



REFERRAL REPORT

Report Date: November 25, 2025
Contact: Riccardo Peggi
Contact No.: 604.871.6739
RTS No.: 17729
VanRIMS No.: 08-2000-20
Meeting Date: December 9, 2025

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 Rezoning: 1167-1193 Granville Street

RECOMMENDATION TO REFER

THAT the rezoning application and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

RECOMMENDATION FOR PUBLIC HEARING

- A. THAT the application by Musson Cattell MacKey (MCM) Partnership, on behalf of:
- Granville-Davie Holdings Ltd., the registered owners of the lands located at 1167-1169, 1171-1173 and 1193 Granville Street [*Lots 25, 24, 21 and 20 Block 92 District Lot 541 Plan 210; PIDs 010-161-295, 013-704-559, 005-000-114, and 005-000-068 respectively*] and
 - 0922563 B.C Ltd.¹, the registered owners of the lands located at 1175-1179 and 1181-1183 Granville Street [*Lots 23 and 22 Block 92 District Lot 541 Plan 210; PIDs 015-483-410 and 015-483-371, respectively*],

to rezone the lands from DD (Downtown) District to CD-1 (Comprehensive Development) District, to increase the maximum floor space ratio (FSR) from 3.5 to 20.7 and the maximum building height from 27.4 m (90 ft.) to 110 m (360 ft.), to permit the development of a 33-storey hotel, be approved in principle;

¹ Beneficially owned and controlled by Granville-Davie Holdings Ltd.

FURTHER THAT the draft CD-1 By-law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by Musson Cattell MacKey (MCM) Partnership, received September 19, 2023, and resubmission plans received October 22, 2024;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval of the CD-1 By-law, the application to amend the Sign By-law to establish regulations for the new CD-1, generally as set out in Appendix C, be approved.
- C. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix C;

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 By-law.

- D. THAT Recommendations A to C 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 following the Public Hearing shall not obligate the City to enact a by-law rezoning 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.

REPORT SUMMARY

This report evaluates an application to rezone the property at 1167-1193 Granville Street to a CD-1 (Comprehensive Development) District to permit the development of a 33-storey hotel.

Staff have assessed the application and conclude that it meets the intent of the *Granville Street Plan* and the *Hotel Development Policy*. Staff support the application, subject to design development and other conditions. Staff recommend that the application be referred to a public hearing, with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve it in principle, subject to the public hearing, and conditions contained in Appendix B.

COUNCIL AUTHORITY/PREVIOUS DECISIONS

- Vancouver Plan (2022)
- Metro Core Jobs and Economy Land Use Plan (2007)
- Granville Street Plan (2025)
- Downtown Rezoning Policy (2009, last amended 2025)
- Hotel Development Policy (2025)
- Employment Lands and Economy Review: Phase 2 (2020)
- Downtown Official Development Plan (1975, last amended 2022)
- Downtown (Except Downtown South) Design Guidelines (1975, amended 1993)
- (DD) Downtown District Schedule (1975, last amended 2022)
- Green Buildings Policy for Rezoning (2010, last amended 2024)
- Community Amenity Contributions Policy for Rezoning (1999, last amended 2025)
- Public View Guidelines (2024, last amended 2025)
- Latecomer Policy (2021)
- Design and Development Guidelines (2025)
- Urban Forest Strategy (2025)
- Vancouver Development Cost Levy By-law No. 9755
- Vancouver Utilities Development Cost Levy By-law No. 12183
- Public Art Policy and Procedures for Rezoned Developments (2014, last amended 2021)

REPORT

Background/Context

1. Site and Context

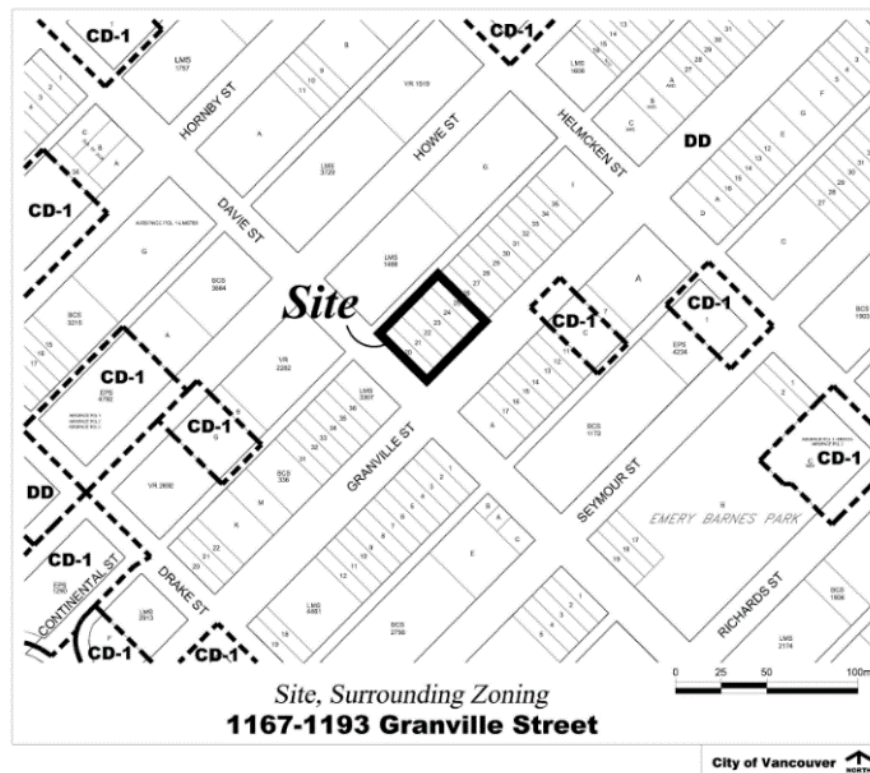
The subject site is located on the northwest corner of the intersection of Granville and Davie Streets (see Figure 1). The site is comprised of eight parcels and is currently developed with three single storey commercial buildings and three, two-storey mixed-use buildings, including four rental residential units. The site size is 1,672.3 sq. m (18,002 sq. ft.), with a frontage of 45.7m (150 ft.) along Granville Street and 36.6 m (120 ft.) along Davie Street.

The site is located toward the south end of Granville Street within the Downtown and surrounding sites contain residential, commercial and arts, culture and entertainment uses. Nearby developments range in height from single storey to buildings in excess of 40-storeys.

Neighbourhood Amenities – The following amenities are within close proximity:

- **Parks** – Emery Barnes Park, sθəqəlxenəm ts'exwts'áxwi7 (Rainbow) Park and Robson Square are within 500 m of the site.
- **Cultural/Community Spaces** – Orpheum Theatre, Vancouver Library (Central Branch), BC Place Stadium/Rogers Arena and Vancouver Art Gallery/Robson Square are within 1 km of the site.
- **Public and Active Transportation** – Yaletown Canada Line station is located within 450 m of the site. Nearby bicycle routes are located on Hornby and Richards Streets.

Figure 1: Location Map – Site and Context



2. Policy Context

Vancouver Plan (2022) – The *Vancouver Plan* was approved by Council in 2022 and is a land use strategy to guide long-term growth of the City over the next 30 years. The approved *Vancouver Plan* will serve as a framework with further implementation planning work to follow over the next two to four years.

Hotel Development Policy (2025) – This policy was adopted in response to a critical shortage of hotel rooms in Vancouver, with occupancy rates exceeding 90% during peak seasons and average daily rates significantly above the national average. The policy aims to facilitate the creation of approximately 10,000 new hotel rooms in Vancouver by 2050 to support the city's tourism economy and broader economic sectors such as film, tech, and life sciences.

Granville Street Plan (2025) – The *Granville Street Plan* (the Plan) provides a 20-year framework for change, development, and public benefits along Granville Street between Robson and Drake Streets. It envisions transforming downtown Granville into a vibrant, welcoming, and safe cultural district, centred on the expansion of entertainment and tourist activities. The site lies within the Entertainment Core sub area of the Plan and the proposal aligns with the Plan objectives.

Downtown Rezoning Policy (2009, last amended 2025) – The *Downtown Rezoning Policy* allows consideration for rezonings on sites within the Entertainment Core sub area for non-residential developments up to the underside of the most restrictive view cone, and a maximum density subject to urban design performance.

Downtown Official Development Plan (DODP) (1975, last amended 2022) –The DODP regulates height, density, building massing, pedestrian realm interface, public open space, solar access, and other urban development considerations.

Employment Lands and Economy Review (ELER) – The ELER was a research and stakeholder engagement initiative to inform the economic foundations of the *Vancouver Plan*. The review included analysis of Vancouver's economy, changes over time, and future projections of the city's capacity to accommodate job space. Council adopted Phase 2 of the ELER in October 2020 with emerging directions to increase the capacity to accommodate job space.

Strategic Analysis

1. Proposal

The application proposes a 33-storey, 464 room hotel with accommodation configurations for short-term and long-term stays. The proposal includes a floor area of 34,617 sq. m (372,617 sq. ft.), a building height of 110 m (360 ft.) with additional height for rooftop mechanical, and a floor space ratio (FSR) of 20.7.

2. Land Use

The site is located in area K3 of the *Downtown Official Development Plan*. This area of the plan allows for residential and commercial uses, including hotels.

The site is also located within the Entertainment Core area of the *Granville Street Plan*, which includes a key objective to create new hotels.

3. Form of Development, Height and Density (refer to drawings in Appendix F and statistics in Appendix H)

Form of Development - This proposal is for a 33-storey tower above a four-storey podium. The site frontage along Granville Street is approximately 45.7 m (150 ft.), and the site depth along Davie Street is 36.6 m (120 ft.).

The podium is aligned with the Granville Street and Davie Street property lines with two at-grade insets for hotel entrances, one on Davie Street and the other one along the lane, leading to two separated elevator cores. The first three storeys are proposed to contain lobby, bar and restaurant uses, as well as meeting rooms.

The tower floorplate is approximately 10,000 sq. ft. Through the conditions of development in Appendix B, staff are satisfied that the impacts of the larger floor plate can be mitigated while supporting a viable hotel development project, which the *Hotel Development Policy* highly encourages.

Tower Separation - The *Downtown Rezoning Policy* sets the tower separation standard for hotels adjacent to residential towers at 18.3 m (60 ft.). The proposal provides sufficient separation of approximately 21.6 m (71 ft) to the northwest where a 28-storey strata residential building is located. Staff recommend maintaining this proposed distance in the Urban Design conditions of approval in Appendix B to ensure this separation is maintained through the design development and construction phases.

The proposed tower element is set back 19 ft. from the shared northeast property line, which is less than half of the minimum 60 ft. tower separation requirement between commercial towers. This spatial separation is typically required to limit spatial enclosure and maximize natural-light access to the public realm. Since this project does not provide half of that separation any future tower development of the neighbouring sites located to the northeast will be required to provide a significantly larger setback from this property line. The requirement may potentially hamper future development of these sites. Despite this potential future challenge, staff accept the proposal in recognition of the current urgent need for new hotel construction.

Density – The Downtown Official Development Plan (DODP) stipulates a maximum density of 3.5 FSR in subarea 'K3'. There is no maximum density in the *Downtown Rezoning Policy*. The proposed density is 20.7 FSR with a floor area of 34,617 sq. m (372,614 sq. ft.).

Height – As per the DODP, the maximum building height for properties in this section of Granville Street is 27.4 m (90 ft.). There is no maximum height prescribed in the *Downtown Rezoning Policy*. The proposed height is 110 m (360 ft.) with additional height for rooftop mechanical and is intended to comply with the height parameters of the Council approved protected public view 3.2.1 (Queen Elizabeth Park).

Public Realm – The *Granville Street Plan* envisions Granville Street as the city's primary entertainment district with a distinctive and active streetscape. This development should

Figure 2: View of Proposed Building (Aerial View looking northwest)



therefore contribute towards an active, human-scaled sidewalk experience. Form of development conditions in Appendix B include ensuring a lively and engaging interface with the pedestrian realm, including the opportunity for animated uses such as patios and/or seating areas.

Urban Design Panel (UDP) – The rezoning application and the proposed form of development received support from the UDP on January 24, 2024, with design-related recommendations to the building form, building massing, design expression, and the public realm interface. Improvements to the bulkiness of the tower and sensitive response to the contextual character at podium level were specially noted. Minutes of the UDP proceedings are included in Appendix E. Panel recommendations are reflected in the conditions of approval outlined in Appendix B.

Conclusion – Staff reviewed the site-specific conditions and have concluded that proposal meets the intent of the *Granville Street Plan* and *Hotel Development Policy* with regards to provision of new hotel space. Staff support the application subject to the Urban Design conditions detailed in Appendix B.

4. Hotel Development

The proposed development includes a 464-room hotel as part of a 33-storey 100% commercial building, which aligns with the City's *Hotel Development Policy* objectives to facilitate the creation of approximately 10,000 new hotel rooms in Vancouver by 2050. The subject site is located in the Entertainment Core of the *Granville Street Plan*, which is identified as a key area in the *Hotel Development Policy* for hotel intensification. The proposal further supports the *Hotel Development Policy*'s objectives by:

- Increasing hotel supply and diversity in a high-demand area, contributing to the City's economic resilience and tourism competitiveness. It also responds to Council's direction to prioritize hotel development in strategic locations and to enable a diversity of hotel types and price points across the city.
- Providing a full-service hotel with ancillary amenities such as restaurants and meeting spaces, which are essential for attracting large-scale events and business travel.

Table 1: Hotel Developments Under Review, Approved, Under Construction and Recently Completed since 2022



Rezoning Application	Development Permit	Building Permit	Under Construction	Recently Completed
14 projects	5 projects	4 projects	4 projects	2 projects
3,950 rooms	380 rooms	730 rooms	610 rooms	130 rooms
29 projects in the pipeline – 5,800+ rooms				

Hotel Pipeline excludes active Rezoning Enquiries which are confidential in nature.

Accommodation Types – Approximately 40% of the proposed hotel rooms will be for short-term stays with the remaining for long-term stays. Rooms for long-term stays typically include a kitchen and are serviced by housekeeping less often. This provides more options for visitors, with some business-oriented travellers in the film, technology and healthcare sectors often seeking hotel accommodations for temporary contracts, training and relocation purposes, as well as caregivers needing to stay near loved-ones for hospital treatment. The mix of room types also provide the hotel with operational flexibility to use long-term stay rooms for short-term during peak tourist periods.

5. Tenants

The rezoning site contains existing rental residential uses, including four units of primary rental. However, there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP). All residential tenancies are protected under the provincial Residential Tenancy Act.

If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to provide a Tenant Relocation Plan (TRP) that meets the City's TRPP.

6. Parking and Transportation

The site is well-served by transit and is located in the downtown, walkable to shopping, entertainment and other amenities.

Multimodal vehicle parking is provided on two levels of underground parking and accessed from the rear lane. A total of 33 vehicle parking spaces, 60 bicycle spaces and 17 loading spaces are proposed, including 11 passenger loading spaces. Conditions included in Appendix B require the proposal meet the requirements of the Parking By-law.

7. Environmental Sustainability and Natural Assets

Green Buildings – The *Green Buildings Policy for Rezoning*s requires that rezoning applications satisfy the green and resilient building conditions stated within the Policy. The applicant has submitted preliminary modelling analysis detailing design and construction strategies to meet anticipated energy and emissions and embodied carbon targets in Vancouver Building By-law, as well as a summary of the resilient building measures considered for the application, and a commitment to fulfil energy system sub-metering and enhanced commissioning requirements throughout the project.

Natural Assets – The *Urban Forest Strategy* was developed to find ways to help preserve, protect and strengthen Vancouver's urban forest and tree canopy for the future. The Protection of Trees By-law aims to maintain a healthy urban forest by requiring permission to remove trees which meet certain conditions. The intent is to retain and protect as many healthy, viable trees as possible, while still meeting the challenges of development, housing priorities and densification. This is in keeping with City goals to achieve resilient and healthy natural systems in our urban areas.

There are no existing trees on the site. There are five street trees in total on City lands adjoining the site, and protection of these street trees during construction is required. See Appendix B for landscape and tree conditions of approval.

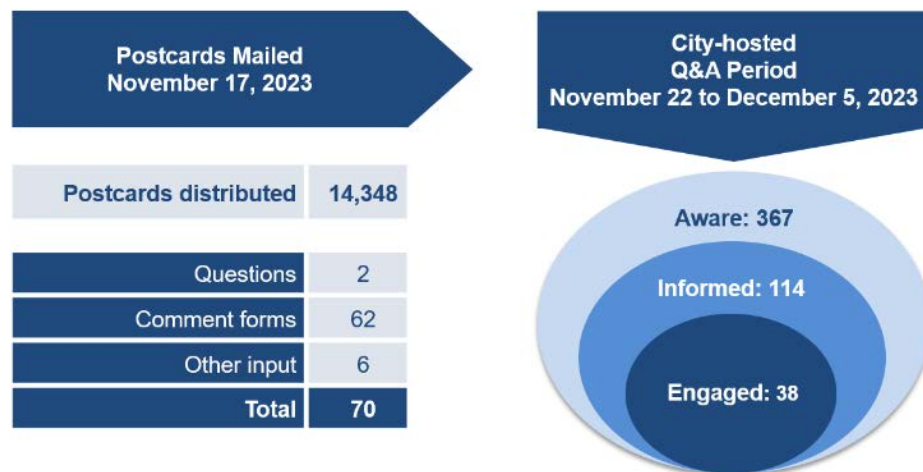
8. Public Input

Public Notification – A rezoning information sign was installed on the site on November 6, 2023. Approximately 14,348 notification postcards were distributed within the neighbouring area on or about November 17, 2023. Application information and an online comment form was provided on the Shape Your City (shapeyourcity.ca/) platform.

Question and Answer Period – A question and answer period was held from November 22, 2023 to December 5, 2023. Questions were submitted by the public and posted with a response over a two-week period. A digital model was made available for online viewing.

Public Response and Comments – Public input is collected via online questions, comment forms, through email, and by phone. A total of 70 submissions were received.

Figure 3: Overview of Notification and Engagement



Below is a summary of feedback received from the public by topic.

Generally, comments of support fell within the following areas:

- **Neighbourhood:** The proposed development will positively impact the neighbourhood by revitalizing the Granville Strip and enhancing the Entertainment District.
- **Use:** The proposed hotel use is supported as it addresses the current shortage of hotel accommodations in Vancouver.
- **Location:** Development is supported in this location due to its proximity to amenities, Vancouver downtown, and transit.

Generally, comments of concern fell within the following areas:

- **Building height:** The proposed development is too tall and large. Tower forms are not supported.
- **Shadows:** The development will block access to sunlight, casting shadows on neighboring properties.
- **Use:** The proposed hotel use is not supported. Concerns are expressed that there are already too many hotels within this area, and the provision of housing would be more suitable.

- **Traffic and Parking:** There are concerns that the development will negatively impact traffic, increasing congestion and affecting transit pick-up and drop-off points.

Response to Public Comments – Staff note the following:

Height and Shadows – Staff have reviewed the proposed height and resulting shadow impacts. The proposed height is compliant with policy, does not exceed Council approved protected view corridors, and adheres to shadowing policies.

Use – Destination Vancouver, a non-profit destination management organization, has reported that hotel demand in Vancouver is projected to return to pre-pandemic levels by 2025, increasing significantly by 2030. Vancouver needs to add new rooms to its supply over the long term in order to avoid a shortfall of rooms by 2050 that could result in foregone economic benefits totalling approximately \$1.4 billion.

Traffic and Parking – The development is required to provide parking and loading as per the requirements of the Parking By-law, which includes provisions for vehicle parking, bicycle parking, goods loading and passenger loading on-site. The site is also required to provide a Transportation Demand Management Plan to provide a set of strategies to reduce motor vehicle traffic and parking demand. Given these requirements, good access to transit, walking and cycling, and existing parking regulations in the area, staff do not anticipate significant impacts to the street network, including transit and other curbside uses.

9. Public Benefits

Community Amenity Contributions – The proposal is subject to a negotiated CAC as the applicant has indicated the tenure will be strata-titled hotel. The applicant has offered a cash CAC of \$4,716,536. Real Estate Services staff have reviewed the project's development pro-forma and conclude that the CAC offered by the applicant is appropriate after accounting for exclusion for meeting rooms & conference facilities, guest recreational & amenity spaces, and back-of-house space required for hotel operations provided for under the *Hotel Development Policy* and recommend that the offer be accepted.

The cash CAC from this application will be allocated to support delivery of public benefits in and around the Downtown and Metro Core area. Approval and timing of specific projects will be brought forward as part of the Capital Plan and Budget Process.

Development Cost Levies – The site is currently subject to both City-wide and Utilities DCLs. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. Based on rates in effect as of September 30, 2025, and the proposed 34,617 sq. m (372,617 sq. ft.) of commercial floor area, \$12,211,839 in DCLs would be expected from this project.

DCL rates are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection from DCL rate increases, provided that an application has been received prior to the rate adjustment. See the City's [DCL Bulletin](#) for details on DCL rate protection.

Public Art Program – The application is subject to a public art contribution estimated at \$737,782. The public art budget will be calculated on the floor area proposed at the

development permit stage. Applicants may elect to provide on-site artwork or cash-in-lieu (at 80% of the public art budget).

A summary of the public benefits for this application is provided in Appendix G.

FINANCIAL IMPLICATIONS

As noted in the Public Benefits section, this project is expected to provide a cash CAC, DCLs, and a public art contribution. See Appendix G for additional details.

CONCLUSION

Staff have reviewed the application to rezone 1167-1193 Granville Street for a 33-storey hotel building and conclude that the height, density, and land uses are consistent with the *Downtown Rezoning Policy*. If approved, the project will contribute to increasing job and hotel space and to advancing the City's economic development objectives. Further, the application aligns with the objectives of the *Granville Street Plan* and the *Hotel Development Policy*, to generate new activity and investment in the Granville Entertainment District.

The General Manager of Planning, Urban Design and Sustainability recommends that the application be referred to Public Hearing together with a draft CD-1 By-law as generally shown in Appendix A and with a recommendation that these be approved, subject to the Public Hearing, along with the conditions of approval listed in Appendix B.

* * * * *

**1167-1193 Granville Street
PROPOSED CD-1 BY-LAW PROVISIONS**

Note: A by-law to rezone an area to CD-1 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

Zoning District Plan Amendment

1. This by-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan attached as Schedule A to this by-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

[Note: Schedule A, not attached to this appendix, is a map that amends the City of Vancouver zoning map. Should the rezoning application be referred to Public Hearing, Schedule A will be included with the draft by-law that is prepared for posting.]

Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (___).

Uses

3. Subject to approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this By-law or in a development permit, the only uses permitted within this CD-1 and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
 - (a) Cultural and Recreational Uses;
 - (b) Institutional Uses;
 - (c) Office Uses;
 - (d) Retail Uses;
 - (e) Service Uses;
 - (f) Utility and Communication Uses; and
 - (g) Accessory Uses customarily ancillary to the uses permitted in this section.

Condition of Use

4. All commercial uses and accessory uses must be carried on wholly within a completely enclosed building, other than the following:

- (a) display of flowers, plants, fruits and vegetables in combination with a permitted use;
- (b) farmers' market;
- (c) neighbourhood public house;
- (d) public bike share; and
- (e) restaurant,

except that the Director of Planning may vary this regulation to permit the outdoor display of retail goods, and the Director of Planning may impose any conditions that the Director of Planning considers necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

Floor Area and Density

- 5.1 Computation of floor area must assume that the site area is 1,672.3 m², being the site area at the time of the application for the rezoning evidenced by this by-law, prior to any dedications.
- 5.2 The maximum floor space ratio for all uses combined is 20.7.
- 5.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 5.4 Computation of floor area must exclude:
 - (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, provided that:
 - (i) the total area of these exclusions must not exceed 12% of the permitted floor area, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning considers the impact on privacy and outlook;
 - (c) floors or portions thereof that are used for:
 - (i) off-street parking and loading located at or below base surface, provided that the maximum exclusion for a parking space does not exceed 7.3 m in length,
 - (ii) bicycle storage, and
 - (iii) heating and mechanical equipment, or uses that the Director of Planning considers similar to the foregoing; and

(d) all storage area below base surface.

- 5.5 The Director of Planning or Development Permit Board may exclude common amenity areas from the computation of floor area, to a maximum of 10% of the total permitted floor area, if the Director of Planning or Development Permit Board considers the intent of this by-law and all applicable Council policies and guidelines.

Building Height

- 6.1 Building height must not exceed 110.0 m.
- 6.2 Despite section 6.1 of this by-law and building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

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**1167-1193 Granville Street
CONDITIONS OF APPROVAL**

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the public hearing of the proposed form of development is in reference to plans prepared by Musson Cattell MacKey (MCM) Partnership, received September 19, 2023, and resubmission plans received October 22, 2024.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

1.1 Design development to improve the expression of the building, including through the following:

- (a) Maintain small and narrow modulated frontages at the podium levels that is pedestrian-scaled;

Note to Applicant: The proposed expression of approximately 25 ft. wide structural bays should be maintained.

- (b) Exploring a variety of materials, finishes and textures to add depth and visual interest to the tower façade;

Note to Applicant: Introducing variation in color, texture, or pattern across the facade can create visual interest and break up the massing. Consider how materials interact with light and shadow throughout the day to create dynamic and engaging surfaces.

- (c) Creating vertical articulations to visually reduce the tower's perceived width; and
- (d) Ensuring high-quality material treatment and articulation of the northeast façade.

Note to Applicant: Large blank walls should be avoided.

Refer to UDP commentary, the intent of this condition is to reduce the bulkiness of the massing, address contextual fit and integrate the tower into the skyline more harmoniously.

1.2 Design development of the public realm interface to strengthen an active and engaging/ pedestrian-oriented frontage.

Note to Applicant: Refer to UDP's commentary, the intent of this condition is to better respond to the contextual character of the streetscape. This may be achieved by:

- (a) Providing adequate setback along streets at podium level to facilitate urban furniture and patios and enhance the quality of public realm at this intersection as a place for gathering;
- (b) Adding additional landscape features to strengthen the pedestrian amenity and interface of public and private realm;
- (c) Providing universally accessible connections for pedestrians and wheelchair users to all common open space areas throughout the site and at grade;
- (d) Providing identifiable hotel accesses and lobbies; and

Note to Applicant: Entrances should be given a distinct treatment which may take the form of more elaborate signage tied into the architecture, or a recessed double-height entry space potentially giving access to several levels. The design and scale of recessed entries should complement, rather than detract from, the lively pedestrian-oriented retail experience of the street.

- (e) Enhance the lane interface.

Note to Applicant: The architecture and landscape design of the development must deal with the lane as an integral component of the project, with lane facades and landscape treated positively. (a) Building walls abutting the lane should be fully designed and made attractive to neighbouring developments and passers-by through articulation and use of quality materials and finishes. (b) Landscape material should be incorporated in the projects adjacent to the lane through provision of space, soil depth and irrigation (as necessary) for climbing plants, hanging plants, and/or shrubs and trees of suitable growing habit.

- 1.3 Provide a minimum of 18.3 m (60 ft.) tower separation from the existing residential tower located across the lane.

Note to Applicant: Provision of appropriate drawings showing full compliance from all building faces of the existing building is required.

- 1.4 Design development to integrate all rooftop components into the building massing.

Note to Applicant: The upper portions of buildings should contribute to the streetscape. The roof should remain uncluttered, with all equipment being housed in the appurtenances. Where possible, enclosures should be of nonopaque materials and contribute to the overall architecture of the building.

- 1.5 Design development to address use of passive solar and environmental strategies inclusive with the expression of the envelope.

Note to Applicant: Refer to UDP commentary, the strategies such as sunshades and louvers can add visual complexity, create depth and layering in the façade and reduce the flatness and bulkiness of the tower.

Landscape Design

- 1.6 Provision of a detailed Landscape Plan illustrating soft and hard landscaping for the complete site, including rooftops (where applicable).

Note to Applicant: The plans should be at 1/8": 1 ft. scale minimum. The Plant List should include the common and botanical name, size and quantity of all existing/proposed plant material. Plant material should be clearly illustrated on the Plan and keyed to the Plant List. The landscape plan should include the public realm treatment (to the curb) and all existing or proposed street trees, adjoining walkways, surface materials, PMT/Vista transformers and public utilities such as lamp posts, hydro poles, fire hydrants.

- 1.7 Provision of detailed architectural and landscape cross sections (minimum 1/4" inch scale) through common open spaces, rooftop areas, semi-private patio areas and planters.

Note to Applicant: the sections should illustrate the slab design and location, the soil profile, tree root ball, tree canopy and any associated landscaping. For private patios and amenity areas, illustrate and dimension planters on slab, planter sizes (inside dimension), soil, root ball, retaining walls, steps, patios and portions of the adjacent building, such as residential units or amenity rooms.

- 1.8 provision of confirmed trenching locations for utility connections, avoiding conflict with tree root zones and addition of the following note:

"Trenching for utility connections to be coordinated with Engineering Department to ensure safe root zones of retained trees. Methods of tree protection for street trees to be approved by Park Board".

Note to Applicant: Methods of tree protection for street trees (as approved by Park Board Urban Forestry) to be shown on plan. Relocation of trenching locations are required if in conflict with tree protection. Two separate applications must be applied for: A commercial water permit and another commercial sewer permit. Please contact Engineering Services as soon as possible to begin the process for confirming the trenching locations for Sewer and for Water.

Sustainability

- 1.9 All new buildings in the development will meet the requirements of the *Green Buildings Policy for Rezoning*s (amended November 2024) located here:
<https://guidelines.vancouver.ca/policy-green-buildings-for-rezonings.pdf>

Note to Applicant: Refer to the most recent bulletin *Green Buildings Policy for Rezoning*s – *Process and Requirements*.

Arts and Culture

- 1.10 Encourage design development to include a location for small-scale live-music presentation space to be integrated within existing proposed areas, such as Level 1 lounge and bar, Level 2 restaurant or Level 3 lounge/bar aligning with plans to position Granville Street as a thriving accessible hub for arts, music and culture. Presentation space to include:
- (a) Consideration of adequate performance area to accommodate live performance by a minimum of 1 musician (and ideally consideration of space for up to 3 musicians) performing with associated instruments and equipment, and/or other types of performance such as comedy.

Engineering

- 1.11 Provision of construction details to determine ability to meet municipal design standards for shotcrete removal (City of Vancouver Design Guidelines, Construction Standards and Encroachment By-law (#4243) section 3A) and access around existing and future utilities adjacent your site prior to building permit issuance.

Note to Applicant: Current construction practices regarding shotcrete shoring removals have put City utilities at risk during removal of encroaching portions of the shoring systems. Detailed confirmations of these commitments will be sought at the building permit stage with final design achievements certified and confirmed with survey and photographic evidence of removals and protection of adjacent utilities prior to occupancy permit issuance. Please contact Engineering Services at shoringreview@vancouver.ca for details.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx#shoring-and-excavation>

- 1.12 The owner or representative is to contact Engineering Services at StreetUseReview@vancouver.ca to acquire the project's permissible street use after building permit issuance.

Note to Applicant: Prepare a mitigation plan to minimize street use during excavation and construction (i.e., consideration to the building design or sourcing adjacent private property to construct from) and be aware that a minimum 60-day lead time is required for any major crane erection / removal or slab pour that requires additional street use beyond the already identified project street use permissions.

<https://vancouver.ca/home-property-development/construction-street-use-permits.aspx>

- 1.13 Provision of any gas service to connect directly to the building without any portion of the service connection above grade within the road right-of-way.

- 1.14 Provision of a lighting simulation to support all offsite lighting upgrades to City standards and IESNA recommendations.
- 1.15 Arrangements to the satisfaction of the General Manager of Engineering Services and the appropriate public utility companies for pole relocation if vehicle access to the site cannot be relocated.

Note to Applicant: Vehicle access to the site must be unobstructed. Pole relocation proposals must include submitted letters from the appropriate public utility companies confirming that relocation is possible.

- 1.16 Provision of garbage and recycling storage amenity design to the satisfaction of the General Manager of Engineering Services.

Note to Applicant: Draw and label container outlines and if the site is mixed use, demonstrate separated solid waste amenities for use types, and label each amenity.

Amenities designed below grade require written confirmation from a waste hauler that access and pick up from the location can be made without reliance of the lane for extended bin storage. If this cannot be confirmed, then an on-site garbage bin staging area is to be provided adjacent the lane. Pick up operations should not require the use of public property for storage, pick up or return of bins to the storage location.

<https://guidelines.vancouver.ca/guidelines-garbage-recycling-storage-facility-design.pdf>

- 1.17 Provision of a canopy application may be required should the encroaching structure(s) meet the specifications set out in Section 1.8.8 of the Vancouver Building By-Law.

Note to Applicant: Canopies must be fully demountable and drained to the buildings internal drainage systems. Please submit a copy of the site and elevation drawings of the proposed canopy for review at development permit application stage.

- 1.18 Submission to Engineering of an updated landscape plan reflecting all the public realm changes, including demonstration of:

(b) Display of the following note(s):

- (i) "This plan is **"NOT FOR CONSTRUCTION"** and is to be submitted for review to Engineering Services a minimum of 8 weeks prior to the start of any construction proposed for public property. No work on public property may begin until such plans receive "For Construction" approval and related permits are issued. Please contact Engineering, Development and Major Projects and/or your Engineering, Building Site Inspector for details."
- (ii) "Tree species, final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. New trees must be of good standard, minimum 6 cm caliper, and installed with approved root barriers, tree guards and appropriate soil volumes. Installation of

Engineered Soil may be required to obtain appropriate soil volumes based on site conditions. Root barriers shall be of rigid construction, 8 feet long and 18 inches deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Planting depth of root ball must be below sidewalk grade. Contact Park Board at pbdevelopment.trees@vancouver.ca for inspection after tree planting completion".

(c) Existing locations of:

(i) Street furniture; and

Note to Applicant: For drawings with existing street furniture displayed, a note must be added stating:

"All removals, relocations, reinstallations and replacements of street furniture must be carried out by the City Street Furniture Contractor in coordination with the City Street Furniture Coordinator."

(ii) Poles and guy wires.

Note to Applicant: Poles and guywires that are to be removed or relocated must be called out and the existing and proposed locations shown. Letters must be provided from the appropriate public utility companies that confirm that pole relocation proposed is possible.

(d) Deletion of:

(i) All at-grade permanent structures from the surface right-of-way area along Davie Street, including any at-grade portions of the building and planter walls;

Note to applicant: The SRW area is require to accommodate a widened, publicly accessible sidewalk and must be free of all obstructions to pedestrian movement.

(ii) Proposed pavers from the SRW area along Davie Street;

(iii) Portions of the "projected cornice" shown encroaching onto Granville Street on page A208; and

(iv) All signage from the application drawings.

Note to Applicant: A separate sign permit will be required to consider/approve the location and type of signage.

(e) All proposed streetscape materials on City property to be City standard materials.

Note to Applicant: Deviations from the standard streetscape materials must be justified in a report and approved by City prior to the development permit application. Encroachment agreements may be required for non-standard streetscape materials on City property.

- (f) Streetscape designed in compliance with *Granville Mall Streetscape Design Guidelines*.

Note to Applicant: Where a design detail is not available, make note of the improvement on the plan. Public realm changes include all off-site improvements sought for this rezoning. The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards.

- 1.19 Provision of a [Transportation Demand Management \(TDM\) Plan](#).

Note to applicant: Submit TDM Plan A, B, or C. These requirements will apply to site development permits following this rezoning.

- 1.20 Parking, loading, bicycle, and passenger loading space quantities must be provided and maintained in accordance with the requirements of the Vancouver Parking By-Law.

Note to Applicant: Estimated Parking By-law deficiencies include Class B loading, and Class C passenger loading.

- 1.21 Provision of vehicle spaces, per [Parking By-law Section 4](#) and the [Design Supplement](#), including:

- (a) Minimum 6.4 m (21 ft) length for parallel spaces.

- 1.22 Provision of Loading spaces, per the [Parking By-law Section 5](#) and the [Design Supplement](#), including:

- (a) Minimum 3.4 m (11.2 ft) width, 10.2 m (33.5 ft) length for Class B spaces;
- (b) Minimum 1.3 m (4.3 ft) side clearance for Class B spaces; and
- (c) Clear unloading area or raised rear dock, minimum 1.8 m (5.9 ft) wide, with suitable access to facilitate goods loading /unloading.

Note to applicant: Council approved amendments to the Parking Bylaw for loading rates and design requirements. These requirements will apply to site development permits following this rezoning.

- 1.23 Provision of passenger space(s), per [Parking By-law Section 7](#) and the [Design Supplement](#), including:

- (a) Convenient, internal, stair-free access to/from site uses.

- 1.24 Provision of the following general revisions to architectural plans, including:
- (a) All types of parking, loading, bicycle, end-of-trip facilities and passenger loading spaces individually numbered, dimensioned, and labelled on the drawings;
 - (b) Dimension of columns and column encroachments into parking spaces;
 - (c) Section drawings showing elevations and minimum vertical clearances for parking levels, loading bays, ramps, and to the underside of raised security gates considering mechanical projections and built obstructions; and
 - (d) Design elevations at all breakpoints on both sides of ramps, drive aisles, loading and passenger loading spaces, accessible spaces, and entrances.

- 1.25 Provision of a sewer abandonment plan by the Developer's Engineer that details the following:

- (a) Abandonment or removal of all existing storm, sanitary, and combined connections to the development site.

Note to Applicant: The abandonment plan is required to be reviewed and accepted by the City Engineer prior to issuance of the sewer permit.

- 1.26 Provision of all third-party utility services (e.g., BC Hydro, Telus, and Shaw) to be underground, BC Hydro service to the site to be primary, and all required electrical plants to be provided within private property.

Note to Applicant: BC Hydro System Vista, Vista switchgear, pad mounted transformers, low profile transformers and kiosks as well as telecommunications kiosks are to be located on private property with no reliance on public property for placement of these features.

For questions on this requirement, please contact Utilities Management Branch at 604-829-9447 or at umb@vancouver.ca.

- 1.27 A Key Plan shall be submitted by the applicant and approved by the City prior to any third-party utility drawing submissions, and third-party utility service drawings will not be reviewed by the City until the Key Plan is defined and achieves the following objectives:

- (a) The Key Plan shall meet the specifications in the City of Vancouver Engineering Design Manual Section 2.4.4 Key Plan <https://vancouver.ca/files/cov/engineering-design-manual.PDF>; and
- (b) All third-party service lines to the development are to be shown on the plan (e.g., BC Hydro, TELUS, and Shaw, etc.) and the applicant is to provide documented acceptance from the third-party utilities prior to submitting to the City.

Note to Applicant: It is highly recommended that the applicant submits a Key Plan to the City for review as part of the building permit application.

Use of street for temporary power (e.g., temporary pole, pole mounted transformer or ducting) is to be coordinated with the city well in advanced of construction. Requests will be reviewed on a case- by-case basis with justification provided substantiating need of street space against other alternatives. If street use for temporary power is not approved, alternate means of providing power will need to be proposed. An electrical permit will be required.

<https://vancouver.ca/files/cov/Key%20Plan%20Process%20and%20Requirements.pdf>

- 1.28 Show all City supplied building grades and entranceway design elevations on the architectural and landscape plans, while ensuring any topographic survey used for design purposes is derived from a benchmark with elevations consistent with those denoted on the City issued building grade plan.

Note to Applicant: When providing additional property line elevations for proposed entrances, interpolate a continuous grade between the elevations provided on the City supplied building grade plan.

For more information, please contact Engineering, Streets Design Branch at building.grades@vancouver.ca or call 604-871-6373.

<https://vancouver.ca/home-property-development/building-grades-for-sidewalk-and-street-elevation.aspx>.

- 1.29 Provision of a \$30,000 cash security deposit prior to Building Permit issuance, for protection, relocation and/or delivery of bus stop amenities adjacent to the site.

Note to Applicant: All supply, removal and relocation of street furniture shall be by the City's street furniture contractor, and coordinated with the City of Vancouver Street Furniture Coordinator.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Engineering

- 2.1 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for consolidation of Lots 20 to 25, Block 92, District Lot 541, Plan 210 to create a single parcel.

- 2.2 Make arrangements to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services for release of an Easement & Indemnity Agreement 169731M (commercial crossing) prior to building occupancy.

Note to Applicant: Arrangements are to be secured prior to zoning enactment, with release to occur prior to issuance of an occupancy permit for the site. Provision of a letter of commitment will satisfactorily address this condition for zoning enactment.

- 2.3 Provision of a building setback and statutory right-of-way (SRW) for public pedestrian use over a portion of the site, adjacent to Davie Street, to achieve a 5.5 m offset distance from the back of the existing curb to the building face. The SRW will be free of any encumbrance such as structure, stairs, planter walls, and mechanical vents at grade and is to accommodate the underground parking structure within the SRW agreement.

Note to Applicant: A survey plan prepared by a British Columbia Land Surveyor showing the existing dimension from the back of the City curb to the existing property line to determine the final setback and SRW width is required.

- 2.4 Provision of a Services Agreement to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion. The Services are not excess and/or extended services, and the applicant is not entitled to a Latecomer Agreement.

Note to Applicant: For general Latecomer Policy information refer to the website at <https://vancouver.ca/home-property-development/latecomer-policy.aspx#redirect>.

- (a) Provision of adequate water service to meet the domestic and fire flow demands of the project.

Note to Applicant: Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated August 4, 2023, no water main upgrades are required to service the development.

The main servicing the proposed development is 300 mm on Granville Street and 200 mm on Davie Street. Should the development require water service connections on Davie Street larger than 200 mm, the developer shall upsize the existing main to the satisfaction of the General Manager of Engineering Services. The developer is responsible for 100% of the cost of the upgrading. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

As per the City of Vancouver Building Bylaw, the principal entrance must be within 90m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

- (b) Provision of adequate sewer (storm and sanitary) service to meet the demands of the project.

Note to Applicant: Implementation of development(s) at 1167 Granville Street do not require any sewer upgrades.

Development to be serviced to the 300 mm SAN and 600 mm STM sewers at the lane west of Granville Street.

If the tie-in location is not consistent with the existing connection, please contact the City to confirm capacity. Sewer upgrades may be required.

The City of Vancouver Council has approved a Vancouver Building Bylaw change that will go into effect on January 1st, 2026. The onsite rainwater release rate requirement is anticipated to be changed to the following: The post-development 10-year flow rate discharged from the site shall be no greater than 25 L/s/Ha of site area, and the first 15 mm of rainfall over areas not covered in landscaping shall be controlled to 5 L/s/ha. The post-development estimate shall utilize the 2100 IDF curves to account for climate change. Acceptable calculation methods will also be specified. This site will be required to comply with these requirements. More information is available at vancouver.ca/rainwater.

- (c) Provision of street improvements with appropriate transitions, along Davie Street adjacent to the site, including:
 - (i) Minimum 1.2 m wide hardscape front boulevard with street trees where space permits;
 - (ii) Minimum 3.0 m wide broom finish saw-cut concrete sidewalk;
 - (iii) Removal and replacement of full depth of asphalt to centerline along Davie Street per City "Bus Routes" specifications;
 - (iv) Integral concrete curb and slab at the bus stop on Davie Street per City standards; and

- (v) Removal of existing driveway and replacement with full-height curb, boulevard, and sidewalk.

Note to Applicant: The Streets Design Guidelines are viewable online at <https://vancouver.ca/streets-transportation/streetscape-design-guidelines.aspx> and are to be used alongside the City design guidelines and construction standards. Confirm if your site is within a Streetscape Design Guideline area and follow the applicable guidelines.

The Granville Street Planning Program is currently underway, and the results of the program may result in updated Streetscape Design Guidelines and/or construction standards. Potential design updates may include new concrete curb and gutter, protected bike lanes, concrete sidewalks, curb ramps, improved street lighting, additional pedestrian scale lighting and adjustment to all existing infrastructure to accommodate the proposed street improvements.

<https://vancouver.ca/home-property-development/granville-street-planning.aspx>

- (d) Provision of street improvements with appropriate transitions, along the lane west of Granville Street adjacent to the site, including:
 - (i) New standard concrete lane crossing, with new lane returns and ramps on both sides, at the lane entrance on Davie Street.

Note to Applicant: Refer to the City design guidelines and construction standards.

<https://vancouver.ca/streets-transportation/street-design-construction-resources.aspx>

- (e) Provision of speed humps in the lane west of Granville Street between Helmcken Street and Davie Street.
- (f) Provision of upgraded street lighting (roadway and sidewalk) to current City standards and IESNA recommendations.
- (g) Provision of new or replacement duct banks that meets current City standard.

Note to Applicant: Duct banks are to consist of electrical communication ducts and cables and connect to existing electrical and communication infrastructure.

- (h) Provision of lane lighting on standalone poles with underground ducts if BC Hydro poles with attached City lane lights are planned to be removed.

Note to Applicant: A Development and Major Projects construction coordinator will contact the Applicant in the development permit stage and coordinate the submission of the detailed electrical design. The detailed electrical design is required prior to the start of any associated electrical work and is to conform with

the current City Engineering Design Manual, Construction Specifications, Standard Detail Drawing, Canadian Electrical Code, and the Master Municipal Construction Documents.

- (i) Provision of street trees where space permits.

Note to Applicant: Final spacing, quantity and location to the satisfaction of the General Manager of Engineering Services. Tree species to the approval of the City Arborist. Street tree planting to include appropriate soil volumes and approved root barriers of rigid construction, 8 ft long and 18 in. deep, centre on each street tree adjacent to the sidewalk and any off-street bike facility. Installation of Engineered Soil under new sidewalks may be required to obtain appropriate soil volumes based on site conditions.

- (j) Provision of installation of parking regulatory signage on streets adjacent to the site, to the satisfaction of the General Manager of Engineering Services.

Housing

2.5 In the event that one or more “eligible tenants” under the *Tenant Relocation and Protection Policy* are discovered to reside at the property (or formerly resided at the property), enter into a Section 219 Covenant and/or such other agreements as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services determine are necessary to require the applicant to:

- (a) Provide a Tenant Relocation Plan to the satisfaction of the General Manager of Planning, Urban Design and Sustainability as per the *Tenant Relocation and Protection Policy* that is effective at the time of submission of the Development Permit Application.
- (b) Provide a notarized declaration prior to issuance of the development permit that demonstrates that each eligible tenant has been given written notice of the intent to redevelop the property; that indicates the number of units occupied on the date of the notice; and includes copies of a letter addressed to each eligible tenant summarizing the Tenant Relocation Plan offer and signed as received by each eligible tenant.
- (c) Provide an Interim Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Demolition Permit. The Report must include, but may not be limited to whether each eligible tenant has indicated interest in the Right of First Refusal to return to the new building (if applicable); the names of any eligible tenants who have ended their tenancy; the reason for its end (e.g. tenant decision or mutual agreement to end tenancy); the outcomes of their search for alternate accommodation (if assistance was requested by the tenant) and their total compensation amount(s); the names of eligible tenants still remaining in the building; the status of the applicant’s search for relocation options (if assistance

was requested by the tenant) and/or additional assistance rendered, as required through their Tenant Relocation Plan.

Note to Applicant: If a long period of time elapses between Public Hearing and before issuance of Demolition Permit, the City may request an additional Interim Tenant Relocation Report be submitted.

- (d) Provide a Final Tenant Relocation Report to the satisfaction of the General Manager of Planning, Urban Design and Sustainability prior to issuance of the Occupancy Permit. The Report must include, but may not be limited to the names of eligible tenants; whether each eligible tenant has taken up the Right of First Refusal in the new building (if applicable) and their starting rent; and for those not returning to the new building, the outcome of their search for alternate accommodations; summarize the total monetary value given to each eligible tenant (moving costs, rents, any other compensation); and include a summary of all communication provided to the eligible tenants.

Community Amenity Contribution

- 2.6 Pay to the City the cash Community Amenity Contribution of \$4,716,536, which the applicant has offered to the City and which is to be allocated to support delivery of public benefits in and around the Downtown and Metro Core area. Payment is to be made prior to enactment of the CD-1 By-law, at no cost to the City and on terms and conditions satisfactory to the Director of Legal Services.

Public Art

- 2.7 Execute an agreement satisfactory to the Director of Legal Services and the Managing Director of Cultural Services for the provision of public art in accordance with the City's Public Art Policy, such agreement to provide for security in a form and amount satisfactory to the aforesaid officials; and provide development details to the satisfaction of the Head of Public Art.

Provide development details to the satisfaction of the Head of Public Art (a checklist will be provided) confirming the selection of Option A, Art on Site that aligns with the public planning process underway, or Option B, 80% cash-in-lieu of art.

Note to Applicant: Please contact Public Art staff at publicart@vancouver.ca to discuss your application.

Environmental Contamination

- 2.8 If applicable:
 - (a) Submit a site disclosure statement to Environmental Services (Environmental Protection).
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter.

- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Climate Change Strategy, have been provided to the City.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

* * * * *

**1167-1193 Granville Street
DRAFT CONSEQUENTIAL AMENDMENTS**

DRAFT AMENDMENT TO THE SIGN BY-LAW NO. 11879

Amend Schedule A (CD-1 Zoning Districts regulated by Part 9) by adding the following:

“1167-1193 Granville Street [CD-1 #] [By-law #] DD”

DRAFT AMENDMENT TO THE NOISE CONTROL BY-LAW NO. 6555

Amend Schedule A (Activity Zone) by adding the following:

“[CD-1#] [By-law#] 1167-1193 Granville Street”

* * * * *

**1167-1193 Granville Street
URBAN DESIGN PANEL**

The Urban Design Panel (UDP) reviewed the original rezoning application package on January 24, 2024. This proposal was 33-storey hotel. A summary of the decision is provided below. The full meeting minutes can be found [online](#):

EVALUATION: Support with Recommendations (8/0)

Having reviewed the project, it was moved by **BOB LILY** and seconded by **KAI HOTSON** and was the decision of the Urban Design Panel:

THAT the Panel recommends **Support with recommendations** with the following recommendations:

The Chair summarized the consensus items as their design development recommendations.

Summary of Panel Consensus Comments

Design development to address the bulkiness of the tower form.

The Davie St. corner facade expression is successful and encourage the applicant to further explore the use of a similar expression throughout the tower and podium.

The façade on Granville is less successful as a means of providing a contextual relationship to the adjacent buildings and perhaps use scale and proportions to achieve this. Further design development to the façade on Granville St. to enhance a contextual relationship to the adjacent buildings.

Further design development to the landscape in particular the lane and public realm.

Further design development to address the accessibility strategies in the Development Permit submission.

Design development to address use of passive solar and environmental strategies inclusive with the expression of the envelope.

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1167-1193 Granville Street
PUBLIC CONSULTATION SUMMARY

1. List of Engagement Events, Notification, and Responses

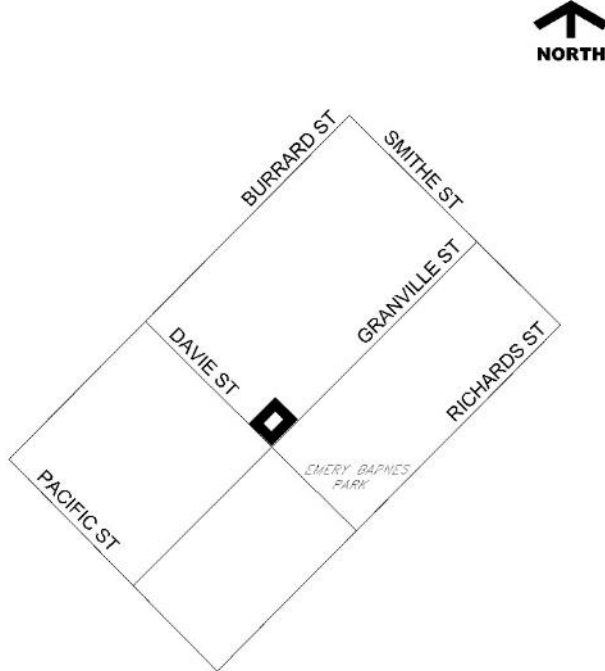
	Date	Results
Event		
Question and Answer Period (City-led)	November 22, 2023 – December 5, 2023	367 participants (aware)* <ul style="list-style-type: none"> • 114 informed • 38 engaged
Public Notification		
Postcard distribution – Notice of rezoning application and Question and Answer Period	November 17, 2023	14,348 notices mailed
Public Responses		
Online questions	November 22, 2023 – December 5, 2023	2 submittals
Online comment forms <ul style="list-style-type: none"> • Shape Your City platform 	October 2023 – November 2024	62 submittals
Overall position <ul style="list-style-type: none"> • support • opposed • mixed 	October 2023 – November 2024	62 submittals <ul style="list-style-type: none"> • 44 responses • 17 responses • 1 response
Other input	October 2023 – November 2024	6 submittals
Online Engagement – Shape Your City Vancouver		
Total participants during online engagement period	October 2023 – November 2024	1,421 participants (aware)* <ul style="list-style-type: none"> • 474 informed • 64 engaged

Note: All reported numbers above are approximate.

* The Shape Your City platform allows staff to capture more nuanced levels of engagement associated with the rezoning application, categorized as:

- **Aware:** Number of unique visitors to the application webpage that viewed only the main page.
- **Informed:** Visitors who viewed documents or the video/photo gallery associated with the application; *informed* participants are a subset of *aware* participants.
- **Engaged:** Visitors that submitted a comment form or asked a question; *engaged* participants are a subset of *informed* and *aware* participants.

2. Map of Notification Area



NOTIFICATION AREA

3. Analysis of All Comments Received

Below is an analysis of all public feedback by topic.

Generally, comments of support fell within the following areas:

- **Neighbourhood:** The proposed development will positively impact the neighbourhood by revitalizing the Granville Strip and enhancing the Entertainment District.
- **Use:** The proposed hotel use is supported as it addresses the current shortage of hotel accommodations in Vancouver.
- **Location:** Development is supported in this location due to its proximity to amenities, Vancouver downtown, and transit.

Generally, comments of concern fell within the following areas:

- **Building height:** The proposed development is too tall and large. Tower forms are not supported.
- **Traffic and Parking:** There are concerns that the development will negatively impact traffic, increasing congestion and affecting transit pick-up and drop-off points.
- **Shadows:** The development will block access to sunlight, casting shadows on neighboring properties.

- **Use:** The proposed hotel use is not supported. Concerns are expressed that there are already too many hotels within this area, and the provision of housing would be more suitable.

The following miscellaneous comments were received from the public (note: these were topics that were not ranked as highly as above).

General comments of support:

- The building design is attractive and will be an icon for the area.
- The development will increase safety within the neighbourhood.
- The proposed development will bring tourists to the area and increase tourism in Vancouver.

General comments of concern:

- The development will block views from neighbouring properties.
- The construction will negatively affect the neighbourhood, with specific concerns related to traffic, congestion, safety, noise, and air pollution.
- The proposed development does provide housing.
- This development will negatively impact the neighbourhood and its liveability.
- The development does not fit or maintain the neighbourhood character.
- The value of nearby properties will decrease.

Neutral comments/suggestions/recommendations:

- Amenities and infrastructure should be improved in the area before proceeding with the development.
- Additional height for the building would be supported.
- A lighting feature should be incorporated into the building's exterior design to enhance its visual appeal.
- The bus stop on along Davie Street should be incorporated into the development's design.

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1167-1193 Granville Street
FORM OF DEVELOPMENT DRAWINGS

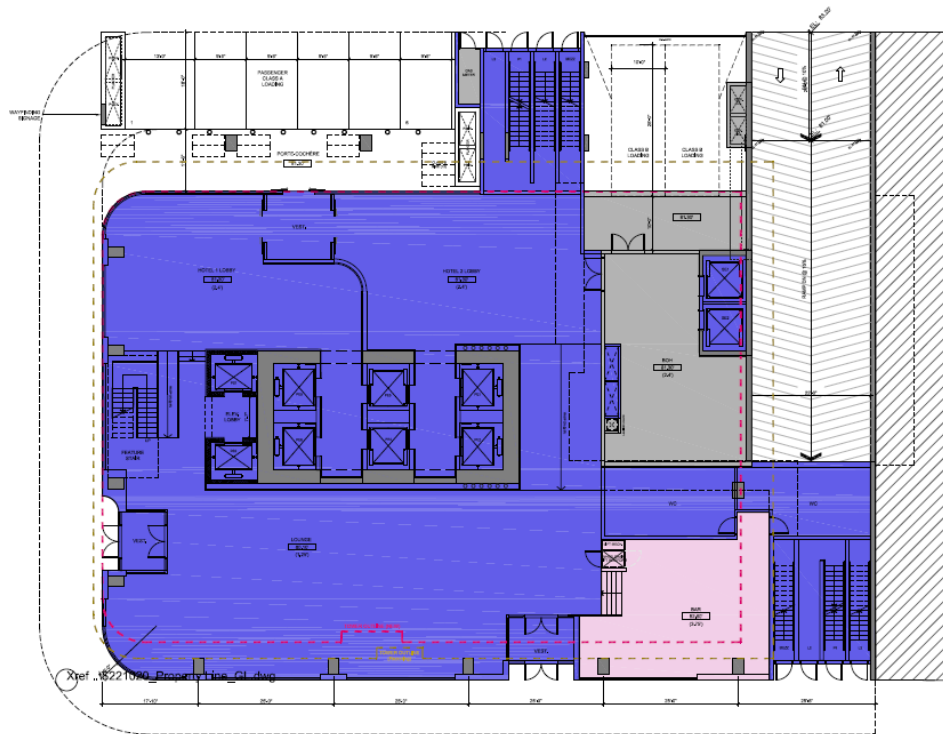
Rendering view looking northwest



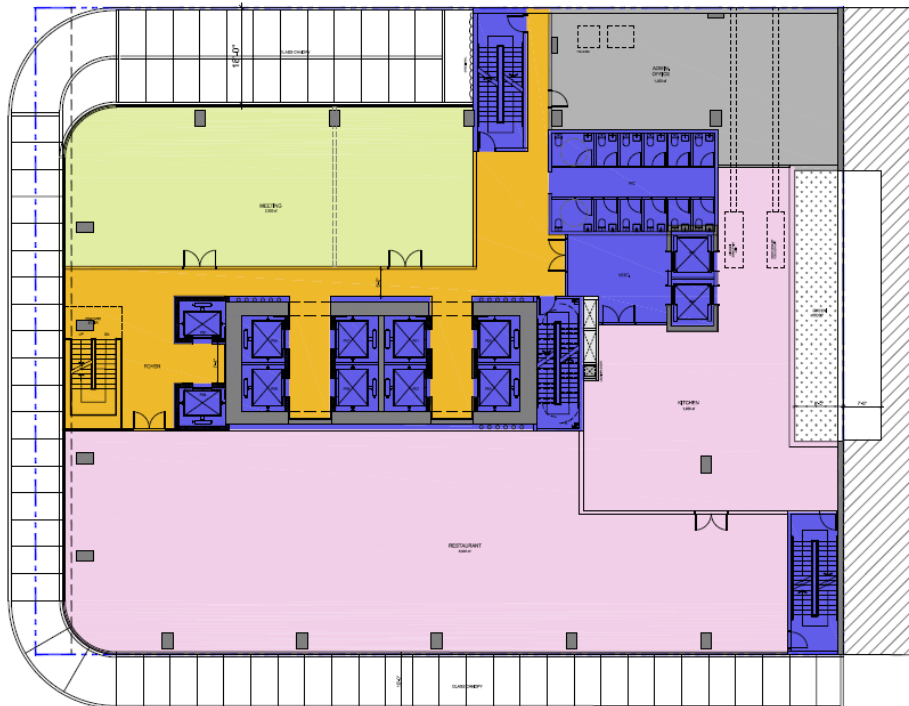
Rendering view looking southwest



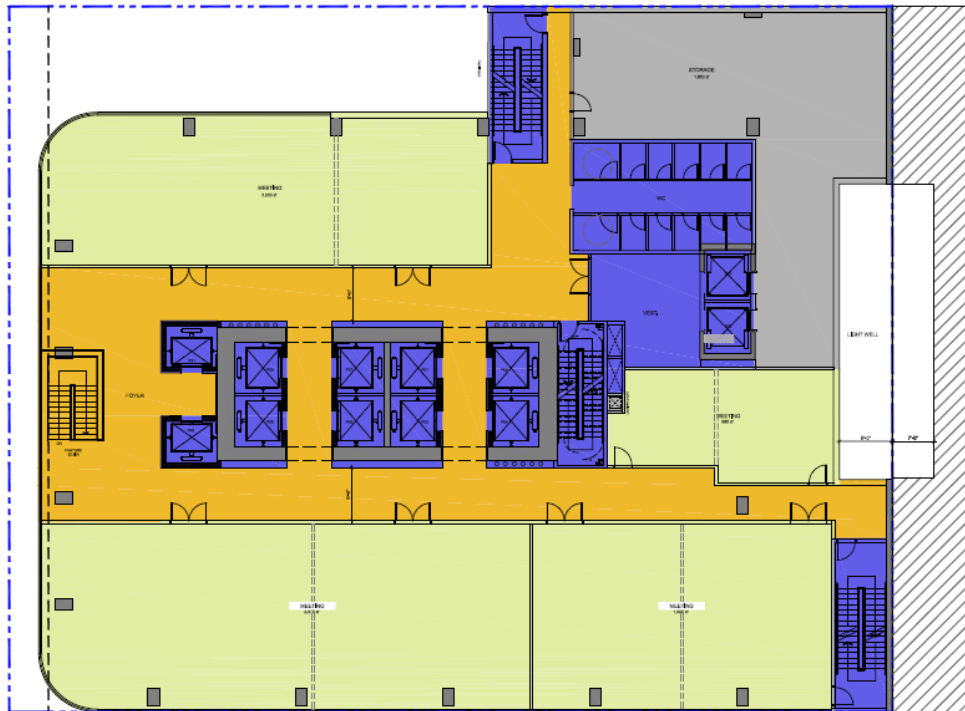
Ground Floor Plan



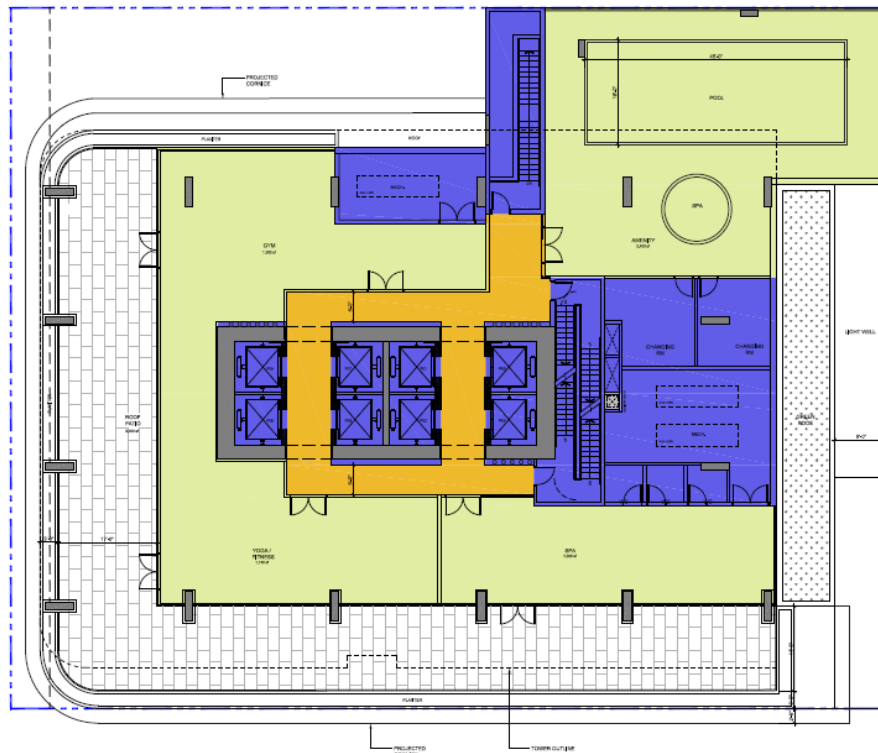
Level 2 Floor Plan



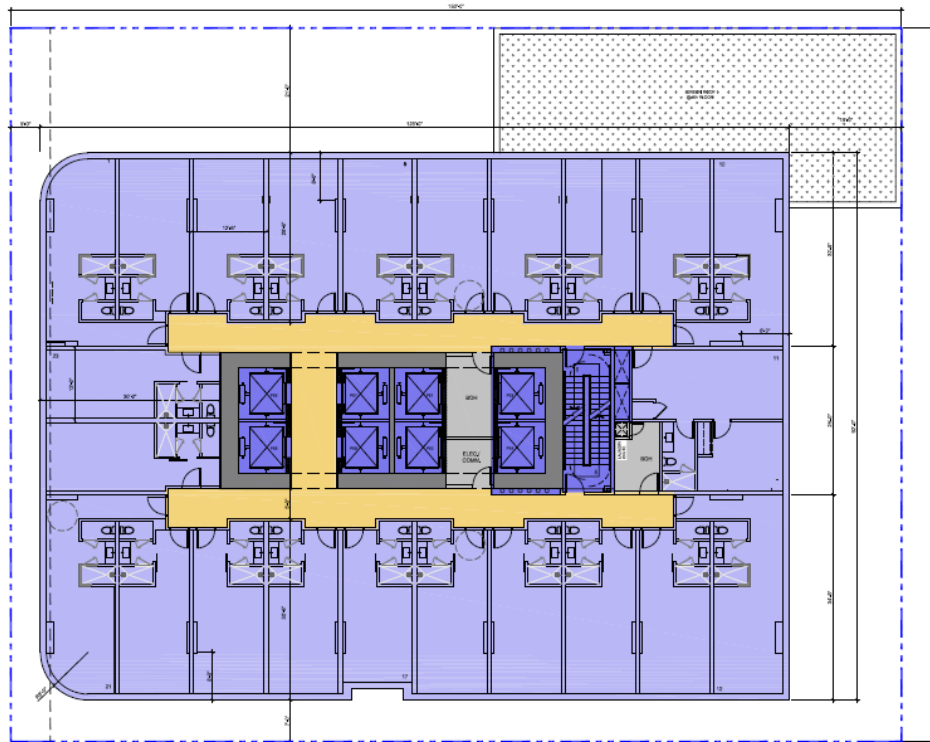
Level 3 Floor Plan



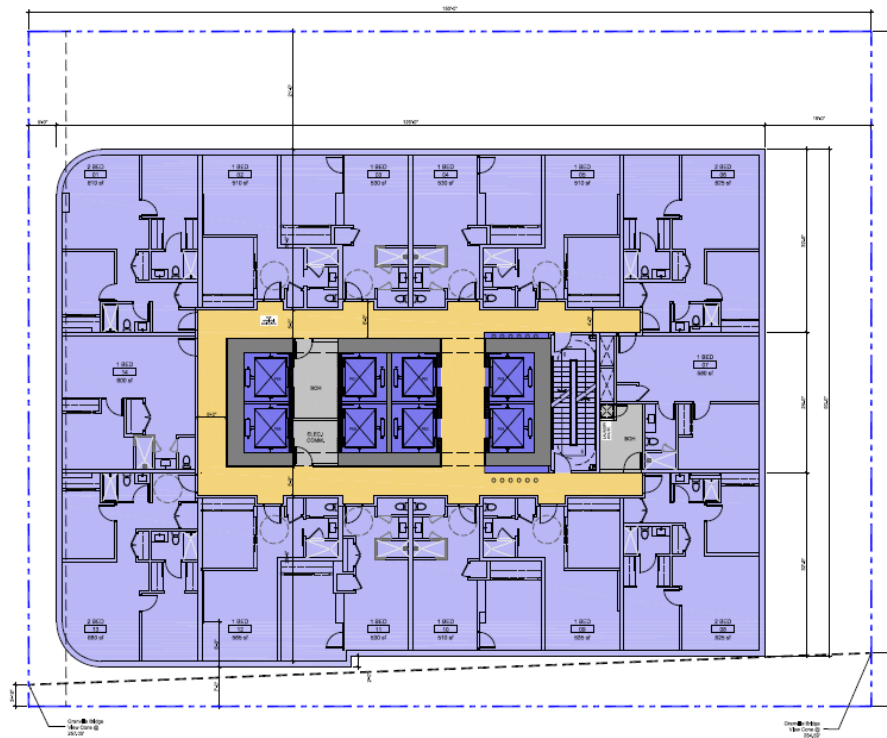
Level 4 Floor Plan



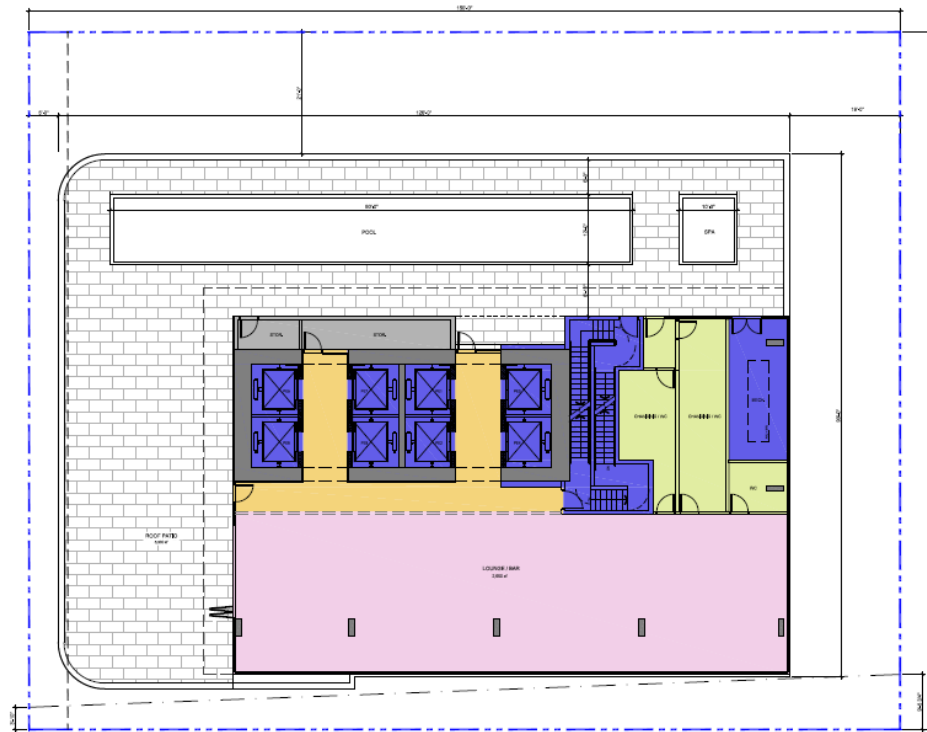
Levels 5 to 12 Floor Plan



Levels 13 to 32 Floor Plan



Levels 33 Floor Plan



**1167-1193 Granville Street
PUBLIC BENEFITS SUMMARY**

Project Summary

Rezone to permit a 33-storey hotel/commercial building.

Public Benefit Summary:

The proposal will provide DCLs, public art contribution and a cash community amenity contribution.

	Current Zoning	Proposed Zoning
Zoning District	DD	CD-1
Floor Space Ratio (Site area = 1,672.3 sq. m (18,001 sq. ft.))	3.5	20.7
Floor Area	5,853 sq. m (63,002 sq. ft.)	34,617 sq. m (372,617 sq. ft.)
Land Use	Commercial & Residential	Commercial

Summary of Development Contributions Expected under Proposed Zoning

City-wide DCL ¹	\$9,298,472
Utilities DCL ¹	\$2,913,367
Community Amenity Contribution	\$4,716,536
Public Art ²	\$737,782
TOTAL	\$17,666,157

¹ Based on by-laws in effect as of September 30, 2025. DCLs are payable at building permit issuance based on rates in effect at that time and the floor area proposed at the development permit stage. DCL by-laws are subject to future adjustment by Council including annual inflationary adjustments. A development may qualify for 12 months of in-stream rate protection. See the City's [DCL Bulletin](#) for details.

² Based on 2016 rates, subject to adjustments per the [Public Art Policy and Procedures for Rezoned Developments](#).

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1167-1193 Granville Street
APPLICANT, PROPERTY, AND DEVELOPMENT PROPOSAL INFORMATION

PROPERTY INFORMATION

Address	Property Identifier (PID)	Legal Description	Registered Owners
1167-1169 Granville Street	010-161-295	Lot 25 Block 92 District Lot 541 Plan 210	Granville-Davie Holdings Ltd.
1171-1173 Granville Street	013-704-559	Lot 24 Block 92 District Lot 541 Plan 210	Granville-Davie Holdings Ltd.
1175-1179 Granville Street	015-483-410	Lot 23 Block 92 District Lot 541 Plan 210	0922563 B.C. Ltd.
1181-1183 Granville Street	015-483-371	Lot 22 Block 92 District Lot 541 Plan 210	0922563 B.C. Ltd.
1193 Granville Street	005-000-068 and 005-000-114	Lots 20 and 21 Block 92 District Lot 541 Plan 210	Granville-Davie Holdings Ltd.

APPLICANT INFORMATION

Applicant & Architect	Musson Cattell MacKey (MCM) Partnership
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SITE STATISTICS

Site Area	1,672.3 sq. m (18,0001 sq. ft.)
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DEVELOPMENT STATISTICS

	Permitted Under Existing Zoning	Proposal
Zoning	DD	CD-1
Land Use	Commercial & Residential	Commercial
Density	3.5 FSR	20.7 FSR
Maximum Height	27.4 m (90 ft.)	110.0 m (361 ft.), with additional height for rooftop mechanical
Floor Area	5,853 sq. m (63,002 sq. ft.)	34,617 sq. m (372,617 sq. ft.)
Parking and Bicycle Spaces	As per Parking By-law	Vehicle parking spaces: 33 Bicycle spaces: 60 Loading spaces: 17 Passenger Loading: 11
Natural assets	5 City Trees	5 City Trees Retained

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