

CD-1 Rezoning: 441 East Pender Street - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-23	18:57	CD-1 Rezoning: 441 East Pender Street	Support	In a city of rising rents and increasing costs of living it would be a missed opportunity for the Council not to approve this. The Open House I attended was very informative. The bottom line is that housing in Vancouver is prohibitively expensive and salaries are not rising commensurately. Ordinary people need somewhere to live and this project provides that.	Roisin Horan	Downtown	
2026-02-23	23:17	CD-1 Rezoning: 441 East Pender Street	Support	I support the proposed development at 441 East Pender. I think the fact that the development will include permanently affordable homes in a modest building will be invaluable. My only concern is that the size of the units is very small. I recognize that the smaller units allow for there to be more units in the building, but I also think it is important for people to have enough space to live without feeling like they are in a shoebox or a dorm. I am glad to see the proposal includes 2 bedroom units for families - this is fabulous. I think ensuring that the organization that owns and operates the building responsibly with a focus on resident safety is paramount.	Elizabeth Benoy	Kitsilano	
2026-02-24	08:32	CD-1 Rezoning: 441 East Pender Street	Support	I am writing on behalf of Union Gospel Mission (UGM) to express our support for the proposed redevelopment at 441 East Pender Street by PACK Buildings	Ali Castillo	Strathcona	APPENDIX A
2026-02-24	13:40	CD-1 Rezoning: 441 East Pender Street	Support	Please see the attached letter of support for this project.	William Donnellan	Downtown	APPENDIX B
2026-02-24	13:50	CD-1 Rezoning: 441 East Pender Street	Support	This is a good project which will add diversity to the community.	Ziming Wang	Kerrisdale	
2026-02-24	13:54	CD-1 Rezoning: 441 East Pender Street	Support	Attached is a letter of support.	Julie Roberts	Downtown	APPENDIX C
2026-02-24	13:56	CD-1 Rezoning: 441 East Pender Street	Support	Support this application, that would be great for the community the next few years.	Elaine Zhao		
2026-02-24	14:00	CD-1 Rezoning: 441 East Pender Street	Support	strongly support the CD-1 rezoning for 441 East Pender Street as it will bring much-needed gentle density and community vitality to Chinatown, while respecting the area's heritage and character	Michael Liang	Downtown	
2026-02-24	14:03	CD-1 Rezoning: 441 East Pender Street	Support	Improve neighborhood safety	Ray Zhao	Downtown	
2026-02-24	14:56	CD-1 Rezoning: 441 East Pender Street	Support	Create more homes	Yongyue Yu	Hastings-Sunrise	
2026-02-24	15:00	CD-1 Rezoning: 441 East Pender Street	Support	I support the rezoning application at 441 E Pender Street. Expanding social housing aligns with Vancouver's commitment to equity, diversity, and inclusion, and reflects the City's role in advancing the principles of the United Nations Sustainable Development Goals. Thoughtful, inclusive development strengthens Vancouver's position as a globally recognized city that values social equity, and sustainable growth. Approving this application would demonstrate leadership in building an inclusive community and reinforcing Canada's reputation as a country committed to supporting human dignity and opportunity for all.	Louise Wang	Downtown	
2026-02-24	15:33	CD-1 Rezoning: 441 East Pender Street	Support	In Developing of this land contributes to City's general vision of Hasting ocean development projects in long term, also helps to generate a new vision of China town in this new century. Not only the physical vision but also contributes our multi culture society merge in a better way.	Sonny Song	Dunbar-Southlands	
2026-02-24	15:41	CD-1 Rezoning: 441 East Pender Street	Support	Great updates for city of Vancouver.	Jill Yang		
2026-02-24	15:43	CD-1 Rezoning: 441 East Pender Street	Support	support this program	Ting Zhou		

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2026-02-24	15:44	CD-1 Rezoning: 441 East Pender Street	Support	This area needs change, needs new developments.	Randy Liu		
2026-02-24	17:48	CD-1 Rezoning: 441 East Pender Street	Support	Need more new buildings to revitalize the east side	Abie Luu		
2026-02-24	17:53	CD-1 Rezoning: 441 East Pender Street	Support	I've got my favorite construction projects in the beloved Chinatown.	yiwei feng		
2026-02-24	17:54	CD-1 Rezoning: 441 East Pender Street	Support	Dear Council Members,I fully support the proposed development at 441 E Pender Street.This project makes effective use of a vacant lot without causing displacement. Activating the site will enhance neighbourhood safety and improve livability.The addition of permanently affordable housing aligns with the City's long-term planning goals and affordability policies.Thank you for your consideration. Regards,	Davis Zhang	West Point Grey	
2026-02-24	19:28	CD-1 Rezoning: 441 East Pender Street	Support	As someone who works in the mental health field, I'm acutely aware of how important a secure base - including stable housing - is for health and wellness. This city cannot fight the toxic drug crisis and the burden on the health and mental healthcare systems without also fighting the affordable housing crisis. They are all interconnected; this development would be a very positive step to addressing the social determinants of health in this city.	Katelyn Rose	Hastings-Sunrise	
2026-02-24	19:52	CD-1 Rezoning: 441 East Pender Street	Support	Improve community safety, increase the supply of affordable housing, and support the government's long-term housing strategy by transforming the existing vacant parking lot into a more efficient and meaningful use of this underutilized space.	no name no name		
2026-02-24	19:59	CD-1 Rezoning: 441 East Pender Street	Support	I am pleased to provide my support for the proposed apartment development. This project will contribute positively to the area's economic growth and overall vitality. By increasing housing availability, it supports population growth, local businesses, and long-term community sustainability. The proposed design is attractive and thoughtfully planned, and it will enhance the visual quality of the neighborhood while adding density in a responsible manner. I strongly support this development and believe it will be a valuable addition to the community.	Joyce Yu	Kerrisdale	
2026-02-24	20:13	CD-1 Rezoning: 441 East Pender Street	Support	I would like to express my strong support for the CD-1 Rezoning at 441 East Pender Street. The development team has demonstrated a genuine commitment to the community through their ongoing work with local non-profit Buddhist temple and broader neighbourhood growth initiatives They bring an innovative approach to building design and delivery, while also taking on significant private capital risk to advance this project through a long and complex rezoning process. This kind of leadership and persistence is essential to delivering much-needed housing in Vancouver. If this project does not proceed, the site will likely remain under-utilized as a vacant or parking lot for years to come, representing a missed opportunity for the community. This proposal is a meaningful step toward adding safe, well-managed, and much-needed housing, and I strongly encourage Council to support it.	Brian Liu	Downtown	

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2026-02-24	20:32	CD-1 Rezoning: 441 East Pender Street	Support	This is a fantastic use of this site and will improve the neighbourhood. It activate vacant land, currently sitting fallow. It's a project for locals with lots of local input. Full vote of support.	Seth Baker	Downtown	
2026-02-24	20:56	CD-1 Rezoning: 441 East Pender Street	Support	I support the proposed CD-1 rezoning at 441 East Pender Street. Increasing housing supply is important for Vancouver, and this project will contribute positively to the community.	Hongru Dong		
2026-02-24	20:57	CD-1 Rezoning: 441 East Pender Street	Support	I am writing in support of the proposed CD-1 rezoning for 441 East Pender Street. This project is a thoughtful and much-needed affordable housing initiative that will provide homes for seniors and local workers in Vancouver. It is especially encouraging to see a vacant site being transformed into productive housing that will serve the community in a meaningful way. I also support the project because it offers several clear community benefits: It activates currently vacant land It helps deliver housing more quickly through a wood-frame building approach It provides housing for seniors and local workers who need to remain in the community It improves safety by replacing an inactive lot with an occupied, well-managed building It will be operated by a qualified non-profit, supporting long-term affordability The design has been refined through extensive work with the City and community feedback over the past 1.5 years Vancouver urgently needs practical, community-oriented housing solutions like this. I respectfully encourage Council to support this rezoning application and help move this project forward. Thank you for your time and consideration.	James Jung	Kitsilano	
2026-02-24	21:07	CD-1 Rezoning: 441 East Pender Street	Support	I strongly support the 441 East Pender project. There are so many people in Vancouver, new immigrants, entry-level workers, and those starting over, who work incredibly hard but still struggle to save because of high rents. This project feels different. By offering smaller, well-designed units, it keeps monthly rent more manageable and truly affordable. I can see this being incredibly helpful for people in transition, moving to a new city, starting a new job, or even downsizing in retirement. Having a safe, thoughtfully designed place to live during those periods makes a big difference. It's also clear a lot of effort has gone into making this project work. Developments like this are not easy, but they are exactly what the city needs more of.	Martin Zhang	Downtown	
2026-02-24	21:07	CD-1 Rezoning: 441 East Pender Street	Support	https://vancouver.ca/your-government/contact-council-public-hearing.aspx	hai ming zhang		
2026-02-24	21:16	CD-1 Rezoning: 441 East Pender Street	Support	Great project! Community need more affordable housing!	Eric Li	Shaughnessy	

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2026-02-24	22:00	CD-1 Rezoning: 441 East Pender Street	Support	Appreciate the work to respond to community feedback (especially the shift to a more varied unit mix, including larger/accessible studios and some two-bedrooms). Projects that add real housing supply and show they're listening to the neighbourhood are exactly what we need more of.	Matthew Segal		
2026-02-24	22:03	CD-1 Rezoning: 441 East Pender Street	Support	We need real affordable homes.	Tommy Yu	Strathcona	
2026-02-24	22:05	CD-1 Rezoning: 441 East Pender Street	Support	<p>Dear Members of Vancouver City Council,</p> <p>I am writing to express my support for the affordable housing project at 441 East Pender Street.</p> <p>The site is currently vacant land, with no demolition or resident displacement involved. Transforming underutilized land into permanent affordable housing represents a responsible and efficient use of city resources and reflects thoughtful urban planning principles.</p> <p>Long-term vacant lots can create safety concerns. Once completed, this project will introduce stable residents and professional management, contributing positively to neighborhood vitality and overall public safety.</p> <p>The project will provide 55 units of permanent affordable housing, aligning with the City's long-term development goals and increasing housing supply for low- to moderate-income residents.</p> <p>I sincerely support the approval of this project.</p> <p>Thank you for your consideration.</p>	Shengkai Xu	Downtown	
2026-02-24	22:25	CD-1 Rezoning: 441 East Pender Street	Support	i like the project it sounds promising	Lucas Zhang	Downtown	
2026-02-24	22:54	CD-1 Rezoning: 441 East Pender Street	Support	Full support / this is exactly the sort of private funding we need so poorly I. Times of provincial austerity	Ryan Cohen	I do not live in Vancouver	
2026-02-24	23:34	CD-1 Rezoning: 441 East Pender Street	Support	I support the proposed CD-1 rezoning at 441 East Pender Street. This project will make better use of an underutilized site, improve community safety, and contribute needed housing in the Chinatown area. Thank you for considering this application.	xin Ye	Downtown	
2026-02-24	23:39	CD-1 Rezoning: 441 East Pender Street	Support	I support the CD-1 Rezoning application for 441 East Pender Street, which will transform an underused parking lot into 55 units of affordable, high-quality housing for local seniors and workers while improving safety and vitality in the Chinatown area, and I respectfully urge Council to approve this application.	Martin Wu	I do not live in Vancouver	
2026-02-25	07:38	CD-1 Rezoning: 441 East Pender Street	Support	<p>Timber building helps to meet city's embodied carbon requirements.</p> <p>Support local communities for seniors.</p>	Tom Tong		
2026-02-25	09:50	CD-1 Rezoning: 441 East Pender Street	Support	<p>I support this rezoning project for the following reasons:</p> <ul style="list-style-type: none"> -activates vacant land for housing -utilizes wood frame / modular construction for faster construction and use of local resources -addresses concerns of low income housing for the people of Vancouver 	Jordan Taylor	Kitsilano	

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2026-02-25	10:33	CD-1 Rezoning: 441 East Pender Street	Support	I'm writing to support the Rezoning for 441 East Pender Street. This proposal would replace a vacant DTES lot with 55 affordable homes, with a balanced mix of suite types. Please approve this rezoning so this much-needed housing can move forward.	Victor Lu		
2026-02-25	13:56	CD-1 Rezoning: 441 East Pender Street	Support	I think it is incredibly important to support projects like this. I am particularly inspired by the intention to utilize a nonprofit to manage the living spaces to ensure that these resources are used effectively.	Luke Whitbourne		
2026-02-25	14:10	CD-1 Rezoning: 441 East Pender Street	Support	<p>Vancouver continues to face an urgent housing shortage, and projects like this provide much-needed long-term affordable homes in a central, transit-accessible location.</p> <p>The proposal delivers a thoughtful mix of studio and family-sized units, including accessible homes, helping meet diverse community needs. The site is currently vacant, meaning there is no tenant displacement, while the new building will contribute positively to neighbourhood vitality and safety.</p> <p>I encourage Council to approve this rezoning application and advance much-needed social housing for our city.</p>	Norman Lo	Hastings-Sunrise	
2026-02-25	14:54	CD-1 Rezoning: 441 East Pender Street	Support	Please find attached Letter of Support.	Bobby MacDonald	Downtown	APPENDIX D



February 23, 2026

Dear Vancouver Mayor & Council

I am writing on behalf of Union Gospel Mission (UGM) to express our support for the proposed redevelopment at 441 East Pender Street by PACK Buildings, known as *Powerhouse X*. For 85 years UGM has been serving our community in the Downtown Eastside, and we recognize the urgent and ongoing need for permanently affordable housing that responds thoughtfully to the realities facing low-income residents in the neighbourhood..

UGM works daily with individuals and families experiencing housing instability. Through our Continuum of Care, from outreach and emergency shelter to long-term recovery and second-stage housing, we see firsthand that stable, well-managed housing is foundational to dignity, belonging, and community stability.

Powerhouse X proposes 55 secured affordable rental homes, including self-contained studios, accessible units, and family-sized homes. We appreciate that the project has been intentionally pursued as non-profit social housing rather than a conventional market redevelopment.

We recognize the importance of housing options for low- and moderate-income residents, including seniors and working families who are increasingly at risk of displacement. A healthy DTES requires a range of housing options that stabilize residents across the income spectrum. Projects like this contribute to the broader ecosystem of housing stability that helps prevent further homelessness and supports pathways out of poverty.

UGM supports PACK's rezoning application and encourages Council to continue advancing projects that prioritize long-term affordable housing, strong non-profit partnerships, and the well-being of DTES residents.

Thank you for your ongoing commitment to housing solutions that strengthen our city's most vulnerable communities.

Sincerely,

Dean Kurpjuweit
President,
Union Gospel Mission



Mayor and Council
 City of Vancouver
 453 West 12th Avenue
 Vancouver, BC V5Y 1V4

20th February 2026

Re: Public Hearing – CD-1 Rezoning: 441 East Pender Street (55 social housing homes)

Dear Mayor and Council,

I am writing to express support for the CD-1 Rezoning: 441 East Pender Street. City staff describe the proposal as a six-storey residential building containing 55 social housing units.

I support this application as it will improve safety on the East Side and support local businesses. Our businesses in the area have been directly affected by homelessness, which has had a negative impact on both the community and the local economy. Providing social housing will make a meaningful difference by helping those in need while strengthening the community and supporting economic growth.

I also support this application because it advances the City's adopted housing goals and aligns with its policy direction, including:

1. Delivering more rental and below-market housing consistent with adopted City targets. The City's updated 10-year housing targets (2024–2033) set a goal of approving 83,000 new homes over 10 years, including 75% rental and 20% below-market (including social/supportive/co-op and other below-market rental homes). This project contributes directly to those aims by proposing new social housing homes.
2. Alignment with the Downtown Eastside policy framework, and adding social housing with no displacement. In the Referral Report, staff state the application is "generally consistent with the intent of the Downtown Eastside Plan" and "contributes towards the City's housing goals as identified in the Housing Vancouver Strategy." City Staff also emphasize that the proposal advances these goals by redeveloping a vacant lot with no tenant displacement, resulting in a net increase in social housing units.
3. Responding to neighbourhood objectives, including family housing considerations. The Referral Report notes that the Downtown Eastside Plan encourages a range of housing types in Strathcona, with an emphasis on family housing, and that in response to public feedback, the applicant agreed to include family-sized units within the development.

PROUDLY PART OF **IRL** GROUP



656 Leg in Boot Square, Vancouver, British Columbia, V5Z4B3

www.irlgroup.ca

778 328 1884

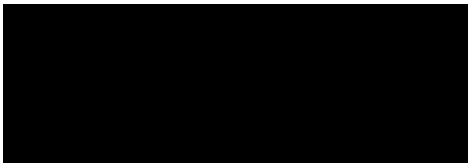


More broadly, the City's Housing Vancouver work is explicitly framed around building more affordable housing, protecting existing rental, supporting vulnerable residents, and streamlining approvals to expedite housing delivery. This application is consistent with those directions.

For these reasons, I respectfully encourage Council to approve the rezoning application for 441 East Pender Street.

Sincerely,

William Donnellan



PROUDLY PART OF **IRL** GROUP



656 Leg in Boot Square, Vancouver, British Columbia, V5Z4B3

www.irlgroup.ca

778 328 1884



February 13, 2026

RE: Letter of Support for 441 E Pender Street Housing Project

To Whom It May Concern,

I am writing to express my strong support for the approval of the proposed housing development at 441 E Pender Street.

This project will deliver 55 much needed affordable rental homes in the Downtown Eastside, including 46 micro-studios, 4 BC Housing accessible units, and 5 two bedroom family units. The Powerhouse X development responds directly to identified local housing needs by providing homes for low to moderate income residents, seniors, local workers, and modest income households.

Importantly, the building will be owned and/or operated long term by a qualified non-profit housing provider. This ensures continued affordability, responsible management, and stability for residents well into the future.

The project also delivers meaningful community benefits. At least 20 percent of the homes will be offered at shelter rates, and 10 percent at Housing Income Limits (HILs) rates. This level of affordability is significant in a neighbourhood experiencing high housing need and ongoing affordability pressures.

The updated design thoughtfully incorporates five two bedroom family homes, helping to address the shortage of family sized units in the Downtown Eastside. In addition, accessible homes located at grade level will make the development more inclusive for individuals with mobility needs.

The inclusion of both indoor and outdoor communal spaces further demonstrates a commitment to resident well-being, connection, and community building.

Overall, 441 E Pender Street is a thoughtful, community responsive project that aligns with City housing goals and income based eligibility guidelines. I strongly encourage its approval as an important step toward addressing housing needs in the Downtown Eastside.

Thank you for your consideration.

Sincerely,

[REDACTED]
Julie Roberts, Executive Director



February 23, 2026

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We recognize the importance of housing options for low- and moderate-income residents, including seniors and working families who are increasingly at risk of displacement. A healthy DTES requires a range of housing options that stabilize residents across the income spectrum. Projects like this contribute to the broader ecosystem of housing stability that helps prevent further homelessness and supports pathways out of poverty.

UGM supports PACK's rezoning application and encourages Council to continue advancing projects that prioritize long-term affordable housing, strong non-profit partnerships, and the well-being of DTES residents.

Thank you for your ongoing commitment to housing solutions that strengthen our city's most vulnerable communities.

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