



441-449 East Pender Street

Vancouver BC V6A 1V4 · Strathcona / DTES

List Price	\$5,750,000
Proposed Units	55
Building Form	6-storey + 1 below-grade
Total Floor Area	35,195 sq ft
Site Area	9,150 sq ft / 0.21 ac
Zoning	RT-3 → CD-1 (approved)
Approved Use	100% Social Housing
FSR	3.09 (max 3.10)
Price / Unit	\$104,545
Price / Buildable SF	\$163

PROPERTY OVERVIEW

An entitled 55-unit social housing development site in Strathcona with CD-1 rezoning approved in principle by Vancouver City Council on February 26, 2026. Draft by-law provisions are in hand, conditions of approval are defined, and an architect-designed program is ready to advance to enactment and development permitting.

The unit mix is built around flexible studio suites — adaptable to seniors housing or independent living — across 35,195 buildable sq ft at 3.09 FSR. For a non-profit operator or social housing developer, the hardest and most expensive part of the work is complete, and there is no equivalent site in Strathcona at this stage of entitlement.

- CD-1 rezoning approved in principle — 55 micro dwelling units, 35,135 sq ft GBA, 3.09 FSR
- 100% social housing tenure secured for 60 years via Housing Agreement and Section 219 Covenant
- Architect-designed by Human Studio Architecture + Urban Design; no water or sewer upgrades required
- Ten-minute walk to the new St. Paul's Hospital and Jim Pattison Medical Campus (opening 2027)

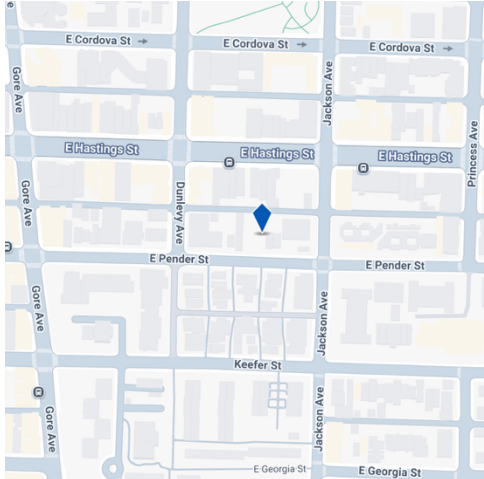
DEVELOPMENT PROGRAM

	Value	Per Unit	Per Buildable SF
List Price	\$5,750,000	\$104,545	\$163.00
Total Floor Area	35,195 sq ft	–	–
Unit Count	55 units 46 micro dwelling + 9 studio/2BR	252.8 sq ft avg	248.6 – 257.0 sq ft
FSR	3.09 (max 3.10)	–	–
Building Height	22.5 m / 73 ft 10 in	max 23 m	–
Parking / Bike Storage	2 stalls + 65 Class A + 6 Class B	–	–

PROPOSED UNIT MIX

Tenure Tier	Units	Mix %	Avg SF	Notes
Micro Dwellings	46	83%	253	Confirmed
Studio Suites	4	7%	400	Approximate SF
Two Bedroom Suites	5	10%	680	Approximate SF
Total / Avg	55	100%		

MARKET PROFILE · STRATHCONA / DOWNTOWN EASTSIDE



DEMOGRAPHICS

DTES Population (2016)*	19,960
DTES Dwellings (2016)	10,165
Renter Households	79.4%
Median Age	46.8
Avg Household Size	1.5 persons
Indigenous Identity	9.8%
Shelter Cost > 30% Income	49.5%
Lone Parent Households	21.0%

MARKET NARRATIVE

Strathcona is the oldest residential neighbourhood in Vancouver, anchoring the western edge of the Downtown Eastside. The demographic profile is unlike any other in the city: nearly 80% of households are renters, average household size is 1.5 persons, and half of all households spend more than 30% of income on shelter. The population is anchored by long-tenured residents and a sizeable Indigenous community.

The site sits within the Downtown Eastside Community Plan and the DTES Rezoning Policy, which supports increased height and density where social housing is added.

The neighbourhood is entering a period of structural change. The new St. Paul's Hospital at the Jim Pattison Medical Campus — the largest hospital redevelopment in BC history at \$2.18 billion and 1.2 million sq ft — opens in 2027 on an 18-acre site in the adjacent False Creek Flats, a ten-minute walk from 441 East Pender. The campus is expected to anchor broader neighbourhood renewal, including life sciences, staff housing, and ancillary development.

The streetscape is stable: an established co-operative across Pender, new high-rise development across the lane, and Strathcona Community Centre within walking distance.

ENTITLEMENT SUMMARY

	Status	Basis	Timeline / Notes
Rezoning Status	Approved in principle	Council Public Hearing	February 26, 2026
Housing Agreement	Required	Condition of enactment	60-year term
Section 219 Covenant	Required	Registered on title	60 years or life of building
Water Main / Sewer Upgrade	Not required	Confirmed by Engineering	–

POLICY FRAMEWORK

Framework	Scope	Reference	Implication
Downtown Eastside Community Plan	Strathcona	City of Vancouver	Supports social housing on existing sites
DTES Rezoning Policy	Height/density	COV (2014)	Uplift where social housing is added
Micro Dwelling Guidelines	Unit livability	≥ 23.2 m ² / 3 m width	Program fully compliant
Green Buildings Policy	Energy / GHG	TEUI 100, TEDI 15	Targets set at rezoning
Zoning & Development By-law	Social housing	COV Zoning Bylaw	No stratification; no short-term rentals

Data Sources: *Most recent Downtown Eastside CHSA profile, BCCDC / PHSA (Statistics Canada 2016 census base) · Statistics Canada (2021) · City of Vancouver · Providence Health Care · Multifamily Real Estate Services