

CD-1 Rezoning: 441 East Pender Street - Support

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-25	16:44	CD-1 Rezoning: 441 East Pender Street	Support	<p>Dear Mayor and Council,</p> <p>I am writing to express support for the CD-1 Rezoning: 441 East Pender Street. On behalf of Lingyen Mountain Temple (Canada), we are pleased to provide this letter in support of Kevin Liu and PACK Buildings & Technology.</p> <p>PACK has been actively involved in the Phase 3 construction of Lingyen Mountain Temple since 2022, working closely with our team through a complex and highly detailed construction process. Throughout this time, PACK has demonstrated a strong commitment to delivering results with a lean and efficient team structure, consistently identifying opportunities for cost savings while maintaining a high standard of quality.</p> <p>The project has presented a number of challenges, particularly in material procurement and coordination. PACK has shown resilience and resourcefulness in navigating these challenges, successfully sourcing materials and implementing solutions that align with the Temple’s design intent and long-term vision.</p> <p>In addition, PACK has proven to be a reliable and collaborative partner, working effectively with a wide range of stakeholders including consultants, contractors, and community representatives. Their ability to coordinate across multiple parties and maintain project momentum has been instrumental to the progress achieved to date.</p> <p>Beyond this project, we recognize and support PACK’s broader mission to contribute meaningfully to the community. Their efforts in advancing innovative development approaches and increasing housing supply across cities align with important social and economic needs.</p> <p>We appreciate the dedication and professionalism that Kevin Liu and the PACK team have brought to our project, and we look forward to seeing them continue to deliver impactful and meaningful developments in the future.</p> <p>Sincerely, Lingyen Mountain Temple (Canada)</p> <p>敬啟者：</p> <p>加拿大靈巖山寺特此致函，表達我們對 Kevin Liu 先生及 PACK Buildings & Technology 團隊的支持與肯定。</p> <p>自 2022 年起，PACK 團隊參與本寺第三期建設工程，並在整個複雜且高度協調的開發過程中，與我們緊密合作。於項目推進期間，PACK 展現出高度專業的項目管理能力，以精簡高效的團隊運作模式，在確保工程品質的同時，持續優化成本並提升整體執行效率。</p> <p>本項目在材料採購及施工協調方面曾面臨多項挑戰。PACK 團隊憑藉其靈活應變及解決問題的能力，有效克服供應鏈及技術上的困難，成功落實設計理念，並確保項目能按照長遠規劃穩步推進。</p> <p>同時，PACK 亦是一個值得信賴且具高度合作精神的夥伴。在與顧問、承包商及各相關持份者的協作過程中，團隊始終保持良好的溝通與透明度，有效整合各方資源，確保項目順利進行。</p>	Shiu Chie Shih	I do not live in Vancouver	APPENDIX A APPENDIX B

				<p>除本項目外，我們亦認同並支持 PACK 在社區發展方面的長遠願景。其致力於推動創新建築模式，並積極參與各城市住房供應的提升，特別是在支援長者及社區需要方面，與當前社會的重要發展方向高度契合。</p> <p>基於我們的實際合作經驗，我們對 PACK 團隊在推動具社會價值及社區意義之項目方面的能力充滿信心，並期待未來能看到他們持續為社區帶來更多具影響力的發展。</p> <p>此致</p> <p>加拿大靈巖山寺</p>			
2026-02-25	16:48	CD-1 Rezoning: 441 East Pender Street	Support	I strongly support initiatives that increase accessible housing supply and promote inclusive, sustainable urban development.	Raul Hernandez	Mount Pleasant	
2026-02-25	17:26	CD-1 Rezoning: 441 East Pender Street	Support	<p>Dear Mayor and Council,</p> <p>On behalf of GEC Group, I am writing to express our support for the proposed rezoning at 441 East Pender Street.</p> <p>As the region's leading off-campus student housing provider, we see firsthand the growing demand for affordable, well-designed housing for the community. The ability to access stable, thoughtfully designed housing is foundational to both individual success and broader community resilience.</p> <p>The subject site, currently vacant, represents a meaningful opportunity to bring underutilized land into productive use without the complexities of tenant displacement. In a city where land is scarce and housing delivery is often constrained, projects such as this demonstrate an efficient and responsible pathway to increasing supply efficiently.</p> <p>We believe that advancing this rezoning will not only unlock immediate housing benefits but also help set a positive precedent for private capital to participate in the public good.</p> <p>We respectfully encourage Council to support this application.</p> <p>Yours truly, Toby Y Chu Chairman & Chief Executive Officer</p>	Toby Chu	Fairview	APPENDIX C
2026-02-25	18:49	CD-1 Rezoning: 441 East Pender Street	Support	Social housing is an important aspect to our community. We would like to support.	Lydia Tian	Strathcona	
2026-02-25	20:06	CD-1 Rezoning: 441 East Pender Street	Support	I've followed this application over the past year and I'm strongly supportive. Redeveloping a long-vacant parking lot into a well-designed, thriving, and affordable rental community is a smart use of land and a clear benefit to the neighbourhood. I fully support approval of this proposal.	Meghann McGrath	Downtown	
2026-02-25	21:05	CD-1 Rezoning: 441 East Pender Street	Support	Whether in terms of location or culture, Chinatown is an extremely important part of Vancouver. This project has provided the community with more affordable housing. It also contributed to the improvement of the community's appearance.	Xiao Peng Chen	Oakridge	
2026-02-25	21:09	CD-1 Rezoning: 441 East Pender Street	Support	I would like to support this to provide more options to obtain affordable homes in a downtown location, particularly to seniors and other vulnerable members of the community.	Sonia Nairn	Downtown	
2026-02-25	21:10	CD-1 Rezoning: 441 East Pender Street	Support	Offers affordable homes in a Downtown location which is so unheard of especially for seniors and other vulnerable members of society.	Laura O'Donnell		
2026-02-25	21:10	CD-1 Rezoning: 441 East Pender Street	Support	It's going to offer affordable homes in a downtown location which general aren't available particularly to seniors and other vulnerable members of the community	Kirsty McKinney	West End	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-25	21:11	CD-1 Rezoning: 441 East Pender Street	Support	I approve and support this motion because it's going to offer affordable homes, in a downtown location which is unheard of. This isn't particularly aimed towards seniors and other vulnerable members of society which isn't always a focus of developments.	Amy Gaynor	Kitsilano	
2026-02-26	09:59	CD-1 Rezoning: 441 East Pender Street	Support	<p>I was raised up in the eastside Vancouver in this area and my high school was Britannia Secondary. Rezoning 441 East Pender Street for building homes for affordability in this area serves the community well. I believe this area needs more affordable housing especially for the seniors and workers in the community. One aspect I must emphasize is the important to build with strict fire code requirements due to the proximity of these buildings to each other. We do NOT want to see any fire hazard to these buildings and this could be extremely dangerous.</p> <p>In summary, I love to see more this type of housing in the area. I myself is 66 year old and I am a senior too.</p> <p>Extra comment: Stracona Community Center should be improved and this could re-ignite the livability of the area and allow more young people to enjoy and revitalize the area for healthy living. I believe this is one of the most important pocket in the city that needed to get real improvement.</p>	William Lam	Marpole	
2026-02-26	10:21	CD-1 Rezoning: 441 East Pender Street	Support	<p>Dear Council Members,</p> <p>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. Respectfully, Vancouver Resident</p>	Sammy Xu		
2026-02-26	10:22	CD-1 Rezoning: 441 East Pender Street	Support	<p>Dear Mayor and Council,</p> <p>I am pleased to offer my support for the affordable housing proposal at 441 East Pender Street. The development utilizes a vacant site and does not require relocation of existing residents. By replacing an empty lot with active residential use, the project will contribute to improved safety and stronger community presence. It meets City affordability requirements and supports long-term housing objectives. I encourage Council to approve this development. Sincerely, A Concerned Resident</p>	Yoyoe Lu		



加拿大靈巖山寺

LINGYEN MOUNTAIN TEMPLE (CANADA)

10060 No.5 Road, Richmond, B.C. Canada V7A 4E5

Tel:604-271-0009; Fax:604-271-3890

February 14, 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. On behalf of Lingyen Mountain Temple (Canada), we are pleased to provide this letter in support of Kevin Liu and PACK Buildings & Technology.

PACK has been actively involved in the Phase 3 construction of Lingyen Mountain Temple since 2022, working closely with our team through a complex and highly detailed construction process. Throughout this time, PACK has demonstrated a strong commitment to continuously improve delivering results with a lean and efficient team structure, consistently identifying opportunities for cost savings while maintaining a high standard of quality.

The project has presented a number of challenges, particularly in material procurement and coordination. PACK has shown resilience and resourcefulness in navigating these challenges, successfully sourcing materials and implementing solutions that align with the Temple's design intent and long-term vision.

In addition, PACK has proven to be a reliable and collaborative partner, working effectively with a wide range of stakeholders including consultants, contractors, and community representatives. Their ability to coordinate across multiple parties and maintain project momentum has been instrumental to the progress achieved to date.

Beyond this project, we recognize and support PACK's broader mission to contribute meaningfully to the community. Their efforts in advancing innovative development approaches and increasing housing supply across cities align with important social and economic needs.

We appreciate the dedication and professionalism that Kevin Liu and the PACK team have brought to our project, and we look forward to seeing them continue to deliver impactful and meaningful developments in the future.

Sincerely,

[Redacted Signature]

Mei-Hua, Kuo (Dharma name: Shih, Shiu Chie)
Director, Lingyen Mountain Temple (Canada)



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LINGYEN MOUNTAIN TEMPLE (CANADA)

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Tel:604-271-0009; Fax:604-271-3890

敬啟者：

加拿大靈巖山寺特此致函，表達我們對 Kevin Liu 先生及 PACK Buildings & Technology 團隊的支持與肯定。

自 2022 年起，PACK 團隊參與本寺第三期建設工程，並在整個複雜且高度協調的開發過程中，與我們緊密合作。於項目推進期間，PACK 展現出高度專業的項目管理能力，持續學習與進步，以精簡高效的團隊運作模式，在確保工程品質的同時，持續優化成本並提升整體執行效率。

本項目在材料採購及施工協調方面曾面臨多項挑戰。PACK 團隊憑藉其靈活應變及解決問題的能力，有效克服供應鏈及技術上的困難，成功落實設計理念，並確保項目能按照長遠規劃穩步推進。

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基於我們的實際合作經驗，我們對 PACK 團隊在推動具社會價值及社區意義之項目方面的能力充滿信心，並期待未來能看到他們持續為社區帶來更多具影響力的發展。

此致

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February 25, 2026.

Letter of Support
Rezoning Application: 441 E Pender St
Intended use: Affordable Housing

Dear Mayor and Council,

On behalf of GEC Group, I am writing to express our support for the proposed rezoning at 441 East Pender Street.

As the region's leading off-campus student housing provider, we see firsthand the growing demand for affordable, well-designed housing for the community. The ability to access stable, thoughtfully designed housing is foundational to both individual success and broader community resilience.

The subject site, currently vacant, represents a meaningful opportunity to bring underutilized land into productive use without the complexities of tenant displacement. In a city where land is scarce and housing delivery is often constrained, projects such as this demonstrate an efficient and responsible pathway to increasing supply efficiently.

We believe that advancing this rezoning will not only unlock immediate housing benefits but also help set a positive precedent for private capital to participate in the public good.

We respectfully encourage Council to support this application.

Yours truly,


Toby Y Chu
Chairman & Chief Executive Officer