

**From:** "Mochrie, Paul" <[Paul.Mochrie@vancouver.ca](mailto:Paul.Mochrie@vancouver.ca)>

**To:** "Direct to Mayor and Council - DL"

**Date:** 7/28/2023 12:55:51 PM

**Subject:** Memo - Broadway Plan Implementation Quarterly Update

**Attachments:** Memo to Mayor and Council - Bway Plan Implementation Quarterly Update.pdf

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Dear Mayor and Council,

Please see the attached memo from Theresa O'Donnell, regarding a quarterly update on Broadway Plan implementation as requested by Council in a motion on March 29th, 2023. The memo provides information on rezoning and development activity under the Broadway Plan.

Should you have any questions, please contact Theresa O'Donnell ([Theresa.O'Donnell@vancouver.ca](mailto:Theresa.O'Donnell@vancouver.ca)).

Best,  
Paul

**Paul Mochrie** (he/him)  
City Manager  
City of Vancouver  
[paul.mochrie@vancouver.ca](mailto:paul.mochrie@vancouver.ca)



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x̱məθḵʷəy̱əm (Musqueam), Sḵw̱x̱w̱ú7mesh (Squamish), and səlilwətał (Tsleil-Waututh) Nations.

## MEMORANDUM

July 27, 2023

TO: Mayor and Council

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

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

SUBJECT: Broadway Plan Implementation – Quarterly update on rezoning and development activity

RTS #: N/A

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This memo provides an update on Broadway Plan implementation as required by Council motion on March 29<sup>th</sup>, 2023 pursuant to Recommendation G of the Broadway Plan Implementation Report (RTS 15440), which directed staff to monitor and update Council on Broadway Plan progress on a quarterly basis:

“G. THAT Council direct staff to provide Council with an ongoing quarterly memo to outline the number of housing projects that have progressed beyond the letter of enquiry stage to the active application stage, including the number and tenure type of housing units for these active applications, in order for Council to monitor progress and trends, and to stay apprised of opportunities and challenges as the Broadway Plan progresses;

FURTHER THAT staff include in the quarterly update the number of housing projects in the Broadway Plan area that have moved to the construction phase and/or have broken ground, including the number and tenure type of housing units that these projects will deliver, and potentially serve to help meet the City's tenant relocation requirements.”

Staff have provided information on rezoning and development activity in the Broadway Plan area, including the volume of enquiries/applications, stage in the rezoning and development process, and housing and job space delivery. Detailed information is in the appendix.

As this is the first quarterly memo on Broadway Plan progress, the information provided establishes a baseline. In future memos, the number of projects that have progressed between each stage in the rezoning and development process will be summarized in the table below.

### Key Observations

- Under the Broadway Plan:
  - 111 formal rezoning enquiries have been received
  - 8 projects are in the rezoning application stage
  - 2 rezoning projects are at the approval stage
  - 4 projects are in the building permit stage (in application or approved)
- As the majority of the initial 111 rezoning enquiries have now been processed, staff expect that rezoning application volumes will increase significantly in the near term.
- Of the 125 enquiries, applications and permits in the development pipeline:
  - 101 are residential or mixed-use residential projects, comprising a total of 19,206 residential units:
    - 234 social housing units
    - 3,381 below market rental housing units
    - 13,380 market rental housing units
    - 998 strata housing units
  - 24 are non-residential projects and 44 are mixed-use residential projects with a non-residential component, comprising a total of approximately 7,958,000 sq. ft. of non-residential space.

Figure 1: Number of projects in the rezoning and development pipeline and change from the previous quarter \*

	Letter of Enquiry	Rezoning Application	Rezoning Approval	Development Permit	Building Permit	Occupancy Permit
Q1 2023	101	5	1	3	3	0
Q2 2023	111	8	2		4	0
Change	+ 10	+3	+1	-	+1	-

\* Notes

- Q1 2023 reporting period includes all projects received since the Plan's effective date September 1, 2022.
- 5 applications were received before the Plan's effective date through early actions or issues reports during the Broadway planning process. These projects are captured in the reporting numbers.
- This data is limited to development enabled by the Broadway Plan policies. It does not include development occurring under existing zoning that was not introduced with the Broadway Plan (e.g. demolition and rebuild of a detached home).
- Mixed-use residential projects include a component of non-residential land uses (e.g. ground floor retail/ services).
- Rezoning approvals are projects which have been approved in principle at a public hearing but have not yet proceeded to the development permit process.

The next memo covering Q3 progress is scheduled for October 2023. If you have any questions related to these items please contact me directly or Matt Shillito ([matt.shillito@vancouver.ca](mailto:matt.shillito@vancouver.ca)).

Best regards,



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

604.673.8434 | [theresa.o'donnell@vancouver.ca](mailto:theresa.o'donnell@vancouver.ca)

**Development data source:**

Data included in the Broadway Plan Implementation quarterly updates is limited to development enabled by the Broadway Plan policies. It does not include development occurring under existing zoning that was not introduced with the Broadway Plan (e.g. demolition and rebuild of a detached home).

**1. Residential Statistics by Number of Projects**

*Figure 1: Number of residential or mixed-use residential projects by tenure and stage of rezoning and development.\**

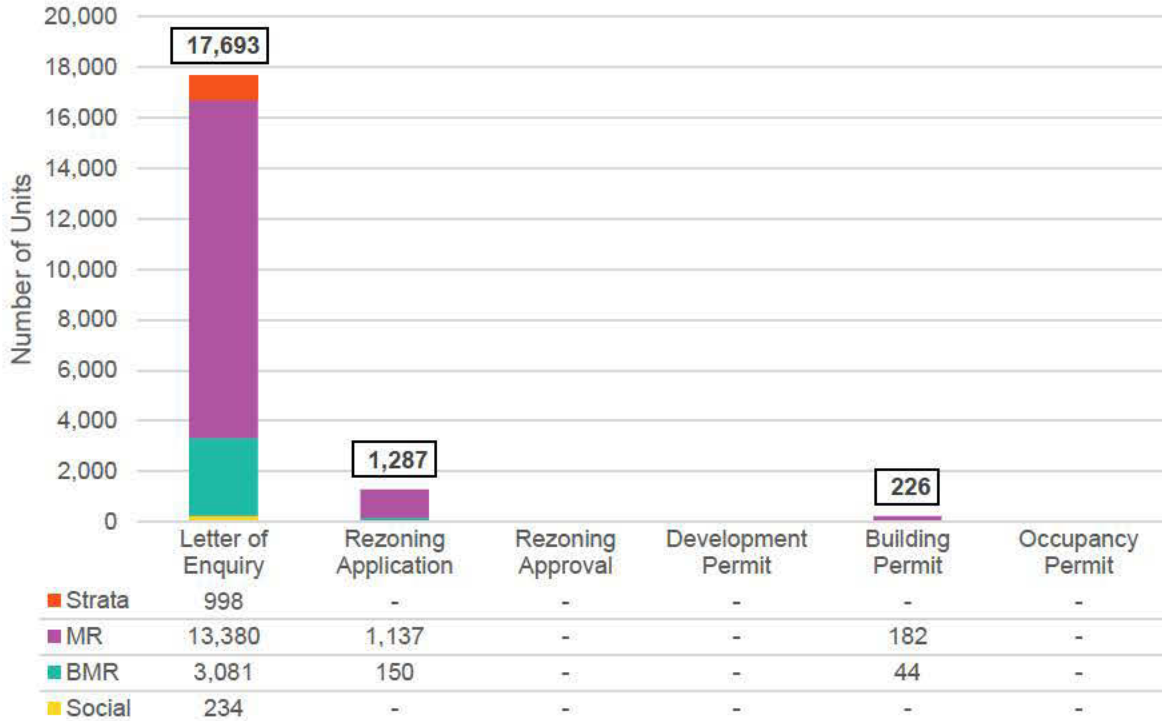


**\* Notes**

- Social housing projects include social housing, non-profit co-ops and supportive housing.
- MR - Market Rental Housing
- BMR – Below-Market Rental Housing

**2. Residential Statistics by Unit Count**

*Figure 2:      Total number of residential units by tenure and stage in the rezoning and development process*

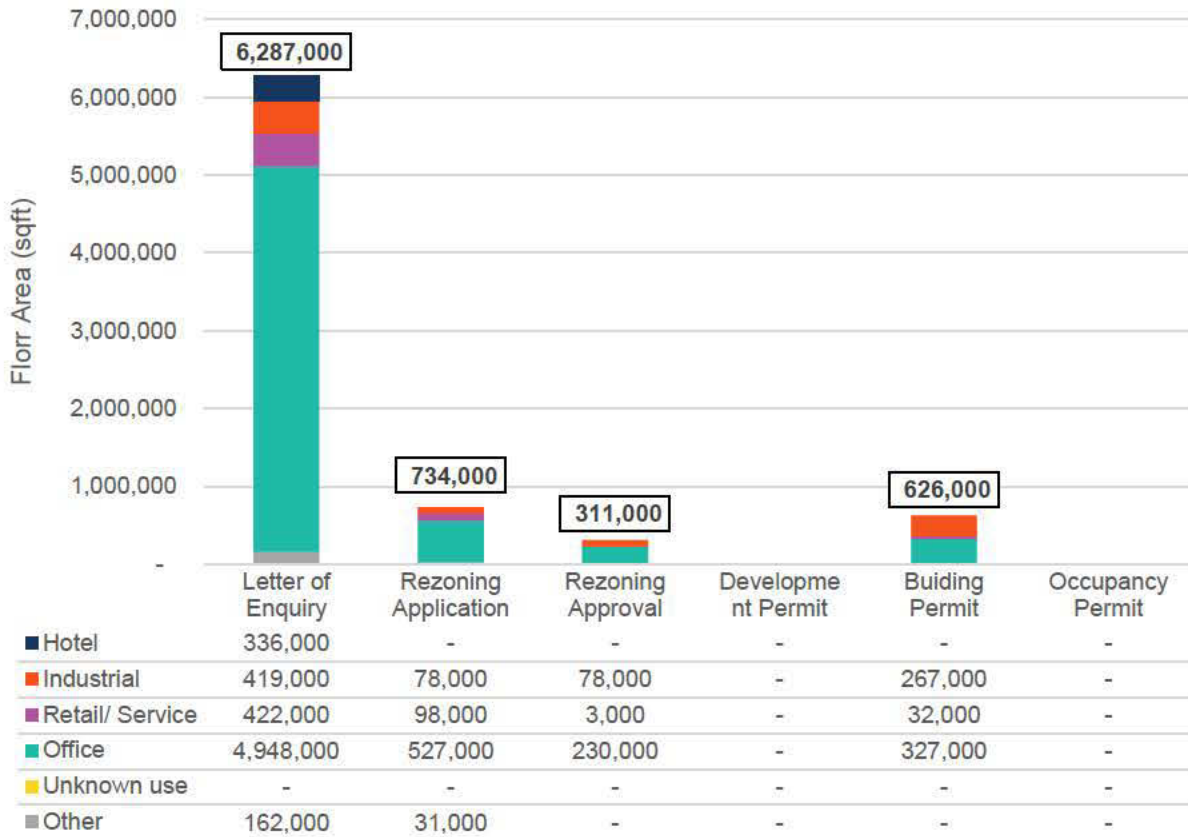


**\* Notes**

- Social housing projects include social housing, non-profit co-ops and supportive housing.
- MR - Market Rental Housing
- BMR – Below-Market Rental Housing
- The unit counts presented are estimates based on the information provided in the submission and level of detail varies between individual applications.

3. Non-Residential Use (Job Space) Statistics

Figure 3: Non-residential floor area by stage of rezoning/development and use\*



\* Notes:

- Information accuracy is subject to completeness of the project submission package.
- The floor areas presented are estimates based on the information provided in the submission and level of detail varies between individual applications.
- Two projects did not provide floor areas for their non-residential uses and are therefore not captured in this data set.
- The "Other" category is a combination of childcare, cultural spaces, and various institutional uses.