

From: "Mochrie, Paul" <Paul.Mochrie@vancouver.ca>

To: "[Direct to Mayor and Council - DL](#)"

Date: 2/4/2025 12:56:57 PM

Subject: CM: Council Memo to Mayor and Council - Broadway Plan Implementation – Quarterly Update on Rezoning and Development Activity for Q4 2024 - RTS# 15440 and 16488

Attachments: Council Memo to Mayor & Council - Broadway Plan Implementation – Quarterly Update on Rezoning and Development Activity for Q4 2024.pdf

Dear Mayor and Council,

Please see attached memorandum regarding Broadway Plan implementation. In accordance with Council motions on March 29, 2023 pursuant to [Recommendation G of the Broadway Plan Implementation Report](#) (RTS 15440) and December 12, 2024 pursuant to [Recommendation G of the Broadway Plan Review and Implementation Report](#) (RTS 16488), staff have reported on rezoning and development activity in the Broadway Plan area. Provided information includes the volume of enquiries/applications, stage in the rezoning and development process, housing and job space delivery, and Tenant Relocation and Protection Policy (TRPP) eligible projects.

This is the seventh 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 2025. If you have any questions related to these items please contact Josh White (josh.white@vancouver.ca) or Matt Shillito (matt.shillito@vancouver.ca).

Best,
Paul

Paul Mochrie (he/him)
City Manager
City of Vancouver
paul.mochrie@vancouver.ca



The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xw'kməy (Musqueam), Sxw'xwú7mesh (Squamish), and səlilwəta' (Tsleil-Waututh) Nations.

MEMORANDUM

February 3, 2025

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 Q4 2024

RTS #: N/A

This memo provides an update on Broadway Plan implementation for Q4 2024 as required by Council motions on both March 29, 2023 pursuant to [Recommendation G of the Broadway Plan Implementation Report \(RTS 15440\)](#) and December 12, 2024 pursuant to [Recommendation G of the Broadway Plan Review and Implementation \(RTS 16488\)](#).

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, including Tenant Relocation and Protection Policy (TRPP) eligible projects. Detailed information is in the appendix.

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:
 - 32 projects are in the formal rezoning enquiry stage
 - 71 projects are in the rezoning application stage
 - 9 rezoning projects are at the approval stage
 - 21 projects are in the development permit stage
 - 3 projects are in the building permit stage
 - 1 project is in the occupancy permit stage
- Since the implementation of the Broadway Plan (September 2022), 13 rezoning applications have been approved by Council.
- Currently, rezoning applications either in process or approved impact:
 - 33 sites with primary rental housing, comprising 1,076 existing rental units.
 - 11 sites with secondary rental housing, comprising 133 existing rental units.
- 91% of tenants living at sites undergoing rezoning are eligible for the Tenant Relocation and Protection Policy (TRPP).
- 6% of rental units on sites with a rezoning application are vacant.
- Of the 137 projects in the development pipeline:
 - 111 are residential or mixed-use residential projects, comprising a total of 21,661 residential units:
 - 540 social housing units
 - 3,457 below market rental housing units
 - 15,477 market rental housing units
 - 2,217 strata housing units
 - 26 are non-residential projects and 68 are mixed-use residential projects with a non-residential component. In total these projects comprise approximately 6.7 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
Q3 2024	44	71	4	16	3	1
Q4 2024	32	71	9	21	3	1
Change	-12	-	+5	+5	-	-

* 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 Q1 2025 progress is scheduled for April 2025. 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

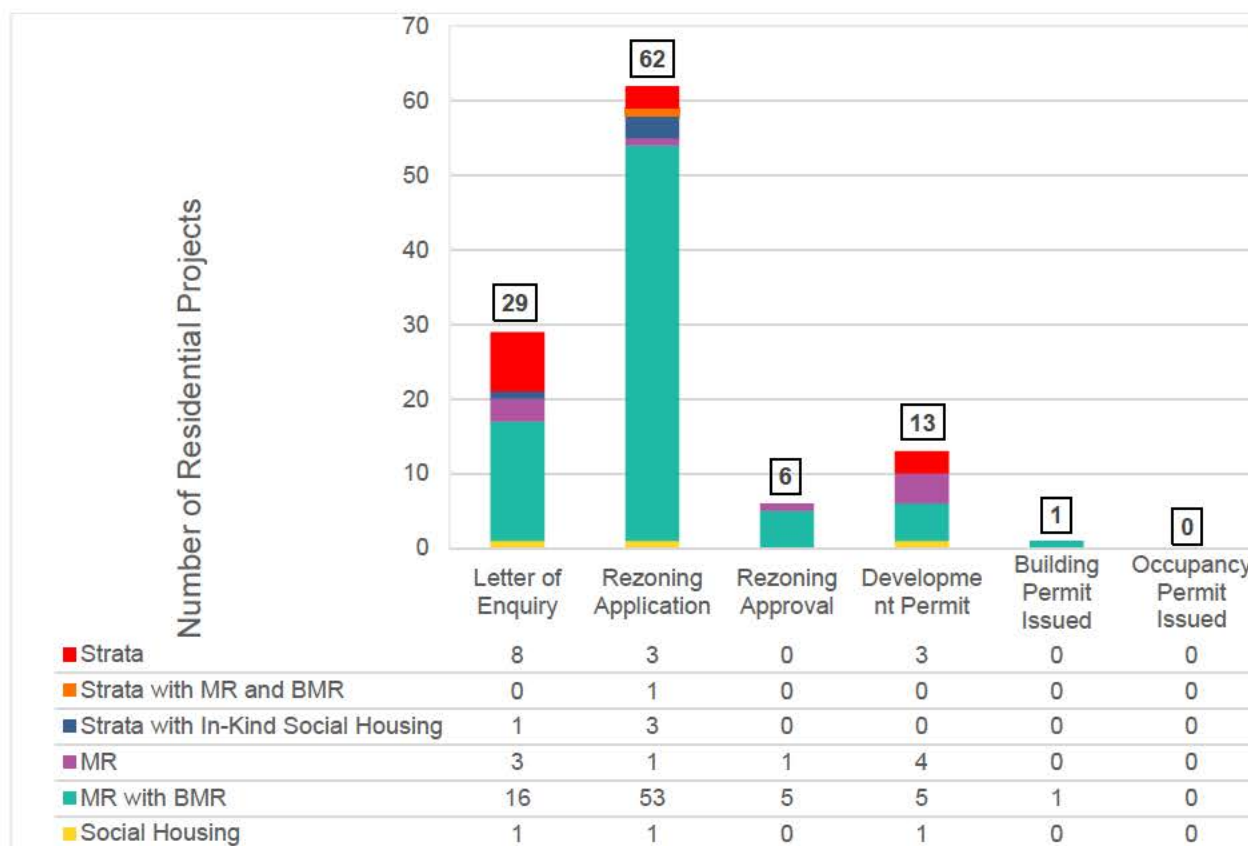
Appendix A Broadway Plan Area Development Statistics up to end of Q4 2024

Development data source:

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.

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**



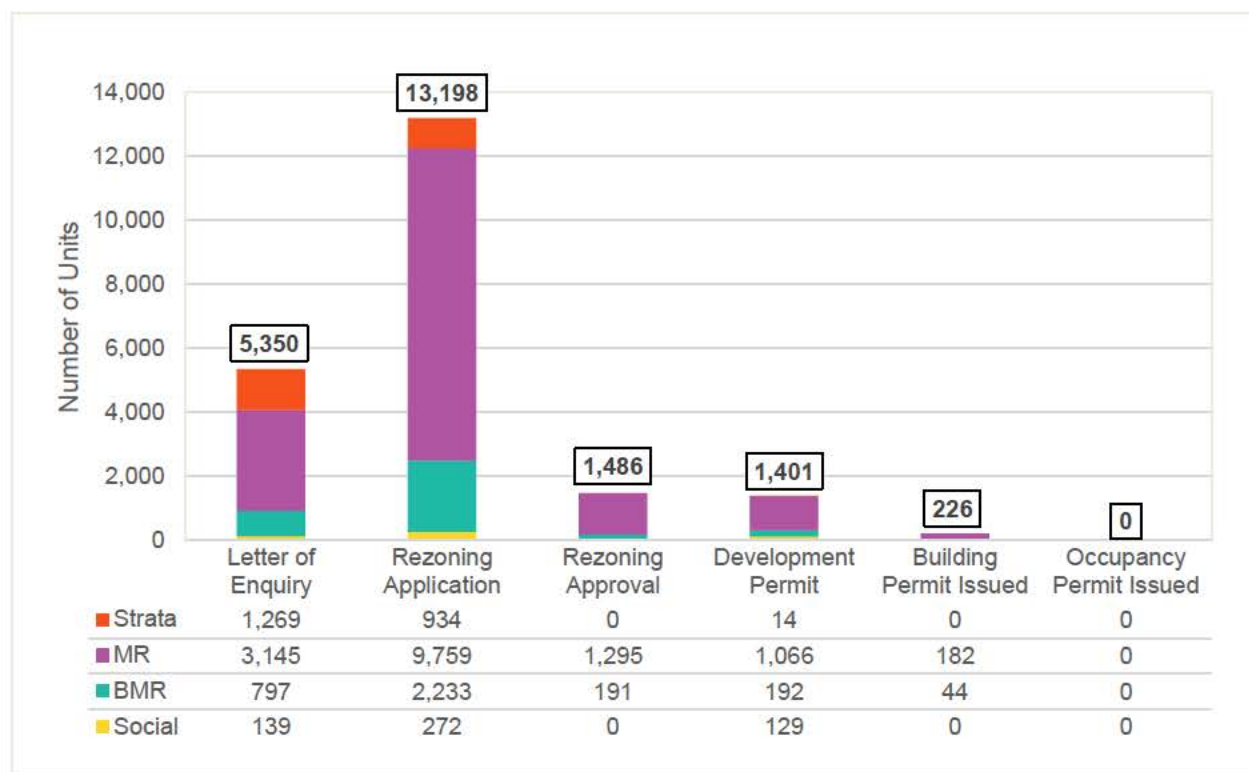
* Notes

- 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

Appendix A Broadway Plan Area Development Statistics up to end of Q4 2024

2. Residential Statistics by Unit Count

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



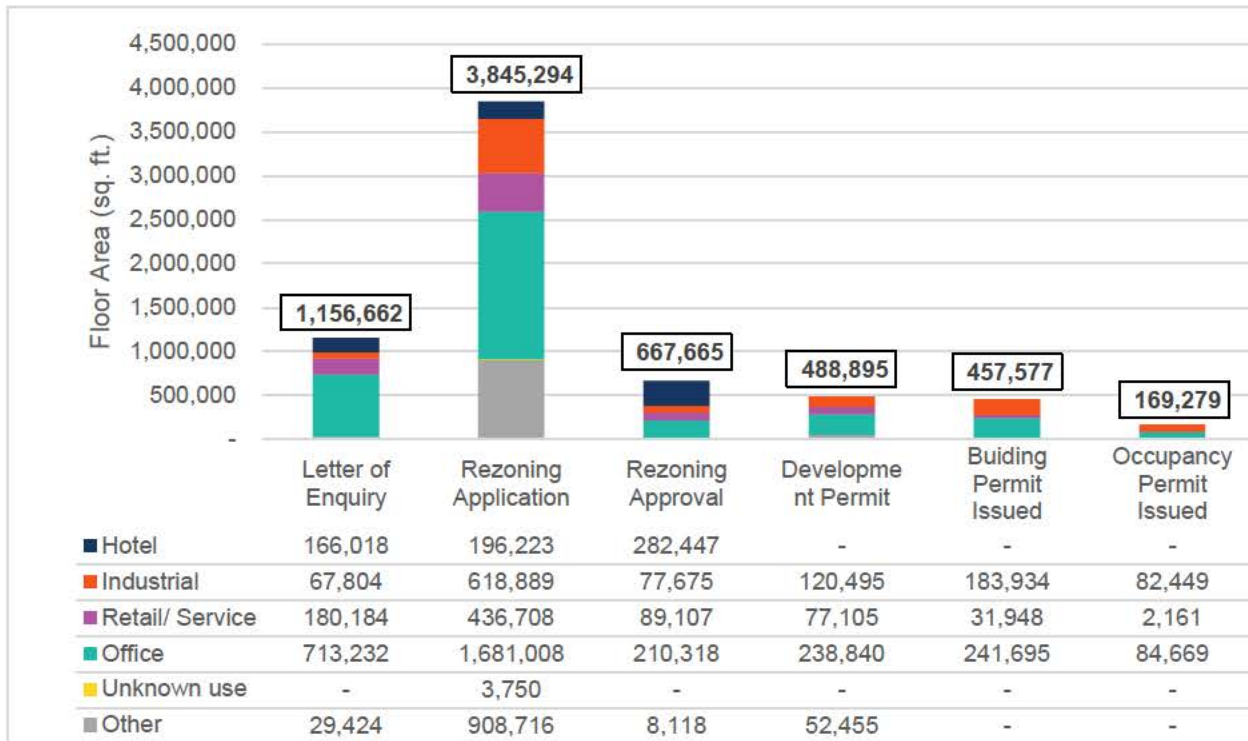
* Notes

- 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.

Appendix A Broadway Plan Area Development Statistics up to end of Q4 2024

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.

Appendix A **Broadway Plan Area Development Statistics up to end of Q4 2024**

4. Tenant Relocation and Protection Policy Statistics

Tenant Relocation and Protection Policy (TRPP) eligibility is assessed once a rezoning or development permit application and all required information is submitted. The timing for receiving and assessing this information varies project by project and is why eligibility data may not be available for all applications at the time of reporting but will be captured in future reporting.

Table 1: Broadway Plan applications with Tenant Relocation Plans and number of eligible tenancies by primary and secondary rental

Application Type	# applications TRPP eligibility data is available for	# existing rental units	# TRPP-eligible tenancies*	# TRPP-ineligible tenancies	# vacant rental units
Rezoning (primary rental)	33	1,076	911	95	70
Rezoning (secondary rental)	11	133	120	9	4
Development Permit (primary rental)	0	0	0	0	0
Development Permit (secondary rental)	0	0	0	0	0
Total	44	1,209	1,031	104	74
%		100%	85%	9%	6%

**TRPP eligibility data current as of December 31, 2024. Data includes both rezoning applications and straight to development permit (e.g. major renovations) within the Broadway Plan area.*

*Table 2: Rental Vacancy Rates for Broadway Plan Neighbourhoods and City of Vancouver**

Area	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total
South Granville/Oak	1.4%	1.0%	0.8%	**	1.0%
Kitsilano/Point Grey	0.5%	0.6%	2.7%	0.0%	1.0%
Mount Pleasant/Renfrew Heights	2.9%	1.1%	2.2%	5.4%	1.8%
City of Vancouver	1.9%	1.4%	1.2%	3.0%	1.6%

Source: CMHC Rental Market Survey 2024.

***Data suppressed.*