

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-01-09	14:05	CD-1 Rezoning: 1167-1193 Granville Street	Other	<p>My name is Stephan Miers. I live with my wife and two children, [§ 22(1) Personal and Confidential], directly facing Granville Street and the proposed development site.</p> <p>I would like to start by stating that I recognize the City's interest in revitalizing Granville Street and supporting new hotel and commercial uses. Having lived by Granville Street for the past fifteen years, I strongly believe positive development moving forward will only be beneficial. However, I am concerned that the proposed 33-storey height represents an extreme and precedent-setting departure from long-standing Granville Street planning policy.</p> <p>Granville Street has consistently been planned and zoned as a mid-rise, pedestrian-scaled corridor. The existing Downtown Official Development Plan allows approximately 27m (90 ft) on this site, reflecting an intentional effort to maintain a continuous streetwall and avoid tower forms along Granville. A 33-storey point tower is fundamentally inconsistent with that policy direction and risks permanently altering the character of the street.</p> <p>My concern extends beyond this single site. Approval of a building of this height on Granville Street would establish a precedent that will be cited by future applicants, undermining Council's ability to maintain coherent height limits along the corridor. Once such a precedent is set, it will be difficult to argue that Granville Street should remain distinct from surrounding high-rise areas.</p> <p>I am also concerned about the cumulative urban design impacts of a tower of this scale on a narrow, heavily used street. These include increased shadowing, wind effects, and a canyon-like condition that diminishes the pedestrian experience and the public realm on both Granville and Davie Streets.</p> <p>While I understand that private views are not formally protected, the scale of this proposal would block long-standing sightlines toward English Bay for a hundreds of nearby residents. This reinforces the concern that the proposed massing is disproportionate to its context and inconsistent with the intent of downtown planning policies.</p> <p>I respectfully ask Council to carefully consider whether a 33-storey building on Granville Street aligns with adopted plans and long-term objectives. If Council is inclined to support redevelopment at this location, I urge consideration of a substantially reduced height and massing that better reflects Granville Street's established scale and policy framework.</p> <p>Thank you for your time and consideration.</p> <p>Sincerely, Stephan Miers Resident, [§ 22(1) Personal and Confidential]</p>	Stephan Miers	Downtown	