

Powerhouse X

441 East Pender Street

A Commitment to the DTES



February 26, 2026

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THE VISION

Powerhouse X is a six-storey, mid-rise apartment building designed to meet the needs of the Downtown Eastside. It will provide 55 permanently affordable homes on a small urban site, with no underground parking and generous bike storage.

UNIT MIX

- 46 micro-studio units (approx. 260–270 sq. ft. each)
- 4 BCH-accessible units at ground level (368 sq. ft.)
- 5 two-bedroom family units (830 sq. ft.)

AMENITIES



Communal indoor
and outdoor space



Bike parking
underground



Accessible ground-
level parking



Rooftop amenity of
approximately 3,000 sq ft



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WHO WILL LIVE HERE?



BUILT FOR LOCAL NEED

Homes are intended for low - to moderate-income residents, including local workers, modest -income households, and seniors. Tenant eligibility will be income -based and consistent with City guidelines and government housing programs*.

NON-PROFIT LED MANAGEMENT

The building will be owned and/or operated long-term by a qualified non-profit, ensuring affordability, safety, and responsible management.

**Includes a minimum of 20% of the units at shelter rates and 10% at HILS (Housing Income Limits) rates.*

ENGAGEMENT TIMELINE



COMMUNITY RESPONSE & EVOLUTION

Following two referrals from Council, the project has been refined to align with local housing needs and address neighbourhood feedback.

FAMILY HOUSING

Added five two-bedroom family homes to address local comments about family housing and unit diversity.

ENHANCED COMMUNITY OUTREACH

Implemented multilingual boards, translated materials, and direct meetings with neighbours and community groups.

CLARIFY TENANT PROFILE

Independent-living, low- to moderate-income residents who already contribute to the DTES/Strathcona community.

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