

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, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street and (ii) 388 Abbott Street

Summary:

The Generalized Land Use (GLU) designation in the ODP would change from Business District to Mixed-Use High-Rise 2 for the site at 500 Dunsmuir Street, 619-655 Richards Street, 501-565 West Georgia Street and to rezone 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street from DD (Downtown District) to CD-1 (Comprehensive Development) District. To permit the development of a 68-storey hotel/commercial building, 79-storey and 68-storey residential buildings containing 1,546 residential units with commercial space on the ground floor the removal of the heritage designation for the entire Randall Building at 535-565 West Georgia Street, and the heritage designation of the Georgia Street façade of the Randall Building as protected heritage property. A maximum floor area of 281,000 sq. m (3,024,659 sq. ft.) and a height of 315 m (1,034 ft.).

The Generalized Land Use (GLU) designation in the ODP would change from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1 for the site at 388 Abbott Street and to rezone from CD-1(732) to a new CD-1 to permit the development of 25-storey residential building plus rooftop amenity, containing 237 social housing units, childcare facility with commercial and/or cultural space on the ground floor. A floor space ratio (FSR) of 16.2 and building height of 85 m. (279 ft.).

Applicant: Henriquez Architecture

Referral: This relates to the report entitled “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”, dated June 30, 2026 (“Report”), referred to Public Hearing at the Council Meeting of July 14, 2026.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

A. THAT the application by Henriquez Architecture

(i) on behalf of:

- 500 Dunsmuir Property Ltd., the registered owners of 619 Richards Street and 500 Dunsmuir Street [*Lots 35 to 40 Block 44 District Lot 541 Plan 210;*

PIDs 003-023-923; 003-023-931; 015-471-594; 015-471-608; 015-471-616; and 015-471-624, respectively];

- Parkwell Parkade Corporation, the registered owners of 623-655 Richards Street [*Lots 24 to 34 Block 44 District Lot 541 Plan 210; PIDs 003-023-974; 003-023-982; 003-024-008; 003-024-016; 003-024-041; 003-023-826; 003-023-842; 003-023-877; 003-023-893; 003-023-907; and 003-023-915; respectively];*
- Holborn Real Estate Ltd., the registered owners of 501-525 West Georgia Street [*PID 010-964-061; Lot A Block 44 District Lot 541 Plan 6134];* and
- 555 West Georgia Development Ltd., the registered owners of 555-565 West Georgia Street [*PID 010-964-118; Lot B Block 44 District Lot 541 Plan 6134];*

to amend the Generalized Land Use designation in the *Vancouver Official Development Plan* of the lands and adjacent laneway from Business District to Mixed-Use High-Rise 2, be approved in principle; and

- (ii) on behalf of W East Holdings Limited Inc., the registered owners of the lands at 388 Abbott Street [*PID: 030-838-339; Lot 1 Block 3 Old Granville Townsite Group 1 New Westminster District Plan EPP84704]* to amend the Generalized Land Use designation in the *Vancouver Official Development Plan* of the lands from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1, be approved in principle; and

FURTHER THAT the draft *Vancouver Official Development Plan* amendment by-law, prepared for Public Hearing in accordance with Appendix A of the Report, be approved in principle.

B. THAT subject to approval of Recommendation A:

- (i) The application by Henriquez Architecture on behalf of:

- 500 Dunsmuir Property Ltd., the registered owners of 619 Richards Street and 500 Dunsmuir Street [*Lots 35 to 40 Block 44 District Lot 541 Plan 210; PIDs 003-023-923; 003-023-931; 015-471-594; 015-471-608; 015-471-616; and 015-471-624, respectively];*
- Parkwell Parkade Corporation, the registered owners of 623-655 Richards; 634-698 Seymour Street and 575-595 West Georgia Street [*Lots 7 to 20 and Lots 24 to 34 Block 44 District Lot 541 Plan 210; PIDs 003-023-516; 003-023-524; 003-023-541; 003-023-567; 003-023-583; 003-023-605; 003-023-613; 003-023-621; 003-023-648; 003-023-656; 003-023-672; 003-023-681; 003-023-761; 003-023-796; 003-023-974; 003-023-982; 003-024-008; 003-024-016; 003-024-041; 003-023-826; 003-023-842; 003-023-877; 003-023-893; 003-023-907; and 003-023-915; respectively];*

- Holborn Real Estate Ltd., the registered owners of 501-525 West Georgia Street [*PID 010-964-061; Lot A Block 44 District Lot 541 Plan 6134*]; and
- 555 West Georgia Development Ltd., the registered owners of 555-565 West Georgia Street [*PID 010-964-118; Lot B Block 44 District Lot 541 Plan 6134*];
- 620 Seymour Property Ltd., the registered owners of 620-626 Seymour Street [*Lots 4 to 6 Block 44 District Lot 541 Plan 210; PIDs 013-736-914; 013-736-931; 003-023-494; respectively*];

to rezone the lands from DD (Downtown District) to CD-1 (Comprehensive Development) District to allow for a maximum floor area of 281,000 sq. m (3,024,659 sq. ft.) and a maximum building height of 315 m (1,034 ft.), to permit the development of a 68-storey hotel/commercial building, 79-storey and 68-storey residential buildings containing 1,546 residential units with commercial space on the ground floor;

- (ii) The application by Henriquez Architecture on behalf of W East Holdings Limited Inc., the registered owners of the lands at 388 Abbott Street [*PID: 030-838-339, Lot 1 Block 3 Old Granville Townsite Group 1 New Westminster District Plan EPP84704*] to rezone the lands from CD-1(732) to a new CD-1 (Comprehensive Development) District to permit the development of a 25-storey residential building plus rooftop amenity, containing 237 social housing units, childcare facility with commercial and/or cultural space on the ground floor with a maximum floor space ratio of 16.2 and height of 85 m (279 ft.);

FURTHER THAT the draft CD-1 By-laws, prepared in accordance with Appendix B of the Report, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Henriquez Architecture received June 11, 2025, with addendum drawings for 500 Dunsmuir Street, 619-655 Richards Street, 501-595 West Georgia Street and 620-698 Seymour Street, received April 2, 2026, and for 388 Abbott Street, received April 30, 2026;

FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix C1 and C2 of the Report;

FURTHER THAT the *Vancouver Official Development Plan* amendment by-law only be brought forward for enactment if the conditions in Appendix C1 and C2 of the Report for the enactment of the CD-1 By-laws are satisfied;

AND FURTHER THAT the Director of Legal Services be instructed to bring forward the CD-1 By-law for enactment following the enactment of the *Vancouver Official Development Plan* amendment by-law.

- C. THAT if the application in Recommendation A is referred to a Public Hearing, Council consider and approve at the same Public Hearing a Single Room Accommodation (SRA)

demolition permit for the demolition of 167 SRA designated rooms at 500 Dunsmuir Street, subject to:

- (i) enactment of the proposed CD-1 By-law; and
- (ii) issuance of the associated development permit; and
- (iii) the owner entering into a Housing Agreement in accordance with the conditions of enactment.

FURTHER THAT if the Council approves, in principle, the rezoning proposed in Recommendation B and the Housing Agreement described in Part 2 of Appendix C1 of the Report, and approves the Single Room Accommodation (SRA) demolition permit in Recommendation C, that the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, and the General Manager of Arts, Culture and Community Services and General Manager of Planning, Urban Design and Sustainability;

- D. THAT subject to approval in principle of the Vancouver Official Development Plan amendment, rezoning and the Housing Agreement described in Part 2 of Appendix C1 and C2 of the Report, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law for enactment prior to enactment of the CD-1 By-law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- E. THAT subject to the approval of the new CD-1 By-law, CD-1 (732) 61-95 West Hastings Street (388 Abbott Street) By-law No. 12497 be repealed, generally as set out in Appendix D of the Report;
- F. THAT subject to approval of the CD-1 By-law, the modification to the heritage designation of the Randall Building ("heritage building") at 535-565 West Georgia Street [*Lot B Block 44 District Lot 541 Plan 6134; PID 010-964-118*], be approved and the heritage designation of the Georgia Street façade of the heritage building as protected heritage property, be approved in principle.

FURTHER THAT the Director of Legal Services be instructed to prepare and bring forward the Heritage By-law, generally as set out in Appendix D of the Report, prior to enactment of the CD-1 By-law;

- G. THAT subject to approval of the CD-1 By-laws, the application to amend the Sign By law to establish regulations for the CD-1, generally as set out in Appendix D of the Report, be approved.

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Sign By-law at the time of enactment of the CD-1 By-laws.

- H. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include this CD-1, generally set out in Appendix D of the Report;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 Bylaw.

- I. THAT Recommendations A to H be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City; and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted shall not obligate the City to enact a by-law to amend the Vancouver Official Development Plan or rezone the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

ALTERNATIVE RECOMMENDATION

Should Council consider it appropriate to refer the proposed Vancouver ODP Amendments and rezoning applications back to staff following the Public Hearing, notwithstanding the recommendation of the General Manager of Planning, Urban Design and Sustainability submits the following consideration.

- J. THAT the application by Henriquez Architecture
- (i) on behalf of:
 - 500 Dunsmuir Property Ltd., the registered owners of 619 Richards Street and 500 Dunsmuir Street [*Lots 35 to 40 Block 44 District Lot 541 Plan 210; PIDs 003-023-923; 003-023-931; 015-471-594; 015-471-608; 015-471-616; and 015-471-624, respectively*];
 - Parkwell Parkade Corporation, the registered owners of 623-655 Richards Street [*Lots 24 to 34 Block 44 District Lot 541 Plan 210; PIDs 003-023-974; 003-023-982; 003-024-008; 003-024-016; 003-024-041; 003-023-826; 003-023-842; 003-023-877; 003-023-893; 003-023-907; and 003-023-915; respectively*];
 - Holborn Real Estate Ltd., the registered owners of 501-525 West Georgia Street [*PID 010-964-061; Lot A Block 44 District Lot 541 Plan 6134*]; and
 - 555 West Georgia Development Ltd., the registered owners of 555-565 West Georgia Street [*PID 010-964-118; Lot B Block 44 District Lot 541 Plan 6134*];

to amend the Generalized Land Use designation in the Vancouver Official Development Plan of the lands and adjacent laneway from Business District to Mixed-Use High-Rise 2, be referred back to staff for review following the completion of the Higher Buildings Policy review and that Recommendations B through I also be referred back to staff for further review following the completion of the Higher Buildings Policy review, and then brought back to Council upon completion of that review at a new public hearing, as required; and

- (ii) on behalf of W East Holdings Limited Inc., the registered owners of the lands at 388 Abbott Street [PID: 030-838-339; Lot 1 Block 3 Old Granville Townsite Group 1 New Westminster District Plan EPP84704] to amend the Generalized Land Use designation in the Vancouver Official Development Plan of the lands from Mixed-Use Mid-Rise to Mixed-Use High-Rise 1, be referred back to staff for review following the completion of the Higher Buildings Policy review and that Recommendations B through I also be referred back to staff for further review following the completion of the Higher Buildings Policy review, and then brought back to Council upon completion of that review at a new public hearing, as required.

[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]