

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 - Other

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-21	12:05	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	Other	RE: Updated Rezoning Application & Referral Report for 388 Abbott Street (July 23, 2026 Public Hearing: 4. 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, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street) Dear Mayor Sim and Members of Council, On behalf of the Hastings Crossing Business Improvement Association (HxBIA), we are writing to provide follow-up comments regarding the updated rezoning application and referral report for 388 Abbott Street. Having reviewed the revised submission and staff report, we observe that while the scale and unit count of the project have been adjusted, the underlying planning mechanism and ground-floor approach remain largely unchanged. As such, the HxBIA maintains its neutral position on the overall rezoning while strongly reiterating our core concerns and recommendations for Council and Staff consideration. Persistent Concerns Regarding the Rezoning Transfer Mechanism While HxBIA continues to strongly support the creation of high-quality, well-managed social housing in the Downtown Eastside, our fundamental concern regarding the transfer mechanism remains: Housing Equity vs. Development Trade-offs: This project continues to function as an in-kind Community Amenity Contribution (CAC) to offset the high-density market development application on the West Georgia, Richards, Seymour, and Dunsmuir site. Separation of Housing Types: Segregating market housing into one district and bundling social housing into another runs counter to best planning practices for inclusive, mixed-income communities. We maintain that social housing should be delivered based on equitable, neighbourhood-focused planning rather than serving as a bargaining tool for off-site commercial density. Ground-Floor Activation and Alignment with Neighbourhood Needs The revised proposal includes cultural and commercial space (including a proposed Indigenous art gallery space) on the ground floor. While we appreciate the cultural intent, the operational design must address critical local economic and street-level realities: Addressing Goods & Services Gaps: As highlighted in our previous research, Abbott Street desperately requires active, accessible commercial uses that fulfill immediate everyday needs—specifically affordable food, basic household goods, casual clothing, health services, and local employment opportunities. HxBIA recently completed research highlighting key gaps in goods and services in our community.¹ This research pointed most to a need for commercial spaces that provide affordable and accessible nutritious food, social spaces, health and fitness, household goods, casual clothing, and employment opportunities. Continuous Pedestrian Activation: Abbott Street is a vital, high-volume pedestrian corridor connecting Gastown and Skytrain transit options. To enhance community safety and vibrancy, ground-floor uses must generate consistent daily foot traffic. Subdivided Retail vs. Single Tenants: We urge Council and Staff to require that ground-floor spaces be designed as flexible, subdivided Commercial Retail Units (CRUs) rather than a single large tenant footprint. Subdivided spaces lower financial barriers for small local businesses, diversify street-level activity, and mitigate the vacancy risks associated with single-tenant institutional uses. HxBIA recognizes the critical need for social housing and community amenities in Vancouver. However, long-term neighbourhood stability depends on thoughtful planning that integrates	Landon Hoyt	Downtown	Appendix A

				social housing equitably and fosters economically vibrant, active streetscapes. We encourage Council to attach conditions to this application that address ground-floor commercial subdivision and align tenant uses with the real, daily needs of Downtown Eastside residents and businesses. Thank you for your ongoing consideration. Landon Hoyt 1: https://hxbia[.]com/research-reports/			
2026-07-21	18:08	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	Other	Dear City Council, While I do not necessarily oppose the proposed redevelopment itself, I have serious concerns regarding the treatment of the heritage resources within this assemblage of properties. As Council will recall, Holborn failed to undertake much-needed maintenance of the historic Dunsmuir Hotel, formerly located on this site. The building was ultimately deemed structurally unsafe by the City in late 2024 and subsequently demolished. As a result, City Council unanimously passed a motion at its December 18, 2024 Special Meeting directing staff, in part, to "report back on any avenues Council has to seek compensation as part of future rezoning applications the property owner may pursue." Unfortunately, there is no reference to this motion, nor any indication whether staff reported back to Council on this matter, in the background materials accompanying this ODP amendment application. It is important that the City hold the property owner accountable for the apparent neglect of a formally identified heritage resource and a Single Room Accommodation (SRA) building that ultimately resulted in its demolition. If the loss of the Dunsmuir Hotel was not enough, the applicant is now seeking to amend the legal heritage protection for the Randall Building (555 West Georgia), constructed in 1929, to permit conservation of only its façade while demolishing the remainder of the building. It appears that the City's Heritage Commission did not support this approach, and the Randall Building underwent a seismic upgrade in the early 1990s, suggesting that arguments based solely on structural viability warrant careful scrutiny. The legal heritage protection afforded to the Randall Building should not be amended. Given that the proposed development occupies nearly an entire city block, it is difficult to understand why one of Vancouver's most accomplished architectural firms could not develop a design that retains the building in its entirety. A recent downtown Vancouver development, the Exchange at 475 Howe Street, successfully conserved an entire 1929 heritage building while simultaneously incorporating a contemporary high-rise above it. Amending the heritage protection of the Randall Building in this instance represents a regressive approach to heritage conservation and would establish a deeply concerning precedent for future redevelopment proposals. Lastly, there has been little discussion, from what I have seen, regarding another heritage resource located within the development site. Although not currently listed on the Vancouver Heritage Register, 692 Seymour Street was constructed in 1909–1910 as a Masonic Temple. Its exterior cladding was substantially altered, presumably during the 1960s or 1970s. In light of the preventable loss of the Dunsmuir Hotel and its missed opportunity for incorporation into this redevelopment proposal, perhaps a condition of approval for this ODP amendment could include the conservation, in some capacity, of the 117-year-old Masonic Temple at 692 Seymour Street. I have attached historical photographs of the building as part of my submission.	Thomas Crush	Grandview-Woodland	Attachment 1 Attachment 2 Attachment 3 Attachment 4

				I respectfully urge City Council to: •remember the preventable loss of the Dunsmuir Hotel at 500 Dunsmuir Street and the commitments made following its demolition; • reject any amendment to the legal heritage protection afforded to the Randall Building at 555 West Georgia; and • consider requiring the retention, in some capacity, of the former Masonic Temple at 692 Seymour Street as a condition of approval for this ODP amendment. Thank you for your consideration.			
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Hastings Crossing Business Improvement Association
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July 21, 2026

TO: City of Vancouver
 Planning, Urban Design & Sustainability Department
 515 West 10th Avenue
 Vancouver, BC V5Z 4A8

RE: Updated Rezoning Application & Referral Report for 388 Abbott Street

(July 23, 2026 Public Hearing: 4. 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, 623-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street)

Dear Mayor Sim and Members of Council,

On behalf of the Hastings Crossing Business Improvement Association (HxBIA), we are writing to provide follow-up comments regarding the updated rezoning application and referral report for 388 Abbott Street.

Having reviewed the revised submission and staff report, we observe that while the scale and unit count of the project have been adjusted, the underlying planning mechanism and ground-floor approach remain largely unchanged. As such, the HxBIA maintains its **neutral position** on the overall rezoning while strongly reiterating our core concerns and recommendations for Council and Staff consideration.

Persistent Concerns Regarding the Rezoning Transfer Mechanism

While HxBIA continues to strongly support the creation of high-quality, well-managed social housing in the Downtown Eastside, our fundamental concern regarding the transfer mechanism remains:

- **Housing Equity vs. Development Trade-offs:** This project continues to function as an in-kind Community Amenity Contribution (CAC) to offset the high-density market development application on the West Georgia, Richards, Seymour, and Dunsmuir site.
- **Separation of Housing Types:** Segregating market housing into one district and bundling social housing into another runs counter to best planning practices for inclusive, mixed-income communities. We maintain that social housing should be delivered based on equitable, neighbourhood-focused planning rather than serving as a bargaining tool for off-site commercial density.

Ground-Floor Activation and Alignment with Neighbourhood Needs

The revised proposal includes cultural and commercial space (including a proposed Indigenous art gallery space) on the ground floor. While we appreciate the cultural intent, the operational design must address critical local economic and street-level realities:

- **Addressing Goods & Services Gaps:** As highlighted in our previous research, Abbott Street desperately requires active, accessible commercial uses that fulfill immediate everyday needs—specifically affordable food, basic household goods, casual clothing, health services, and local employment opportunities. HxBIA recently completed research highlighting key gaps in goods and services in our community.¹ This research pointed most to a need for commercial spaces that provide affordable and accessible nutritious food, social spaces, health and fitness, household goods, casual clothing, and employment opportunities.
- **Continuous Pedestrian Activation:** Abbott Street is a vital, high-volume pedestrian corridor connecting Gastown and Skytrain transit options. To enhance community safety and vibrancy, ground-floor uses must generate consistent daily foot traffic.
- **Subdivided Retail vs. Single Tenants:** We urge Council and Staff to require that ground-floor spaces be designed as flexible, subdivided Commercial Retail Units (CRUs) rather than a single large tenant footprint. Subdivided spaces lower financial barriers for small local businesses, diversify street-level activity, and mitigate the vacancy risks associated with single-tenant institutional uses.

HxBIA recognizes the critical need for social housing and community amenities in Vancouver. However, long-term neighbourhood stability depends on thoughtful planning that integrates social housing equitably and fosters economically vibrant, active streetscapes.

We encourage Council to attach conditions to this application that address ground-floor commercial subdivision and align tenant uses with the real, daily needs of Downtown Eastside residents and businesses.

Thank you for your ongoing consideration.

Landon Hoyt

s22(1) Personal and
Confidential

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¹ <https://hxbia.com/research-reports/>