

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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2026-07-23	15:05	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	I am here to add my voice to the opposition, not only of the Holborn project in question but I would go so far as to oppose Holborn's allowance to operate in Vancouver at all. They have shown time and time again just how little they care about the actual citizens of Vancouver and this is yet another egregious example of their greed and disregard for our city. I live near the little mountain housing development that Holborn uprooted and demolished back in 2008, displacing families that had been living there in peace for decades. Their homes demolished, the grand old trees that had been there for several generations demolished, all with the promise that these displaced people would have homes in their new development. 15 years, Holborn sat on their hands while this land only increased in value. Land they have yet to pay for in full, btw, homes they have yet to build, uprooted families they have yet to re-house, promises they have yet to fulfill. It was only until the public caught wind of the severity of this scandalous behaviour and there was a justifiable outcry that they started to build. Holborn hung signs with the slogan: 'Great stories take time to write' and it is such a tone-deaf slap in the face to the people who's lives Holborn so callously disregards. Then there is the property at 500 Dunsmuir, a heritage property that Holborn purchased only to neglect it to a point well beyond saving, publicly blaming pigeons and squatters rather than admit this was their plan all along. You are the stewards of a building like that when you buy it. Its upkeep and maintenance are your responsibility. It sickens me to witness how complicit the BC government is with the wholesale selling of our cultural identity. Granting Holborn all sorts of favours not the least of which being a \$211 million dollar interest free loan. Our memories and our histories are for sale, It appears. And now giving the ok to 3 giant Dubai style towers in the heart of Downtown. Once again, displacing hard working business owners and further altering the cultural identity of our city. One of my friends is among the small business owners about to be affected by this project. She is a young woman who once put herself in grave physical danger by putting herself between her shop-front and the looters and rioters during the shameful riots in 2011. This is someone who cares about Vancouver, who adds value to our city instead of viewing it as their cash cow. 'Great stories take time to write?' We know your story all too well, we see it time and time again. We are not interested. We are not for sale. We have our own great stories and they should be respected and preserved. Shane Nelken	Shane Nelken	Mount Pleasant	Attachment 1

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2026-07-23	15:56	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	I oppose the this Item due to the prioritization of Luxury developments in the midst of rising cost of living in the city, and a lack of accessible housing. The city is again using culture to fast track the development of luxury projects. I am referring to the proposed Filipino cultural center being attached to yet another Hotel on Main and 5th. We see this same pattern happening again with this proposed project. These spaces for the retaining and expressing of cultural identity are important, and something we should support. However, when they are attached to projects like luxury hotels or expensive condo's that is something that should be criticized. Instead of using culture to fast track these developments, the city should instead dedicate it's efforts to addressing the lack of accessible and dignified housing that the majority of people who are facing the brunt of the high cost of living in this city have to deal with. How many indigenous families will be able to afford to stay in these condo's or hotel rooms? How accessible will this project really be to the people already living in Vancouver?	Jesse Fernandez	Sunset	
2026-07-23	15:58	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	As a homeowner who lives one-block from this proposed development, it's been an absolute shame to see this proposal come into play after watching a beautiful heritage building sit unused for FAR too many years, only to become hazardous. How timely for Holborn to put forth a proposal that caters to themselves, disregarding the needs of what Vancouver residents seek in a time where affordable housing, thoughtful community hubs and green space are integral to our placemaking. The City of Vancouver has the chance to correct this wrong - oppose this and hold Holborn accountable for its unethical track record.	Karen M	Downtown	
2026-07-23	15:59	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	I feel that we do not need additional high rises when condos are not selling. Please keep to the height restrictions currently in place and build low rises as social housing. Although I do not live in the area, I do own property there.	Colleen McGuire	I do not live in Vancouver	

2026-07-23	16:02	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	Im deeply opposed to luxury 'supertowers' by Holborn. While this proposal does involve social housing growth units, hilborn has shown they cannot be trusted to complete social housing in a reasonable time. Their delays on the Little Mountain project were unconscionable and straight up disrespe tful to the resiendtof Vancouver, and they should not get any fast-tracking or special treatment from city council until they can prove that these delays will not exist in the future. I am quite frankly disgusted that this is even being considered.	Montanna Mills	Grandview-Woodland	
2026-07-23	16:27	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 a resident of Vancouver and I strongly oppose this application for luxury towers by Holborn Real Estate Ltd under the guise of affordable social housing. It is a glaring truth that the city of Vancouver is suffering from an affordability and a housing crisis. It is true that the working class people of this city desperately need more affordable and accessible housing close to the places where they work, play, and go to school. What is NOT needed is more luxury hotels and condos that only serve to enrich the developers and billionaires of this city at the cost of everyday working people and their families. Holborn's proposal to include only 237 social housing units, a reduction from the originally proposed 378 units, within 3 enormous towers over 60 stories tall with thousands of potential units is a slap in the face to all working people in Vancouver struggling to make ends meet. Why is such a small portion allocated for the majority of the people in this city? Who do these units really cater to? The ultra-rich of course. If Holborn really cares about everyday people, they would deliver on their promise for social housing in Little Mountain that was made in 2010 and they would prioritize the maintenance of SRO's under their ownership rather than having them demolished due to deteriorating conditions. However, as we have seen, Holborn's actions show that affordable housing is not their priority. Developers with such a track record of lying to the public about housing that deeply affects them and of evading fees for demolishing such social housing should not be trusted with future building developments. It is clear that Holborn only added on these non-market housing units, childcare facilities, and so-called Indigenous art gallery as an after-thought to create a false narrative that this developer cares about the community, when their only true interest is profit. I urge the counsellors to vote against this application and show the people of Vancouver that their government puts people over profit, rather than the opposite.	Glory Nasserri	Sunset	
2026-07-23	16:35	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	To: Mayor and Council, City of Vancouver Subject: Public Hearing Submission – Strong Opposition to Rezoning Application for 388 Abbott St (Social Housing Transfer) Dear Mayor and Council, I am writing as a local resident and property owner to formally express my strong opposition to the rezoning application for 388 Abbott St. While I support the overall goal of expanding affordable housing in Vancouver, I strongly object to the concurrent rezoning model where Holborn transfers 237 units of 100% Social Housing at 388 Abbott St to the City to satisfy their housing obligations for their lucrative West Georgia Street flagship developments. My primary grounds for opposition include:	Gene Hong		

			1. Severe Strain on an Already Over-Burdened Neighborhood Gastown and the surrounding Downtown Eastside (DTES) perimeter are already absorbing an unsustainable concentration of social services and non-market housing. The street-level environment and public safety in this immediate area have hit a critical tipping point, directly driving out essential neighborhood businesses over the past year—most notably major anchors like London Drugs and TD Bank. Adding a 26-storey, 237-unit Social Housing tower at 388 Abbott St will further destabilize the immediate safety, cleanliness, and commercial viability of our streetscape. 2. Flawed Off-Site Transfer Policy (Segregation vs. Integration) Approving this off-site transfer sets a detrimental precedent for Vancouver’s urban planning. It allows major developers to build high-end market projects in prime West Georgia locations while dumping 100% of their social housing requirements off-site into Gastown. Social housing should be integrated on-site within mixed-income developments, rather than clustered in areas already facing severe socioeconomic and public safety challenges. 3. Negative Impact on Community Liveability and Property Values As taxpayers and homeowners who have invested in Gastown, we are deeply concerned about the long-term impact this concentrated social housing project will have on neighborhood liveability, street safety, and our property values. The City cannot continue to use Gastown as the sole relief valve for city-wide social housing mandates without regard for existing residents and local businesses. 4. Mandatory Conditions If Motion Moves Forward If Council considers approving this concurrent application, strict and legally binding conditions must be placed on 388 Abbott St to protect the neighborhood: Strict Legal Covenant: A permanent, legally binding covenant ensuring the building operates strictly as long-term, low-to-moderate income social housing and cannot be converted into supportive housing with low-barrier services or Single Room Occupancy (SRO) management without a new, full public hearing process. Replacement of Lost Essential Commercial Services: Ground-floor commercial spaces must be reserved for essential retail (e.g., a pharmacy or grocery store) to directly replace the vital services lost with the closures of London Drugs and other area businesses. Local Investment of CACs: 100% of the Community Amenity Contributions (CACs) generated from both 388 Abbott St and the West Georgia Street developments must be ring-fenced and invested directly into Gastown and Railtown for public safety, street sanitation, and green space enhancements. Gastown deserves balanced, thoughtful development, not the offloading of housing burdens from central downtown projects. I strongly urge Council to reject the rezoning application for 388 Abbott St in its current form and require the developer to integrate their social housing requirements on-site at West Georgia Street. Thank you for your consideration.			
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