

WOOD LAND BLOCK

10TH + NANAIMO



LIFE BUILT
BETTER

COMMERCIAL ST	FLOURIST  Eat, shop, drink & take classes. Home to the first bakery in Vancouver to exclusively use flour stone-milled on site.	EQUINOX GALLERY  An industrial chic space for exhibiting contemporary art by up-and-coming & established artists, founded in 1972.	HAVANA  Restaurant & Bar serving vacay vibes on the Drive, inspired by the colors & culture of Old Havana, Cuba.	COMMERCIAL DR BAR CORSO  More than just an apparition of Italian culture. The tasting lounge serves up regions of Italy through cocktails, wines, grappa, Amari, & modern Cicchetti.	COMMERCIAL DR	
	TROUT LAKE FARMERS MARKET  Every Saturday from mid-April to the end of October, 40+ local farmers & producers, craft goods & food trucks fill John Hendry Park, minutes from Woodland Block.	COLLECTIVE GOODS  Neighbourhood Grocer & Bistro specialising in take home meal kits, curated goods & French-ish cuisine with a nightly prix fixe menu.	LIBERTY WINE  A local destination for great, unique wines from every corner of the globe, curated by their team of sommeliers & wine experts - at every budget.	LUNCH LADY  Casual eatery offering Vietnamese staples such as pho, noodles & meat plates, plus, unique cocktails.		COMMERCIAL DR
COMMERCIAL ST	JOHN HENDRY PARK  Surrounding the tranquil Trout Lake, this scenic & impressive 43.5-acre recreational park is home to The Farmers Market, Community Centre, & much, much more, only minutes away.	TROUT LAKE COMMUNITY CENTRE  The hub of activities includes an ice rink, gym, fitness centre, dance studio, art & pottery studio, music room, preschool, cafe, an outdoor plaza & more.	DOWNLOW CHICKEN  A simple counter-serve hub for fried chickens at escalating spice levels, creative sandwiches & sides on Commercial Drive.	CAFFÉ LA TANA  An intimate affair, with a menu of small plates & pasta to share, & an all-Italian wine list & specialty cocktails, next door to Pepino's Spaghetti House.	LA GROTTA DEL FORMAGGIO  Just what you'd expect from a well-established deli run by Italians since 1977: great customer service & shelves packed with European imports of every kind.	
	GRANDVIEW LANES  Owned & operated by three generations of the Marino family since 1947, offering 5- & 10-pin lanes while serving beer & simple bites.	PEPINO'S SPAGHETTI HOUSE  Warm, laid-back classic Italian Spaghetti House, honoring the former home of Nick's - a Vancouver institution for over 40 years.	EASTSIDE ICONS CITY AVENUE MARKET  BC owned & operated friendly neighbourhood market bringing quality local and specialty products to Commercial Drive & 7th.			
OFF CLARK DR	EARNEST ICE CREAM  This Frances Street local scoop shop serves up small-batch seasonal flavors in waffle cones, ice cream sandwiches, sundae & pints to go, sustainably.	COLUMBUS MEATS  Third generation authentic Italian butcher shop owned by the three Masì brothers, Eugenio, Giancarlo & Vito since 1991.	TO LIVE FOR BAKERY & CAFE  Erin Ireland, made famous for her vegan banana bread, is baking up unbelievably delicious plant-based goodies on Nanaimo & Grant.	FLOURIST  Eat, shop, drink & take classes. Home to the first bakery in Vancouver to exclusively use flour stone-milled on site.	COMMERCIAL DR	
	SUPERFLUX  Famous for its trendy space, great vibes, cool merch & beer! Superflux is a bold & experimental brewery, all about innovation & flavor.	RENZULLO MARKET  Supplying East Van with authentic Italian goods since 1964, where the staff knows your name & your order.	HAVANA  Restaurant & Bar serving vacay vibes on the Drive, inspired by the colors & culture of Old Havana, Cuba.	COMMERCIAL DR BAR CORSO  More than just an apparition of Italian culture. The tasting lounge serves up regions of Italy through cocktails, wines, grappa, Amari, & modern Cicchetti.		
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Life Together

COME BACK TO WHAT'S REALLY IMPORTANT.
 LIFE TOGETHER.
 LIFE WITH SUBSTANCE.
 LIFE BUILT BETTER.

YOU'VE ARRIVED SOMEPLACE SPECIAL



Stretching across a full city block, Woodland Block borrows inspiration from New York City-architecture for a distinct new community at Nanaimo and 10th near Trout Lake. Seventy-two townhomes and flats are designed for

real life by Ekistics, with mid-century modern influences, a collection of retail conveniences out your front door, and residential amenities that bring the whole block together.

NYC-INSPIRED TOWNHOMES AND FLATS

Connect in the elevated courtyard's outdoor dining area with long tables, BBQs with trellis above, chill loungers, adirondack chairs with fireplace, putting green, life-sized chess set, and children's play area.



MEATS

EAST VAN LIFE



“We love your character, your authenticity, and all of your quirks. You remind us a little of NYC, with its gritty charm, and anything-is-possible energy.”

First Track

Caffé La Tana

An intimate affair, with a menu of small plates & pasta to share, & an all-Italian wine list & specialty cocktails, next door to Pepino's Spaghetti House.



Columbus Meats

Third generation authentic Italian butcher shop owned by the three Masi brothers, Eugenio, Giancarlo & Vito since 1991.



Venture into East Van's Grandview-Woodland community and you know you've arrived someplace special. Locals are genuine, friendly, intriguing, and full of stories, giving one-of-a-kind colour and texture to this vibrant neighbourhood.

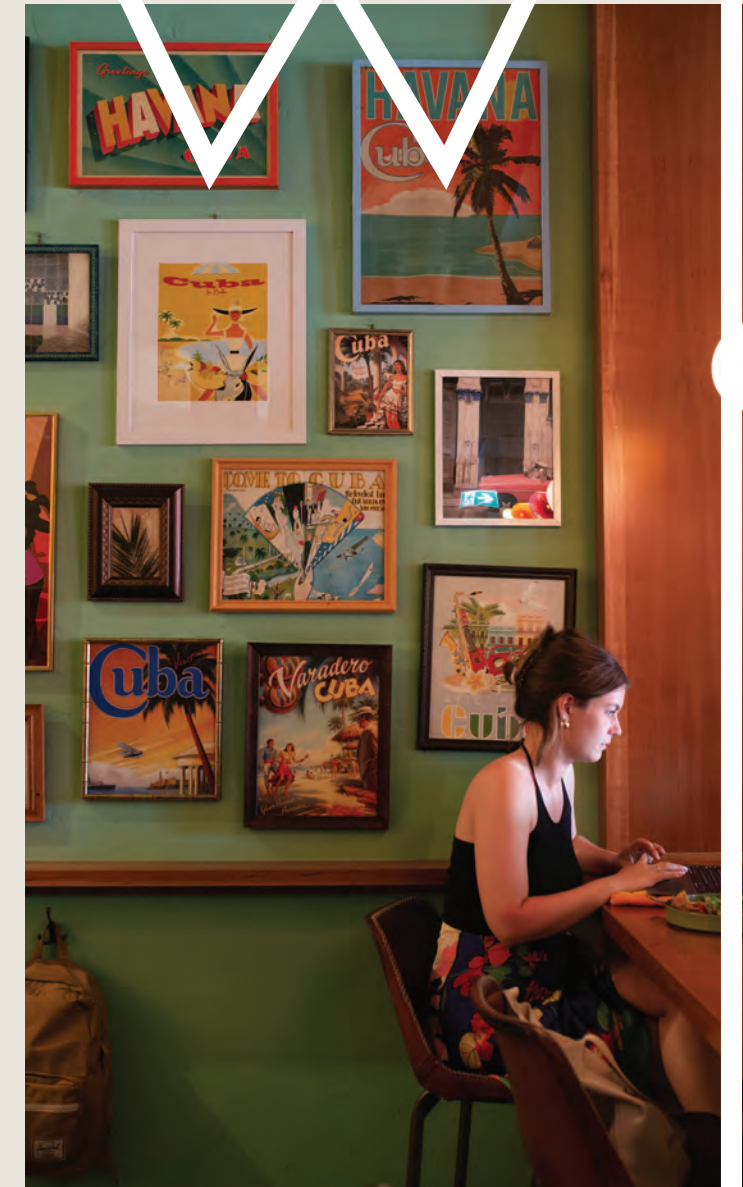
“East Van, you’re so cool. You welcome people from all walks of life with open arms... You foster creativity, art, music, and culture. You give close-knit community energy with a big-city attitude. We love you.”

Havana Vancouver



Havana

Restaurant & Bar serving vacay vibes on the Drive, inspired by the colors & culture of Old Havana, Cuba.



Renzullo Market

Supplying East Van with authentic Italian goods since 1964, where the staff knows your name & your order.



IT'S REAL

Character radiates from shops, restaurants, art, parks, and heritage homes. Warmth and charm make up the soul. People who grew up here return. And those who move here never leave. Real life is not something you're nostalgic for – it's here, alive and meaningful and incomparable.

YOUR NEIGHBOURHOOD

EATS + DRINKS

- 1 Superflux Beer Company
- 2 Earnest Ice Cream
- 3 Pepino's Spaghetti House
- 4 Caffé La Tana
- 5 East Van Brewing Company
- 6 Downlow Chicken Shack
- 7 Lunch Lady
- 8 Havana
- 9 Via Tevere Pizzeria
- 10 La Grotta Del Formaggio
- 11 LIVIA Forno e Vino
- 12 Sopra Sotto Pizzeria
- 13 Bar Corso
- 14 La Mezcaleria
- 15 Liberty Wine
- 16 Prado Cafe
- 17 Flourist Bakery
- 18 Collective Goods Bistro & Grocer
- 19 Bon's Off Broadway
- 20 To Live For Bakery & Cafe

DAILY ESSENTIALS

- 21 City Avenue Market
- 22 BMO
- 23 CIBC
- 24 Safeway
- 25 Shoppers Drug Mart
- 26 TD Canada Trust
- 27 Scotiabank
- 28 T&T Supermarket
- 29 Renzullo Market
- 30 Columbus Meats

LEARN

- 31 Queen Victoria Annex
- 32 Tye Elementary School
- 33 Laura Secord Elementary School
- 34 Vancouver Technical Secondary School

PLAY + ENTERTAIN

- 35 Mudlab Pottery
- 36 The Cultch
- 37 Grandview Lanes
- 38 Rio Theatre
- 39 Equinox Gallery
- 40 Van Tech Soccer Field

TROUT LAKE

- 41 John Hendry Park (Trout Lake Park)
- 42 Trout Lake Farmers Market
- 43 Trout Lake Community Centre
- 44 Trout Lake Beach

← DOWNTOWN 8-12 min Drive / 19 min SkyTrain



● WOODLAND BLOCK PRESENTATION CENTRE

● NEAREST BUS STOPS

--- CENTRAL VALLEY GREENWAY

STEP BACK IN TIME, MOVE FORWARD IN STYLE

Our love of space is transformed into unique design that doesn't lose sight of the details, painted with personality that is completely one-of-a-kind.





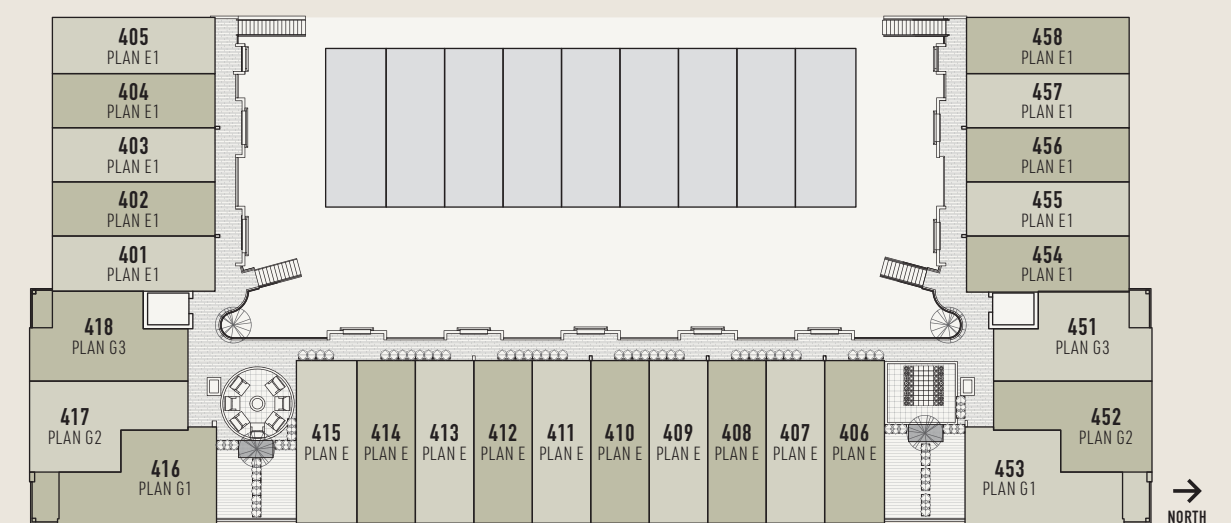
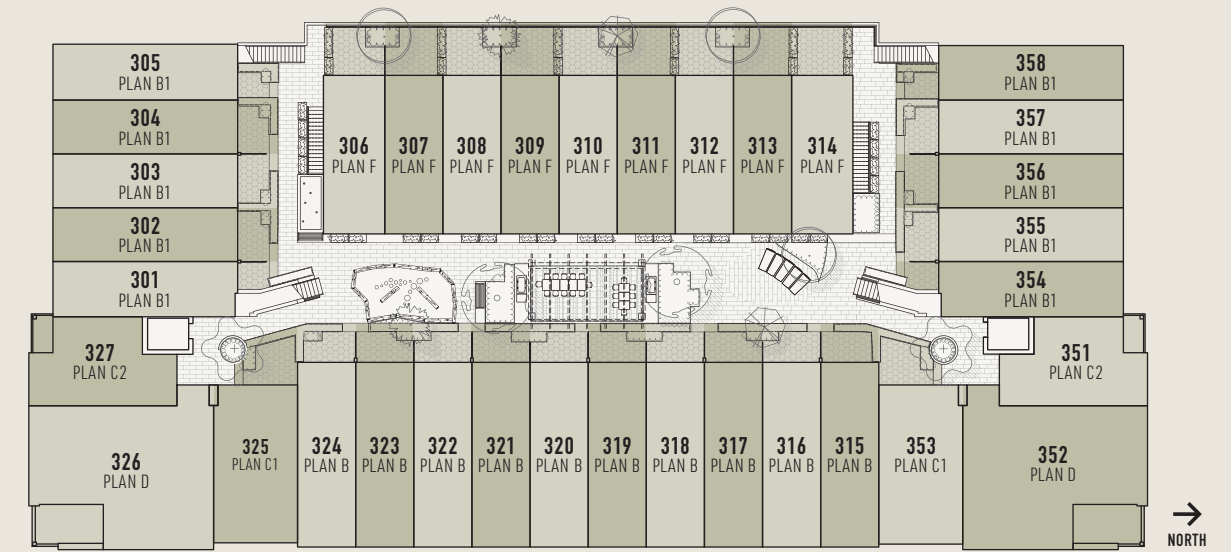
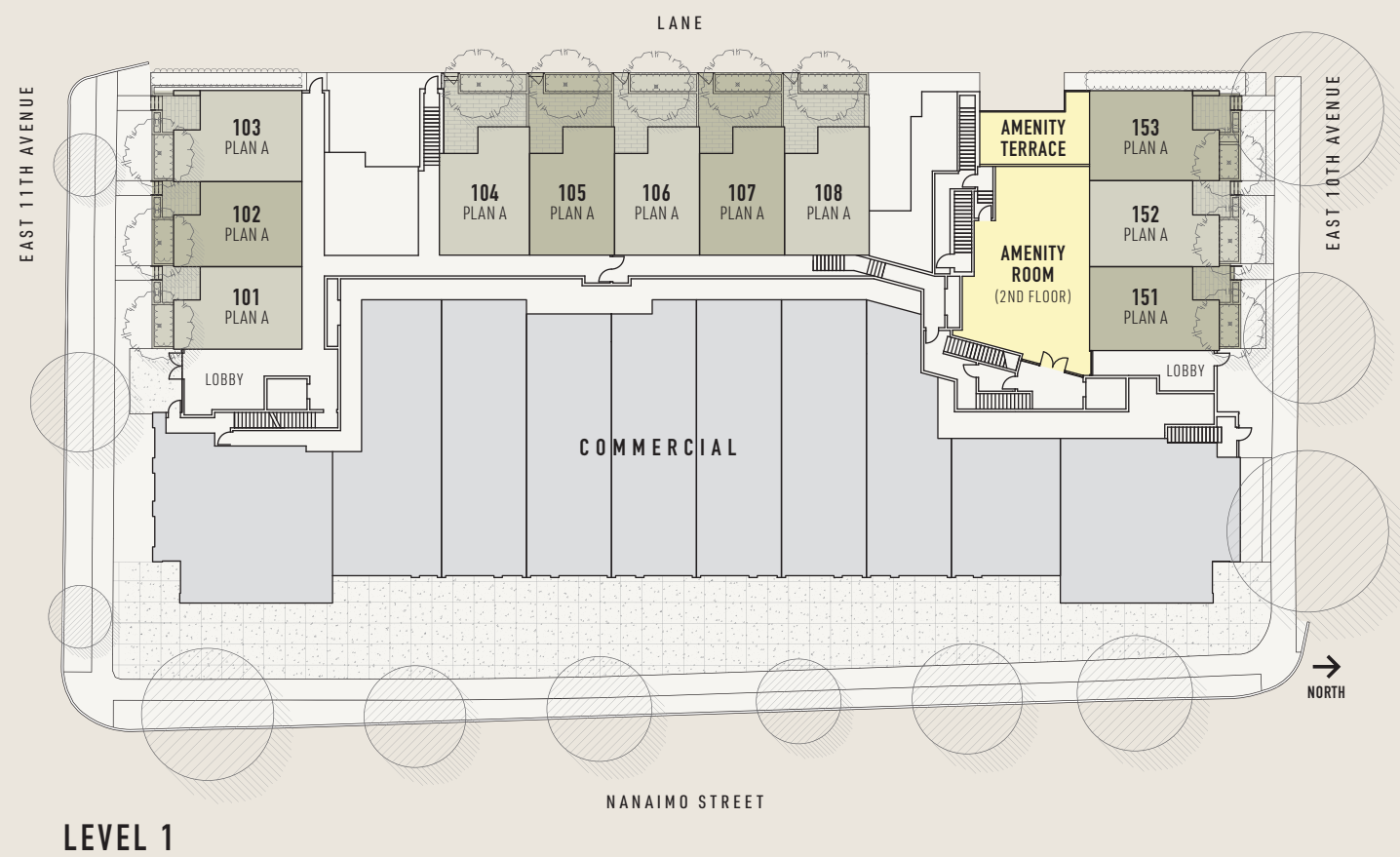
ENVISIONED BY HOUSE OF BOHN

Step back in time and forward in style with House of Bohn's mid-century-inspired design, because design matters, especially when it comes to style.

SITE PLANS

WOODLAND BLOCK

10TH + NANAIMO

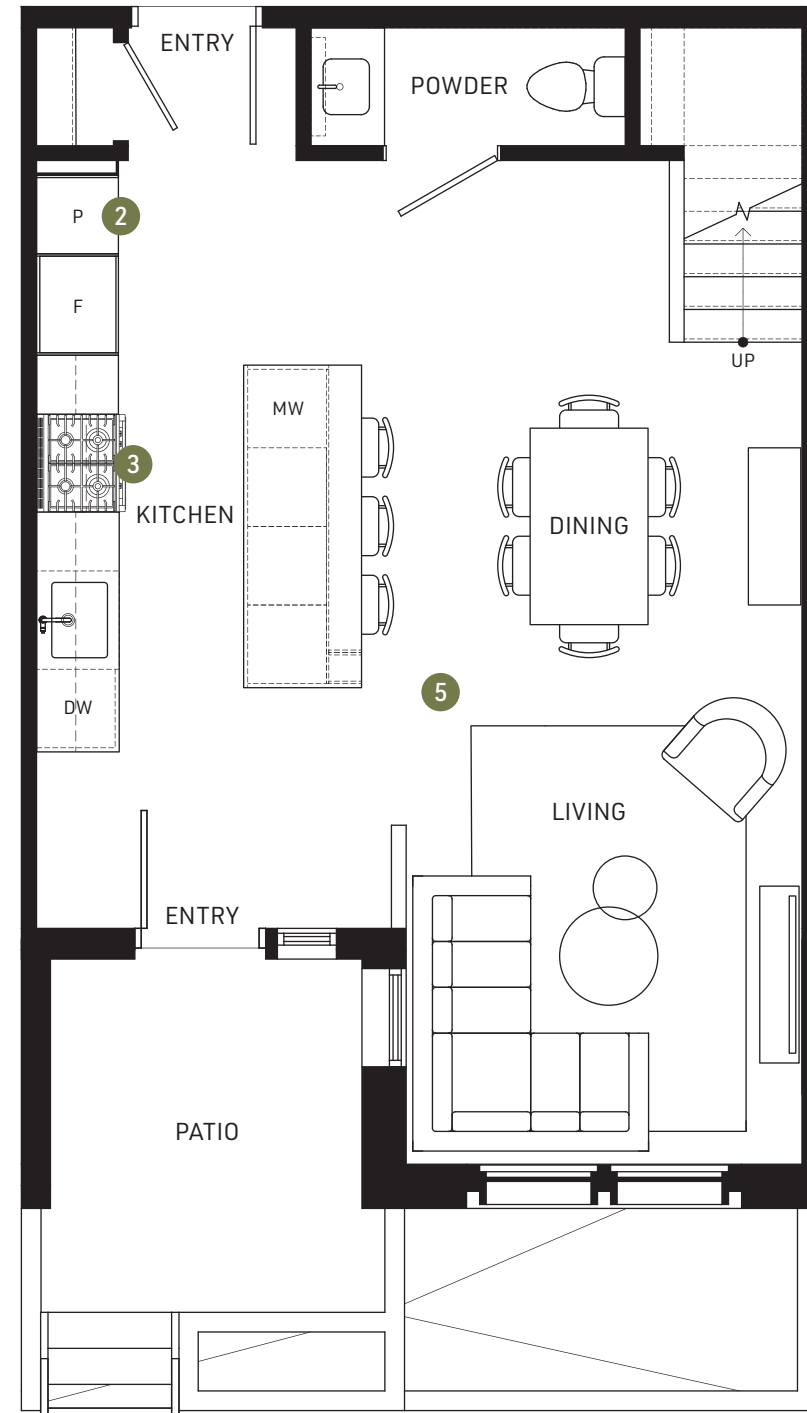


PLAN A

2 BED + 2.5 BATH + FLEX

Interior 1,089-1,115 sf
 Exterior 146-287 sf
 Total 1,235-1,402 sf

**WOOD
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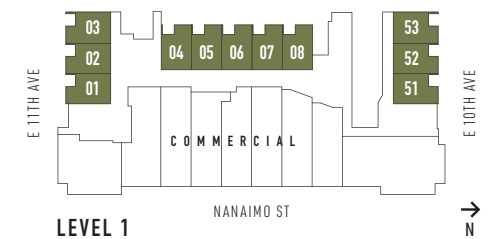
MAIN



UPPER

1. In-home flex room that keeps your possessions handy
2. Abundant kitchen storage options including full-height pantries and soft-close cabinets
3. Integrated full-size Bertazzoni Italian appliance package
4. Vanity light fixture and medicine cabinet included
5. 8" American Oak hardwood flooring flows through main living area

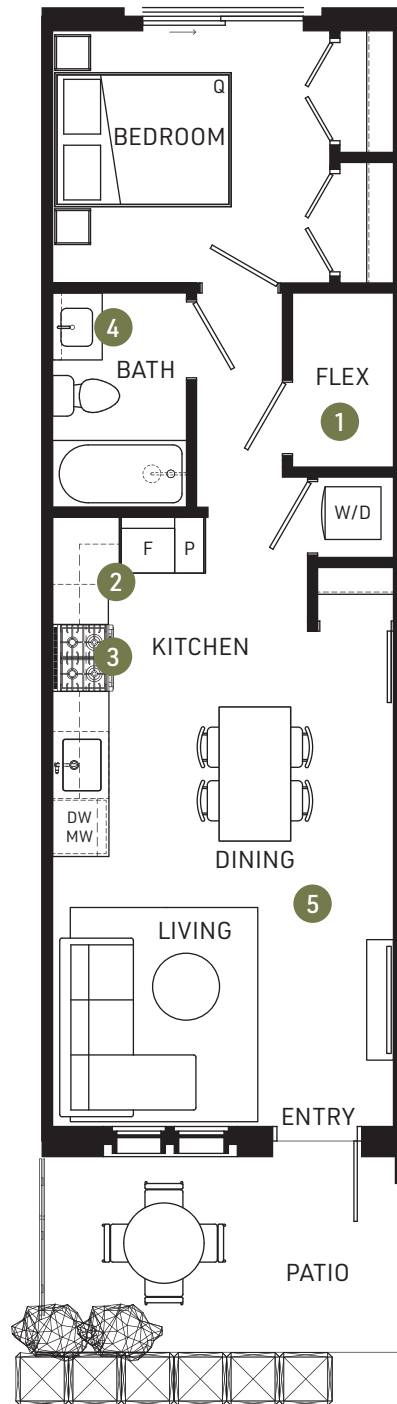
This is not an offering for sale. Any such offering can only be made with a disclosure statement. Dimensions, sizes, areas, specifications layout and materials are approximate only and subject to change without notice. The developer reserves the right to make changes and modifications to the information contained herein without prior notice. E.&O.E.



PLAN B

1 BED + 1 BATH + FLEX

Interior	566-569 sf
Exterior	121-126 sf
Total	687-695 sf



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5. 8" American Oak hardwood flooring

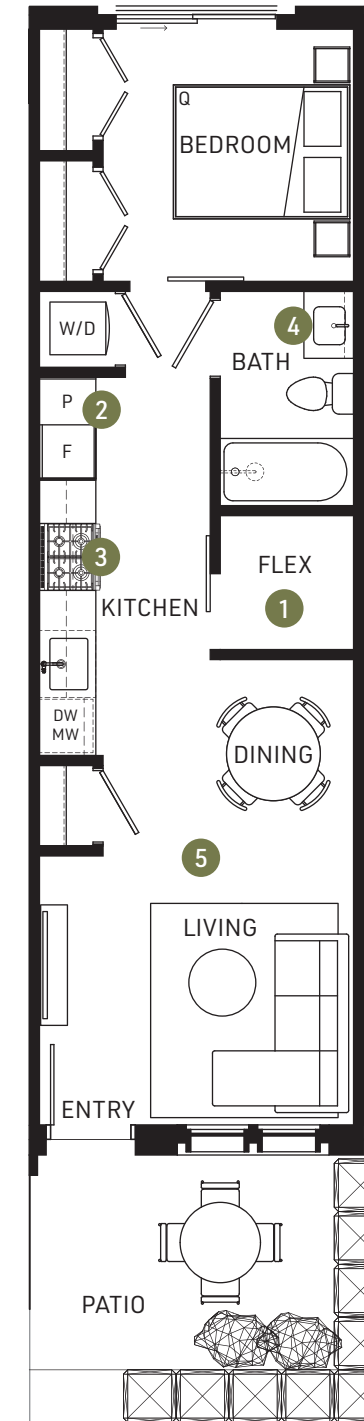
WOODLAND BLOCK

10TH + NANAIMO

PLAN B1

1 BED + 1 BATH + FLEX

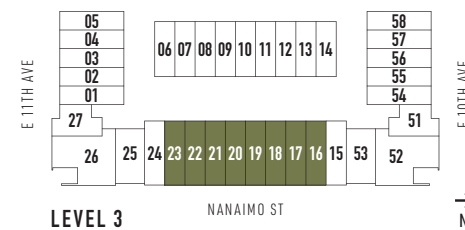
Interior	525-532 sf
Exterior	57-120 sf
Total	582-652 sf



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WOODLAND BLOCK

10TH + NANAIMO



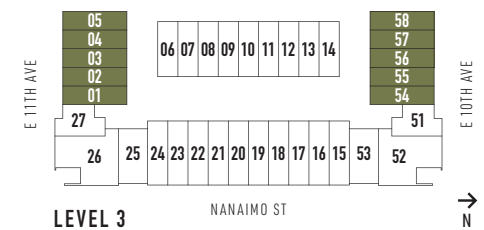
LEVEL 3

NANAIMO ST



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LEVEL 3

NANAIMO ST

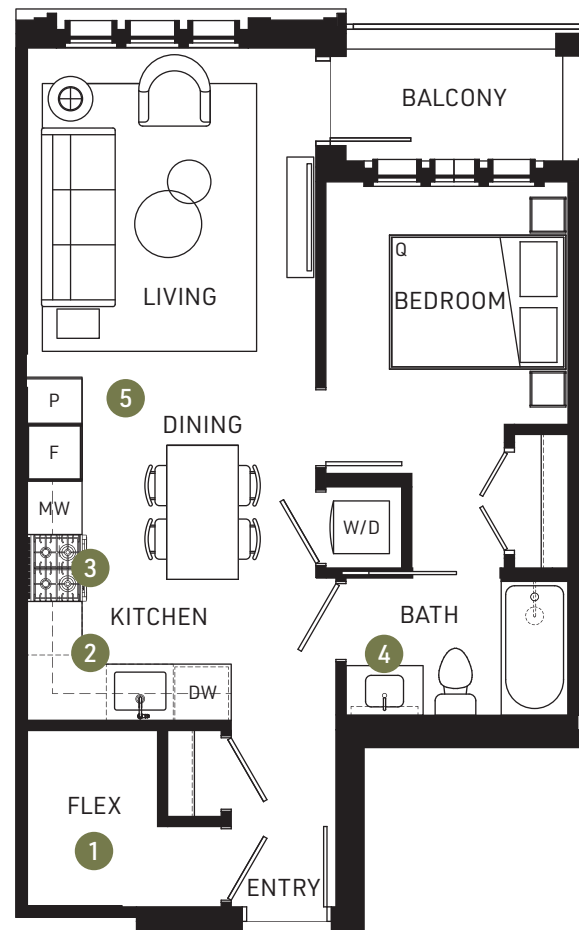


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PLAN C2

1 BED + 1 BATH + FLEX

Interior	589 sf
Exterior	41 sf
Total	630 sf



WOODLAND BLOCK

10TH + NANAIMO

PLAN D

3 BED + 2 BATH + FLEX

Interior	1,239 sf
Exterior	149-161 sf
Total	1,388-1,400 sf

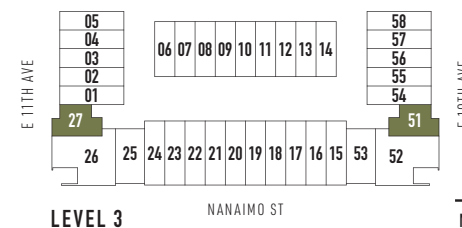


WOODLAND BLOCK

10TH + NANAIMO

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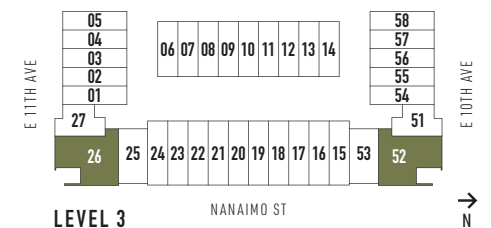
3. Integrated Bertazzoni Italian appliance package
4. Vanity light fixture and medicine cabinet included
5. 8" American Oak hardwood flooring



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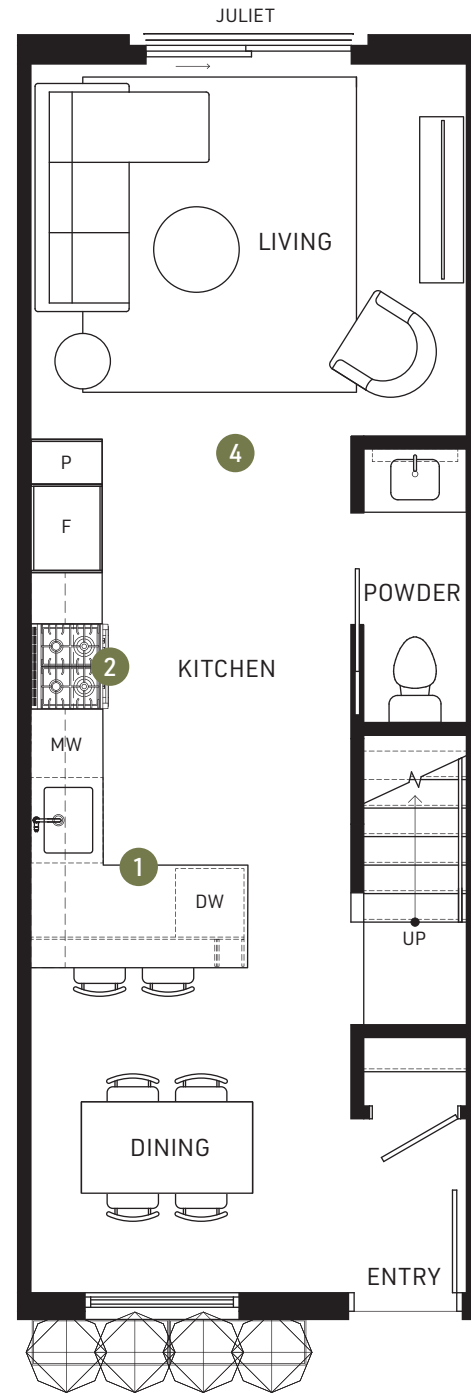
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PLAN E

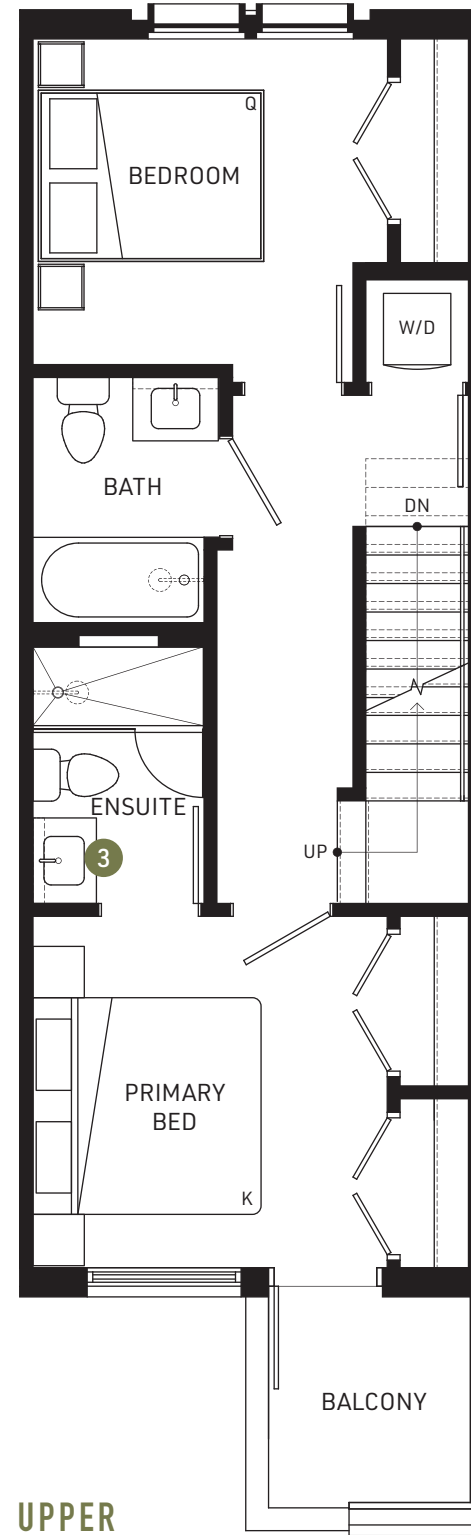
2 BED + 2.5 BATH

Interior 1,033-1,046 sf
 Exterior 476-617 sf
 Total 1,509-1,663 sf

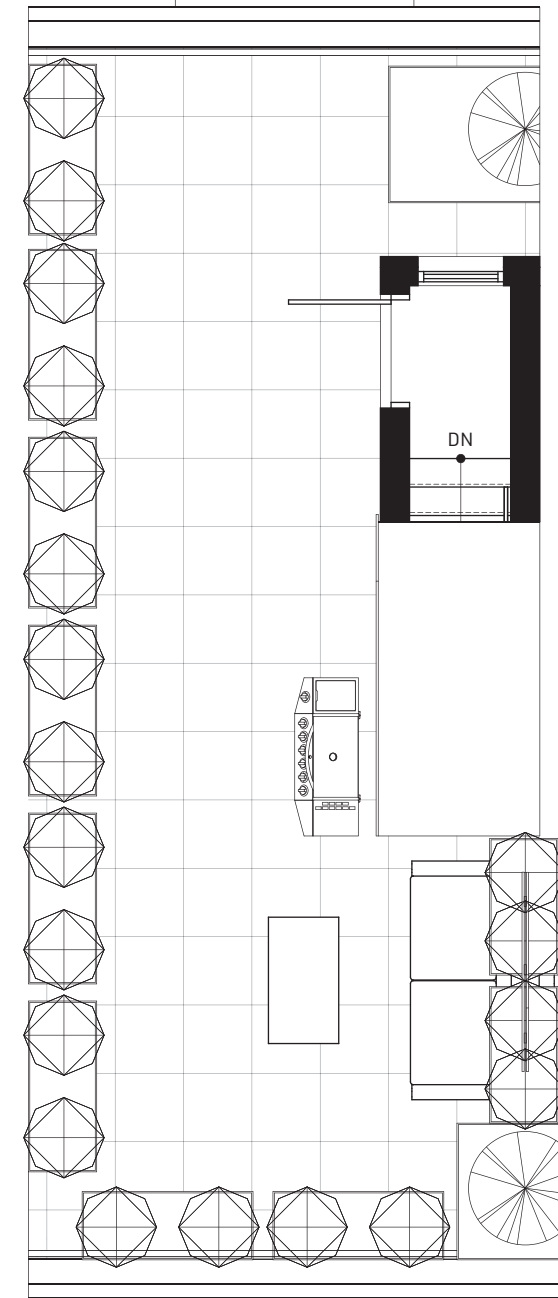
**WOOD
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MAIN

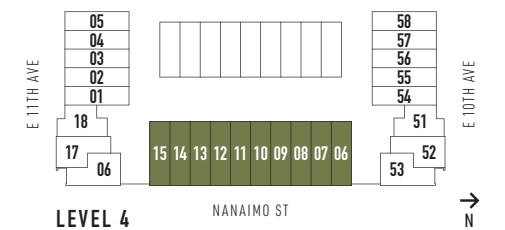


UPPER



ROOFTOP

1. Abundant kitchen storage options including full-height pantries and soft-close cabinets
2. Integrated full-size Bertazzoni Italian appliance package
3. Vanity light fixture and medicine cabinet included
4. 8" American Oak hardwood flooring flows through main living area

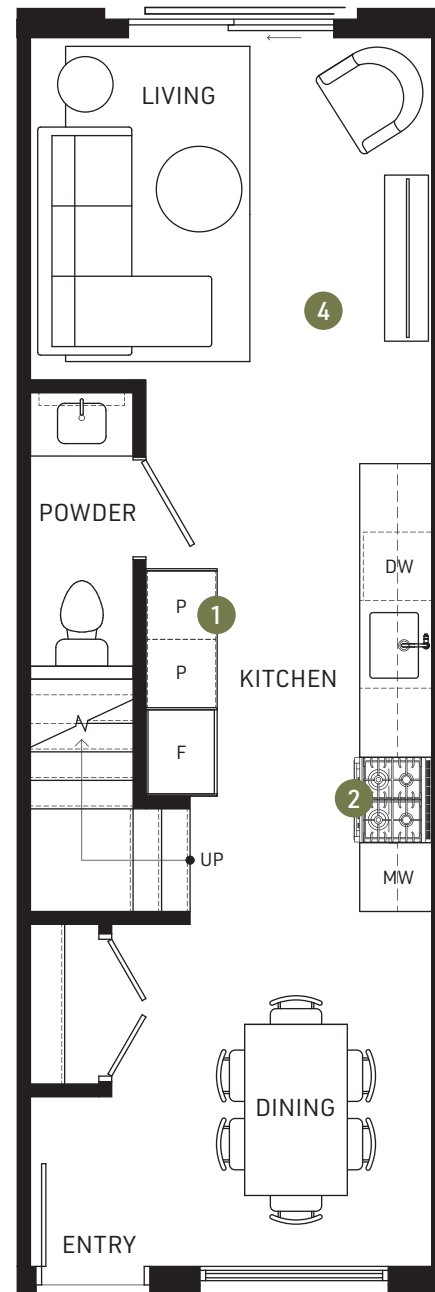


LEVEL 4

PLAN E1

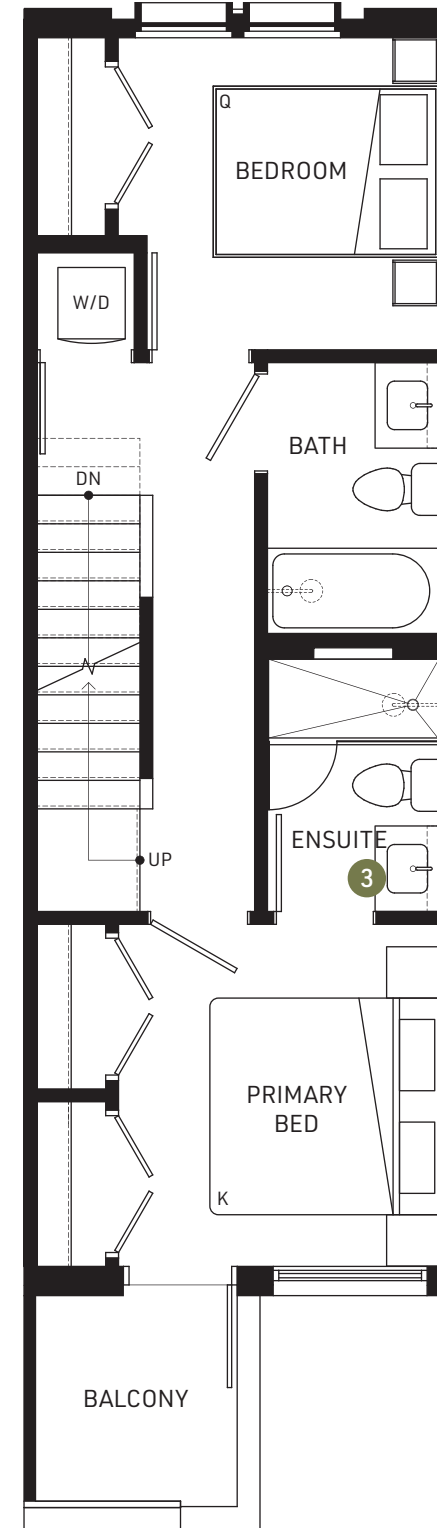
2 BED + 2.5 BATH

Interior 960-973 sf
 Exterior 430-446 sf
 Total 1,390-1,419 sf

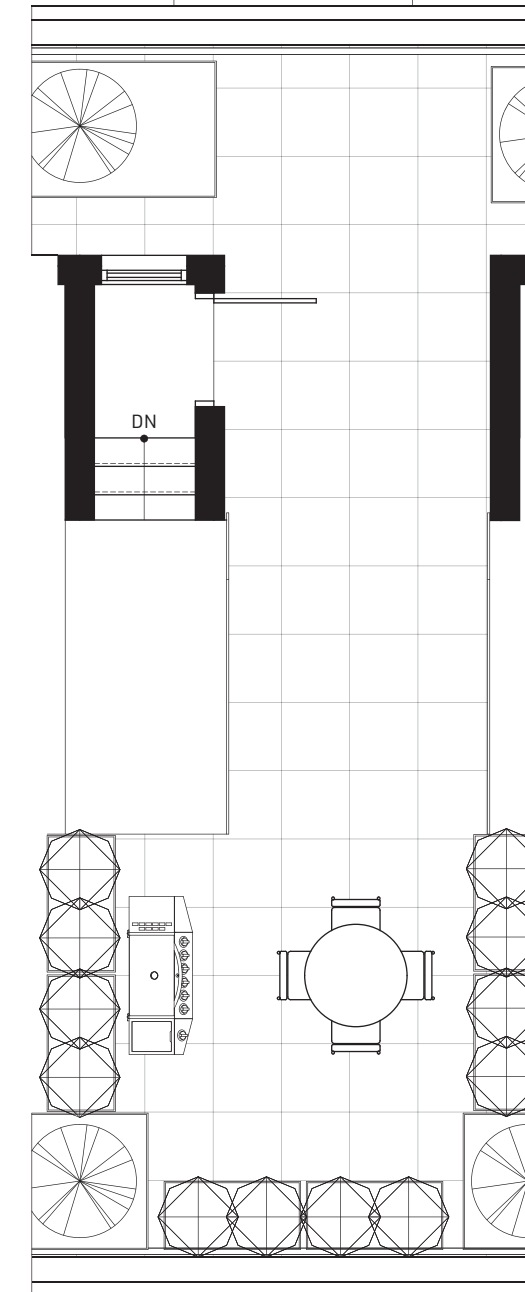


MAIN

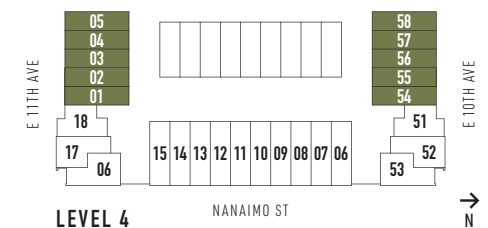
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UPPER



ROOFTOP

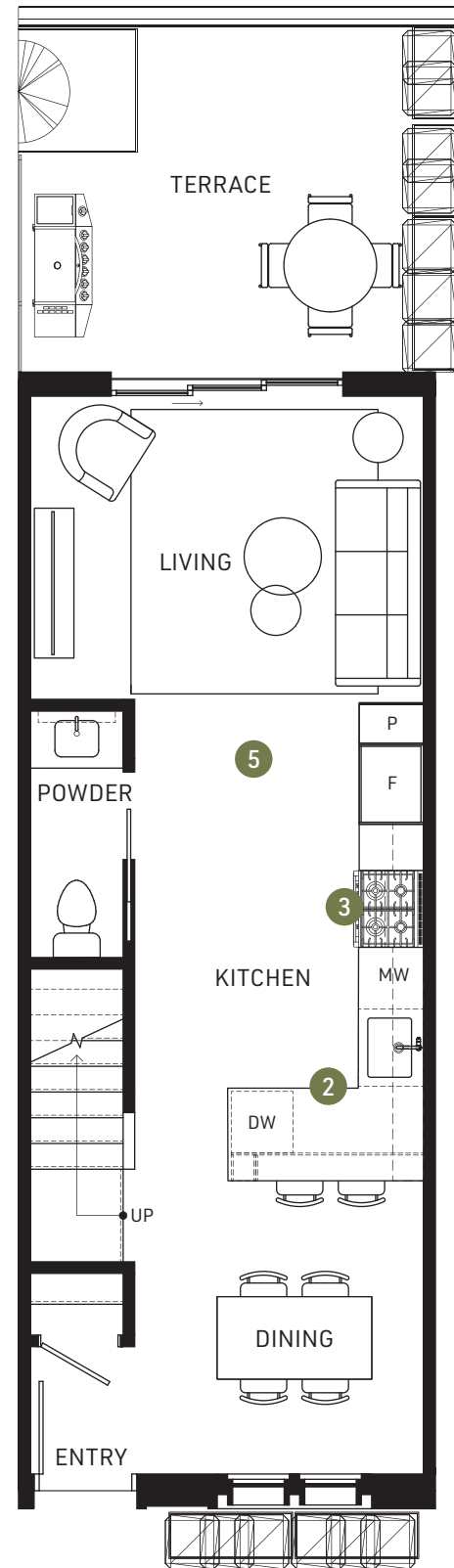


PLAN F

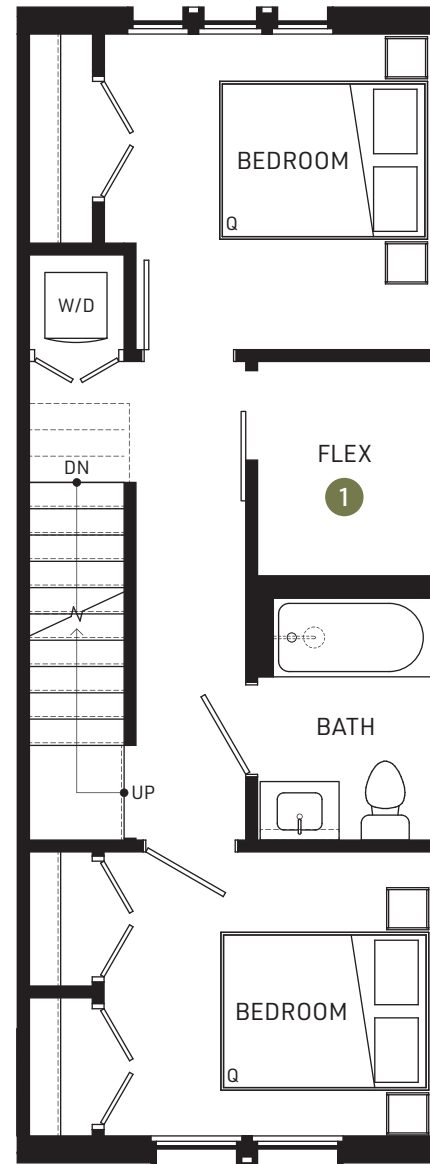
3 BED + 2.5 BATH + FLEX

Interior 1,268-1,287 sf
 Exterior 281-285 sf
 Total 1,549-1,572 sf

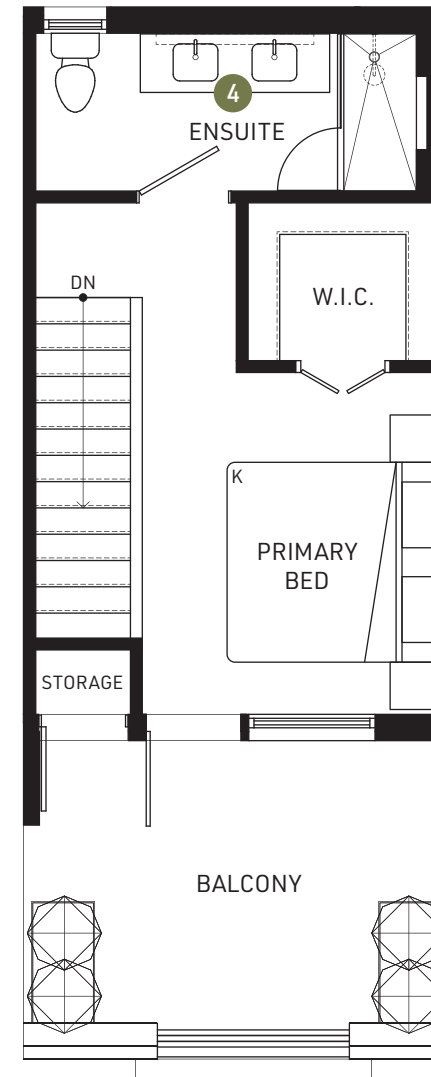
**WOOD
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 10TH + NANAIMO



MAIN

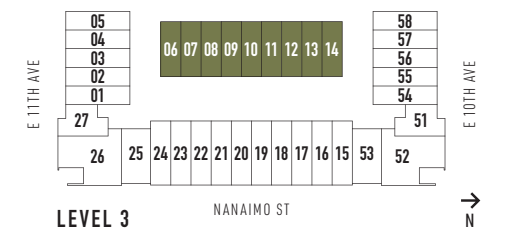


UPPER



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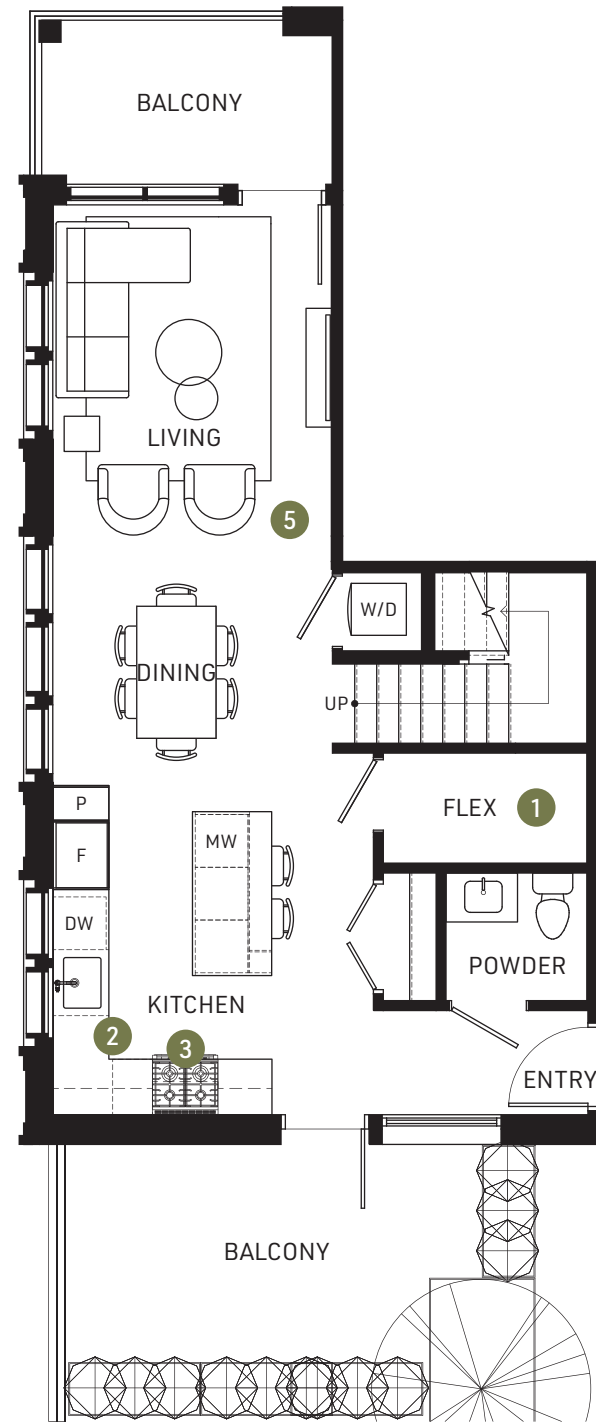
PLAN G1

3 BED + 2.5 BATH + FLEX

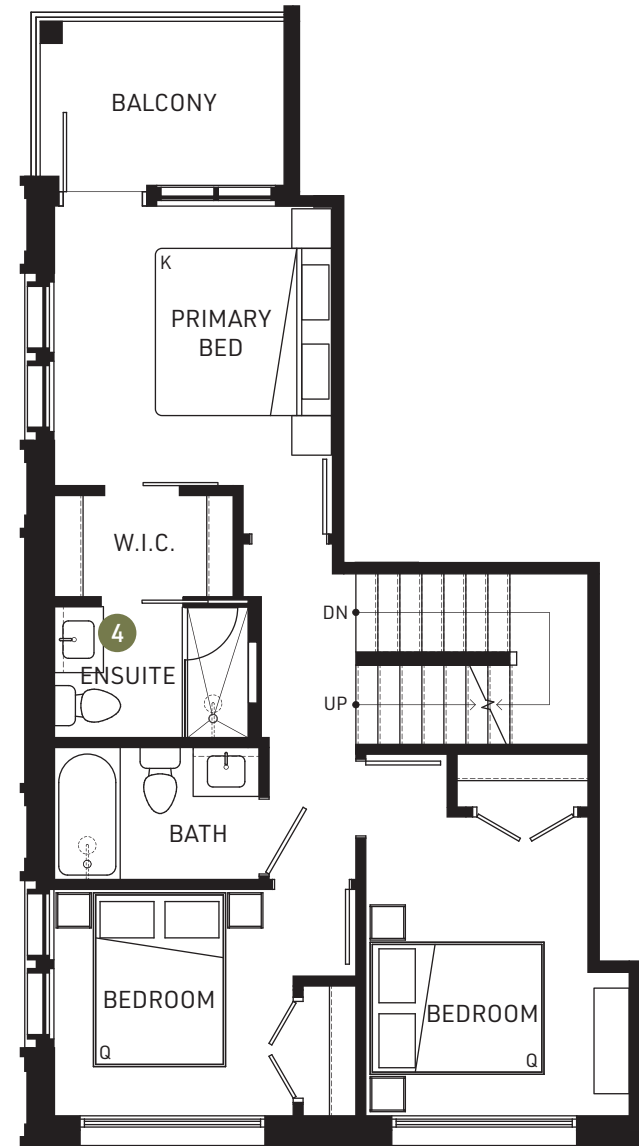
Interior 1,282 sf
 Exterior 880-894 sf
 Total 2,162-2,176 sf

WOOD LAND BLOCK

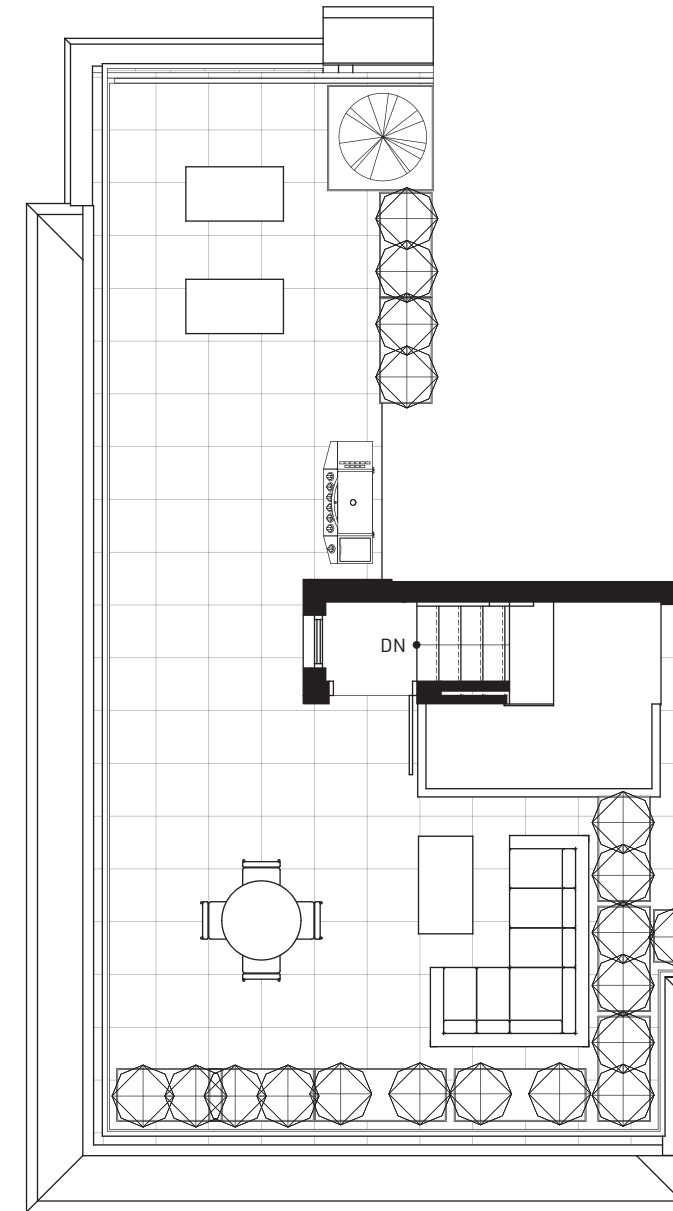
10TH + NANAIMO



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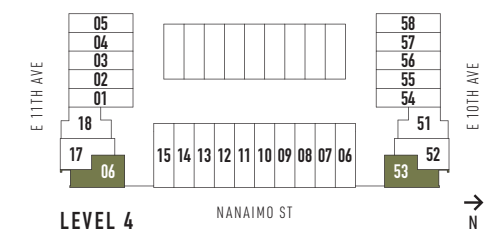


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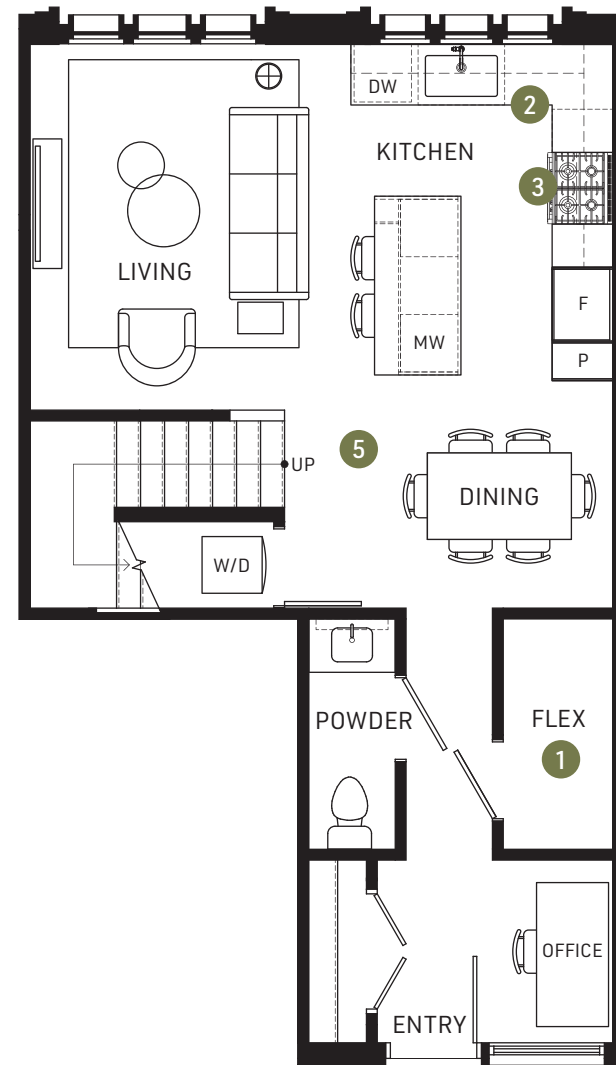


LEVEL 4

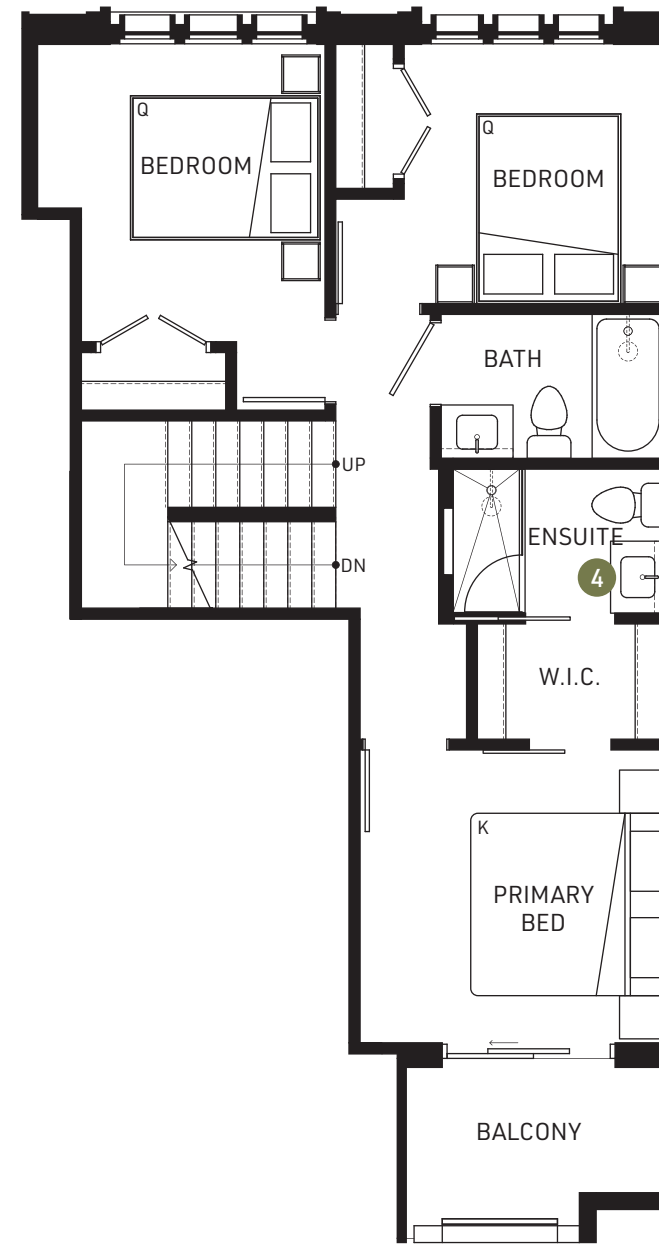
PLAN G2

3 BED + 2.5 BATH + FLEX

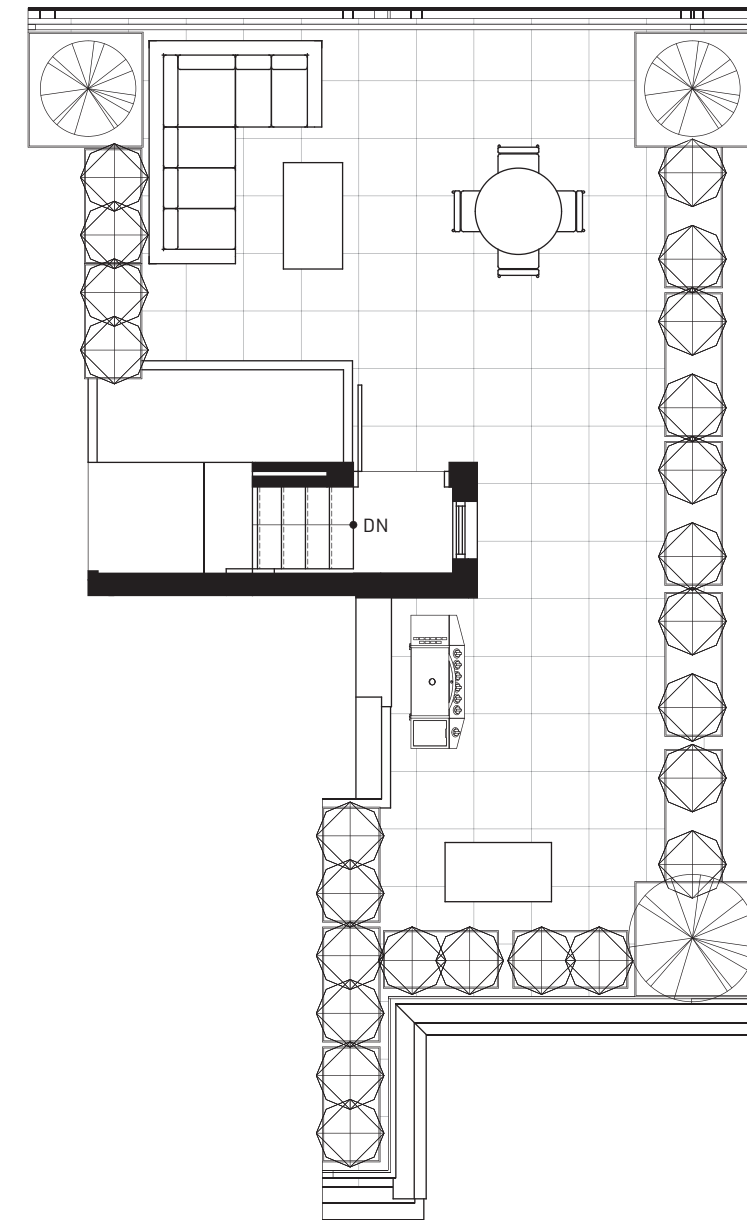
Interior 1,255 sf
 Exterior 550-553 sf
 Total 1,805-1,808 sf



MAIN

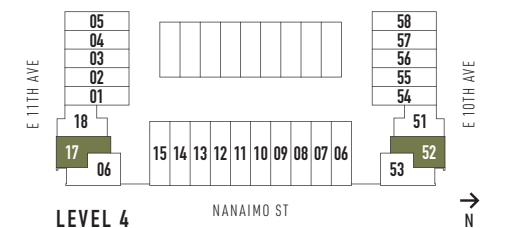


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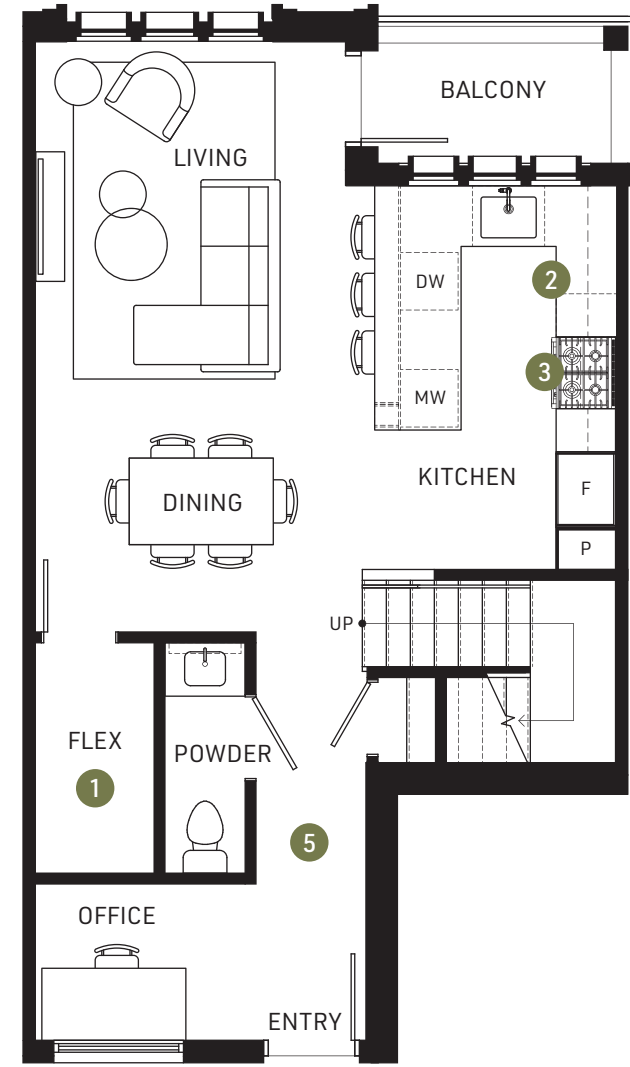


PLAN G3

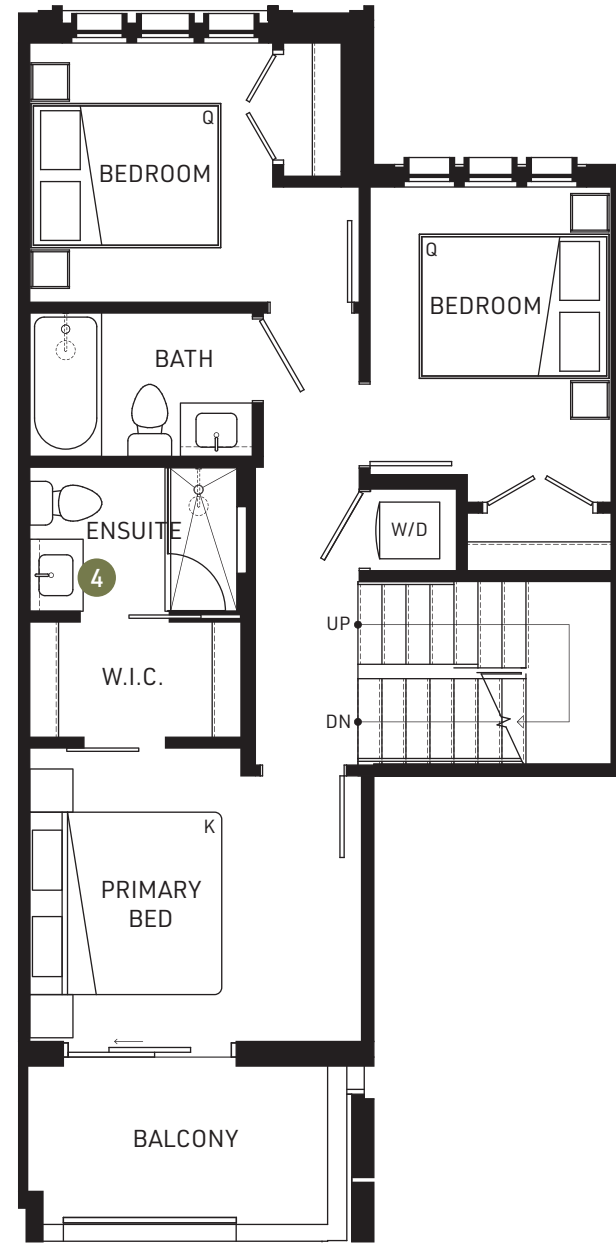
3 BED + 2.5 BATH + FLEX

Interior 1,276 sf
 Exterior 687-692 sf
 Total 1,963-1,968 sf

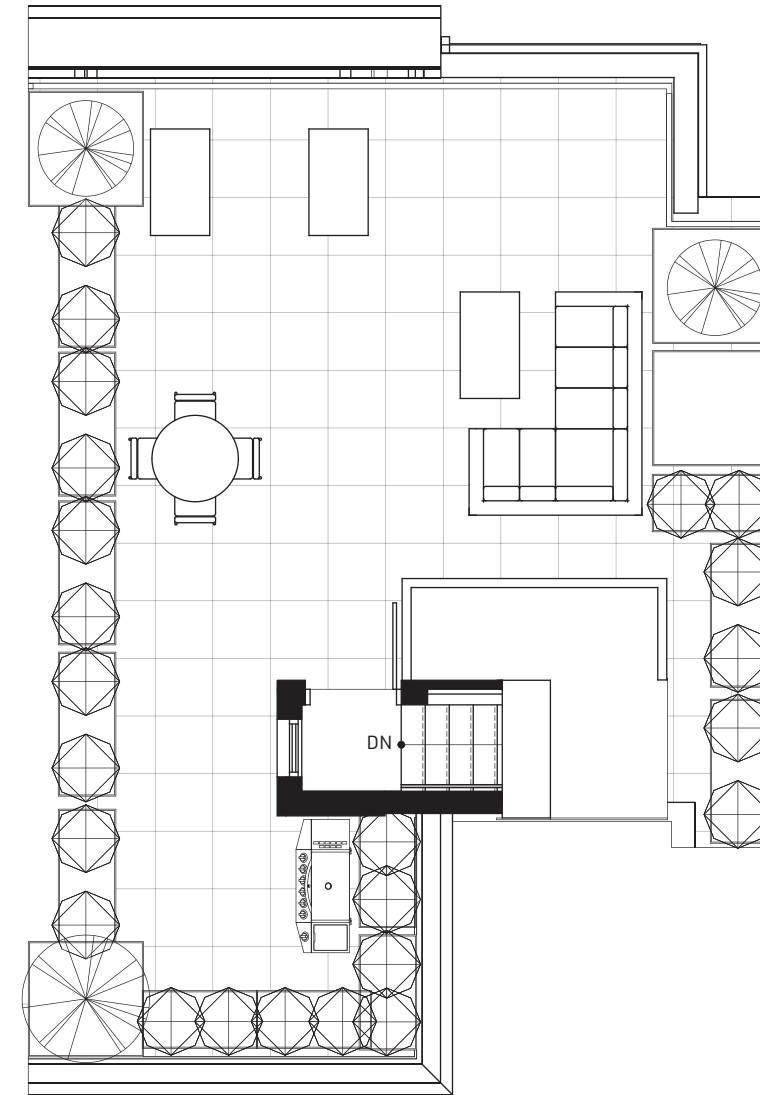
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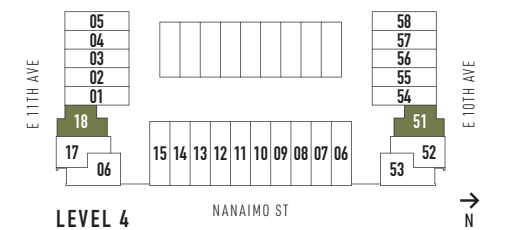


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COME HOME TO LIFE AT WOODLAND BLOCK

NEW YORK INSPIRED, EAST VAN LOCAL

- Brought to life by First Track Development, Woodland Block captures and amplifies East Van energy across an entire block at Nanaimo and 10th near Trout Lake
- Borrowing inspiration from New York City architecture, these 72, one-to-three-bedroom townhomes and flats are designed for real life by Ekistics Architecture
- Take entertaining to new heights on rooftop decks, terraces, and private yards
- A collection of street front retail conveniences out your front door, and residential amenities deliver a true community within a community

AMENITIES TO GET THE WHOLE BLOCK TOGETHER

- **BLOCK HOUSE:** A 1,680 sq ft amenity space to dine, chill, work, and play – featuring a craft area, entertainment kitchen, workspace, media centre and outdoor terrace
- **COURTYARD:** Connect in the elevated courtyard's outdoor dining area with long tables, BBQs with trellis above, chill loungers, adirondack chairs with fireplace, putting green, life-sized chess set, and children's play area
- **LOBBY:** Infused with New York aesthetic, the grand double-height lobby drops a contemporary chandelier above black-and-white checkered tile flooring, sure to be a love at first sight

NOSTALGIC STYLE FORWARD-THINKING DESIGN

- From the House of Bohn, step back in time, and forward in style with our mid-century-inspired design
- Sync your style two ways – Walnut and Oak colour schemes
- Bright and airy spaces with over height ceilings and strategically placed black trim vinyl windows
- 8" American Oak hardwood flooring flows through main living areas, with soft, low pile nylon carpeting on bedroom levels in townhomes
- In-home flex room keeps your possessions handy
- Spacious walk-in or walk-through closets in primary bedrooms of select homes
- Taymor matte-black door hardware
- Whirlpool 27" front-load washer and dryer
- Efficient baseboard heating for warmth from the ground up

KITCHENS, THE LIFE OF THE PARTY

- Kitchens designed to be as stylish as they are functional – quality finishes, and innovative aesthetics
- Marble-style quartz countertops carry up the backsplash and surround the single-bowl stainless steel sink with pull-down, matte-black faucet by Fluid
- Flat-panel, soft-close cabinets with matte-black pulls and contrasting uppers and lowers
- Abundant storage options, including corner cabinets, full height pantries and open and pull-out shelves and under-cabinet garbage and recycling centre
- Under-cabinet LED strip lighting for well-lit kitchen prep

- Full-size, integrated Bertazzoni Italian appliance package:

- Bertazzoni 30" Master Series gas oven and 5-burner range in matte black
- Bertazzoni 30" refrigerator with bottom-mount freezer
 - Bertazzoni 24" refrigerator with bottom-mount freezer in one-bedroom homes
- Faber 28" concealed stainless steel 600 CFM vent hood with LED lighting
- Bertazzoni 24" dishwasher with extra-quiet function
- Panasonic 24" built-in microwave and trim kit

RETRO AND RELAXING BATHS

- To fashion a genuinely distinctive haven, bathrooms are deliberately designed to be unexpected
- Elegant vanities with quartz countertops and abundant pull-cabinet storage
- Undermount Caroma sink with Fluid single-lever, matte-black faucet
- Caroma one-piece, dual-flush toilet with matte-black handle
- Ensuites with character:
 - 24" marble-like porcelain tiles blanket floors and shower walls
 - Glass enclosed shower with tiled, shelving niche, and Fluid matte-black showerhead and hand shower
 - Convenient medicine cabinet
 - Graceful dome-shaped vanity light fixture
- Secondary bathroom for family and company:
 - 24" marble-like porcelain tiles across floors
 - Soaker / Alcove shaped tub with Fluid matte-black showerhead and tub spout

- Striking smoked-glass lighting fixture complements the round mirror and LED artesian tile backsplash in powder room

BUILDING DETAILS

- Water & electrical connection on garden & rooftop patios
- Internet connections in common areas
- Gated underground parking garage with secure fob and electrical vehicle rough ins
- Individual storage rooms accessible from behind your parking stall (select homes)
- Individual storage and bike lockers in secure fob accessed rooms
- Pet washing room
- Bike maintenance workshop with air pump station
- Two dedicated elevators for residents with secure, individual level fob access
- Two residential lobby entrances off 10th and 11th Avenue with intercom
- Secure mail and parcel delivery system
- Hardwired smoke detectors in all homes
- Fully sprinklered, fire-protected building with annunciator panel
- Comprehensive WBI Home Warranty (2–5–10)
 - 2 Year Coverage, materials, and workmanship
 - 5 Year Coverage, high efficiency building envelope
 - 10 Year Coverage, structural materials

A TEAM THAT VALUES THE POWER OF LOCAL



FIRST TRACK

DEVELOPER

Sasha Faris and Matt Ilich, both hailing from prominent local development families, came together with the aim of taking unconventional real estate paths, building meaningful projects, and collaborating with like-minded individuals to positively impact communities. As locals, they are dedicated to seeing their city progress in better and inspiring ways. Beyond Woodland Block, the First Track team has contributed to several projects in East Vancouver, including Brookhouse, Ella on Nanaimo, and under development, Gibson House and Nolo on Commercial Drive.



HELMSMAN

DEVELOPER

James Evans is a seasoned real estate developer who has developed over 1,000 homes throughout the lower mainland over the past 25 years. His notable East Vancouver projects include The Jeffs Residences, Ella on Nanaimo, and Brookhouse Residences, along with projects currently under construction including Gibson House and Stinson Block. As a valued partner at Woodland Block and proud East Vancouver local, he is committed to ensuring that the building will be an enduring legacy in the community.



HOUSE OF BOHN

INTERIOR DESIGNER

Karin Bohn is the founder and creative director of the award-winning House of Bohn design studio. Since 2009, she has made her mark in various industries including luxury residential, multi-family, restaurants, and retail. Known for pushing the boundaries, Karin believes that every project has a unique soul, just as distinctive as its neighbourhood. Each space is designed with intention and her distinct aesthetic that is eclectic, bold, visually exciting, and timeless, has become the trademark stamp behind House of Bohn's work garnering global recognition.

EKISTICS

ARCHITECT

The lead architect of Woodland Block, Charles Leman, has more than 25 years of diverse design expertise. Collaborating with his team at Ekistics, including Senna Lee and owner Mark Blackwood, Charles ensures a meticulous and thoughtful approach to the project. His portfolio showcases a wide range of projects, from opera houses to high-rise residential towers and private homes, each requiring a unique design approach and attention to detail. With his wealth of experience and creative vision, Charles ensures that Woodland Block is both visually stunning and functional.



INTERGULF

CONSTRUCTION



Intergulf, a trusted family-owned real estate company with over 35 years of experience building homes in Vancouver, has a cohesive approach to development that includes their own construction team and property management divisions. As an integral part of the Woodland Block team, this unified approach ensures consistent high standards at every stage of the development, allowing us to deliver homes that we are proud of, together.

RENNIE

MARKETING

Operating for over 40 years, rennie offers a full-service brokerage, developer services and dedicated intelligence divisions aligned to help developers, buyers, sellers, and institutions achieve their real estate goals. A family-owned and operated company founded on thoughtful collaboration, rennie offers exceptional services that truly set them apart.

The grid contains the following business cards:

- FLOURIST**: An industrial chic space for exhibiting contemporary art by up-and-coming & established artists, founded in 1972.
- EQUINOX GALLERY**: An industrial chic space for exhibiting contemporary art by up-and-coming & established artists, founded in 1972.
- HAVANA**: Restaurant & Bar serving vacay vibes on the Drive, inspired by the colors & culture of Old Havana, Cuba.
- COMMERCIAL DR BAR CORSO**: More than just an apparition of Italian culture. The tasting lounge serves up regions of Italy through cocktails, wines, grappa, Amari, & modern Cicchetti.
- LIBERTY WINE**: A local destination for great, unique wines from every corner of the globe, curated by their team of sommeliers & wine experts - at every budget.
- LUNCH LADY**: Casual eatery offering Vietnamese staples such as pho, noodles & meat plates, plus, unique cocktails.
- COMMERCIAL ST TROUT LAKE FARMERS MARKET**: Every Saturday from mid-April to the end of October, 40+ local farmers & producers, craft goods & food trucks fill John Hendry Park, minutes from Woodland Block.
- COLLECTIVE GOODS**: Neighbourhood Grocer & Bistro specializing in lake home meal kits, curated goods & French-ish cuisine with a nightly prix fixe menu.
- DOWNLOW CHICKEN**: A simple counter-serve hub for fried chicken at escalating spice levels, creative sandwiches & sides on Commercial Drive.
- CAFFÉ LA TANA**: An intimate affair, with a menu of small plates & pasta to share, & an all-Italian wine list & specialty cocktails, next door to Pepino's Spaghetti House.
- LA GROTTA DEL FORMAGGIO**: Just what you'd expect from a well-established deli run by Italians since 1977: great customer service & shelves packed with European imports of every kind.
- COMMERCIAL ST JOHN HENDRY PARK**: Surrounding the tranquil Trout Lake, this scenic & impressive 43-acre recreational park is home to The Farmers Market, Community Centre, & much, much more, only minutes away.
- TROUT LAKE COMMUNITY CENTRE**: The hub of activities includes an ice rink, gym, fitness centre, dance studio, art & pottery studio, music room, preschool, cafe, an outdoor plaza & more.
- GRANDVIEW LANES**: Owned & operated by three generations of the Marino family since 1942, offering 5- & 10-pin lanes while serving beer & simple bites.
- PEPINO'S SPAGHETTI HOUSE**: Warm, laid-back classic Italian Spaghetti House, honoring the former home of Nick's - a Vancouver institution for over 40 years.
- CITY AVENUE MARKET**: BC owned & operated friendly neighbourhood market bringing quality local and specialty products to Commercial Drive & 7th.
- NANAIMO ST FLOURIST**: An industrial chic space for exhibiting contemporary art by up-and-coming & established artists, founded in 1972.
- OFF CLARK DR EARNEST ICE CREAM**: This Frances Street local scoop shop serves up small-batch seasonal flavors in waffle cones, ice cream sandwiches, sundaes & pints to go, sustainably.
- COLUMBUS MEATS**: Third generation authentic Italian butcher shop owned by the three Masi brothers, Eugenio, Giancarlo & Vito since 1991.
- TO LIVE FOR BAKERY & CAFE**: Erin Ireland, made famous for her vegan banana bread, is baking up unbelievably delicious plant-based goodies on Nanaimo & Grant.
- OFF CLARK DR SUPERFLUX**: Famous for its trendy space, great vibes, cool merch & beer! Superflux is a bold & experimental brewery, all about innovation & flavor.
- REZZULLO MARKET**: Supplying East Van with authentic Italian goods since 1964, where the staff knows your name & your order.
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EAST
VAN

Townhomes and Flats
DISCOVER OUR STORY

WOODLANDBLOCK.COM
hello@woodlandblock.com

FIRSTTRACK
DEVELOPMENT

rennie

The developer reserves the right to make changes and modifications to the information contained herein without prior notice. Dimensions, sizes, areas, specifications layout and materials are approximate only and subject to change without notice. Artist's renderings and maps are representations only and may not be accurate. Prices and promotions are subject to change without notice. See staff for details. E & O.E.