

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-15	19:48	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Dear Mayor and Council, I am writing to express my strong opposition to the proposed rezoning of 75 East 8th Avenue. As a former resident of this building, I can attest that it is in good condition and still maintains its original character. I greatly enjoyed living in Mount Pleasant and valued the sense of community and stability that this building and neighbourhood provided. This proposal would replace existing affordable rental housing with a 190-unit long-term hotel intended to accommodate tech workers and other temporary residents. In doing so, it would displace long-term tenants, including seniors and young families, at a time when Vancouver is facing an unprecedented housing affordability crisis. While I understand that the revised proposal includes some below-market rental units, below-market housing is not the same as truly affordable housing. I am also concerned about the impact of a 21-storey development of this scale on the surrounding neighbourhood. The site is located close to a community centre, library, and school—facilities that serve local families every day. Replacing established rental housing with a large commercial accommodation building will fundamentally change the character of this community. Vancouver continues to struggle with a severe shortage of affordable rental housing. Once affordable rental housing is lost, it is rarely replaced. For these reasons, I respectfully urge Council to reject the proposed rezoning application for 75 East 8th Avenue. Thank you for your time and consideration.	Rena-Li Kuhrt	Kitsilano	
2026-07-16	08:00	CD-1 Rezoning: 75 East 8th Avenue	Oppose	I don't think we should be displacing working families when we're in a housing crisis with a hotel that no one needs.	Mike Biskar	Downtown	
2026-07-16	10:26	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Myron Manor is not just a building or a "non-conforming" land use anomaly on a city spreadsheet. It is a community. It is home to roughly 40 working-class residents, including young families, seniors, people with disabilities, an Indigenous elder, and a vibrant community of Filipino immigrants who live just blocks from their church and the planned Filipino Cultural Centre. Please stand with your residents, protect our Myron Manor, and reject the rezoning of 75 East 8th Avenue.	Simon Daniels	Mount Pleasant	
2026-07-16	10:39	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Dear Mayor and Council, I am writing to ask you to reject the proposal that would demolish our homes at 75 East 8th Avenue and replace them with a 21-storey hotel. This is not just about buildings. It is about people. I am an Indigenous Elder who has built a life in this community. My neighbours include Elders from South Africa, China, and the Philippines, young families raising children, and people who work in this neighbourhood and contribute to the life of this city every day. Together, we are a community. Home is where we celebrate birthdays and holidays. It is	Mae Bickley	Mount Pleasant	Appendix A

			where neighbours check in on one another. It is where children grow up and Elders age with dignity. It is where friendships are formed, cultures are shared, and a sense of belonging is created. While talking among my neighbours, sharing conversation and laughter, I felt something that everyone deserves: a sense of belonging. As an Indigenous Elder, that feeling is precious. To know your neighbours, to be known by name, to feel safe and connected to a community, this is what home means. When homes are demolished, people lose more than a place to live. They lose relationships, stability, security, and belonging. The people being displaced are not corporations or investors. They are ordinary people. Elders/Seniors. Families. Workers. Neighbours. Friends. We understand that cities grow and change. But growth should not come at the expense of the people who are already here. As an Indigenous Elder, I also ask Council to reflect on its commitment to reconciliation. Reconciliation is not only about acknowledgements and statements. It is about making decisions that respect the dignity, security, and wellbeing of Indigenous people and all residents. If reconciliation means anything, it must mean learning from the harms of displacement rather than creating new displacement. The companies seeking this rezoning, Lotus Capital Corp and Nicola Wealth, have billions of dollars in assets and holdings. Nicola Wealth's services are designed for high-net-worth and ultra-high-net-worth investors, many with investment portfolios worth millions of dollars. Meanwhile, the people whose homes would be destroyed are seniors on fixed incomes, working families, long-term tenants, and community members who have built their lives here. When affordable rental housing is lost, the consequences extend far beyond a change of address. Higher rents take money away from retirement savings, children's education, healthcare expenses, and basic financial security. The loss of affordable housing threatens people's ability to remain in the communities where they have established relationships, support networks, and a sense of belonging. The interests of wealthy investors should not take precedence over the wellbeing of residents who call this neighbourhood home. Quality affordable housing in the heart of Mount Pleasant is a valuable community asset that cannot easily be replaced once it is lost. I call on Lotus Capital Corp and Nicola Wealth to withdraw their redevelopment plans for Myron Manor. I also call on the City of Vancouver to deny the rezoning application for 75 East 8th Avenue and use its authority to protect existing tenants and preserve affordable rental housing. Beyond this proposal, I urge the city to develop stronger protections for medium-density rental apartment buildings throughout Vancouver to prevent the ongoing loss of affordable homes and the displacement of established communities. I ask Council to: • Protect existing residents from displacement. • Demonstrate reconciliation through action, not just words. • Protect Indigenous Elders and other long-term residents from losing their homes. • Prioritize homes over hotel rooms.		
--	--	--	--	--	--

			• Recognize the social, cultural, and human value of established communities. • Consider the impact on Elders, families, workers, and long-term residents. • Ensure that development strengthens communities rather than dismantling them. • Work with residents to find solutions that protect both housing and community. • Choose people over short-term profit. • Preserve existing affordable rental housing wherever possible. • Develop stronger protections for medium-density apartment buildings across Vancouver. This decision is about more than a development proposal. It is about what kind of city we want to be. Do we value communities only when they are profitable? Or do we value the people who have spent years building those communities? You are not being asked to choose between an empty lot and a new hotel. You are being asked to choose between a 21-storey hotel and the homes of the people who already live here. A hotel can be built elsewhere. Our community cannot. I urge you to stand with the residents, the Elders, the families, and the workers who call this neighbourhood home. Choose community over convenience. Choose people over profit. Choose homes over hotel rooms. Choose reconciliation in action. Please reject this proposal and protect our community from displacement. Respectfully, Mae Bickley Resident, Myron Manor 75 East 8th Avenue, Vancouver, B.C.			
--	--	--	---	--	--	--

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-16	13:42	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Dear Councillors, I oppose reject the rezoning of 75 East 8th Ave and call on Council to reject it today. The Myron Manor rezoning application promises to remove your mask. Elected to represent constituents, all Councillors should put working-class residents first. Instead, recent decisions lead me to fear many of you are ghoulishly prepared to unhouse families and elders to serve tourists and well-paid short-term tech workers. Doing so will be a clear illustration of the corporate capture of ABC by investor-catering corporations. Since they have met the dismal prospects of declining returns on market-rate condos, developers are seeking new frontiers of profit in the shortest intervals of time possible. Enter another project that wants to slide through a "hotel loophole" via the Broadway Plan. Hotel loopholes are a misuse of provincial housing toolkits (like Bill 16) and it was astounding to see Council approve density incentives for hotel developers—bonuses that are actually intended to encourage the development of affordable housing. For shame. Myron Manor residents, the hundreds who registered to speak on the Villages Plan, and the protesters at City Hall this week represent average Vancouverites’ views. They show what Council should be prioritizing, rather than focusing on furthering profits for corporate real estate players. Indeed, a recent poll by Stratcom shows that Vancouver residents overwhelmingly rank affordability among their top concerns. Cost of living, affordability, and inflation ranked first (32.2%), followed by affordable housing and rent (11.9%), poverty and homelessness (9.6%), and crime, security, and safety (7.8%). By a 3:1 margin, respondents said affordable housing for Vancouver residents should be prioritized over new hotels. Every policy choice reflects a set of priorities. City Hall’s recent decisions suggest that ensuring corporate profits has become a higher priority than housing the people who live and work here. So please remember: your decision on Myron Manor will show your true colours. The Stratcom poll found that 53.6% of residents think City Hall is on the wrong track. I call on you to change course. Please reject the rezoning of 75 East 8th. Hotels should NOT receive preferential treatment while the City's housing affordability crisis remains unresolved.	Carol Smith	Mount Pleasant	
2026-07-16	14:22	CD-1 Rezoning: 75 East 8th Avenue	Oppose	It's dumb	Nikki Wallin	Mount Pleasant	
2026-07-16	14:32	CD-1 Rezoning: 75 East 8th Avenue	Oppose	We need MORE affordable housing—not less. Getting rid of ANY affordable housing is a mistake.	Cassandra Barradas	Hastings-Sunrise	
2026-07-16	14:36	CD-1 Rezoning: 75 East 8th Avenue	Oppose	We need to increase affordable housing, not get rid of it!	Rachel Tetrault		

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-16	15:39	CD-1 Rezoning: 75 East 8th Avenue	Oppose	It is shameful that the displacement of tenants for the benefit of private developers is being entertained. This city has a severe shortage of housing that could be considered affordable and to remove it for the creation of hotel rooms is unacceptable as tenants will experience both extreme instability and the loss of their community, not to mention the practical difficulty of being forcibly displaced.	Alexander Boyce	Renfrew-Collingwood	
2026-07-16	15:42	CD-1 Rezoning: 75 East 8th Avenue	Oppose	As a researcher who studies immigration, labour markets, and digital technologies, I am particularly concerned by the rationale used to justify this rezoning. It assumes that attracting highly skilled workers requires sacrificing affordable housing for existing residents, creating a false trade-off between innovation and inclusion. My research shows that successful innovation ecosystems depend on stable, diverse communities, not only on attracting new talent but also on supporting the people who already live and work in the city. Displacing long-term tenants, including immigrants and established cultural communities, undermines the very social infrastructure that makes Vancouver an attractive place to live and work.	María Cervantes-Macias	West Point Grey	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-16	16:10	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Dear Council, I am a Vancouver resident and a planning student at UBC, and I urge you to oppose the rezoning of 75 E 8th Avenue. I oppose the displacement of residents at Myron Manor and the lack of meaningful relocation protections. Each month, I host a neighbours' cafe in my Fairview apartment. Two of my neighbours are architects who have lived in the building for nine years. They love this neighbourhood. They tell me stories about the life they've built here, and they always end with the same sentiment: "We're just waiting until it's our time." In my neighbourhood alone, there are half a dozen City signs announcing new developments. At a recent neighbourhood barbecue, my friends and I, all planning students at UBC, met tenants who had lived in their homes for decades and were being evicted to make way for redevelopment. One of my friends remarked, "It's unnatural for people to live in fear of developers." That fear is widespread in our city and is exactly what the residents of Myron Manor are facing today. This proposal would displace approximately 40 residents, including seniors, people with disabilities, an Indigenous Elder, immigrants, and young families, to make way for a tech hotel. The tenants of 75 E 8th Avenue are not guaranteed the right of first refusal to return to the new building. City staff noted, this "will not be a lateral move." Instead, they will likely face significantly higher rents, a lower quality of life, and the possibility of having to leave their neighbourhood if this project proceeds. As planning students, we're taught that good planning is not just about what gets built, but about whose needs are prioritized. Every time we approve a new development, we should also ask: who gets to stay? Growth should not come with the assumption that displacement is inevitable. I urge Council to reject this rezoning, or at the very least require meaningful tenant protections, including the right of first refusal and relocation measures that ensure residents can remain part of the community they have helped build. Thanks, Christina Dinh	Christina Dinh	Fairview	
2026-07-16	16:33	CD-1 Rezoning: 75 East 8th Avenue	Oppose	his proposal threatens the homes of approximately 40 residents, including seniors, people with disabilities, an Indigenous elder, immigrants from all over the world, and young familieshe City's Hotel Development Policy contains a loophole (3.2.2.1(d)) that allows developers to tear down 1000s of rental apartments to build hotels in any transit-oriented neighbourhoods across the city. In the Broadway Plan area alone, that is 25% of rentals in Vancouver! This policy should be immediately revoked The Broadway Plan is being used to push through a hotel for tech workers to generate wealth for the ultra rich at the expense of our homeshe rezoning application states, this hotel is meant to provide short-term housing for employees working at Vancouver's "booming high-tech and biotech firms." This "extended stay" style of hotel doesn't require the services or staffing of regular hotels and won't create local jobs. Forcing long term residents to leave the neighbourhood or the City to accommodate short-term tech workers is wrong!	Leona Rothney	Mount Pleasant	

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-16	16:40	CD-1 Rezoning: 75 East 8th Avenue	Oppose	I oppose the displacement of working class renters and families for the development of a "hotel" for transient tech workers making multiple times the income of the average Vancouverite. This proposal would do nothing to ease the housing and affordability crisis and would simply use the displacement of the working people of Myron Manor as a subsidy to the developers. The residents of the building not being offered sufficient protections against displacement or losing housing, instead facing the prospect of moving into insecure and lower quality housing as staff have noted that there won't be a "lateral move" and the developer will not be offering residents the first right of refusal in the new building. Further, the project doesn't even align with the Broadway Plan (itself a huge boon to developers with weak tenant protections). If the hotel is being justified by the industrial zoning of the site, why is there a need to rezone to CD-1? Building a hotel here on our city's ever-shrinking industrial land base means less jobs in the city and less benefits for those who call the city home; doing so by displacing working-class families, seniors, and people with disabilities makes this even more horrific. I will take a moment here to address some of the points raised by those who have written in support of this rezoning. Some points are easily refutable, for example, proximity to medical facilities (the developers have framed this project as catering not to those accessing medical services but those here for work in tech), the proliferation of airbnb (which should be addressed through strict regulation and enforcement rather than the displacement of other renters and Vancouver residents), and the shortage of other hotel space (clearly disproven with the extreme vacancy rates during FIFA). Others have raised the philanthropic benefits that they have received from the developer. Comments provided in return for monetary compensation should clearly be disregarded.	Russell Chiong	South Cambie	
2026-07-16	16:43	CD-1 Rezoning: 75 East 8th Avenue	Oppose	People over profits! Vancouver already suffers from a housing crisis, why are we building hotels and displacing residents at Myron Manor?	Tania Leiva	Victoria-Fraserview	
2026-07-16	16:56	CD-1 Rezoning: 75 East 8th Avenue	Oppose	his Hotel is a Gift to the Rich The Broadway Plan is being used to push through a hotel for tech workers to generate wealth for the ultra rich at the expense of our homes. Lotus Capital Corp and Nicola Wealth have billions of dollars in holdings. Many of their services cater to “ultra-high-net-worth” clients, with investments in the \$20 million range and higher. Destroying affordable rentals and forcing tenants to pay much higher market rents takes money out of people’s futures, out of their retirements, their children’s schooling, and threatens their ability to live stable lives. We demand that the city prioritize the future of our community and our neighbours over the investments of the ultra rich. This is a desperate attempt of big capital to recover profits during an economic downturn. MT. PLEASANT HAS BEEN ON BUILDING OVERLOAD FOR YEARS NOW. THERE HAS BEEN TOO MANY RENO/DEMOVICTIONS AND TOO MANY PEOPLE HAVE LOST THEIR HOMES!	Leona Rothney	Mount Pleasant	

Dear Mayor and Council,

I am writing to ask you to reject the proposal that would demolish our homes at 75 East 8th Avenue and replace them with a 21-storey hotel.

This is not just about buildings. It is about people.

I am an Indigenous Elder who has built a life in this community. My neighbours include Elders from South Africa, China, and the Philippines, young families raising children, and people who work in this neighbourhood and contribute to the life of this city every day.

Together, we are a community. Home is where we celebrate birthdays and holidays. It is where neighbours check in on one another. It is where children grow up and Elders age with dignity. It is where friendships are formed, cultures are shared, and a sense of belonging is created.

While talking among my neighbours, sharing conversation and laughter, I felt something that everyone deserves: a sense of belonging. As an Indigenous Elder, that feeling is precious. To know your neighbours, to be known by name, to feel safe and connected to a community, this is what home means.

When homes are demolished, people lose more than a place to live. They lose relationships, stability, security, and belonging.

The people being displaced are not corporations or investors. They are ordinary people. Elders/Seniors. Families. Workers. Neighbours. Friends.

We understand that cities grow and change. But growth should not come at the expense of the people who are already here.

As an Indigenous Elder, I also ask Council to reflect on its commitment to reconciliation. Reconciliation is not only about acknowledgements and statements. It is about making decisions that respect the dignity, security, and wellbeing of Indigenous people and all residents.

If reconciliation means anything, it must mean learning from the harms of displacement rather than creating new displacement.

The companies seeking this rezoning, Lotus Capital Corp and Nicola Wealth, have billions of dollars in assets and holdings. Nicola Wealth's services are designed for high-net-worth and ultra-high-net-worth investors, many with investment portfolios worth millions of dollars. Meanwhile, the people whose homes would be destroyed are seniors on fixed incomes, working families, long-term tenants, and community members who have built their lives here.

When affordable rental housing is lost, the consequences extend far beyond a change of address. Higher rents take money away from retirement savings, children's education, healthcare expenses, and basic financial security. The loss of affordable housing threatens people's ability to remain in the communities where they have established relationships, support networks, and a sense of belonging.

Mae Bickley

Vancouver, B.C. [REDACTED]

The interests of wealthy investors should not take precedence over the wellbeing of residents who call this neighbourhood home. Quality affordable housing in the heart of Mount Pleasant is a valuable community asset that cannot easily be replaced once it is lost.

I call on Lotus Capital Corp and Nicola Wealth to withdraw their redevelopment plans for Myron Manor. I also call on the City of Vancouver to deny the rezoning application for 75 East 8th Avenue and use its authority to protect existing tenants and preserve affordable rental housing.

Beyond this proposal, I urge the city to develop stronger protections for medium-density rental apartment buildings throughout Vancouver to prevent the ongoing loss of affordable homes and the displacement of established communities.

I ask Council to:

- Protect existing residents from displacement.
- Demonstrate reconciliation through action, not just words.
- Protect Indigenous Elders and other long-term residents from losing their homes.
- Prioritize homes over hotel rooms.
- Recognize the social, cultural, and human value of established communities.
- Consider the impact on Elders, families, workers, and long-term residents.
- Ensure that development strengthens communities rather than dismantling them.
- Work with residents to find solutions that protect both housing and community.
- Choose people over short-term profit.
- Preserve existing affordable rental housing wherever possible.
- Develop stronger protections for medium-density apartment buildings across Vancouver.

This decision is about more than a development proposal. It is about what kind of city we want to be. Do we value communities only when they are profitable? Or do we value the people who have spent years building those communities?

You are not being asked to choose between an empty lot and a new hotel. You are being asked to choose between a 21-storey hotel and the homes of the people who already live here. A hotel can be built elsewhere. Our community cannot.

I urge you to stand with the residents, the Elders, the families, and the workers who call this neighbourhood home.

Choose community over convenience. Choose people over profit. Choose homes over hotel rooms. Choose reconciliation in action. Please reject this proposal and protect our community from displacement.

Respectfully,

Mae Bickley

Resident, Myron Manor
[REDACTED]

Mae Bickley

[REDACTED]

Vancouver, B.C. [REDACTED]