

From: ["Mochrie, Paul" <Paul.Mochrie@vancouver.ca>](mailto:Paul.Mochrie@vancouver.ca)
To: ["Direct to Mayor and Council - DL"](#)
Date: 12/9/2022 4:49:47 PM
Subject: [Broadway Plan Rezoning Enquiries and Applications](#)

Dear Mayor and Council,

Please find enclosed a memo from Theresa O'Donnell which provides an update on Broadway Plan rezoning enquiries and applications. The memo includes:

- An update on the Broadway Plan rezoning enquiries and applications since the Plan's effective date on September 1st
- An overview of staff's approach to processing these rezoning enquiries and applications, acknowledging the volume as well as the pace of change policy that Council directed staff to report back on for the Broadway Plan area

We are sharing this information with Council in advance of staff communications to rezoning enquirers and applicants. If there are any questions, please don't hesitate to contact Theresa O'Donnell (theresa.o'donnell@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x̱m̱əθḵw̱əm (Musqueam), S̱q̱w̱x̱w̱ú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

CONFIDENTIAL

MEMORANDUM

December 9, 2022

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
Kareem Allam, Chief of Staff, Mayor's Office
Trevor Ford, Director of Operations, Mayor's Office
David Grewal, Senior Advisor, Mayor's Office

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

SUBJECT: Broadway Plan Rezoning Enquiries and Applications

RTS #: N/A

Purpose

This memo provides Council with an update on the rezoning enquiries and applications received in the Broadway Plan area since the Plan came into effect on September 1, 2022, as well as staff's approach to processing them.

Rezoning enquiries are confidential between the City and applicants. As such, this memo does not discuss specific enquiries. Additionally, information on the overall volume of enquiries that has been received in a specific area is also sensitive and generally not shared publicly.

Background and Context

The Broadway Plan was adopted by Council on June 22, 2022 and came into effect on September 1, 2022. Between September 1 and December 7, staff received 91 formal rezoning enquiries and two rezoning applications under the Broadway Plan. This is in addition to four active rezoning applications that were submitted prior to the adoption of the Broadway Plan, enabled by the Broadway Plan Interim Rezoning Policy that was previously in effect.

Staff note that this represents a very high volume of rezoning enquiries – for context, between 2016 and 2021, the City received an average of 78 rezoning enquiries annually across the city as a whole.

Under normal circumstances, the City's practice is to aim to provide a formal response to rezoning enquiries within 12 to 16 weeks of submission, depending on project complexity. Key steps in the rezoning enquiry process include intake and distribution to several staff review groups (ranging from Engineering to Arts, Culture and Community Services), staff review and analysis, and preparation of a formal letter of response. The City has a continual intake approach to development proposals, making a surge in volumes difficult to manage in addition to present work loads. Staff are actively identifying and implementing methods to review enquiries and respond to applicants as efficiently as possible, as well as ensuring appropriate staff resourcing is in place. However, given the unusually high volume of enquiries in the Broadway Plan area within a short period of time, timelines for staff response to enquiries will be extended.

Pace of Change policy direction

At the time of approval of the Broadway Plan, Council directed staff to report back at a future date on a pace of change approach for the Broadway Plan.

THAT Council direct staff to report back at a future date on a pace of change approach for the Broadway Plan, including further study on an appropriate number of applications and criteria for prioritizing applications based on their merits.

Staff are currently working on pace of change policy recommendations and will present them to Council for consideration in March 2023.

At this stage, staff anticipate recommending that the pace of change policy apply only to the existing apartment areas of the Broadway Plan, particularly the RM zoning districts. This approach would be aimed at managing the rate at which the older, affordable rental buildings in these areas are redeveloped and ensuring that the Broadway Plan's comprehensive tenant relocation and protection policies are effective in safeguarding existing renters.

Staff approach to processing rezoning enquiries and applications

Given both the high volume of enquiries and the pace of change policy expected to be recommended to Council, staff are approaching Broadway Plan rezoning enquiries and applications as follows:

1. Rezoning enquiries that would not be impacted by staff's anticipated pace of change recommendations
 - Communicate to enquirers that processing will take longer than usual due to the unusually high volume received.
 - Continue to process enquiries and issue response letters once staff review is complete.

2. Rezoning enquiries that may be impacted by staff's anticipated pace of change recommendations
 - Communicate to enquirers that response letters will not be sent until the forthcoming pace of change policy recommendations have been considered by Council.
 - Continue to process rezoning enquiries.
 - Following Council consideration of the pace of change policy recommendations, letters of response will be sent in a coordinated manner to ensure fairness. Response letters will include information on any pace of change policy and its implications.

Note: The vast majority of enquiries received to date are generally compliant with Broadway Plan policies. These will be given priority over the small number of enquiries that are not clearly not policy-compliant, regardless of location.

3. Rezoning applications
 - Communicate to applicants that application processing will take longer than usual, recognizing the high volume of rezoning enquiries/applications and varying degrees of project complexity.
 - Continue to process rezoning applications and work toward a referral to public hearing.
 - Referral reports and public hearing dates to be scheduled as application processing is completed and Council agendas allow.

Staff will be communicating this approach to all enquirers. Communications will be sent from staff following Council's receipt of this memo, beginning the week of December 12th.

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



Theresa O'Donnell
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