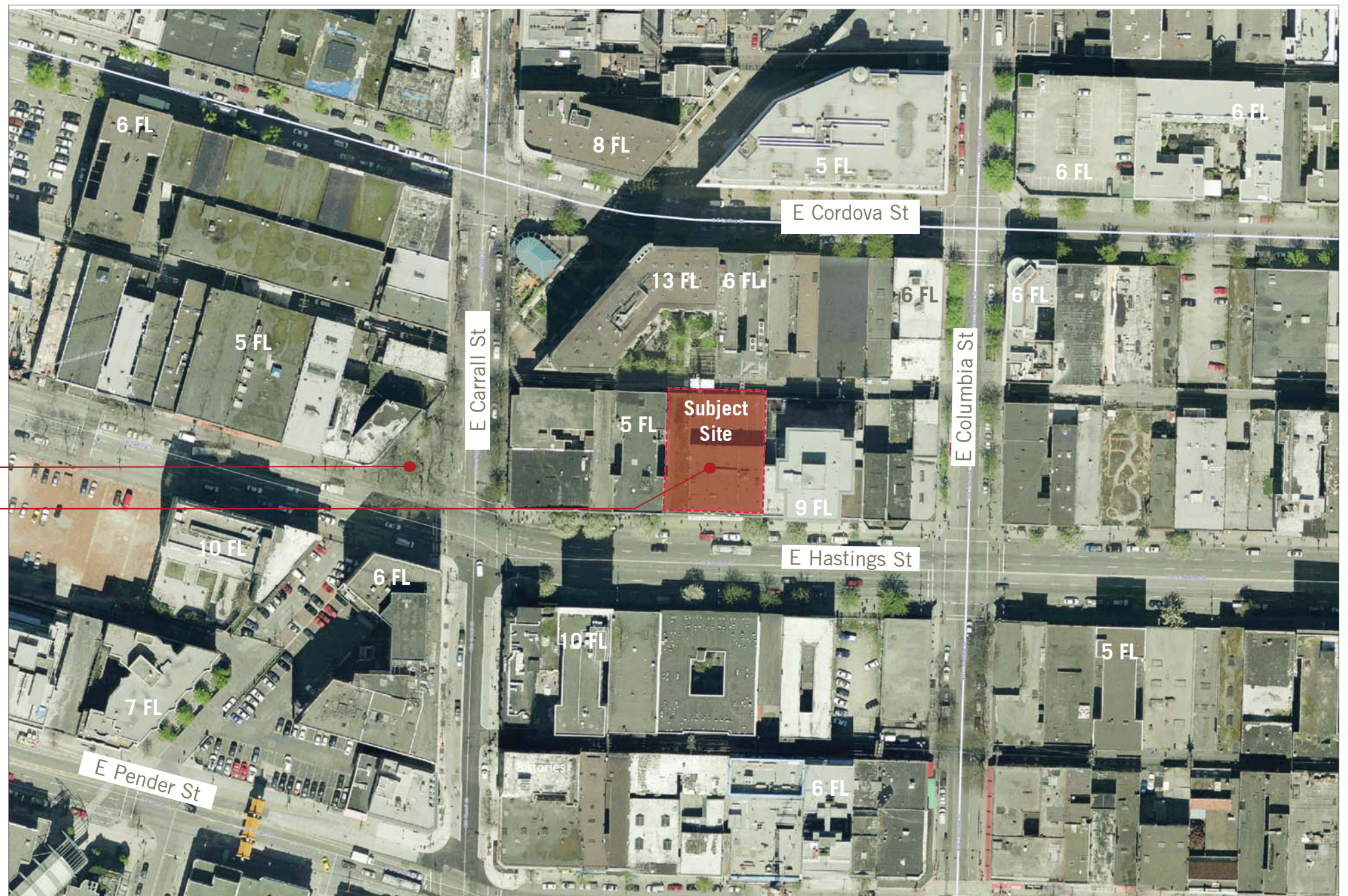




Pioneer Place  
41 E Hastings



Location Plan: Aerial photograph showing existing context

### Property Description

Civic Address 33, 35 & 41 East Hastings Street, Vancouver, B.C.  
 Legal Address 015-691-284 Lot 25 Block 8 District Lot 196 Plan 184  
 015-691-292 Lot 26 Block 8 District Lot 196 Plan 184  
 015-691-314 Lot 27 Block 8 District Lot 196 Plan 184  
 015-691-322 Lot 28 Block 8 District Lot 196 Plan 184

### Site Description

The existing sites are in total 100 feet wide by 122 feet deep and together comprise an area of 12,196 square feet. They form a block of properties located on East Hastings Street between Columbia and Carrall Streets.



**DEOD (Downtown-Eastside Oppenheimer):**

Intent is to retain the existing and provided new affordable housing for the population of the Downtown Eastside Oppenheimer area. and to provide for compatible commercial and industrial use in some areas.

**HA-1, HA-1A (Historical Area District Chinatown):**

Intent is to encourage the preservation and rehabilitation of the significant early building of Chinatown.

**HA-2 (Historical Area District Gastown):**

Intent is to recognize the area’s special status and to ensure the maintenance of Gastown’s ‘Turn of the Century’ historical and architectural character.

**Zoning**

The site is zoned DEOD, Downtown Eastside/Oppenheimer District, which allows for a broad range of residential and commercial uses, all of which require development to be based on comprehensive development including residential uses, commercial uses, light industrial uses, parks and open spaces, public uses and facilities and other uses comparable or accessory to such uses.

**Existing Context**

The site is rectangular in shape with a frontage of 100 feet along East Hastings Street and a depth of 122 feet, backing onto a lane. Total site size is 12,200 square feet, more or less. The site is fully serviced. Immediately to the east is the recently completed Lux, a nine storey social housing residence with 92 non-market, independent living units. The FSR for this building is 4.53. The site immediately to the west, 25 East Hastings, is currently occupied by a single room accommodation hotel, The New Dodson.



The property is located within the Downtown Eastside neighborhood, which has been developed with mixed uses. Typically main floors are occupied with commercial uses including restaurants, offices for social services, second hand shops and some retail activities. Upper floors contain mainly residential/rooming houses with some office and limited industrial uses.

City records indicate 41 East Hastings is a rooming house containing 37 sleeping units and two housekeeping units, none of which have been occupied in the past 35 years. 33/35 East Hastings, the Ginseng Building, forms part of this enquiry. It is not on the city’s SRA registry and has never been approved for housing.



# Context

## Street Elevations



Hastings Street South Elevation  
Scale 1:500



Hastings Street North Elevation  
Scale 1:500