

**CD-1 Rezoning: 441 East Pender Street - Oppose**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-24	10:31	CD-1 Rezoning: 441 East Pender Street	Oppose	<p>I have lived in Strathcona for nearly 20 years. Overall, I have supported nearly every development to increase affordable and supported housing in this neighbourhood, but I cannot support this one. Microunits of this size with a housing provider is essentially an SRO. While we need to build more new housing, this is a SRO a half block from an elementary school. What we need in this area, on this block is more affordable housing for families. I appreciate that the developer has added a few larger units into this building, but it is not enough. On this same block on the other side of the alley on E. Hastings, there are two larger developments that are currently being finished that also provide more new housing, including smaller units in the First United Building. If this building (in the middle of the block) is going to get approved for the requested height, please make it because there are more family-size units, not an SRO with &lt;300 sqft micro units.</p>	Lindsay Yuasa	Strathcona	
2026-02-24	14:24	CD-1 Rezoning: 441 East Pender Street	Oppose	<p>I am very opposed to this rezoning proposal for several reasons.</p> <p>Very personally, I live at 468 Jackson Ave, so very close to the proposed building. I have 2 kids, one who is at Strathcona Elementary in grade 4 and one at daycare at the Japanese Hall (who will be in kindergarten next year).</p> <p>To me, it doesn't make sense to rezone a residential area that is VERY close to the elementary school. We already have many issues with people in distress walking into the school yard. It makes me very concerned for my kid's ability to feel safe in their neighbourhood. They should also have the ability to feel like they can explore safely and do age appropriate things, like walk to school or ride bikes with their friends. Rezoning to SRO's takes away our community's kids' right to these childhood experiences without fear or harassment.</p> <p>Secondly, it does not meet the DTES Plan objectives for the Strathcona RT-3 zoning district and does not comply with existing urban planning policies for the area. I work in engineering consulting, so understanding that this project is proposing 55 social housing units, including 46 micro-dwelling suites, four larger accessible studio units, and five two-bedroom units, with a majority under 260 square feet, i'm very concerned about the liveability, tenant mix and manageability of the building design as proposed. There are numerous issues with the management of other SRO's and low-income housing in our area. We get constant notices that there are outbreaks of lice and bedbugs at our school. What will guarantee that this doesnt become a drug slum like the building on Union?</p> <p>Furthermore, it could set a precedent for other CD-1 rezoning applications throughout Strathcona. In particular, the proposed 6-storey building could become a model for redevelopment of other empty lots and all buildings throughout the neighbourhood that fall under the Single Room Accommodation (SRA) By-law.</p> <p>Why not have social housing for single parents/low-income families instead? Why not take the 46 micro-dwelling suites and turn them into 18 2-bedroom units? That would make way more sense considering it's literally half a block from an elementary school? This would provide the very necessary support for families who are struggling and already living in our neighbourhood.</p>	Alexandra Manson	Strathcona	

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2026-02-24	19:43	CD-1 Rezoning: 441 East Pender Street	Oppose	<p>Comments: The proposal is not compatible with Strathcona’s planning principles.</p> <p>It undermines RT3 zoning, which was created through decades of community-driven planning.</p> <p>The six-storey micro-suite building is far out of scale and inconsistent with heights of all buildings on this block.</p> <p>It fails to provide family-sized housing and instead adds more SRO-style units to an area already with an high concentration. The area needs a variety of housing types that are offered in the Strathcona plan.</p> <p>The site does not meet City rezoning criteria—it is not a social-housing parcel and does not front Gore Avenue.</p> <p>Concern about the impact on vulnerable learners at Strathcona Elementary, located half a block away. This is a perfect site for family housing due the proximity to the school and the lack of family housing being built in the area.</p> <p>Approximately 275 new social-housing units are already under construction within one block, meaning local needs are starting to be met being met in areas that are zoned for social housing. There should be a mix of housing types to create a healthy neighbourhood.</p> <p>Strathcona deserves development that supports long-term livability and provides a healthy mix of housing aligned with the Strathcona Community Plan.</p>	Chloe Lesmeister	Strathcona	

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2026-02-25	13:37	CD-1 Rezoning: 441 East Pender Street	Oppose	<p>This Rezoning application keeps changing, so I'm going to keep submitting my comments -- RT-3 is good zoning for this area; I oppose a rezoning of this site.</p> <p>The application design proposes something that is way out of scale for the surrounding area - there are two and three story buildings all the way down East Pender. It's a residential neighbourhood and the street scale is no higher than 3 stories.</p> <p>I quote - "The intent of [the RT-3] schedule is to encourage the retention of neighbourhood and streetscape character, particularly through the retention, renovation and restoration of existing character buildings. Redevelopment is encouraged on sites with existing buildings of style and form that are inconsistent with the area's pre-1920 architecture. Emphasis is placed on the external design of additions to existing buildings and new buildings to encourage the preservation of the historic architectural character of the area. Floor area incentives are included to achieve the creation of affordable housing and the rehabilitation of original buildings that are important to the neighbourhood's character."</p> <p>There's a reason for RT-3 - a building in this location will do very little to support the Downtown Eastside Plan but will destroy a vital residential area that is a respite to everyone in the community.</p> <p>Look at the neighbouring housing - two story Mau Dan Gardens across the street, and the Seniors housing to the West, heritage houses to the East - all have been designed and renovated to reflect the historical nature of the neighbourhood.</p> <p>Rezoning of the site to CD-1, and a building of this size and height will have a huge impact on the nature of the residential area that has been well-fought for over the last 50 years.</p> <p>Again I quote RT-3 - "2.2.2 The Director of Planning may permit more than 1 principal building on a site if the Director of Planning considers: (a) the height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views; (b) the amount of open space; (c) the preservation of the character and general amenity desired for the area; and (d) the intent of this schedule and all applicable Council policies and guidelines."</p> <p>The Planning Dept must consider the impact that a rezoning of this site and a building of this size would have on the neighbourhood -- "height, bulk, location and overall design of the building or buildings and their impact on the site, surrounding buildings, streets and existing views."</p> <p>The architectural design of the building even tries to camouflage the top two floors by changing the colour to a dark grey; changing the colour doesn't diminish the invasive bulk of the design.</p> <p>Please refuse the rezoning application.</p>	Teresa Vandertuin	Strathcona	