

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

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

**Date:** 10/27/2023 2:12:14 PM

**Subject:** Memo - Broadway Plan Implementation – Quarterly Update on Rezoning and Development

**Attachments:** Memo to Mayor & Council - Memo - Broadway Plan Implementation – Quarterly Update on Rezoning and Development Activity.pdf

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Dear Mayor and Council,

Please see attached memorandum from Doug Smith regarding Broadway Plan implementation. In accordance with the Council motion on March 29, 2023 pursuant to [Recommendation G of the Broadway Plan Implementation Report](#) (RTS 15440), 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.

This is the second quarterly memo on Broadway Plan progress. The memo summarizes the number of projects that have progressed between each stage in the rezoning and development process since the previous quarter. Detailed information is in the appendix.

The next memo covering Q4 progress is scheduled for January 2024. If you have any questions related to these items please contact Doug Smith ([doug.smith@vancouver.ca](mailto:doug.smith@vancouver.ca)) or Matt Shillito ([matt.shillito@vancouver.ca](mailto:matt.shillito@vancouver.ca)).

Best,  
Paul

**Paul Mochrie** (he/him)  
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City of Vancouver  
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skwxwú7mesh (Squamish), and səlilwətał (Tseil-Waututh) Nations.

## MEMORANDUM

October 25, 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: Doug Smith  
Acting General Manager, Planning, Urban Design and Sustainability

SUBJECT: Memo: 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 the Council motion on March 29, 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.

This is the second quarterly memo on Broadway Plan progress. The number of projects that have progressed between each stage in the rezoning and development process since the previous quarter are summarized in Figure 1 below.

**Key Observations**

- Under the Broadway Plan:
  - 122 formal rezoning enquiries have been received
  - 10 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 over 80% of rezoning enquiries have been processed and received a written Letter of Response (as of end of Q3 2023), staff expect that rezoning application volumes will increase significantly in the near term.
- Of the 138 enquiries, applications and permits in the development pipeline:
  - 111 are residential or mixed-use residential projects, comprising a total of 20,764 residential units:
    - 266 social housing units
    - 3,485 below market rental housing units
    - 15,573 market rental housing units
    - 1,440 strata housing units
  - 27 are non-residential projects and 51 are mixed-use residential projects with a non-residential component, comprising a total of approximately 8,197,173 sq. ft. of non-residential space.

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

	<b>Letter of Enquiry</b>	<b>Rezoning Application</b>	<b>Rezoning Approval</b>	<b>Development Permit</b>	<b>Building Permit</b>	<b>Occupancy Permit</b>
Q2 2023	111	8	2	-	4	-
Q3 2023	<b>122</b>	<b>10</b>	<b>2</b>	-	<b>4</b>	-
Change	<b>+ 11</b>	<b>+2</b>	-	-	-	-

\* Notes

- 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/service use).
- Rezoning approvals are projects that have been approved in principle by Council at a public hearing but have not yet proceeded to the development permit process.

The next memo covering Q4 progress is scheduled for January 2024. 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)).



Doug Smith  
Acting General Manager, Planning, Urban Design and Sustainability

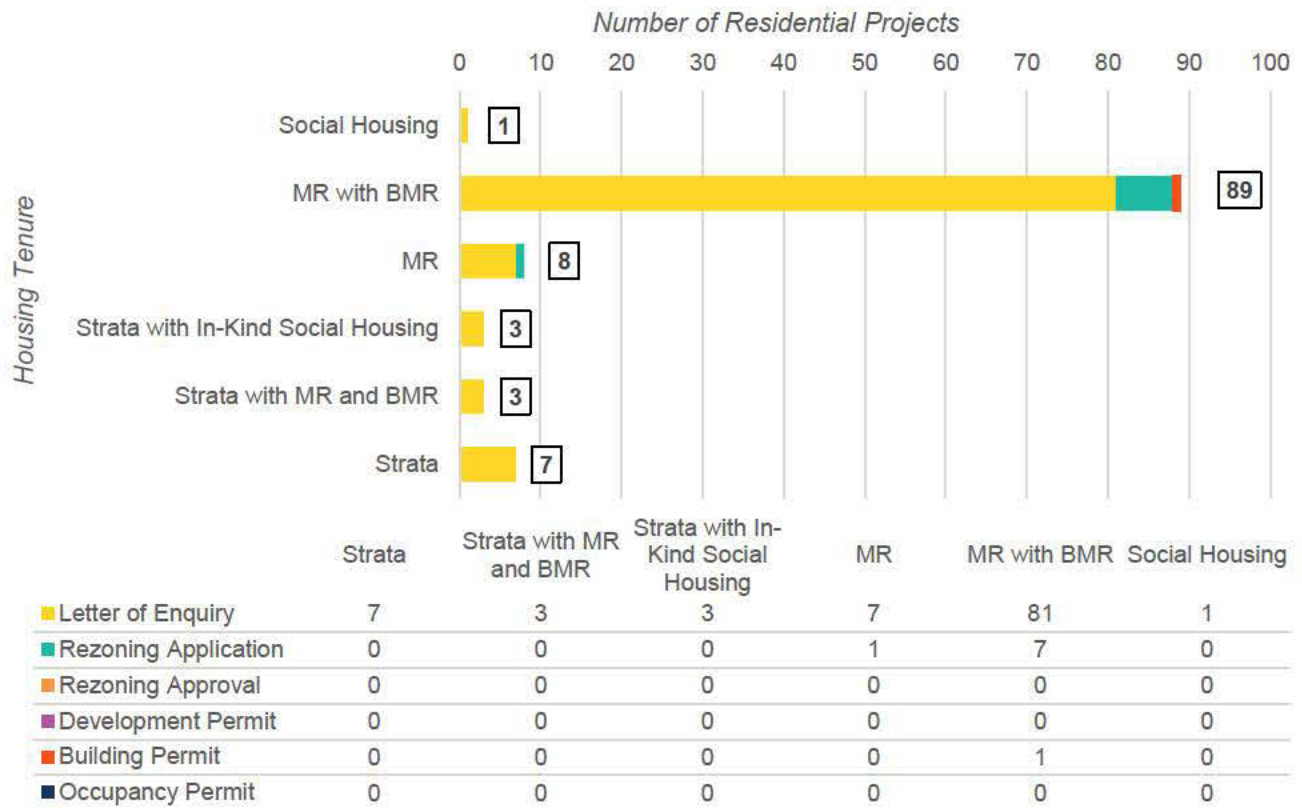
604.829.4308 | [doug.smith@vancouver.ca](mailto:doug.smith@vancouver.ca)

**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\**

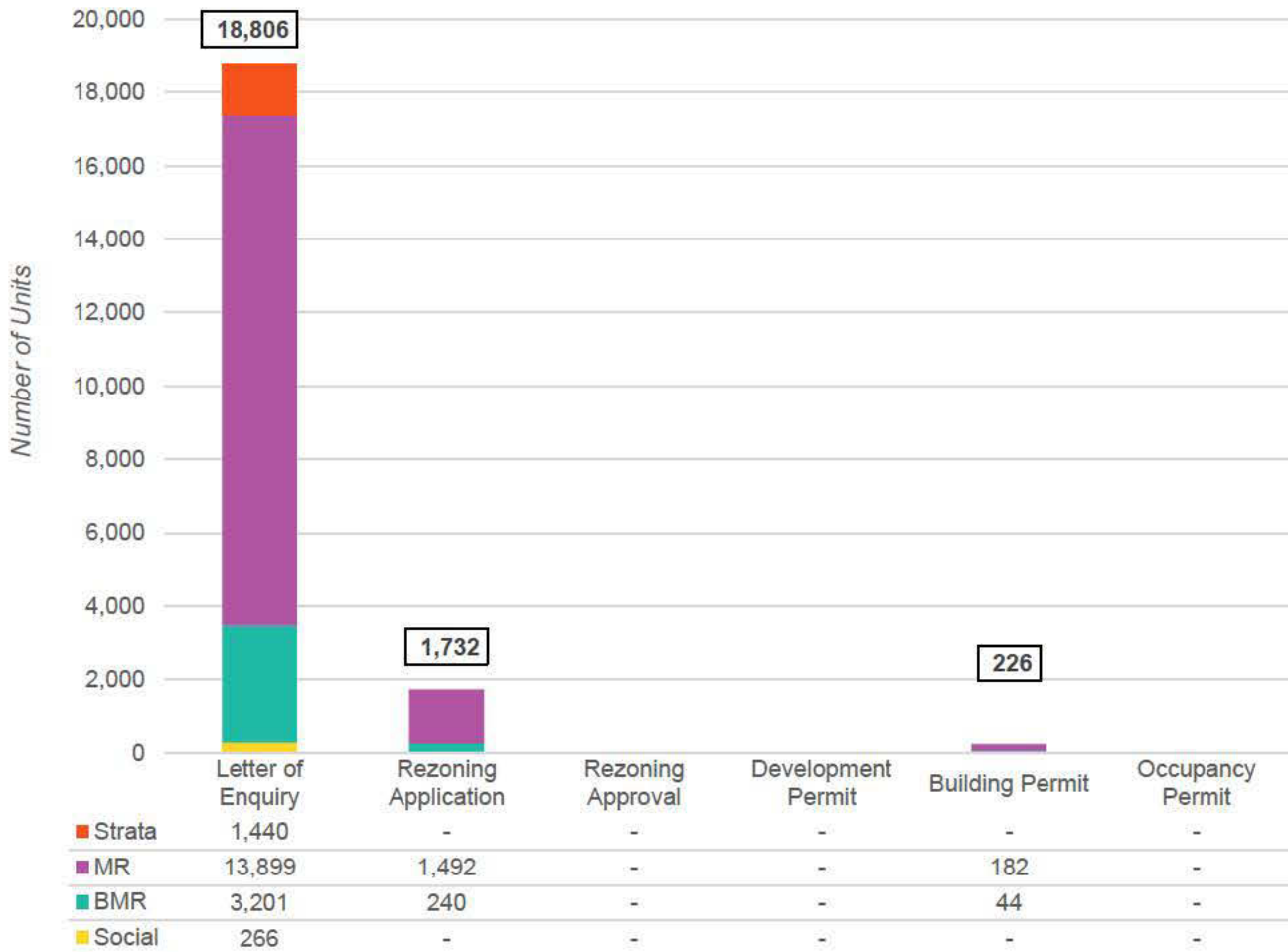


**\* Notes**

- 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\**

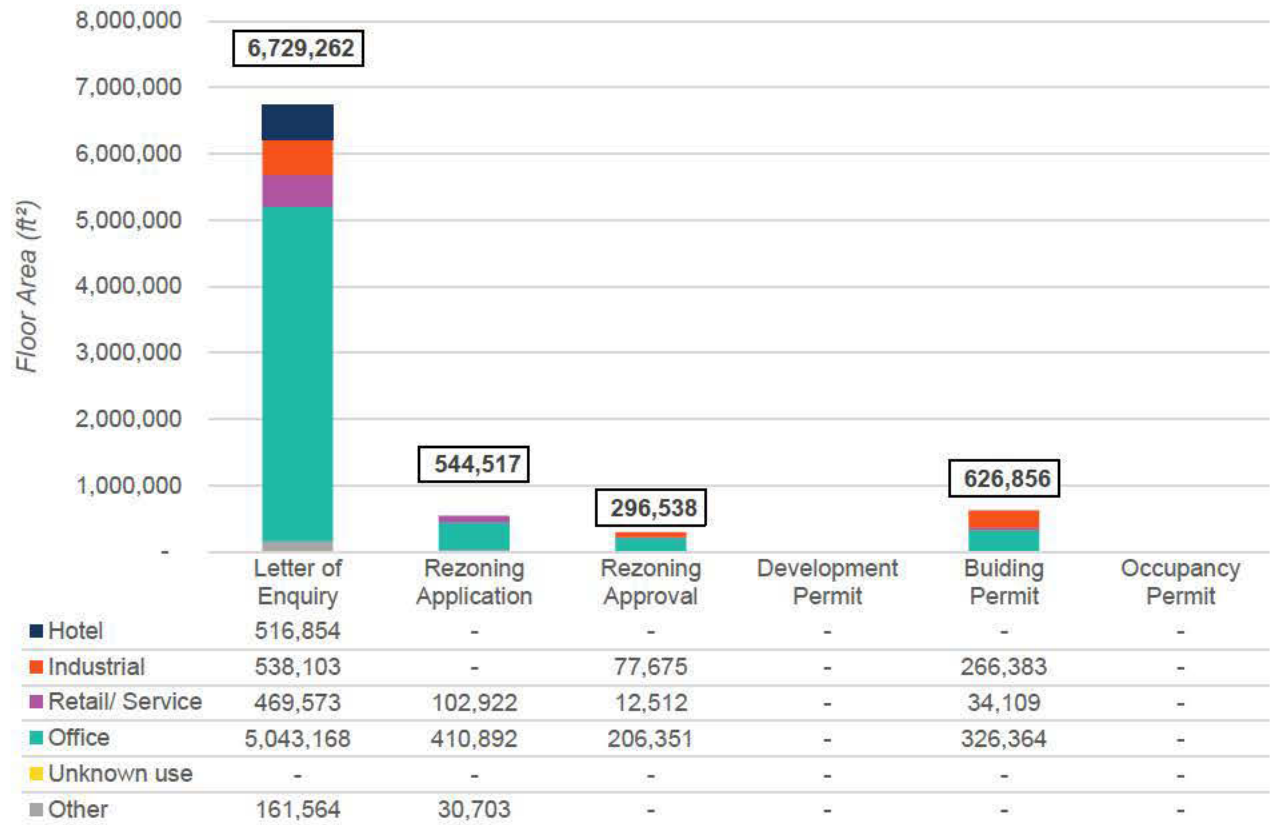


**\* Notes**

- 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 Project (Job Space) Statistics**

Figure 3: Non-residential floor area (ft<sup>2</sup>) 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.