



## SPECIAL COUNCIL MEETING MINUTES

DECEMBER 18, 2024

A Special Meeting of the Council of the City of Vancouver was held on Wednesday, December 18, 2024, at 3:03 pm, in the Council Chamber, Third Floor, City Hall, for the purpose of considering whether to order the demolition of the building on the property at 500 Dunsmuir St., Vancouver. This Special Council meeting was convened in person and via electronic means as authorized by Part 14 of the *Procedure By-law*.

**PRESENT:**

- Mayor Ken Sim
- Councillor Rebecca Bligh
- Councillor Adriane Carr
- Councillor Lisa Dominato
- Councillor Pete Fry
- Councillor Sarah Kirby-Yung
- Councillor Mike Klassen
- Councillor Peter Meiszner
- Councillor Brian Montague
- Councillor Lenny Zhou

**CITY MANAGER'S OFFICE:** Paul Mochrie, City Manager

**CITY CLERK'S OFFICE:** Katrina Leckovic, City Clerk  
David Yim, Meeting Coordinator

### WELCOME

The Mayor acknowledged we are on the unceded homelands of the Musqueam, Squamish, and Tsleil-Waututh People. We thank them for having cared for this land and look forward to working with them in partnership as we continue to build this great city together.

#### 1. **Declaration of Dangerous Building at 500 Dunsmuir Street, Vancouver December 11, 2024**

The Chief Building Official provided a presentation and, along with staff from Planning, Urban Design, and Sustainability, and Legal Services, responded to questions.

\* \* \* \* \*

*Prior to questions to staff, it was*

*MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen*

*THAT under section 5.4(e) of the Procedure By-law, Council be permitted to ask a second round of questions to staff.*

CARRIED UNANIMOUSLY

\* \* \* \* \*

MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Bligh

- A. THAT Council declare that the vacant, dilapidated building on the property located at 500 Dunsmuir Street, Vancouver, B.C., with the legal description of:
- PID: 015-471-624, LOT 40 BLOCK 44 DISTRICT LOT 541 PLAN 210;  
PID: 015-471-616, LOT 39 BLOCK 44 DISTRICT LOT 541 PLAN 210;  
PID: 015-471-608, LOT 38 BLOCK 44 DISTRICT LOT 541 PLAN 210; and  
PID: 015-471-594, LOT 37 BLOCK 44 DISTRICT LOT 541 PLAN 210, collectively the "Property";
- is a danger to public safety pursuant to section 324A of the *Vancouver Charter*, S.B.C. 1953, c.55.
- B. THAT Council approve the resolution attached as Appendix A of the Report dated December 11, 2024, entitled "Declaration of Dangerous Building at 500 Dunsmuir Street, Vancouver", and thereby order the registered owner of the Property to demolish the building, remove the demolition debris from the Property, and fill in the basement on the Property within 21 days of a copy of the resolution being served on the owner pursuant to section 324A and 324D of the *Vancouver Charter*. During the demolition of the building the owner is to safely preserve the heritage defining cornice, dentils and bracket elements of the building fronting Dunsmuir and Richards streets as shown on the image attached to these minutes, and store them at the owner's expense until such time as they can be reused in-situ as part of any future redevelopment of the site;

FURTHER THAT the following sentence be added to the end of clause two in the resolution as contained in Appendix A of the above-noted report:

"During the demolition of the building the owner is to safely preserve the heritage defining cornice, dentils and bracket elements of the building fronting Dunsmuir and Richards streets as shown on the attached image, and store them at the owner's expense until such time as they can be reused in-situ as part of any future redevelopment of the site." ;

AND FURTHER THAT the image attached to these minutes entitled, "Heritage Elements of the Building at 500 Dunsmuir Street, Vancouver" be attached with the resolution.

- C. THAT if the owner fails to comply with the order of Council within 21 days of being given notice of the resolution, Council further authorizes the City Building Inspector or the City Building Inspector's designates to take any and all actions necessary to do the required work, including entering onto the Property and engaging private contractors, to demolish the building on the Property, remove the demolition debris from the Property, and fill in the basement on the Property pursuant to section 324A of the *Vancouver Charter*.

amended

AMENDMENT MOVED by Councillor Dominato  
SECONDED by Councillor Bligh

THAT the following be added as D:

THAT Council direct staff as part of their planned regulatory task force related to unoccupied buildings to consider building inventory, monitoring process, standards of maintenance bylaw for vacant buildings, and taxation options.

CARRIED UNANIMOUSLY (Vote No. 10441)

AMENDMENT MOVED by Councillor Kirby-Yung  
SECONDED by Councillor Klassen

THAT the following be added as E:

THAT Council direct staff to report back on any legal avenues the City of Vancouver may have to seek recourse for the apparent neglect of the subject building and loss of heritage by the property owner;

FURTHER THAT Council direct staff to report back on any avenues Council has to seek compensation as part of future rezoning applications the property owner may pursue.

CARRIED UNANIMOUSLY (Vote No. 10442)

The amendments having carried, the motion as amended was put and CARRIED UNANIMOUSLY (Vote No. 10443).

### **FINAL MOTION AS APPROVED**

- A. THAT Council declare that the vacant, dilapidated building on the property located at 500 Dunsmuir Street, Vancouver, B.C., with the legal description of:  
  
PID: 015-471-624, LOT 40 BLOCK 44 DISTRICT LOT 541 PLAN 210;

PID: 015-471-616, LOT 39 BLOCK 44 DISTRICT LOT 541 PLAN 210;

PID: 015-471-608, LOT 38 BLOCK 44 DISTRICT LOT 541 PLAN 210; and

PID: 015-471-594, LOT 37 BLOCK 44 DISTRICT LOT 541 PLAN 210,  
collectively the “Property”;

is a danger to public safety pursuant to section 324A of the *Vancouver Charter*,  
S.B.C. 1953, c.55.

- B. THAT Council approve the resolution attached as Appendix A of the Report dated December 11, 2024, entitled “Declaration of Dangerous Building at 500 Dunsmuir Street, Vancouver”, and thereby order the registered owner of the Property to demolish the building, remove the demolition debris from the Property, and fill in the basement on the Property within 21 days of a copy of the resolution being served on the owner pursuant to section 324A and 324D of the *Vancouver Charter*. During the demolition of the building the owner is to safely preserve the heritage defining cornice, dentils and bracket elements of the building fronting Dunsmuir and Richards streets as shown on the diagram attached to these minutes, and store them at the owner’s expense until such time as they can be reused in-situ as part of any future redevelopment of the site;

FURTHER THAT the following sentence be added to the end of clause 2 in the resolution as contained in Appendix A of the above-noted report:

“During the demolition of the building the owner is to safely preserve the heritage defining cornice, dentils and bracket elements of the building fronting Dunsmuir and Richards streets as shown on the attached diagram, and store them at the owner’s expense until such time as they can be reused in-situ as part of any future redevelopment of the site.”

AND FURTHER THAT the image attached to these minutes entitled, “Heritage Elements of the Building at 500 Dunsmuir Street, Vancouver” be attached with the resolution.

- C. THAT if the owner fails to comply with the order of Council within 21 days of being given notice of the resolution, Council further authorizes the City Building Inspector or the City Building Inspector’s designates to take any and all actions necessary to do the required work, including entering onto the Property and engaging private contractors, to demolish the building on the Property, remove the demolition debris from the Property, and fill in the basement on the Property pursuant to section 324A of the *Vancouver Charter*.
- D. THAT Council direct staff as part of their planned regulatory task force related to unoccupied buildings to consider building inventory, monitoring process, standards of maintenance bylaw for vacant buildings, and taxation options.

- E. THAT Council direct staff to report back on any legal avenues the City of Vancouver may have to seek recourse for the apparent neglect of the subject building and loss of heritage by the property owner;

FURTHER THAT Council direct staff to report back on any avenues Council has to seek compensation as part of future rezoning applications the property owner may pursue.

## **ADJOURNMENT**

MOVED by Councillor Dominato  
SECONDED by Councillor Bligh

THAT the meeting be adjourned.

CARRIED UNANIMOUSLY

Council adjourned at 4:38 pm

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**Heritage Elements of the Building at 500 Dunsmuir Street, Vancouver**

