From: "White, Josh" <Josh.White@vancouver.ca>
To: "Direct to Mayor and Council - DL"
Date: 7/31/2026 11:13:12 AM
Subject: Memo to Mayor and Council - Broadway Plan Implementation Quarterly Update on Rezoning and Development Activity for Q2 2026
Attachments: Memo to Mayor and Council - Broadway Plan Quarterly Update Q2 20 26.pdf

Dear Mayor and Council,

Please see attached Council memo providing a regular update on Broadway Plan implementation for Q2 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 169 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 (~3,800 units) significantly exceed the number of existing rental units impacted by redevelopment (~2,100 units)
- Low residential rental vacancy rates persist

The next memo covering Q3 progress is scheduled for November 2026. If you have any questions related to these items please contact Josh White (josh.white@vancouver.ca) or Matt Shillito (matt.shillito@vancouver.ca).

Josh White M.Pl.

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CITY OF
VANCOUVER

MEMORANDUM

July 31, 2026

TO: Mayor and Council

CC: City Leadership Team
Donny van Dyk, City Manager
Jason Twa, City Clerk
Mellisa Morphy, Acting 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 2026

RTS #: N/A

Background

This Council memo provides an update on Broadway Plan implementation for Q2 2026, as directed by Council through motions passed on March 29, 2023, and December 12, 2024. It highlights development activity and progress in the Plan area, including housing delivery, impacts on existing tenancies, and new job space.

Key Takeaways: Broadway Plan Implementation (Q2 2026)

- **Rezoning and development progress remains strong**
  The development pipeline includes 169 active projects. Reflecting continued progress on Plan implementation, 59 projects have reached the development permit stage or beyond, and an additional 59 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 3,800 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 existing rental buildings have high occupancy rates at the time of application submission (when TRPP protections come into effect), 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 neighbourhood, which is below the citywide average vacancy rate of 2.7%. This indicates that the rental market in the Plan 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

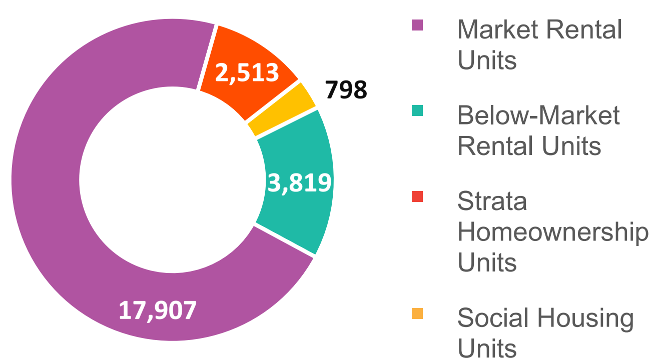
Ongoing tracking of housing delivery is necessary to assess whether the Plan is meeting its housing objectives, such as enabling more diverse, affordable housing options close to rapid transit.

Residential Development Pipeline Update:

As of Q2 2026, there were 137 residential projects in the Broadway Plan development pipeline:

- Collectively, these projects comprise 25,037 residential units, of which approximately 90% are rental housing (see Figure 1), reflecting the Plan's focus on secured rental housing, as well as a weak residential strata market across the region.
- The number of below-market rental housing units (3,819) is about 1.7 times greater than the existing 2,142 rental units that would be impacted by redevelopment in the Plan area, based on current applications and enquiries.

Figure 1. Number of Residential Units in Broadway Plan Development Pipeline*



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

Residential Tenant Impacts

As of Q2 2026, there are 1,836 rental units on 68 rezoning and development permit application sites for which we have TRPP data.

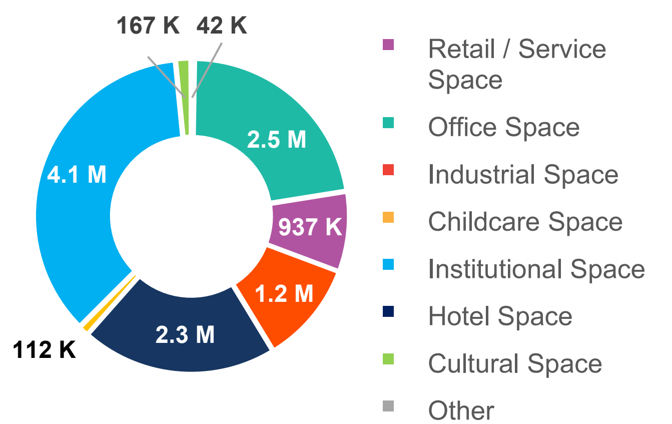
- 85% of renters have been assessed as eligible under the TRPP.
- The average number of vacant units in existing buildings proposed for redevelopment is 1.3 units per project, indicating that most buildings undergoing redevelopment remain occupied up to the point of application (when TRPP protections come into effect) and beyond.

Non-Residential (Job Space) Development Pipeline

As of Q2 2026, there were 32 non-residential projects and 89 mixed-use residential projects with a non-residential component.

- Collectively, these projects comprise approximately 11.4 million sq. ft. of non-residential space (see Figure 2).
- 16 projects include a hotel component, comprising a total of approximately 3,600 hotel rooms.
- 36 projects include new local-serving commercial uses (e.g. cafe, restaurant) in residential areas.
- Approximately 645 childcare spaces are proposed (276 spaces as an in-kind amenity delivered to the City and 369 private and non-profit spaces).

Figure 2. Non-Residential Floor Space (Gross Floor Area) in Broadway Plan Development Pipeline*



*Notes
- *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 Q3 2026 progress is scheduled for November 2026. If you have any questions related to these items please contact me at josh.white@vancouver.ca or Matt Shillito (matt.shillito@vancouver.ca).

Best regards,

Josh White
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Appendix A Broadway Plan Area Development Statistics up to end of Q2 2026

Development data source:

Data included in the Broadway Plan Implementation quarterly update accounts for all development projects received within the Broadway Plan area from September 2022 onwards, as well as projects enabled through early actions or issues reports during the Broadway planning process.

1. Development Pipeline Overview by Number of Projects

Nearly four years into Plan implementation, many projects have progressed from rezoning enquiry and application stages to the development permit stage, while relatively few have progressed to construction and occupancy.

*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 2026	31	41	44	38	9	3
Q2 2026	**23**	**28**	**59**	**46**	**10**	**3**
Change	-8	-13	+15	+8	+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 or Council meeting 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.*
- *Projects at the Letter of Enquiry stage are considered as active projects in the development pipeline for up to 18 months following issuance of a Letter of Response if they have not progressed to the Rezoning Application stage. Otherwise they become inactive, which is one reason for the decreasing number of Letter of Enquiry projects. Should a Rezoning Application be submitted in the future, those projects would be added back into the development pipeline.*

2. Residential Statistics by Number of Projects

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

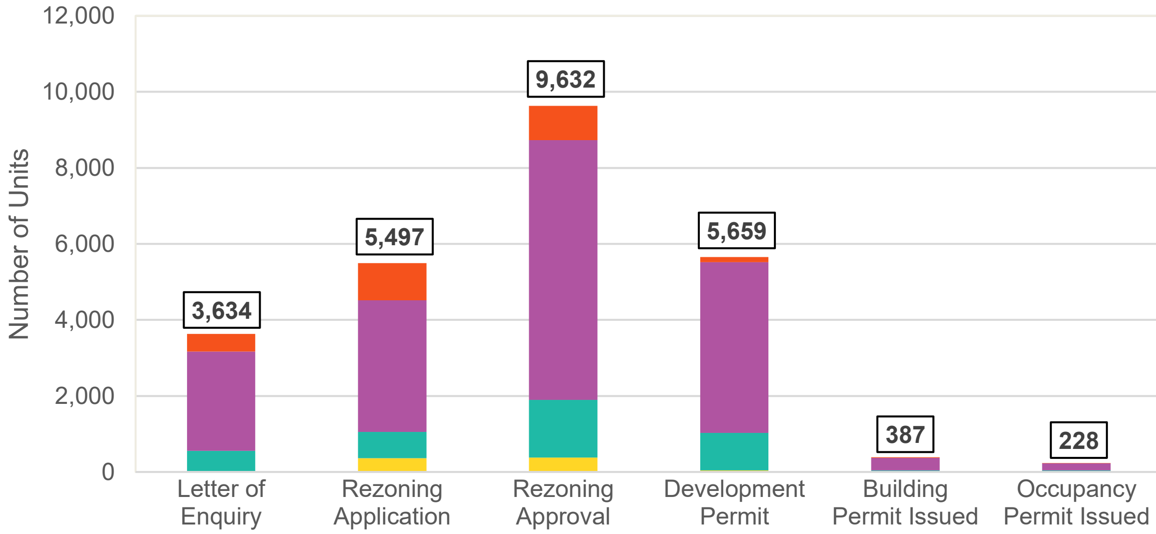
	Letter of Enquiry	Rezoning Application	Rezoning Approval	Development Permit	Building Permit Issued	Occupancy Permit Issued
Strata	4	5	2	7	5	1
Strata with MR and BMR	1	1	0	0	0	0
Strata with In-Kind Social Housing	0	0	4	0	0	0
MR	4	3	2	7	1	0
MR with BMR	10	14	40	20	1	1
Social Housing	1	1	1	1	0	0

** 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: *<u>Total number of residential units</u> by tenure and stage in the rezoning and development process**



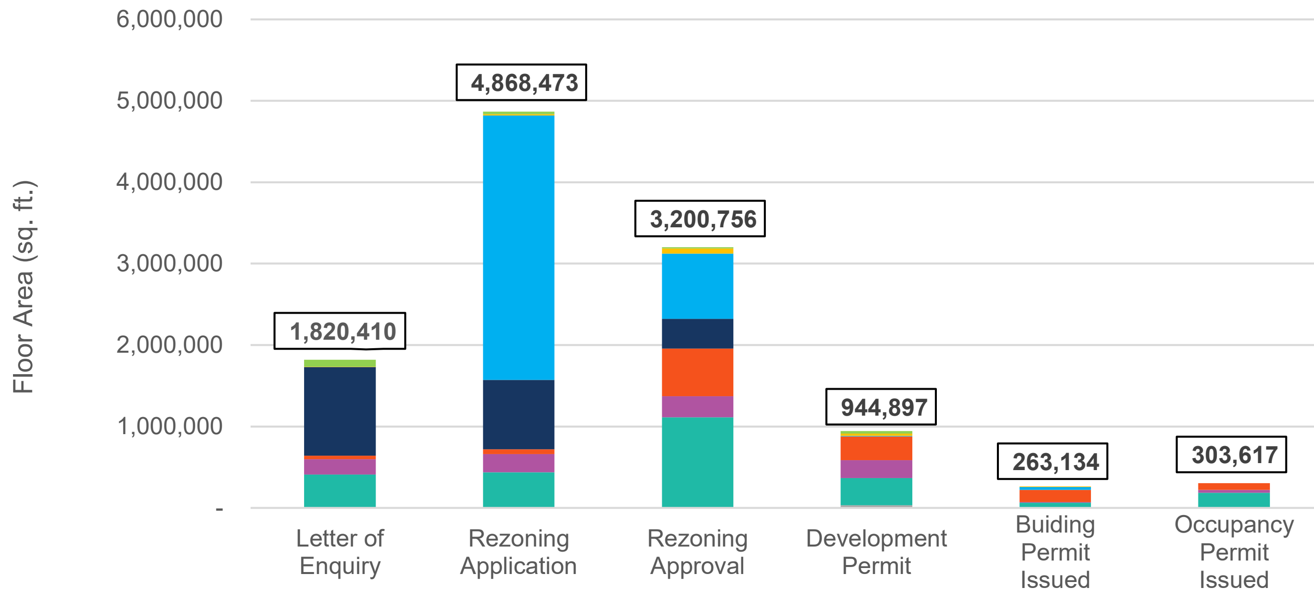
	Letter of Enquiry	Rezoning Application	Rezoning Approval	Development Permit	Building Permit Issued	Occupancy Permit Issued
Strata	468	980	905	143	15	2
MR	2,607	3,462	6,834	4,490	332	182
BMR	544	691	1,514	986	40	44
Social	15	364	379	40	0	0

** 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**



	Letter of Enquiry	Rezoning Application	Rezoning Approval	Development Permit	Buiding Permit Issued	Occupancy Permit Issued
Cultural	86,922	32,787	16,185	31,673	-	-
Childcare	3,853	15,164	59,834	28,018	5,789	-
Institutional		3,249,786	802,037	8,955	34,548	-
Hotel	1,089,310	851,043	365,997	-	-	-
Industrial	41,315	60,128	584,057	290,059	148,614	82,449
Retail/ Service	188,029	223,468	261,597	220,598	9,949	34,109
Office	410,981	436,097	1,101,428	332,224	64,234	187,059
Other	-	-	9,621	33,370	-	-

** 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.*
- *Accuracy of the information provided 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.*

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, which is why eligibility data may not be available for all applications at the time of reporting. Each project will eventually be included in reporting as data becomes available. 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.

Key observations from this quarter include:

- There are 68 projects where data on TRPP eligibility is known, with 1,836 existing rental units. These projects are proposing to replace these units with 8,733 market rental units and 2,092 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.[1]
- 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	# TRPP-eligible tenancies **	# TRPP-ineligible tenancies **	# existing rental units	# vacant rental units	# new market rental units proposed (gross)	# new BMR units proposed (gross)
Rezoning (primary rental)	44	1,180	179	1,422	63	5,589	1,327
Rezoning (secondary rental)	17	172	75	260	13	2,070	499
Development Permit (primary rental)	4	116	9	132	7	648	162
Development Permit (secondary rental)	3	12	7	22	3	426	104
Total	**68**	**1,480**	**270**	**1,836**	**86**	**8,733**	**2,092**
%		**85%**	**15%**		**5%**		

**TRPP eligibility data current as of June 30, 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.*

[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.

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.*