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To: ["Direct to Mayor and Council - DL"](#)

Date: 12/18/2024 5:36:23 PM

Subject: Upcoming information bulletin update: 500 Dunsmuir Street (December 18, 2024)

Mayor and Council,

Following your approval at this afternoon's Council meeting, I am writing to inform you that the City will be issuing the below updated information bulletin regarding 500 Dunsmuir Street.

Maria will reply to this email with the relevant Vancouver.ca link and social media links, once these are live.

Best,
Paul

Update December 18, 2024: Today, City Council adopted a resolution, with amendments, to declare the building at 500 Dunsmuir Street a danger to public safety. The property owner, 500 Dunsmuir Property, owned by Holborn Properties, will be required to demolish the structure. The owner is also required to preserve certain heritage features to be reused in any future development, provided that can be accomplished safely.

Note to editors: Please see amended motions below. This is a draft copy provided for your understanding and the published minutes are the official record of the meeting.

Declaration of Dangerous Building at 500 Dunsmuir Street, Vancouver

MAIN MOTION AS AMENDED

MOVED by Councillor Kirby-Yung
SECONDED by Councillor Bligh

A. THAT Council declare that the vacant, dilapidated building on the property located at 500 Dunsmuir Street, Vancouver, B.C., with the legal description of:

PID: 015-471-624, LOT 40 BLOCK 44 DISTRICT LOT 541 PLAN 210;

PID: 015-471-616, LOT 39 BLOCK 44 DISTRICT LOT 541 PLAN 210;

PID: 015-471-608, LOT 38 BLOCK 44 DISTRICT LOT 541 PLAN 210; and

PID: 015-471-594, LOT 37 BLOCK 44 DISTRICT LOT 541 PLAN 210, collectively the "Property";

is a danger to public safety pursuant to section 324A of the *Vancouver Charter*, S.B.C. 1953, c.55.

B. THAT Council approve the resolution attached as Appendix "A" to this report, and thereby order the registered owner of the Property to demolish the building, remove the demolition debris from the Property, and fill in the basement on the Property within 21 days of a copy of the resolution being served on the owner pursuant to section 324A and 324D of the *Vancouver Charter*. During the demolition of the building the owner is

to safely preserve the heritage defining cornice, dentils and bracket elements of the building fronting Dunsmuir and Richards streets as shown on the diagram attached to the resolution, and store them at the owner's expense until such time as they can be reused in-situ as part of any future redevelopment of the site.

FURTHER THAT the following sentence be added to the end of clause 2 of the Resolution as contained in Appendix "A":

"During the demolition of the building the owner is to safely preserve the heritage defining cornice, dentils and bracket elements of the building fronting Dunsmuir and Richards streets as shown on the attached diagram, and store them at the owner's expense until such time as they can be reused in-situ as part of any future redevelopment of the site."

C. THAT if the owner fails to comply with the order of Council within 21 days of being given notice of the resolution, Council further authorizes the City Building Inspector or the City Building Inspector's designates to take any and all actions necessary to do the required work, including entering onto the Property and engaging private contractors, to demolish the building on the Property, remove the demolition debris from the Property, and fill in the basement on the Property pursuant to section 324A of the *Vancouver Charter*.

D. THAT Council direct staff as part of their planned regulatory task force related to unoccupied buildings to consider building inventory, monitoring process, standards of maintenance bylaw for vacant buildings, and taxation options.

E. THAT Council direct staff to report back on any legal avenues the City of Vancouver may have to seek recourse for the apparent neglect of the subject building and loss of heritage by the property owner;

AND FURTHER THAT Council direct staff to report back on any avenues Council has to seek compensation as part of future rezoning applications the property owner may pursue.

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Information Bulletin
City of Vancouver
December 16, 2024

CBO recommends demolition of building at 500 Dunsmuir Street

Today, the Chief Building Official (CBO) submitted [a report](#) recommending City Council adopt a resolution to declare the building at 500 Dunsmuir Street a danger to public safety. If adopted, the property owner, 500 Dunsmuir Property Ltd., owned by Holborn Properties, will be required to demolish the structure.

The report will be considered during a special council meeting on Wednesday, December 18 at 3 PM.

Following an on-site inspection with third-party engineers, the CBO determined that stabilizing the structure cannot be done safely in a timely manner. Vacant since 2013, the structure has suffered extensive damage from years of neglect. Key concerns include:

- Severe water damage

- Contamination from hazardous building materials and wildlife biowaste
- Compromised structural integrity

Building maintenance, regardless of a building's occupancy status, is the responsibility of the property owner. While the City had been aware of the building's deteriorating condition, the full extent of the damage only became evident recently. Upon learning of the severity, the City acted immediately to conduct inspections, engage third-party experts and ensure that appropriate actions were taken to protect public safety.

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The City of Vancouver acknowledges that it is situated on the unceded traditional territories of the xʷməθkʷəy̓əm (Musqueam), Skw̓w̓w̓ú7mesh (Squamish), and səlilwətaʔ (Tsleil-Waututh) Nations.