

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

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

Date: 5/5/2025 3:47:58 PM

Subject: Memo to Mayor & Council - Broadway Plan Implementation – Quarterly Update on Rezoning and Development Activity for Q1 2025

Attachments: Memo to Mayor & Council - Broadway Plan Implementation – Quarterly Update on Rezoning and Development Activity for Q1 2025.pdf

Dear Mayor and Council,

Please see the 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 eighth 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 Q2 progress is scheduled for August 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

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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 səlilwətaʔ (Tsleil-Waututh) Nations.

MEMORANDUM

May 5, 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 Q1 2025

RTS #: N/A

This memo provides an update on Broadway Plan implementation for Q1 2025 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:
 - 29 projects are in the formal rezoning enquiry stage
 - 68 projects are in the rezoning application stage
 - 20 rezoning projects are at the approval stage
 - 25 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 began (September 2022), 24 rezoning applications have been approved by Council.
- Currently, rezoning and development permit applications for which we have TRPP eligibility data impact:
 - 42 sites with primary rental housing, comprising 1,375 existing rental units.
 - 10 sites with secondary rental housing, comprising 98 existing rental units.
- 86% of tenants living at sites undergoing rezoning or development permit are eligible for the Tenant Relocation and Protection Policy (TRPP).
- 5% of all rental units on sites with a rezoning application or development permit are vacant, the average number of vacant units across 52 projects is 1.3 units per project.
- Of the 146 projects in the development pipeline:
 - 117 are residential or mixed-use residential projects, comprising a total of 22,842 residential units:
 - 540 social housing units
 - 3,639 below market rental housing units
 - 16,307 market rental housing units
 - 2,356 strata housing units
 - The number of proposed below market rental housing units (3,639) is about 1.6 times greater than the existing 2,214 rental units* that would be impacted by redevelopment in the Plan area based on current applications and enquiries.
 - 28 are non-residential projects and 70 are mixed-use residential projects with a non-residential component. In total these projects comprise approximately 7.2 million sq. ft. of non-residential space.

**Data on number of existing rental units and proposed units may change over time as more detailed information is obtained and applications are refined through the development approvals process. Further, the number of existing rental units differs from the number of existing rental units in Appendix A section 4, which only includes information for projects where tenant relocation eligibility data is currently available.*

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
Q4 2024	32	71	9	21	3	1
Q1 2025	29	68	20	25	3	1
Change	-3	-3	+11	+4	-	-

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 Q2 2025 progress is scheduled for August 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
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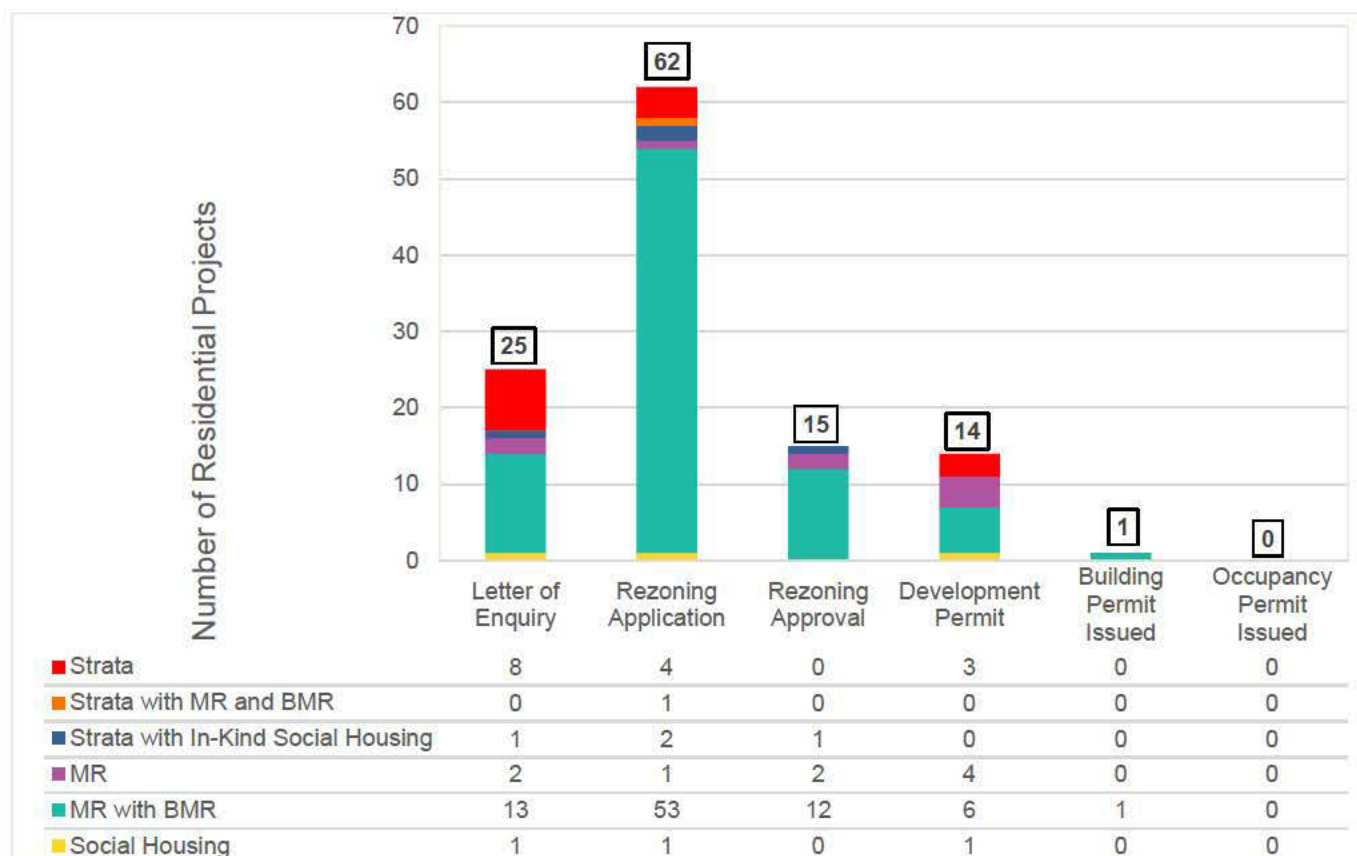
Appendix A Broadway Plan Area Development Statistics up to end of Q1 2025

Development data source:

Data included in the Broadway Plan Implementation quarterly update accounts for all development permit projects received within the Broadway Plan area 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*

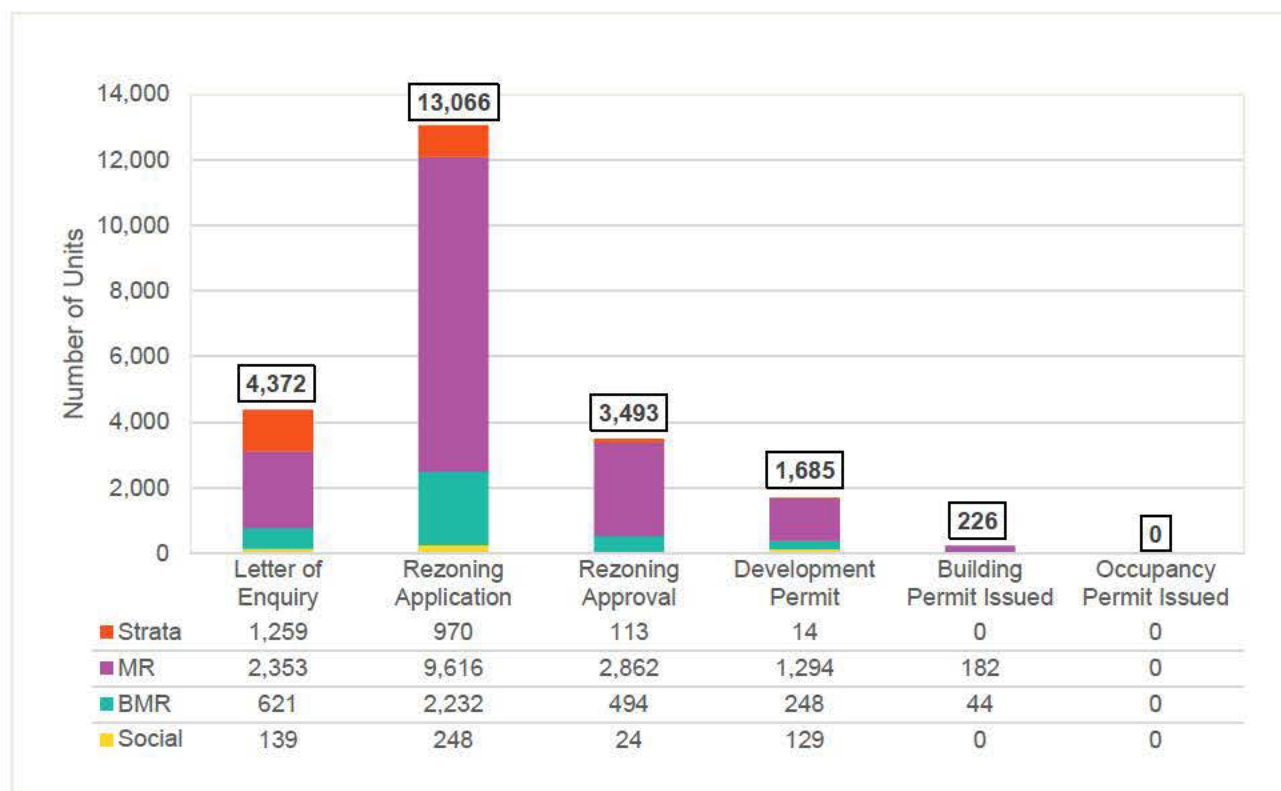


* Notes

- 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

2. Residential Statistics by Unit Count

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

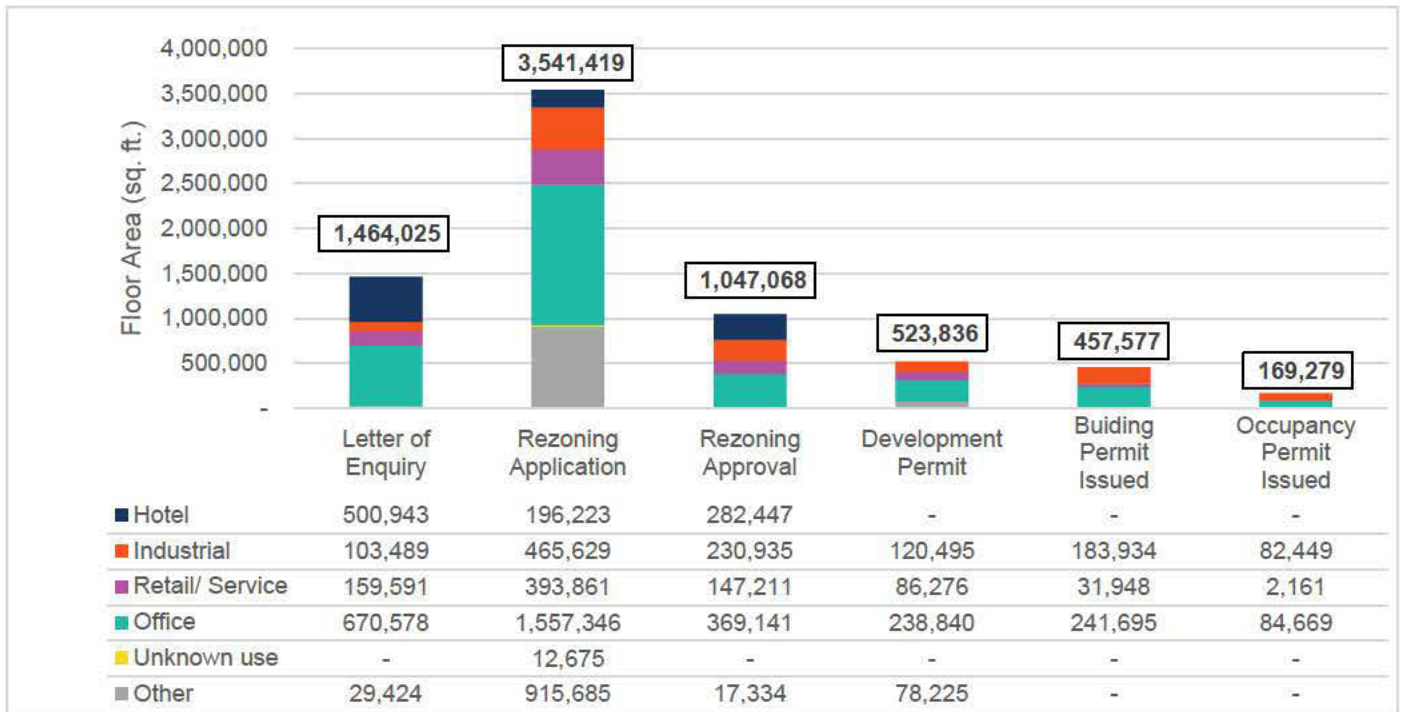


*** Notes**

- 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.

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. Key observations from this quarter include:

- 86% of tenants living at sites undergoing rezoning or development permit are eligible for the TRPP
- The majority of tenants who are ineligible are assessed as such because of the TRPP requirement that tenants must have lived in their unit for at least one year in order to be eligible or, in cases of secondary rental where a tenancy has started after the transfer of the property the tenant must have lived in their unit for a minimum of 2 years to be eligible.¹
- The average number of vacant units across all 52 projects is 1.3 units per project.

*Table 1: Broadway Plan applications with Tenant Relocation Plans, number of eligible tenancies by primary and secondary rental and number of vacant units.**

Application Type	# applications TRPP eligibility data is available for	# existing rental units	# TRPP-eligible tenancies**	# TRPP-ineligible tenancies**	# vacant rental units
Rezoning (primary rental)	41	1,340	1,106	168	66
Rezoning (secondary rental)	9	85	62	19	4
Development Permit (primary rental)	1	35	33	2	0
Development Permit (secondary rental)	1	13	7	6	0
Total	52	1,473	1,208	195	70
%		100%	86%	14%	5%

**TRPP eligibility data current as of March 31, 2025. Data is a point-in-time snapshot and includes both rezoning applications and development permit applications being considered under the Broadway Plan land use policies.*

***The percentage totals in these columns measure only occupied units and exclude vacant units.*

¹ The exclusion for tenancies that commenced following the property transfer with a length of two years or less is intended to avoid penalizing owners who are renting out secondary rental units in order to comply with the City's Empty Homes Tax during the process of assembling sites for redevelopment.

*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.*