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

Date: 5/15/2026 1:57:58 PM

Subject: Memo to Mayor and Council - Broadway Plan Implementation Quarterly Update

Attachments: Memo to Mayor and Council - Broadway Plan Implementation Quarterly Update on Rezoning and Development Activity for Q1 2026.pdf

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Dear Mayor and Council,

Please see attached Council memo providing an update on Broadway Plan implementation for Q1 2026, 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 166 active projects and approximately 25,000 residential units
- Significant majority of proposed residential units are rental housing (90%)
- New below-market rental units in the pipeline (~3,900 units) significantly exceed the number of existing rental units impacted by redevelopment (~2,200 units)
- Low residential rental vacancy rates persist

In addition, the first [Broadway Plan Implementation Report](#) has been published. The report provides a broader overview of progress on key Plan metrics, including public benefits and infrastructure delivery as of the end of 2025.

The next memo covering Q2 progress is scheduled for August 2026. If you have any questions related to these items please contact Josh White ([josh.white@vancouver.ca](mailto:josh.white@vancouver.ca)) or Matt Shillito ([matt.shillito@vancouver.ca](mailto:matt.shillito@vancouver.ca)).

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## MEMORANDUM

May 15, 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  
Chris Freek, Director of Civic Engagement & Communications  
Katrina Leckovic, City Clerk  
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 2026

RTS #: N/A

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### Background

This Council memo provides an update on Broadway Plan implementation for Q1 2026, as directed by Council through motions passed on [March 29, 2023](#), and [December 12, 2024](#). It highlights the amount and progress of development in the Plan area, including housing delivery, impacts on existing tenancies, and new job space.

### Key Takeaways: Broadway Plan Implementation (Q1 2026)

- **Rezoning and development progress remains strong**  
The development pipeline includes 166 active projects. Reflecting continued progress on Plan implementation, 49 projects have reached the development permit stage or beyond, and an additional 44 projects have an approved rezoning.
- **Significant majority of proposed residential units are secured rental**  
There are approximately 25,000 residential units in the development pipeline and approximately 90% are rental housing, including over 3,900 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). Most buildings being redeveloped have high occupancy, with an average of just 1.3 vacant units across all 68 projects where data is available.

- **Rental vacancy rates remain low**

As of December 2025, the vacancy rates across the Broadway Plan area range between 1.7 and 2.5% depending on the area, which is below the citywide average vacancy rate 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.

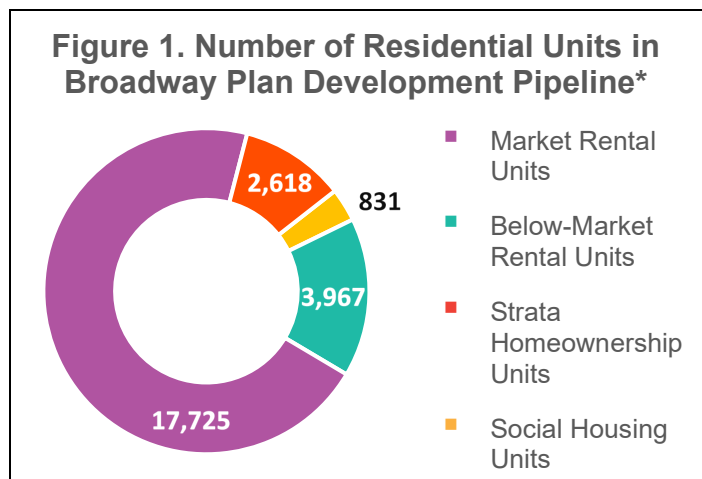
## Broadway Plan Implementation Monitoring

As part of Broadway Plan implementation, staff monitor the amount and progress of development in the Plan area, including the volume 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 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 development pipeline enables the City to better understand how the Plan is delivering on its objectives, respond to emerging needs and market trends, and refine policies as required.

### Residential Development Pipeline

As of Q1 2026, there are 134 residential projects in the Broadway Plan development pipeline:

- Collectively, these projects comprise 25,141 residential units, of which approximately 90% are rental housing (see Figure 1), reflecting alignment with the Plan’s housing goals.
- The number of new below-market rental housing units (3,967) is about 1.7 times greater than the existing 2,276 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

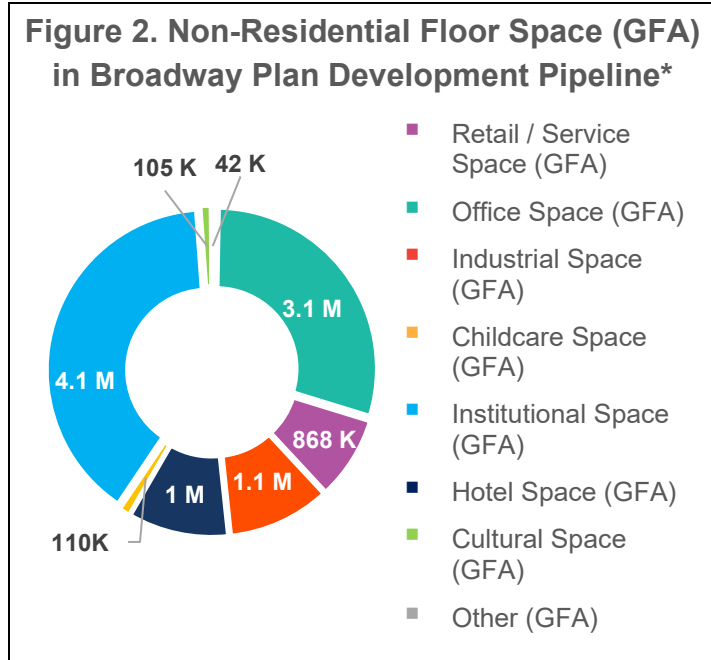
As of Q1 2026, there are 1,890 rental units on 68 rezoning and development permit application sites for which we have TRPP data.

- 85% of renters have been assessed as eligible under the TRPP.
- The average number of vacant units in existing buildings proposed for redevelopment is 1.3 units per project, indicating that most buildings undergoing redevelopment remain occupied up to the point of redevelopment.

## Non-Residential Development Pipeline

As of Q1 2026, there are 32 non-residential projects and 85 mixed-use residential projects with a non-residential component.

- Collectively, these projects comprise approximately 10.4 million sq. ft. of non-residential space (see Figure 2).
- Thirteen 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 594 childcare spaces are proposed (276 public and 318 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 Q2 2026 progress is scheduled for August 2026. In addition, the first [Broadway Plan Implementation Report](#) has been published. The report provides a broader overview of progress on key Plan metrics, including public benefits and infrastructure delivery as of the end of 2025. If you have any questions related to these items please contact me at [josh.white@vancouver.ca](mailto:josh.white@vancouver.ca) or Matt Shillito ([matt.shillito@vancouver.ca](mailto:matt.shillito@vancouver.ca)).

Best regards,

Josh White  
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## Appendix A      **Broadway Plan Area Development Statistics up to end of Q1 2026**

### **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. 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\**

	<b>Letter of Enquiry</b>	<b>Rezoning Application</b>	<b>Rezoning Approval</b>	<b>Development Permit Application</b>	<b>Building Permit Issued</b>	<b>Occupancy Permit Issued</b>
Q4 2025	34	56	32	37	7	2
<b>Q1 2026</b>	<b>31</b>	<b>42</b>	<b>44</b>	<b>38</b>	<b>8</b>	<b>3</b>
Change	-3	-14	+12	+1	+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 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.*
- *Building permit issuance refers specifically to permits authorizing building construction. It does not include permits for related site works such as demolition, excavation, or shoring.*

**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\**

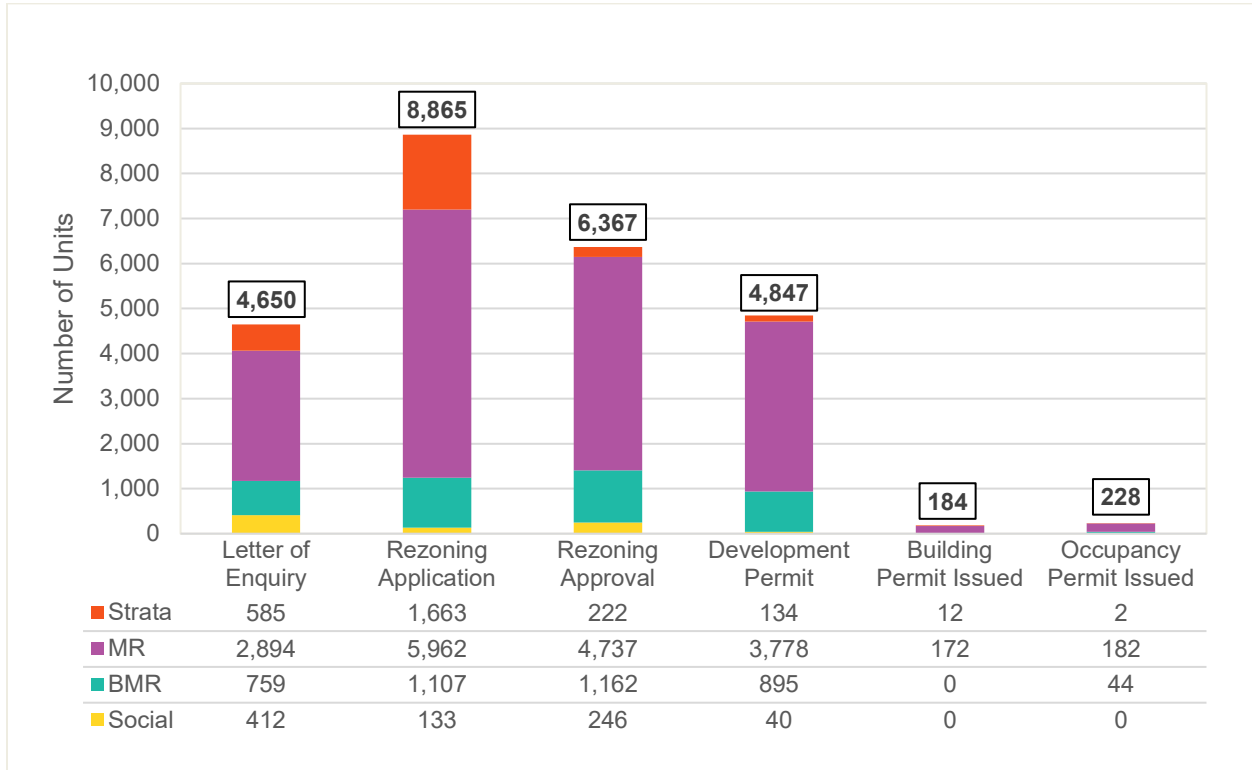


**\* Notes**

- *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\**

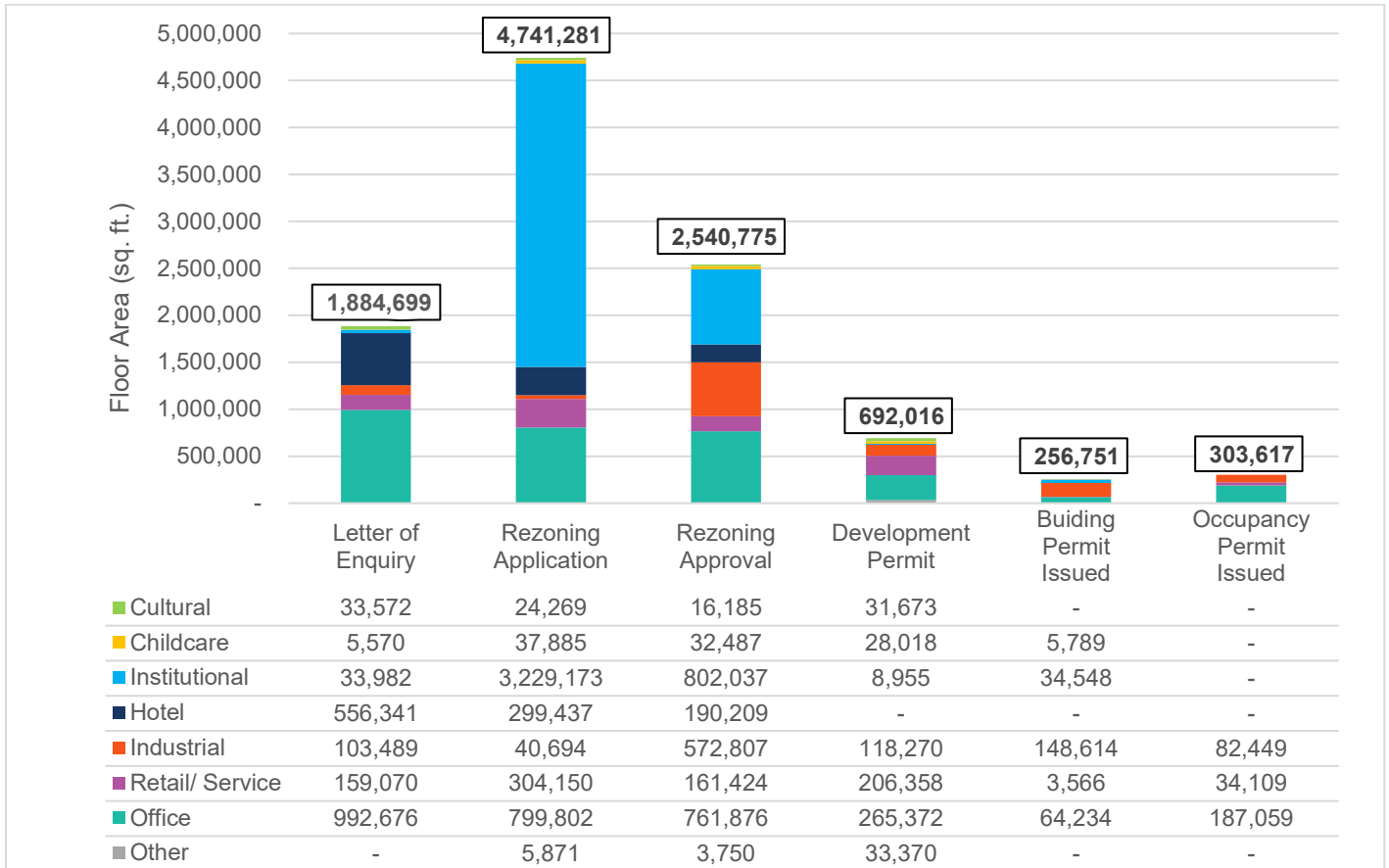


**\* Notes**

- *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 (ft<sup>2</sup>) by stage of rezoning/development and use\**



**\* Notes**

- *Nearly all institutional floor area at the rezoning stage (approximately 3.2 million sq. ft.) is associated with a campus-wide rezoning for Vancouver General Hospital, supporting its long-term redevelopment.*
- *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 Q1 2026

### 5. Tenant Relocation and Protection Policy and Rental Vacancy Rate 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. 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 reported. To date no projects involving a TRPP have reached occupancy stage.

Key observations from this quarter include:

- There are 68 projects where data on TRPP eligibility is known, with 1,890 existing rental units. These projects are proposing to replace these units with 8,949 market rental units and 2,151 below-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<sup>1</sup>.
- The average number of vacant units across all 68 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.\**

	# 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)	44	1,476	1,231	182	63	5,805	1,386
Rezoning (secondary rental)	17	260	172	75	13	2,070	499
Development Permit (primary rental)	4	132	116	9	7	648	162
Development Permit (secondary rental)	3	22	12	7	3	426	104
<b>Total</b>	<b>68</b>	<b>1,890</b>	<b>1,531</b>	<b>273</b>	<b>86</b>	<b>8,949</b>	<b>2,151</b>
<b>%</b>		<b>100%</b>	<b>85%</b>	<b>15%</b>	<b>5%</b>		

*\*TRPP eligibility data current as of March 31, 2026. 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.*

<sup>1</sup> 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 Q1 2026

Rental vacancy rates for areas within the Broadway Plan remain lower than citywide average vacancy rates. Within the Broadway Plan area, west side neighbourhoods (South Granville/Oak and Kitsilano/Point Grey) have lower vacancy rates compared to east side neighbourhoods (Mount Pleasant/Renfrew Heights).

*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.

\*\*Data suppressed.