



CD-1 Rezoning

75 East 8th Avenue

PUBLIC HEARING July 16, 2026

Recommend **Support**



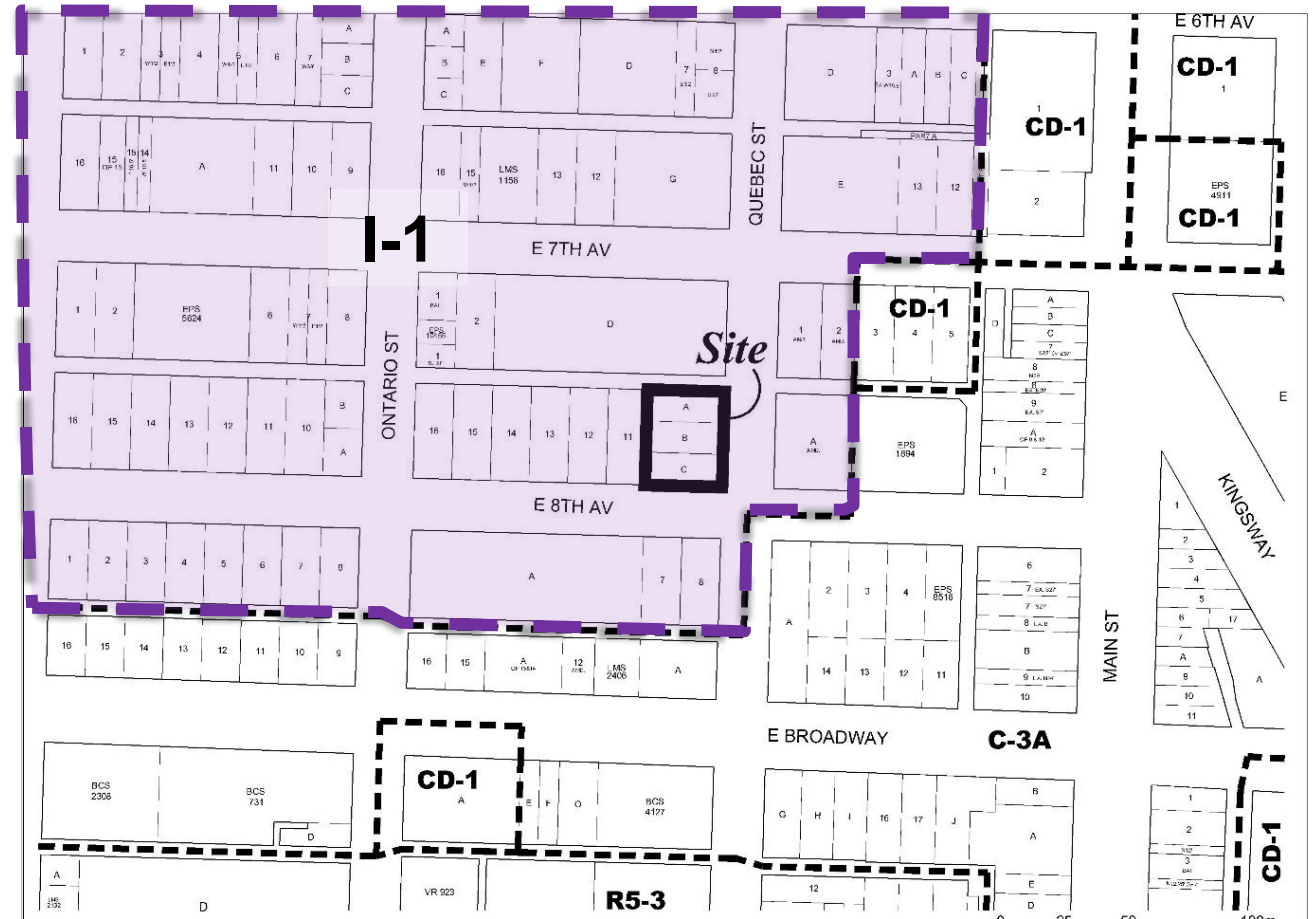
Site and Context

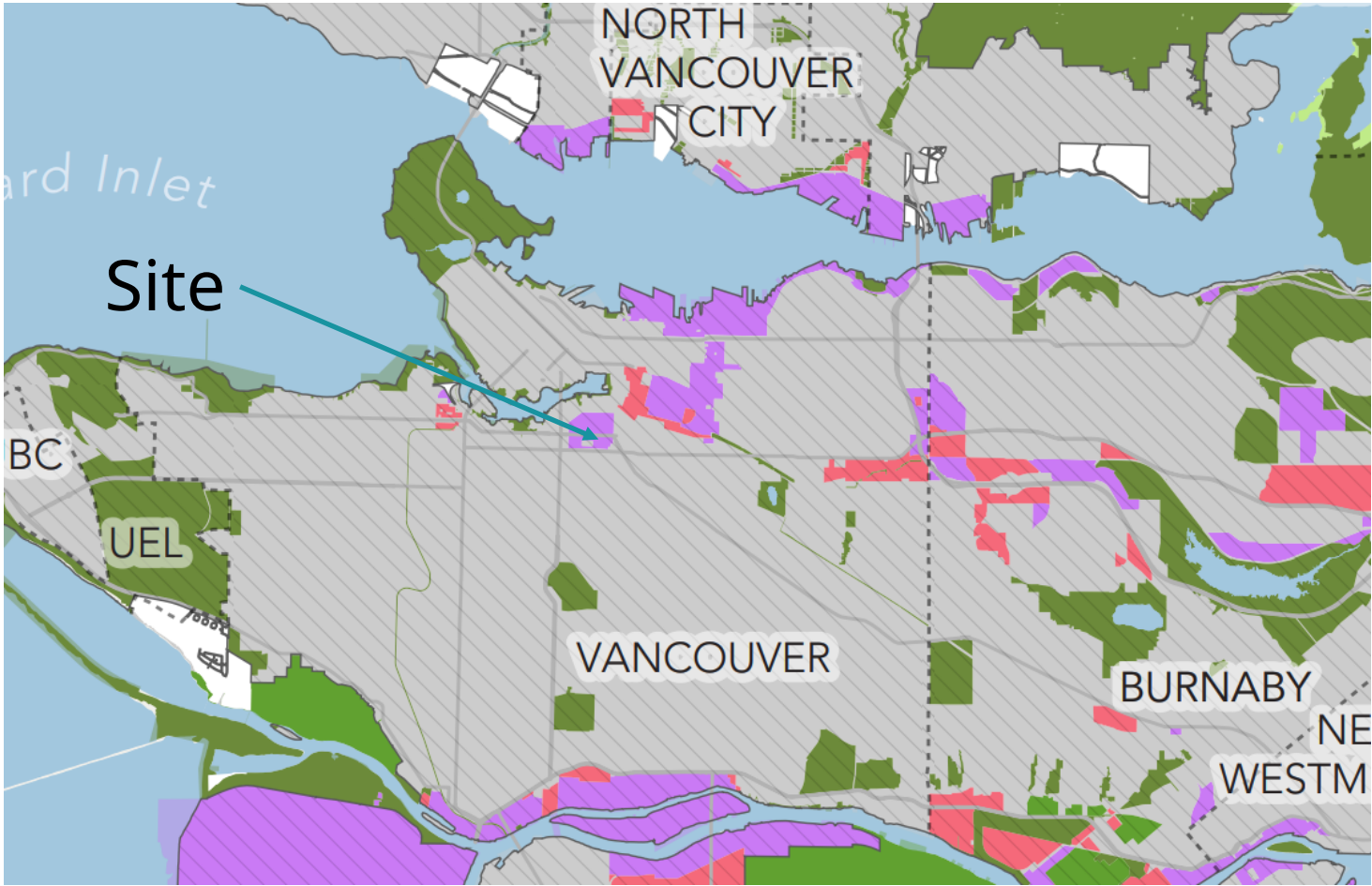
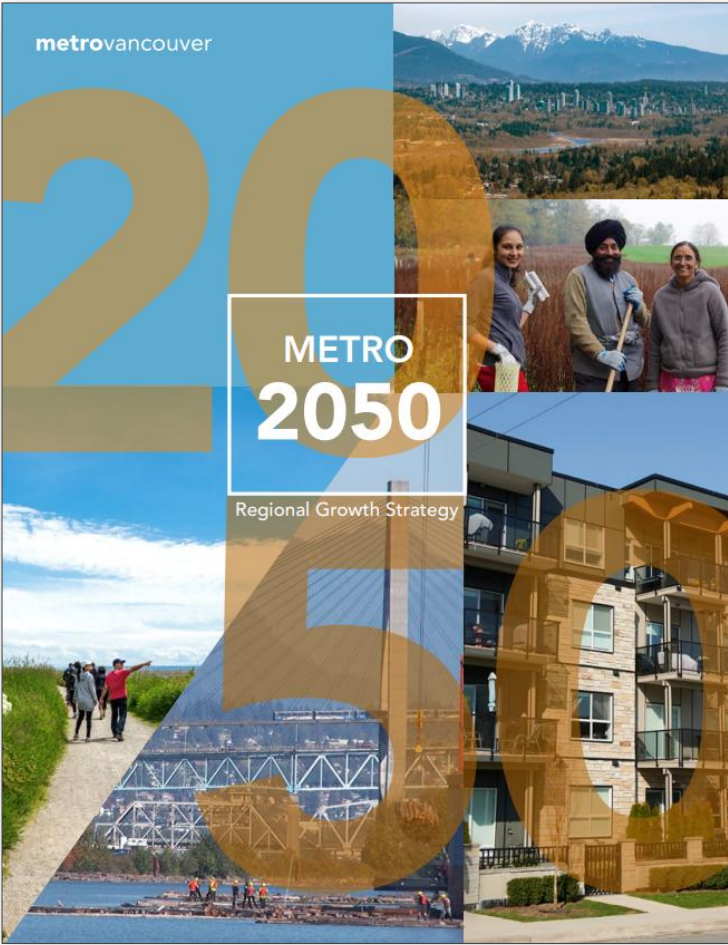
Public Hearing | CD-1 Rezoning: 75 East 8th Avenue



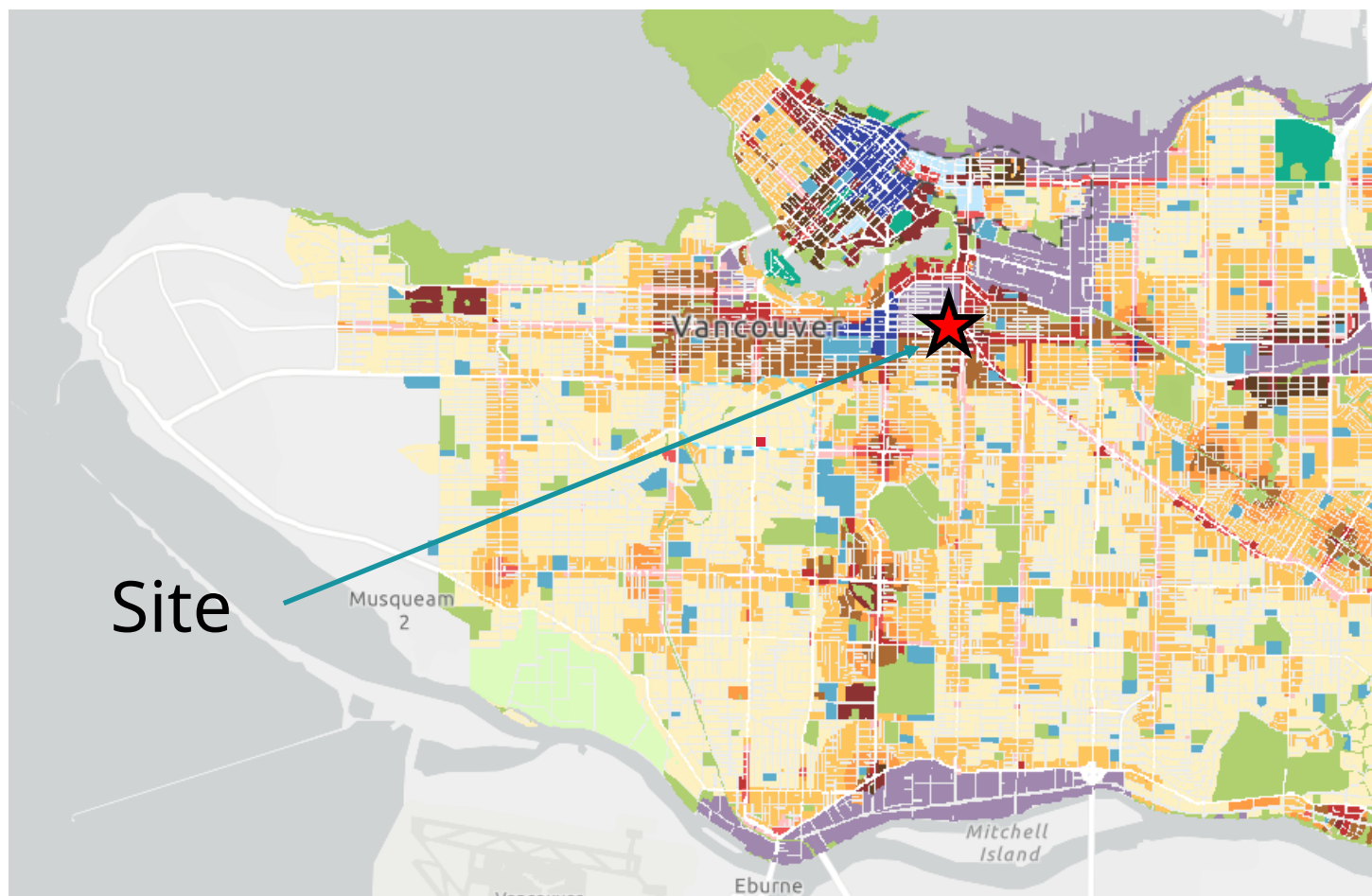


Public Hearing | CD-1 Rezoning: 75 East 8th Avenue





 Industrial Regional Land Use Designation

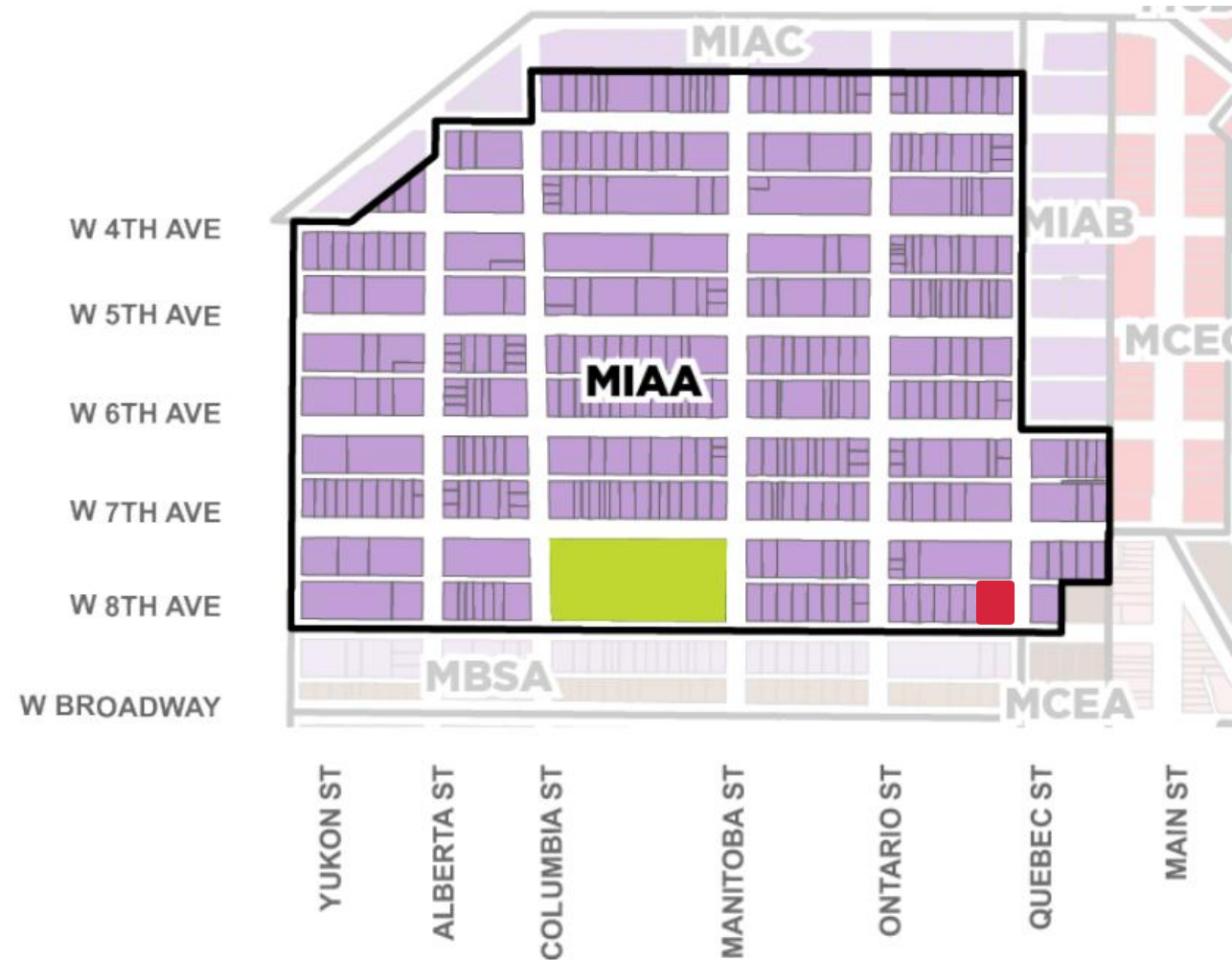


 Industrial and Employment Generalized Land Use Designation



Policy: Broadway Plan

Public Hearing | CD-1 Rezoning: 75 East 8th Avenue





Summary

Height	21 storeys (70.9 m)
Density	12.1 FSR
Land uses	Hotel, Industrial
Details	190 hotel units 2 storey industrial podium





No replacement rental, the following does not apply:

- Right of First Refusal (and associated rent top-ups)

Applicable TRP Policy relocation supports:

- Support eligible tenants:
 - to identify housing options that reflect tenant household needs and priorities; and
 - low-income tenants and tenants with additional barriers must be supported to secure affordable housing and with moving assistance as required

Additional enhanced relocation supports:

- Support eligible tenants:
 - to find housing at rental rates that do not exceed 20% below city-wide average market rents; and
 - with applications for non-market housing, and support services as required.

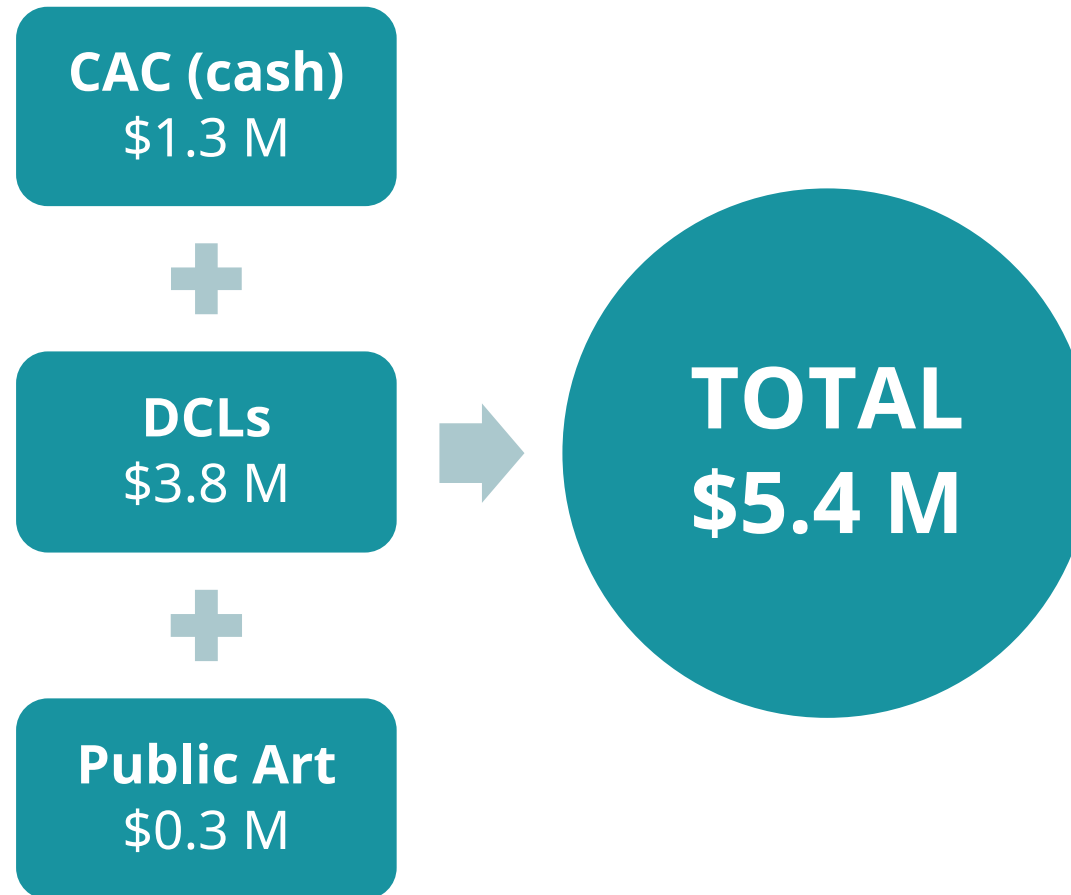


Support:

- **Additional hotel space**
- **Appropriate location**
- **Attractive design**

Concerns and Responses:

- **Development should include housing**
- **Affordability and displacement**
- **Height, Massing and Density**





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- Staff support, subject to Appendix B

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Subject Site



Hotels Permitted