

From: **"Mochrie, Paul"**

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

Date: 2/1/2024 10:07:51 AM

Subject: Memo to Mayor & Council - Broadway Plan Implementation – Quarterly Update on Rezoning and Development Activity for Q4 2023

Attachments: Memo to Mayor & Council - Memo - Broadway Plan Implementation – Quarterly Update on Rezoning and Development Activity for Q4 2023.pdf

Dear Mayor and Council,

Please see attached memorandum regarding Broadway Plan implementation for Q4 2023. 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 third 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 Q1 progress is scheduled for April 2024. If you have any questions related to these items please contact Doug Smith (doug.smith@vancouver.ca) or Matt Shillito (matt.shillito@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver



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

February 1, 2024

TO: Mayor and Council

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

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

SUBJECT: Broadway Plan Implementation – Quarterly Update on Rezoning and Development Activity for Q4 2023

RTS #: N/A

This memo provides an update on Broadway Plan implementation for Q4 2023 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 third 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 is provided in Figure 1 below.

Key Observations

- Under the Broadway Plan:
 - 106 projects in the formal rezoning enquiry stage
 - 29 projects are in the rezoning application stage
 - 2 rezoning projects are at the approval stage
 - 0 projects are at the development permit stage
 - 3 projects are in the building permit stage (in application or issued)
 - 1 project is in the occupancy permit stage
- Rezoning application volumes have significantly increased since the previous quarter, from 10 projects in the rezoning application stage in Q3 2023 to 29 projects in Q4 2023. For context, over the last five years an annual average of 76 rezoning applications were submitted across the entire city.
- The number of projects in the rezoning enquiry stage has decreased as many of these projects have progressed forward to rezoning application.
- Of the 141 enquiries, applications and permits in the development pipeline:
 - 113 are residential or mixed-use residential projects, comprising a total of 21,271 residential units:
 - 226 social housing units
 - 3,475 below market rental housing units
 - 16,127 market rental housing units
 - 1,443 strata housing units
 - 27 are non-residential projects and 54 are mixed-use residential projects with a non-residential component, comprising a total of approximately 9.2 million 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
Q3 2023	122	10	2	-	4	-
Q4 2023	106	29	2	-	3	1
Change	-16	+19	-	-	-1	+1

* 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).
- 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 Q1 2024 progress is scheduled for April 2024. If you have any questions related to these items please contact me at doug.smith@vancouver.ca or Matt Shillito (matt.shillito@vancouver.ca).



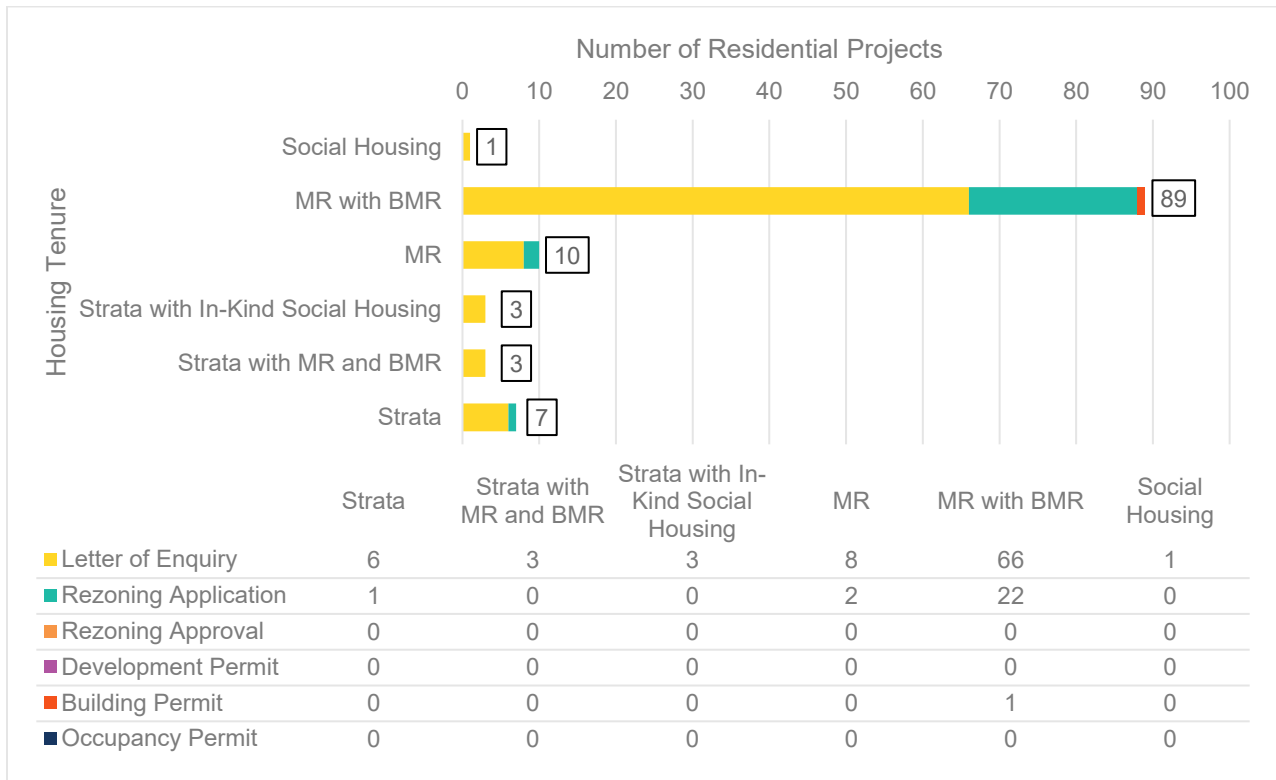
Doug Smith
Acting General Manager, Planning, Urban Design and Sustainability

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**

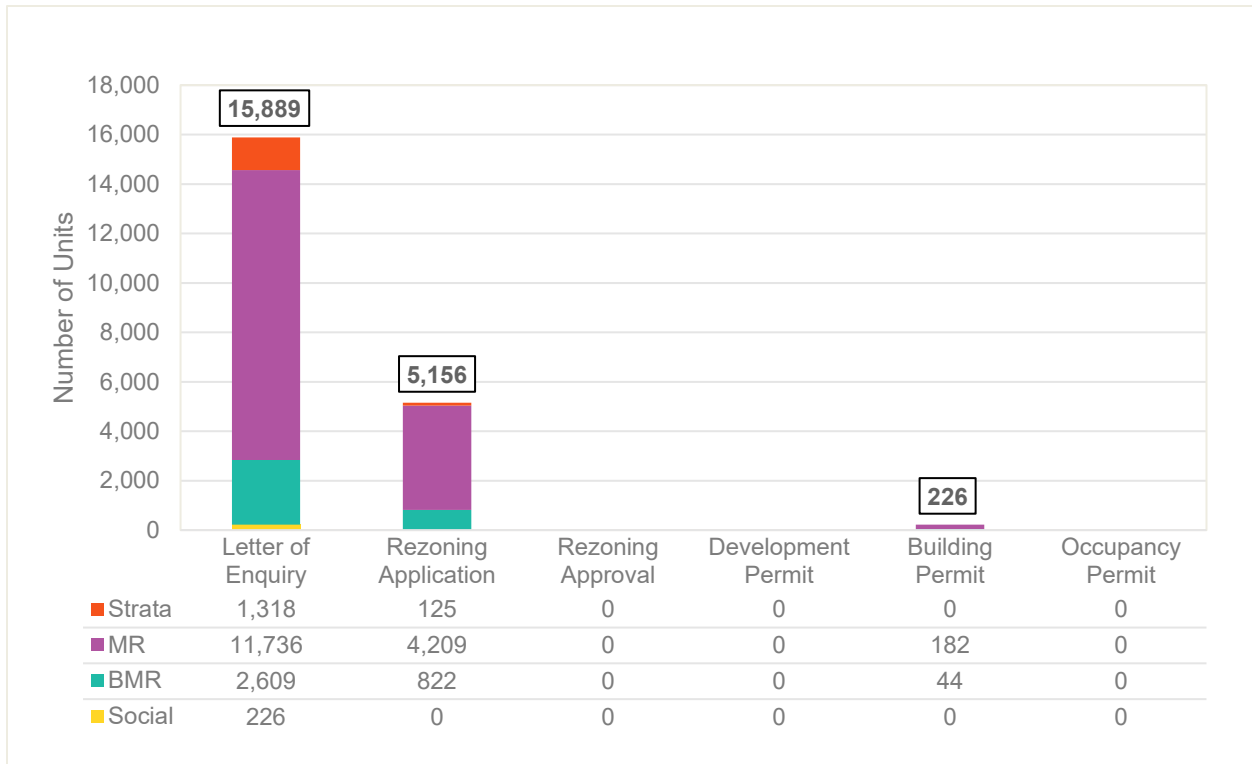


*** Notes**

- Social housing projects include social housing, non-profit co-ops and supportive housing.
- Mixed-use residential projects include a component of non-residential land uses (e.g. ground floor retail/service use).
- 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**

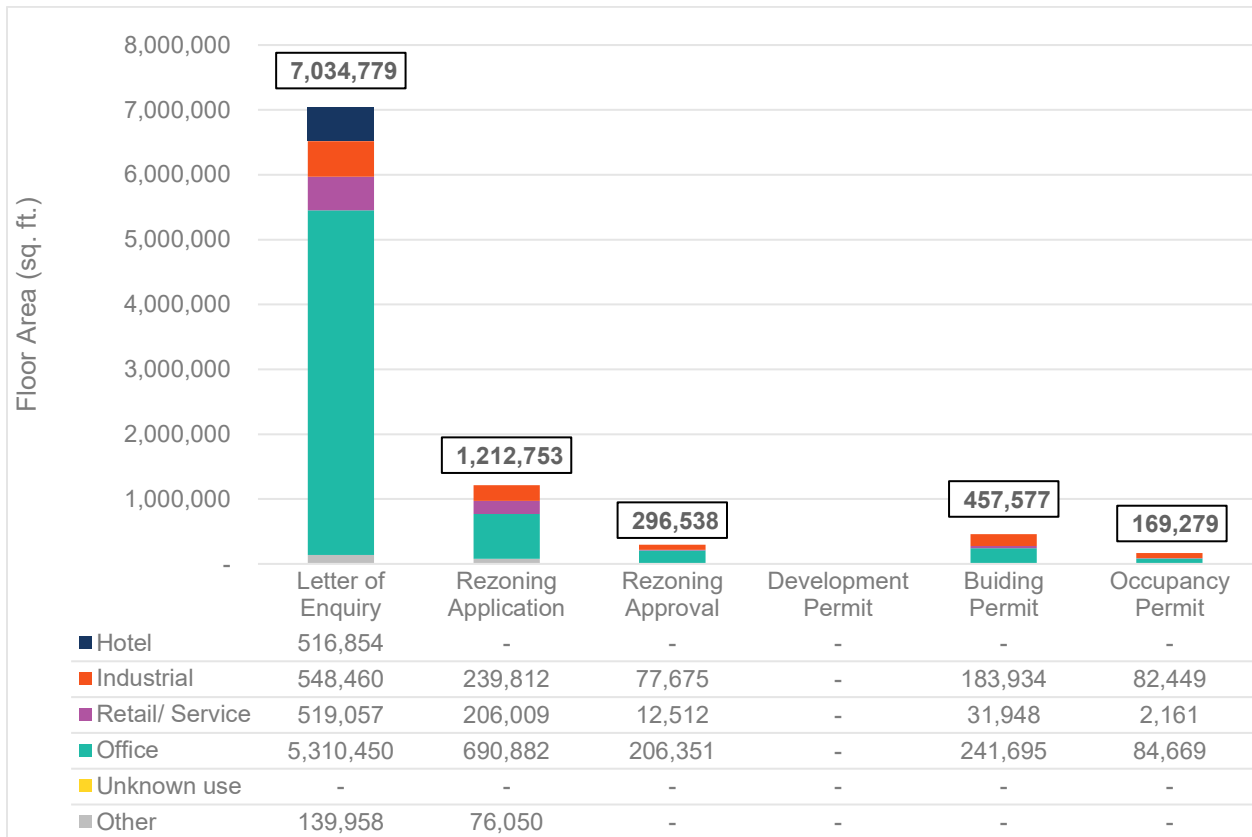


*** Notes**

- *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 (ft²) 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.
- The "Other" category is a combination of childcare, cultural spaces, and various institutional uses.