

### 3. CD-1 REZONING: 1167-1193 Granville Street

**Summary:** To rezone 1167-1193 Granville Street from DD (Downtown) District to CD-1 (Comprehensive Development) District, to permit the development of a 33-storey hotel building containing 464 hotel units. A floor space ratio (FSR) of 20.7 and a height of 110.0 m (360 ft.), are proposed.

**Applicant:** Musson Cattell MacKey (MCM) Partnership

**Referral:** This relates to the report entitled “CD-1 Rezoning: 1167-1193 Granville Street”, dated November 25, 2025 (“Report”), referred to Public Hearing at the Council Meeting of December 9, 2025.

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

A. THAT the application by 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.<sup>1</sup>, 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, generally as presented in the Report, be approved in principle;

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

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<sup>1</sup> Beneficially owned and controlled by Granville-Davie Holdings Ltd.

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

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

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

**[CD-1 Rezoning: 1167-1193 Granville Street]**