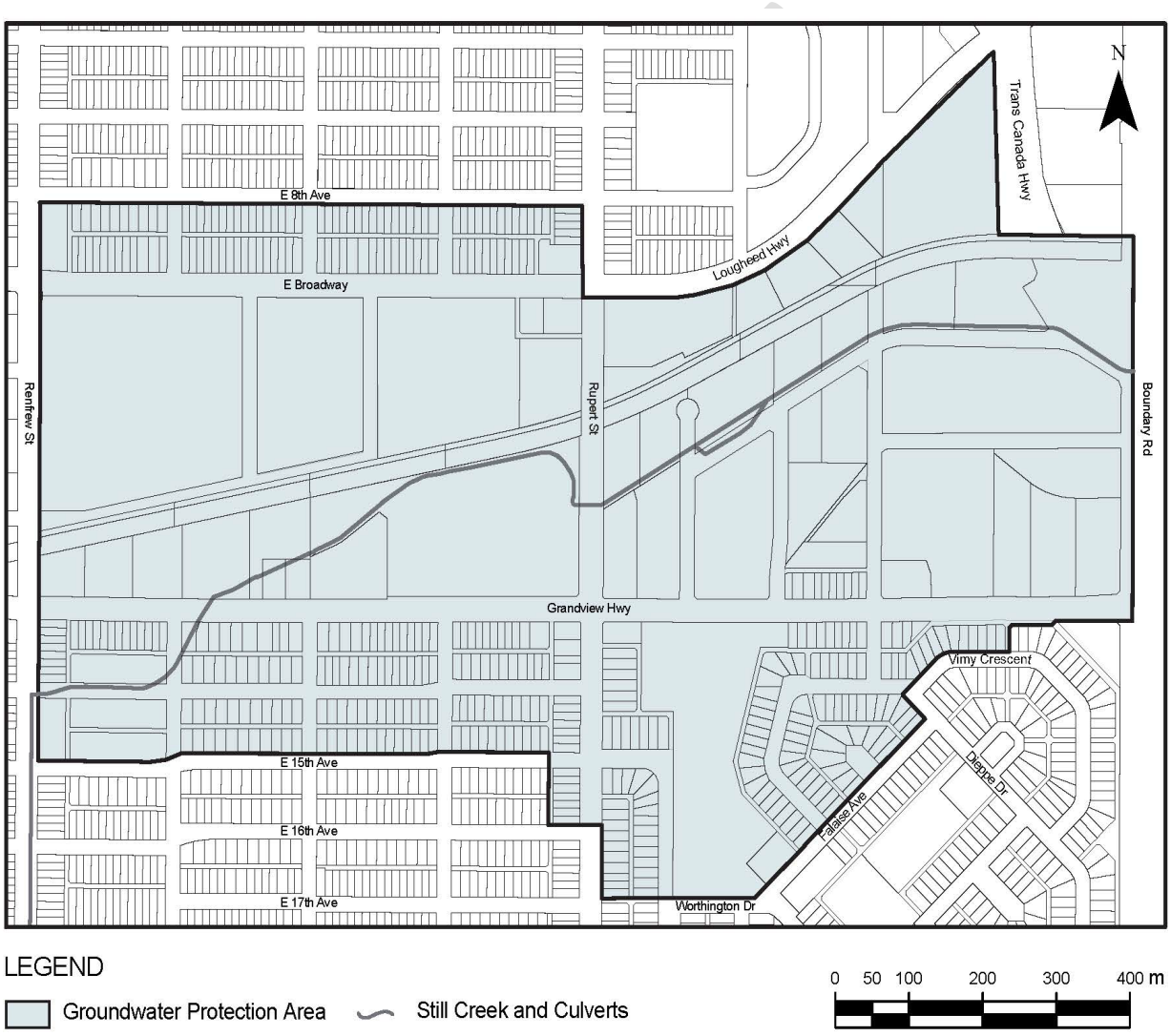


Figure A-1.4.1.2.(1)-F
Diagram C: Groundwater Protection Area

Key
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Book I, Division A, Section 1.1 General

1.1.3.1. Appendices, Notes and References to Appendices and Notes have No Legal Effect

1) The Appendices and Notes of this By-law have no legal effect, except for the Appendices and Notes that are directly referenced in a Part of this By-law, being the following Notes:

a) A-1.4.1.2.(1) Designated flood plain of Division A, including Figures A-1.4.1.2.(1)-C, D and E,
b) A-1.4.1.2.(1) Flood construction level requirements of Division A,
c) A-1.4.1.2.(1) Groundwater protection area of Division A, including Figure A-1.4.1.2.(1)-F,
d) A-Table 9.23.3.5.-B of Division B, and
e) A-9.23.13. of Division B, including Table A-9.23.13.

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Book I, Division C, Section 2.2 Administration

2.2.11. Buildings in the Groundwater Protection Area

2.2.11.1. Application

1) Except as provided in Sentence (2), this Subsection applies to *buildings* located in whole or in part within the *groundwater protection area*.

2) This Subsection does not apply to *alterations* of *existing buildings* if there is no further encroachment into the setbacks required by Article 2.2.11.4. and the *building area* is increased by less than 25 percent of the total *building area* existing as of January 1, 2026.

2.2.11.2. Definitions

1) For the purpose of this Subsection, the term "base surface" shall have the meaning defined in the Zoning and Development By-law.

2.2.11.3. Design Considerations

1) The *building* designer shall design the *building* assembly to withstand continuous hydrostatic pressure by means permitted in Subsection 5.7.2. of Division B.

2) The *building* designer shall design the drainage system to comply with Sentence 2.4.2.4.(3) of Division B of Book II (Plumbing Systems).

2.2.11.4. Setback Requirements

1) Except as required by Sentence (2), no normally occupied area, enclosed parking area, storage area or mechanical room of a *building* shall be constructed more than 6 m below the base surface.

2) Within 30 m of the *natural boundary* of Still Creek or within 30 m of the inside wall of a culvert enclosing Still Creek, no normally occupied area, enclosed parking area, storage area or mechanical room of a *building* shall be constructed below the base surface.

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Book I, Division B, Section 5.7 Surface and Ground Water

5.7.2. Protection against Hydrostatic Pressure

5.7.2.1. Application

1) This Subsection applies to waterproofing materials, components, assemblies and systems applied to *building* assemblies that separate dissimilar environments and are subjected to hydrostatic pressure.

5.7.2.2. Design of Building Elements Under Hydrostatic Loads

1) Waterproofing materials, components, assemblies and systems described in Article 5.7.2.1. shall be designed in accordance with Subsection 5.1.4.

2) Hydrostatic design loads shall be determined in accordance with Subsection 5.2.2.

5.7.2.3. Required Protection

1) Waterproofing materials, components, assemblies and systems described in Article 5.7.2.1. shall comply with Article 5.7.3.2.

5.7.3. Protection against Ground Water

5.7.3.1. Application

1) This Subsection applies to the protection of *building* assemblies that separate interior space from the ground.

5.7.3.2. Required Protection

1) Except as provided in Article 5.7.3.4., *building* assemblies described in Article 5.7.3.1. shall be protected by waterproofing in accordance with Article 5.7.3.3. so as to prevent the ingress of water into the *building* or the accumulation of water against the *building*.

2) Deleted**.**

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5.7.3.3. Waterproofing

1) Waterproofing materials, components, assemblies, or systems installed to provide the required protection shall form a continuous and impervious barrier to the ingress of water and be capable of accommodating

a) imperfections, construction joints, control joints and expansion joints, (see Note A-5.7.3.3.(1)(a)),
b) junctions between different *building* assemblies, and
c) elements penetrating *building* assemblies.

5.7.3.4. Where Dampproofing is Permitted

1) Except as prohibited by Sentence (3), vertical *building* assemblies that separate interior space from the ground are permitted to be dampproofed where

a) such assemblies are not subjected to hydrostatic pressure,
b) the substrate is cast-in-place concrete, and
c) a drainage layer is installed between the *building* assembly and the soil.

(See Note A-5.7.3.4.(1).)

2) Joints, junctions and penetrations shall be designed and constructed to maintain the continuity of the dampproofing.

3) Dampproofing is not permitted as an alternative to the requirements of Article 5.7.3.2. for *buildings* located in whole or in part within the *groundwater protection area*.

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Book II, Division B, Section 2.4 Drainage Systems

2.4.2.4. Connections to Storm Drainage Systems

1) Except as provided in Sentence (2), *building* and site drainage shall connect to a *storm drainage system*.

2) *Building* and site drainage need not connect to a *storm drainage system* if

a) on-site *rainwater* management practices are employed and overflow is connected to a *storm drainage system*, and
b) *rainwater* does not create a hazardous condition or discharge upon or impact other lands or sites.

(See Note A-2.4.2.4.(2).)

3) For *buildings* located in whole or in part within the *groundwater protection area*, the drainage system shall be designed to not intercept, collect or divert any subsurface water outside of the *building* assembly. (See Note A-2.4.2.4.(3).)

Book II, Division B, Notes to Part 2

A-2.4.2.4.(3) Groundwater Protection Area. The intent is to preserve existing groundwater levels, sustain natural watercourse baseflows, and preserve sewer capacity.

Key
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Red text: proposed amendments.

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