

From: [White, Josh](#)
To: [Direct to Mayor and Council - DL](#)
Cc: [City Manager's Correspondence Group - DL](#); [Shillito, Matt](#); [Stroh, Miles](#)
Subject: Memo - Quarterly Broadway Plan Implementation Update
Date: Tuesday, February 3, 2026 11:44:02 AM
Attachments: [Council Memo to Mayor & Council - Broadway Plan Implementation – Quarterly Update on Rezoning and Development Activity for Q4 2025.pdf](#)
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Dear Mayor and Council,

Please see attached Council memo providing an update on Broadway Plan implementation for Q4 2025, as directed by Council through motions passed on [March 29, 2023](#), and [December 12, 2024](#).

The memo summarizes progress on development approvals and activity in the Plan area, including housing delivery, impacts on existing residential tenancies, and new job space.

Key takeaways include:

- Rezoning and development progress is strong with 168 active projects and approximately 26,000 residential units
- Significant majority of proposed residential units are rental housing (90%)
- New below-market rental units in the pipeline (~4,200 units) significantly exceed the number of existing rental units impacted by redevelopment (~2,400 units)
- Low residential rental vacancy rates persist

The next memo covering Q1 progress is scheduled for May 2026. If you have any questions related to these items please contact myself (josh.white@vancouver.ca) or Matt Shillito (matt.shillito@vancouver.ca).

Josh White M.Pl. (He/him)
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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Sk̓wx̓wú7mesh (Squamish), and səliłwətał (Tseil-Waututh) Nations.

MEMORANDUM

February 3, 2026

TO: Mayor and Council

CC: Donny van Dyk, City Manager
Armin Amrolia, Deputy City Manager
Karen Levitt, Deputy City Manager
Sandra Singh, Deputy City Manager
Katrina Leckovic, City Clerk
Maria Pontikis, Chief of External Relations
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 2025

RTS #: N/A

Background

This council memo provides an update on Broadway Plan implementation for Q4 2025, as directed by Council through motions passed on [March 29, 2023](#), and [December 12, 2024](#). It highlights the scale and progress of development in the Plan area, including housing delivery, impacts on existing tenancies, and job space.

Q4 2025 Key Takeaways

- **Rezoning and Development Progress is Strong**
The development pipeline includes 168 active projects. Reflecting continued progress on Plan implementation, 46 projects have reached the development permit stage or beyond, and an additional 32 projects have an approved rezoning.
- **Significant Majority of Proposed Residential Units Are Secured Rental**
There are approximately 26,000 residential units in the development pipeline and approximately 90% are rental housing, including over 4,200 below-market rental units.
- **Tenant Protection Measures in Effect**
85% of tenants living at sites undergoing redevelopment are eligible for the Tenant Relocation and Protection Policy (TRPP), with an average of 1.4 vacant units across all 63 projects for which data are available.

- **Rental Vacancy Rates Remain Low**

Despite a general easing of vacancy rates across the Broadway Plan area (South Granville at 1.7%, Kitsilano at 1.8% and Mount Pleasant at 2.5%) as of December 2025, the rates remain below the citywide average of 2.7%. This indicates that the rental market in the area remains tight relative to the broader city, highlighting the continued importance of adding rental housing options.

Broadway Plan Implementation Monitoring

As part of Broadway Plan implementation, staff monitor the volume and progress of development in the Plan area, including the number of enquiries/applications by development stage, type of housing and job space in the pipeline, and Tenant Relocation and Protection Policy (TRPP) eligible projects. Information on development to date is provided below in this memo, with more details in Appendix A. Over the course of the Plan’s 30-year time horizon, active monitoring of the Plan’s development pipeline enables the City to better respond to emerging needs and market trends, and to refine policies as required.

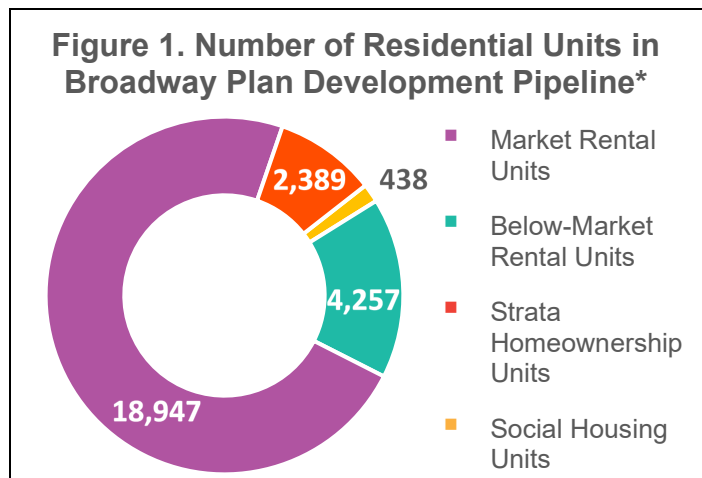
Residential Development Pipeline

Ongoing tracking of housing delivery is necessary to assess whether the Plan is meeting its housing objectives, such as enabling more diverse, affordable housing options close to rapid transit.

Residential Development Pipeline Update:

As of Q4 2025, there are 132 residential projects in the Broadway Plan development pipeline:

- Collectively, these projects comprise 26,031 residential units, of which approximately 90% are rental housing (see Figure 1), reflecting alignment with the Plan’s housing goals.
- The number of below-market rental housing units (4,257) is about 1.7 times greater than the existing 2,453 rental units that would be impacted by redevelopment in the Plan area, based on current applications and enquiries.



***Notes**

- *The Broadway Plan development pipeline includes projects from enquiry through to occupancy.*

Residential Tenant Impacts

This section covers the impacts of redevelopment on existing renters and rental housing, which is critical for tracking implementation and outcomes of the Broadway Plan Tenant Relocation and Protection Policy (TRPP). It also provides information on the type of housing impacted by redevelopment (e.g., secondary vs. primary rental).

As of Q4 2025, there are 1,780 rental units on 63 rezoning and development permit application sites for which we have TRPP data.

- 85% of renters have been assessed as eligible under the TRPP.
- The average number of vacant units in existing buildings proposed for redevelopment is 1.4 units per project.

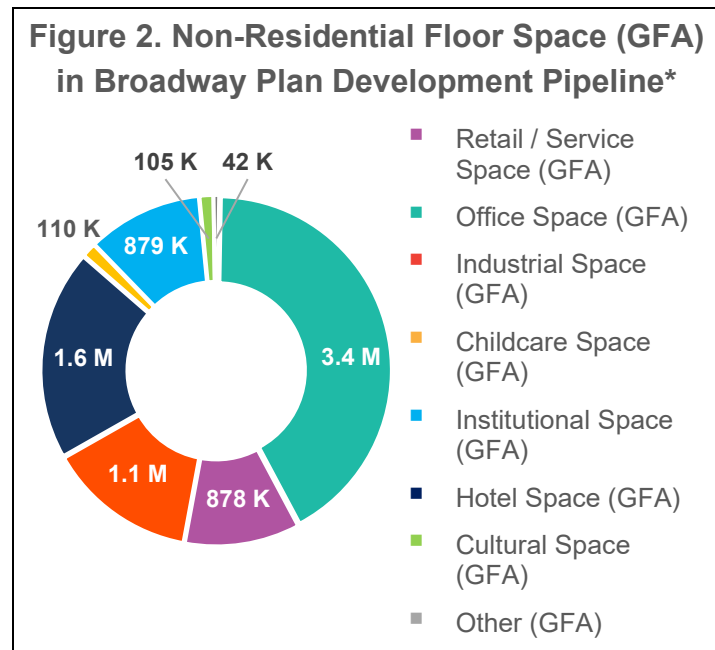
Non-Residential Development Pipeline

Ongoing tracking of non-residential development is necessary to assess whether the Plan is delivering on jobs and economy objectives, including intensifying existing industrial and employment areas, increasing office and hotel space near rapid transit, and introducing local-serving shops and services in residential neighbourhoods to create complete, walkable communities.

Non-Residential Development Pipeline Update:

As of Q4 2025, there are 34 non-residential projects and 85 are mixed-use residential projects with a non-residential component.

- Collectively, these projects comprise approximately 8.2 million sq. ft. of non-residential space (see Figure 2).
- Twelve projects include a hotel component, comprising a total of approximately 2,600 hotel rooms.
- 34 projects include new local-serving commercial uses (e.g. cafe, restaurant) in residential areas.
- Approximately 595 childcare spaces are proposed (276 public and 319 private spaces).



*Notes

- *GFA (Gross Floor Area) refers to total floor area, measured to the outer surface of exterior walls.*
- *The Broadway Plan development pipeline includes projects from enquiry through to occupancy.*

Next Steps

The next memo covering Q1 2026 progress is scheduled for May 2026. If you have any questions related to this memo 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 Q4 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 the Plan's effective date in September 2022 onwards.

1. Development Pipeline Overview by Number of Projects

Over three years into Plan implementation, the development pipeline reflects the early stages of Plan uptake, recognizing that rezoning, permitting, and construction is a multi-year process.

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

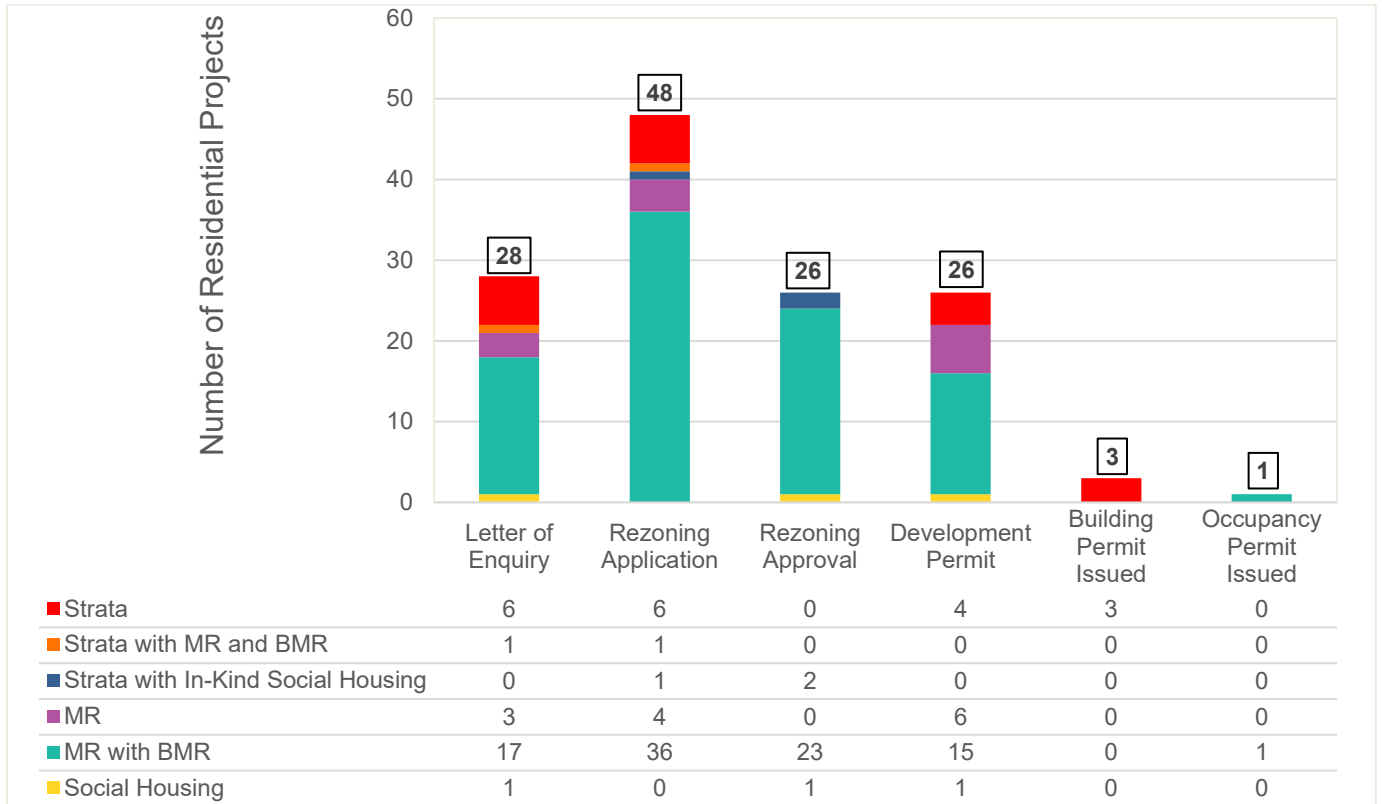
	<i>Letter of Enquiry</i>	<i>Rezoning Application</i>	<i>Rezoning Approval</i>	<i>Development Permit Application</i>	<i>Building Permit Issued</i>	<i>Occupancy Permit Issued</i>
Q3 2025	32	57	27	35	4	2
Q4 2025	34	56	32	37	7	2
Change	+2	-1	+5	+2	+3	-

**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.*

2. Residential Statistics by Number of Projects

*Figure 2: Number of residential or mixed-use residential projects by tenure and stage of rezoning and development**

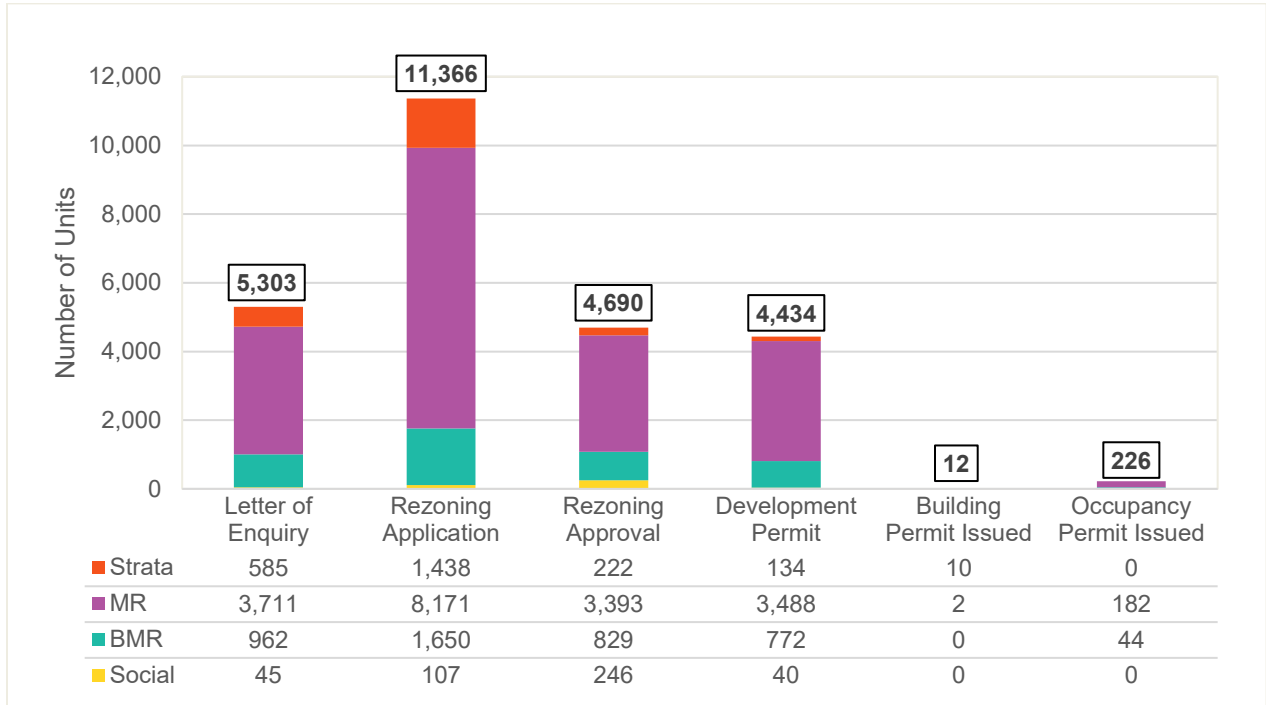


*** Notes**

- *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*

3. Residential Statistics by Unit Count

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

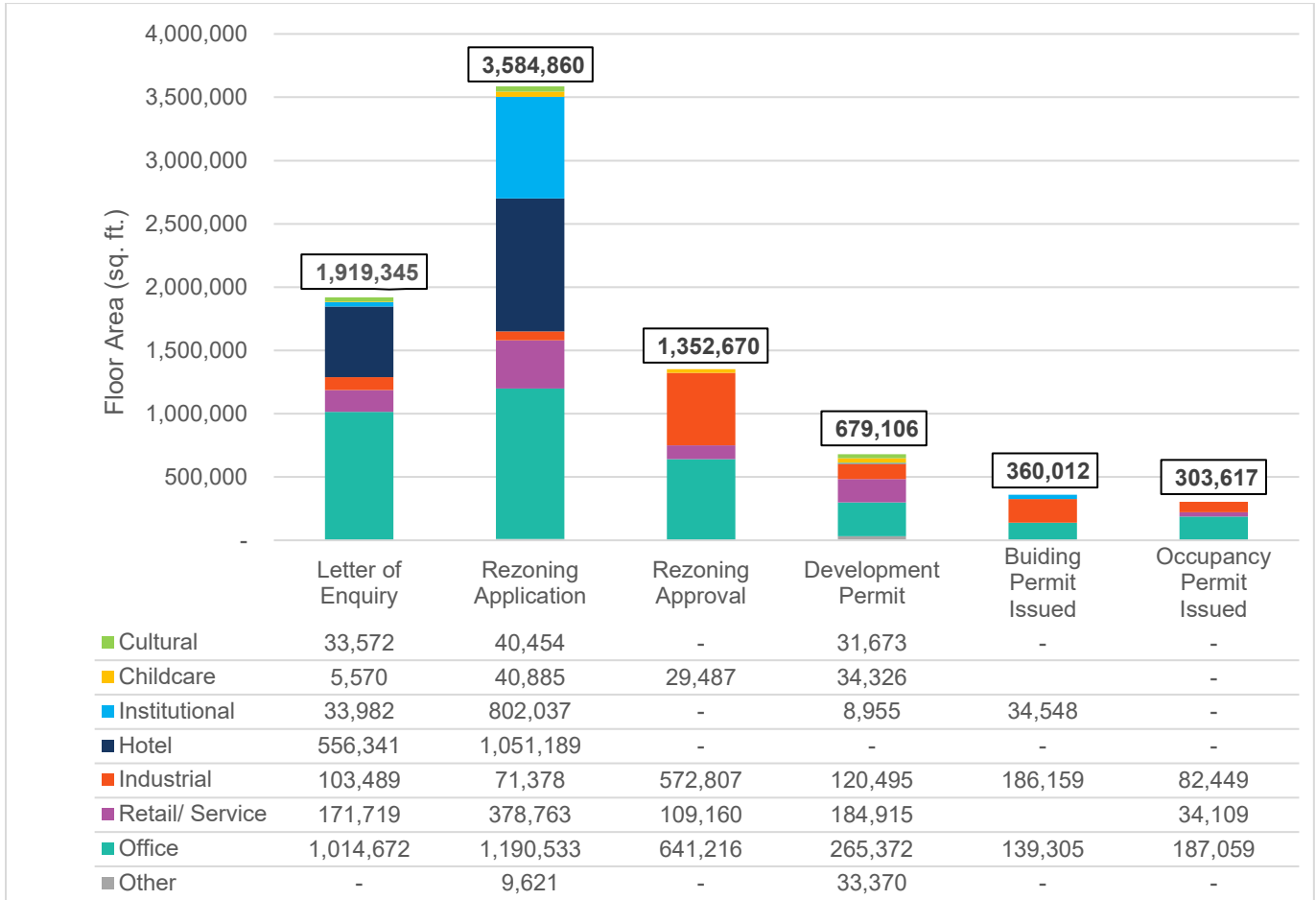


*** Notes**

- *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.*

4. 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 public utility and loading.

Appendix A **Broadway Plan Area Development Statistics up to end of Q4 2025**

5. Tenant Relocation and Protection Policy and Rental Housing Vacancy 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 by project. As a result, eligibility data may not be available for all applications in this report but will be captured in future reporting. As projects progress in the TRPP process further information on tenant outcomes, e.g. uptake of the right to return to the new building, will be available. To date no projects involving a TRPP have reached occupancy stage. See Table 1 for more information.

Additionally, information on rental housing vacancy rates for neighbourhoods within the Broadway Plan are provided. See Table 2.

Q4 2025 Key Observations:

- There are 63 projects where data on TRPP eligibility is known, with 1,780 existing rental units. These projects are proposing to replace these units with 2,135 below-market rental units and 8,625 market rental units.
- 85% of tenants living at sites undergoing a 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 63 projects is 1.4 units per project.
- Rental housing vacancy rates in Broadway Plan neighbourhoods (1.7 – 2.5%) remain lower than the citywide vacancy rate (2.7%).

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

Development Process Stage	# applications TRPP eligibility data is available for	# existing rental units	# TRPP-eligible tenancies**	# TRPP-ineligible tenancies**	# vacant rental units	# new market rental units proposed (gross)	# new BMR units proposed (gross)
Rezoning (primary rental)	42	1,432	1,198	168	66	5,888	1,469
Rezoning (secondary rental)	17	257	169	69	19	2,302	560
Development Permit (primary rental)	2	70	62	8	0	292	73
Development Permit (secondary rental)	2	21	11	7	3	143	33
Total	63	1,780	1,440	252	88	8,625	2,135
%		100%	85%	15%	5%		

**TRPP eligibility data current as of December 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.

Appendix A **Broadway Plan Area Development Statistics up to end of Q4 2025**

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

Area**	Studio	1 Bedroom	2 Bedroom	3 Bedroom	Total*	
					Vacancy %	# of vacant units
South Granville/Oak	2.5%	1.7%	1.5%	***	1.8%	164
Kitsilano/Point Grey	1.3%	1.8%	1.6%	0.0%	1.7%	130
Mount Pleasant/Renfrew Heights	3.5%	***	2.8%	***	2.5%	206
City of Vancouver	3.5%	2.6%	2.4%	2.2%	2.7%	1,760

Source: CMHC Rental Market Survey 2025.

*Vacancy rate and associated number of vacant units are a point-in-time snapshot calculated based on the Private Apartment Vacancy Rates (%), by Zone and Bedroom Type and Number of Private Apartment Units in the Universe, by Zone and Bedroom Type.

** The neighbourhood boundaries used by CMHC are bigger than that of the Plan boundary. Therefore, these figures include some rental vacancies located in adjacent areas outside the Plan boundary.

***Data suppressed.