

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
Date: 4/28/2023 4:01:03 PM
Subject: FW: Memo to Mayor & Council - Administration of the Broadway Plan Tower Policies
Attachments: Memo to Mayor & Council - Administration of the Broadway Plan Tower Policies.pdf

Dear Mayor and Council,

Attached is a brief memo from Theresa O'Donnell outlining staff's approach to the administration of Broadway Plan policies on tower allowances in relation to rezoning enquiries and applications. Should you have any questions, please do not hesitate to contact Theresa at Theresa.o'donnell@vancouver.ca.

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sḵwəxwú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

MEMORANDUM

April 28, 2023

TO: Mayor and Council

CC: Paul Mochrie, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Rosemary Hagiwara, Acting City Clerk
Maria Pontikis, Chief Communications Officer, CEC
Teresa Jong, Administration Services Manager, City Manager's Office
Mellisa Morphy, Acting Chief of Staff, Mayor's Office
Trevor Ford, Director of Operations, Mayor's Office

FROM: Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Administration of the Broadway Plan Tower Policies

RTS #: N/A

Purpose

The purpose of this memo is to provide Council with background information regarding the administration of the Broadway Plan's tower policies and staff's approach to administering the policies.

Background

The Broadway Plan contains policies which limit the number of new towers to be considered on a block or block face in certain areas. The specific policy details vary for different areas of the Plan.

With the Broadway Plan now in effect, there are several active rezoning enquiries and applications where these policies apply. Based on a review of active projects, there are only a handful of instances where conflicts between sites may arise over potential tower development allowances.

Policy Administration

Where policy limits the number of towers in a certain area, staff are administering the policy on a first come, first served basis. To secure a tower allowance, submission and acceptance of a full and complete rezoning application compliant with the Broadway Plan policies will be required.

Submission of a rezoning enquiry is not sufficient to secure a tower allowance. Rezoning enquiries are conceptual with far less financial commitment than a full rezoning application. These enquiries can be speculative in nature and do not necessarily result in a rezoning application.

The intent of this approach is to prioritize tower allowances for projects which are most likely to proceed to construction of new housing and job space in the near future. Further, applicants who have secured a tower allowance must demonstrate continuous and reasonable progress on their application to maintain their position. To this end, staff are exploring the City's ability to introduce additional measures to encourage the timely delivery of housing by considering time limited rezoning.

Staff are communicating this approach to enquirers and applicants. Information on policy administration will also be available on the City's website.

If you have any questions or concerns, please do not hesitate to contact me.

A handwritten signature in black ink that reads "Theresa O'Donnell". The signature is written in a cursive, flowing style.

Theresa O'Donnell
General Manager, Planning, Urban Design and Sustainability
604.673.8434 | theresa.o'donnell@vancouver.ca