

**CD-1 Rezoning: 441 East Pender Street - Support**

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-13	11:02	CD-1 Rezoning: 441 East Pender Street	Support	i think any build that has 55 low cost rooms and 4 accessible rooms is a bonus for our neighbours and neighbourhood. The existing building beside it have been good neighbours with low income micro style units. I live across the street at [REDACTED]	Alexis Germaine	Strathcona	
2026-02-22	06:52	CD-1 Rezoning: 441 East Pender Street	Support	Would like to see more housings built in the areaz	Wendy Wang	Strathcona	
2026-02-22	06:58	CD-1 Rezoning: 441 East Pender Street	Support	Supporting the project because we would like to see more density increase in Vancouver.	Jacky Ton	Killarney	
2026-02-22	07:05	CD-1 Rezoning: 441 East Pender Street	Support	<p>Living in Vancouver, it's impossible not to notice how hard it's become for everyday people to afford a place to live. Teachers, healthcare workers, service staff, seniors, and young families are all feeling the pressure. Housing prices and rents have climbed so high that many people who work full-time still struggle to stay in the communities they serve.</p> <p>That's why we really need to see more social housing built across the city.</p> <p>Social housing isn't just about providing a roof over someone's head — it's about stability, dignity, and keeping communities connected. When people have secure, affordable homes, kids do better in school, families experience less stress, and people can focus on work, health, and contributing to their neighborhoods. It benefits everyone, not just those directly receiving support.</p> <p>BC Housing and the City have made efforts over the years, but the demand continues to outpace supply. Waitlists are long, and too many people are left in unstable or unsafe situations. Building more social housing — thoughtfully designed and integrated into neighborhoods — would help create more balanced, inclusive communities.</p> <p>Vancouver is known for its beauty and livability. But a truly livable city is one where people of different incomes and backgrounds can afford to stay. Investing in more social housing is an investment in the long-term health and resilience of our community.</p> <p>If we want Vancouver to remain vibrant and compassionate, increasing social housing has to be part of the solution.</p>	Xiaohan Sun	Downtown	
2026-02-22	09:39	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.</p> <p>This project makes effective use of a vacant lot without causing displacement. Activating the site will enhance neighbourhood safety and improve livability.</p> <p>The addition of permanently affordable housing aligns with the City's long-term planning goals and affordability policies.</p> <p>Thank you for your consideration.</p> <p>Respectfully, Vancouver Resident</p>	Fred Zhang	Strathcona	

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2026-02-22	09:40	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.</p> <p>This project makes effective use of a vacant lot without causing displacement. Activating the site will enhance neighbourhood safety and improve livability.</p> <p>The addition of permanently affordable housing aligns with the City’s long-term planning goals and affordability policies.</p> <p>Thank you for your consideration.</p> <p>Respectfully, Vancouver Resident</p>	Zihe Zhang	Strathcona	
2026-02-22	09:55	CD-1 Rezoning: 441 East Pender Street	Support	<p>And comment: Vancouver needs more social housing. Too many hardworking people can’t afford to live here, and that hurts our whole community. Building more affordable homes keeps families stable and makes the city stronger for everyone</p>	Irene Han	I do not live in Vancouver	
2026-02-22	10:28	CD-1 Rezoning: 441 East Pender Street	Support	<p>Supporting this application as people need more affordable housings. It’s so hard to buy your own home these days and especially if you want to be within the city. My daughter and son in law working full time at a decent job still could not afford a big enough place for her family.</p>	Maggie Li	I do not live in Vancouver	
2026-02-22	19:55	CD-1 Rezoning: 441 East Pender Street	Support	<p>Looks like a nice proposal. This city needs more homes.</p>	Lars Gibbard	Arbutus Ridge	
2026-02-22	21:06	CD-1 Rezoning: 441 East Pender Street	Support	<p>I strongly support this application to provide more housing in Strathcona. Housing projects like this are instrumental to building stronger communities as this project will support low-middle income earners in Vancouver find both accessible and family units. Bike storage is also a huge asset for tenants and encourages biking to remove cars and congestion from the streets. This area is connected to bus routes and I appreciate that it will be operated by a non-profit organization to ensure it’s managed with the best interests of tenants in mind (ensuring it stays affordable long-term).</p>	Jared Forman	West Point Grey	
2026-02-23	10:49	CD-1 Rezoning: 441 East Pender Street	Support	<p>As a resident of Chinatown, I support this application for the development of 55 social housing units, with no displacement.</p>	Kevin Starke	Downtown	Appendix A
2026-02-23	11:12	CD-1 Rezoning: 441 East Pender Street	Support	<p>I am hoping Council will support this project as this development will bring 55 new housing units to Strathcona, with great bike storage. I use my e-Bike to get around Vancouver as a non-driver, and think it's great to see more developments prioritize bike storage instead of just parking, especially in an area that has access to transit. It's also great to see that the developer is going to have a non-profit operator to manage the building, especially since there are accessibility suites and below marking housing. Overall, I think this will being permanent rentals in a neighbourhood that needs supportive housing and below market housing.</p>	Claire Lam	Mount Pleasant	

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Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-02-23	14:49	CD-1 Rezoning: 441 East Pender Street	Support	<p>Dear Mayor and Council,</p> <p>I am writing to express my strong support for the proposed housing development at 441 East Pender Street.</p> <p>The site is currently vacant and does not involve displacement or demolition. Transforming underutilized land into housing is a responsible step for the community.</p> <p>The project will improve neighbourhood safety by introducing stable residents and proper management.</p> <p>It will provide 55 permanently affordable homes aligned with the City's long-term housing strategy and affordability requirements.</p> <p>I respectfully urge Council to approve this application.</p> <p>Sincerely, A Vancouver Resident</p>	Hu Cong	Hastings-Sunrise	
2026-02-23	14:51	CD-1 Rezoning: 441 East Pender Street	Support	<p>Dear Mayor and Council Members,</p> <p>I support the proposed development at 441 East Pender Street.</p> <p>The project transforms a vacant lot into much-needed affordable housing without demolition impacts.</p> <p>Bringing permanent residents and management to the site will enhance neighbourhood safety and vitality.</p> <p>The proposal complies with City affordability requirements and contributes to long-term housing supply objectives.</p> <p>I respectfully ask Council to approve the project.</p> <p>Sincerely, A Vancouver Resident</p>	xinzhu xu	Kerrisdale	

# APPENDIX A

February 23, 2026

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

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

Dear Mayor and Council,

I am writing to express support for the CD-1 Rezoning of 441 East Pender Street - a six-storey residential building containing 55 social housing units.

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

1. Delivering more below-market social housing
2. Adding social housing units with no displacement
3. Providing family housing

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

Sincerely,



Kevin Starke



Resident of Chinatown