

CD-1 Rezoning: 441 East Pender Street - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-12	12:31	CD-1 Rezoning: 441 East Pender Street	Oppose	The city needs to address the problems in the DTES before adding additional housing. Management of the existing population issue with an eye to new strategies to support existing communities. The area is overwhelmed with social housing services and it appears to have made little difference in the lives of the people that flood the area for a multitude of support services that do not exist and will not be solved with just housing.	Stephen Brouwers	Strathcona	
				Comment removed due to missing author name.			
2026-02-13	13:02	CD-1 Rezoning: 441 East Pender Street	Oppose	I cannot support the over-height precedent of this rezoning application, which, if allowed, would open the way to scores of copycat SRO redevelopments across Strathcona, destroying the character and heritage of the community. The proximity to the school is also concerning given City Council folding on near-school proposals elsewhere.	David Vogt	Strathcona	

<p>2026-02-13</p>	<p>13:31</p>	<p>CD-1 Rezoning: 441 East Pender Street</p>	<p>Oppose</p>	<p>The community spoke so clearly and unanimously at the recent open house, and the City persists in ignoring the feedback and driving through a project that meets the City's supportive housing quotas at the expense of the local community's wellbeing.</p> <p>At every step, the community has voiced its fundamental objections to this project, but it continues to be forced onwards toward realization. The negligible concessions made during this latest round of consultation do not make the City's heedless persistence any less egregious or injurious. Adding 5 two-bedroom units to a massive micro-dwelling project does not address the feedback, it does not meet the community's needs, and it does not justify the proposed rezoning and bylaw amendments.</p> <p>Amending the existing zoning bylaws is a slippery slope, and the community is already sliding towards unsustainable living conditions. The people who make Strathcona their home already live with theft, vandalism, arson, open drug use, and public disorder on a scale that no other community would—or is expected to—tolerate.</p> <p>The evidence is all around us that the City can't protect this community from the adverse effects of having the highest density of supportive housing and SROs in the country. The decision to add more of the same to this already fragile community instead of taking the opportunity to build more housing for families in the neighbourhood is irresponsible, short-sighted, and frankly mystifying.</p> <p>I understand that the City needs to add more supportive housing to meet an urgent need. But it's not fair to do so at the expense of the families, seniors, and other residents who are trying their hardest to keep Strathcona safe and livable. We are struggling. Please don't add to the burden by continuing to amend bylaws in a way that accommodates even more high-needs individuals in a community that can't accommodate those that already make their home here.</p> <p>The report notes: "the Plan does not provide direction for social housing form of development in this area." This may be true, but a lack of explicit direction doesn't justify the direction this particular development is taking. Just look at figure 2 in the rezoning report. Look at the impact this vast development will have on the streetscape. It dwarfs everything around it in a neighbourhood that should be "characterized by low-rise heritage character."</p> <p>So much supportive-housing density is coming online in the DTES, including an additional 280 units at 320 and 460 Hastings, all of which support singles and couples (no families). Before you have even had a chance to gauge the impact of these massive developments on the area, you are already resorting to further rezoning for absolutely no good reason. The Plan has a target of 25% of family units: why wouldn't this site be used for a development dedicated exclusively to families?</p> <p>The City very quickly abandoned plans to rezone for supportive housing on the wealthy west side (Kitsilano), where residents can afford to put money into legal and community action. But here on the east side, in the poorest postal code, this type of rezoning is driven through time and again. It's not a good look. It seems the City at least tacitly agreed with the Kitsilano Coalition's contention that its supporting housing model was "unsafe for occupants and residents." Yet the same model is being applied here, to a community that doesn't have anything like the resources to absorb the negative effects and re-stabilize.</p> <p>I oppose this rezoning. I oppose this development. I oppose anything that doesn't acknowledge Strathcona's unique and irreplaceable heritage character, that undermines residents' ability to feel safe and secure in their community, and that ignores the very modest vision the community has for itself—a vision of a harmonious, inclusive community where seniors, families, and people of all ages, life-stages, and backgrounds can thrive.</p>	<p>Hayden Jackson</p>	<p>Strathcona</p>	
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2026-02-14	09:25	CD-1 Rezoning: 441 East Pender Street	Oppose	The proposed micro-suite building planned for the lot at 441 E. Pender St. is contrary to the goals and policy objectives for Strathcona. The RT-3 zoning, formed to protect our residential district's unique character and heritage, is crucial to maintaining community identity & safety. There are huge safety implications given it is directly opposite one of the lowest income schools in the city, which schools children with high needs and vulnerabilities. This is not a safe decision.	Jayne Czarnocki	Strathcona	
2026-02-14	15:51	CD-1 Rezoning: 441 East Pender Street	Oppose	The RT-3 zoning is so special to the city, why would this site be rezoned? The zoning is what makes Strathcona so special and once you start chipping away at it, it's on the path to be lost forever. There's plenty of other sites within the city to choose from. Issues: 1) this building doesn't fit into the context of the neighbourhood and zoning 2) the addition of low barrier social housing in such close proximity to the school is worrisome. 3) There are hundreds of new SRO units recently added or in progress for the DTES, can we please have some units for families that work and live in the city? The area should be mixed income, not a continued concentration of shelter rate housing, this will only continue the ghettoization of the area. Over the last decade I've lived in the neighbourhood, strathcona has exploded with families and children. Let's focus on strengthening the neighbourhood that they live in with a development that adds to the character and vibrancy.	Chris Marecks	Strathcona	
2026-02-16	07:27	CD-1 Rezoning: 441 East Pender Street	Oppose	I do not support this rezoning as a 30 year resident of Strathcona. I believe it will have a detrimental effect on the neighbourhood. The area is over saturated with this kind of housing already. The scale of the development is not in keeping with the residential scale of this historical neighbourhood. In addition, the development is likely to result in open drug use and related negative behaviours at the street level, as what occurs daily in front of and across the street from Nora Hendrix Place on Union Street. This would be unacceptable and unfair to the nearly 500 students from kindergarten to grade 7, who attend Strathcona Elementary school half a block away.	Teresa Giachino	Strathcona	
				Comment removed as it is not related to the application.			
2026-02-17	12:52	CD-1 Rezoning: 441 East Pender Street	Oppose	RT-3 zoning has preserved Strathcona as a thriving and diverse urban community. We need affordable housing and appreciate the developers changes to the original all micro-unit design and management. We do not need a transplanted SRO with associated drug, fire, safety and mental health problems. Until the city can guarantee that wouldn't happen, the Strathcona Residents Asssoc. continues to oppose this rezoning and project as planned.	Dan Jackaon	Strathcona	
2026-02-21	17:33	CD-1 Rezoning: 441 East Pender Street	Oppose	Dear City Council, I am writing to request an appointment to submit a petition letter in person on February 26 4pm-6pm. Please let me know the appropriate procedure and available times for arranging this. Thank you for your assistance. Best regards, Yvonne	Yvonne Poon	Strathcona	

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2026-02-22	21:39	CD-1 Rezoning: 441 East Pender Street	Oppose	<p>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 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		

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2026-02-23	10:50	CD-1 Rezoning: 441 East Pender Street	Oppose	<p>I'm writing in to oppose this motion.</p> <p>Given that this neighbourhood is the most welcoming and supportive community in the city I hope the council will understand there are still reasonable considerations to be made on why this is a terrible location for this kind of housing.</p> <p>Lets be clear what this housing is - Low barrier micro suites for some of the hardest to house folks. Everyone deserves housing, but this is slated to be built kitty-corner to Strathcona Elementary. Not too long ago West Side residents convinced the council to reconsider low barrier housing because it was so close to a private school. 441 E Pender is the same distance to an East Side public school, Strathcona Elementary. And this school already takes on more than it's fair share of lockdown events from people further down East Hastings walking in to the school.</p> <p>We also have concerns about the operators and the level of support they have historically provided the community. NGO Community Builders run the notorious Luugat SRO that is consistently in the news. These operators also run the Patricia, Metson, Dodson. First responders who operate in the area say these sites are synonymous with disorder and chaos. We know at-risk kids from Strathcona Elementary occasionally explore parts of the neighborhood they shouldn't. I lack confidence that city staff or operators can assure parents they won't have to worry about incidents like the one at Van Tech, where a student entered a camper's mobile home, or that people will keep an eye out better than they did for 14 year old Noelle O'Soup who was found deceased in the Heatley SRO.</p> <p>Strathcona is and has always been the neighborhood for lowest income families and struggling working folks. I actually think it's a mark of pride for us. Think of the Militant Mothers of Raymur Ave bridge; Impoverished families just trying to make the best of what they've got to work with. I would love to see more support for the low income family tier of residents. Talk with anyone in the area, we strongly welcome housing for low income families: Build it front, back, and both sides. They balance the community energy and breathe life into the neighbourhood. Look at Cause we Care House, Stamps Place social housing and Maclean Park social housing - These all prove we can make low income housing work when the city has the wisdom to find the right balance.</p> <p>I hope council will kick this back and say "This close to a school in a neighbourhood already burdened with the majority of high needs folks needs a better balance"</p>	Mike Rhone	Strathcona	