

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-15	19:00	CD-1 Rezoning: 1167-1193 Granville Street	Oppose	<p>**PETITION TO OPPOSE THE PROPOSED 33-STORY HOTEL DEVELOPMENT 1167-1193 Granville Street, Vancouver, BC**</p> <p>Submitted by: Residents s. 22(1) Personal and Confidential, Vancouver, BC, and other concerned community members</p> <p>To: Mayor and Council City of Vancouver Re: Proposed 33-Storey Hotel Development at 1167-1193 Granville Street Public Hearing: [15th] at 6:00 PM</p> <hr/> <p>We, the undersigned residents and community members, formally submit this petition to oppose the proposed 33-storey hotel development at 1167-1193 Granville Street. As residents s. 22(1) Personal and Confidential, located immediately adjacent to the Granville Street corridor, we are directly and materially affected by this proposal. Our objections are based on planning policy, cumulative neighbourhood impacts, and the long-term livability of the area.</p> <hr/> <p>1. Misalignment With Community Needs The Downtown South, West End, and Yaletown areas continue to experience significant pressure related to housing affordability, renter displacement, and the lack of long-term residential and community-supportive land uses. Dedicating another centrally located, transit-accessible site to short-term hotel accommodation prioritizes tourism over permanent housing and community needs, contrary to the City's stated objectives.</p> <hr/> <p>2. Overconcentration of Hotel Development on Granville Street Granville Street is already heavily saturated with hotels, nightlife venues, and visitor-oriented uses. This overconcentration has resulted in chronic congestion, excessive pedestrian crowding, late-night noise, and public safety pressures. Adding another large-scale hotel will intensify these impacts and further erode residential livability on adjacent streets, including Howe Street.</p> <hr/> <p>3. Strain on Local Infrastructure and Public Realm The Granville-Davie corridor already experiences limited sidewalk capacity, constrained curb space, and heavy transit use due to its proximity to entertainment venues, transit hubs, and dense residential towers. A hotel of this scale will significantly increase short-term visitor volumes, deliveries, ride-hailing traffic, and tour bus activity, placing additional strain on infrastructure that is already operating at or beyond capacity.</p> <hr/> <p>4. Impacts on Neighbourhood Character and Livability The surrounding area is known for its cultural diversity, LGBTQ2S+ significance, and locally owned, community-serving businesses. Large hotel developments typically shift neighbourhoods toward tourism-focused uses, increasing commercial rents and displacing local businesses, thereby undermining the social and cultural fabric that defines the area.</p> <hr/> <p>5. Loss of Sunlight, Views, and Quiet Enjoyment The proposed 33-storey height will significantly block sunlight and solar access to residential units, s. 22(1) Personal and Confidential, eliminate established views and sightlines, and reduce daylight reaching the public realm along Granville Street. These impacts are permanent and materially interfere with residents' right to the quiet enjoyment of their homes.</p>	Emily Fattahzadeh Ema Fattahzadeh	Downtown	

	<p>6. Negative Impact on Property Values The scale, height, and hotel use of the proposed development will degrade residential livability and introduce sustained noise, congestion, and commercial activity. These factors will downgrade and depreciate residential property values, disproportionately harming residents who have made long-term financial investments in the neighbourhood.</p> <p>7. Questionable Market Need for Additional Hotel Capacity Downtown Vancouver has experienced substantial hotel development in recent years. Given fluctuating tourism demand and the City's ongoing housing crisis, the necessity of additional hotel capacity at this location is questionable. Prioritizing short-term accommodation over long-term residential use risks long-lasting negative impacts on housing availability and affordability.</p> <p>8. Opportunity Cost of a High-Value Urban Site A centrally located and transit-accessible site such as 1167–1193 Granville Street represents a critical opportunity to advance City priorities, including rental housing, mixed-use development, and community-serving or cultural facilities. Once developed as a hotel, these opportunities will be foreclosed for decades.</p> <p>Relevant City of Vancouver Policies and Planning Considerations</p> <p>a. Downtown Official Development Plan (DODP) The Downtown Official Development Plan emphasizes maintaining livable residential neighbourhoods, appropriate land-use transitions, and minimizing adverse impacts on existing housing. Developments that significantly reduce sunlight, views, and residential livability are inconsistent with the intent of the DODP.</p> <p>b. View, Shadowing, and Public Realm Policies City policy requires careful consideration of shadowing and solar access impacts on streets, public spaces, and nearby residential buildings. The proposed 33-storey height will cast significant shadows on Granville Street and surrounding residential properties, diminishing the comfort, usability, and quality of both the public realm and adjacent homes.</p> <p>c. Housing Vancouver Strategy and Citywide Housing Priorities The City of Vancouver has identified housing supply, affordability, and residential stability as urgent priorities. Allocating a centrally located site to short-term hotel accommodation rather than long-term housing or mixed-use development is inconsistent with these objectives and represents a missed opportunity to advance housing outcomes.</p> <p>Conclusion This petition reflects the direct and material impacts this proposal will have on residents [REDACTED] and the broader Davie–Granville neighbourhood. For the reasons outlined above, we respectfully but firmly urge Vancouver City Council to reject or defer the proposed 33-storey hotel development at 1167–1193 Granville Street and to require a fundamentally revised proposal that aligns with residential livability, housing priorities, and sound urban planning principles.</p>	
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