

COHEN BLOCK

Occupied by the former Army & Navy store, the site includes five different structures connecting Gastown and the Downtown Eastside (DTES). This project proposes to rezone the Cordova block (**8-36 W Cordova Street**) and the Hastings block (**15-27 W Hastings Street**) from HA-2 Historic Area District and DD Downtown District, respectively, into a single CD-1 Comprehensive Development zone.

Envisioned with the community over the past four years, Cohen Block addresses the immediate and urgent needs: **secure, inclusive housing and economic revitalization**. This proposal is a testament to the enduring legacy and commitment of the Cohen family and will celebrate its past heritage while creating a future in this neighbourhood.

The proposed rezoning is for the development of:

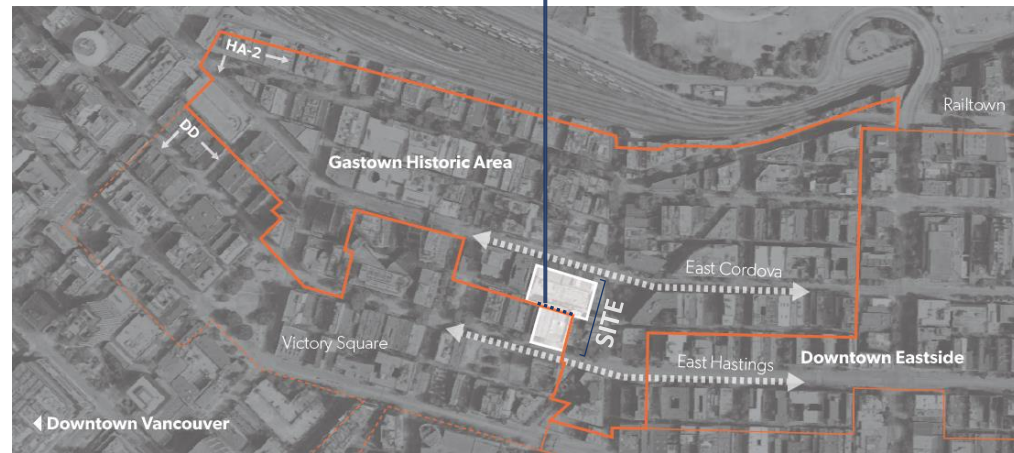
- **Cordova Block Building:** a 20-storey residential rental tower and hotel podium supported by commercial uses on the ground level.
- **Samuel Residential Tower:** a 39-storey mixed-use secured rental housing development with four levels of underground parking, retail at grade, below-market homes in the podium, and market rental homes in the tower.

PROJECT DETAILS

	Cordova Block Building	Samuel Residential Tower
Height	20 storeys	39 storeys + rooftop amenity
Housing	219 Rental Homes <ul style="list-style-type: none"> • 172 Market Rental • 47 Below-Market Rental <ul style="list-style-type: none"> • 33 homes at 80% of CMHC avg rates • 14 homes at 50% of CMHC avg rates 	519 Rental homes <ul style="list-style-type: none"> • 411 Market Rental • 108 Below-Market Rental <ul style="list-style-type: none"> • 85 homes at 80% of CMHC avg rates • 23 homes at 50% of CMHC avg rates
Family Housing	33 Family Homes <ul style="list-style-type: none"> • 25 Market Rental • 8 Below-Market Rental 	79 Family Homes <ul style="list-style-type: none"> • 68 Market Rental • 11 Below-Market Rental
Retail	16,000 sq ft	4,000 sq ft (community serving)
Hotel	179 rooms	n/a



Revitalized Laneway



View from Cordova Street

View from Hastings Street, with a continuous sawtooth street wall, characteristic of the Victory Square area

"By redeveloping this site, we hope to be a catalyst for positive change in the DTES and Gastown."

~ Jacqui Cohen



Rental Housing: 738 rental homes in the DTES, with 20% at below-market rents



Indigenous Partnership: 108 below-market homes operated by BC Indigenous Housing Society



Public Art: To be incorporated into the project to enhance the public realm, in collaboration with Indigenous artists



Affordability: 155 affordable homes (118 at below-market rents and 37 at deep subsidy)



Local Employment: 20,000 sq ft of retail storefronts and a 179-room hotel & rooftop restaurant



Sustainability: Adaptive re-use of existing building features with access to terraced gardens & central courtyard



Family Housing: 112 two-bedroom homes with 19 at below-market rents



Public Realm Improvements: Vibrant streetscape with retail, activated laneway, enhanced lighting and safety



Heritage Conservation: Preserves all character defining elements and restores existing historic Gastown street-facing facades on Cordova

Pre-Application Open House
April 12, 2023

City-Led Open House
Oct 18-31, 2023

Revised Rezoning Submission
Jan 24, 2025

Public Hearing
Expected Q1 2026

Early Engagement
with Community
2021-2023

Rezoning Submission
July 14, 2023

Amendment to
View Cone Policy
July 10, 2024

City-Led Open House
April 2 - 15, 2025

**We are
here**