

From: [Amrolia, Armin](#)
To: [Direct to Mayor and Council - DL](#)
Cc: [White, Josh](#); [City Manager's Correspondence Group - DL](#)
Subject: Council Memo - Broadway Plan Implementation - Quarterly Update on Rezoning and Development Activity for Q2 2024
Date: July 26, 2024 2:12:22 PM
Attachments: [Memo to Mayor & Council - Memo - Broadway Plan Implementation – Quarterly Update on Rezoning and Development Activity for Q2 2024.pdf](#)

Dear Mayor and Council,

Please find attached from Josh White, GM of PDS, the Broadway Plan Implementation - Quarterly Update on Rezoning and Development Activity memo.

In summary, the number of rezoning applications is high and has continued to increase over the last year, indicating that the development opportunities enabled by the Broadway Plan are attractive even in this challenging market. We've seen a slight decline in rezoning enquiries as the initial rush following Plan approval has passed and many have progressed to the application stage. Overall, this represents significant new housing and employment stock that will be added to the Plan area over the coming years.

Best,

Armin

Armin Amrolia - Deputy City Manager (she/her)

The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the x̱məθḵəyəm/Musqueam, Sḵwx̱wú7mesh/Squamish and səliwətał/Tsleil-Waututh nations

MEMORANDUM

July 26, 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: Josh White
General Manager, Planning, Urban Design and Sustainability

SUBJECT: Broadway Plan Implementation – Quarterly Update on Rezoning and Development Activity for Q2 2024

RTS #: N/A

This memo provides an update on Broadway Plan implementation for Q2 2024 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 fifth 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:
 - 71 projects are in the formal rezoning enquiry stage
 - 56 projects are in the rezoning application stage
 - 4 rezoning projects are at the approval stage
 - 14 projects are at the development permit stage
 - 3 projects are in the building permit stage
 - 1 project is in the occupancy permit stage
- The volume of rezoning applications has significantly increased since the previous quarter, up from 46 at the end of Q1 2024 to 56 at the end of Q2 2024. In 2024 to date, there has been an increase of 27 rezoning applications. For context, over the last five years the City has had an annual average of 76 rezoning applications 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, or have become inactive following completion by way of a formal Letter of Response from staff. It is not uncommon for rezoning enquiries to go inactive, as it often takes several months for applicants to prepare a full rezoning application package following the Letter of Response.
- Of the 149 projects in the development pipeline:
 - 115 are residential or mixed-use residential projects, comprising a total of 21,297 residential units:
 - 228 social housing units
 - 3,437 below market rental housing units
 - 16,097 market rental housing units
 - 1,535 strata housing units
 - 34 are non-residential projects and 68 are mixed-use residential projects with a non-residential component. In total these projects comprise approximately 8.5 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 Application	Building Permit Issued	Occupancy Permit Issued
Q1 2024	94	46	4	12	3	1
Q2 2024	71	56	4	14	3	1
Change	-23	+10	-	+2	-	-

** Notes*

- 6 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 accounts for all development projects received within the Broadway Plan area from September 2022 onwards. In previous quarterly updates, only development projects received under Broadway Plan enabling policies were included.
- 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 Q3 2024 progress is scheduled for October 2024. If you have any questions related to these items please contact me at josh.white@vancouver.ca or Matt Shillito (matt.shillito@vancouver.ca).



Josh White
 General Manager, Planning, Urban Design and Sustainability
 604.877.5159 | josh.white@vancouver.ca

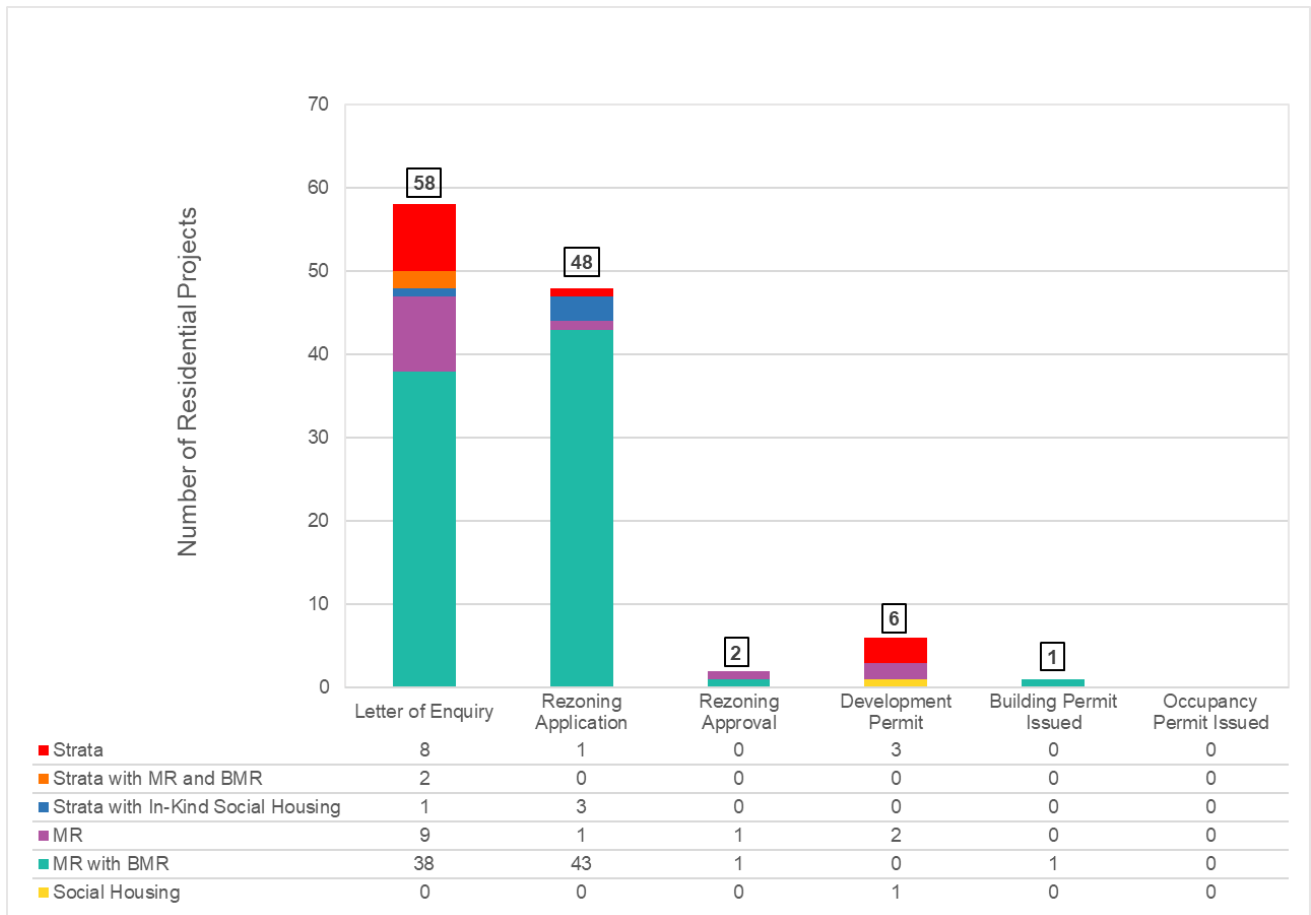
Appendix A **Broadway Plan Area Development Statistics up to end of Q2 2024**

Development data source:

As of this report, data included in the Broadway Plan Implementation quarterly update accounts for all development permit projects received within the Broadway Plan policy area boundary from September 2022 onwards. In previous quarterly updates, only rezoning and development permit projects received under Broadway Plan enabling policies were included. This change was made to provide a more comprehensive view of development activity in the Broadway Plan area.

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*

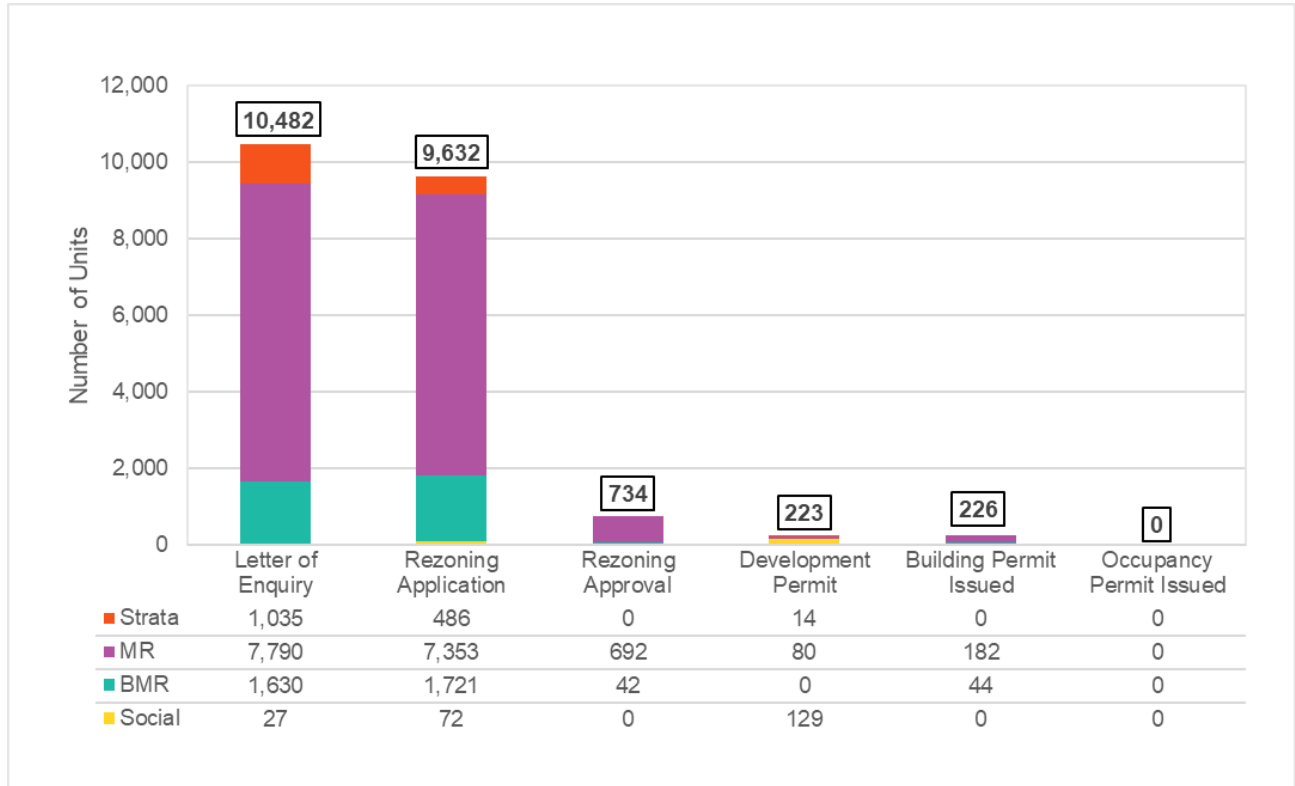


* Notes

- 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**

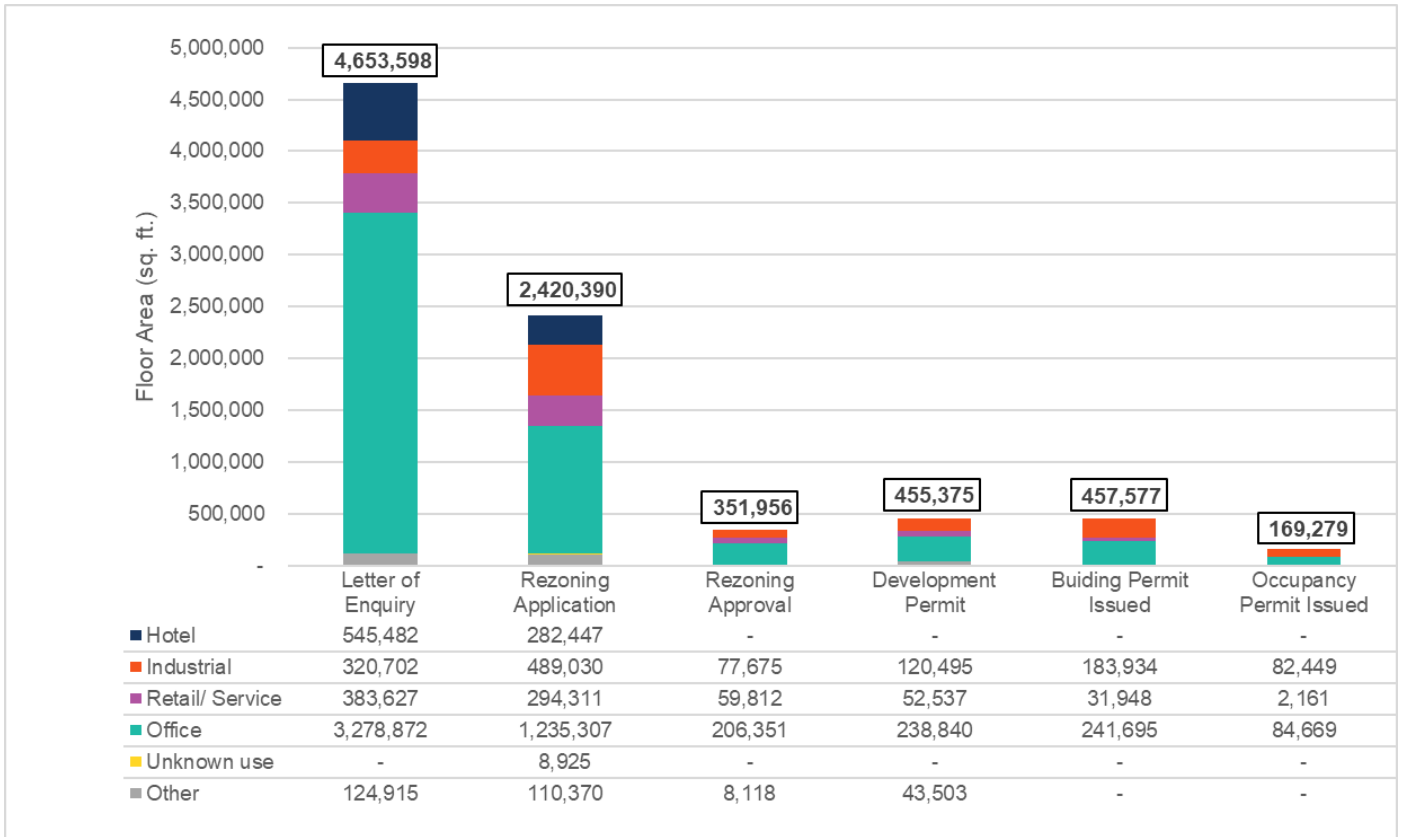


*** Notes**

- *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.