

Project Overview

East Village is a partnership between Promerita, Westbank and BC Housing to redevelop three properties along East Hastings at Glen Drive.



924 Total Homes

767 **SECURED PURPOSE-BUILT RENTAL**
EAST 1 - 382 UNITS
EAST 2 - 385 units

157 **SENIOR SOCIAL HOUSING**
EAST 3 - 157 Social Housing Units
(Includes 36 Replacement SRA units)

12,925 **SF STREET LEVEL COMMERCIAL**

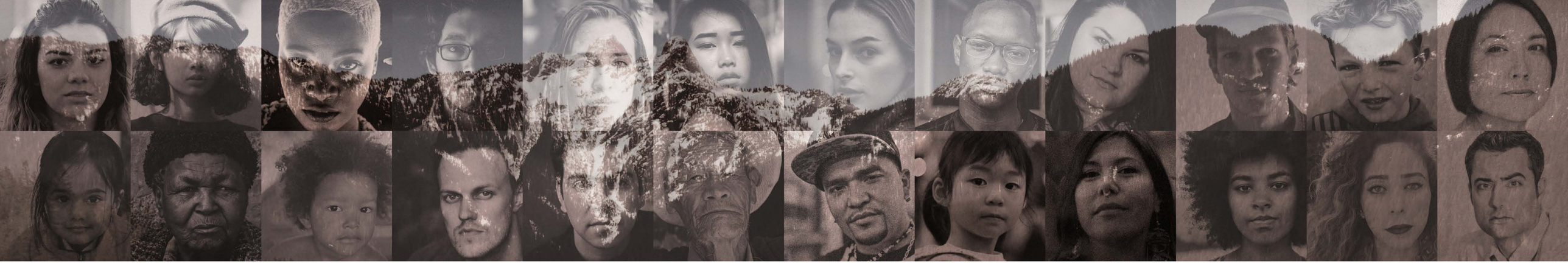
2,289 **SF STREET LEVEL SOCIAL ENTERPRISE**

20.47% **SOCIAL HOUSING**
STANDALONE LOW-INCOME HOUSING FOR SENIORS

*20.47% of the 767 of the Rental Housing units will be delivered as standalone low-income housing for Seniors including the replacement of 36 SRA units.

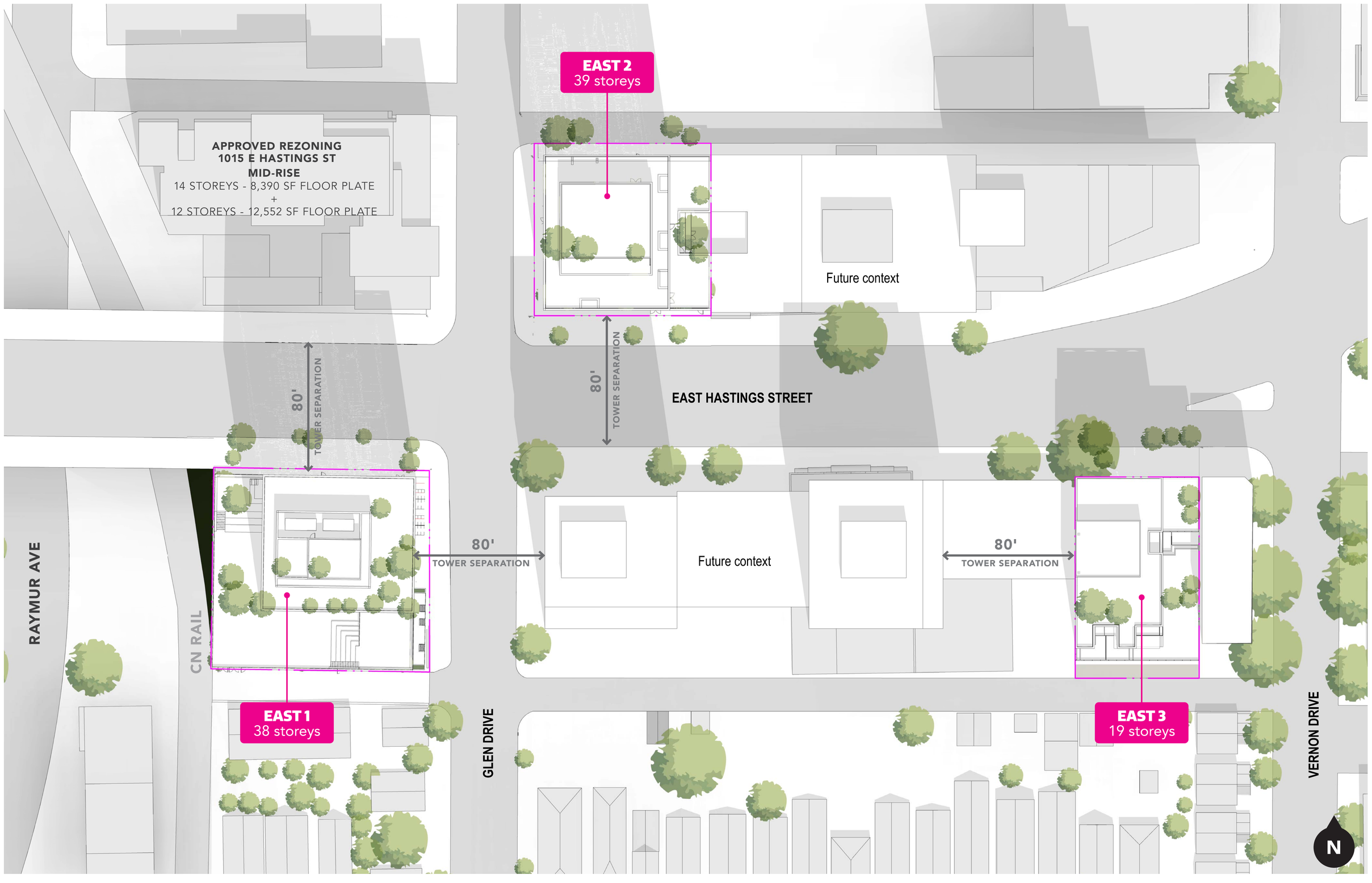
EAST VILLAGE

PROMERITA westbank BC HOUSING ZGF



Site Location

Context Site Plan

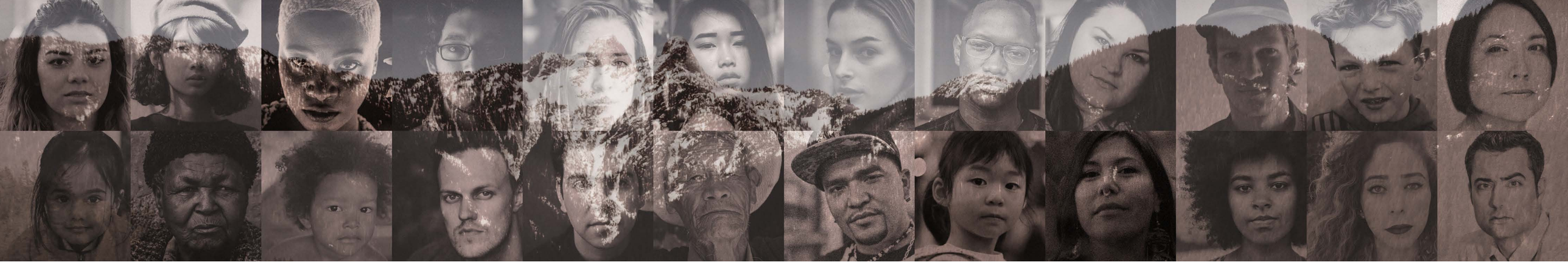


East 1
1030, 1040, 1050,
1060, 1070
East Hastings Street

East 2
1115 & 1127
East Hastings Street

East 3
1168, 1172, 1180
East Hastings Street

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Project Overview

Partnerships

EAST 1 + EAST 2
Secured Purpose-Built Rental

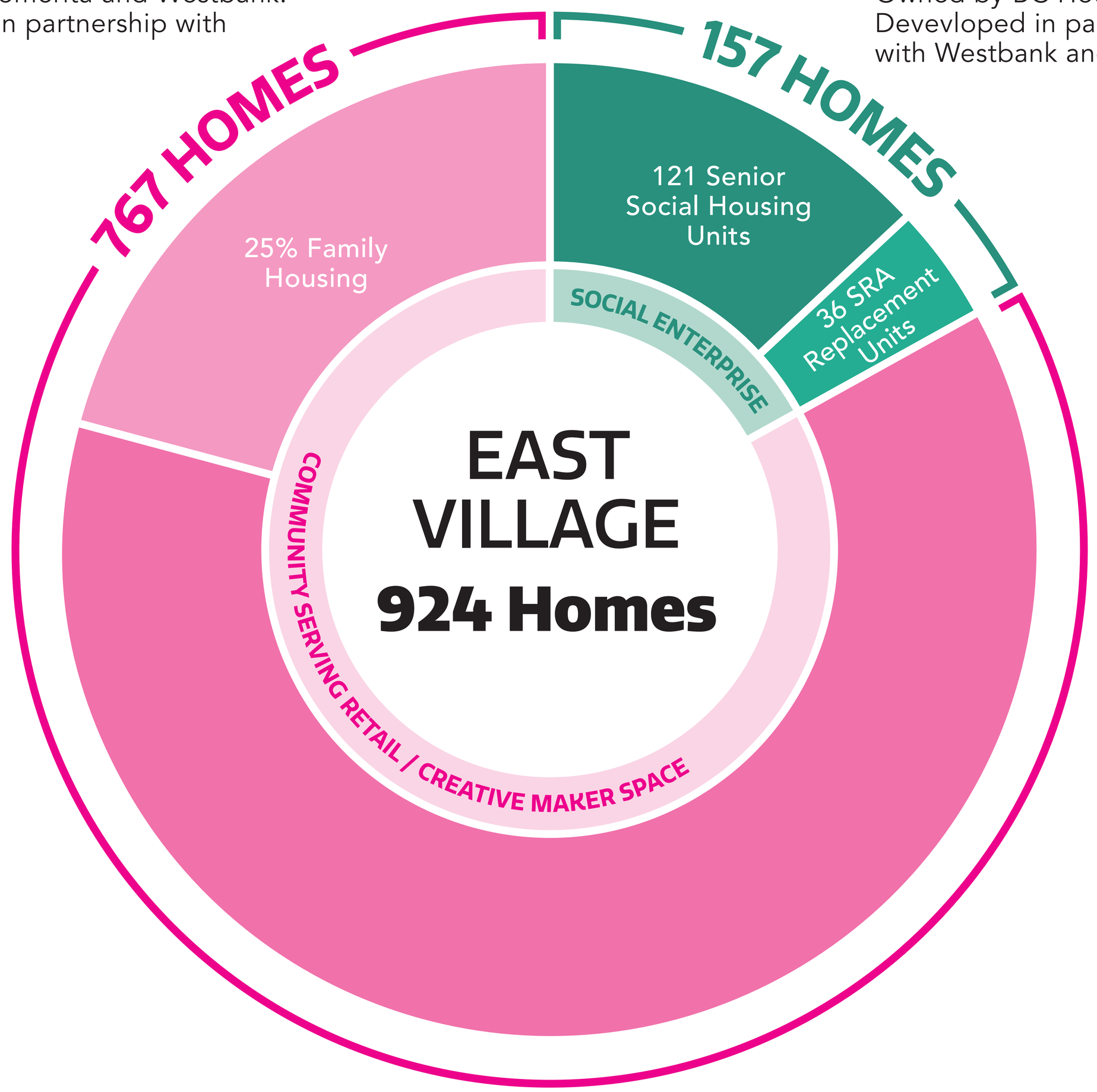
PROMERITA westbank

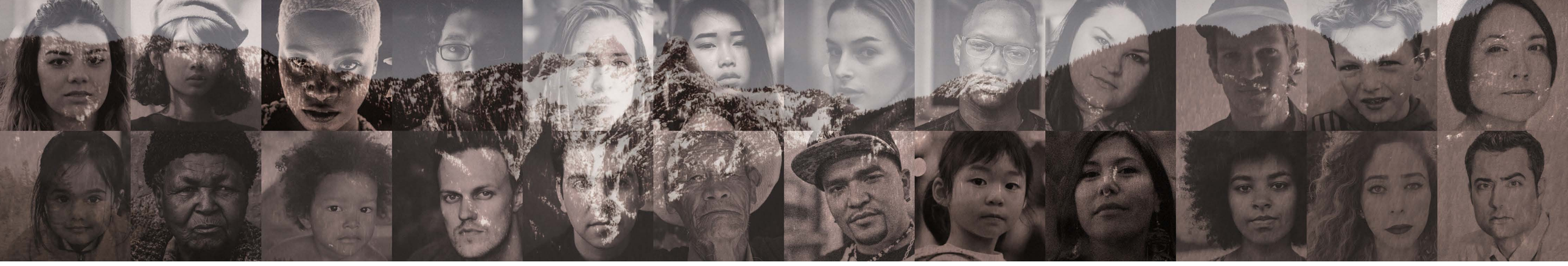
Owned by Promerita and Westbank.
Devevloped in partnership with
BC Housing.

EAST 3
Seniors Social Housing

BC HOUSING

Owned by BC Housing.
Devevloped in partnership
with Westbank and Promerita.





Application History

2020

OCT
Preliminary City Meeting

2021

JUL
Rezoning Enquiry Submitted to City

Updated Rezoning Enquiry Submitted to City

OCT
Policy Enquiry Submitted to City

2022

MAR
Letter of Response from City staff

JUL
Staff Report to Council

2023

MAR
Enhanced Rezoning Submitted to City

2024

MAR
Rezoning Application Submitted to City

WE ARE HERE

2024 OCT
City-Led Open House

EAST VILLAGE

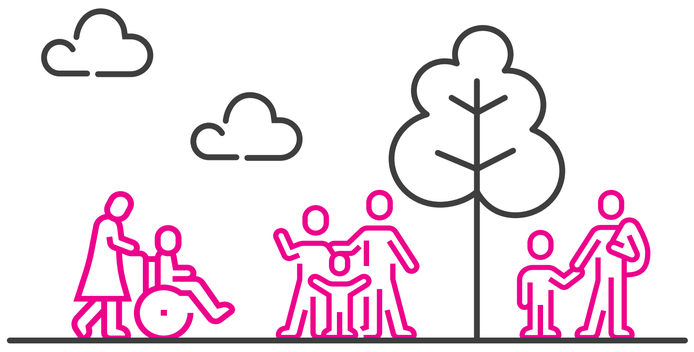
PROMERITA westbank BC HOUSING ZGF



Project Goals

Creating New Housing for All

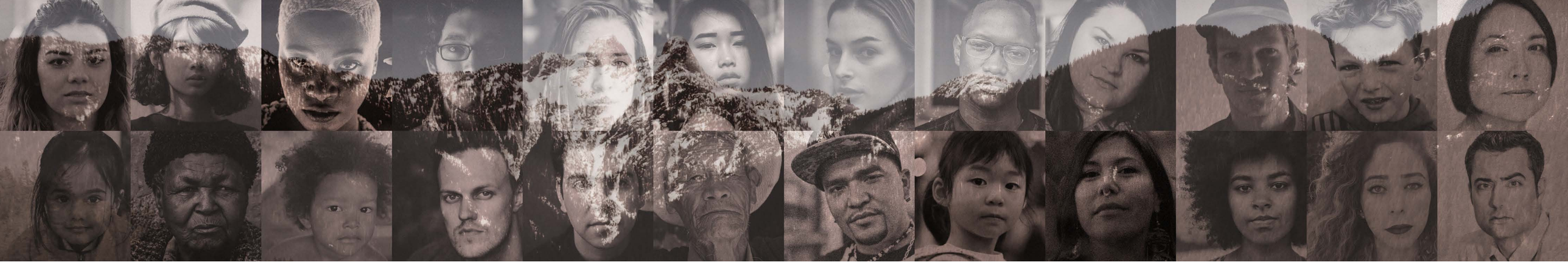
East Village aims to provide a range of affordable housing types with a focus on housing for families, singles, and seniors - this responds to the needs of the Downtown Eastside community, as well as City-wide housing goals.



The Downtown Eastside Area Plan encourages development of new affordable market rental homes and the increase of social housing.



The project includes a total of **924 purpose built rental homes of which 157 will be social affordable rental homes for seniors.**



Project Goals

Creating the Opportunity for Modern Social Housing

East Village aims to enable the creation of as much social housing as possible, as envisioned in the Downtown Eastside Area Plan. This would also include the replacement of the non-operational 36 Single Room Accommodations on site today with new modern units.



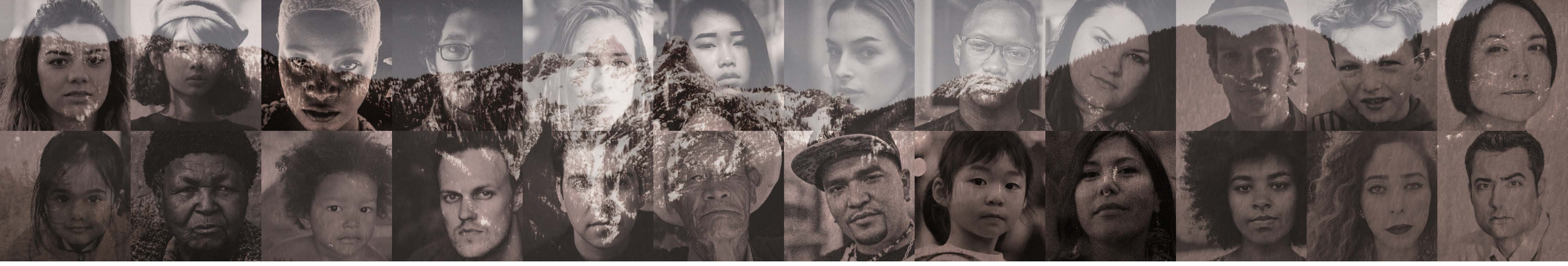
The Downtown Eastside Area Plan envisions the increase of social housing developments through partnerships, with a target of 20-30% of those homes in the Hastings Corridor area.



Through collaboration with BC Housing, East Village will deliver **157 seniors social housing homes to be operated by a not-for-profit.**

EAST VILLAGE

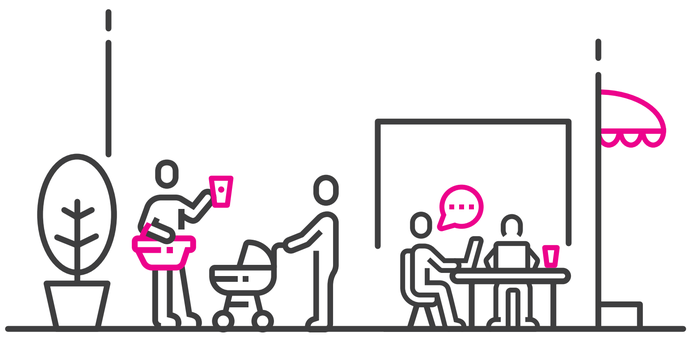
PROMERITA westbank BC HOUSING ZGF



Project Goals

A Vibrant Neighbourhood and Local Economy

East Village will contribute to a vibrant community and local economy through the delivery of ground-level **community serving retail, live-work units** focused on local artists and musicians, and opportunities for **social enterprises**.



The Downtown Eastside Area Plan envisions a new retail center along Hasting Street and supports additional retail opportunities which serve the local population including micro-enterprise opportunities for residents.





EAST 1

4,973 SF of Community Serving Retail Space

2,481 SF of Live Work Space



EAST 2

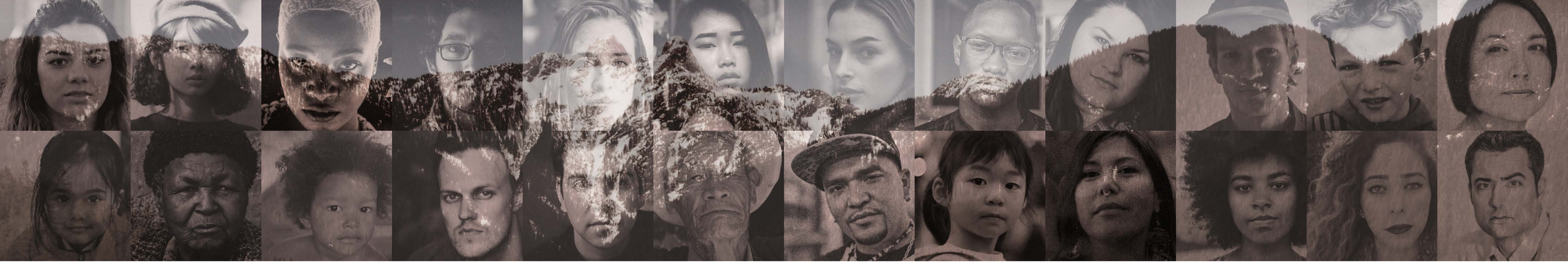
7,952 SF of Community Serving Retail Space

1,559 SF of Community Serving Retail/Maker Space



EAST 3

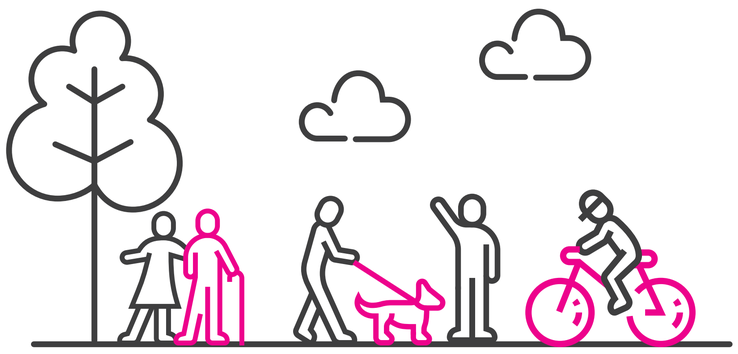
2,289 SF of Social Enterprise Space



Project Goals

Developing a Sustainable Community

East Village will contribute to a sustainable community by capitalizing on the sites **close proximity to cycling networks and rapid bus routes along East Hastings Street**. The project responds to the Provincial mandate of creating new housing near transit.

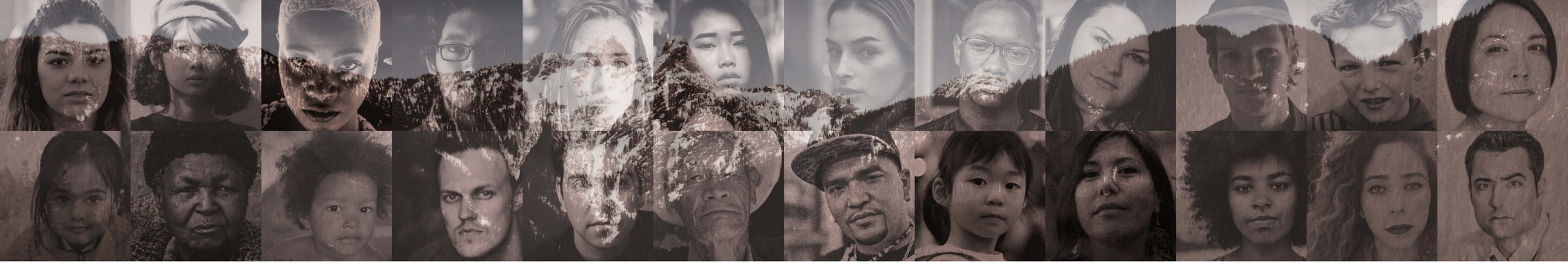


Transportation 2040 & Climate Emergency Action Plan targets 2/3 of all trips in Vancouver will be via active transportation and transit. The plan recognizes land-use planning as a foundational tool for creating more complete walkable neighbourhoods.

Embodied Carbon
Transit-oriented design reduces the size of the below-grade parking structure. This combined with an efficient design reduces the concrete volume and has the greatest impact on lowering the embodied carbon of the project.



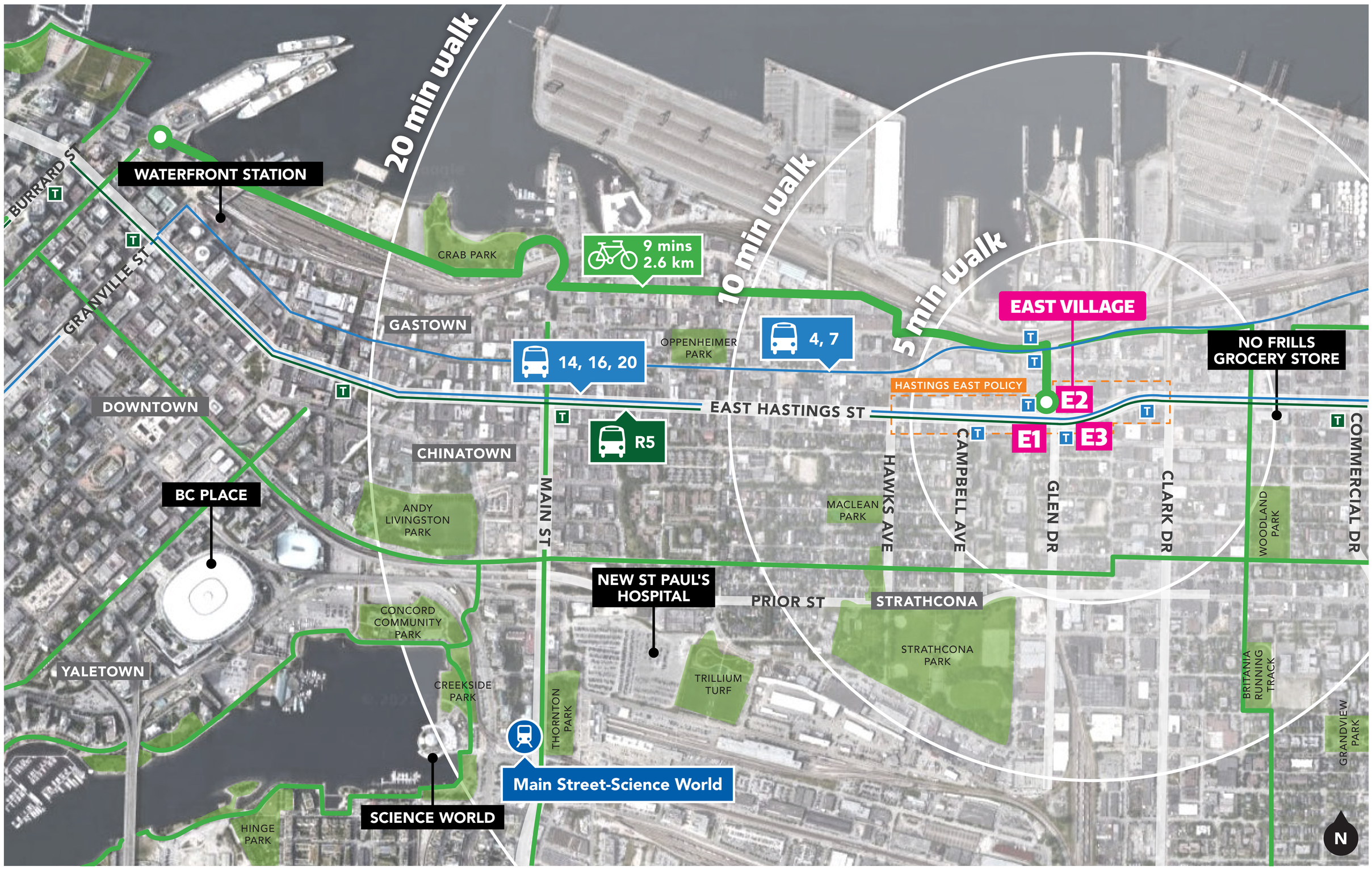
Supporting alternative transportation methods, East Village will include bike storage and a bike lounge complete with workshop space, a bike wash, hangout area and change room facilities.



Location

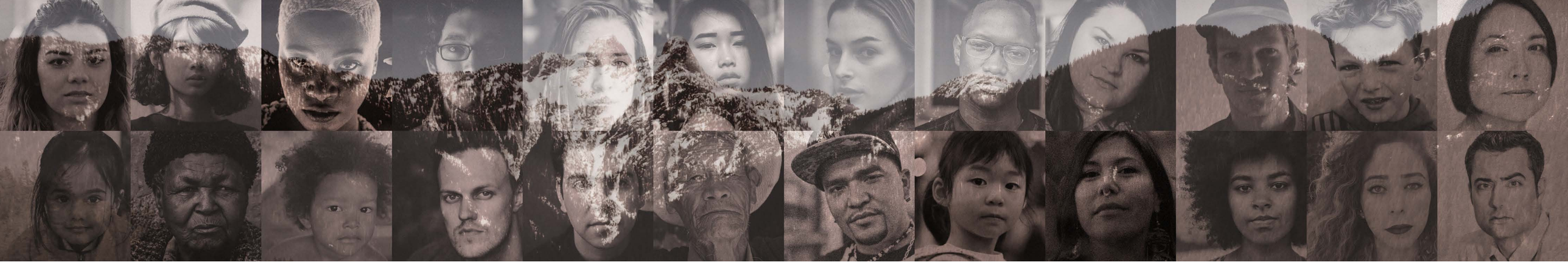
15 Minute Neighbourhood

Hastings East is part of a vibrant community that has recently seen a reinvigoration of services and businesses. East Village is adjacent to major public transportation services and bicycle routes to increase its connection to the city, parks and amenities.



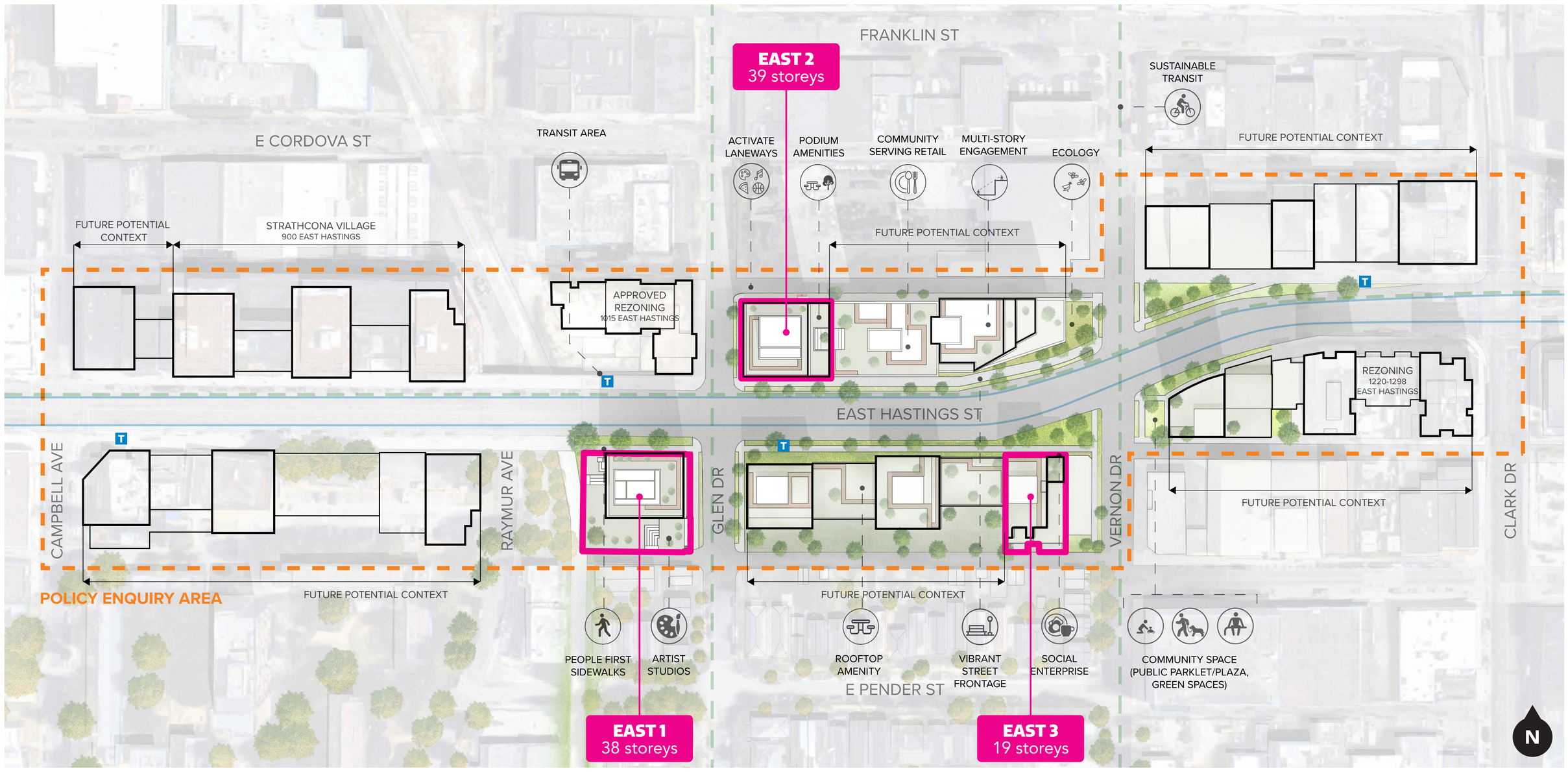
EAST VILLAGE

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Neighbourhood

East Village is located in the Hastings East area at the eastern edge of Vancouver's Downtown Eastside neighbourhood. While Hastings East features a mix of uses, from single-family home to light industrial, there has been an uptick of new community-led developments in recent years.













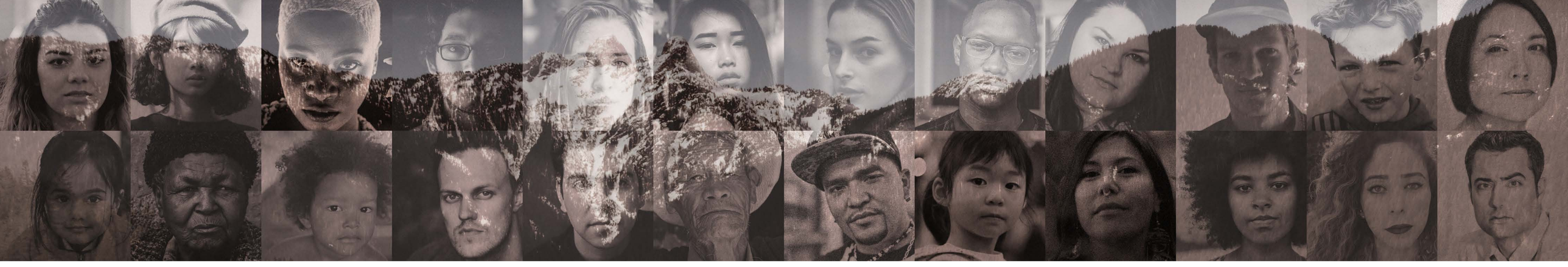






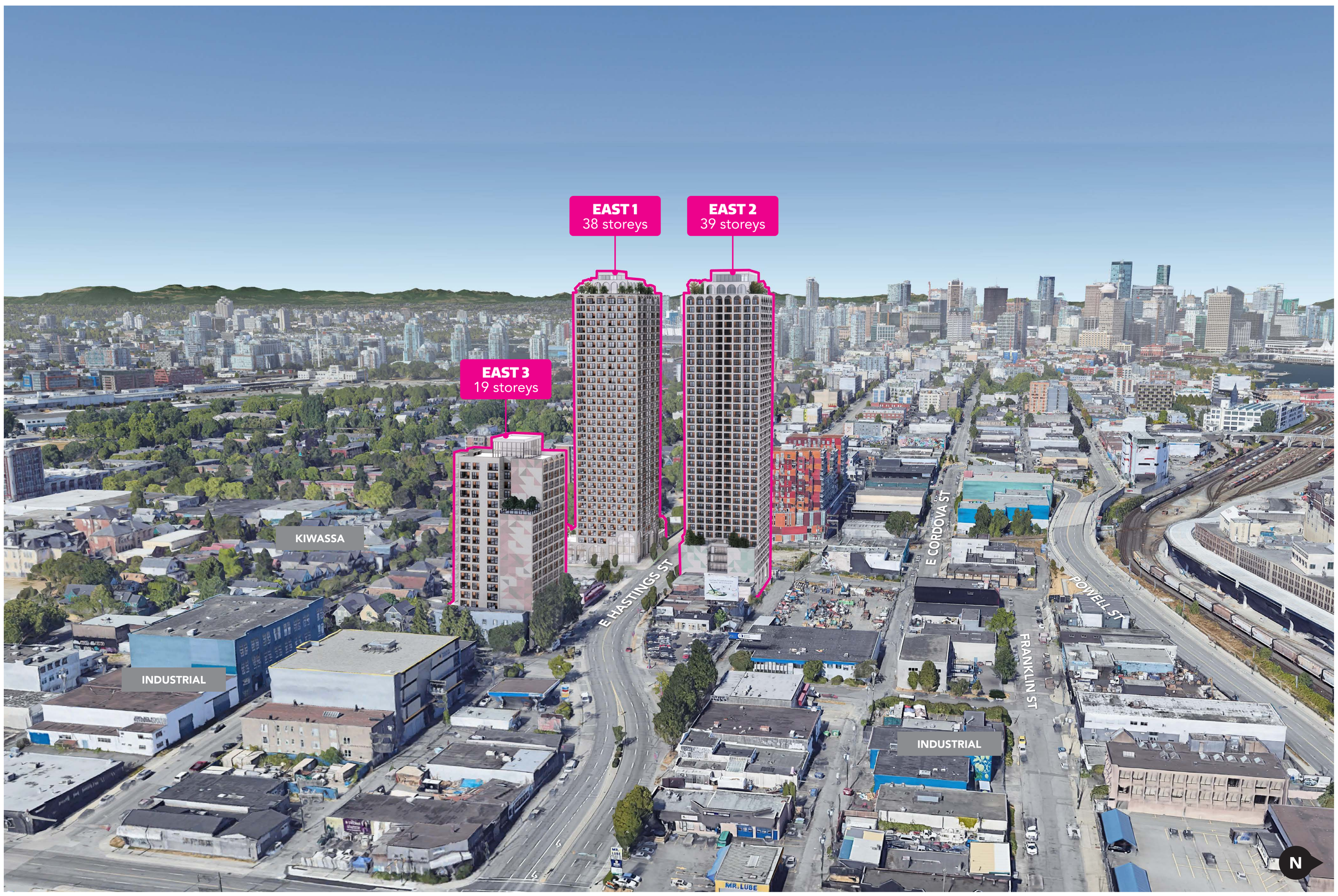
EAST VILLAGE

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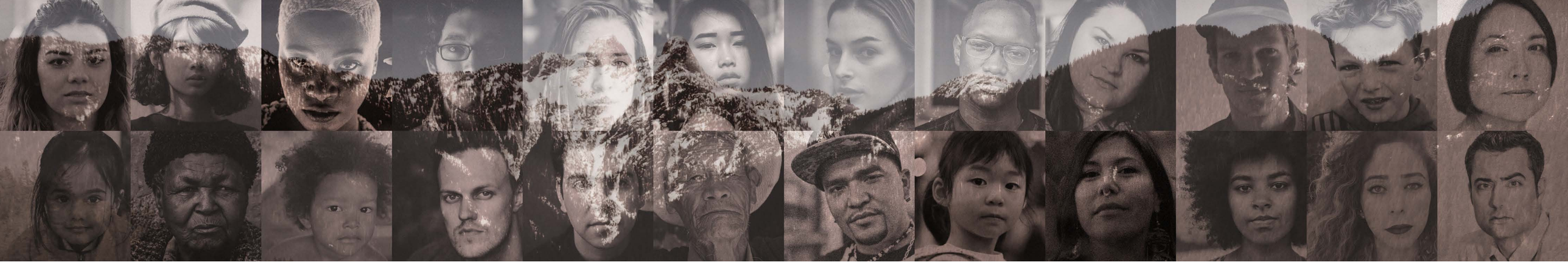
Neighbourhood

Contextual Aerial View: Looking South-West



EAST VILLAGE

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Changing Neighbourhood Context

The Downtown East-side plan has set up a frame work for a resurgence of community led developments along the Hastings corridor that aims to deliver much needed community amenities and housing. These projects are preparing the area for its anticipated growth as set out in the plan.

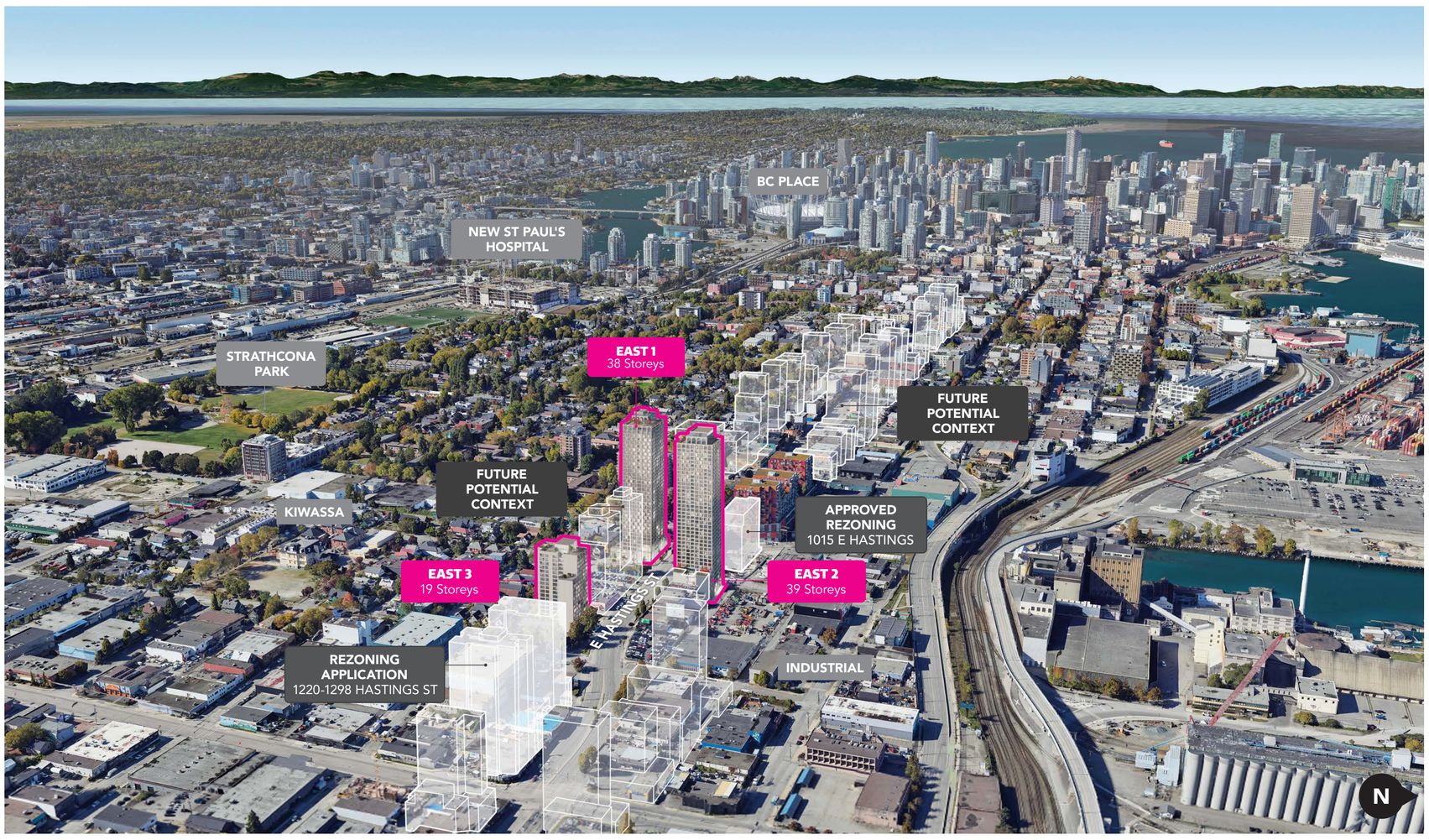
Current Context

Contextual Aerial View:
Looking South-West

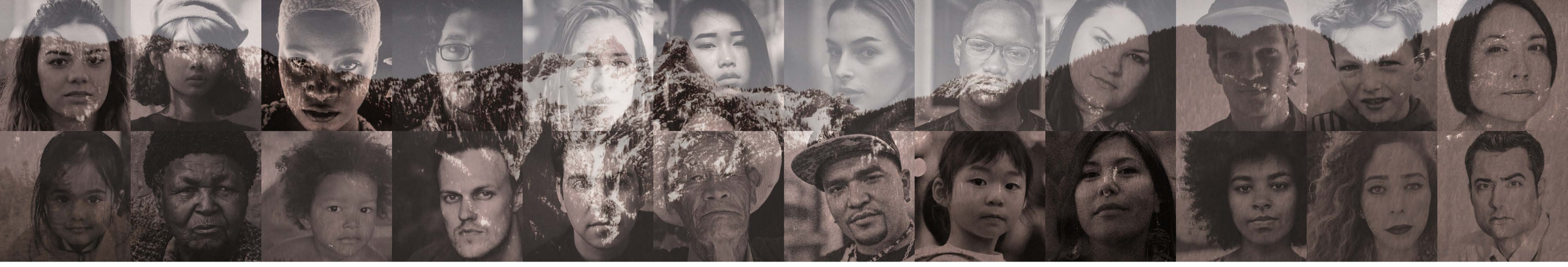


Future Potential Context

Contextual Aerial View:
Looking South-West

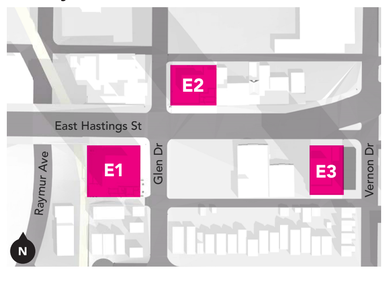


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East Village Statistics

Site Key

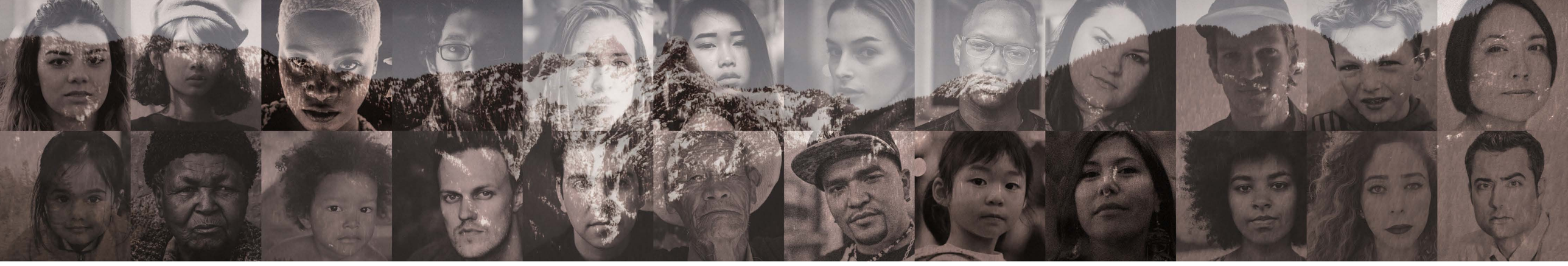


	East 1	East 2	East 3
			
Proposed Height	**373'-0"*** 113.7 m **38 storeys**	**390'-4"*** 119.0 m **39 storeys**	**194'-8"*** 59.3 m **19 storeys**
Density Floor Space Ratio	**16.06 FSR**	**23.30 FSR**	**10.40 FSR**
Rental Homes	**382** 3 Live Work Units at Street Level	**385**	**Social Housing** **157** Includes 36 Replacement SRA units
Family Housing	**28 %**	**25 %**	
Residential Rental Area Total. Includes In-suite storage	**265,069 SF** 24,625.7 m^2 (Townhomes + Tower)	**264,423 SF** 24,565.7 m^2	**100,465 SF** 9,334 m^2
Community-serving Retail	**4,973 SF** 462.0 m^2 Total Unit Area Commercial	**7,952 SF** 739.0 m^2 Total Unit Area Commercial	**Social Enterprise** **2,289 SF** 212.7 m^2 Total Unit Area Social Enterprise
Vehicle Parking	**36** Car Stalls **2** Class B loading stalls provided at lane	**5** Car Stalls **1** Class B loading stalls provided at lane	**5** Car Stalls **2** 1 Class B Loading 1 Class A Passenger Loading
Bicycle Parking	**751** Total (404 Class A bike stalls provided at below grade and additional 347 provided in-suite, 1 per suite)	**738** Total (387 Class A stalls provided at below grade and additional 351 provided in-suite, 1 per suite)	**288** Total (131 Class A stalls provided at below grade and additional 157 provided in-suite, 1 per suite)

**Measured from level 1 T.O.S to top of parapet above the elevator overrun*

EAST VILLAGE

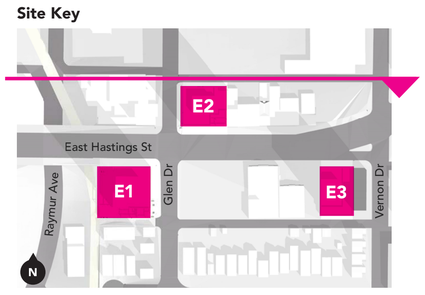
PROMERITA westbank BC HOUSING ZGF

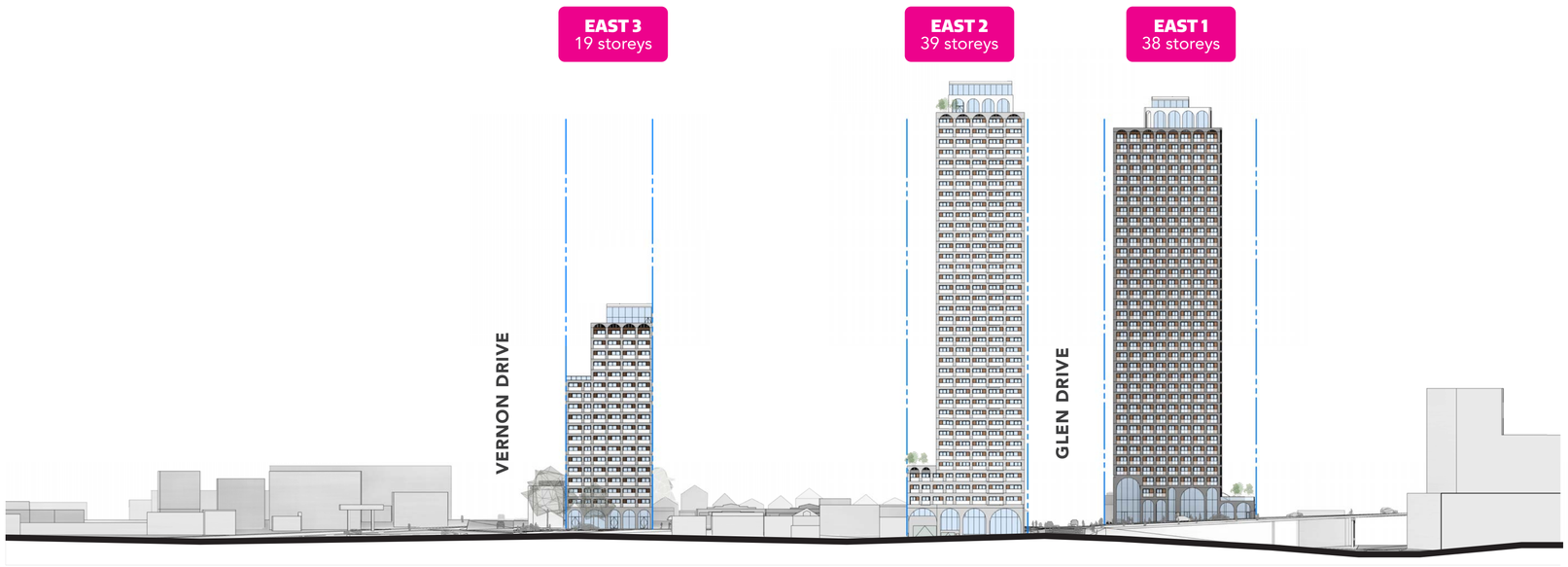


Streetscape Elevations

North Elevation Laneway

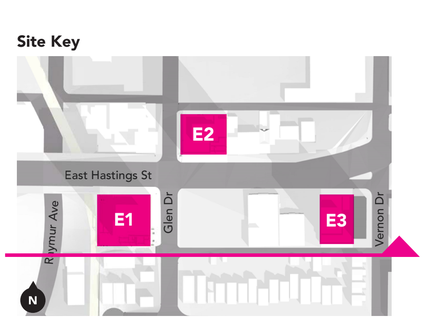
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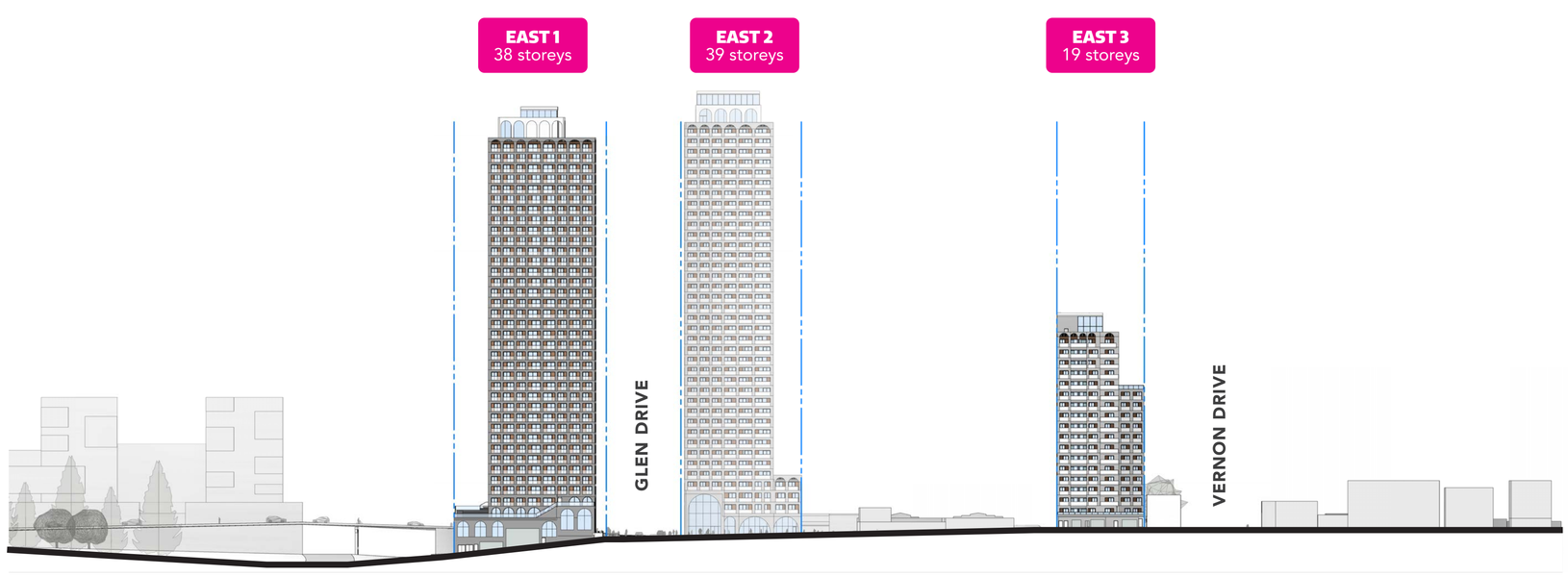




South Elevation Laneway

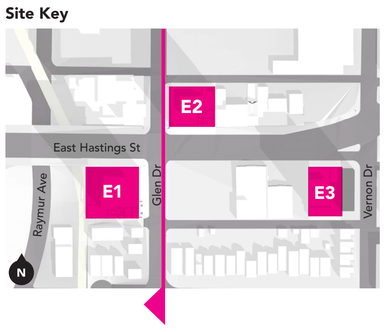
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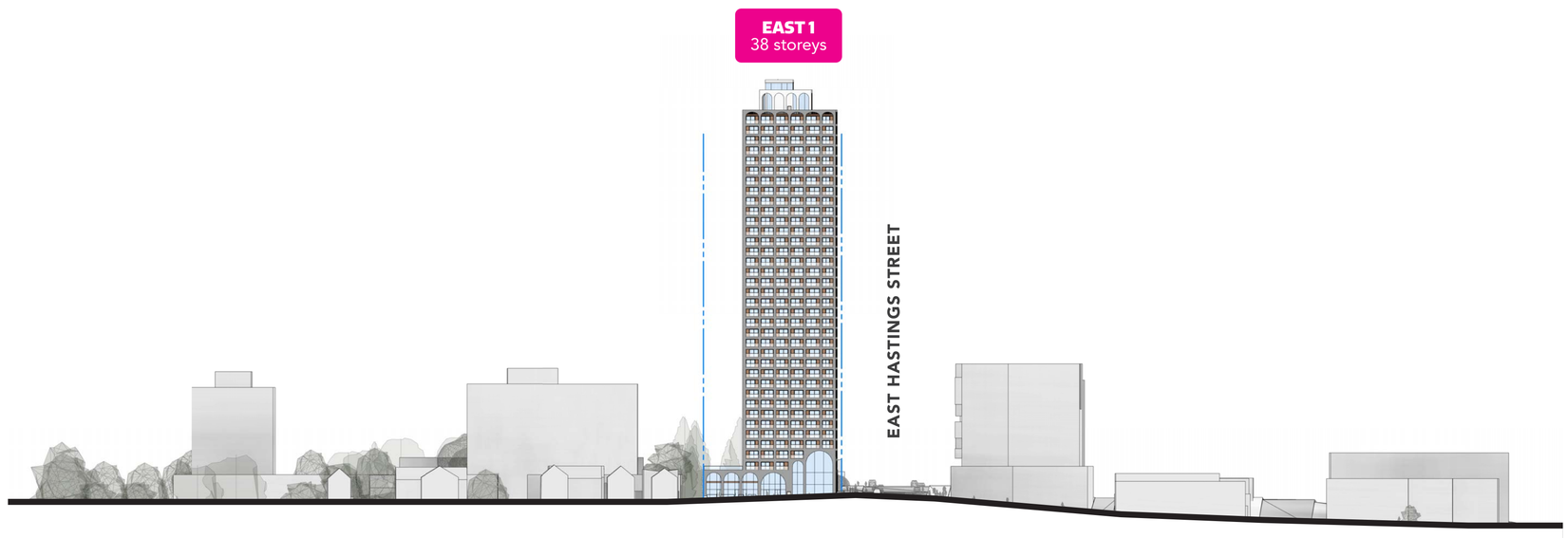




East Elevation Glen Drive

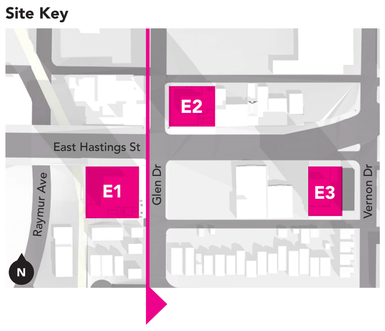
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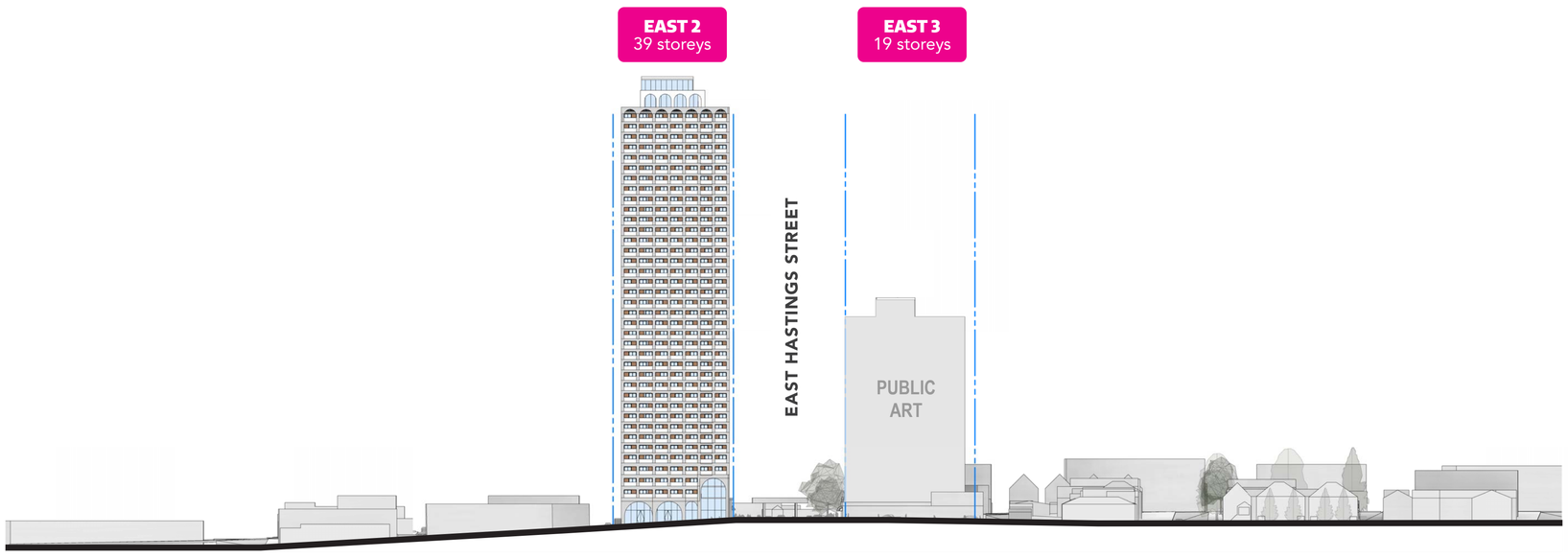




West Elevation Glen Drive

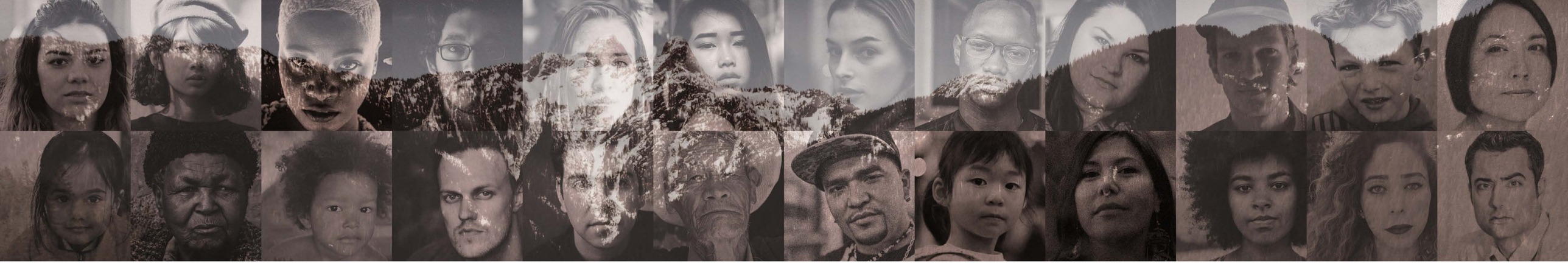
Site Key





EAST VILLAGE

PROMERITA westbank BC HOUSING ZGF

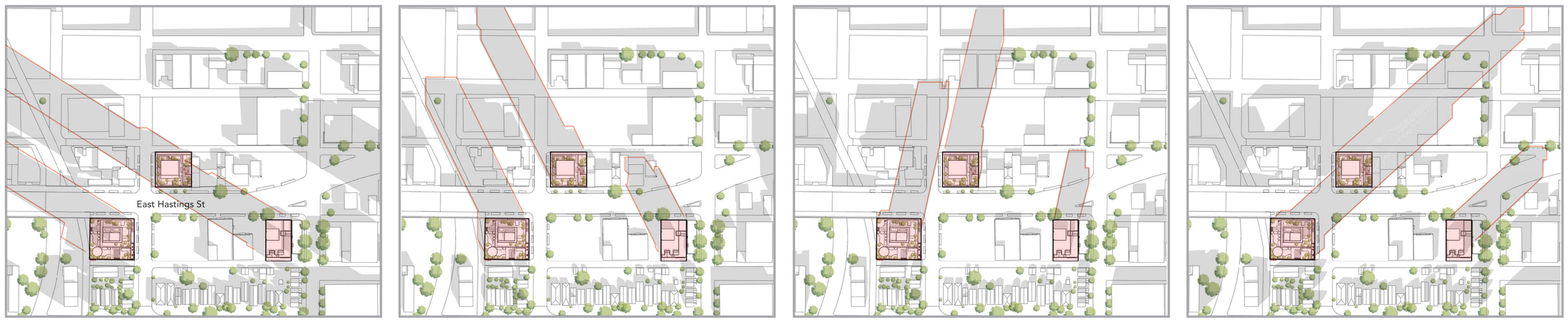


Shadow Study

Pacific Daylight Time (PDT)

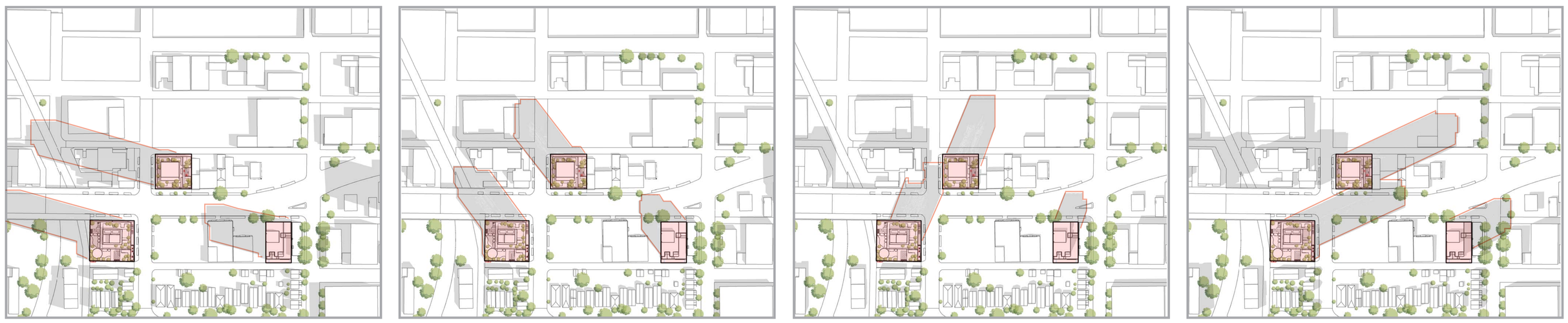
No parks or single family homes are shaded with proposed building heights.

Spring Equinox



10.00 AM | 12.00 PM | 2.00 PM | 4.00 PM

Summer Solstice



10.00 AM | 12.00 PM | 2.00 PM | 4.00 PM

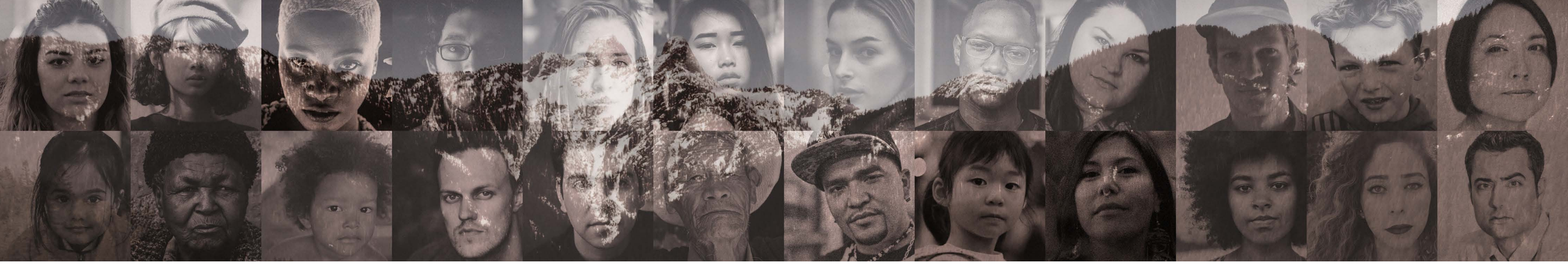
Autumn Equinox



10.00 AM | 12.00 PM | 2.00 PM | 4.00 PM

EAST VILLAGE

PROMERITA westbank BC HOUSING ZGF



Form of Development

Transitional Scale

The buildings design respond to the scale of nearby buildings and includes different sizes and heights to fit in with the surrounding neighborhood.

Outdoor Space

The outdoor amenities are designed to take advantage of the view of the railway and provide clear views of the Two Sisters mountains on the North Shore.

Activating Street Frontage

Street frontage will feature commercial spaces and residential entrances to make the street active and engaging. The design breaks up storefronts into smaller units, making the street more welcoming and pedestrian-friendly.

Public Art

Public artwork is proposed on the exterior walls of the development. These pieces aim to reflect the community's identity and bring visual interest, with the opportunity to engage local artists in the creation of these artworks.

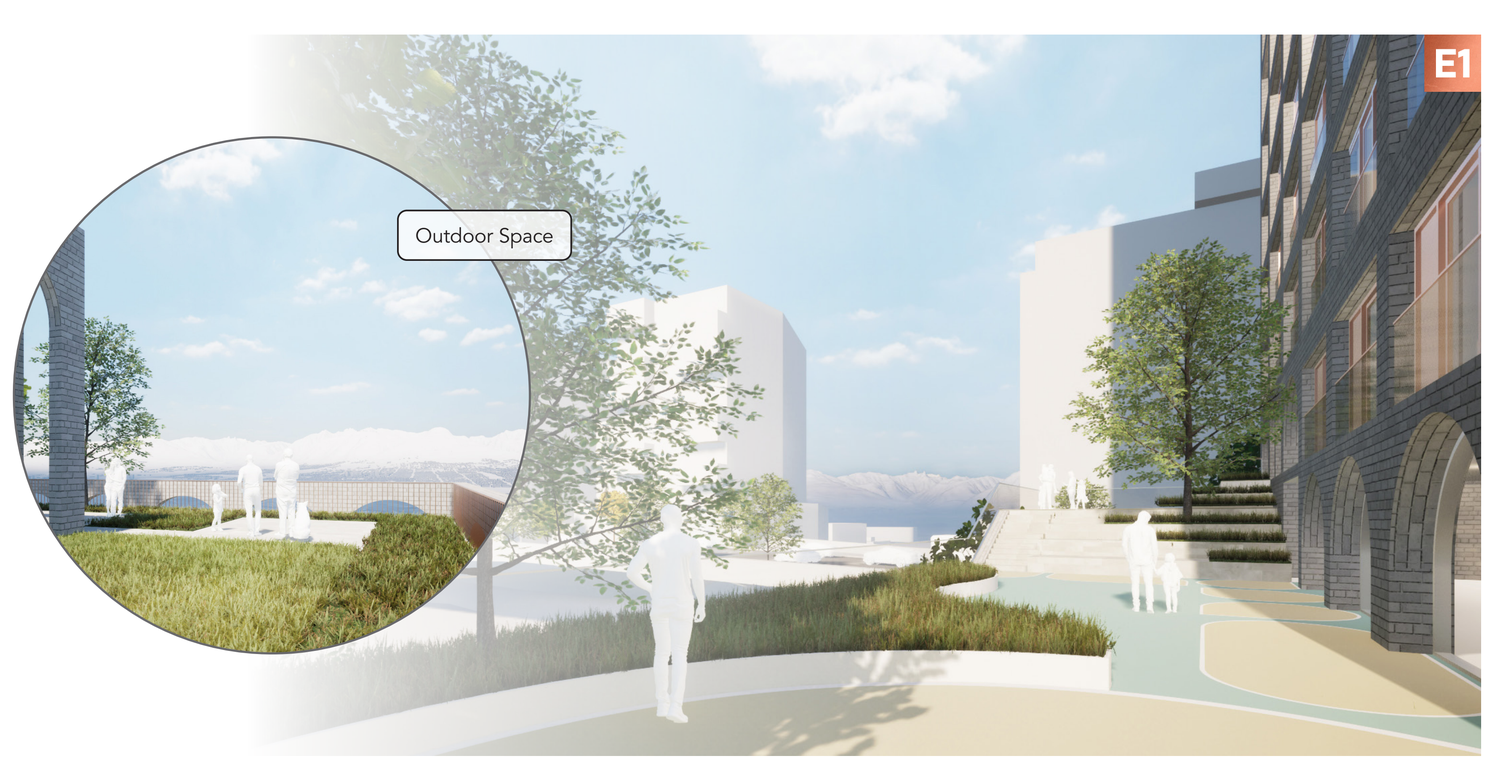
Energy & Greenhouse Gases

Fully electrified building with a high performance envelope, reduced window to wall ratio and efficient form factor.

Climate Resilience

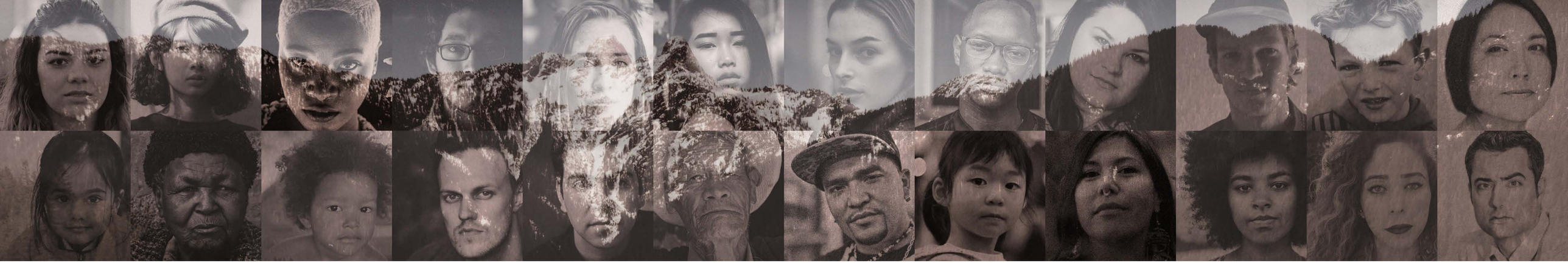
The design responds to climate hazards such as extreme heat and extreme rainfall events through storm-water retention strategies, increased tree canopy in the public realm and a mechanical cooling system sized for future weather conditions.







PROMERITA westbank BC HOUSING ZGF



E1

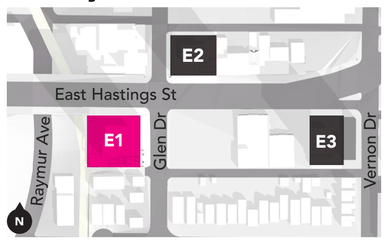
East 1

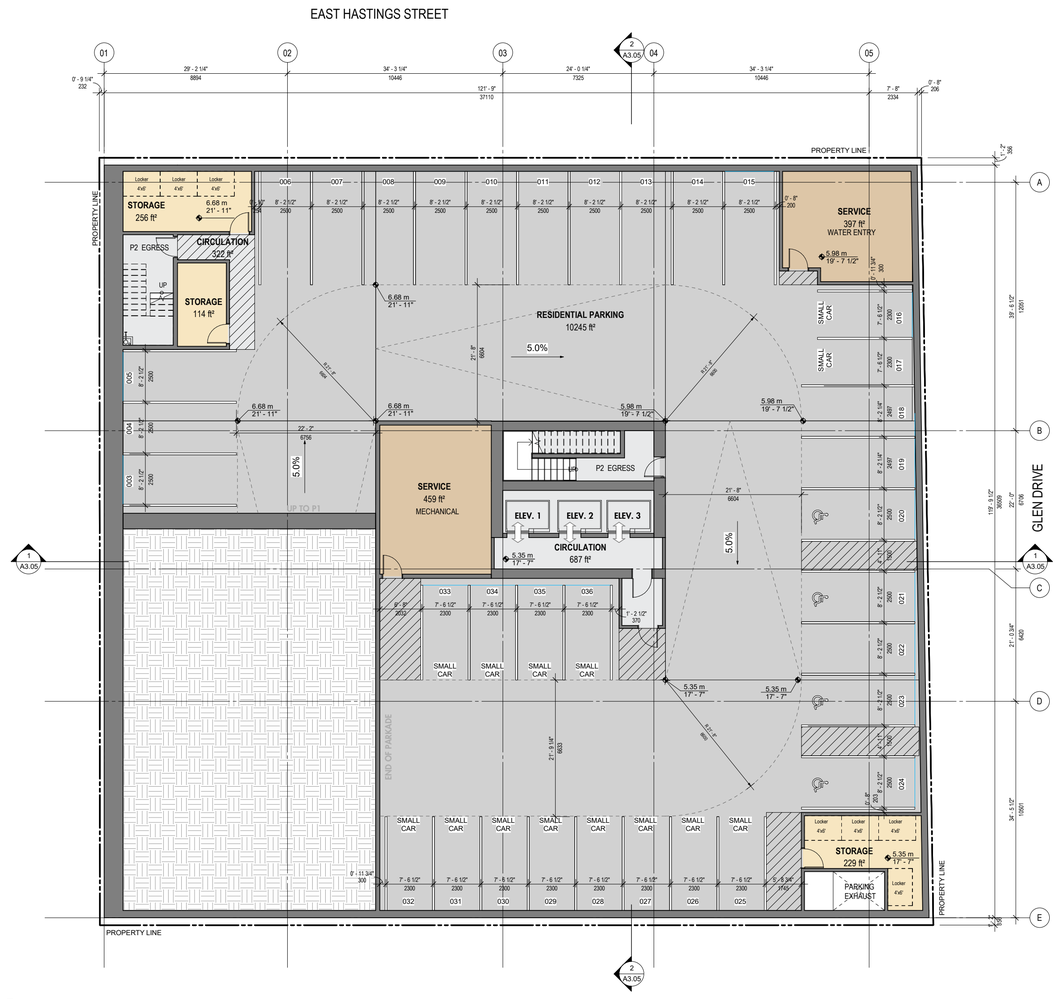
Typical Floor Plans

Legend

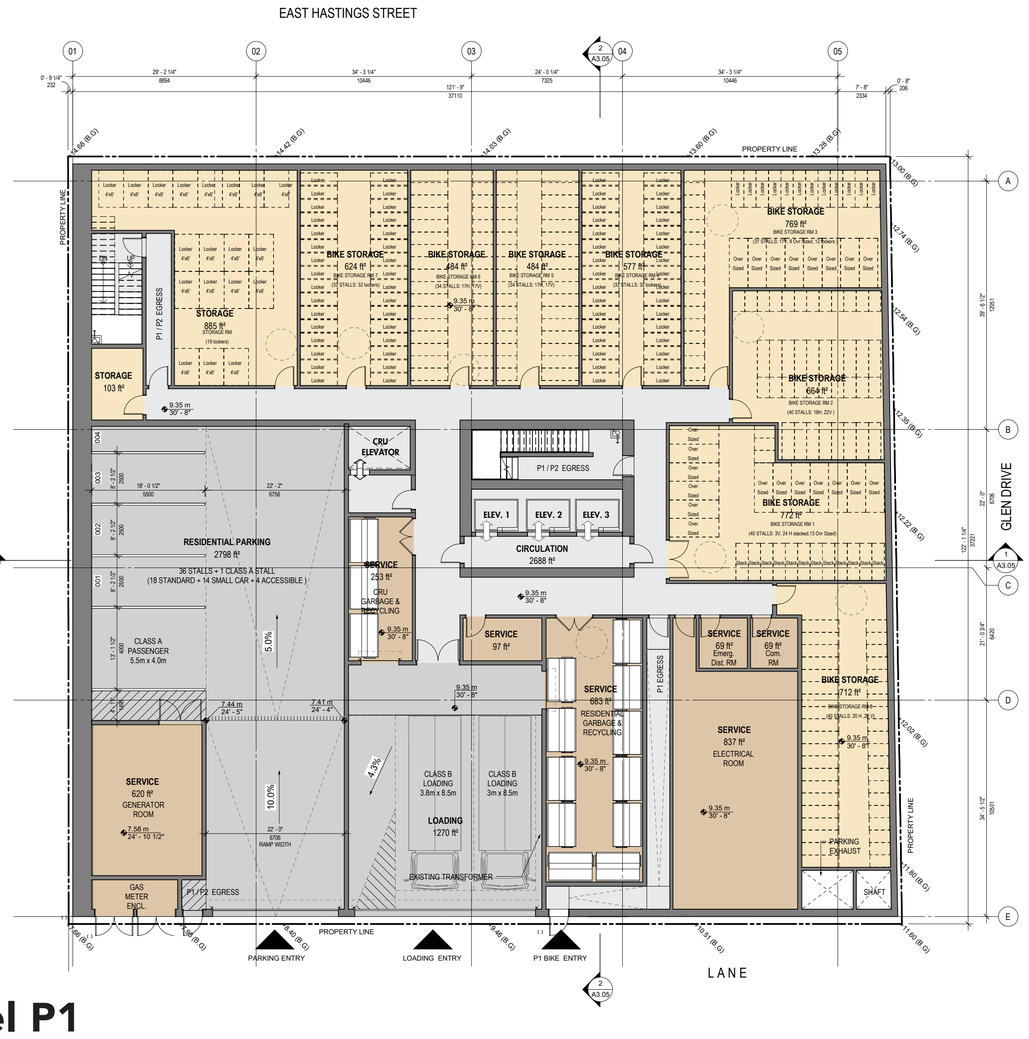
- Storage
- Service
- Circulation
- Parking
- Commercial
- Office
- Outdoor Amenity
- Indoor Amenity
- Townhouse
- Residential Studio
- Residential 1-Bed
- Residential 2-Bed
- Residential 3-Bed

Site Key





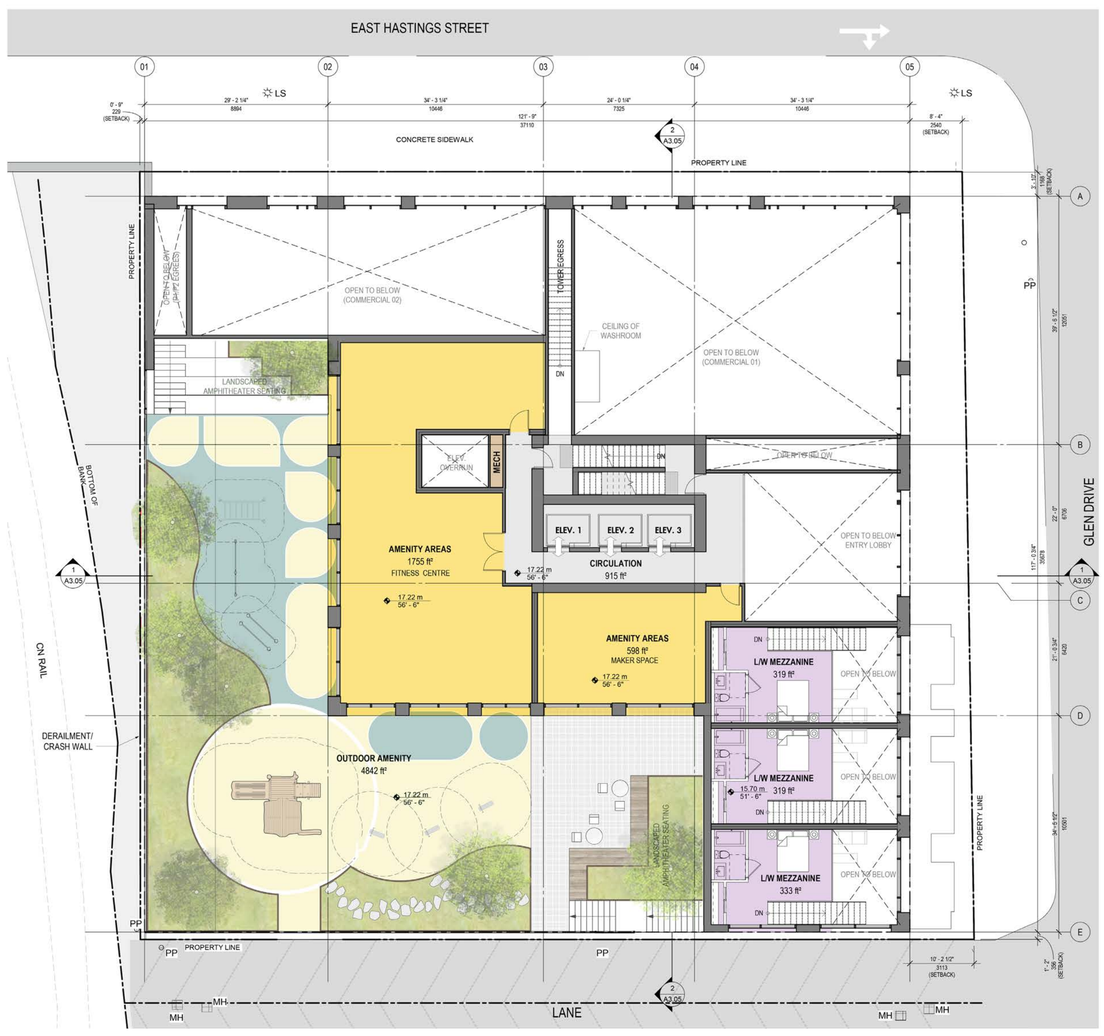
Level P2



Level P1



Level 1

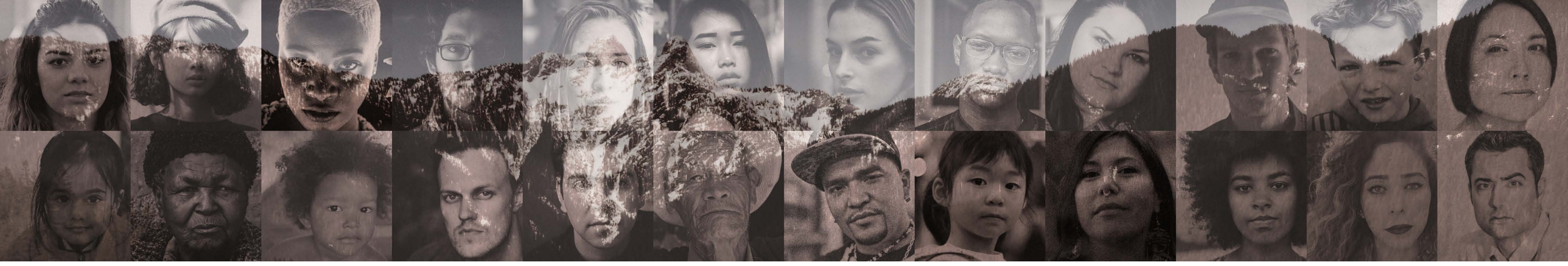


Level 2

N

EAST VILLAGE

PROMERITA westbank BC HOUSING ZGF



E1

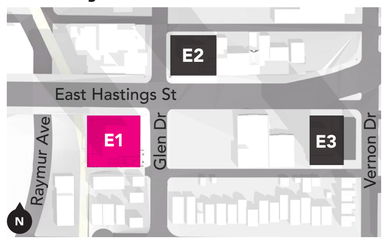
East 1

Typical Floor Plans

Legend

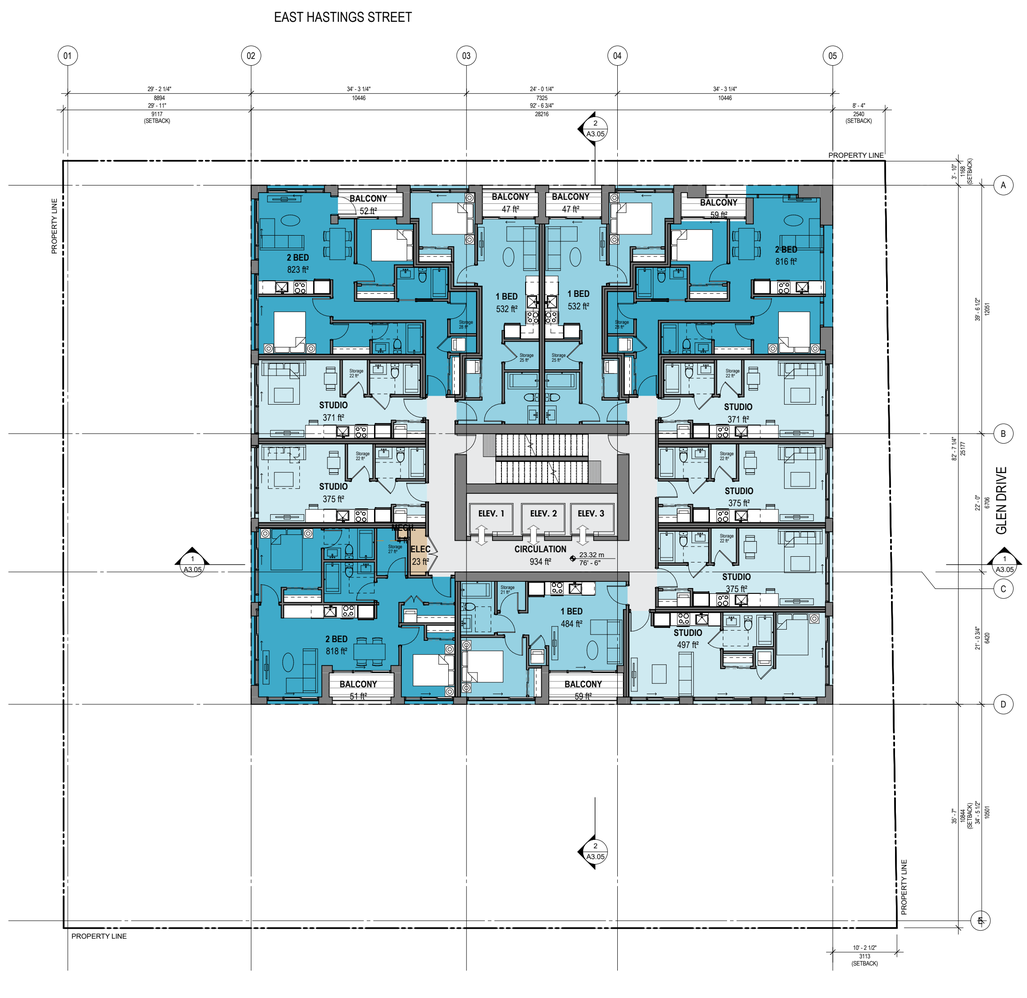
- Storage
- Service
- Circulation
- Parking
- Commercial
- Office
- Outdoor Amenity
- Indoor Amenity
- Townhouse
- Residential Studio
- Residential 1-Bed
- Residential 2-Bed
- Residential 3-Bed

Site Key

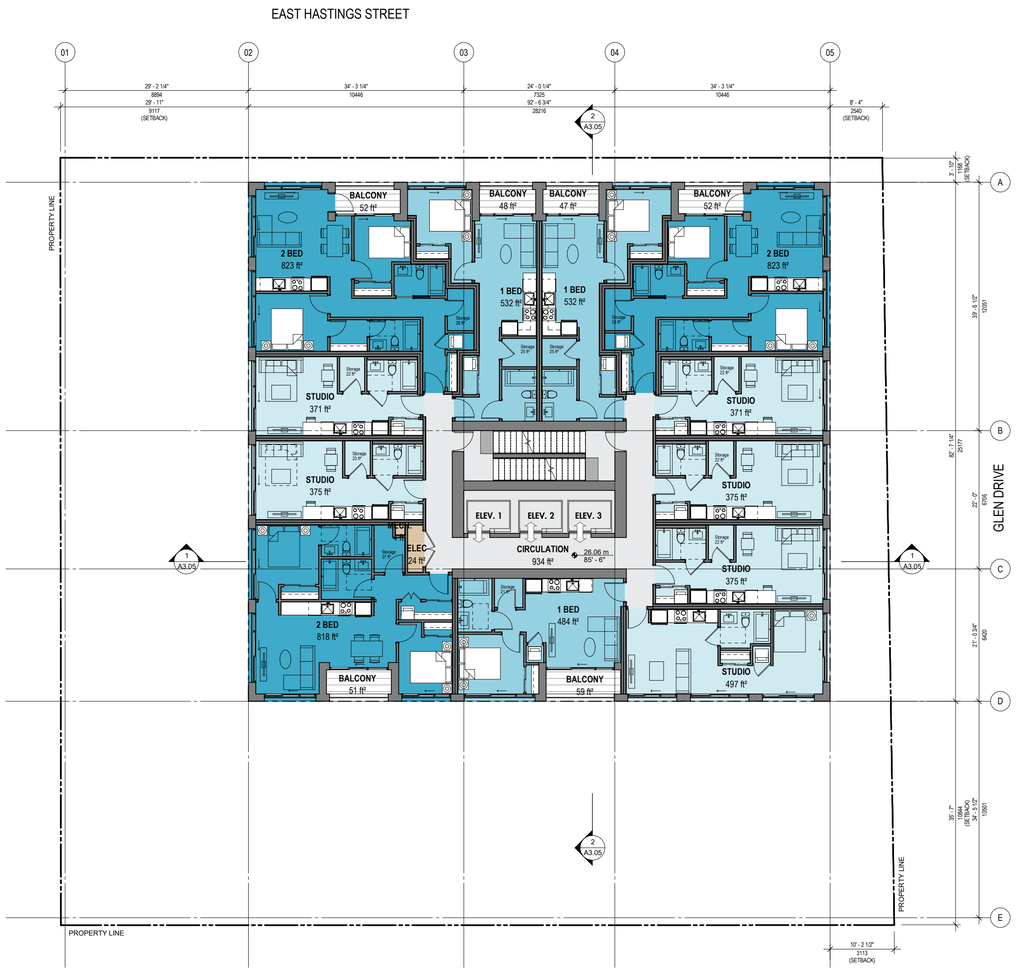




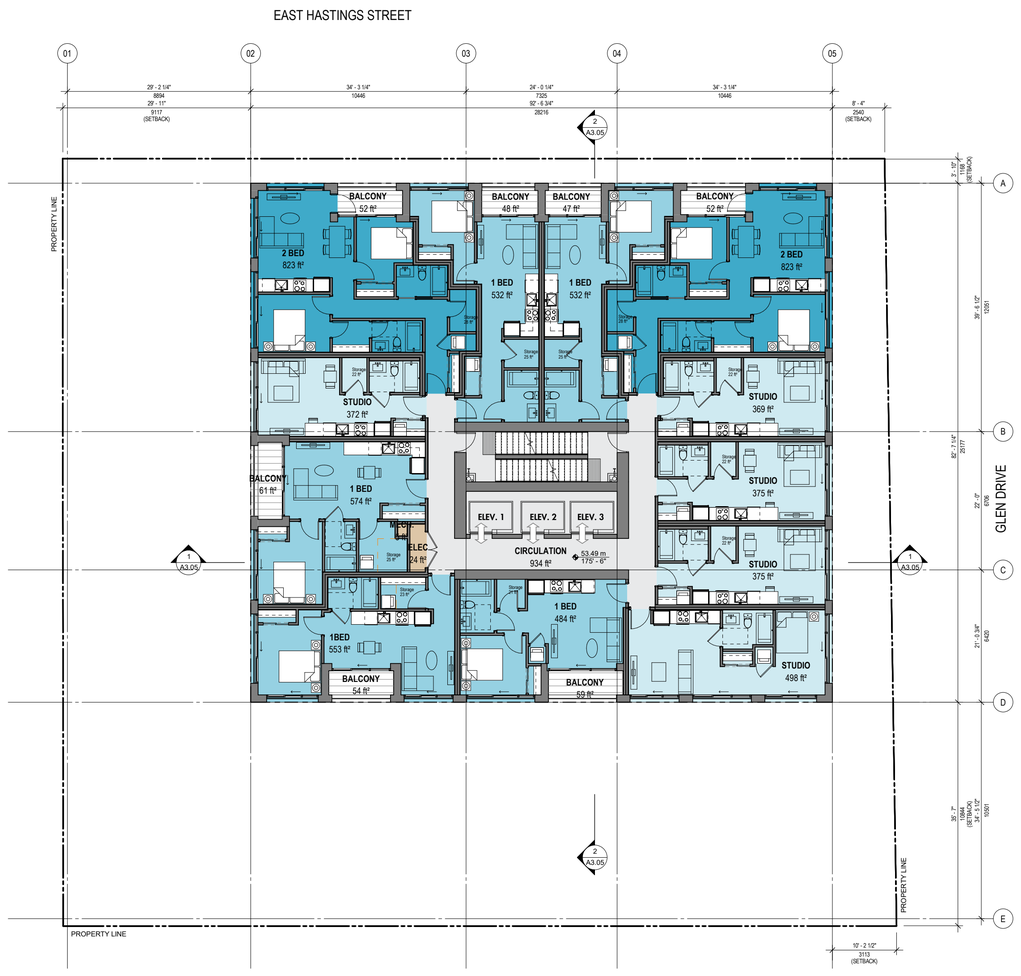
Level 3



Level 4



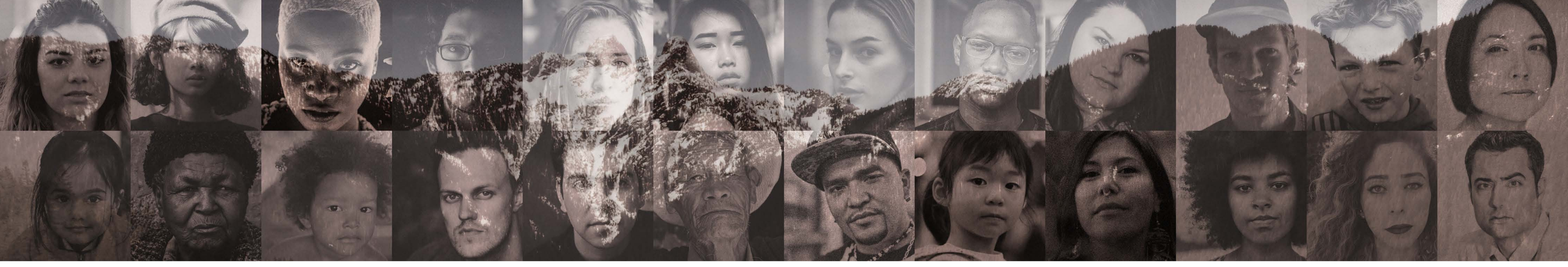
Level 5-14



Level 15-24

EAST VILLAGE

PROMERITA westbank BC HOUSING ZGF

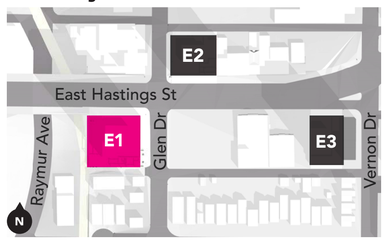


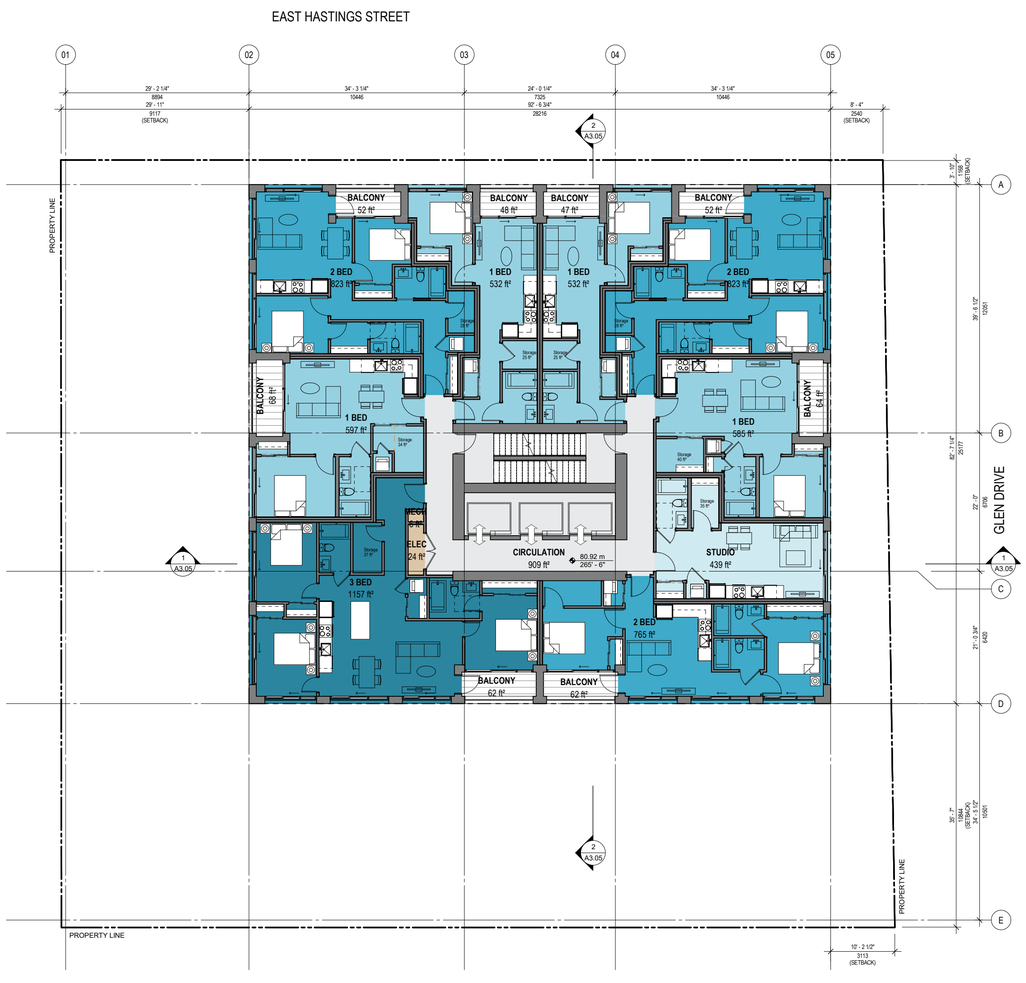
East 1
Typical Floor Plans

Legend

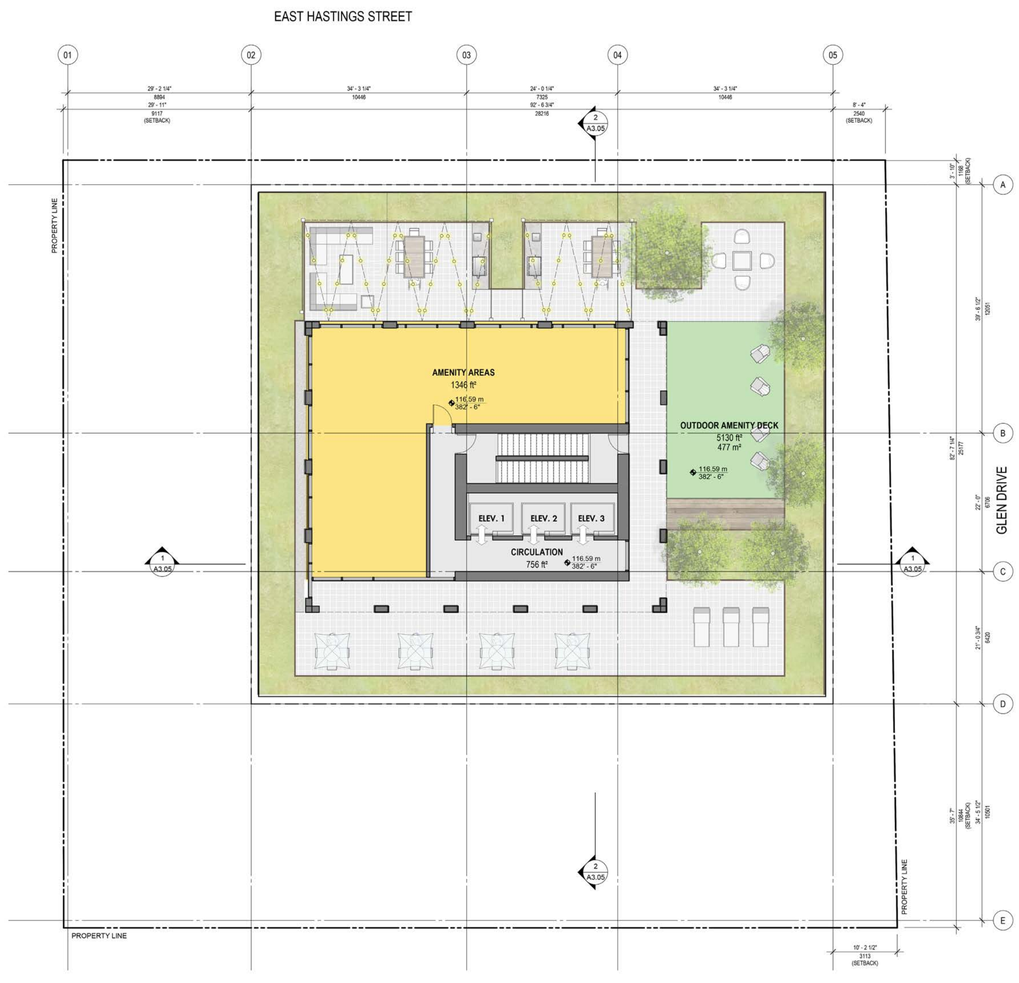
- Storage
- Service
- Circulation
- Parking
- Commercial
- Office
- Outdoor Amenity
- Indoor Amenity
- Townhouse
- Residential Studio
- Residential 1-Bed
- Residential 2-Bed
- Residential 3-Bed

Site Key





Level 25-37

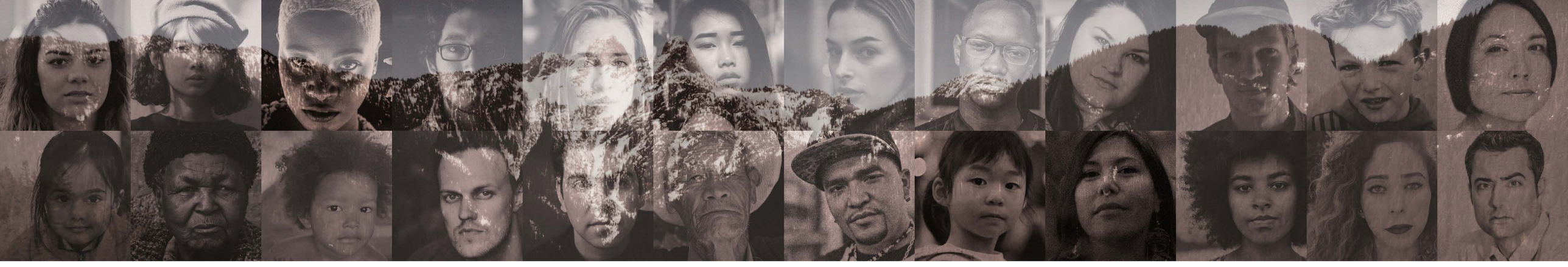


Level 38

Purpose Built Rental Housing
28% housing for families (2 & 3 bedroom homes)

	Total	Studio	1-Bed	2-Bed	3-Bed
Avg. Unit SF (gross)	573	399	528	814	1,157
Unit Count	382	135	141	93	13
Percentage of Units	100%	35%	37%	24%	4%

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E1

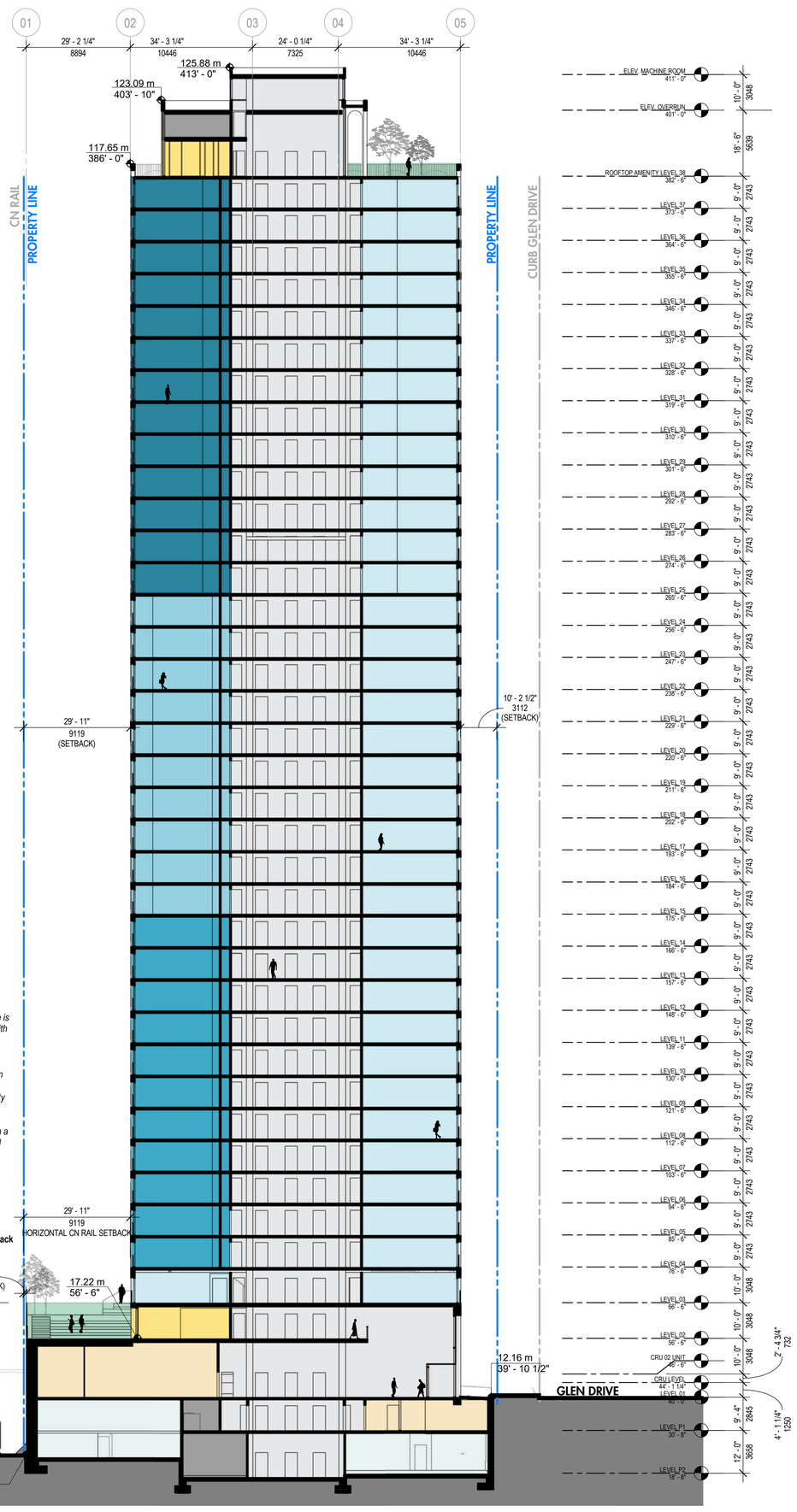
East 1
Building Sections

Legend

- Storage
- Service
- Circulation
- Parking
- Commercial
- Office
- Outdoor Amenity
- Indoor Amenity
- Townhouse
- Residential Studio
- Residential 1-Bed
- Residential 2-Bed
- Residential 3-Bed

Site Key





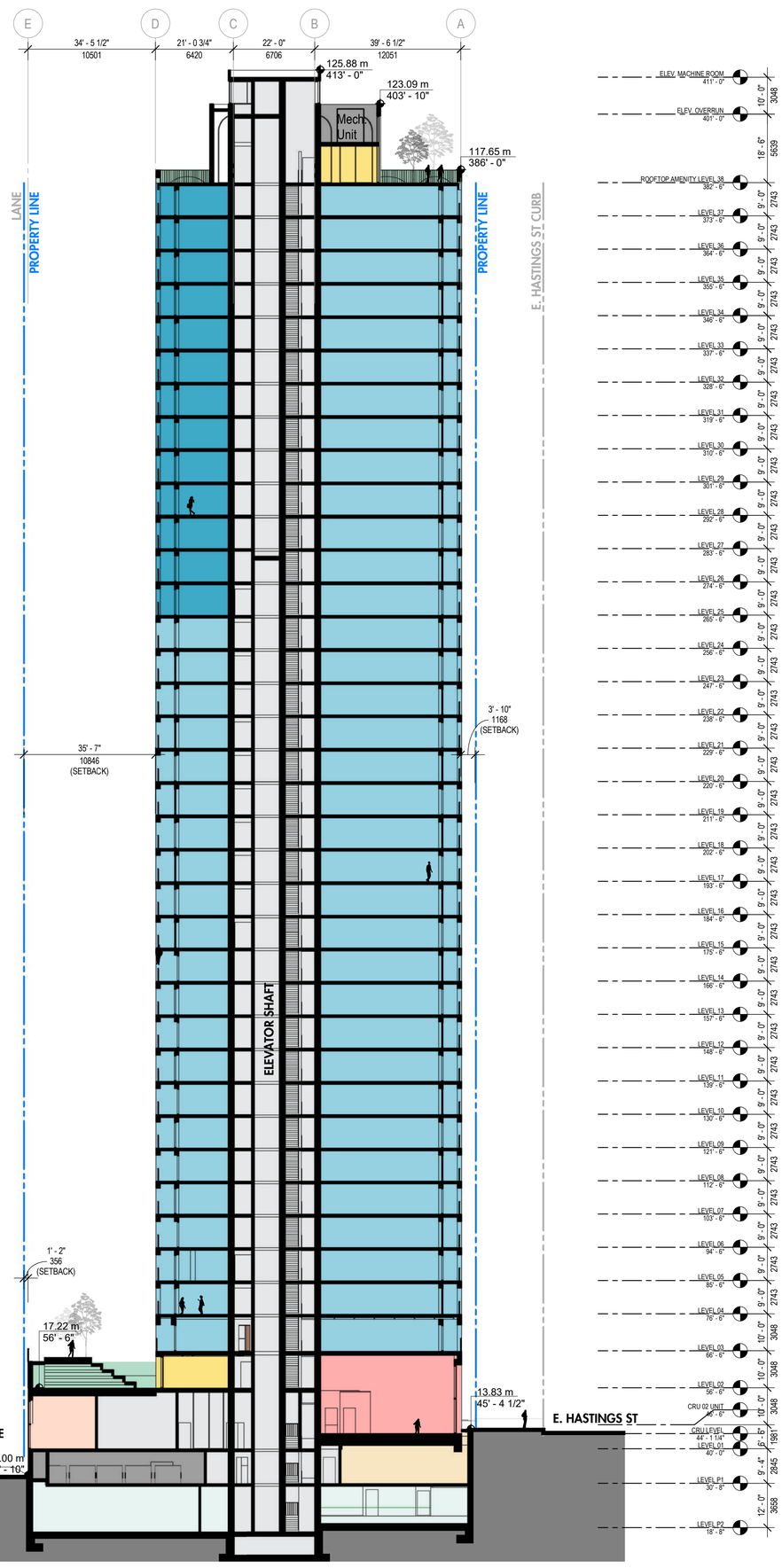
Railway Setback:
CN Rail have confirm the Railway line is considered a Principle Brance Line with an expected 15 meter setback to residential units is expected. With the intergeneration of a crash wall at the podium level following AECOM design standards parking, retail or amenity space may encroach in the 15m safety setback.

The safety setback measurement can a combination of Horizontal and vertical setback to the residential units.

Proposed Setback : 22.20m (72'-7")

Vertical + Horizontal = **Railway Setback**
42'-8" + 29'-11" = 72'-7"

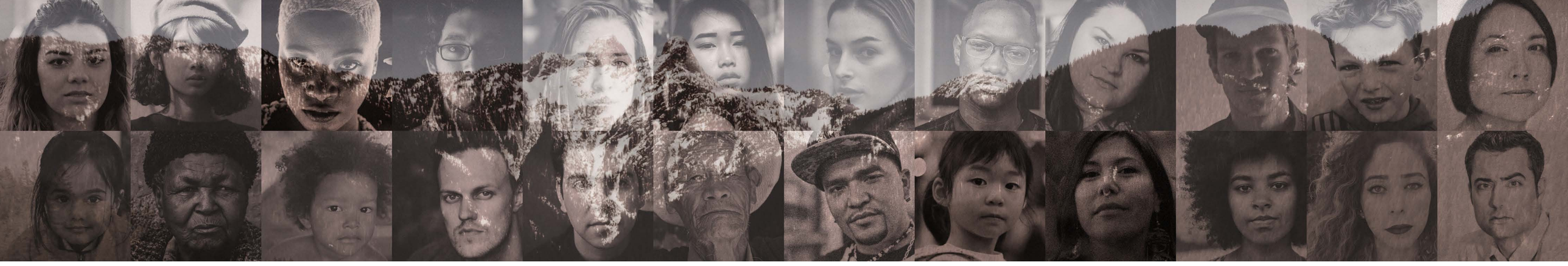
Section East/West



Section North/South

EAST VILLAGE

PROMERITA westbank BC HOUSING ZGF



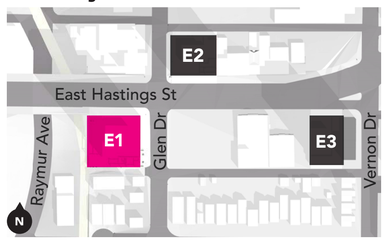
E1

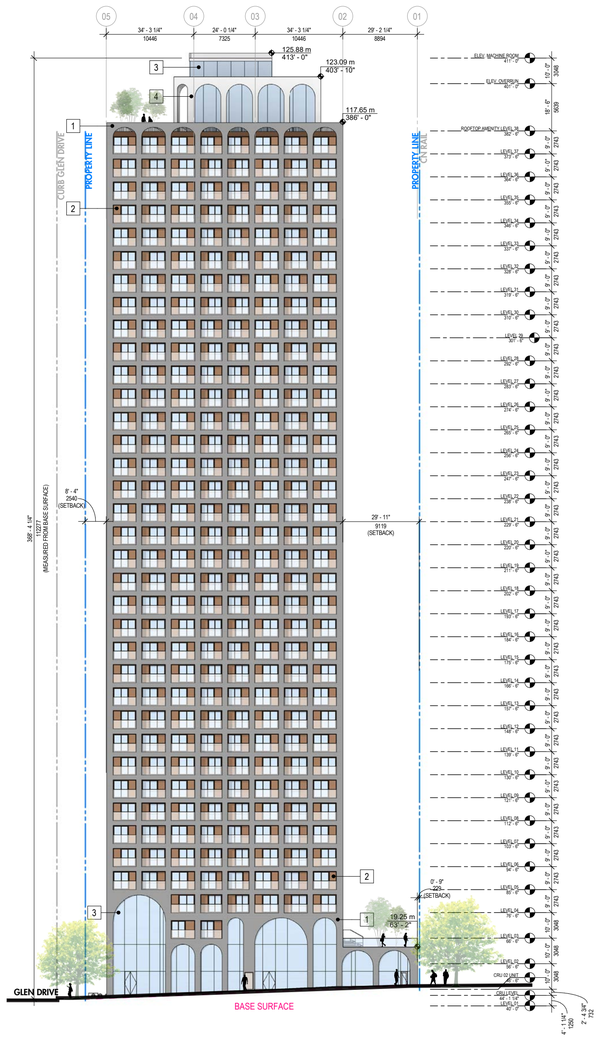
East 1
Building Elevations

Legend

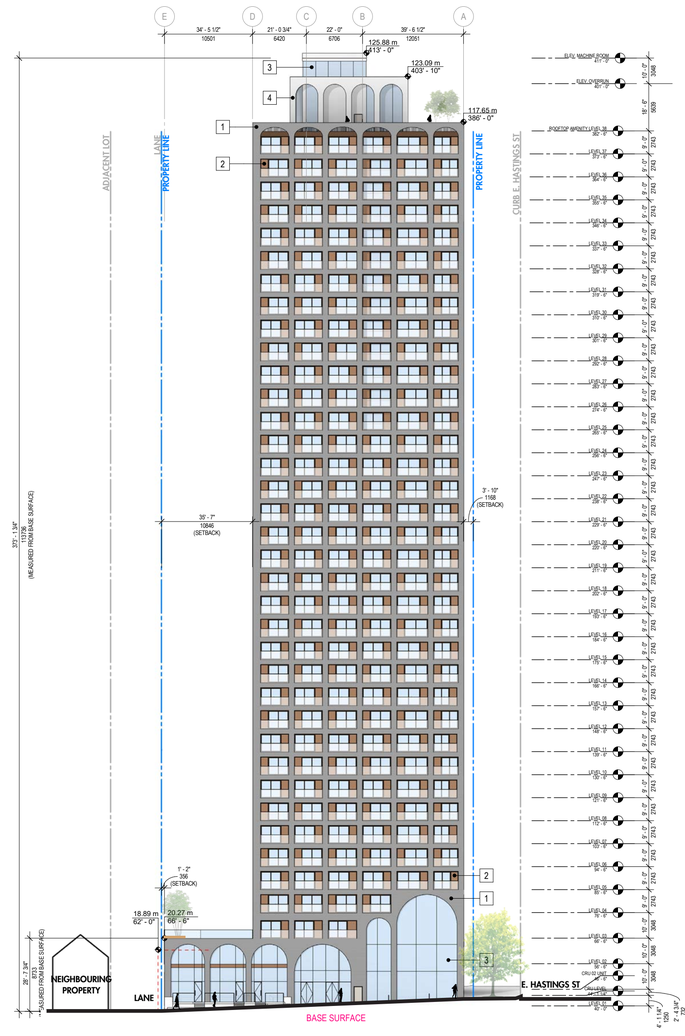
1. Masonry - Light Grey
2. Metal Panel - Copper
3. Glazing
4. Metal Panel - White

Site Key

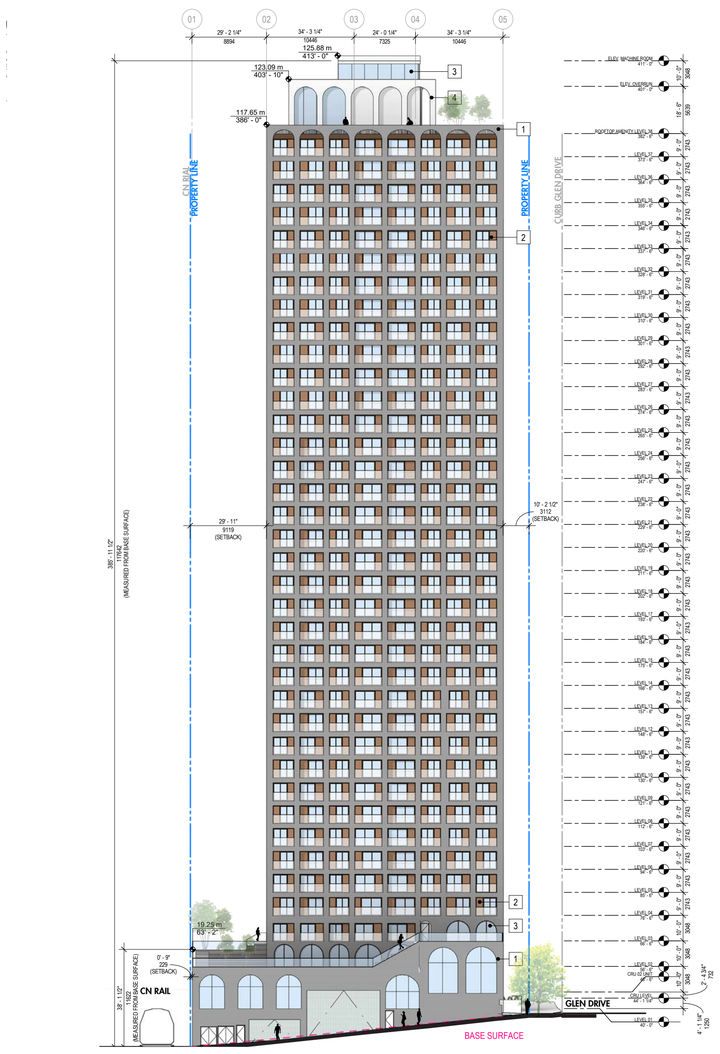




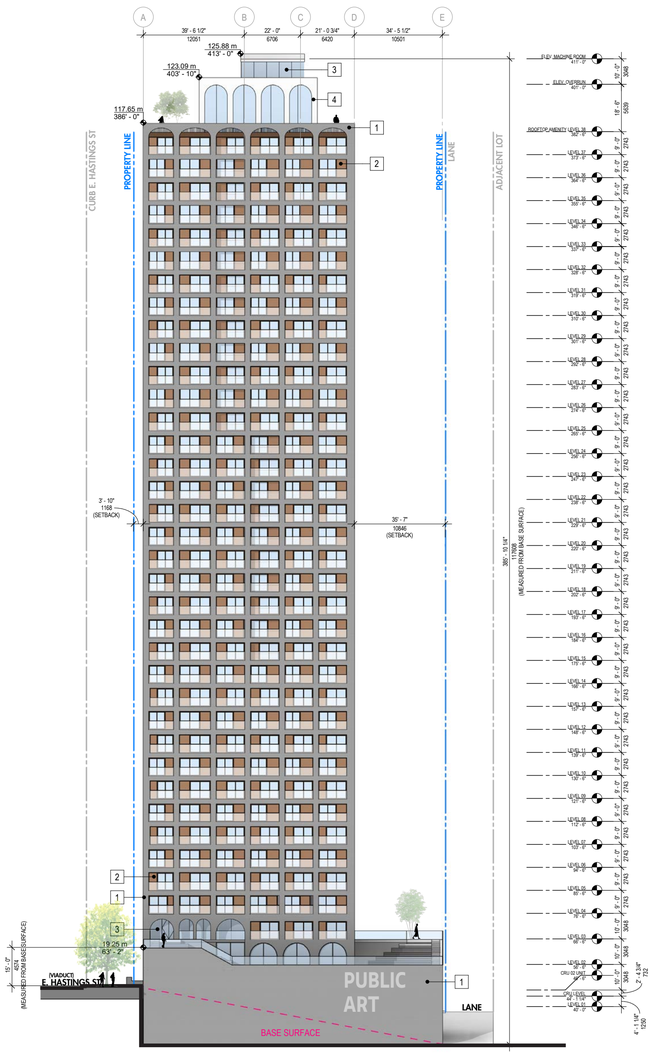
North Elevation - View from Hastings Street



East Elevation - View from Glen Drive



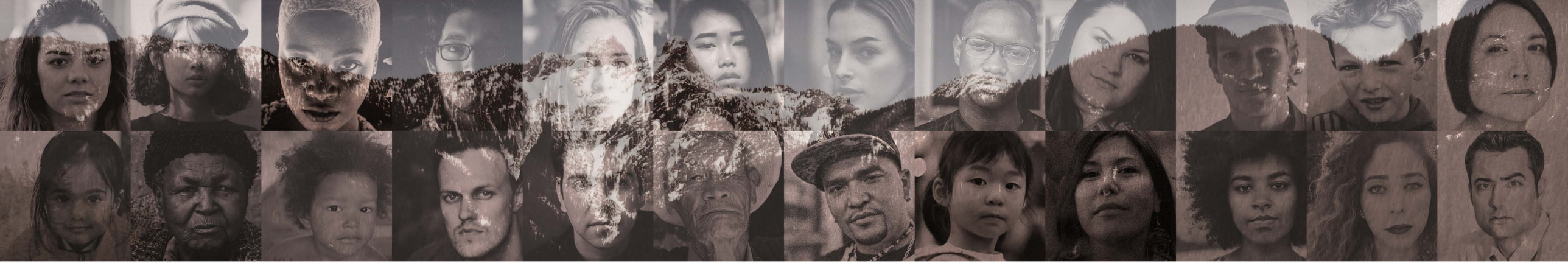
South Elevation - View from Lane



West Elevation - View from Property Line

EAST VILLAGE

PROMERITA westbank BC HOUSING ZGF



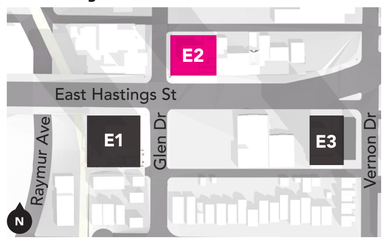
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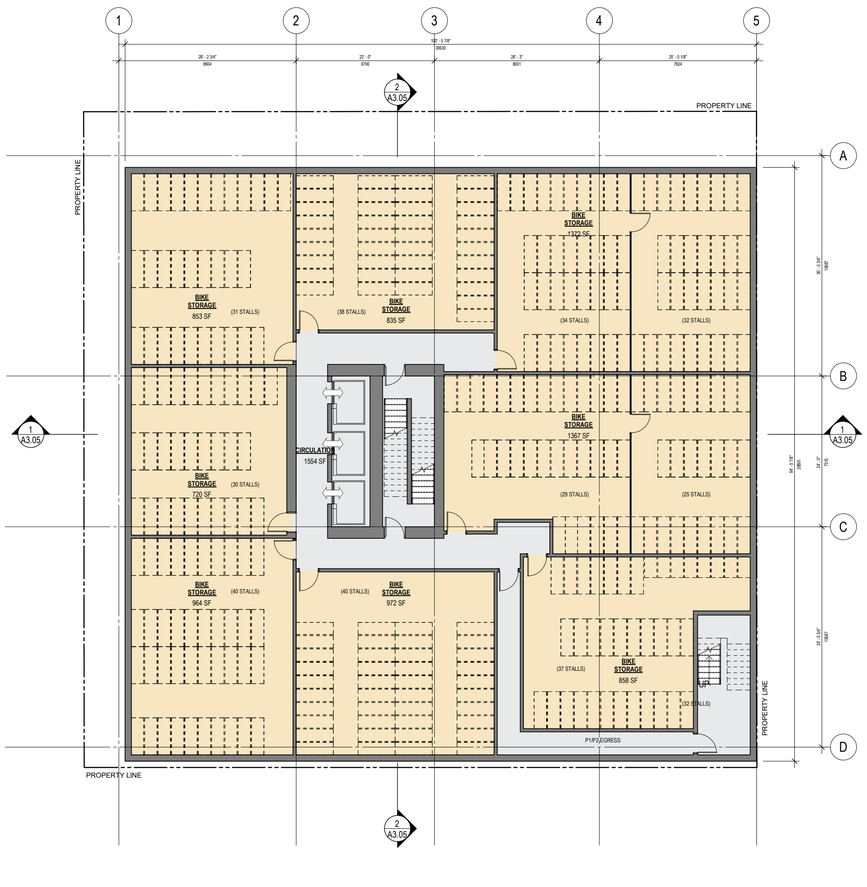
East 2
Typical Floor Plans

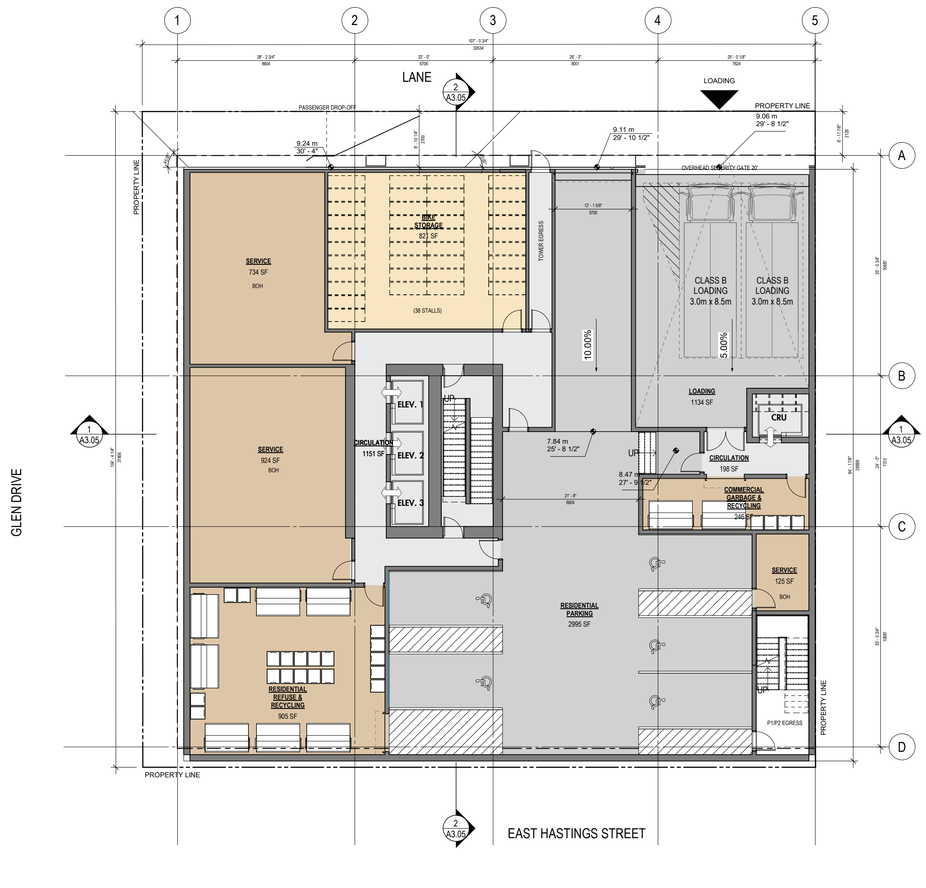
Legend

- Storage
- Service
- Circulation
- Parking
- Commercial
- Office
- Outdoor Amenity
- Indoor Amenity
- Townhouse
- Residential Studio
- Residential 1-Bed
- Residential 2-Bed
- Residential 3-Bed

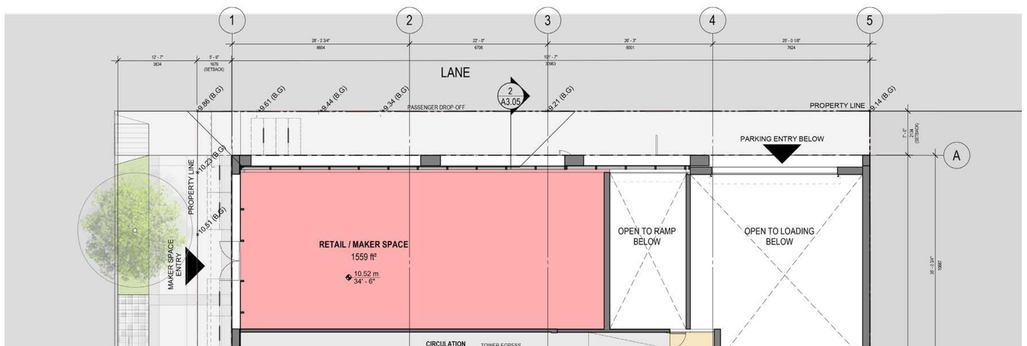
Site Key



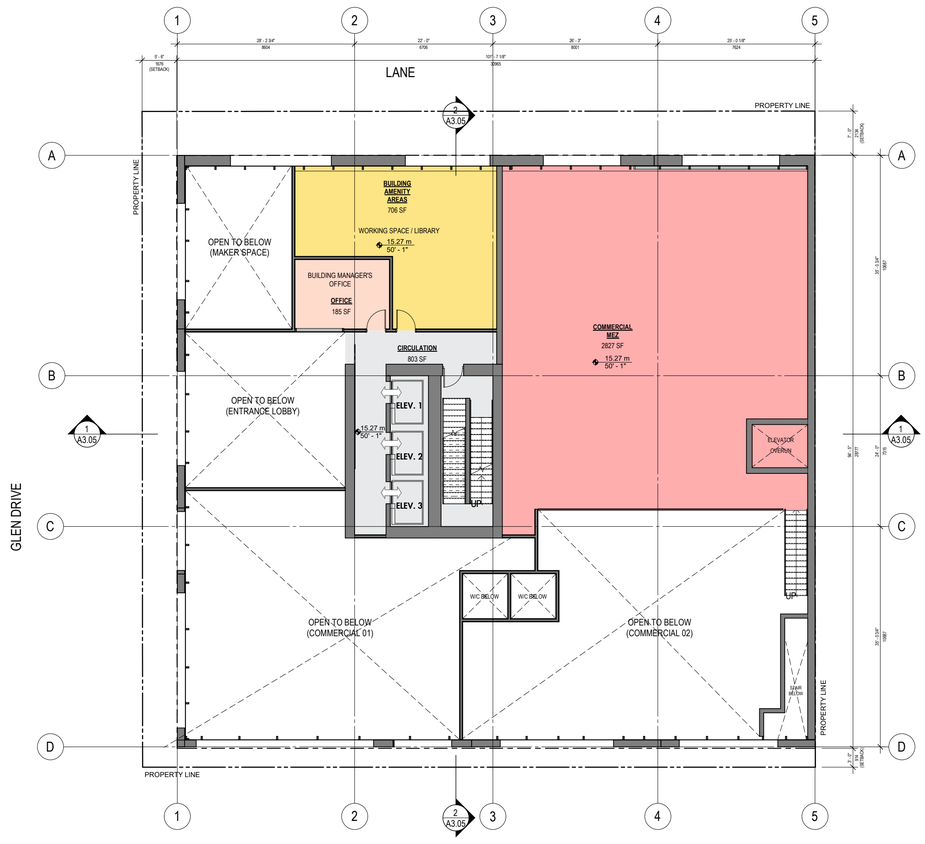




Level P2



Level P1



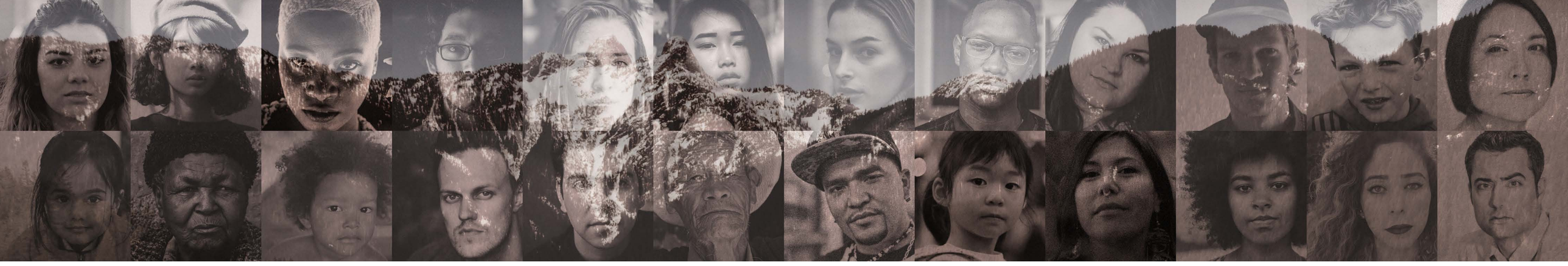
Level 1

Mezzanine

N

EAST VILLAGE

PROMERITA westbank BC HOUSING ZGF



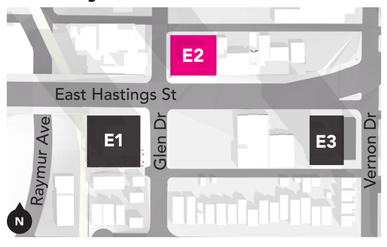
E2

East 2
Typical Floor Plans

Legend

- Storage
- Service
- Circulation
- Parking
- Commercial
- Office
- Outdoor Amenity
- Indoor Amenity
- Townhouse
- Residential Studio
- Residential 1-Bed
- Residential 2-Bed
- Residential 3-Bed

Site Key



Level 2



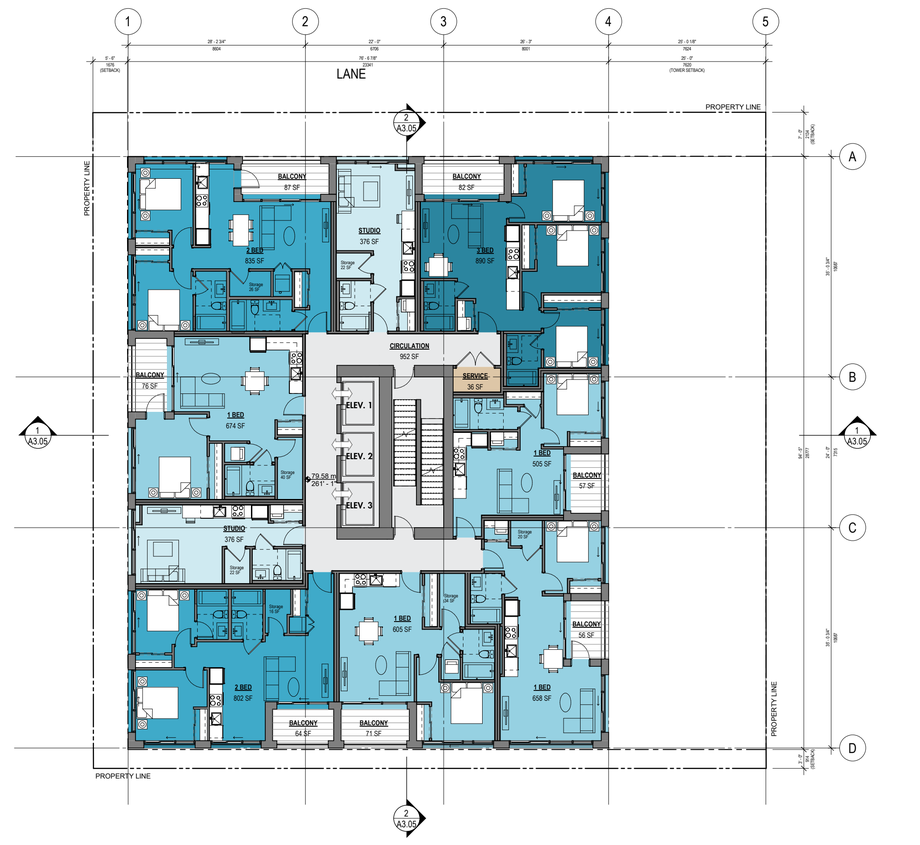
Level 3-4



Level 5



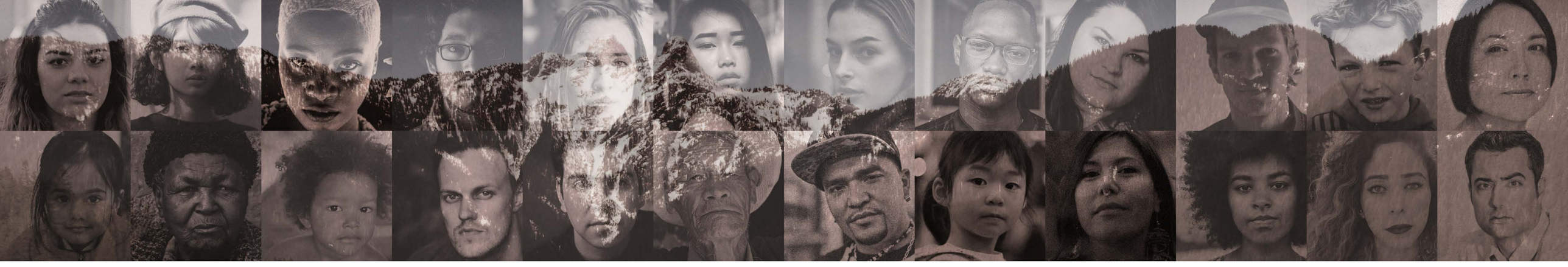
Level 6-21



N

EAST VILLAGE

PROMERITA westbank BC HOUSING ZGF



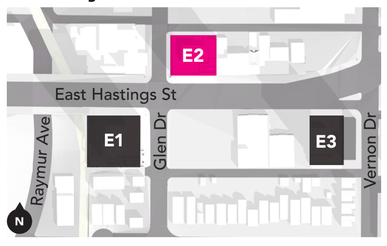
E2

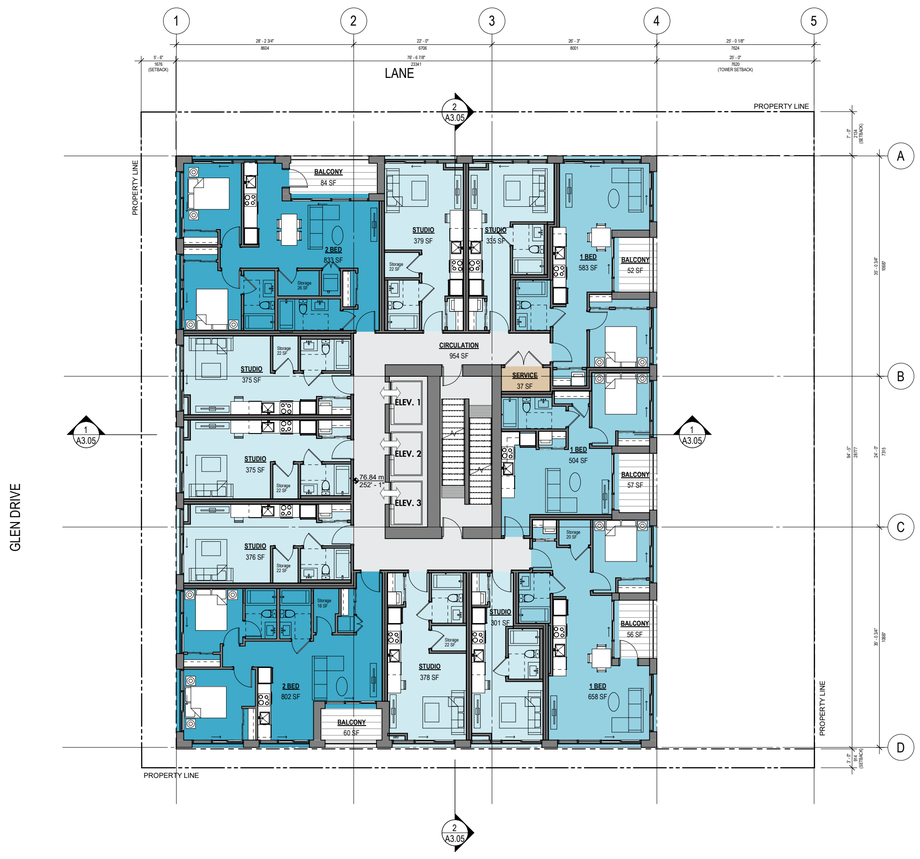
East 2
Typical Floor Plans

Legend

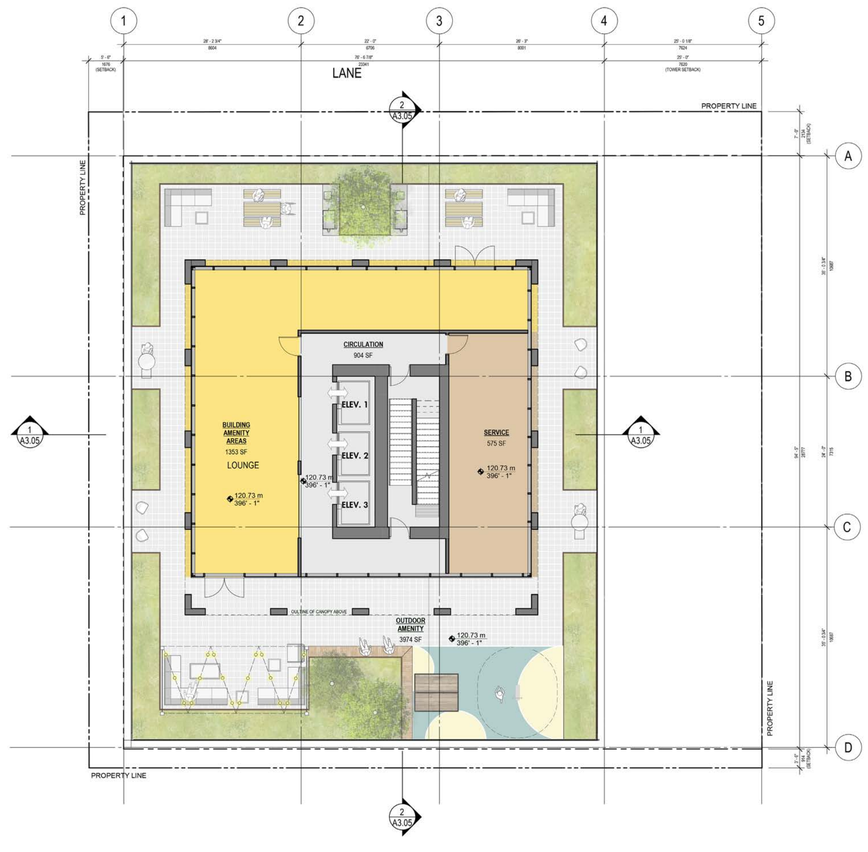
- Storage
- Service
- Circulation
- Parking
- Commercial
- Office
- Outdoor Amenity
- Indoor Amenity
- Townhouse
- Residential Studio
- Residential 1-Bed
- Residential 2-Bed
- Residential 3-Bed

Site Key





Level 22-38

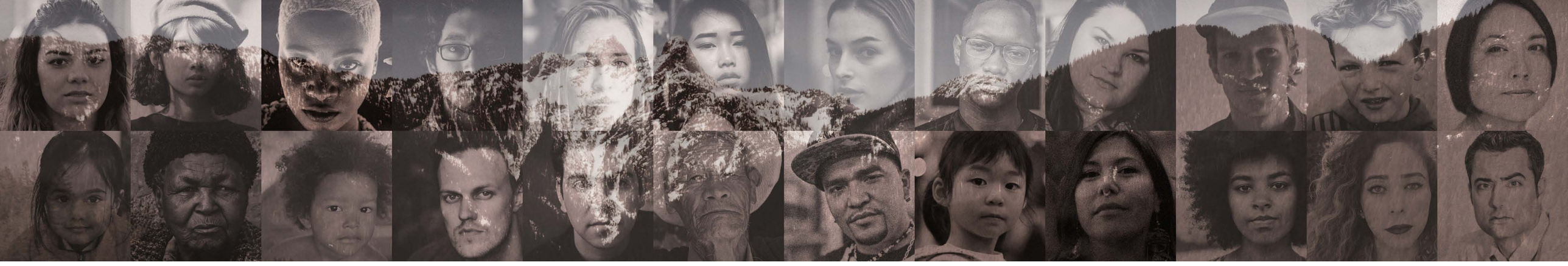


Level 39

Purpose Built Rental Housing
25% housing for families (2 & 3 bedroom homes)

	Total	Studio	1-Bed	2-Bed	3-Bed
Avg. Unit SF (gross)	559	365	546	716	924
Unit Count	385	165	123	77	20
Percentage of Units	100%	43%	32%	20%	5%

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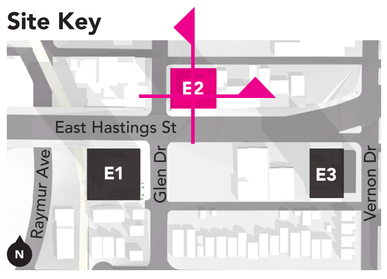
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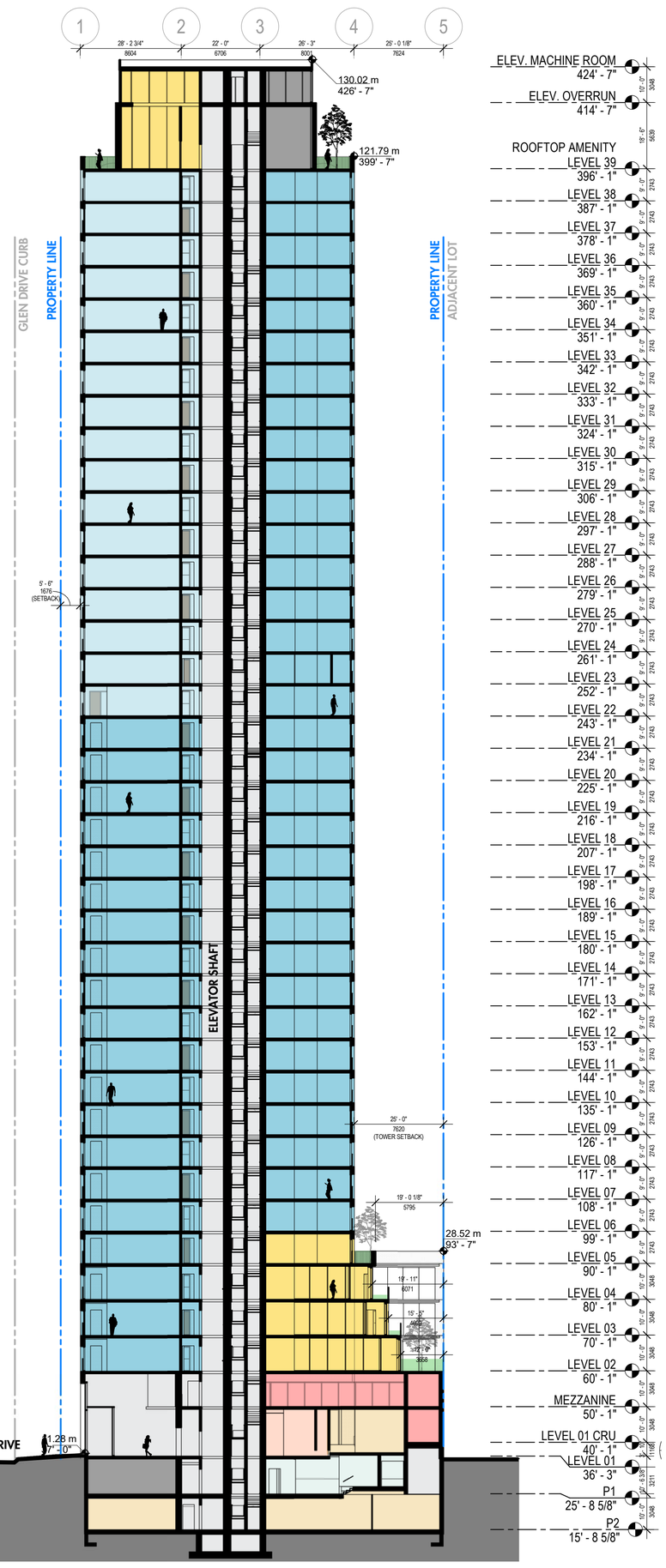
East 2
Building Sections

Legend

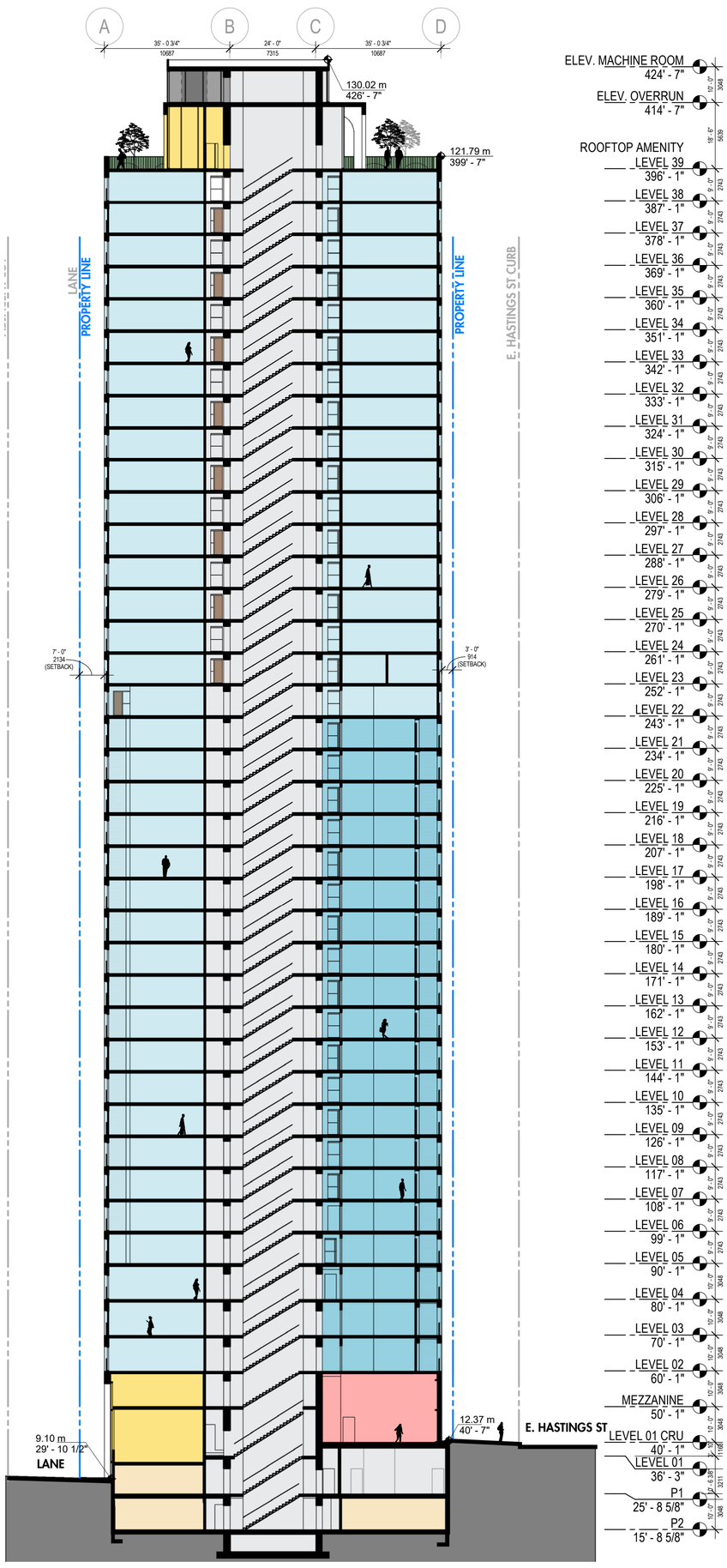
- Storage
- Service
- Circulation
- Parking
- Commercial
- Office
- Outdoor Amenity
- Indoor Amenity
- Townhouse
- Residential Studio
- Residential 1-Bed
- Residential 2-Bed
- Residential 3-Bed

Site Key

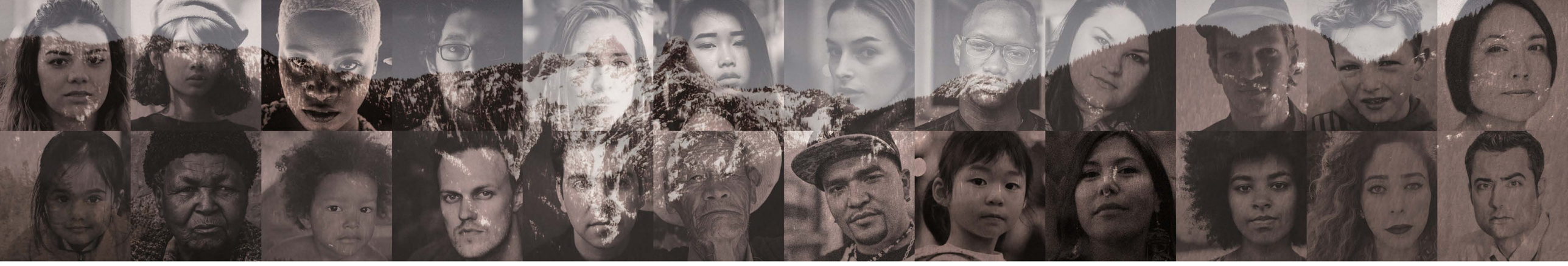




Section East/West



Section North/South



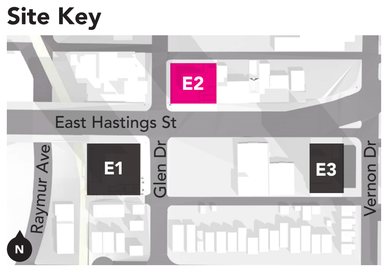
E2

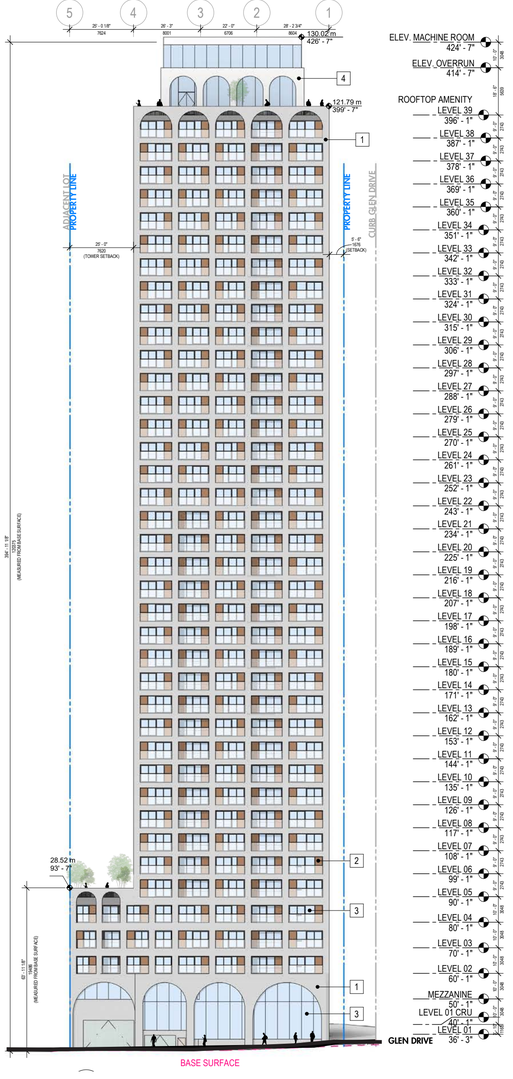
East 2
Building Elevations

Legend

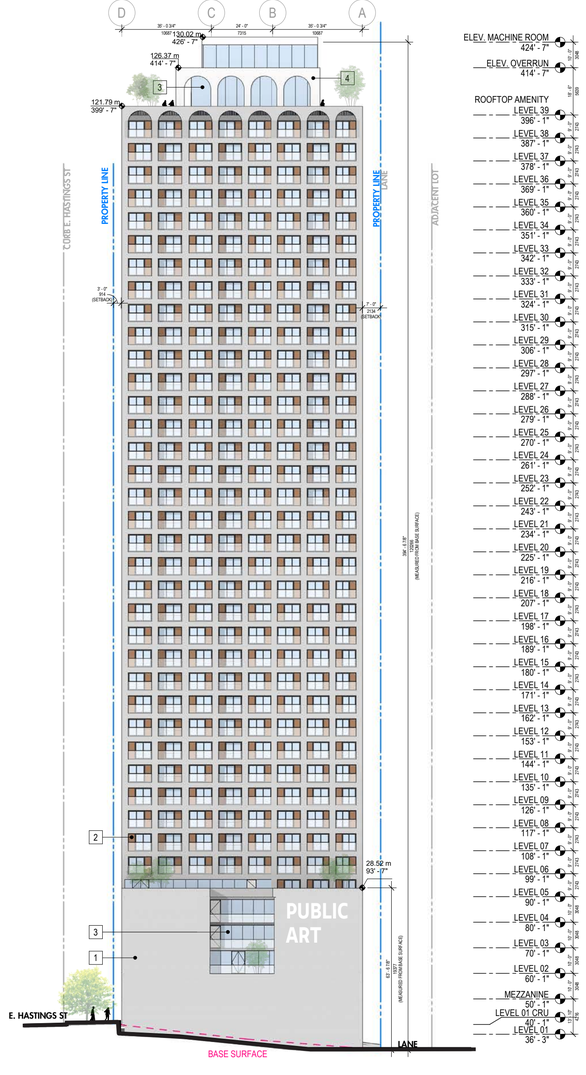
1. Masonry - Light Grey
2. Metal Panel - Copper
3. Glazing
4. Metal Panel - White

Site Key

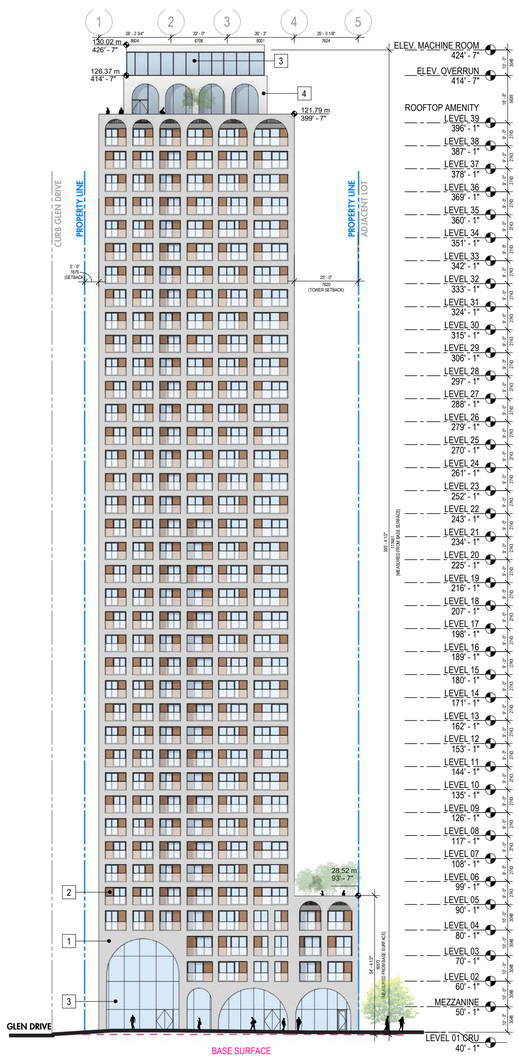




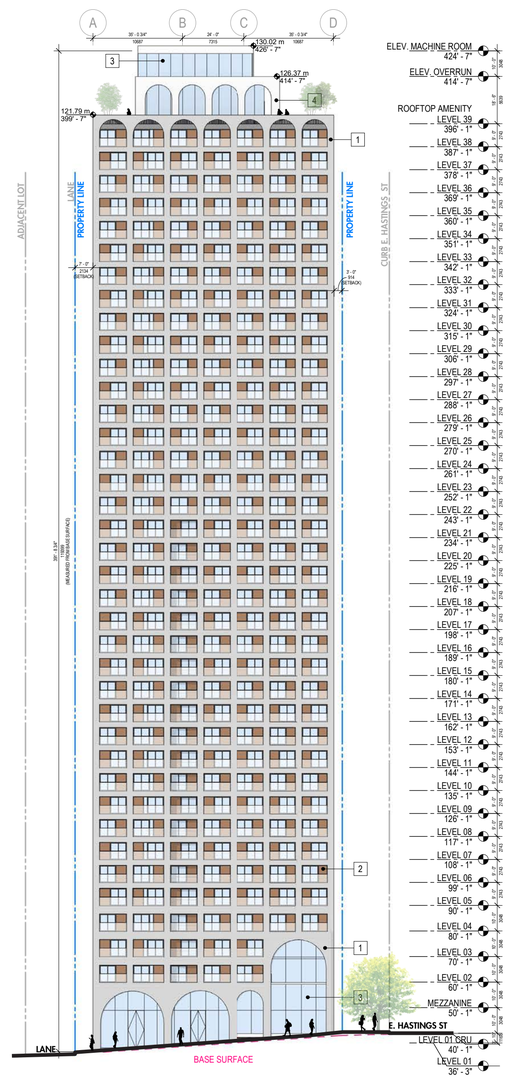
North Elevation - View from Lane



East Elevation - View from Property Lane



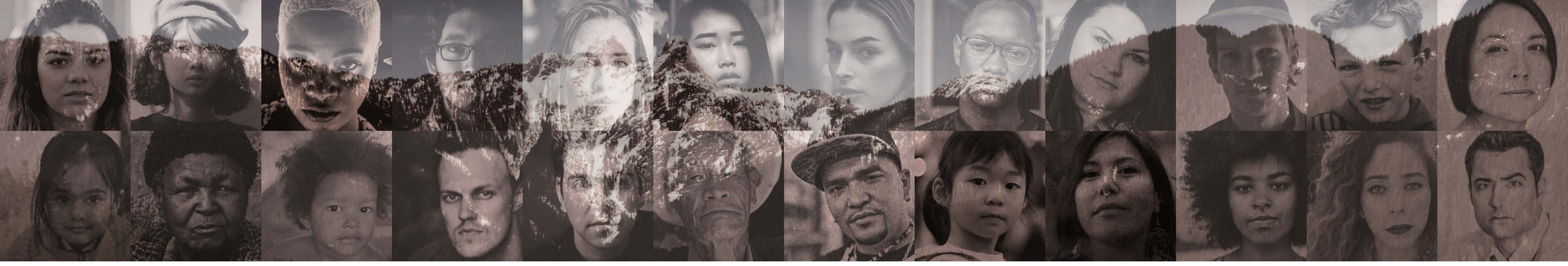
South Elevation - View from Glen Drive



West Elevation - View from East Hastings Street

EAST VILLAGE

PROMERITA westbank BC HOUSING ZGF



E3

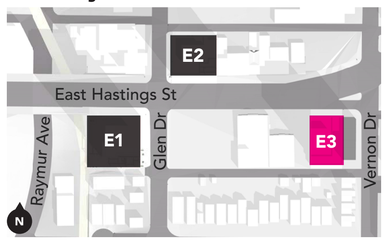
East 3

Typical Floor Plans

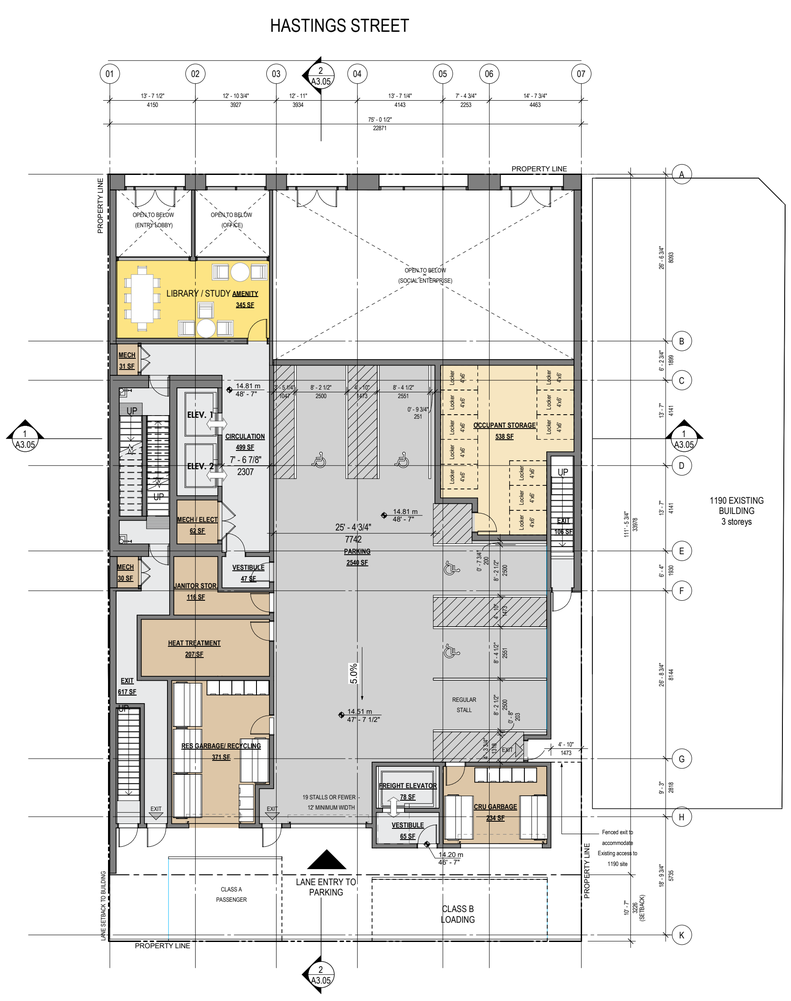
Legend

- Storage
- Service
- Circulation
- Parking
- Social Office
- Social Enterprise
- Outdoor Amenity
- Indoor Amenity
- Residential Studio
- Residential 1-Bed

Site Key



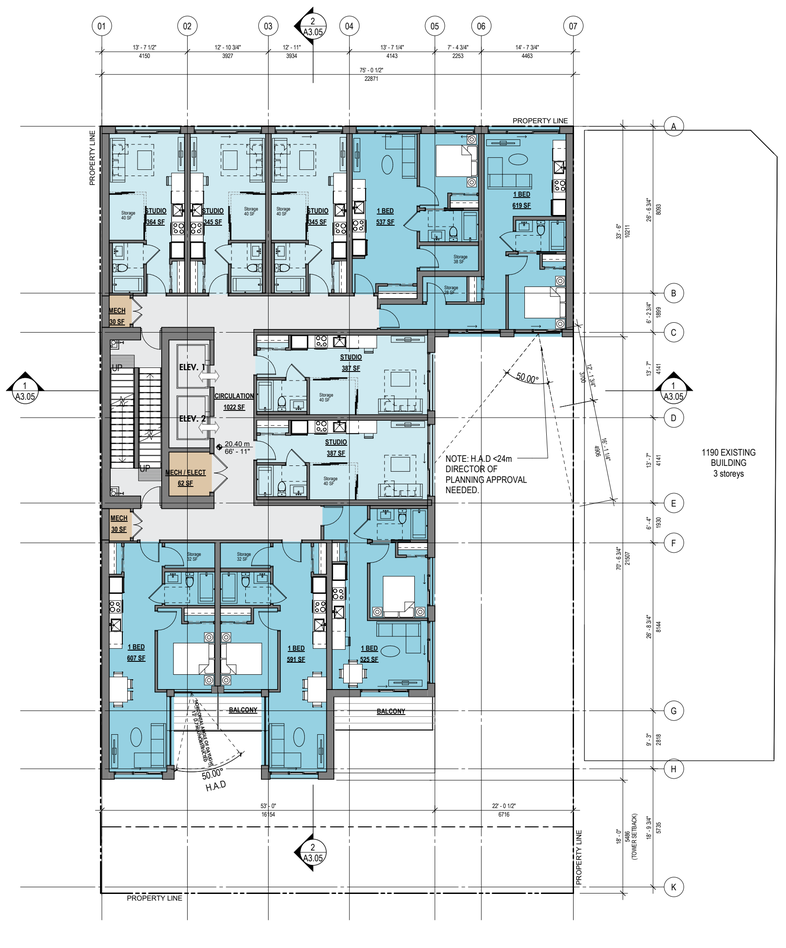




Level 1

Mezzanine



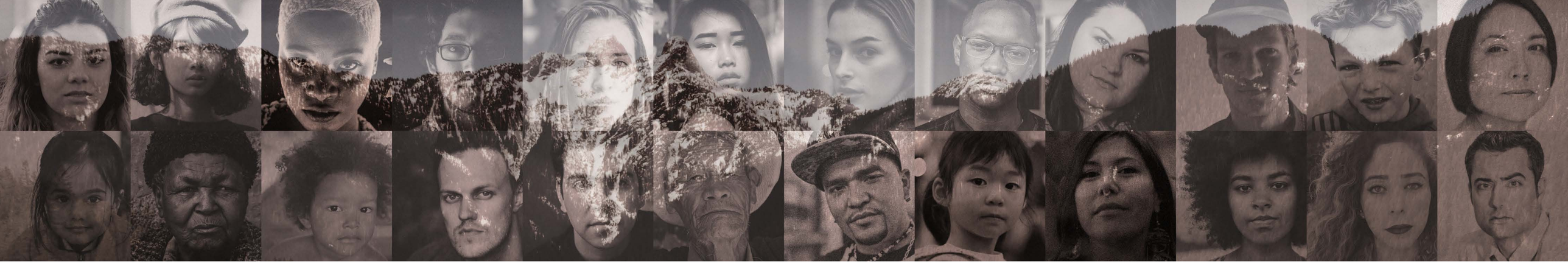


Level 2

Level 3-8

EAST VILLAGE

PROMERITA westbank BC HOUSING ZGF



E3

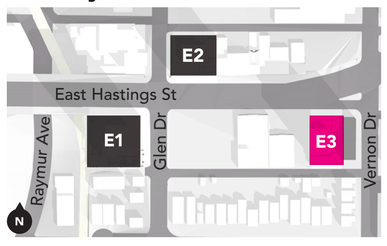
East 3

Typical Floor Plans

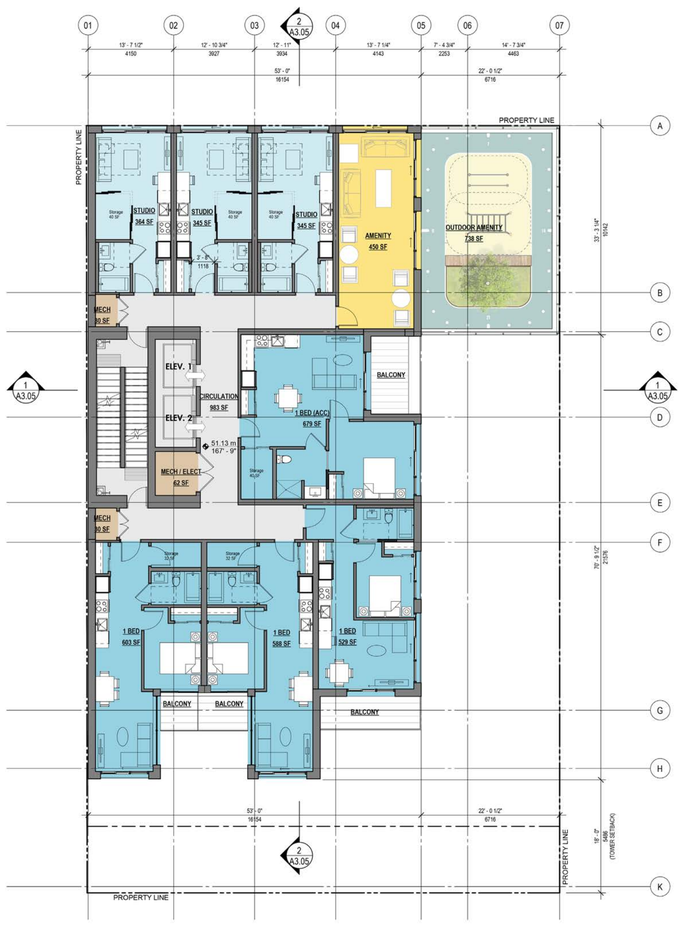
Legend

- Storage
- Service
- Circulation
- Parking
- Social Office
- Social Enterprise
- Outdoor Amenity
- Indoor Amenity
- Residential Studio
- Residential 1-Bed

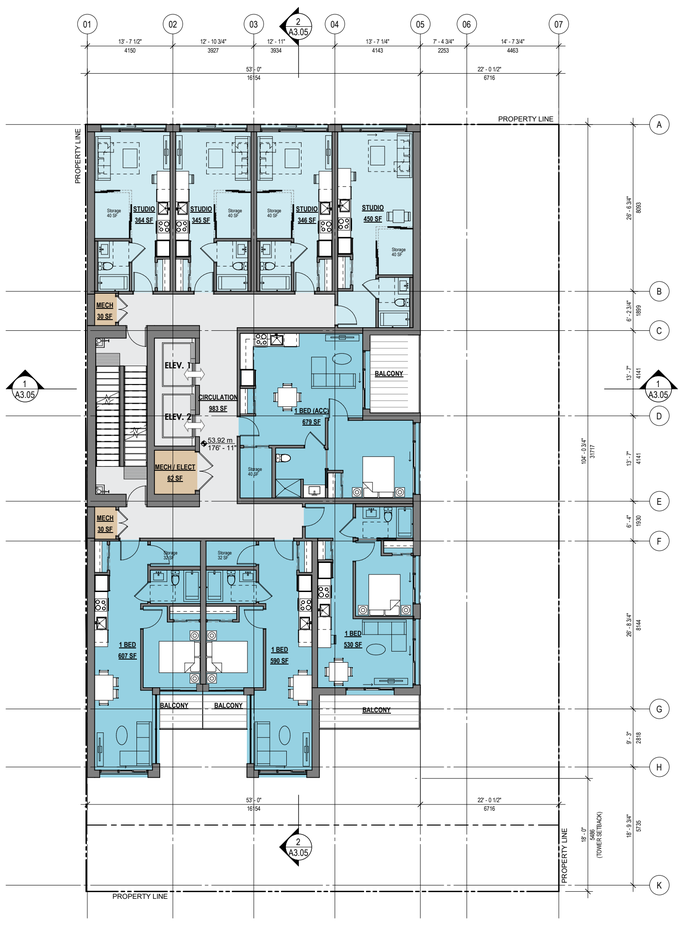
Site Key



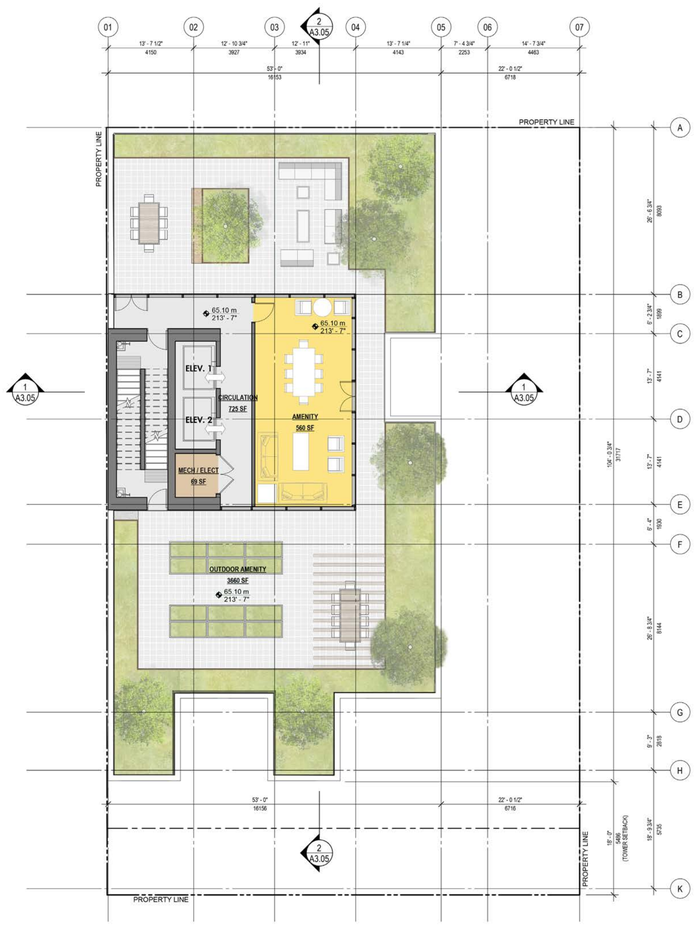




Level 9-13



Level 14



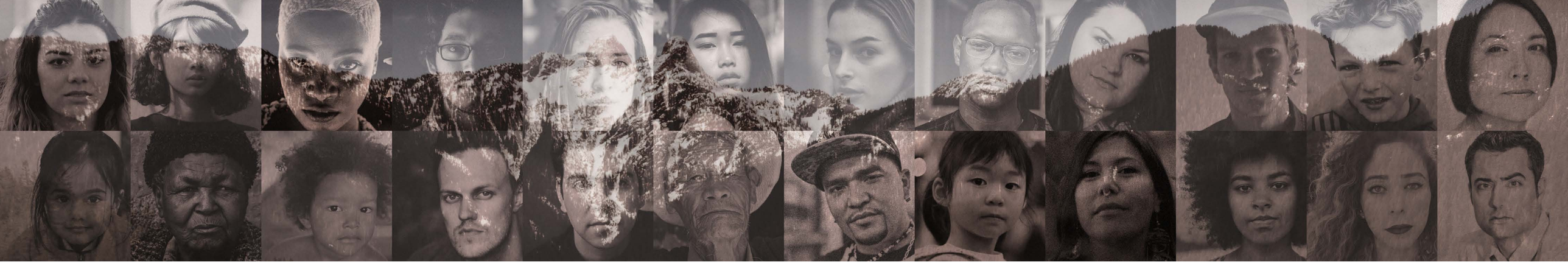
Level 15-18

Roof

N

EAST VILLAGE

PROMERITA westbank BC HOUSING ZGF



E3

East 3
Building Sections

Legend

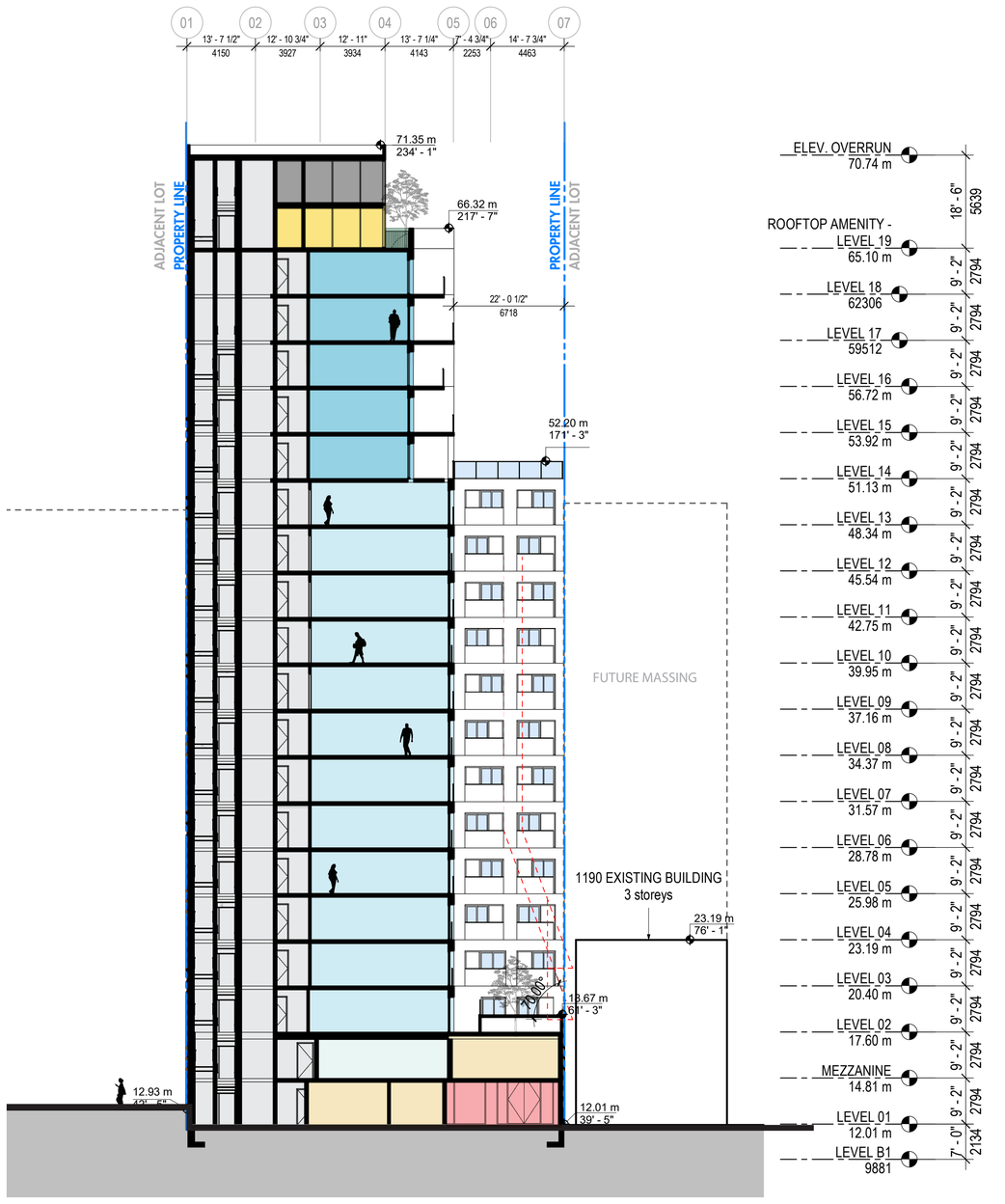
- Storage
- Service
- Circulation
- Parking
- Social Office
- Social Enterprise
- Outdoor Amenity
- Indoor Amenity
- Residential Studio
- Residential 1-Bed

Site Key

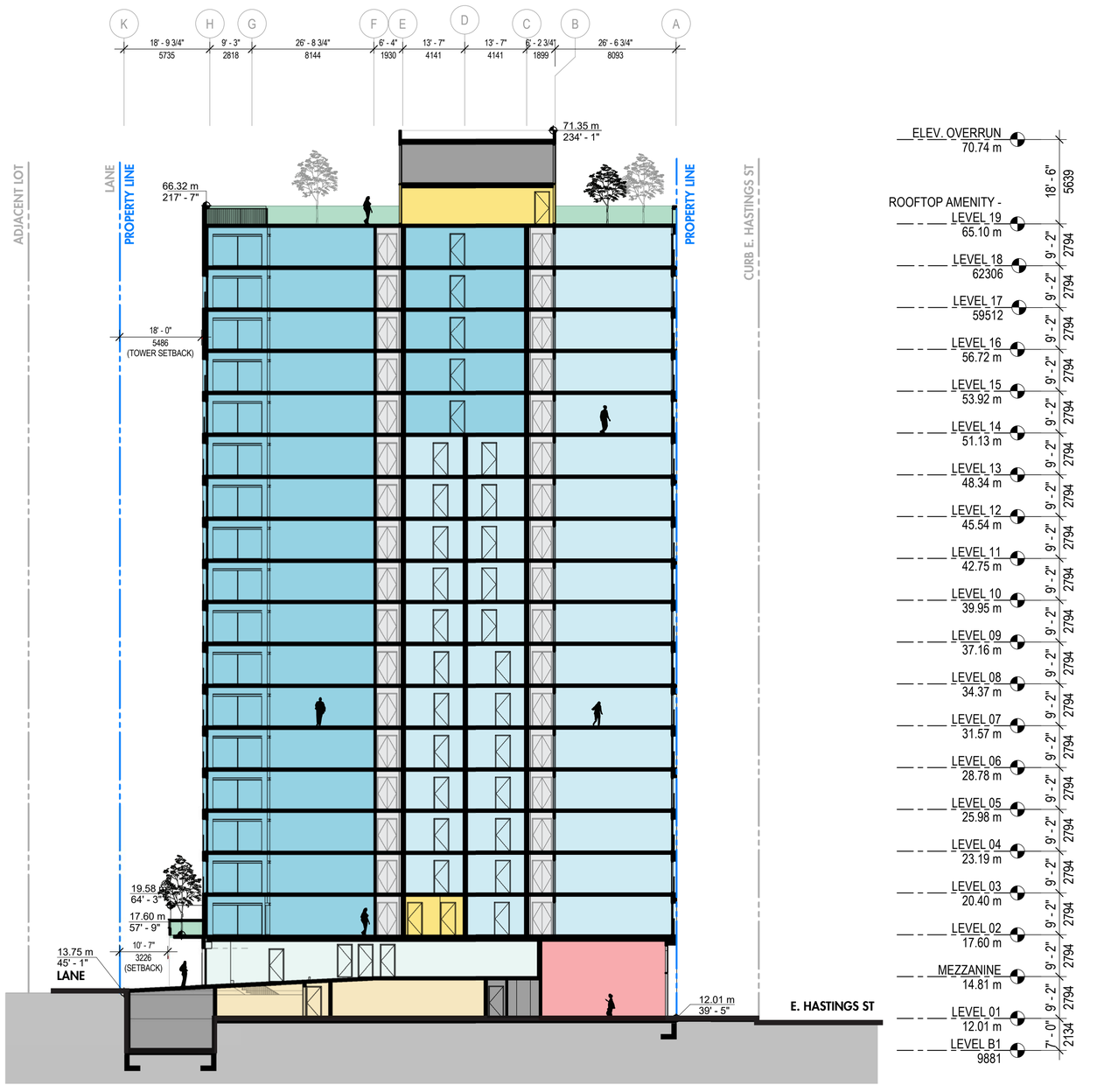


Secured Seniors Social Housing & Replacement SRO Units

	Total	SRA Rep.	Studio	1-Bed
Avg. Unit SF (gross)	476	375	375	595
Unit Count	157	36	42	79 (10 accessible)
Percentage of Units	100%	23%	27%	50%



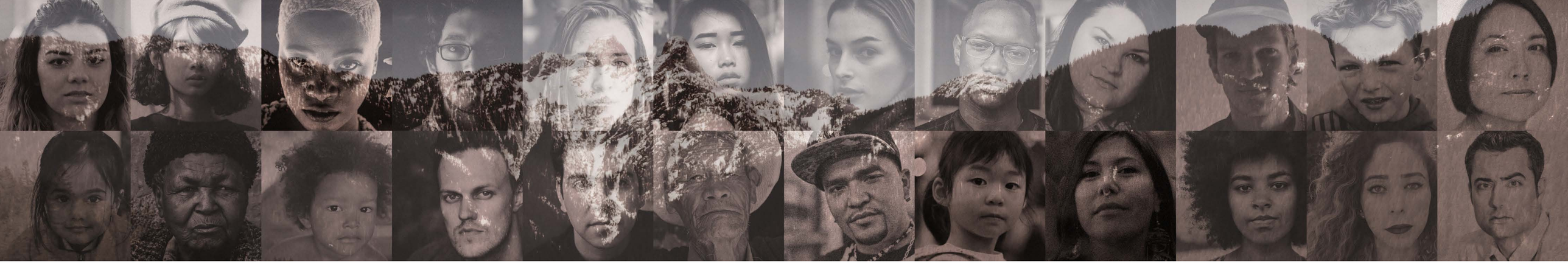
Section East/West



Section North/South

EAST VILLAGE

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E3

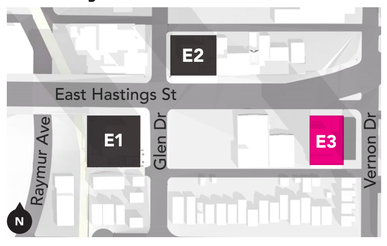
East 3

Building Elevations

Legend

1. Masonry - Light Grey
2. Metal Panel - Copper
3. Glazing

Site Key





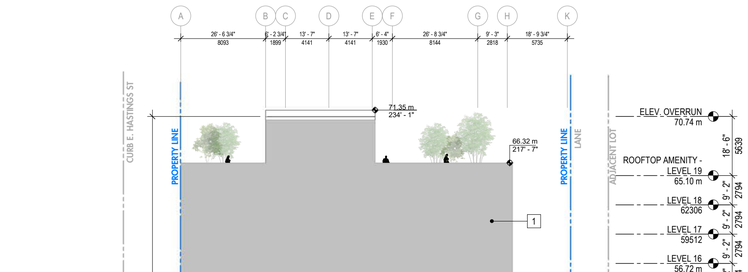
North Elevation - Hastings Street



East Elevation - Vernon Drive



South Elevation - Lane

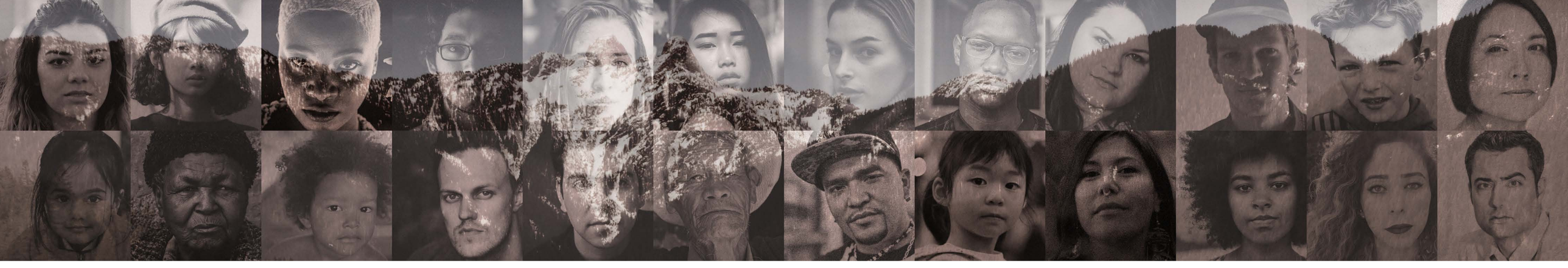


West Elevation

Opportunity for temporary public art on blank walls at zero lot lines walls

EAST VILLAGE

PROMERITA westbank BC HOUSING ZGF



Project Team

PROMERITA

Built on its founder's promise, Promerita is a multidisciplinary advisory and investment group with deep expertise in strategic wealth planning, real estate, private capital investment, and corporate finance. For over two decades, Promerita has been connecting people, capital and opportunity in pursuit of purposeful partnerships to support thriving communities. Headquartered in Vancouver, we focus on investing our time, money and innovative energy in partnerships and initiatives that aim to do well, do good and make a difference in communities in Canada, and the world.

westbank

Established in 1992, Westbank is a renowned real estate development company active with residential, rental apartments, affordable housing, office, retail and hotels. The main focus of their practice is on large mixed-use projects with a strong emphasis on sustainability. Westbank believes in developing strong relationships with the neighbourhood to foster a deep understanding of each project's relationship to the larger city, which will help guide their planning approach to each project.

BC HOUSING

BC Housing is a Crown Corporation that develops, manages, and administers a wide range of housing across the province in service of British Columbians and their housing needs. We address critical gaps across the housing continuum, ranging from emergency shelters through to rent assistance in the private market to market rentals. BC Builds is a housing program, delivered by BC Housing, to speed up the development of new rental homes for middle-income working people throughout the province.

ZGF

ZGF Architects is a design firm with an intentionally diverse portfolio including healthcare and research facilities, academic buildings, mixed-use developments, corporate campuses, museums, transportation facilities and ecodistricts. ZGF believes that human performance, well-being and inspiration are influenced by the physical environment. They design buildings, plan communities, create art, and develop responsive, humane environments for all generations.