

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-20	17:00	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	Given Holborn’s history at Little Mountain and Dunsmuir House, future promises are not enough. Council should also resolve the developer’s obligations related to the demolished SRO units, examine the displacement of existing businesses, and carefully consider the precedent set by three exceptionally tall towers. This decision should not be rushed ahead of an election.	Prath P	Downtown	
2026-07-20	20:40	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	Just NO! https://cityhallwatch[.]wordpress[.]com/2025/11/19/holborn1034ft-skyscraper-575w_georgia-388abbott-qa-ends-dec2/	Roberta Olenick	West Point Grey	
2026-07-21	07:44	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 strongly oppose the proposed Holborn luxury development Holborn developers to build the luxury towers in the site of the area of the once Dunsmuir Hotel at Dunsmuir and Richards and the surrounding land. There are numerous reasons that i oppose. 1.Holborn cannot be trusted. They still have not built the promised social housing units at Little Mountain . They were torn down in 2010 and they have built market value condos but no social housing. I don't agree with doing business with companies who use such deceitful tactics. Plus already they have reduced the numbers of proposed social units in the planned luxury towers. it is shameful. i resent our city doing business with them. 2. i do not agree with changes height restrictions just so they can build their towers. we do not need higher buildings. we do not need luxury hotels or living spaces for billionaires. 3. Holborn got what they wanted by letting the once elegant Dunsmuir Hotel become a hazard , one can only suppose on purpose, so they could build towers. apparently they were going to save the building for condos . that hotel was like the vancouver hotel in its day . i know as i was in there and it was a gorgeous building. 4. i believe in people before developers and luxury hotels. apparently hotels were not full during fifa, we don't need more hotels. i resent that city council buts people who live here last in their priority for housing. 5. please do not allow the extra height restrictions and do not allow the development.	rosanne wozny	Riley Park	

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2026-07-21	09:19	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 application. Granting an exemption to the Higher Buildings Policy prior to completion of the review of that policy makes a mockery of the process and shows great disrespect for Vancouverites. The "unique opportunity" that the staff cites will not go away in the time it takes to complete the review. Moreover, towers do not make a city unique or interesting. Towers are ubiquitous and dull, even the circular ones. Vancouver's mountain and ocean views, and the availability of those to residents and visitors from a variety of public spaces, are part of what make Vancouver unique and wonderful. An observation deck doesn't replace this, even if it is claimed that it will be free to residents. Why are we intent on destroying what makes Vancouver unique by building things that are now everywhere else? I also have grave concerns about the reliability of Holborn's involvement, given its history with the Little Mountain social housing site and with the former Dunsmuir Hotel site itself. How will the city ensure that it will live up to its agreements that are part of the rezoning? And would approval of this application in fact reward it for previous bad behaviour? As staff notes, this is a single huge project that will significantly alter downtown and the city viewscape. Why is it being rushed in a mid-summer hearing when many people are away, especially given the unfinished Higher Buildings Policy review?	Robert Marsh	Arbutus Ridge	
2026-07-21	11:19	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	Well, I totally support the idea of social housing. Why does it always have to be down in this neighborhood? I have lived in Gastown for over 35 years and I've seen it deteriorate to a point where I no longer feel safe. Well, I'm not saying this is because of social housing. I do feel other neighbourhoods in Vancouver should take their fair share. Why can we not put some up on Richards and Dunsmere in W. Georgia St.? Why does it all have to be down on Abbott Street? I feel there is too much social housing down here. There was originally social housing up on Dunsmere Street so I do not know why it has to all come down here	Deirdre Duncan	Downtown	
2026-07-21	12:16	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	City policy increasingly appears to favour hotel development through incentives, reduced contributions and expedited approvals while non-market housing falls behind. Please prioritize cooperative, social and workforce housing, conduct a transparent process, and approve only development that provides clear and enforceable public benefits.	Zailda Chan	Downtown	

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2026-07-21	12:19	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	Please do not fast-track this enormous project. Three towers of 63, 68 and 79 storeys would significantly alter Vancouver’s planning framework and deserve a complete, transparent public review, NOT a rushed decision before an election!	Emily Armitage	Marpole	
2026-07-21	12:21	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	Vancouver needs social, cooperative and workforce housing, not another development primarily serving wealthy investors and visitors. If this project is considered at all, its affordable housing must be substantial, permanently secured and delivered before the luxury residences.	David K	Riley Park	
2026-07-21	12:22	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’s history at Little Mountain demonstrates why promises of future social housing are insufficient. After nearly two decades of delays in replacing those homes, Council should require completed or fully secured social housing before granting additional density or other benefits. Please reject the current proposal.	Felisha P	Oakridge	

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2026-07-21	12:24	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	Who is Vancouver planning for? Residents are struggling with high rents, displacement and housing insecurity, yet the City continues to introduce incentives and streamlined approvals for hotels. This site should provide homes that ordinary working people can afford.	Gulzar Grewal	South Cambie	
2026-07-21	12:25	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	Council should not approve new benefits for Holborn until all outstanding questions surrounding Dunsmuir House are publicly resolved. That includes the loss of 167 SRO units, the developer’s disputed financial obligations and the displacement of existing businesses. Vancouver deserves accountability, not another set of future promises.	Harj M	Marpole	
2026-07-21	12:26	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	This proposal is not simply about one block. Allowing three exceptionally tall, luxury-oriented towers could weaken established height and planning policies and create a precedent for similar projects across downtown. Any departure of this magnitude requires compelling public benefits, and this plan does not provide enough affordable housing to justify it.	Michelle Travis	Riley Park	

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2026-07-21	12:29	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	Vancouver should be shaped for the people who live and work here, nnot primarily for tourists, luxury buyers and real-estate investors. Residents have repeatedly identified affordability and housing as leading concerns. I ask Council to slow down, hold a meaningful public process and reject this proposal unless social and non-market housing are delivered upfront.	Shaelyn A	Kitsilano	
2026-07-21	12:30	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 Holborn’s proposal because its priorities are fundamentally wrong for Vancouver. Thousands of luxury units and hotel rooms will not solve the crisis facing renters and working families. Council should demand genuinely affordable housing instead.	Rowena Umali	Riley Park	
2026-07-21	12:31	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	Future social housing should not be used to justify immediate approval of luxury towers. Given the delays at Little Mountain, any public benefits connected to this proposal must be binding, fully funded and delivered first.	Fe Taala	West Point Grey	

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2026-07-21	12:33	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’s record at Little Mountain should make Council extremely cautious about accepting promises of housing to be delivered later. Nearly two decades is far too long for displaced communities to wait. Require the social housing first or reject the proposal.	Kiera Harkins	Mount Pleasant	
2026-07-21	12:34	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	The businesses currently operating on this block matter to Vancouver’s economy and community. Their displacement should not be treated as an incidental cost of building a luxury megaproject. Council must consider who benefits and who is pushed out.	Robert Demand	Sunset	
2026-07-21	12:34	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 granting density incentives, reduced contributions or expedited approval to a project dominated by luxury residences and hotel accommodation. Public concessions should purchase clear public value, including substantial permanently affordable housing.	Cris Figueroa	Downtown	

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2026-07-21	12:36	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	Please do not approve this application until the issues surrounding Dunsmuir House and the loss of 167 SRO units have been transparently resolved. Council must protect low-income housing and enforce every applicable developer obligation.	Jackie T	South Cambie	
2026-07-21	12:37	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	This project offers too little rental housing relative to its 1,288 proposed strata units and 920 hotel rooms. It would add enormous density without adequately addressing the needs of Vancouver renters. I urge Council to reject it.	Christina Bencze	Dunbar-Southlands	
2026-07-21	12:38	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	The City should commission and publish an objective assessment of Vancouver’s claimed hotel shortage before providing further incentives or regulatory concessions to hotel developers. Urgency asserted by industry should not replace independent evidence.	Leo Selin	Victoria-Fraserview	

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2026-07-21	12:43	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 support responsible development, but this proposal does not provide a fair exchange for the exceptional height and density being requested. Council should require far more affordable housing, firm delivery dates and enforceable penalties before considering approval.	Teresita De Dios		
2026-07-21	12:44	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	Please examine the cumulative effect of hotel-friendly rezoning, reduced community amenity contributions, density incentives and expedited approvals. These measures reduce developer risk, but residents need to know what public benefits Vancouver receives in return.	Celerina Halog		
2026-07-21	12:45	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	Council should not make an irreversible planning decision under an election timeline. Residents deserve complete information, adequate consultation and enough time to evaluate the effects on housing, businesses, infrastructure and the downtown skyline.	Connie Chan		

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2026-07-21	12:47	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	Public confidence depends on developers fulfilling past commitments. Before considering another major Holborn application, Council should clearly explain the status of the Little Mountain replacement housing and all obligations connected to Dunsmuir House.	Camille Sun		
2026-07-21	12:47	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	A promise of future social housing at another location does not make this project affordable. Council should evaluate what is being built on this block, when every public benefit will be delivered and whether those commitments will remain enforceable over time.	Lan Zhou		
2026-07-21	12:48	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 urge Council to reject the proposal in its present form and invite a redesign centred on public need. A suitable plan would include substantially more permanently affordable housing, fewer luxury and hotel units, protection for existing businesses and a transparent approval process.	Pat Wu		

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2026-07-21	12:49	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 ask Council not to approve Holborn’s application in its current form. The project’s scale demands extraordinary public benefits, yet it offers nowhere near enough permanently affordable housing.	Danny Chan		
2026-07-21	12:50	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	The City should not exchange major height and density concessions for promises that may take years to materialize. Require the proposed social housing to be completed first, with binding deadlines and meaningful penalties.	Eric Yee		
2026-07-21	12:51	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	Three towers reaching 63, 68 and 79 storeys would reshape downtown Vancouver. Such a consequential departure from existing planning policies requires extensive public consultation and should not be expedited.	Bernabe Balog		

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2026-07-21	12:52	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 am deeply concerned that this project will be rushed through before the election. Council should postpone any decision until residents have received complete information and a genuine opportunity to respond.	Faye Feraren		
2026-07-21	12:53	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	The proposed development appears designed mainly for affluent purchasers, investors and visitors. That does not meet the needs of renters, families, seniors and workers struggling with Vancouver’s housing costs.	Claudia Platatorres		
2026-07-21	12:54	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’s long-delayed delivery of replacement housing at Little Mountain should inform Council’s decision. Public benefits cannot remain promises on paper while profitable parts of a project proceed immediately.	Claudia Soto Guillen		

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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2026-07-21	12:54	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	We neee social housing not more hotels.	Zailda Chan	Downtown	
2026-07-21	12:55	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 urge Council to resolve all outstanding issues related to Dunsmuir House before considering this application. The public deserves clarity about the former SRO units, demolition conditions and any financial obligations.	Anika Andersen		
2026-07-21	12:55	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	Approving 920 hotel rooms on this site would reinforce the impression that accommodating visitors matters more to City Hall than housing residents. Please redirect this development opportunity toward affordable homes.	Linda Heussner		
2026-07-21	12:56	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	Council must evaluate this project according to what it guarantees, not what the developer says may be delivered later. Social housing should be funded, secured and built before additional luxury density is granted.	Robert Bader		

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-21	12:57	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	This proposal risks displacing small businesses that contribute to downtown’s character and provide local employment. Their loss should be fully assessed and addressed through meaningful protections or relocation support.	Alan Lin		
2026-07-21	12:57	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	Height limits and planning policies exist for a reason. Council should not make a sweeping exception for three supertall towers without demonstrating that the project delivers exceptional and lasting benefits to the public.	Giby Cherian		
2026-07-21	12:58	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	Vancouver’s affordability crisis requires more than a small rental component within a massive luxury development. I ask Council to reject this plan and demand a substantially greater share of non-market housing.	Renjuth Rajendra		
2026-07-21	12:59	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	Hotel-industry claims of a room shortage should be independently tested before the City offers incentives or planning concessions. Public policy must be based on transparent evidence, not lobbying pressure.	Justin Pacis		

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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2026-07-21	13:00	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	More housing is needed, not hotels.	Zailda Chan	Downtown	
2026-07-21	13:00	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 the Holborn project because it asks Vancouver to accept tremendous height and density without adequately serving ordinary residents. The project should be redesigned around affordable, cooperative and workforce housing.	Sheila Mae Bullecer		
2026-07-21	13:01	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	The City should publish a clear comparison of hotel and non-market housing approvals before deciding this application. If hotels are already outpacing affordable housing, approving another 920 rooms would deepen the imbalance.	Aswin Murali		
2026-07-21	13:02	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	Public incentives should support public priorities. Reduced contributions, lower levies, extra density and expedited approvals should not subsidize development dominated by luxury units and visitor accommodation.	Matthias Ramos		

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-21	13:03	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	Vancouver cannot build an inclusive city by continually approving housing that most residents cannot afford. Please prioritize secure rental, social and cooperative homes on this centrally located site.	Angad Rajesh Rane		
2026-07-21	13:03	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	The proposed social housing at 388 Abbott Street must not become another open-ended commitment. Council should require clear funding, construction milestones, occupancy deadlines and enforcement provisions before approving any part of the megaproject.	Adora Nillos		
2026-07-21	13:06	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	This decision will affect Vancouver long after the next election. Please resist artificial urgency and conduct a careful, transparent review of the project’s housing mix, public benefits, scale and displacement effects.	Jaskarn Singh		
2026-07-21	13:06	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 support adding homes downtown, but density alone is not affordability. Building 1,288 strata units does little for residents who need below-market rents, cooperative housing or homes geared to their incomes.	Paul Gatto		

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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2026-07-21	13:07	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	Council should ask whether this proposal makes Vancouver more livable for nurses, hospitality workers, teachers, service workers and young families. With its emphasis on luxury strata and hotels, the answer appears to be no.	Pinderjit Kaur		
2026-07-21	13:16	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	Before granting further development rights to Holborn, the City should provide a complete public accounting of the company's previous housing commitments. Trust must be earned through delivery.	Lovepreet Kaur		
2026-07-21	13:17	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 urge Council to protect the integrity of Vancouver's planning process. Site-specific exceptions of this magnitude can create pressure for increasingly tall luxury projects elsewhere, weakening carefully established policies.	Ramandeepkaur Sandhu		
2026-07-21	13:34	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	Please see attached letter.	Chaistein Cidez	West End	Appendix A

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-21	17:34	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	We should not be rewarding developers who have been delaying fulfilling their last social housing promises for 15 years. The city needs to complete its public consultation on the new Higher Buildings Policy before approving this application.	Aurel Matte	Renfrew-Collingwood	
2026-07-21	17:57	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	This application should be opposed. First, the city hasn't reviewed its higher buildings policy yet; second, Holborn has a record of failing to deliver on promises to provide affordable and social housing; third, the city needs affordable housing, not megaprojects.	George Temple	Grandview-Woodland	
2026-07-21	21:59	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	The GRA supports the creation of affordable housing and recognizes that Vancouver needs more of it. However, we have significant concerns about the current proposal. Our concerns include: • All of the affordable housing associated with Holborn's larger Georgia Street redevelopment is being located in Gastown, rather than being integrated into the flagship development itself. • We are concerned that approving this approach sets a precedent for future developments, allowing affordable housing obligations to be concentrated in Gastown and the DTES while the benefits of redevelopment occur elsewhere. • If the project is approved, we believe the City should require: a legally binding covenant ensuring the building cannot later be converted to supportive housing or an SRO without a new public approval process; neighbourhood-serving retail at street level, such as a pharmacy similar to a smaller London Drugs; and	Mirella Gibeau	Hastings-Sunrise	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-21	22:39	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	The concentration so low-income housing in the DTES and Gastown is already largely condensed in these neighborhoods, with lasting affects on local businesses, residents and liveability. I believe it should be spread across neighborhoods and not concentrated to an already under pressure neighborhood. As a unit owner in Woodward's and someone who lives in Gastown, I believe the area needs more support and the neighborhood deserves the benefits of developments for the economy, local businesses that are struggling and residents - not just social housing. While I believe that Vancouver needs more affordable housing, it needs to be better spread across the jurisdictions and should not be a burden to one neighborhood. If approved, I strongly believe that a legally binding covenant ensuring the building cannot later be converted to supportive housing or an SRO without a new public approval process; neighbourhood-serving retail at street level, such as a pharmacy similar to a smaller London Drugs; and Community Amenity Contributions that are invested in Gastown and Railtown, where the impacts of the development will be felt.	Rylee Elfert	Downtown	
2026-07-22	01:12	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	Holburn has proven to be untrustworthy and we should not be allowing them to develop this site. It is also very shady to allow a "super tall" tower ahead of the public consultation process, this implies that the consultation will be meaningless.	Jessica Reid	Dunbar-Southlands	
2026-07-22	07:17	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 has demonstrated in the past that their promises and commitments cannot be trusted. This application should be denied until all prior Holborn commitments are completed in full. Otherwise, Holborn is making a mockery of you and the City.	John Geddes	Kitsilano	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-22	07:44	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	This developer has not followed through on previous commitments to social housing and is now asking for extra density despite the fact they have the social housing portion in this project. The city continues to benefit developers who build luxury housing under the guise that we need housing despite the fact that it's not affordable.	Andrea Baxendale	Shaughnessy	
2026-07-22	08:04	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 should be required to fulfill all its previous social housing promises before being allowed to build anything new. Towers of this size would be a horrendous minus for Vancouver.	Carol Volkart	Dunbar-Southlands	
2026-07-22	08:25	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	Not enough notice. Too tall, too dense, by a developer whose previous projects are characterized by delay and demoviction.	Brian Palmquist	Dunbar-Southlands	
2026-07-22	08:52	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	Disperse the social amongst the market. Stop ghettoizing the DTES.	Greg Ross	Strathcona	

As a resident of Vancouver, I am opposed to the Holborn Group's proposed supertall luxury condo/hotel megaproject at 501-525 W Georgia, 619 Richards, and 500 Dunsmuir.



I oppose this project because:

The majority of residents want a different vision for Vancouver!

Name *Christin Richards*

s22(1)
Personal and Confidential

TO:

Mayor Ken Sim and
Vancouver City Council
453 W 12th Avenue,
Vancouver BC V5Y 1V4

*HOLBORN;
Little Mountain
Pinecreek House
~ AGAIN the same? ~*



Image source: ShapeYourCity.ca; applicant's rendering.