

Meet the Project Team



PCI DEVELOPMENTS PCI Developments is an award winning, locally owned and operated real estate developer and investor founded in 1982. PCI is committed to building new, high quality market and below market secured rental housing with notable Hastings-Sunrise projects including *Kaslo* at 388 Kaslo Street & East Hastings and under construction developments at 3600 & 3680 East Hastings. PCI is an active supporter of a number of community initiatives in Hastings-Sunrise.



BHA ARCHITECTS was formed in 1991 and has developed expertise in a variety of construction forms and municipal processes. The firm has executed public and private sector projects across Western Canada and has developed a track record of producing imaginative and functional design solutions. Notable local projects include Four Seasons Whistler Resort, PCI's Kaslo rental building, The Exchange at 1st & Wylie and Aston Hills in West Vancouver.



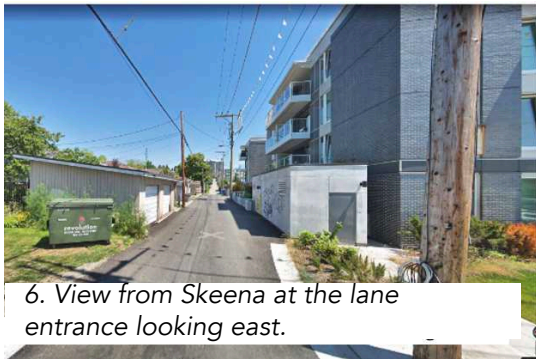
VAN DER ZALM + ASSOCIATES INC. is a full-service landscape architecture firm with a strong national reputation for both their public and private work. It focuses on working with communities to create engaging urban spaces, developing parks, streetscapes plans, water parks, and environmental projects. VDZ+A's recent projects include PCI's King George Hub, UBC Skate Park and Grandview Park in East Vancouver.



BUNT & ASSOCIATES is one of the largest specialist transportation planning and engineering consulting companies in Western Canada. Bunt provides solutions to urban transportation challenges and is represented by a team of planners, engineers, technologists and professional staff in Vancouver, Victoria, Calgary and Edmonton.

Site Context

The site, which is currently vacant, consists of two parcels located and 3555 and 3561 East Hastings Street, located mid block between Skeena Street and Kootenay Street. The development site's west parcel was previously occupied by surface parking and a single-storey, 1960-built commercial building. The eastern parcel was a 1950-built retail building. Located in the Hastings Corridor directly adjacent to the Kootenay Bus Loop, future residents will benefit from convenient access to public transit. The surrounding context consists of mixed-use buildings, ranging from 3 to 6 storeys to the east and to the west and single family uses to the north and south.



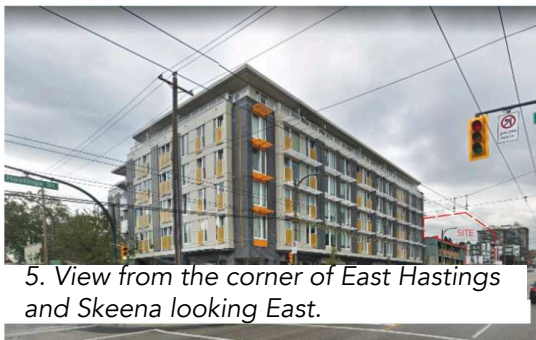
6. View from Skeena at the lane entrance looking east.



1. View from the lane looking east.



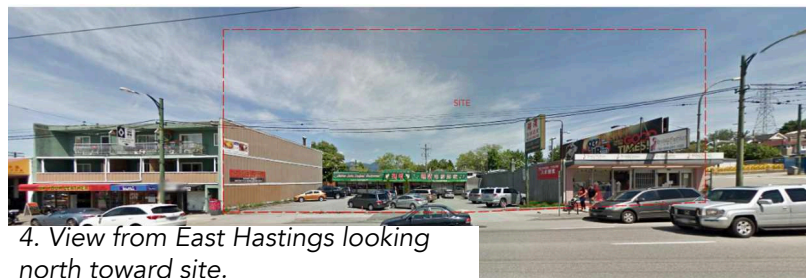
2. View from the lane looking southwest toward site



5. View from the corner of East Hastings and Skeena looking East.



3. View from East Hastings looking west in front of Kootenay Bus Loop



4. View from East Hastings looking north toward site.

Neighbourhood Context



AERIAL – LOOKING NORTHWEST



AERIAL – LOOKING SOUTHEAST

Gateway To Vancouver

The immediate neighbourhood is undergoing transformational change, with multiple mixed-use projects in close proximity to the enhanced transit service of Kootenay Bus Loop.

The images show the relationship of the proposal to existing buildings and neighbourhood context.

Legend

★ 3555 E Hastings Street Proposed Development

1. Approved moderate rental income housing @ 3600 E Hastings – 14-storeys
2. Approved moderate rental income housing @ 3600 E Hastings – 14-storeys
3. Kootenay Bus Loop
4. Adanac Park
5. "Boundary View" Tower B: 13-storeys (on 3-storey podium)
6. "Boundary View" Tower A: 13-storeys (on 3-storey podium)
7. "Ingleton Place" 13-storeys
8. 3532 E Hastings: Approved rezoning for 6-storey mixed-use building (34 secured market rental units)
9. 3435 E Hastings: Approved rezoning for 6-storey mixed-use building (45 secured market rental units)
10. 388 Skeena, recently completed 6-storey mixed use development (85 secured market rental units).

The Proposal

Project Concept

This rezoning application has been submitted under the *Secured Rental Housing Policy (2019)*.

The proposal envisions the development of a 6-storey secured market building with neighbourhood serving retail at grade, including space designed to accommodate a new restaurant and a resident amenity artist/makers workshop.

This project seeks to add 56 secured rental homes in a variety of unit types, ranging from studios to 3-bedroom homes, with approximately 35% of the homes designed to accommodate families.

Project Statistics

Height	6 storeys
Density	3.13 FSR
Floor Area	50,363 sq. ft.
Commercial Gross Area	7,021 sq. ft.
Residential Gross Area	43,343 sq. ft.
Total Homes	56 (100%)
Studio	5 (9%)
1 Bedroom	31 (55%)
2 Bedroom	17 (30%)
3 Bedroom	3 (5%)
Family Units	20 (35%)
Vehicle Parking	49 stalls
Bicycle Parking	104 (3 per unit)



Above: Artist's rendering of the view from East Hastings Street. The development will bring new life and vibrancy to the Hastings Corridor with the addition of new housing and integrated retail to animate the streetscape, including a new restaurant.



Above: Artist's rendering of the view looking Southeast from the North. Resident amenities will include a private rooftop terrace with a playground for children and a seated BBQ area.

3D Studies: East Hastings Street View



3D Studies: Looking West & Northwest



3D Studies: Lane View Looking South



3D Studies: Aerial View of Lane



Community Benefits

Several benefits are envisioned as part of the proposal that will contribute to the livability of the Hastings-Sunrise neighbourhood including:



Increased rental housing stock: this proposal offers the potential to add 56 secured market rental homes to the Hastings-Sunrise neighborhood, contributing to the City of Vancouver's rental housing objectives under the *Secured Rental Housing Policy*. With 35% of the total units being two and three-bedroom homes, this proposal will also be suitable for families. Upon completion, the development will be professionally managed.



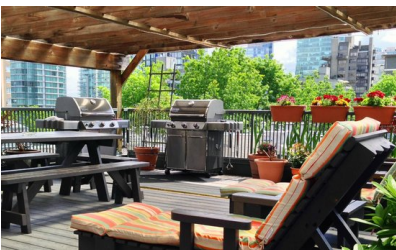
Neighbourhood revitalization: this proposal, which sits on an empty site, presents an opportunity to enhance the streetscape and add to the revitalization of the 3500 block of East Hastings Street.

New retail opportunities: community serving retail will be added to the ground level; it is envisioned that a restaurant space will activate the East Hastings frontage. PCI is also exploring opportunities to incorporate a resident amenity artist/makers workshop.



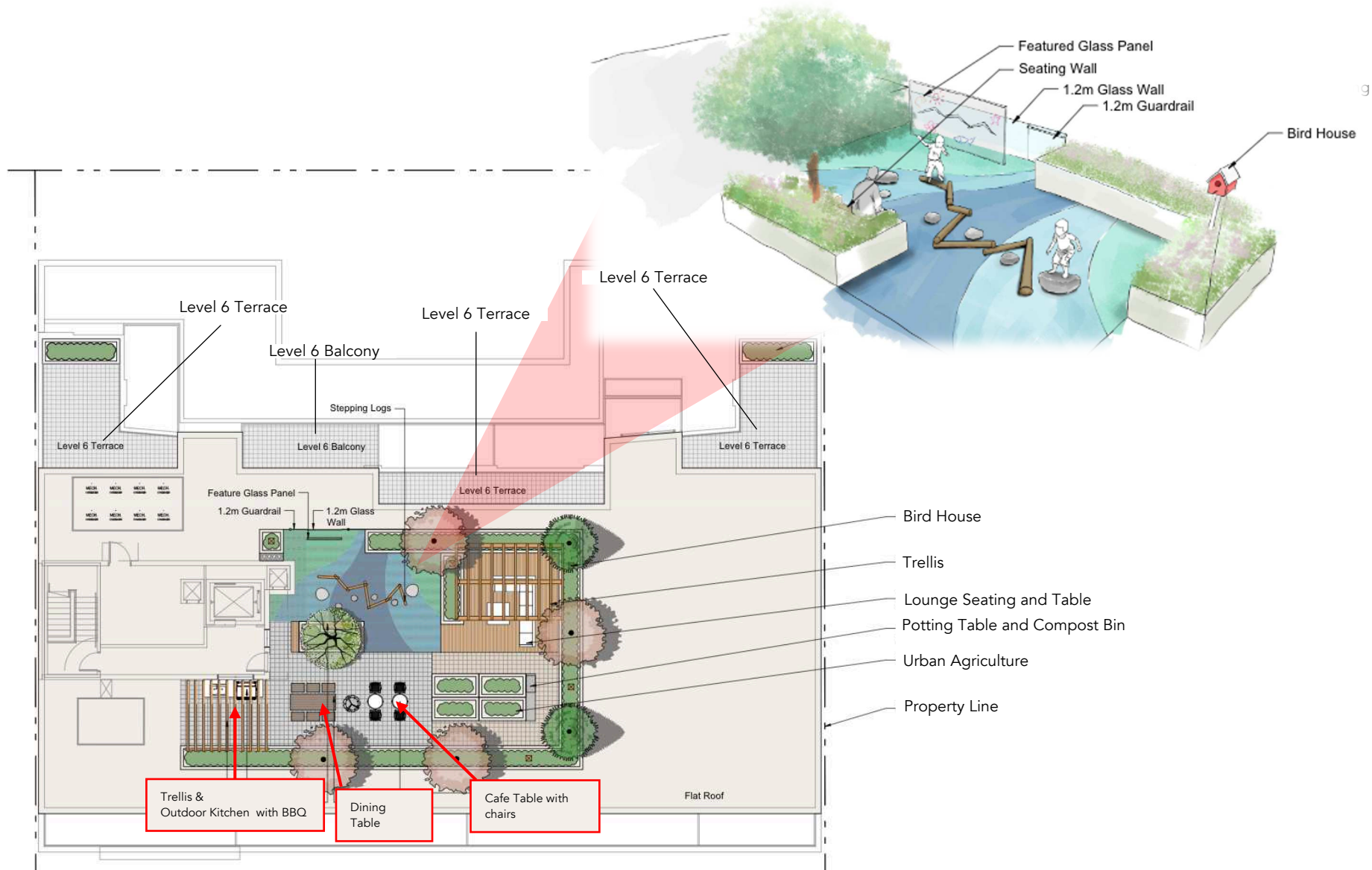
Sustainable development: in following the City's Low Emissions Green Buildings pathway, the construction of this project will align with Vancouver's "greenest city" objectives. Extensive landscaping will be used to add a buffer from the building to the north and to aid in rainwater retention.

Regional connectivity: Located directly beside from the Kootenay Bus Loop, this is a transit-oriented location served by nine bus routes, including major routes such as the R5 Hastings Street RapidBus, the #14 which runs along Hastings and to UBC, and the #130 which makes connections to Metrotown, Phibbs Exchange and Capilano University.

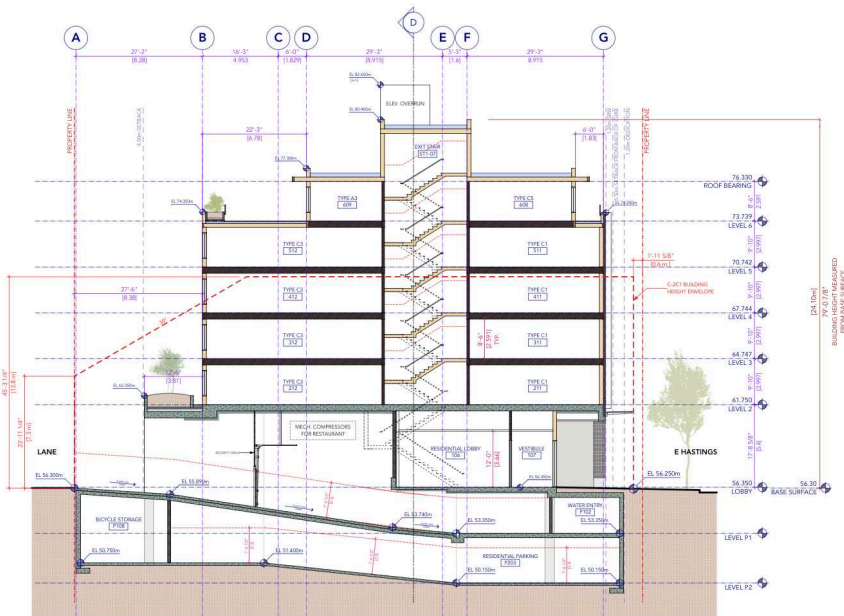


Resident amenities: Residents will have access an expansive outdoor amenity space on the rooftop, complete with a children's play area, seating, BBQ, urban agriculture, and landscape planters. Furthermore, the proposal offers an indoor amenity space opening to an outdoor terrace on the second level on the north side of the building.

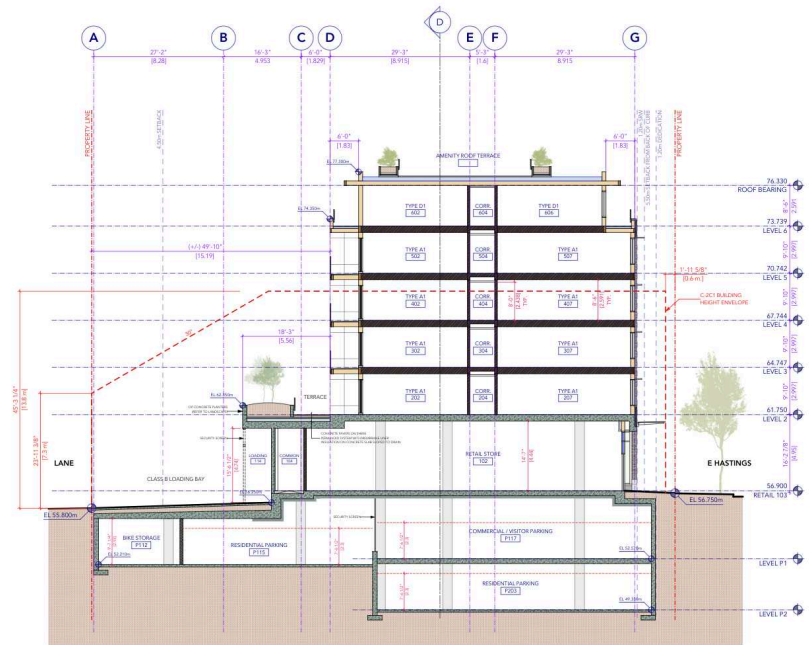
Landscape Plan



Sections: 3555-3561 E Hastings

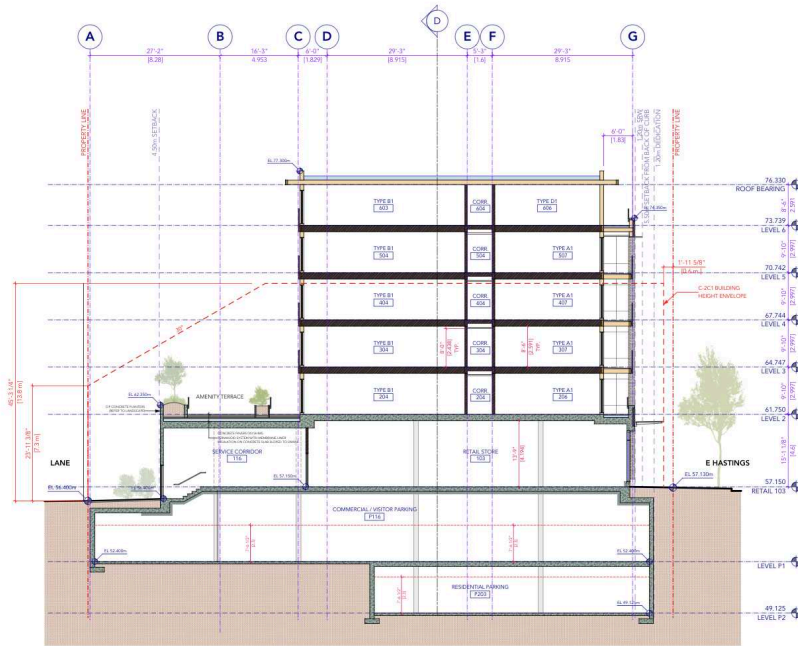


Cross Section A
Scale: 1/8" = 1'-0"



Cross Section B
Scale: 1/8" = 1'-0"

Sections: 3555-3561 E Hastings

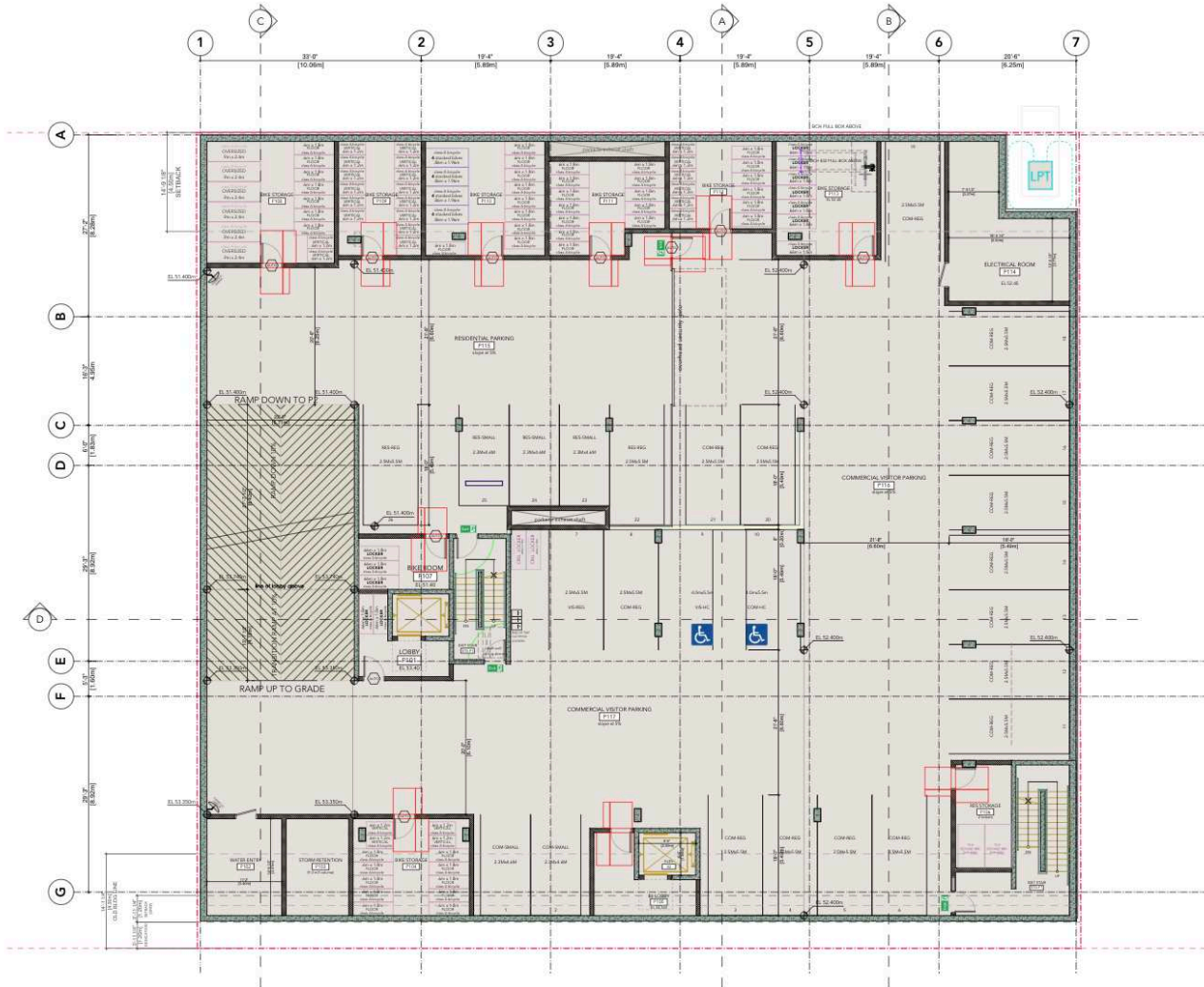


Cross Section C
Scale: 1/8" = 1'-0"



Cross Section D
Scale: 1/8" = 1'-0"

Level P1 Floor Plan





The architectural floor plan shows a large commercial building with several distinct functional areas:

- CIRCULATION** [10] Area: 340.11' - Located on the left side of the plan.
- RESTAURANT CLASS I** [10] Area: 230.0 of EL 56.48 shell space only - A large purple-shaded area at the bottom left.
- METAL STORE** [10] Area: 199.1 of EL 57.15 shell space only - Two orange-shaded areas on the right side.
- COMMERCIAL COMMON** [10] Area: 431.1' - A central pink-shaded area.
- RESIDENTIAL OFFICE BUILDING & WAREHOUSE** [10] - A grey-shaded area on the top right.
- VEHICULAR ENTRANCE** - Located at the top left corner.
- LPT TRANSFORMER** - Located near the top right corner.

The plan also features numerous smaller rooms such as REG. PASS, LOADING DOCK, and various storage areas. It includes detailed annotations for elevations (e.g., BG 56.550m, EL 56.48), dimensions, and area calculations. The building is situated along East Hastings Street, with a lane running parallel to it on the north side.



The floor plan is a detailed architectural drawing of a building, likely a school or institutional facility. It features a grid system with horizontal lines numbered 1 through 7 and vertical lines lettered A through G. The building is divided into several functional areas, each color-coded: green for classrooms, yellow for offices, blue for common areas, and purple for specialized rooms. Key areas include a large central hall, several classrooms, a library, a cafeteria, and a playground area. The plan also shows exterior landscaping with trees and shrubs, and a parking area with several cars. Various annotations provide dimensions, materials, and equipment specifications throughout the plan.



Level 3 Floor Plan



Level 4 Floor Plan



The floor plan shows a complex layout with a central corridor system. The plan is divided into several sections, each with its own set of rooms. The rooms are color-coded to indicate their function: green for classrooms, blue for offices, purple for specialized rooms, and yellow for common areas. The plan includes dimensions for room sizes and overall building dimensions. Key areas include a central corridor, classrooms, offices, a library, a cafeteria, and a gymnasium. The plan is oriented with North at the top.



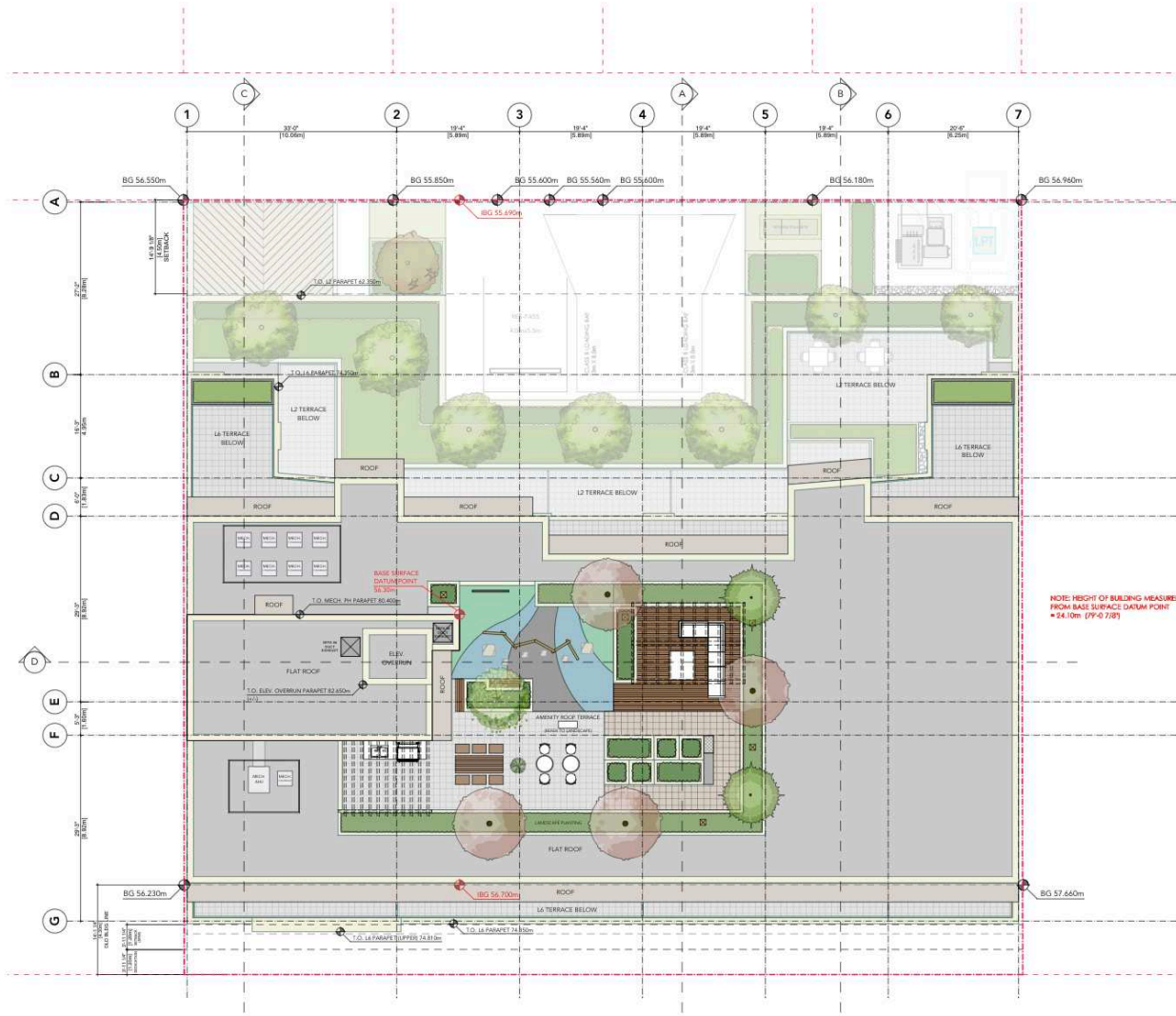
Level 6 Floor Plan



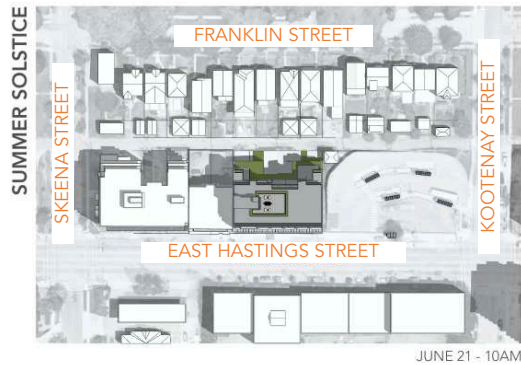
Site plan of the 15th floor showing various rooms, terraces, and landscaping. The plan includes a grid system with columns 1-7 and rows A-G. Key features include a BOYER ROOM, BOYER OFFICE, BOYER TERRACE, BOYER ROOF TERRACE, LANDSCAPE TERRACE, and PLANT ROOM. Dimensions and elevations are provided for various points and areas.



Overall Roof Plan



Shadow Study: 3555-3561 E Hastings



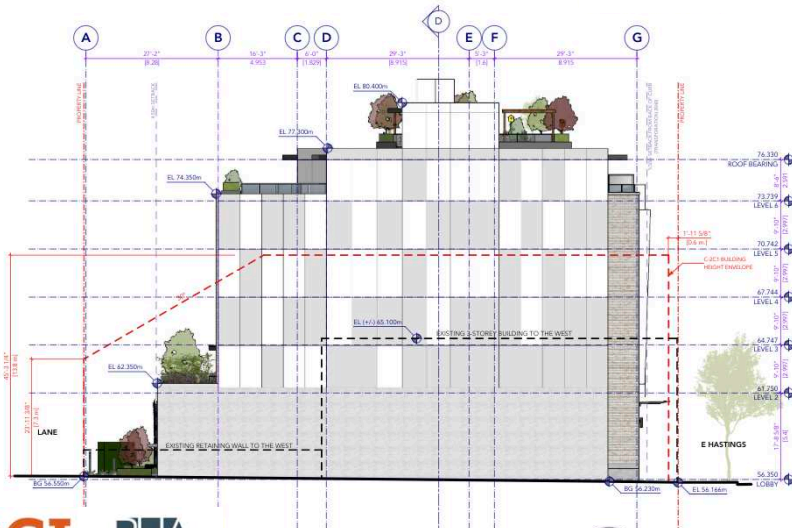
Elevations: 3555-3561 E Hastings



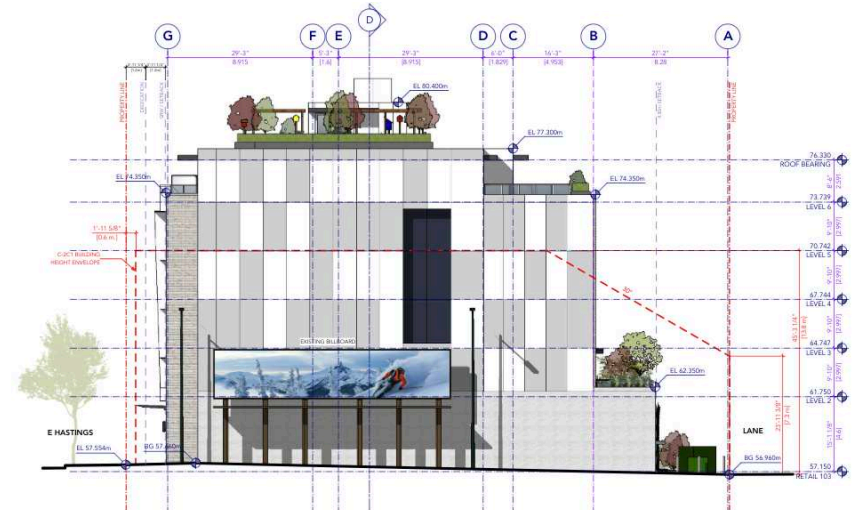
1 South Elevation (East Hastings Street)
Scale: 3/32" = 1'-0"



1 East Elevation (Arbutus Street)
Scale: 3/32" = 1'-0"



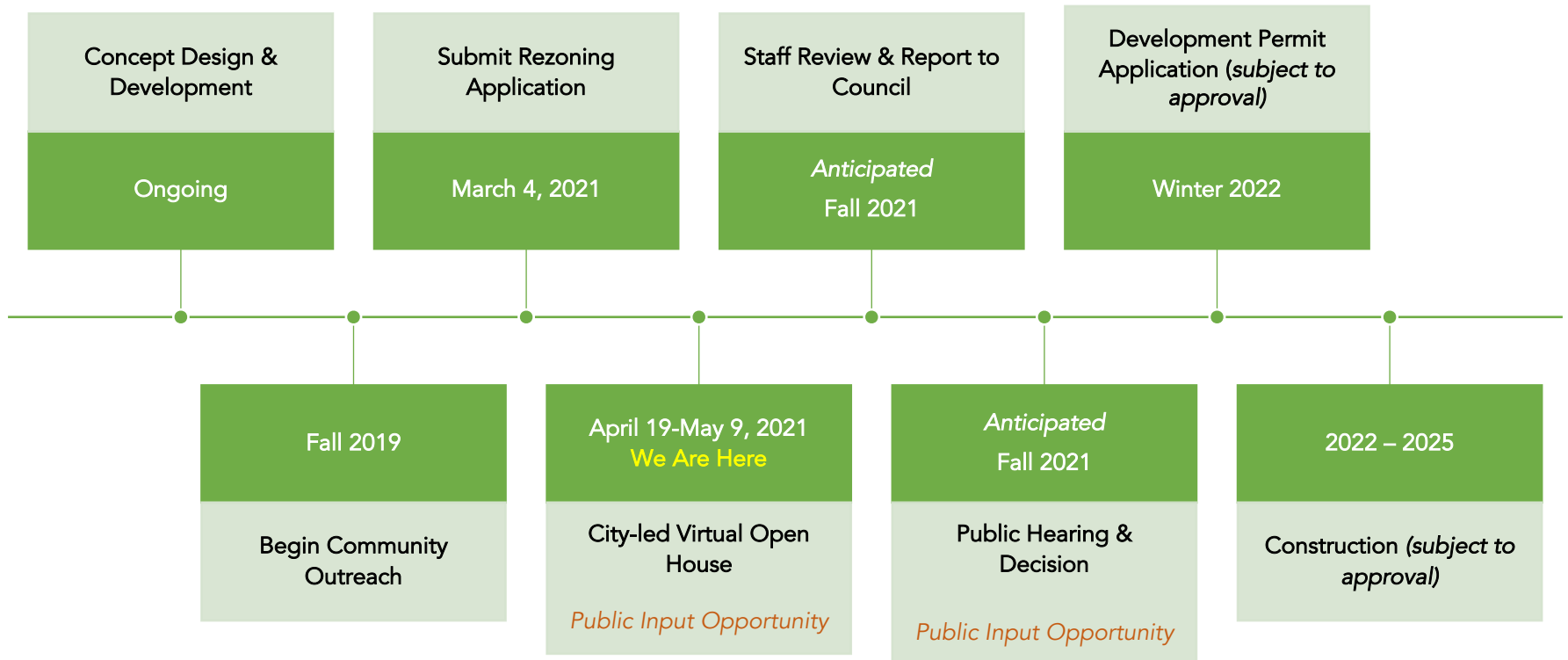
2 West Elevation
Scale: 3/32" = 1'-0"



2 South Elevation (West 21st Avenue)
Scale: 3/32" = 1'-0"

Next Steps

In the fall of 2019, PCI began engaging the community through conversations with immediate neighbours and community stakeholders. Throughout the planning process, there will be opportunities to learn more about the project, ask questions and provide input. The diagram below provides an overview of the steps ahead, and highlights opportunities for public input on PCI's proposal for 3555-3561 East Hastings Street.



THANK YOU!

We encourage you to provide any feedback or pose any questions through the City-led website shapeyourcity.ca. There is an online Q&A forum that replaces in-person open houses, which are on hold due to COVID-19 (Coronavirus). The City will post all questions as-is and reply on the website within two business days. As well, there is a comment form available to make a comment instead.

