

CD-1 Rezoning: 75 East 8th Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-06-02	17:22	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Removing affordable housing for a hotel is not reasonable	Shubha Murthy	Downtown	
2026-07-03	11:57	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Dear Council, Re: The proposed Hotel at 75 East 8th With respect, the corner of 8th and Quebec is clearly a ridiculous location for a hotel and I struggle to understand how this proposal has gone as far as it as. Equally, there are currently 6 residential buildings in the immediate area of 75 East 8th (5 if you knock down the rental building at 75 East 8th) and only 2 of these buildings have parking. 138 East 7th (propose another 4 storeys) - The Goh Ballet (propose 30 storeys) and neither have parking. The low rise office buildings immediately to the west of Quebec at 8th and the alley - have just a few above ground spaces. We are a residential street whose residential parking was cut in less than half in recent years for meters - and for Evo cars, who are allowed to park in ‘our’ residential spaces. The Evo cars as far as we can determine, are all to do with the many offices in the area west of Quebec, not to do with residents. The corner of 8th and Quebec is already extremely congested for such a small area, due to the density and limited parking - The Goh Ballet in particular & Colour Strings Music for Kids - have parents coming and going constantly and using up much of the spaces and lining our alleyways. Our building 133 East 8th - if the proposal's go ahead for this hotel, The Goh Ballet and 138 East 7th - our building will be blocked in, negating our light. Will you visit the corner to see for yourself or is this all done via renderings? The hotel tower would be grossly inappropriate for the space. I can’t fathom why the location is being considered in the first place. I vehemently oppose this proposal. Thank you for your time,	Lana Topham	Mount Pleasant	
2026-07-04	10:25	CD-1 Rezoning: 75 East 8th Avenue	Oppose	I strongly oppose the hotel proposed for 75 East 8th. This change will displace current residents leaving more lower income Vancouverites without a place to live. We are forcing our young people and elderly out of the city and making it unaffordable for people to live. Replacing a residential building with a hotel is a terrible idea. The proposed building itself is an eyesore and will drastically change the looking feel of the neighborhood. When developers pushed to increase the building height of the nearby Independent, residents expressed strong concerns that this would be the gateway for other monstrous sized buildings in the neighborhood. We were told this would not be the case and yet council continues to allow skyscrapers to be erected in the neighborhood. These changes are ruining what makes the Main Street/Mount Pleasant neighborhood special. Erecting a massive, ugly hotel, that does not fit the vibe of the neighborhood and blocks mountain virws for existing residents will destroy the very aspects that make this area a cultural hub and tourist destination. I do NOT support changing the zoning to allow the proposed change, and do NOT support the proposed building.	Samantha Young	Mount Pleasant	

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2026-07-04	10:47	CD-1 Rezoning: 75 East 8th Avenue	Oppose	I strongly oppose this building. Don't built tall buildings in this neighborhood. They wreck the feel of the neighbourhood. Also displacing residents in an affordable rental apartment to build a hotel is stupid and irresponsible. Approving the proposed hotel further exacerbates the housing affordability crisis in this city. Council needs to actually consider the needs and wants of vancouver residents and stop bending over for developers. There are so many other places in this area that would be better suited to building a hotel that would not kill the feel of the neighborhood. Ex: empty car lots and commercial/retail buildings along Kingsway. There is no need to rip residents out of affordable housing to make another hotel for rich people.	Marin McGinnis	Mount Pleasant	
2026-07-04	22:21	CD-1 Rezoning: 75 East 8th Avenue	Oppose	I am a community member living across from this site. This isn't the only hotel proposed for Mount Pleasant, the City of Vancouver keeps pushing through plans for Mount Pleasant that remove housing and business land and replace it with hotels and data centres. How can the housing crisis in the city ever be solved if we don't have any housing left. Not to mention, this building is 21 stories. Mount Pleasant is such a beautiful Neighbor hood with a great view of the city. Buildings like these ensure only tourists can enjoy the view of the city.	Riley Tziougras	Mount Pleasant	
2026-07-05	14:28	CD-1 Rezoning: 75 East 8th Avenue	Oppose	I strongly disagree with the proposed structure being so tall. The neighbourhood has traditionally been composed of low rise buildings. The proposed building should be more in keelping with the local building heights. The height should be reduced by 1/3 or even a half. Thank you for considering my opinion.	Bryar Smith	Mount Pleasant	

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2026-07-05	21:50	CD-1 Rezoning: 75 East 8th Avenue	Oppose	I am strongly opposed to the proposed CD1 rezoning for a 72metre hotel tower on this I1 site. I1 zoning is intended for light industrial, production, and creative employment. A hotel is not an industrial use and does not contribute to the types of activities or jobs that define this district. ## Employment Profile Mismatch ## The employment generated by this use consists primarily of hospitality and service roles. These positions are unlikely to generate new or innovative business activity and differ fundamentally from the longterm industrial and creative jobs associated with I1. Introducing a hospitalitybased development shifts the site’s employment profile away from the sectors historically supported in this area. ## Opportunity to Restore Industrial Use ## The site’s current nonconforming residential use is an anomaly within the I1 zone. Redevelopment provides an opportunity to return the parcel to productive industrial use. A CD1 centred on shortstay accommodation moves the site further away from industrial activity and removes the possibility of restoring the employmentgenerating uses intended for this zone. ## Insufficient Industrial Capacity and Irreversible Form ## The industrial space proposed within the CD1 is minimal. Only 1.6 FSR of industrial is included within a 12.1 FSR building, which does not represent meaningful industrial capacity. Industrial buildings are adaptable and can evolve over time; a purposebuilt accommodation tower is effectively irreversible for industrial or office purposes, as its structure and layout are incompatible with modern employment uses. Once industrial land is converted to this form, its industrial employment potential is permanently lost. ## Impact on the Local Business Ecosystem ## Mount Pleasant’s industrial district supports a network of interconnected businesses that rely on proximity, shared services, and flexible industrial space to support new and emerging firms. With a new Skytrain station opening nearby, this area is positioned for further growth in these employmentgenerating sectors. Protecting I1 zoning maintains the conditions that allow this ecosystem to function; replacing an I1 parcel with a hospitalityfocused development removes land that could support future industrial and commercial activity and wastes the economic potential created by the Mount Pleasant Skytrain extension.	Anthony Tan	Mount Pleasant	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-06	00:06	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Dear Council, I oppose this rezoning application. The design of the building does not look that interesting for what its investors/developers envision it to become, especially if it's in the heart of Mount Pleasant, a neighbourhood defined by its heritage buildings, and artistic and diverse culture. Secondly, I don't think it should be a hotel in this current climate when this city has a shortage of affordable housing. And from what I've read, it's really unfair to displace the long term residents who currently live in the apartment building on this site at 75 East 8th Avenue. I think at least they should be provided accommodation and guaranteed housing security of similar square footage and amenities in this area. I understand that it's the intention of the city to do this to the neighbourhood though, given the new subway station. I don't agree with their intention, but I also don't doubt that this rezoning application will be the first of many similar applications on neighbouring lots. Perhaps Council doesn't see this, nor would they care, but it will push out the people who define this neighbourhood and who have made it (and Vancouver) an interesting place to be. It will be sad to see it change. I've seen this change in other Vancouver neighbourhoods already. I don't need to explain much more without sounding like a version of what you've likely heard from many who share my stance. It'll make the area less affordable, less interesting, less desirable. I, and everyone I know, really dislike this rezoning application. I'm jaded but I'll take this platform to voice my opinion which I doubt anyone will read. We don't think our voices will be heard when it comes to this decision, but we'll make sure they'll be heard in this upcoming municipal election.	Jeffery Chong	Mount Pleasant	
2026-07-08	11:07	CD-1 Rezoning: 75 East 8th Avenue	Oppose	It is simply outrageous to allow for the rezoning of this property to turn our neighbours' homes into a hotel for tech workers. This is unacceptable at a time when affordable housing is needed more than ever in this city. A recent report by UNITE HERE Local 40 found that “Vancouver City Council has approved more hotel rooms than affordable housing units over the past year and a half, while advancing policies that give hotel developers new incentives, reduced contributions, and faster approvals.” This occurs during an ongoing rent crisis in Vancouver and even as hotel bookings in Vancouver are down 20 percent during the World Cup. The Myron Manor Collective is directly experiencing this push for hotel development. The tenants of 75 E 8th Avenue formed Myron Manor Collective after learning that their landlords, Nicola Wealth Real Estate and Lotus Capital Corp, applied to rezone and demolish Myron Manor to build a 21-storey hotel for tech workers. The Myron Manor Collective is calling on City Council to REJECT this application and their landlords to CANCEL this redevelopment. The Myron Manor Collective is HERE TO STAY! I stand with my Mount Pleasant neighbours and the Myron Manor Collective in calling on City Council to REJECT this application.	Victoria Leung	Mount Pleasant	
2026-07-09	15:52	CD-1 Rezoning: 75 East 8th Avenue	Oppose	This neighborhood needs families not hotels. We are doing a disservice to the community by taking away family housing. Our city grows when families prosper. Families need places to live. Let the community thrive. Keep these homes.	Karley Terekhina	Mount Pleasant	

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2026-07-10	09:20	CD-1 Rezoning: 75 East 8th Avenue	Oppose	It's not acceptable to evict residents to pave way for a hotel / short term rental development. Affordable housing stock should not be removed - it needs to be retained as is or replaced with at least the same number of affordable units, with first rights to move back in offered to existing tenants. If 75 E 8th Ave is being rezoned, current residents need to be supported in finding equivalent housing with the option of moving back in at their current prices once the redevelopment is complete.	Tom Skinner	Kensington-Cedar Cottage	
2026-07-10	11:06	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Please find attached a letter from counsel on behalf of the Myron Manor Collective, an unincorporated association advocating on behalf of the majority of the tenants at 75 E 8th Avenue who will be displaced from their homes if Council approves the rezoning application for the site. The letter describes serious concerns with fairness to affected tenants in this rezoning application process.	Andhra Azevedo		Appendix A
2026-07-10	12:44	CD-1 Rezoning: 75 East 8th Avenue	Oppose	The Broadway Plan tenant protection policy was intended to prevent large-scale displacement of existing renters as older low-rise apartment buildings are replaced, as happened at Metrotown before 2018. The fact that the industrial zoning for this site doesn't allow future residential projects, and thus it's not possible to provide replacement housing as part of the project, is clearly a gap in the policy. The renters in this building aren't protected: there's nowhere for them to return to. There's a general principle called Pareto efficiency: are there changes that would make some people better off, without making other people significantly worse off? That's the case for most projects, but not this one. Asking rents have been deflating for a couple years, but there's still a significant gap between asking rents and current rents being paid, especially for renters who have been in the building for a long time. There's a couple paths forward: (1) Reconsider the ban on residential housing on this site, so that the standard Broadway Plan tenant protections would apply. I don't understand the rationale for the city's practice of making existing buildings illegal. Or: (2) Proceed with a non-residential project, but first secure comparable replacement housing offsite for the renters in the existing building.	Russil Wvong	Riley Park	

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2026-07-10	23:29	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Dear City Council, My name is Robyn, and despite living in Kensington currently, I have lived across East Vancouver including on Main and E13. While I do support more hotel infrastructure, evicting current residents and creating temporary construction work is short-sighted. Hotels are not Vancouver's most prominent development shortage, as even during the fever of FIFA they boasted high vacancy rates. Optics wise, I think it is detrimental to the public's trust in the municipal government to prioritize the desires of a hotel aiming to cater to high-earning tech employees. The neighbourhood is home to mental health clinics that primarily serve low-income communities. I worry that a hotel, catering to upper-class clients, will alienate or encourage the marginalization of low-income members of the community. Building a hotel of this scale in the area has risks of destabilizing small businesses and pushing out existing residents. When I worked at Columbia and Broadway, lunches were gruelingly slow because restaurants would be overwhelmed by the number of customers from the animation and VFX studios in the area. Just last week, I visited Milano Coffee at 1pm and had to wait 15 minutes for a coffee because at least 20 employees from one company had filed in ahead of me. Adding an additional large influx of people to the area would have risks to the culture and sustainability of businesses. When it comes to evicting the current residents, there are impacts that extend further than physical displacement. Moving has been cited as a major psychological event by many scientific papers, and when combined with intersectionality such as class, gender, or race, further exacerbates these impacts. I, myself, have moved within Vancouver 4 times and cannot overstate the amount of stress I endured. You are not only moving your things but leaving the life you had grown accustomed to. If the City Council aims to build more hotel infrastructure, I request they look into other areas or revisit ways to improve the usage of current hotels. Your loyalty to voters and community members should always guide your decisions; do not approve this rezoning. Thank you, Robyn	Robyn Wadey	Kensington-Cedar Cottage	
2026-07-13	09:03	CD-1 Rezoning: 75 East 8th Avenue	Oppose	This tower doesn't fit in the neighbourhood at all, there are no other towers close. WE have so many empty apartment buildings, build actual houses with more 3+ bedrooms that you can actually have a family in. Towers off of Broadway not near a train station make no sense. This is a family neighbourhood. Nobody here I talk to wants "Mount Pleasant North Apartment Areas". 59.7% of the building is 2 bed or under, too small for an actual family. It takes away even more of our view of the North Shor mountains	Alastair Hemingson	Mount Pleasant	
2026-07-13	14:50	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Re:Vancouver Aquatic centre closure I am stunned that parks board & mayor & council are closing the Aquatic Centre for 5 years. That not one of you suggested a new pool be built before closure is to me unbelievable Of course I do not agree with demolition. Have none of you heard the term adaptive reuse.	David Clarke	Kitsilano	

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2026-07-13	15:12	CD-1 Rezoning: 75 East 8th Avenue	Oppose	This is utterly ridiculous and unneeded in this area! Do not displace current residents for the sake of profit that the city will never actually see. This is bad for the neighbourhood and does not provide any benefit to the community here. In fact, this will ruin the neighbourhood and decimate the community around Main street. This brings in more transient people who do not pay taxes in Vancouver and will not benefit anybody but the developer. DO BETTER! STOP LETTING THE DEVELOPERS RUN THIS CITY AND ACTUALLY DO SOMETHING FOR THE PEOPLE WHO LIVE HERE	Tara Webster	Mount Pleasant	



ARVAY FINLAY LLP

File No: 21091

July 10, 2026

VIA EMAIL

City of Vancouver
453 West 12th Avenue
Vancouver BC V5Y 1V4

Attention: Mayor and Council

Dear Mayor and Council:

Re: CD-1 Rezoning: 75 East 8th Avenue – Lack of fairness to tenants in application process

We are writing as counsel on behalf of the Myron Manor Collective (the “**Collective**”), an unincorporated association advocating on behalf of the majority of the tenants at 75 E 8th Avenue, Vancouver (the “**Myron Manor**”) who will be displaced from their homes if Council approves the rezoning application for the site. This rezoning application is currently set down for public hearing on Thursday, July 16.

The Collective is gravely concerned that the approach of the City, the landlord, and the tenant relocation specialist Nestwell, has been unfair, misleading and has prevented tenants with the full opportunity to respond to this application by:

- Misleading tenants and the public on the reasons why the site cannot have residential uses by repeatedly saying that the City has no ability to designate the site to include residential uses when the City can redesignate the site under s. 6.2.7 of the *Metro 2050 Regional Growth Strategy*;
- Misleading or failing to provide notice to tenants on the timelines for the application, the timelines for commenting on the application, and the public hearing; and
- Confusing tenants on their rights under the tenant relocation policy and draft plan, despite the rezoning application relying on fulfillment of a tenant relocation policy and plan as a key condition of approval.

The Collective previously wrote a letter to the City, the landlord, and Nestwell, on March 30, 2026 on behalf of 36 tenants raising several of their concerns about the rezoning application. This initial letter is attached to this letter as an appendix.

www.arvayfinlay.ca

Victoria Office: 360 – 1070 Douglas Street, Victoria, BC V8W 2C4 | T: 250-380-2788

Vancouver Office: 1512- 808 Nelson Street, Box 12149, Nelson Square, Vancouver, BC V6Z 2H2 | T: 604-696-9828

For clarity, although the Collective has asked for its email address to be included in correspondence about the application, the Collective still expects the City, landlord and Nestwell to fulfill their notice obligations to individual tenants. Correspondence with the Collective does not displace the notice obligations to the individual tenants of Myron Manor.

A. Background

The Collective advocates for the majority of tenants living at Myron Manor. Myron Manor is a three-storey 27-unit rental apartment built in 1961 with approximately 40 residents. It is located in an area that was originally a residential area, but was later designated as an industrial area, most recently through the *Metro 2050 Regional Growth Strategy*. The property is on the edge of the industrial area and is less than 200 m away from the future Mount Pleasant SkyTrain station. Because of this industrial designation, the building is now a “non conforming use” according to the City, despite having residential uses in the area for decades.

The landlord (Nicola Real Estate and Lotus Capital Group), represented by architect MCM Partnership, have applied to the City to rezone the site from its current Light Industrial zone (I-1) to a Comprehensive Development (CD-1) Zone.¹ This would allow for a hotel to be built on the site. Current zoning does not allow for a hotel, nor does the Broadway Plan enable hotel uses in this area.² The proposed development is to provide “extended stay hotel rooms to support the relocation of talent required for the booming high-tech and biotech firms in Mount Pleasant”.³

B. Misleading tenants and the public on the basis for the application

One of the primary reasons given by the City and the developer as to why Council should approve this rezoning application despite it removing purpose-built rental housing is that the site is currently designated for industrial uses by Metro Vancouver, and that the City is unable to redesignate the site to include residential uses without the approval of the Metro Vancouver Board. However, as explained below, this is misleading. The City is able to redesignate the site to allow for residential uses if it chose to. It is inaccurate to say that this decision is out of the City’s hands.

Despite this, the City has continually communicated to the tenants and the public that the City does not have the ability to redesignate the site to allow for residential uses, even if the City approves the rezoning application to allow for a hotel.⁴ In its responses to questions from the public and tenants on the Shape Your City platform,⁵ the City has said:

- “For new residential uses to be considered on the site, the site would need Metro Vancouver Board approval for re-designation from Industrial to General Urban.”
- “[T]he City is not able to permit new residential uses in lands designated as industrial.”

¹ Referral Report, CD-1 Rezoning: 75 E 8th Avenue, dated May 19, 2026 (“**Referral Report**”)

² Referral Report, p. 5

³ 75 E 8th - Rezoning Booklet

⁴ Referral Report, p. 5

⁵ 75 E 8th Ave rezoning application | Shape Your City Vancouver

- “To enable any other new residential uses, the site would need Metro Vancouver Board approval for re-designation from Industrial to General Urban.”

The City Planner responsible for the application also communicated this to the Collective saying that: “[f]or new residential uses to be considered on the site, the site would need Metro Vancouver Board approval for re-designation from Industrial to General Urban.”⁶ The tenant relocation specialist repeated this statement to the tenants at a meeting on May 13, 2026.

However, the Metro Vancouver Regional Plan and the Vancouver Regional Context Statement do not say that only the Metro Vancouver Board can redesignate the site. Section 6.2.7 of the *Metro 2050 Regional Growth Strategy* allows for municipalities to redesignate land from one regional land use to another if the aggregate area of the redesignated site is less than one hectare.⁷ Council is allowed to consider these types of amendments in its Regional Context Statement.⁸ The site is about 0.1 hectares. Therefore it is not true that only Metro Vancouver has the power to redesignate the site to include residential uses. It is misleading for the City to communicate this to tenants to avoid taking responsibility for what is ultimately Council’s decision whether it will evict long-term tenants of a decades old rental building for the purposes of building an extended stay hotel for tech workers.

The City needs to clarify to tenants and the public prior to the public hearing and prior to making a decision on this application that it has the power to redesignate the land to include residential uses. Providing misleading information about a decision to people directly affected by the decision can be a breach of procedural fairness.⁹ It is not fair for the City to provide a rationale for its decision to tenants (and potentially in advice to Council) that is not accurate and could result in the eviction of approximately 40 people.

C. Misleading tenants on the process and timing of the application

Despite being the people most directly affected by the rezoning application, the City, landlord, and Nestwell have communicated with the tenants in a confusing and misleading way that has hindered their ability to participate in the process regarding the rezoning application. Given the City’s responsibility to neutrally provide information about this application, the tenants are concerned about the ongoing lack of clarity which has hindered their ability to respond to the application in the following ways:

1. The City and Nestwell representatives told the tenants that an application process would take 12-24 months before a public hearing, but seems to now be proceeding along a much faster timeline without clearly communicating this to tenants. The application was received on October 2025 and is now proceeding to public hearing approximately nine months later. The speed at which this application has proceeded has meant that tenants have been unable

⁶ Email from Riccardo Peggi to Myron Manor Collective, dated 27 March 2026

⁷ *Metro 2050 Regional Growth Strategy*, p. 87

⁸ *Vancouver Official Development Plan*, Appendix A : Regional Context Statement, p. 195

⁹ *Garnet Valley Agri-Tourism v British Columbia (Ministry of Mining and Critical Minerals)*, 2026 BCSC 302, para. 168

to respond to the application effectively when they were told in November 2025 that this matter was unlikely to proceed to a public hearing for over a year.

2. The City opened the comment period on the application in December. The City did not provide any deadline for when this comment period would close. In April 2026, the City closed the online comment period without warning to prepare a report to Council for a summer public hearing. Again, this was not consistent with the timeline for the application communicated to the tenants so they had no reason to think that the comment period would close so quickly.
3. The City has not provided direct notice to all the tenants at Myron Manor regarding the July 16th public hearing. The City is required to provide at least 7 days notice for a public hearing, including to the tenants of Myron Manor. Several of the tenants did not receive notices, which appear to have been sent inconsistently to the affected tenants. For clarity, not all tenants of Myron Manor are part of the Collective and no tenants have waived any obligations owed to them regarding notice or consultation as a result of their membership in the Collective.

The City must provide tenants with clear, consistent information on the process the City will be following to decide on an application that will directly affect their lives, so that they have a full and fair opportunity to respond. The timeline for the application decision could mean the significant difference between whether a tenant needs to start looking for housing now or two years from now. Before this application proceeds to public hearing or Council decision, the City must correct and clarify to tenants the process and timeline they are following for this application and provide adequate notice of relevant public comment periods and public hearings to all affected tenants.

D. Misleading and confusing tenants on the tenant relocation policy

One of the proposed conditions of approval (condition 2.4) for the rezoning application requires that the landlord applicant enter into a s. 219 covenant or other agreement with city officials to provide a satisfactory tenant relocation plan that includes requiring that:

- all eligible tenants will be assisted with: identifying suitable alternate accommodation options, applications for non market housing and applications for rental assistance or other programs;
- if the new development changes to include a residential component, eligible tenants will be offered the right of first refusal to return; and
- low income tenants or other tenants facing barriers to appropriate housing are to be assisted in securing a permanent affordable accessible housing option.

At Appendix E, the Referral Report includes a draft tenant relocation plan which sets out compensation based on length of tenancy.

However, so far, the City and Nestwell's description of tenant supports to the affected tenants has not been consistent with the proposed conditions of approval:

- The tenants have been provided with a Tenant Needs Survey that suggested that the tenants have a right of first return, which is not accurate as the applicant is not intending to build any residential units for them to return to. This has confused the process and meant that some people thought they might have a right of first return to residential units in the new development. Some of the tenants have been provided with a corrected survey but others have not. Those who were provided with a corrected survey were only provided it in May 2026. They have not been provided with any support to identify alternate accommodation so far.
- The tenant relocation specialist and the City have promised that everyone will find homes, while at the same time suggesting that the tenants are being unreasonable because they want to stay in the same neighbourhood in a similarly sized and priced apartment. There are other developments in the City where residents have not found suitable accommodation despite promises made by tenant relocation specialists.¹⁰ The City cannot rely on conditions of approval for this application that promise that tenants will be assisted with identifying suitable alternate accommodation options while simultaneously telling tenants that they should be prepared for a lack of reasonable alternative accommodation options.

E. Consequences of approving the application

The application and Referral Report continually emphasize that the site is “non conforming” and therefore cannot be redeveloped to include residential uses. However, the application then proposes to redevelop the site, not to align with the current industrial zoning, but to rezone the site to propose an “extended stay hotel”. In other words, the City is being asked to effectively zone the site to allow for a hotel that is the equivalent of a short-term rental apartment, while using the excuse of the lack of residential zoning to evict current residents. This application is not consistent with all of the City’s current plans and policies. Although the Referral Report says that the hotel proposal is consistent “with the intent” of the Broadway Plan, the proposal is not actually consistent with the Broadway Plan, which plans for only industrial uses at the site.¹¹ Council is being asked to rezone the site.

The Referral Report notes that updates to the Broadway Plan and Hotel Development Policy were intended to avoid expanding hotel development opportunities in areas with significant purpose-built rental housing. According to the report, “new hotel proposals on sites containing existing purpose-built rental housing are expected to be infrequent”.¹² That the replacement of current rental housing with a hotel development is supposed to be infrequent is not a basis to approve this application. If anything, it provides a basis for not approving an application that is contrary to the intent of amendments to the Broadway Plan that were supposed to prevent this exact situation from happening.

Given these serious concerns regarding how the tenants who are most affected by this application have been treated, the Collective asks that Council delay the public hearing to address the tenants’

¹⁰ Vancouver Tenants Union, “This community has been a refuge against developer greed” (10 Feb 2026)

¹¹ Referral Report, p. 9

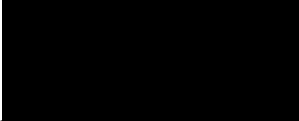
¹² Referral Report, p. 8

concerns with the consultation process, or at least delay Council's vote on the application until these issues can be addressed. If this application proceeds to a Council vote, the Collective asks that Council not approve the application and prioritize protecting affordable rental housing over hotel developments.

Yours truly,

ARVAY FINLAY LLP

Per:


David Wu and Andhra Azevedo
dwu@arvayfinlay.ca; aazevedo@arvayfinlay.ca
Direct 604.283.1256

AA/nb

Encl.: Letter from Myron Manor Collective to various, dated March 30, 2026

cc Francie Connell, City of Vancouver Legal Services and City Solicitor, francie.connell@vancouver.ca;
Riccardo Peggi, Rezoning Planner, riccardo.peggi@vancouver.ca

March 30, 2026

Dear Nicola Real Estate, Lotus Capital Corp., Musson Cattell Mackey Partnership, Loci Landscape Architecture, MacGyver Manor Holdings c/o Transpacific Realty Advisors, Nestwell, and City of Vancouver:

We, the tenants of 75 E 8th Ave, are writing to express our opposition to the proposed rezoning and demolition of our home, Myron Manor. This proposal threatens to unhouse approximately 40 residents including several senior citizens, people with disabilities, First Nations people, immigrants from all over the world, and four families who currently have two toddlers and four babies, one of them only weeks old. Some of us have lived in this building for decades. Some of us our entire lives. Furthermore, this rezoning threatens to displace several Filipino people who currently live walking distance from St Pat's church and the proposed site of the Filipino Cultural Centre. This building is a home to seniors on a fixed income, which allows them to walk to grocery stores and healthcare providers.

The rezoning threatens to unhouse all of these people during the peak of a housing crisis. At a minimum we expect to be forced out of our neighborhood, many of us will likely have to leave the city, and some are expecting to be forced out of the region or even the province after decades of calling this neighbourhood home.

Several misconceptions about our proposed unhousing are being propagated by local media and "tenant relocation specialists". The first and most insidious is that Vancouver in general and Broadway in particular are in crisis because of a shortage of hotels. That's false. As residents of this neighbourhood we are currently witnessing a *housing* shortage. Permanent housing is what this neighbourhood needs. According to the Times Colonist 29 hotels have already been approved for redevelopment in Vancouver. However, between Main and Cambie, north of Broadway there is almost nowhere to live. In fact, in a recent Daily Hive article on the FIFA World Cup Paul Hawes, the British Columbia Hotel Association's president and CEO said, "the good news is, we are ready to welcome the world, and we have the hotel availability to do so."

The second misconception is that our home is the only ideal site for one of these badly needed hotels. Again, as residents of this neighbourhood we are aware of dozens of vacant commercial properties lining all the avenues between Broadway and 2nd. A hotel would be better situated on a completely vacant lot rather than displacing our community.

The third misconception is that we are amply protected by the TRPP and well-represented in our search for a new home by a capable relocation specialist. The fact is that even if we could find accommodation in our neighbourhood many of us would be facing double or triple the rent for a smaller unit, the compensation proposed by Nestwell would cover less than two months rent in a new unit for most of us, and other tenants in the city have told us that their “specialists” are not succeeding in finding listings let alone securing accommodation. Furthermore, we are aware the city does not have a viable enforcement mechanism to ensure we receive even the insufficient compensation that has been proposed.

The last misconception is deliberately misleading. The rezoning application claims that Myron Manor must be replaced because it does not conform with current zoning. But the proposed development is also nonconforming with *current* zoning, hence the rezoning application. Nestwell and the City of Vancouver Planning Department have obfuscated the application review process and our rights as tenants to discourage us from opposing the rezoning and to subsequently create the illusion that the developers have no choice but to build a hotel. In reality, if the property must be rezoned there is no reason it cannot be zoned for multiple dwellings.

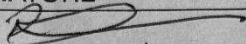
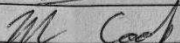
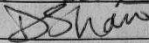
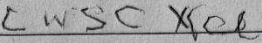
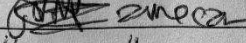
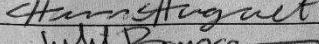
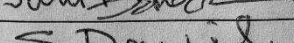
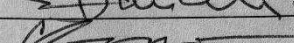
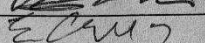
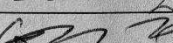
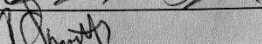
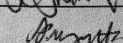
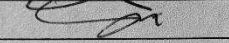
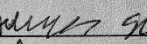
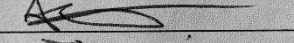
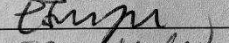
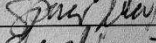
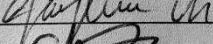
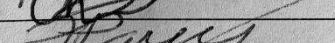
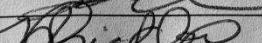
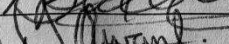
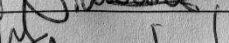
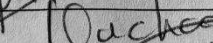
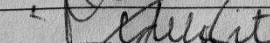
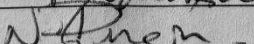
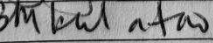
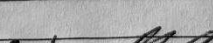
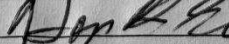
According to a recent Daily Hive article this proposed hotel is badly needed for visiting tech workers, such as those in the new Netflix building. We invite you to imagine how such a hotel would survive in the case of a future pandemic where all such tech workers would return to working from home. Or in the event that many of these tech workers are replaced by AI. If these desperately underserved tech workers do displace us, will they support locally owned businesses like Federal Store, Anti Social, and A&R Alterations like we do? Will they send their kids to St Pat’s School like we do? Will they attend church together and babysit each other’s kids like we do?

Please consider withdrawing the rezoning application for this site. It threatens to displace people and permanently damage our community.

Sincerely,

The Myron Manor Collective

SIGNATORIES OF THE MYRON MANOR COLLECTIVE LETTER

NAME	SIGNATURE	APARTMENT #
ROGER SANTOS		# 210
Michael Cook		# 204
DANILA SHAW		# 204
Leonard Cook		204
Norman Shaw		204
Erin Campbell		107
CRYSTAL HUBA		# 201
WILL BARROCAN		# 203
Hanna Huguit		# 208
JULIET BARROCAN		# 203
SIMON DANIELS		# 2
COURT BOESNER		# 208
EMILIE		# 103
Stienne McGuigan		# 202
Hudson Smith		# 207
PHILINE JULIAS		# 206
Dave Stavens		# 1
VILMA SEMILLANO		# 102
HOLLY SHANKS		# 108
Andrew Joseph		# 306
Eliana Sinicropi		# 202
SPENCER NEUFELD		# 202
Jaylene Macadam		# 209
Courtenay McLeod		# 302
Tracey Parry		# 304
Alan Solar		# 304
Mae Bickley		# 2
Rosman Silva		205
Tudi Silva		# 205
Vanitha Machado		# 205
Lydia delos Santos		210
Natasha Rorer		101
Jason Joseph		101
Belinda Bulatao		305
Jacob Bulatao		305
HUB LEE		301