

Case Summary

Case ID:	201003144687
Case creation date:	2/26/2026, 5:24:19 PM
Case created by:	Service Account
Case created user information:	104.28.48.17 - User Agent: Mozilla/5.0 (iPhone; CPU iPhone OS 18_6_2 like Mac OS X) AppleWebKit/605.1.15 (KHTML, like Gecko) Version/18.6 Mobile/15E148 Safari/604.1
Channel:	WEB

Location and request details:

I accept that my name and comments will be made available publicly as part of the official record for the hearing. Contact information will not be made public.	true
Subject:	CD-1 Rezoning: 441 East Pender Street
Position:	Other
Comments:	<p>I'm a concerned strathcona resident about the proposed CD-1 rezoning for 441 E Pender Street, which is heading to public hearing tomorrow.</p> <p>If approved, the plan would allow a building up to 3.1 FSR and 23–28m in height—more than double the current limits and roughly</p>

triple the density—to deliver 55 units. Most are proposed as micro-units, smaller than the City’s own minimum size guidelines.

After following up on details from the November engagement session, it appears there’s no confirmed commitment that Lookout Housing will operate the project. There are also open questions about whether the developer will stick to the latest unit mix or the “independent living” concept, especially given recent provincial funding cuts affecting this type of housing.

Notably, the proposed “family units” shown in concept drawings are not secured in the bylaw, and there’s no guarantee of seniors housing either. Meanwhile, the draft CD-1 bylaw—the only piece Council will actually vote on—would significantly increase the land value without requiring a firm delivery model or operator partnership.

That raises a concern: approval could effectively hand a major uplift to the property owner without ensuring the project is built as presented.

Neighbourhood:

Strathcona

Contact information:

Name: Katarina Hechter

Email address: khechter@hotmail.com

Phone number: 7789297385

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