

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-21	19:31	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Many Vancouverites have expressed their dismay at the municipal government’s eager jump onto the AI bandwagon, sharing concerns about being priced out from their neighbourhoods and in some cases even evicted from their homes. The rezoning would permit construction of a 21-storey extended-stay hotel intended to provide short-term accommodation for employees of Vancouver's "booming high-tech and biotech firms." If approved, the project would require the demolition of a 40-unit residential building in Mount Pleasant. Why should families have to lose homes for an investment project that benefits the wealthy few? We know the wealth generated from these projects barely return anything to the community while siphoning off OUR tax dollars. This terrible situation is a direct example of the kind of community disruption and displacement predicted by these projects. What we need is homes, energy, and water for people not for the wealthy elite to profit off of with their AI agenda. By ignoring community input and skipping through the public consultation process, the government has failed us. With the uptick of people taking to the streets and asking what they can do to stop the unchecked growth of this technology, it's clear that the public must have a voice in the shaping of Canada’s AI policy and regulation in order to protect the sanctity of people’s homes.	Joey Lee		
2026-07-21	19:46	CD-1 Rezoning: 75 East 8th Avenue	Oppose	The proposal to convert Myron Manor into a hotel would actively contribute to worsening Vancouver’s housing crisis. The displacement of 40 people who call this city home is unjust, and the proposed development will have little benefit to the community. Preserving livable housing for local residents does more for our city than a hotel for temporary workers. Vancouver will not thrive culturally or economically if we continue to gut our neighbourhoods in favour of catering to external interests. Why incentivize employing temporary workers when we could invest in the people who plan to stay?	Artemis Beauchesne		
2026-07-21	20:54	CD-1 Rezoning: 75 East 8th Avenue	Oppose	We still need Affordable Housing. This is Affordable Housing. Council can change Metro Van zoning from Industrial to protect tenants. New Hotels are not as critical as Affordable Housing.	Simon de Weerd	Grandview-Woodland	Appendix A
2026-07-21	22:32	CD-1 Rezoning: 75 East 8th Avenue	Oppose	I think this is a travesty in replacing housing for venerable people with a digital nomad hotel for the rich. These people who are not vulnerable can access Air BnB’s, short term rentals or other hotels. We shouldn’t be taking housing from actual city residents in terms of profit. It stands against everything this city is supposed to be about.	Katarina Hechter	Strathcona	
2026-07-22	07:52	CD-1 Rezoning: 75 East 8th Avenue	Oppose	oppose	Mike Branham	Strathcona	
2026-07-22	09:53	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Why are we rezoning a perfectly good home for people into a hotel to build tech. Absolutely thoughtless Vancouver City Council.	Vicky Harris	Dunbar-Southlands	
2026-07-22	12:46	CD-1 Rezoning: 75 East 8th Avenue	Oppose	I am deeply opposed to this rezoning. Not only will 40 residents be displaced, but over a third of these will be Filipino immigrants, irrevocably changing the character of the area. In addition, there is not hotel crisis in Vancouver; the study that said that there was was put forth by a hotel lobby group. Hotel bookings were actually down ahead of the World Cup. Therefore, it is reasonable to assume that we do not need to create a hotel for foreign tech workers, instead of actual residents of Vancouver. Housing actual Vancouverites only bolsters and improves our community!	Alpha Yu	I do not live in Vancouver	
2026-07-22	13:27	CD-1 Rezoning: 75 East 8th Avenue	Oppose	I oppose all AI CENTERS in Vancouver they are draining a precious and finite resource	Nateish Wilman	Mount Pleasant	

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2026-07-22	15:02	CD-1 Rezoning: 75 East 8th Avenue	Oppose	As a longtime resident of the Mount Pleasant neighbourhood, I oppose the rezoning of 75 East 8 Ave and ask Council to reject it. This proposal threatens the homes of approximately 40 residents, including seniors, people with disabilities, an Indigenous elder, immigrants from all over the world, and young families. Tenants in 75 E 8th are told they are entitled to the Tenant Relocation and Protection Policy. Yet, they are not entitled to a right of first refusal in this new building. And upon moving to a new market-rate rental, the compensation being offered would be spent in a few months. The proposed hotel would forever change the character of this neighbourhood for the worse. Close to a third of the tenants are Filipino, currently living within walking distance from St Patrick’s church and the proposed site of the Filipino Cultural Centre. The City cannot claim to celebrate the Filipino community’s place in Mount Pleasant while evicting long term Filipino residents from Myron Manor! 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. As an artist, cultural worker, mother, supporter of tenant rights and social justice in Vancouver, I demand that the city prioritize the future of our community and our neighbours over the investments of the ultra rich.	Kate Henderson	Mount Pleasant	
2026-07-22	15:36	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Please do not allow the rezoning of 75 East 8th Avenue for a tech hotel. It will be displacing and evicting long-term tenants from all walk of life (seniors, Indigenous elders, BIPOC families, etc.) Building a tech hotel will only increased the wealth divide in the City, a hotel is not a home. While the hotel may seem to be generating income, in no way does the profit goes back to the city to support your services. Save these homes, and the people who are living in the neighbourhood!	Rachel L.	I do not live in Vancouver	
2026-07-22	22:46	CD-1 Rezoning: 75 East 8th Avenue	Oppose	I am writing as a concerned citizen to oppose the application of the CD-1 Rezoning: 75th East 8th Avenue. There is currently no hotel shortages for short term tech workers, and this construction will negatively impact the current people who already live there. Thank you for considering my comments.	Chau Pham	Renfrew-Collingwood	
2026-07-23	07:20	CD-1 Rezoning: 75 East 8th Avenue	Oppose	Oppose displacement for community members. Let people keep their homes.	Ivy Lam-Escobar	Mount Pleasant	

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2026-07-23	07:44	CD-1 Rezoning: 75 East 8th Avenue	Oppose	I live in Sunset Fraser on 43rd ave where the Lapu Lapu Lapu day tragedy occurred. I’m a phd candidate in geography at UBC, where my research & teaching focus on geographies of Southeast Asian displacement , Filipino migration, environmental justice and the study of humanitarian crises. I’ve taught at UBC & SFU I principally oppose this rezoning because Tenants in this building will not be granted the right of first refusal under the Broadway Plan. Approval of this rezoning and subsequent redevelopment would displace 40 people, including Filipino and First Nations elders, and several children. The developers of this project argue that because of this site’s industrial zoning, they need to build a hotel. However, Myron Manor predates that industrial designation. There is no need to rip people from their schools, churches, health care and communities in order to increase the investment portfolios of two wealth management firms. Uprooting seniors from their communities is particularly destabilizing, in a city that is currently experiencing a sharp increase of unhoused seniors. The proposed hotel would forever change the character of this neighbourhood. It is shameful to displace a community of Filipino immigrants minutes away from perhaps the most red flag-bearing proposal for a Filipino Cultural Centre. Tenants in Mount Pleasant have already lost many local businesses and community spaces, destroyed to cater to a wealthier clientele. Projects like this are a nail in the coffin for a neighbourhood that people have loved and built their lives in. And building a cultural center after the long-haul divestment from and displacement of Filipinos in Mount Pleasant won’t be remedied, made right or repaired by offering an after the fact recognition of harms to Filipino tenants, elders and families. 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. I demand that the city prioritize the future of our community and our neighbours over the investments of the ultra rich. I urge council to not approve this rezoning . And I urge the City of Vancouver to protect these and other tenants’ homes by denying the rezoning application for 75 E 8th Ave. The City must exercise its power to protect and preserve housing, especially quality affordable housing in the heart of Mount Pleasant. I further call on the City of Vancouver to develop protections for medium density apartment complexes in every neighbourhood.	James Pangilinan	Sunset	

Protect Vancouver's Affordable Housing

Myron Manor Collective - 75 East 8th Ave

Vancouver has been going to great lengths to secure "**Affordable Housing**", so that people who work in the city can afford to live in the city, so that Hospitals and business's large and small can find accommodation for employees, so that the sons and daughters who have spent many years here can also find homes.

Since 2010 Vancouver has allowed increased density in return for below-market housing. This reflects Vancouver's ongoing efforts to balance the need for affordable housing with the realities of the construction market. Vancouver has gone to great lengths to secure Affordable Housing. We cannot in good conscience simply let this go.

The Myron Manor Collective is Affordable Housing - We would require a 14 story 135 unit building to get the 27 units of below market housing currently in 75 East 8th.

Tenants need to have secure housing support, in a definite agreement, not vague promises. The Metro Vancouver zoning of this site makes an odd fit for the tenant protections under the Broadway Plan where displaced renters may be eligible for protections that include financial compensation and a right to return to a unit in the redevelopment.

The Good News is that the zoning can be corrected to fit its use since 1961, as residential. See below snapshots of Metro Vancouver's Regional Growth Strategy and paragraph 6.2.7a which show Vancouver can correct the zoning to fit its use. The lot area is 12,078 sq ft, ~= 11% of 1 hectare, so this lot clearly can be recognized by the city as General Urban.

It is important to be fair and clear with Residents. Tenants at Myron Manor have reported conflicting information from the developer and city staff about timelines and whether they are entitled to assistance.

In today's business and economic climate we are looking at very significant changes. Chat GPT is so good at writing University essays, that consulting it is considered cheating. Many jobs may be displaced by AI. By 2050 we may all be riding in self driving vehicles? We may or may not need 10,000+ new rooms by 2050, but we certainly do need more **Affordable Housing** now, in 2026.

This is reinforced by Unite Here Local 40, who represent workers in these hotels. See. <https://www.uniteherelocal40.org/news/>

"UNITE HERE Local 40 is calling on Council to halt all major hotel and land-use approvals until after October's municipal election, giving Vancouver residents – not just developers – the opportunity to decide what kind of city they want to build."

Please protect this **Affordable Housing**.

Providing for Appropriate Municipal Flexibility

6.2.7 A member jurisdiction may include language in its Regional Context Statement that permits amendments to the municipality's Official Community Plan to adjust the boundaries of regional land use designations within the Urban Containment Boundary, as follows:

- a) the member jurisdiction may re-designate land from one (1) regional land use designation to another regional land use designation, only if the aggregate area of all proximate sites so re-designated does not exceed one (1) hectare;

Vancouver can change industrial zoning where the lot is less than 1 hectare.

Metro Vancouver's Regional Growth Strategy allows small scale Urban designation changes.

See. <https://view.publitas.com/metro-vancouver/metro-2050-the-regional-growth-strategy/page/92-93>

TABLE 6. REGIONAL GROWTH STRATEGY IMPLEMENTATION FRAMEWORK*

PRINCIPLES	EXAMPLES	PROCEDURES
Fundamental change to core goals or strategies	Amend the goals or strategies; delete an entire goal; change the amendment process	Type 1: 50% + 1 MVRD Board weighted vote and acceptance by all affected local governments
Region-wide significance for non-urban designations	Change Urban Containment Boundary or Agricultural designation	Type 2: 2/3 MVRD Board weighted vote
Region-wide significance for urban designations	Large scale Industrial area designation change	Type 3: 50% + 1 MVRD Board weighted vote
Small scale urban designation changes	Small scale Industrial land use designation change	As described under 6.2.7, Official Community Plan amendment and notification of Metro Vancouver in writing within 30 days after OCP adoption
Local planning matter with no regional significance	Rezoning consistent with Official Community Plan	Official Community Plan matters, no Regional Context Statement reference required

*Table 6 for reference only