

Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street - Oppose

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2026-07-22	09:56	Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street	Oppose	Holborn pledged to replace 224 units of social housing that were demolished at Little Mountain by 2010. It's 2026, and we're still waiting for social housing at the site. The developer neglected the former SRO at 500 Dunsmuir to the point it became a hazard to public safety. The city ordered them to demolish the 167-unit building last year. Holborn is promising more social housing to win approval of its massive luxury project. They originally proposed 378 units of social housing but recently reduced that number to 237 units. Somehow, the city keeps losing out on social housing, and Holborn gets away with it. Holborn is also telling the city they may build the hotel before social housing. City Hall is already behind on its targets for non-market housing, so why are they putting hotels first? This proposal runs afoul of several city policies, including the city's current higher buildings policy. City Hall is undertaking a review of that policy now, which won't be completed until after the municipal election.	Vicky Harris	Dunbar-Southlands	
2026-07-22	10:29	Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street	Oppose	Dear Mayor and Council, I am writing to express my opposition to the rezoning proposal for 388 Abbott Street. Although I recognize that the proposal has been reduced in size, my concerns remain the same. The social housing associated with the West Georgia redevelopment should be incorporated into that project instead of being relocated to Gastown. As someone who lives in this neighbourhood, I see firsthand the challenges Gastown already faces. Residents and local businesses continue to deal with issues related to public safety, street disorder, and the overall livability of the area. While I fully support the creation of social and affordable housing across Vancouver, I do not believe it is fair to continue concentrating these developments in one neighbourhood. The West Georgia redevelopment will benefit from significant new residential and commercial development, yet the social housing component is being placed elsewhere. A more balanced approach would integrate social housing within the larger redevelopment instead of shifting it to a community that is already carrying a disproportionate share. Gastown is one of Vancouver's most historic neighbourhoods and has tremendous potential to thrive. Its future depends on thoughtful planning that creates a healthy mix of housing, businesses, public spaces, and services and a diverse residential community. I respectfully ask Council to reconsider this proposal and pursue a fairer distribution of social housing across major developments throughout the city. Thank you for your consideration.	Ara Ahadi	Downtown	

2026-07-22	10:31	Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street	Oppose	Thank you for opportunity to comment. I strongly oppose these towers. First, this is a Scammy Developer - they have lied about what they'd provide in the past- with whom Vancouver should not work. Second, we do NOT need more of this type of building!! Please serve our residents instead of developers.	Colleen Pederson	West End	
2026-07-22	11:35	Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street	Oppose	I oppose this amendment. The company in question has failed to deliver much needed social housing and should be held to complete this before being given license to proceed with other projects in the city of Vancouver.	Colleen McGuinness	Dunbar-Southlands	
2026-07-22	13:05	Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street	Oppose	July 22, 2026 Dear Mayor and Council: Re: Public Hearing July 23, 2026, Item #4 — Vancouver ODP amendment (i) 500 Dunsmuir St., 619-655 Richards St., 501-565 W. Georgia St., and (ii) 388 Abbott St. and CD-1 Rezoning: (i)... The Riley Park South Cambie Advisory Group (RPSCAG)** has been involved in one form or another with Holborn Development (HD) since 2008. We were invited to the initial public discussions by the Planning Department when HD purchased the former Little Mountain Housing site from the Provincial Government. From that point to the present day we have questioned the wisdom of the Provincial Government to sell public land. To date, HD has not paid an appreciable amount of the purchase price and the taxpayers of this Province are “on the hook” for a substantial sum of money. HD’s final payment is many years into the future. This was a true real estate debacle. HD has not been forthright in meeting its obligations on the Little Mt. Housing site and its only since November 2023 that HD moved more rapidly to complete the promised social housing, including the Little Mt. Neighbourhood House. RPSCAG has been in discussions with the Planning Dept. since the first building’s construction commenced. Delays on the “build out” have been frustrating for the tenants who were removed prior to 2010 and promised space once the replacement units were completed. In addition, the lengthy delay in seeing the opening of the Little Mt. Neighbourhood House will finally come to fruition within the next month. How many luxury hotels can this city support? HD operates the Paradox Hotel, formerly the Trump Hotel that went into bankruptcy six years ago. How can there be a rational argument for this city to accept another high density sky	Allan Buium	Riley Park	

				scraper? When did you consider the negative environmental impact that high rises pose for the city? Would it not be more responsible to consider approving housing projects that meet the needs of the average income households; i.e. earnings that fall into the average weekly wage category? We cannot overemphasize the need for you to delay passing this motion in light of HD's track record, especially with regards to the promised social housing on Abbott St. If the Little Mt. Housing site is an example then we are very skeptical about the completion of the building at 388 Abbott St. Yours truly, Allan Buium, Chair, on behalf of the RPSCAG cc: Donny van Dyk, City Manager Josh White, General Manager Planning, Urban Design and Sustainability **RPSCAG is the successor to the RPSC Community Visions Committee which was established in November 2005 by City Council. We continue to be recognized as a credible community watchdog with a strong institutional history.			
2026-07-22	13:18	Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street	Oppose	Concentrating all social housing in a single tower is generally considered a flawed approach by modern urban planners and housing sociologists. While it efficiently creates a large number of units in one manoeuvre, it frequently leads to severe social isolation, stigmatization, and concentrated poverty. A better solution is scattered site housing: distributing smaller, subsidized units throughout diverse neighbourhoods to promote natural social integration.	Jennifer Pritchard	Downtown	

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2026-07-22	13:36	Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street	Oppose	These proposed towers are gross: too tall and glitzy. Furthermore, the developer, Holborn Properties should not be allowed to build anything in Vancouver. It failed to follow through on replacing the Little Mountain housing it demolished and neglected the Dunsmuir Salvation Army building that resulted in it's demolition .	Janice Whitehead	Grandview-Woodland	

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2026-07-22	15:02	Vancouver ODP Amendment: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and (ii) 388 Abbott Street and CD-1 Rezoning: (i) 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street	Oppose	I oppose approval of this proposal. Holborn’s track record: I do not consider Holborn to be a good partner in development in Vancouver, as. Holborn has been involved in controversy concerning two sites in Vancouver. 1: In 2008, the low-to-moderate income residents of low-rise buildings at the Little Mountain housing site (just east of Queen Elizabeth Park) were evicted. Since then, Holborn has been dragging its collective feet, despite the fact that Vancouver has a serious affordable housing crisis. Now, in 2026 (EIGHTEEN years later), only five buildings (social-housing buildings and Neighbourhood House) have been completed or are nearing completion. These buildings occupy only 20%-25% of the 15-acre site. Holborn received a sweet deal for the purchase of the public land by the province (an FOI inquiry into the mechanism and price of the deal was heavily blacked out; little information could be gleaned as to the exact price paid and the payment time table.) . 2: Holborn owned the Dunsmuir House (500 Dunsmuir St.), a heritage building, but let it go to ruin, with city officials wanting the building demolished due to safety concerns. (See https://www[.]vancouverisawesome[.]com/local-news/danger-to-public-safety-vancouvers-chief-building-official-wants-downtown-building-demolished-holborn-9968801?utm_source=western%20investor&utm_campaign=western%20investor%3A%20outbound&utm_medium=referral.) Now, Holborn wants to build—and build BIG— on this very site. Current proposal: 1. Proposed for the area bounded by Georgia, Seymour, Dunsmuir, and Richards streets are three towers (two at 68 storeys; one at 79 storeys). Tthese towers are proposed for a hotel, housing units, offices, etc. The height of one building, which would be the tallest building in Vancouver, is given as 1,034 feet. (See https://www[.]biv[.]com/news/economy-law-politics/vancouver-council-to-get-first-look-at-holborns-massive-downtown-redevelopment-plans-12563748.) The stated height (1.034 ft.) is the equivalent of a 100-storey building, using the standard calculation of 10 feet per storey. How does a height of 1,034 feet equate to a 79-storey building? (Note that giving the height in storeys can be very misleading, as the term “storey” apparently has a very elastic definition.) With building of such size, the density in the area will increase. Where is the city planning for schools, recreational amenities, green spaces, public-safety facilities (police; fire halls) to accommodate all the new residents? An increase in traffic and traffic jams are sure to ensue. 2. So-called “social housing” tower at 388 Abbott Street (N.B. Social housing and below-market housing are NOT equivalent.) In Holborn’s revised proposal, 37 daycare spaces and a rooftop play area have been added, but that does not seem to offset the loss of 141 non-market units in this scaled-down proposal. It is affordable units are needed. The city should demand that Holborn construct social-housing and below-market units before it is allowed to proceed with any high-end development.	Veronica Yakoleff	South Cambie	