

CD-1 Rezoning

1167-1193 Granville Street

PUBLIC HEARING January 15, 2026

Recommend **Support**





Site and Context

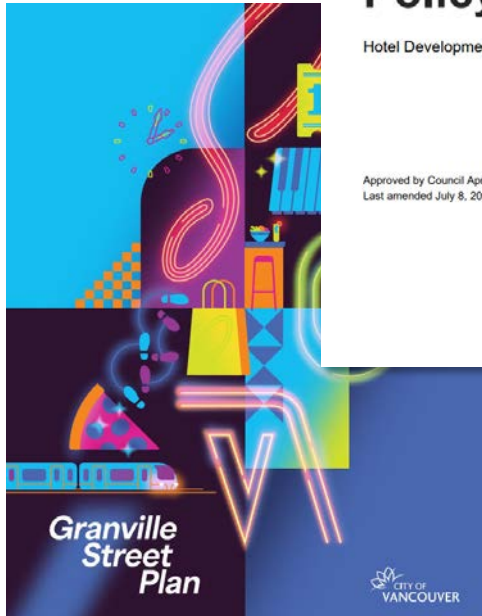
Public Hearing | 1167-1193 Granville Street





Policy: Downtown Rezoning Policy

Public Hearing | 1167-1193 Granville Street



Policy

Hotel Development Policy

Approved by Council April 15, 2025
Last amended July 8, 2025

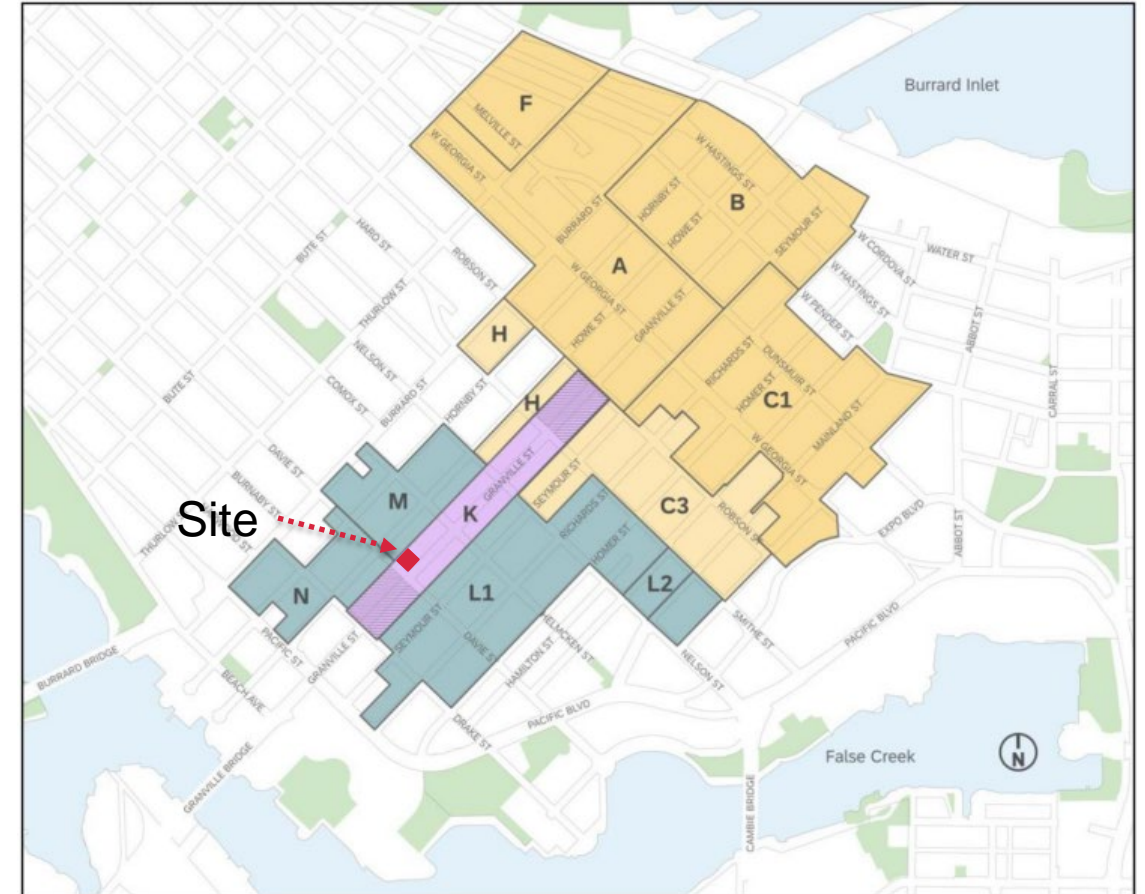


Policy

Downtown Rezoning Policy

Central Business District (CBD), CBD Shoulder, Downtown South and Granville Street Entertainment District

Approved by Council June 16, 2009
Last amended June 4, 2025



- CBD
- CBD Shoulder
- Downtown South
- Granville Entertainment District
- Transition Areas



Summary

Height	33-storeys (110 m)
Density	20.7 FSR
Land use(s)	Hotel
Details	464 Hotel Rooms Ground floor lounge, restaurant and meeting rooms



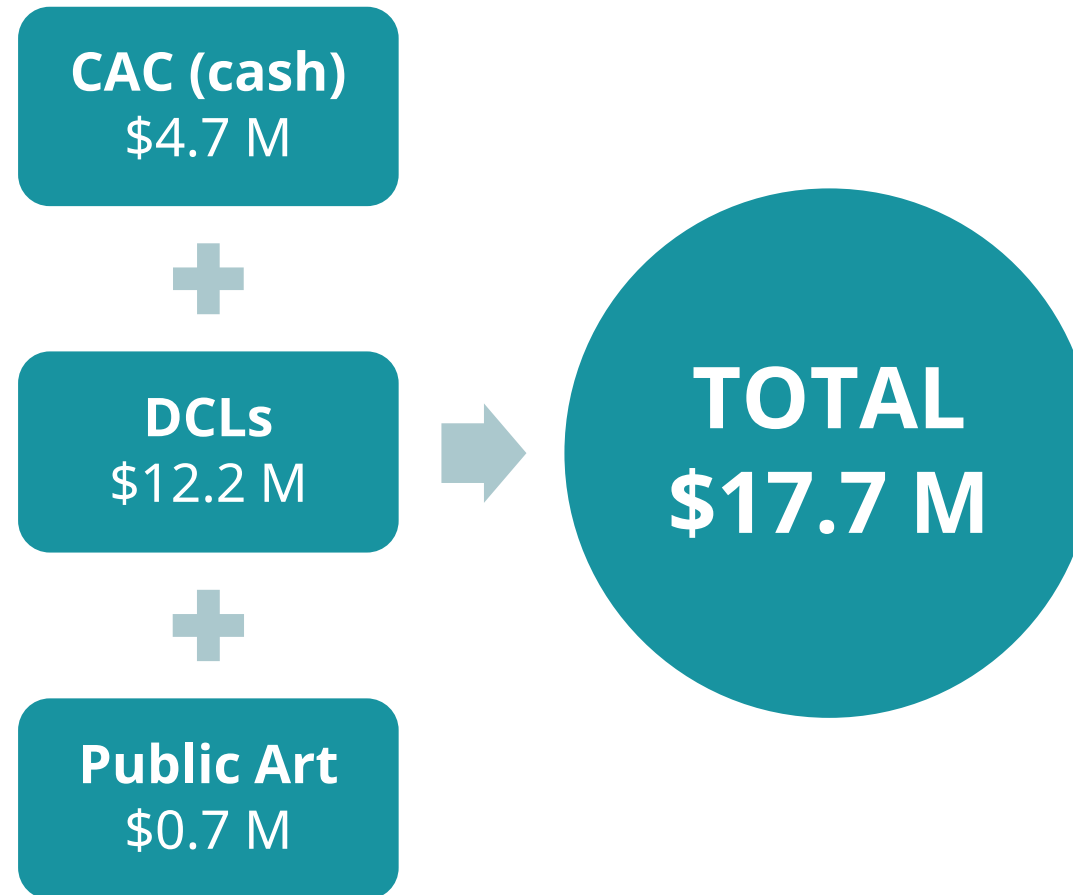


Support:

- **Revitalize Granville Strip and enhance Entertainment District**
- **Address shortage of hotels**
- **Proximity to amenities, downtown, and transit**

Concerns and Responses:

- **Height and Shadowing**
 - ✓ Height and shadowing consistent with policies
 - ✓ Proposal does not encroach protected view cones
- **Preference for Housing**
 - ✓ Non-residential uses supported in the Entertainment District
 - ✓ Addresses hotel room shortage
- **Traffic and Parking**
 - ✓ Parking and loading per Parking Bylaw
 - ✓ Location





View looking north-west towards

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- Application meets policy
- Staff support, subject to Appendix B

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