



Vancouver ODP Amendment and CD-1 Rezoning

500 Dunsmuir Street,
619-655 Richards Street,
501-565 West Georgia Street,
620-698 Seymour Street, and
388 Abbott Street

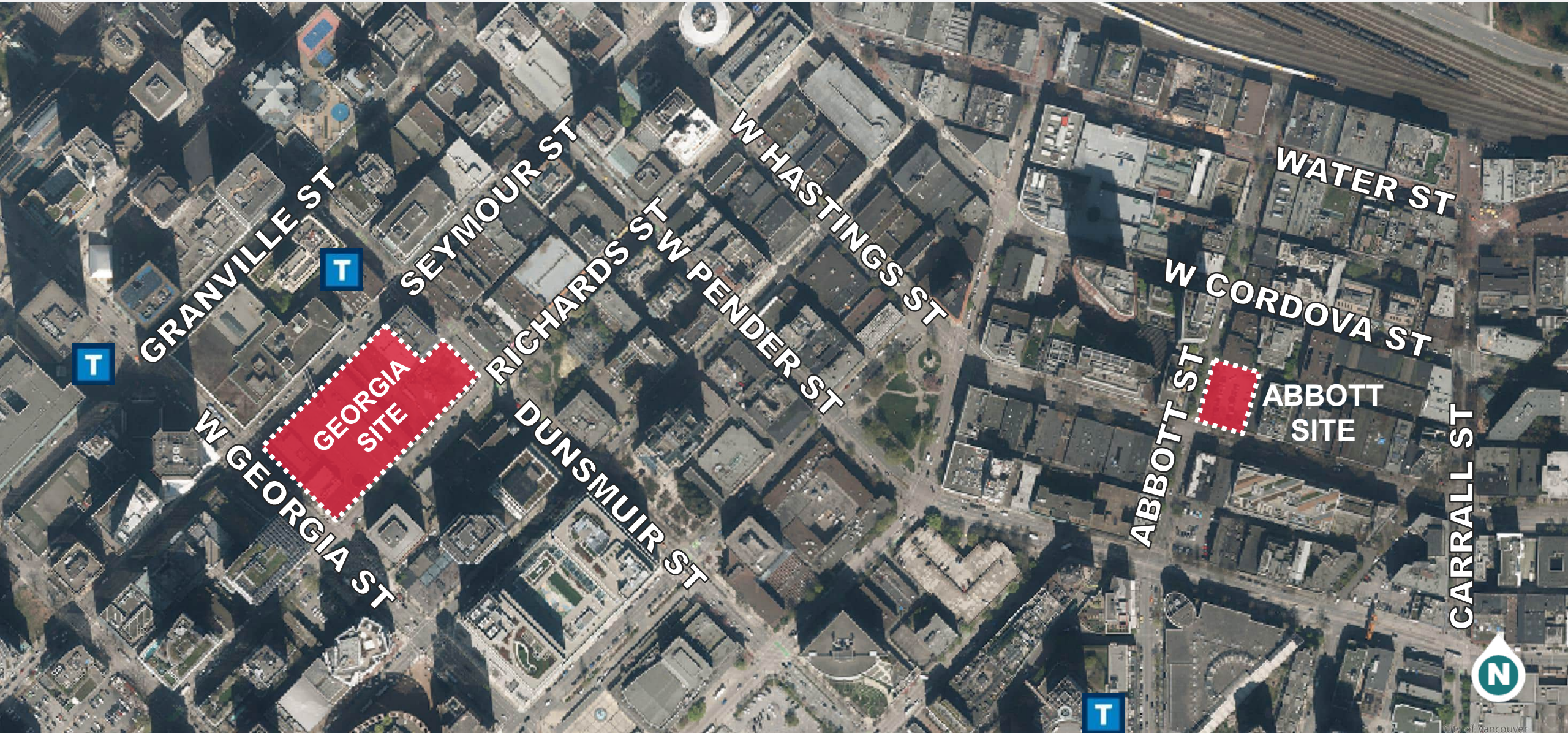
PUBLIC HEARING July 23, 2026

Recommend **Support**



Site and Context – Georgia Site & Abbott Site

Public Hearing | 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





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Georgia Site

- 68-storey hotel
- 68- and 79-storey residential buildings



Abbott Site

- 25-storey social housing building
- Childcare facility
- Cultural and/or Commercial Space
- Dedicated to the City

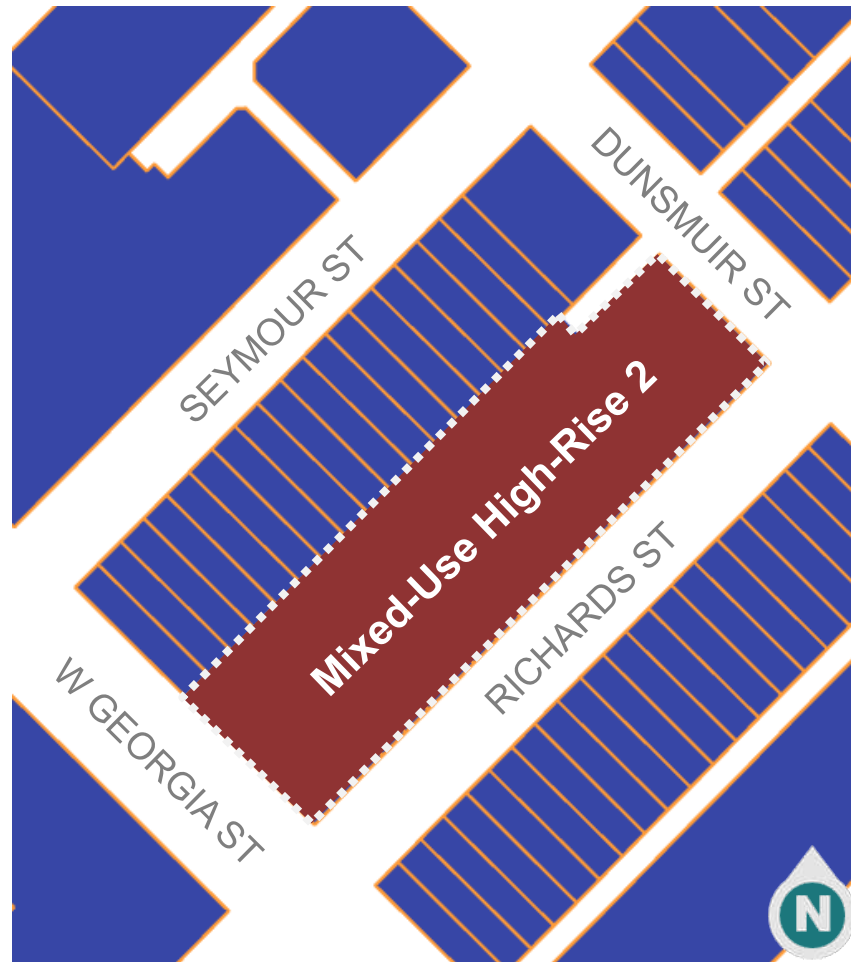


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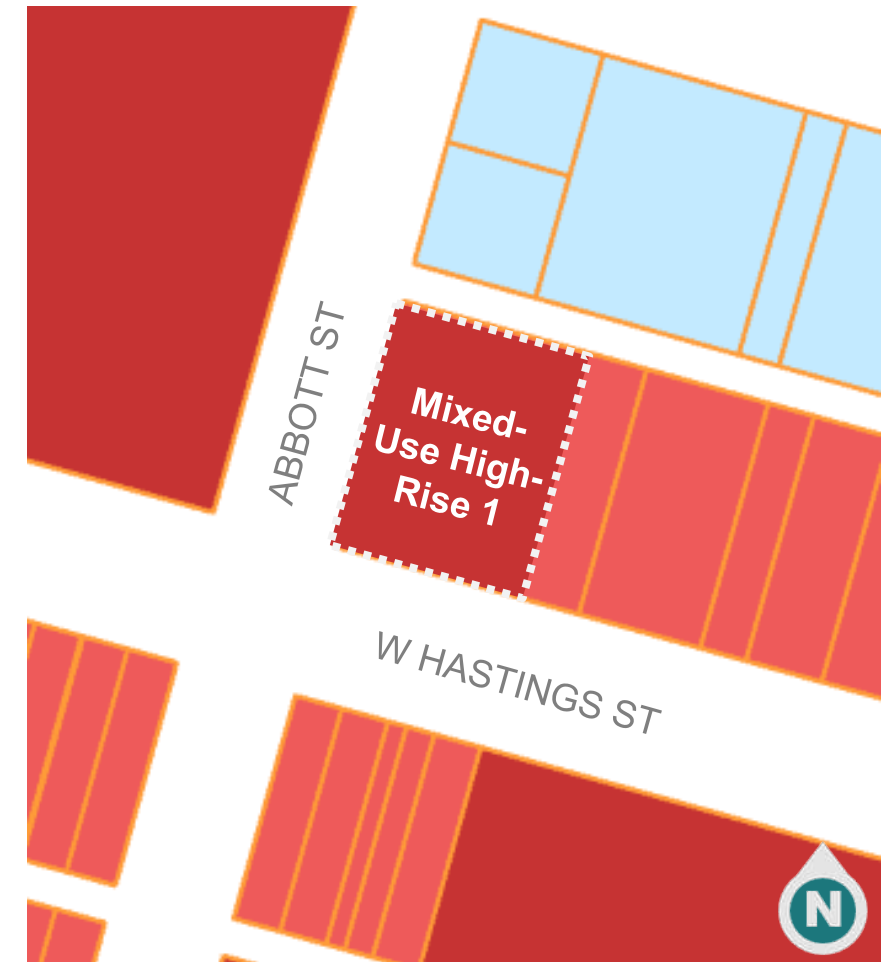
General Land Use (GLU) Designation

- Mixed-Use High-Rise 2
- Mixed-Use High-Rise 1
- Mixed-Use Mid-Rise
- Business Districts
- Downtown Heritage Areas

Georgia Site



Abbott Site



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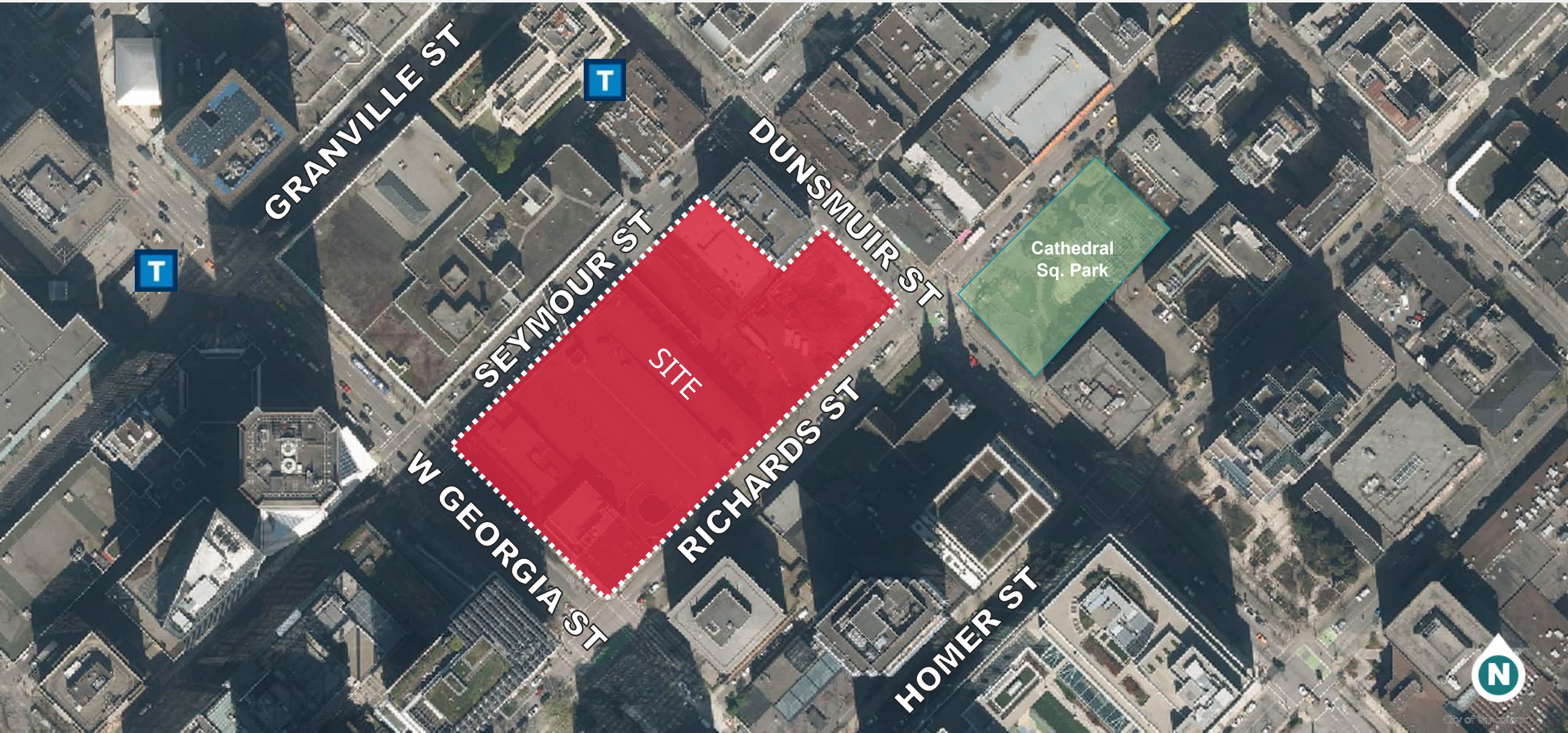


- Consultations required for ODP amendment
- Consulted Vancouver School Board (VSB), conseil scolaire francophone (CSF), and Musqueam Indian Band, Squamish Nation and Tsleil-Waututh Nation
- VSB noted:
 - Catchment elementary schools at capacity
 - Georgia site catchment high school over capacity
 - Abbott site catchment high school under capacity



Site and Context – Georgia Site

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Policy: Applicable Policies for Georgia Site

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Policy

Downtown Rezoning Policy

Central Business District (CBD), CBD Shoulder, Downtown South and Granville Street
Entertainment District

Approved by Council June 16, 2009
Last amended March 31, 2026



Downtown Rezoning Policy

- Minimum 7.0 FSR of non-residential uses
- Residential uses on large sites

Heritage Policies

Single Room Accommodation By-law

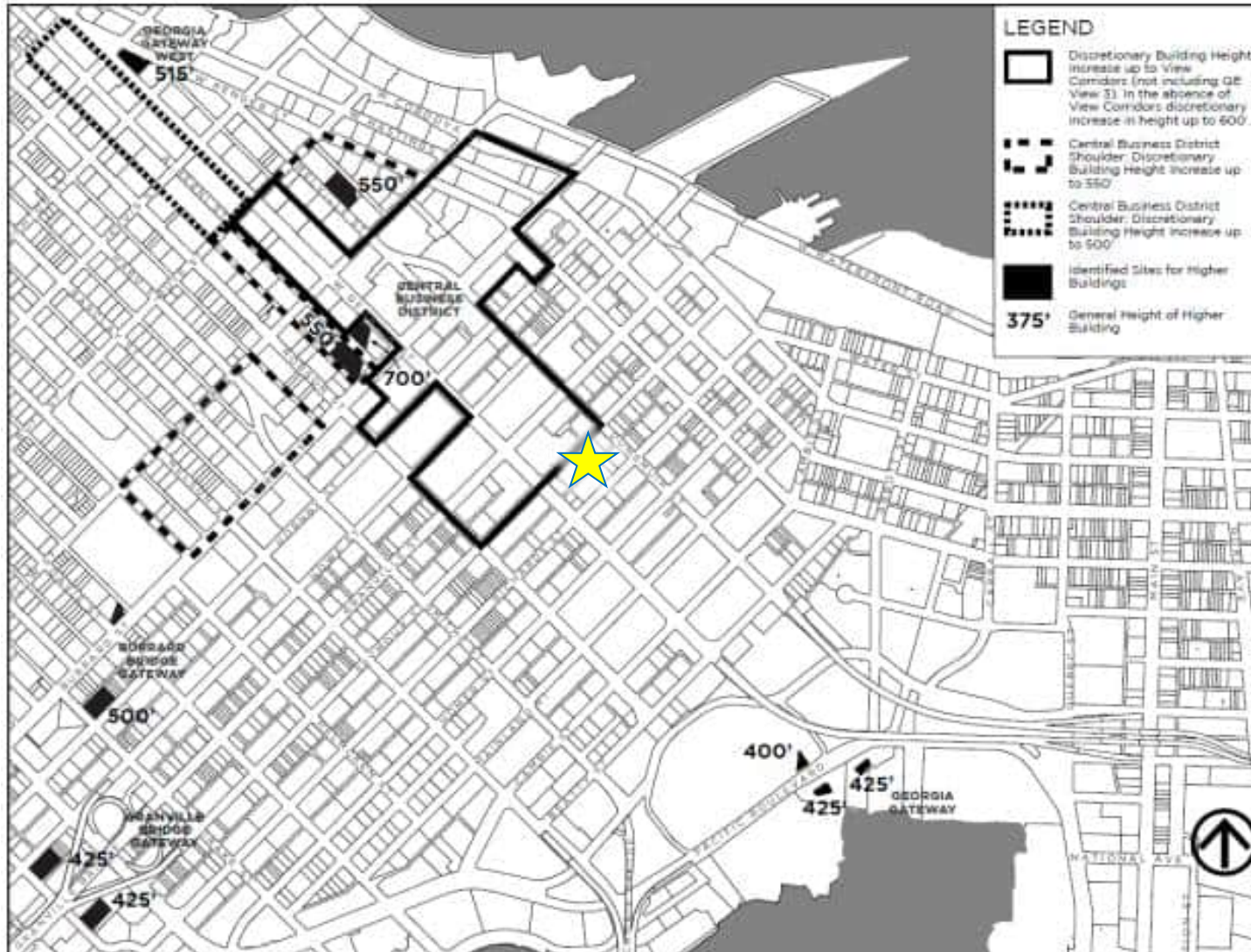
Hotel Development Policy

Rezoning Policy for Sustainable Large Sites



Policy: Applicable Policies for Georgia Site

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Higher Buildings Policy

- Maximum height – 213 m (700 ft.)
- 185 m (600 ft.) contemplated on Seymour Street
- Subject site outside boundaries
- Ongoing public engagement
- Council policy consideration expected Q2 2027



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Summary

Height	North Tower - 68 storeys, 239 m (784 ft.) South Tower - 79 storeys, 271 m (889 ft.) West Tower - 68 storeys, 315 m (1,034 ft.)
Land uses	Residential, Commercial 1,270 strata units, 276 rental units 920 hotel rooms
Details	Observation deck Retention of heritage façade only Privately-Owned Public Space (POPS)
Density	281,000 sq. m (3,024,659 sq. ft.) Approx. 27.4 FSR





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Heritage By-law Amendment **Randall Building**

- Remove designation of entire building
- Designate retained façade



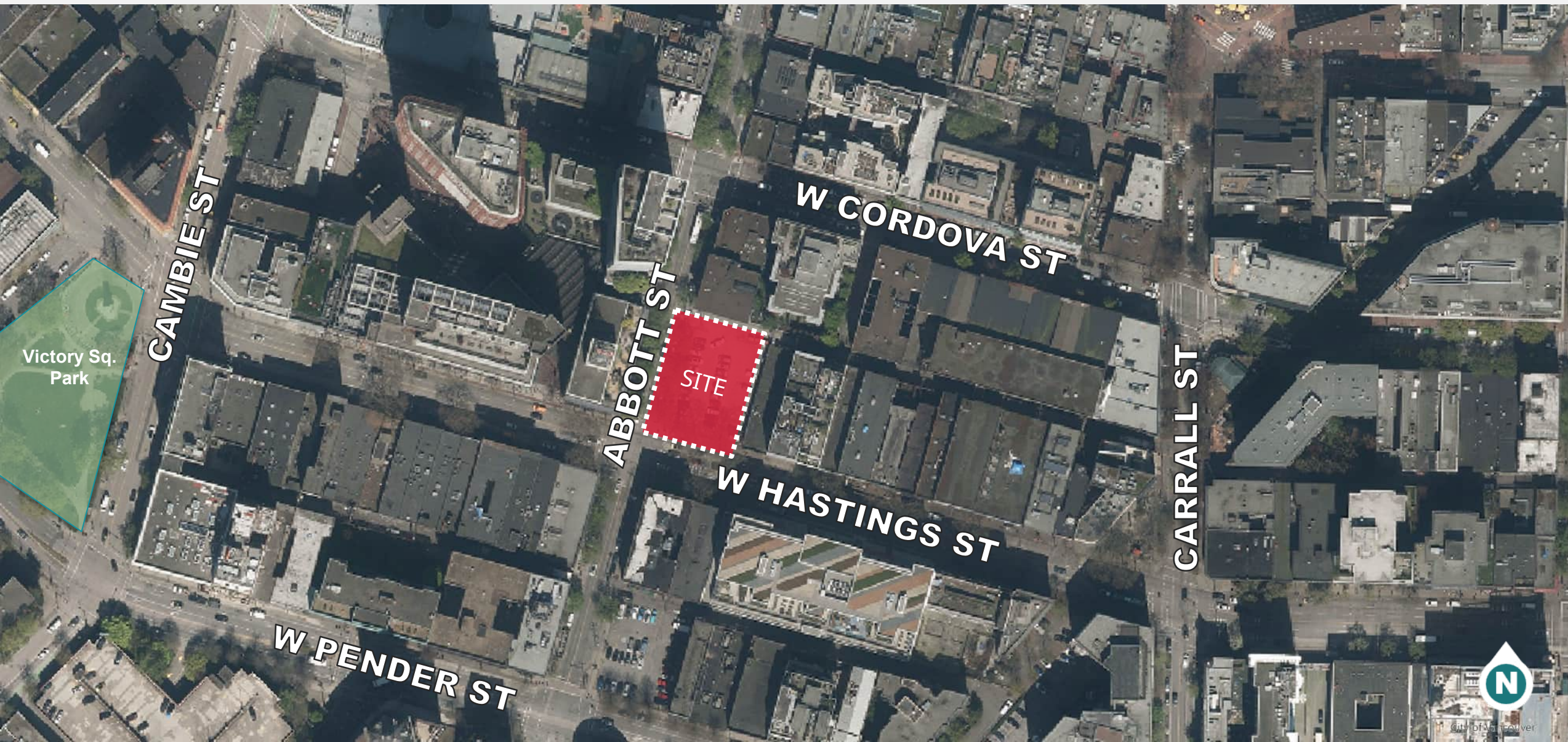
SRO Demolition Permit **Dunsmuir Hotel**

- 167-room residential hotel
- Demolished in 2025



Site and Context – Abbott Site

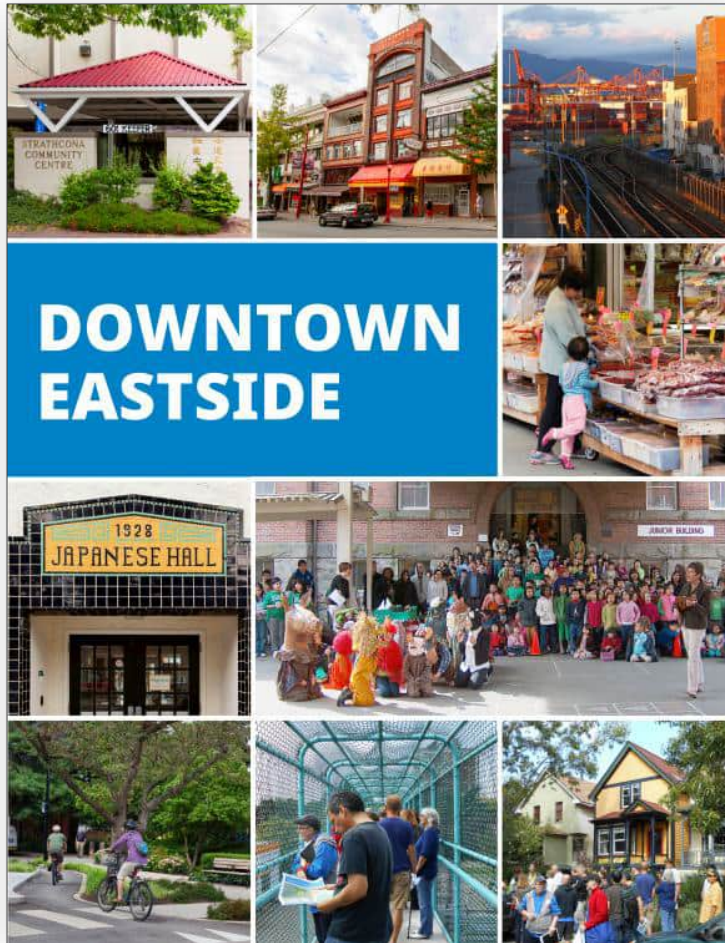
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Policy: Applicable Policies - Abbott Site

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Downtown Eastside Plan

- Victory Square Sub-area
- 6.0 FSR; maximum 3.0 FSR residential
- Residential tenure; social housing
- Maximum height – 32 m (105 ft.)



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Summary

Height	25 storeys, 85 m (279 ft.)
Density	16.2 FSR
Land uses	Residential, Commercial, Cultural and Recreational, Institutional
Housing	237 social housing units
Details	37-space childcare facility Commercial and/or cultural space use on ground floor





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Support:

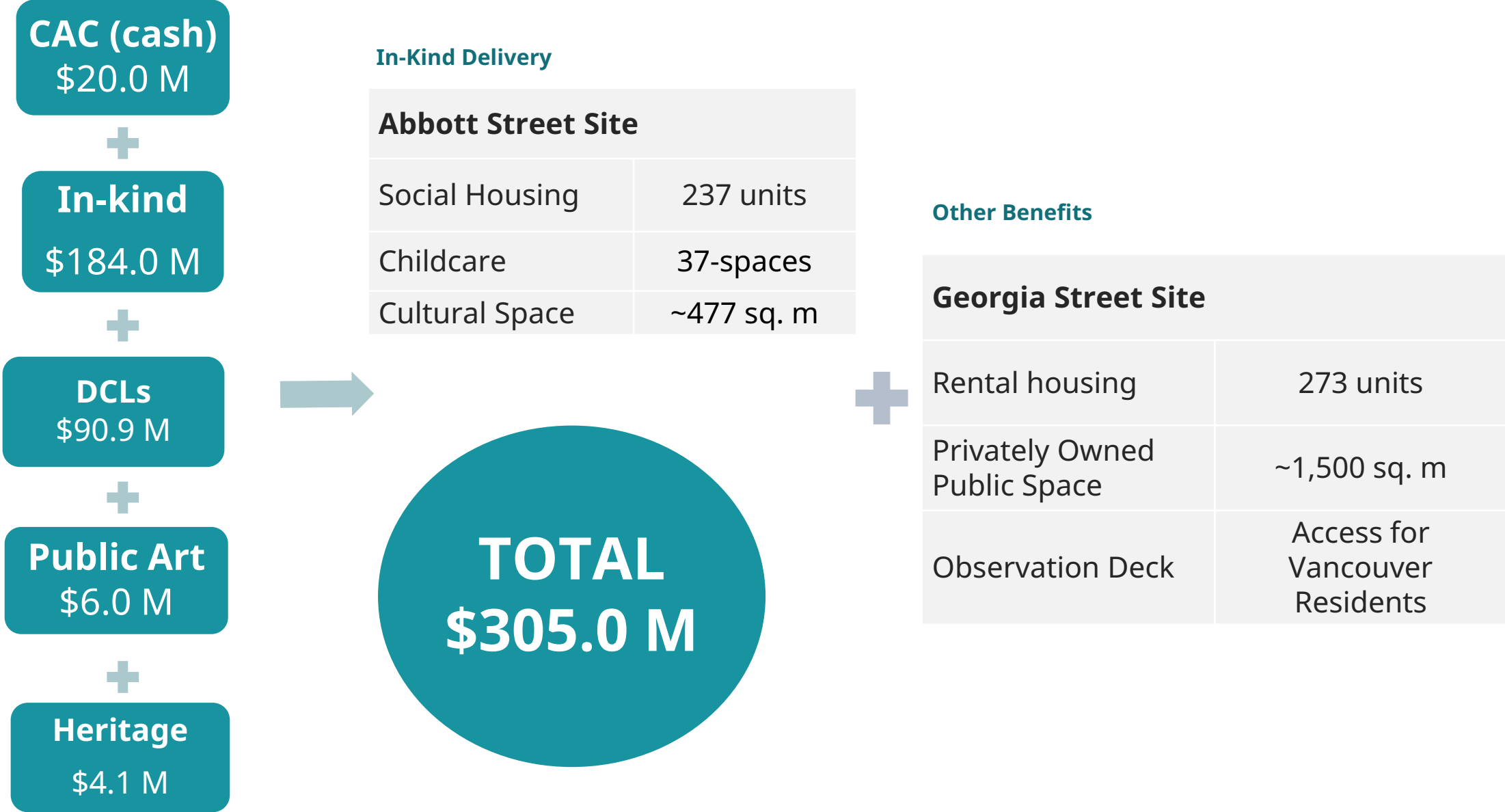
- Increased housing
- Revitalization of the block/neighbourhood
- Overall public benefits package, including social housing on Abbott

Concerns and Responses:

- Impact to neighbourhood character
- Impacts on views
- Safety and crime
- Overburden infrastructure



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- Staff support, subject to Appendix B
- Alternative Recommendation

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Recommend **Support**

