



# CD-1 Rezoning

441 East Pender Street

**PUBLIC HEARING** February 26, 2026

Recommend **Support**



**E HASTINGS ST**

**GORE AVE**

**DUNLEVY AVE**

**SITE**

**JACKSON AVE**

**HEATLEY AVE**

**E PENDER ST**

Lord Strathcona  
Elementary School

Strathcona  
Community Centre







## Policy

Downtown Eastside Rezoning Policy

Approved by Council March 15, 2014  
Last amended July 9, 2024



- Rezoning applications will be considered:
  - a) Where there is existing social housing and the amount of social housing is being increased; or
  - b) On sites fronting on Gore Avenue where all of the residential use is for social housing or secured market rental housing.
- Policy does not contemplate rezoning of this site
- Proposal exceeds policy intent through a net gain in social housing units with no tenant displacement

## Original Proposal

- Six-storey residential building with 65 micro-dwelling social housing units

## Public Engagement

- Online two-week Question & Answer period from March 26 – April 8, 2025
- As directed by Council, additional in-person public information session held on November 24, 2025
- All information boards and comment forms were available in English and Chinese, and eight verbal interpreters for Mandarin and Cantonese were in attendance.

## Current Proposal

- Addition of larger, accessible studio units and two-bedroom units
- Unit count reduced from 65 to 55 social housing units



## Summary

Height	Six storeys 23 m (75 ft.)
Density	3.1 FSR
Land use(s)	Residential
Details	55 social housing units  Includes studio, accessible and 2-bedroom units.





## Support:

- **Social housing**
- **Location**

## Concerns and Responses:

- **Social housing**
- **Deviation from policy**
- **Build height, massing and density**
- **Livability**
- **Unit Mix**
- **Neighbourhood character and compatibility**
- **Safety**
- **Language accessibility**



**Social Housing  
is exempt from DCLs,  
CACs & Public Art**



## Other Benefits

Social housing	55 units
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- Application meets policy intent
- Staff support, subject to Appendix B

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