

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-07	20:46	CD-1 Rezoning: 1167-1193 Granville Street	Oppose	<p>Hello Council Members</p> <p>I hope this message finds you well.</p> <p>I am writing to share my concerns regarding the proposed new hotel development at 717 Davie Street and to outline why I believe this project may not serve the best interests of the neighbourhood or the broader goals of downtown Vancouver's planning strategies.</p> <p>1. Misalignment With Community Needs</p> <p>The West End/Yaletown/Downtown South area continues to face significant pressure around housing affordability, renter displacement, and availability of community-supportive land uses. Dedicating such a centrally located site to another hotel—rather than housing, mixed-use space, social infrastructure, or public-serving facilities—does not address the most urgent needs of local residents.</p> <p>2. Strain on Local Infrastructure and Public Realm</p> <p>The Davie Street corridor already experiences congestion, limited sidewalk capacity, and heavy foot traffic due to its proximity to the Granville entertainment district, transit hubs, and dense residential towers. A hotel would introduce large volumes of short-term visitors, deliveries, ride-hailing vehicles, and tour buses, intensifying stress on streets, transit, and public spaces that are already stretched.</p> <p>3. Impacts on Neighbourhood Character and Livability</p> <p>Davie Street is known for its cultural identity, LGBTQ2S+ significance, and diverse local businesses. Large hotel developments often shift the economic and social ecosystem toward tourism-focused uses, raising commercial rents and reducing space for the small, community-serving businesses that define the area.</p> <p>4. Questionable Market Need</p> <p>Downtown Vancouver has seen substantial hotel development and expansion in recent years. The question is whether additional hotel capacity is necessary—especially as tourism patterns fluctuate and as the city continues to face an acute housing crisis. Prioritizing short-term accommodation over long-term residential needs could have lasting negative effects on housing availability and affordability.</p> <p>5. Opportunity Cost of a High-Value Urban Site</p> <p>A location as central and transit-accessible as 717 Davie represents an important opportunity to advance city priorities—such as creating more rental housing, integrating cultural or social facilities, or delivering mixed-use developments that support both economic vitality and community needs. Once developed as a hotel, the site will be locked out of these possibilities for decades.</p> <p>6. Height Issue</p> <p>This proposed 33-storey hotel will negatively impact solar access and sunlight to the public realm of Granville Street.</p> <p>For these reasons, I respectfully ask the City to reconsider whether a hotel of this size is the best use for 717 Davie Street and to evaluate options that more closely align with Vancouver's housing, community-building, and sustainability objectives.</p>	Nick Cosgrove	Downtown	

				<p>Thank you for your time and for the work you do in shaping the future of our city. I would welcome any opportunity to discuss these concerns further.</p> <p>Sincerely,</p> <p>Nick Cosgrove</p>			
2026-01-07	22:16	CD-1 Rezoning: 1167-1193 Granville Street	Oppose	<p>Subject: Written Comments – Public Hearing Item #3</p> <p>George Badea</p> <p><small>s. 22(1) Personal and Confidential</small></p> <p>[REDACTED]</p> <p>Date: January 7th 2026</p> <p>Mayor and Council</p> <p>City of Vancouver</p> <p>453 West 12th Avenue</p> <p>Vancouver, BC V5Y 1V4</p> <p>Written Comments – Public Hearing Item #3</p> <p>CD-1 Rezoning: 1167-1193 Granville Street</p> <p>Objection to Height, View Impacts, Signage, and Removal of Conditions</p> <p>Dear Mayor and Council,</p> <p>I am submitting these Written Comments for Public Hearing Item #3 in opposition to the proposed CD-1 rezoning at 1167-1193 Granville Street.</p> <p>This submission consolidates my concerns regarding the extraordinary increase in permitted height and density, the permanent loss of established views, the expanded signage permissions, and the post-referral removal of rezoning conditions. Taken together, these elements represent a significant erosion of established planning controls and public benefits, with irreversible impacts on the surrounding community.</p> <p>1. Extreme Height Increase Contrary to Existing Policy</p> <p>City documents confirm that under the Downtown Official Development Plan (DODP), the maximum permitted building height for this site is 27.4 metres (90 feet).</p> <p>The rezoning application proposes to:</p> <ul style="list-style-type: none">• Increase permitted height from 27.4 m to 110.0 m (360 ft)• Increase density from 3.5 FSR to 20.7 FSR• Permit a 33-storey hotel with 464 rooms <p>This represents a four-fold increase in height, which is not a modest variance but a fundamental override of the DODP.</p> <p>2. Draft CD-1 By-law Removes Any Effective Height Cap</p> <p>The Draft CD-1 By-law permits a maximum height of 110.0 metres. More concerning, it authorizes the Director of Planning to allow building elements to exceed even this height, after considering impacts on views and shadowing.</p> <p>Council is therefore being asked to approve an unprecedented height increase and to legislate ongoing flexibility for further exceedances, removing certainty for neighbouring residents.</p> <p>3. Permanent Loss of Established Views and Livability</p> <p>The proposed tower will permanently block existing views, reduce daylight, and diminish outlook for surrounding residents. These views were established with the reasonable expectation that development would respect the 27.4 m height limit set by the DODP. Once constructed, these impacts are irreversible.</p>	George Badea	Downtown	

	<p>4. Compounding Visual Impact Through Sign By-law Amendment</p> <p>Council is also being asked to approve a Sign By-law amendment adding this site to the CD-1 signage schedule. This enables site-specific signage permissions that would not otherwise apply under existing Downtown District zoning.</p> <p>Combined with a 110-metre tower, this amendment further increases visual dominance, light intrusion, and night-time impacts along Granville Street.</p> <p>5. Post-Referral Removal of Rezoning Conditions (Yellow Memorandum)</p> <p>After referral to Public Hearing, staff are now recommending removal of previously proposed rezoning conditions, including:</p> <ul style="list-style-type: none">• Elimination of the Transportation Demand Management (TDM) Plan requirement• Reduction of public art obligations <p>These changes materially weaken the rezoning package while leaving the extreme height and density increases intact.</p> <p>6. Cumulative Impact and Policy Integrity</p> <p>Taken together, this rezoning package:</p> <ul style="list-style-type: none">• Overrides a clear DODP height limit• Allows exceedances beyond 110 metres• Expands signage permissions• Removes transportation mitigation• Reduces public realm benefits <p>This represents an incremental dismantling of established planning controls and shifts the balance decisively away from the public interest.</p> <p>Request to Council</p> <p>For these reasons, I respectfully request that Council:</p> <ol style="list-style-type: none">1. Reject the proposed CD-1 rezoning, or2. At minimum:<ul style="list-style-type: none">o Reduce the permitted height to align with the 27.4 m DODP limito Remove or strictly limit the provision allowing height exceedanceso Reject or significantly constrain the Sign By-law amendmento Retain all originally proposed public-benefit and mitigation conditions <p>I urge Council to consider the cumulative and irreversible impacts of this proposal and to uphold the integrity of Vancouver's planning framework.</p> <p>Thank you for the opportunity to provide Written Comments on this item.</p> <p>Sincerely, George Badea</p>	
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CD-1 Rezoning: 1167-1193 Granville Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-07	22:21	CD-1 Rezoning: 1167-1193 Granville Street	Oppose	<p>I am a resident [§ 22(1) Personal and Confidential], immediately adjacent to the proposed rezoning site, and I strongly oppose this application in its current form.</p> <p>The proposed 33-storey tower is grossly out of scale with the existing and historic Granville Street context and represents an extreme overreach relative to both the surrounding built form and the livability of neighbouring buildings. Granville Street has historically been characterized by low- to mid-rise buildings, and the introduction of a tower of this height fundamentally alters the character of the area without sufficient justification or mitigation.</p> <p>Of particular concern is the extraordinarily close proximity of the proposed building to my residential building [§ 22(1) Personal and Confidential]. The tower mass would be located approximately 10–15 metres from our back lane and garage entrance, an unreasonably short distance for a high-rise of this scale. This creates serious issues related to:</p> <ul style="list-style-type: none"> Loss of privacy Safety and functionality of the lane and garage access Overbearing massing and visual impact Poor urban design outcomes <p>This separation is far below commonly accepted tower separation expectations used by the City in other downtown areas to protect livability, sunlight, and future development potential. The fact that this proposal relies on a rezoning does not justify ignoring basic principles of good planning and neighbourly development.</p> <p>Most importantly, the proposed height and massing will significantly block natural light to my unit and to the rear of our building. This loss of daylight directly affects my ability to live and work in my home, including activities such as busking and creative work that rely on natural light. The shadowing impacts created by a 33-storey building so close to an existing residential tower are severe, permanent, and unacceptable.</p> <p>The City has an obligation to balance redevelopment with the rights and well-being of existing residents. This proposal prioritizes maximum height and density at the expense of:</p> <ul style="list-style-type: none"> Livability Access to light and air Safe and functional lanes Respect for established neighbourhood character <p>While I recognize the City's broader goals around revitalization, revitalization should not come at the cost of unreasonable impacts on neighbouring buildings. A development of this scale and proximity sets a troubling precedent and undermines public confidence in fair and thoughtful planning.</p> <p>I urge Council to reject this rezoning as proposed, or at a minimum require:</p> <ul style="list-style-type: none"> A substantial reduction in height Significantly increased setbacks from adjacent residential buildings and lanes A redesigned massing that respects light, privacy, and existing residents <p>As it stands, this proposal is incompatible with its surroundings and should not be approved.</p>	Kenan Bosankic	Downtown	

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2026-01-07	22:43	CD-1 Rezoning: 1167-1193 Granville Street	Oppose	<p>I am a resident [§ 22(1) Personal and Confidential] immediately adjacent to the proposed rezoning site, and I strongly oppose this application in its current form.</p> <p>The proposed 33-storey tower is grossly out of scale with the historic Granville Street context and represents an extreme departure from the established low- to mid-rise character of the area. Introducing a building of this height fundamentally alters the neighbourhood without adequately addressing impacts on existing residents.</p> <p>Of particular concern is the extraordinarily close proximity of the proposed building to my residential building [§ 22(1) Personal and Confidential]. The tower mass would be located approximately 10–15 metres from our back lane and garage entrance, an unreasonably short distance for a high-rise of this scale. This creates serious and unavoidable issues related to safety, privacy, overbearing massing, and the functionality of the lane and garage access.</p> <p>Most critically, the proposed height and massing will permanently block natural light and outlook to my unit. My condo is a south-facing, 780 sq ft, two-bedroom unit with a balcony, and access to sunlight is a defining and monetized feature of its livability and value. The introduction of a 33-storey building at such close range would result in significant and irreversible loss of daylight, materially diminishing my quality of life and my ability to live and work in my home.</p> <p>Claims that this development would “increase surrounding property values” are not credible in this context. Based on current market value of approximately \$700,000, standard appraisal practice recognizes that permanent loss of south-facing light, views, and extreme tower adjacency can reasonably result in a 10–25% reduction in value, representing a loss of approximately \$100,000 to \$175,000. This is not speculative — these are well-understood, long-term impacts that buyers, lenders, and appraisers consistently factor into pricing.</p> <p>While broader area revitalization may benefit redevelopment sites, it does not offset direct, measurable harm to immediately adjacent residential units. Increased density or activity on Granville Street does not compensate for living next to a looming tower wall that removes light, privacy, and openness.</p> <p>The City has an obligation to balance redevelopment with the rights and well-being of existing residents. This proposal prioritizes maximum height and density at the direct expense of livability, access to light and air, and private property value. Approving a 33-storey building within 10–15 metres of an existing residential building sets a troubling precedent and undermines confidence in fair and thoughtful planning.</p> <p>I respectfully urge Council to reject this rezoning as proposed, or at a minimum require:</p> <ul style="list-style-type: none"> - A substantial reduction in height - Significantly increased setbacks from adjacent residential buildings and lanes - A redesigned massing that protects access to daylight, privacy, and safety for existing residents <p>As currently proposed, this development imposes unacceptable and permanent impacts and should not be approved.</p>	Julia Blumkaitis	Downtown	

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2026-01-08	09:33	CD-1 Rezoning: 1167-1193 Granville Street	Oppose	<p>I am writing to express my strong opposition to the proposed 33-storey hotel at the intersection of Davie and Granville Streets (1167-1193 Granville Street), while noting that I would support a development of a more reasonable height that respects the established character of Granville Street.</p> <p>At a requested height of 380 ft, this proposal is wildly out of scale with the existing context of Granville Street, where the current zoning allows a maximum height of just 90 feet. For decades, careful planning has preserved this portion of Granville as a low-rise, that prioritizes pedestrian comfort, sunlight, and street-level vibrancy. A 33-storey tower would fundamentally undermine this long-standing planning vision.</p> <p>This proposal raises serious concerns about traffic, loading, ride-hailing congestion, and impacts on surrounding residential streets. Approving a 33-storey tower here would set a troubling precedent for further over-scaling along Granville Street. I urge City Council to reject the proposed height and instead consider a development that is compatible with the street's established scale.</p> <p>Thank you for the opportunity to provide input.</p>	Ahmadreza Mohammadi	Downtown	
2026-01-09	12:13	CD-1 Rezoning: 1167-1193 Granville Street	Oppose	<p>What Granville street needs is not another hotel.</p> <p>Hotels are not business where locals want to go hangout. It is not a welcoming environment if you are not a guest at the hotel. Even if there is space for businesses it should be at ground level where you can't tell the businesses are in the same building as the hotel.</p> <p>This development will only remove more soul out of Granville street</p>	Alejandro Silva	Downtown	

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2026-01-10	21:29	CD-1 Rezoning: 1167-1193 Granville Street	Oppose	<p>I am writing to share my concerns regarding the proposed new hotel development at 1167-1193 Granville St and to outline why I believe this project may not serve the best interests of the neighbourhood or the broader goals of downtown Vancouver's planning strategies.</p> <p>1. Misalignment With Community Needs</p> <p>The West End/Yaletown/Downtown South area continues to face significant pressure around housing affordability, renter displacement, and availability of community-supportive land uses. Dedicating such a centrally located site to another hotel—rather than housing, mixed-use space, social infrastructure, or public-serving facilities—does not address the most urgent needs of local residents.</p> <p>2. Strain on Local Infrastructure and Public Realm</p> <p>The Davie Street corridor already experiences congestion, limited sidewalk capacity, and heavy foot traffic due to its proximity to the Granville entertainment district, transit hubs, and dense residential towers. A hotel would introduce large volumes of short-term visitors, deliveries, ride-hailing vehicles, and tour buses, intensifying stress on streets, transit, and public spaces that are already stretched.</p> <p>3. Impacts on Neighbourhood Character and Livability</p> <p>Davie Street is known for its cultural identity, LGBTQ2S+ significance, and diverse local businesses. Large hotel developments often shift the economic and social ecosystem toward tourism-focused uses, raising commercial rents and reducing space for the small, community-serving businesses that define the area.</p> <p>4. Questionable Market Need</p> <p>Downtown Vancouver has seen substantial hotel development and expansion in recent years. The question is whether additional hotel capacity is necessary—especially as tourism patterns fluctuate and as the city continues to face an acute housing crisis. Prioritizing short-term accommodation over long-term residential needs could have lasting negative effects on housing availability and affordability.</p> <p>5. Opportunity Cost of a High-Value Urban Site</p> <p>A location as central and transit-accessible as 717 Davie represents an important opportunity to advance city priorities—such as creating more rental housing, integrating cultural or social facilities, or delivering mixed-use developments that support both economic vitality and community needs. Once developed as a hotel, the site will be locked out of these possibilities for decades.</p> <p>6. Height Issue</p> <p>This proposed 33-storey hotel will negatively impact solar access and sunlight to the public realm of Granville Street.</p> <p>For these reasons, I respectfully ask the City to reconsider whether a hotel of this size is the best use for 717 Davie Street and to evaluate options that more closely align with Vancouver's housing, community-building, and sustainability objectives.</p> <p>Thank you for your time and for the work you do in shaping the future of our city. I would welcome any opportunity to discuss these concerns further.</p>	Subhrajyoti Dasgupta	Downtown	

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2026-01-10	23:01	CD-1 Rezoning: 1167-1193 Granville Street	Oppose	<p>This is a terrible idea. Please do not destroy Granville street heritage with a ridiculously large ugly hotel.</p> <p>Thank You Kindly,</p> <p>Mia Watson</p>	Mia Watson	Downtown	