



REFERRAL REPORT

Report Date: January 20, 2026
Contact: Lex Dominiak
Contact No.: 604.829.4396
RTS No.: 18421
VanRIMS No.: 08-2000-20
Meeting Date: February 3, 2026

TO: Vancouver City Council

FROM: General Manager of Planning, Urban Design and Sustainability

SUBJECT: CD-1 (915) Text Amendment: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street

Recommendation to Refer

THAT the CD-1 Text amendment and plans, described below, be referred to Public Hearing together with the recommendations set out below and with the recommendation of the General Manager of Planning, Urban Design and Sustainability to approve the application, subject to the conditions set out below;

FURTHER THAT the Director of Legal Services be instructed to prepare the necessary zoning by-laws, in accordance with the recommendations set out below, for consideration at the Public Hearing.

Recommendations for Public Hearing

- A. THAT the application by 456 Prior Street Holding Ltd., the registered owner of the lands located at 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street [*PID 032-235-089; Lot 1 Block 105 District Lots 196 and 2037 Group 1 New Westminster District Plan EPP 136117*] to amend CD-1 (Comprehensive Development) District (915) By-law No. 14566 to establish two sub-areas within the site and assign maximum floor areas for each parcel in order to permit subdivision of the site, while also providing further amendments which support these changes and update parts of the by-law to current standards, be approved in principle;

FURTHER THAT the draft by-law to amend CD-1 (915) By-law No. 14566, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

AND FURTHER THAT the above approvals be subject to the Conditions of Approval contained in Appendix B.

- B. THAT subject to approval in principle of the CD-1 By-law Text Amendment and the Housing Agreement described in Part 2 of Appendix B, the Director of Legal Services be instructed to prepare the necessary Housing Agreement By-law amendment for enactment prior to enactment of the CD-1 By-law Text Amendment, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services and the General Manager of Planning, Urban Design and Sustainability.
- C. THAT Recommendations A to B be adopted on the following conditions:
- (i) THAT the passage of the above resolutions creates no legal rights for the applicant or any other person, or obligation on the part of the City and any expenditure of funds or incurring of costs is at the risk of the person making the expenditure or incurring the cost;
 - (ii) THAT any approval that may be granted following the Public Hearing shall not obligate the City to enact a by-law rezoning the property, and any costs incurred in fulfilling requirements imposed as a condition of rezoning are at the risk of the property owner; and
 - (iii) THAT the City and all its officials, including the Approving Officer, shall not in any way be limited or directed in the exercise of their authority or discretion, regardless of when they are called upon to exercise such authority or discretion.

Purpose and Executive Summary

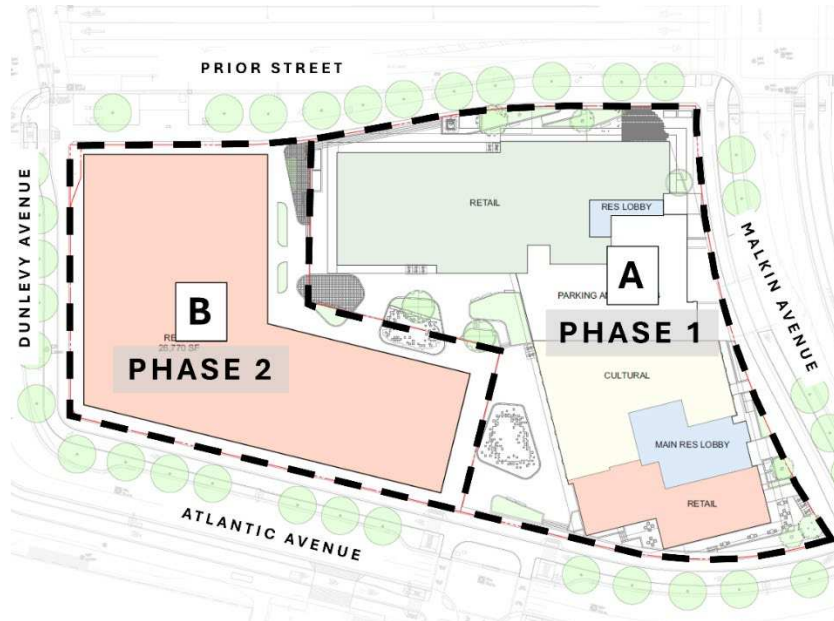
This report evaluates an application to amend CD-1 Bylaw (915) for the site located at 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street. The original 2022 rezoning proposal envisioned two 19-storey mixed-use buildings featuring commercial space, a cultural amenity space and market rental housing, at an overall density of 4.68 FSR and a total height of 64 m (210 ft.). The proposed amendment would:

- Establish two sub-areas within the site and assign maximum floor areas for each sub-area to enable subdivision and support the development to proceed in two phases (see Figure 1).
- Designate minimum area requirements for publicly accessible plazas within each sub-area, consistent with the intentions of the original rezoning application.
- Add “Urban Farm” as a permitted use, to meet the food asset requirements of the original rezoning and correct a minor omission from the original process.
- Update and modernize the CD-1 by-law, including adding a standard height clause to accommodate mechanical and amenity spaces and replacing the existing Horizontal Angle of Daylight section with the new standardized language addressing Access to Natural light.

The amendment introduces phased delivery approach: Phase 1 would deliver the full cultural and residential components, while Phase 2 would provide the majority of the commercial space. The current proposal does not significantly alter the approved form of development or overall project density.

This application continues to be generally consistent with the *False Creek Flats Plan* (the “Plan”). The General Manager of Planning, Urban Design and Sustainability recommends approval in principle subject to conditions contained in Appendix B.

Figure 1: Sub-Area Phasing

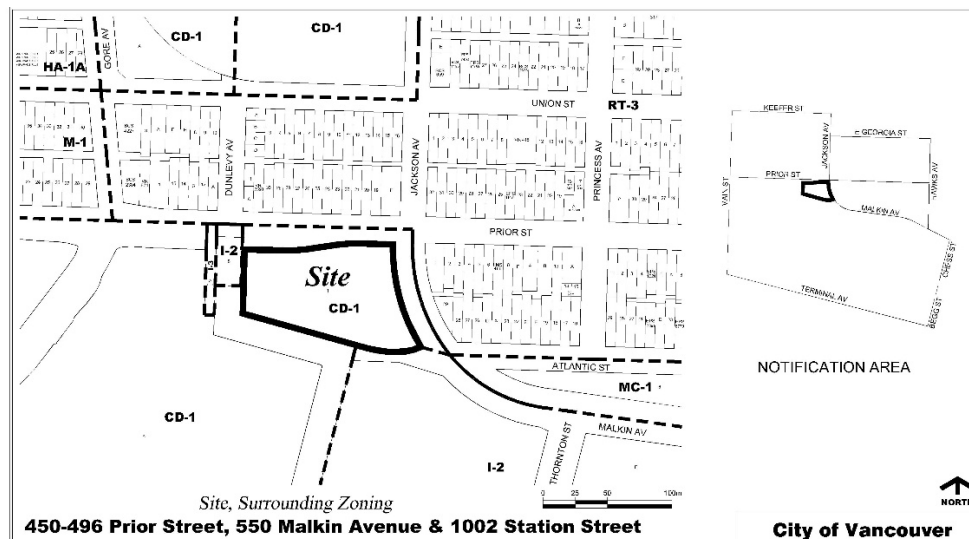


Context and Background

1. Site and Context

The subject site is currently vacant and consists of a single parcel that occupies an entire block fronting Prior Street, Malkin Avenue and the two newly constructed roads to the west and south (see Figure 2). The Strathcona neighbourhood is located across Prior Street to the north. The north side of Prior Street, between Gore Avenue and Malkin Street, is predominately developed with single detached houses. To the south of the site are Trillium Park and the new St. Paul's Hospital, which is currently under construction.

Figure 2: Site and Surrounding Zoning



2. Policy Context

- **False Creek Flats Area Plan** – The *False Creek Flats Area Plan* divides the neighbourhood into quadrants with the subject site and the new St. Paul's Hospital located in the northwest corner of the Flats (see Figure 3). The *Plan* direction for the subject site supports rental housing and job space to create a transition to the Strathcona residential neighbourhood to the north. Residential uses are conditional upon the provision of employment space and either a Community Amenity Contribution for non-profit space or light industrial space.
- **Transit-Oriented Areas (TOA) Designation By-law and Transit-Oriented Areas (TOA) Rezoning Policy:** This site is within Tier 3 of the TOA. As the *Plan* allows more height and density, the application is being assessed under the *False Creek Flats Plan* policies.

Discussion

1. Proposal

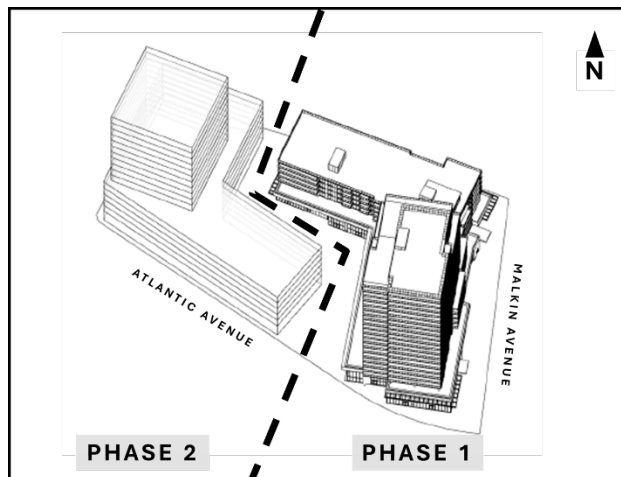
The proposal is to amend the CD-1 by-law to permit the subdivision of the site into two parcels and reflects the intent of the applicant to deliver the site in two phases (see Figures 3 and 4):

Figure 3: Rezoning Proposal

Phase 1 (Easterly portion of the site)	Phase 2 (Westerly portion of the site)
• 20-storey residential tower • 321 rental housing units • Cultural amenity space • Ground-level commercial space • 2.34 FSR	• 17-storey office tower • Ground-level commercial space • 2.34 FSR

While the amended by-law would establish maximum floor area allocations for each sub-area, the overall permitted density for the site—4.68 FSR, as set out in the CD-1 by-law—would remain unchanged. The proposal also revises building heights, increasing Phase 1 (east tower) from 19 to 20 storeys and reducing Phase 2 (west tower) from 19 to 17 storeys. Despite these adjustments, the overall by-law height limit of 64.0 m remains the same. The by-law would, however, be updated to include a standard CD-1 height clause permitting additional height for amenity and mechanical spaces.

The number of rental units is proposed to increase from 262 to 321, achieved through a revised floor plan and unit mix without altering the total residential floor area. The revised application continues to meet minimum family unit requirements. Despite these modifications, the building maintains the approved form of development from the 2022 rezoning.

Figure 4: Proposed Building Looking North

In alignment with the False Creek Flats Plan—which envisioned north-south permeability through a well-connected public realm integrating the site with the health campus, Trillium Park, and surrounding neighborhoods—the 2022 rezoning included a significant public plaza. This plaza was intended to provide both access and activation space for users of the cultural amenity space.

Under the proposed amendment, the plaza would straddle the property line and be delivered in phases. To ensure full completion, a condition of enactment requires construction of nearly the entire plaza across both phases prior to Phase 1 occupancy. The Phase 1 portion of the plaza would be permanent, while the Phase 2 portion would be interim. Upon development of Phase 2, the temporary section may be removed to facilitate excavation and construction, after which a permanent plaza would be installed on the Phase 2 portion prior to occupancy. Public access to the plaza will be secured via a statutory right-of-way.

2. Housing

Housing Vancouver Strategy – This application, if approved, would add 59 rental units, in addition to the 262 already approved in the CD-1 (915) By-law to the City’s inventory of rental housing, which would contribute to the targets set out in the *Housing Vancouver Strategy* (see Figure 5).

**Figure 5: Progress Towards 10 Year Housing Vancouver Targets (2024-2033)
as of September 30, 2025**

Housing Type	Category	10-Year Targets ^{1, 2}	Units Approved Towards Targets ³
Purpose-Built Rental Housing Units³	Market Rental	30,000	12,299 (41%)
	Developer-Owned Below Market Rental	5,500	2,046 (37%)
	Total	35,500	14,345 (40%)

1. New 10-year targets were adopted in 2024, with tracking starting from January 1st, 2024.

2. Previous targets established in 2017 included 20,000 purpose-built rental, market and below-market combined, with tracking starting in 2017. As of December 31st, 2023, 87% of the previous targets had been reached.

3. Unit numbers exclude the units in this proposal, pending council’s approval of this application.

Vacancy Rates – Vancouver has exhibited historically low vacancy rates in the last 30 years. In 2024, the purpose-built apartment vacancy rate was 1.6% in Vancouver. The vacancy rate (based on the Canada Mortgage and Housing Corporation (CMHC) Market Rental Survey) for the East Hastings area, which this site is located, is 1.5%. A vacancy rate of between 3% and 5% is considered to represent a balanced market.

Housing Mix – The project proposes 42% two and three-bedroom units, thereby meeting the Family Room: Housing Mix Policy for Rezoning Projects which requires a minimum of 35% family units. A condition of approval and a provision in the CD-1 By-law has been included to ensure the project meets the minimum unit mix requirements.

Security of Tenure – All 321 units in the proposal would be secured as rental housing through a Housing Agreement and a Section 219 Covenant for the longer of 60 years and the life of the building.

Tenants – The rezoning site does not currently have any existing rental residential and there are no eligible tenants as defined under the City's *Tenant Relocation and Protection Policy* (TRPP). If any eligible tenants are identified through the City's regulatory approvals process, the applicant will be required to meet the City's TRPP for the Plan area.

4. Transportation and Parking

Parking, loading, bicycle and passenger loading spaces are finalized at the time of development permit per the Parking By-law.

5. Public Input

Public input primarily included mailed postcards, a site sign, a webpage, and an online comment form. Refer to the application webpage: [456-496 Prior St text amendment | Shape Your City Vancouver](#).

In total, approximately six submissions were received. Some commentators generally supported the proposal's overall compatibility with the neighbourhood. Key concerns included building height, rental housing affordability, potential strain on existing infrastructure, and the perception that buildings over ten storeys may be more vulnerable to earthquake impacts. Refer to Appendix C for a full summary of the public input collected and responses to public comments.

6. Public Benefits

Refer to Appendix D for full summary of public benefits.

- **Development Cost Levies (DCLs):** It is expected that the project will pay DCLs of \$16,794,617 based rates in effect as of December 10, 2025.
- **Community Amenity Contributions (CAC):** This application is subject to a negotiated CAC under the *Community Amenity Contributions Policy for Rezoning*s. With the approved 2022 rezoning, the applicant offered an in-kind CAC consisting of the construction and delivery of a 6,500 sq.ft. purpose-built cultural facility turn-key to the City within a fee-simple airspace parcel to be transferred to the City on completion of construction. No additional CAC is expected.

- **Public Art:** The public art contribution, which was secured as part of the rezoning in 2022, is estimated to be \$965,085 based on the current (2016) rate.

Financial Implications

This project is expected to provide 321 rental units, DCLs and a public art contribution. No additional CAC is anticipated beyond what was secured through the 2022 rezoning. See Appendix D for additional details.

Conclusion

Staff support the application to amend CD-1 (Comprehensive Development) District (915) By-law No. 14566 to create two sub-areas within the site and assign maximum floor areas for each parcel, enabling subdivision and allowing the development to proceed in two phases. The amendment also includes updates to the by-law to reflect current standards and provide further changes necessary to support this phasing. As there are no major alterations to the previously approved form of development and the proposed changes are generally consistent with the *False Creek Flats Area Plan*, staff recommend approval. The General Manager of Planning, Urban Design and Sustainability recommends approval in principle of the CD-1 by-law amendment in Appendix A subject to conditions contained in Appendix B.

* * * * *

APPENDIX A
450-492 PRIOR STREET, 510-550 MALKIN AVENUE, 1002 STATION STREET and 1050
GORE AVENUE
PROPOSED CD-1 BY-LAW PROVISIONS
TO AMEND CD-1 (915) BY-LAW NO. 14566

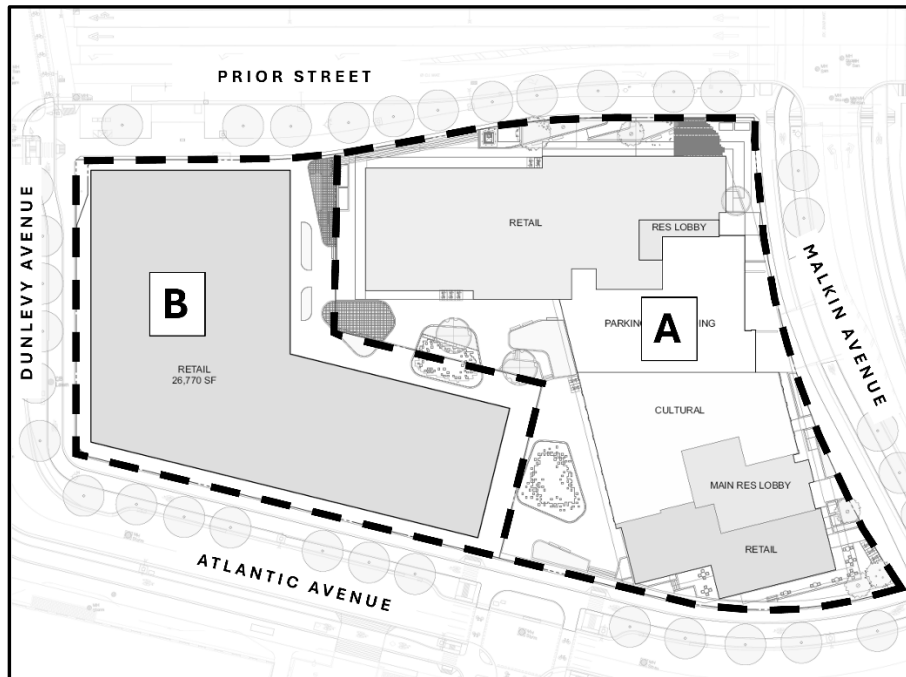
Note: A by-law to amend CD-1 (915) No. 14566 will be prepared generally in accordance with the provisions listed below, subject to change and refinement prior to posting.

1. This by-law amends the indicated provisions of By-law No. 14566.
2. Council rennumbers sections 3 through 11 as 4 through 12, respectively.
3. Council adds a new section 3 as follows:

“Sub-areas

3. The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing permitted floor area and minimum plaza area for each sub-area.

Figure 1: Sub-Areas



4. In section 5, Council:
 - (a) rennumbers subsections (a) through (j) as subsections (b) through (k), respectively;
 - (b) adds a new subsection (a) as follows:

“(a) Agricultural Uses, limited to Urban Farm – Class A and Urban Farm – Class B;”.

5. In section 7, Council:

(a) strikes out sections 7.1 through 7.3 and substitutes:

“7.1 The total floor area for all uses in each sub-area must not exceed the maximum permitted floor area for that sub-area as set out in Table A, except that the total floor area for residential uses in each sub-area must not exceed the maximum permitted floor area for residential uses in that sub-area as set out in in Table A.

Table A: Maximum Permitted Floor Area

Sub-Area	Maximum Permitted Floor Area (m²) for all uses combined	Maximum Permitted Floor Area (m²) for residential uses
A	22,532	20,496
B	22,563	0

(b) rennumbers sections 7.4 through 7.6 as 7.3 through 7.5, respectively;

(c) adds a new section 7.2 as follows:

“7.2 The total floor area for plaza use in each sub-area must not be less than the minimum required floor area for that sub-area, as set out in Table B.

Table B: Minimum Required Floor Area for Plaza Use

Sub-Area	Minimum Area (m²)
A	1045
B	838

6. Council strikes out section 8 and substitutes the following:

“Building Height

8.1 Building height, measured from base surface, must not exceed 64.0 m.

8.2 Despite section 8.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of planning considers similar to the foregoing, to exceed the maximum building height.”.

7. Council strikes out section 9 and substitutes the following:

“Access to Natural Light

- 9.1 Each habitable room must have at least 1 window on an exterior wall of a building.”
- 9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.”

* * * * *

APPENDIX B CONDITIONS OF APPROVAL

Note: If the application is referred to a Public Hearing, these Conditions of Approval will be referenced in the Summary and Recommendations included in the Council/hearing agenda package. Any changes to the conditions approved by Council will be contained in its decision. Applicants are advised to consult the hearing/Council meeting minutes for any changes or additions to these conditions.

PART 1: CONDITIONS OF APPROVAL OF THE FORM OF DEVELOPMENT

Note: Consideration by Council at the Council/Public Hearing of the proposed form of development is in reference to plans prepared by Yamamoto Architecture, received on November 25, 2025.

THAT, prior to approval of the form of development, the applicant shall obtain approval of a development application by the Director of Planning or Development Permit Board who shall have particular regard to the following:

Urban Design

- 1.1 Design development to improve the central plaza and to further reinforce the pedestrian connection to the adjacent New St. Paul's Health Campus and Trillium Park by the following:
 - (a) Ensure that this central plaza is inclusive and accessible, supports a diversity of activities and users, and has clear, welcoming and intuitive wayfinding and signage;
 - (b) Provide high-quality landscape design, including a mix of improved hardscape paving, landscaped areas and site furniture; and

Note to Applicant: Refer also to Landscape Condition 1.2. and Urban Design Condition

Landscape

- 1.2 Design development to enhance the performance of the central plaza area.

Note to Applicant: A total target area for the overall plaza area is 20,270 sq. ft. Phase 1 permanent area should target 11250 sq. ft. The temporary portion installed along with Phase 1 should target 7760 sq. ft., with the remaining 1,260 sq. ft. being installed with the full build out of Phase 2.

Minor deviations to these target areas could be supported, provided it is clearly demonstrated that the plaza is still fully cohesive and functional. Consider circulation routes, accessible access, and space for gathering.

- 1.3 Design development to overall landscaping within plaza area to create a welcoming and inviting space. This could be achieved by,

- (a) Including trees within permanent Phase 2 plaza area. These trees should be proposed in raised planters, with adequate soil depth.
- (b) Including shrub and perennial planting within above raised planters in permanent Phase 2 plaza area.
- (c) Including pedestrian amenities where appropriate in the permanent Phase 2 plaza area.

Note to Applicant: The goal is to deliver a high-quality, fully functional plaza that enhances the overall site experience and provides a range of uses for end users. Temporary plaza areas are not expected to include these elements in a permanent capacity. For the Phase 2 DP Plaza, the design should feature tree planting in raised planters, pedestrian amenities that support diverse activities, and a space that is fully operational.

Housing

- 1.4 The proposed unit mix, including 88 studio units (27%), 98 one-bedroom units (31%), and 109 two-bedroom units (34%), and 26 three-bedroom units (8%) is to be included in the Development Permit drawings.

Note to Applicant: Any changes in the unit mix from the rezoning application may be varied under the discretion of the Director of Planning or Development Permit Board provided that it does not go lower than 35% of the market rental units and 35% of the below-market rental units, designed to be suitable for families with children.

Engineering

- 1.5 Provision of a knock-out panel within the Phase 1 Parkade for future access to Phase 2 of the overall site with minimum dimensions required to accommodate the largest design vehicle, free of obstructions.

PART 2: CONDITIONS OF BY-LAW ENACTMENT

THAT, prior to enactment of the amended CD-1 By-law, the registered owner shall on terms and conditions satisfactory to the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Engineering Services, as necessary, and at the sole cost and expense of the owner/developer, make arrangements for the following:

Urban Design

- 2.1 Provision of written notification by the applicant to all relevant rail authorities, including the owners of a rail facility and any rail operators making use of the facility, of the complete application package and reports. Prior to enactment, the applicant will provide the City with the written acknowledgment(s) from each relevant rail authority confirming receipt of the complete application and reports from the applicant.

Note to Applicant: Relevant rail authorities includes both owner and operator. This acknowledgment must be issued on company letterhead, addressed to the City of Vancouver, and include the relevant permit application number.

Engineering

- 2.2 Entry into a shared access agreement, to the satisfaction of the General Manager of Engineering Services and the Director of Legal Services, to provide access to underground parking to the adjacent development site on the Phase 2 parcel.

Note to Applicant: The preparation of this legal agreement includes statutory rights-of-way and the requirement for collection of a fee for service and will be due prior to issuance of the Development Permit.

- 2.3 Provision of an amendment to, or replacement of Services Agreement CB2539653-58 to detail the on-site and off-site works and services necessary or incidental to the servicing of the site (collectively called the "Services") such that they are designed, constructed, and installed at no cost to the City and all necessary street dedications and rights of way for the services are provided. No development permit for the site, or any portion thereof, or for any building or improvements thereon will be issued until the letter of credit or such other form of alternative security that may be acceptable to the City in its sole discretion, as security for the services is provided. The timing for the delivery of the Services shall be determined by the General Manager of Engineering Services in his sole discretion and holds shall be placed on such permits as deemed necessary in his sole discretion.

The following items replace conditions 2.1(l) and 2.1 (n) of Services Agreement CB2539653-58, and all other servicing requirements in that agreement are still required.

- (a) Based on the confirmed Fire Underwriter's Survey Required Fire Flows and domestic flows submitted by R.F. Binnie & Associates Ltd. dated May 28, 2021, no water main upgrades are required to service the development.

Note to Applicant: The main servicing the two future parcels in the proposed development is 300 mm water main on Prior St. The maximum water service connection size is 300 mm.

Should the development's Fire Underwriter's Survey Required Fire Flow calculation change as the building design progresses, a resubmission to the City of Vancouver Waterworks Engineer is required for re-evaluation of the Water System.

As per the City of Vancouver Building Bylaw, the principal entrance must be within 90m of a fire hydrant. Should the final design of the building change such that this requirement is no longer satisfied, provision of a new hydrant to be installed in accordance to the aforementioned bylaw will be required. The developer is responsible for 100% of the cost of this upgrade.

- (b) Construct the tie-in from the new capped 750mm SAN sewer on Station Street to Thornton Pump Station (note: The tie-in work scope includes all pipe sections and appurtenances from the proposed 750mm SAN to the existing Pump Station building, stubs for future bypass mains, bypass chamber, valves, abandoning existing SAN sewers fronting the pump station and restoring road surface to pre-construction condition). The lengths and diameters of these improvements are approximate and subject to detailed design by Developer's Engineer.

Note to Applicant: The City of Vancouver will deliver the Off-site Sewer Servicing Upgrade and request a one-time cash contribution from the developer. The

Applicant is to regularly inform the Sewers & Drainage Planning (SDP) Branch (utilities.servicing@vancouver.ca) of their updated construction and occupancy schedule as the development progresses. This will assist the SDP Branch in scheduling the sewer delivery.

As per Section 2.12 of the Sewer and Watercourse Bylaw #8093, the existing combined, storm and sanitary connections to the site are to be abandoned. Abandonment of the existing services must be specified on the engineering drawings and completed prior to occupancy of the proposed development.

Development Phase 1 lot to be serviced to the existing 750 mm STM and 500 mm SAN sewers in Prior Street.

Development Phase 2 lot to be serviced to the existing 750 mm STM and 500 mm SAN sewers in Prior Street.

Existing 600 mm STM sewer intersecting the site is to be confirmed that all associated 600 STM sewer assets within unregistered easement SRW15517M have been decommissioned (filled with CDF) per CoV Project No. DB4615C.

2.4 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability, General Manager of Engineering Services and the Director of Legal Services for a Plaza Statutory Right of Way and Section 219 Covenant over the proposed central plaza, having a target minimum area of 20,270 sq. ft. (the "Plaza"). The agreement will include but not be limited to the following terms and conditions:

- (a) Delivery of a:
 - (i) 11,250 sq. ft. portion of the Plaza on the Phase 1 Lands in a permanent form (the "Permanent Plaza Portion") prior to occupancy of the Phase 1 Lands,
 - (ii) 7,760 sq. ft. portion of the Plaza on the Phase 2 Lands (the "Temporary Plaza Portion") in a temporary form prior to occupancy of the Phase 1 Lands, and in a permanent form prior to occupancy of the Phase 2 Lands, and
 - (iii) 1,260 sq. ft. portion of the Plaza in a permanent form on the Phase 2 Lands prior to occupancy of the Phase 2 Lands ("Third Plaza Portion");
- (b) Following completion of the Permanent and Temporary Plaza Portions, assign ongoing maintenance, repair and programming responsibility to the owner of the Phase 1 Lands;
- (c) Permit access over the Plaza by the public and users of the Cultural Amenity Space, including for occasional loading/unloading to the Cultural Amenity Space as reasonably necessary;
- (d) Permit the owner of the Phase 2 Lands, after issuance of a Stage 1 Building Permit or excavation permit for the Phase 2 Lands, to remove the Temporary Plaza Portion and interrupt the SRW access rights over the Phase 2 Lands for the duration of construction of the development to be located on the Phase 2 Lands.

Upon delivery and completion of the entirety of the Plaza works on the Phase 2 Lands, the SRW access rights would return in force; and

- (e) After all of the Plaza works on the Phase 2 Lands are complete, assign responsibility for the maintenance, repair and programming of the Phase 1 Plaza to the owner of the Phase 1 Lands and assign responsibility for the maintenance, repair and programming of the Phase 2 Plaza to the owner of the Phase 2 Lands, with a commitment to cooperate with each other to ensure consistent delivery of those obligations.

And such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability, General Manager of Engineering Services and the Director of Legal Services may require.

Note to Applicant: The final dimensions and areas of the Plaza and portions thereof are to be determined through the Development Permit process but should be consistent with Landscape Condition 1.2. Refer also to Urban Design Condition 1.1.

- 2.5 Make arrangements to the General Manager of Planning, Urban Design and Sustainability, General Manager of Engineering Services and the Director of Legal Services for an easement agreement to facilitate construction and maintenance obligations by the owner of the Phase 1 Lands of the Temporary Plaza Portion, which agreement will include a Section 219 Covenant in favour of the City, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require. This agreement may be released upon issuance of a Stage 1 Building Permit or excavation permit for the Phase 2 Lands.

Housing

- 2.6 Make arrangements to the satisfaction of the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services to amend and replace the Housing Agreement registered under CB2539683 – 84 to secure no less than 319 residential units as secured market rental housing units, excluding Seniors Supportive or Independent Living Housing, pursuant to the City's] Secured Market Rental Housing Policy, for a term equal to the longer of 60 years and the life of the building, subject to a no-separate-sales covenant and a no-stratification covenant, a provision that none of such units will be rented for less than 90 consecutive days at a time, and such other terms and conditions as the General Manager of Planning, Urban Design and Sustainability and the Director of Legal Services may require.

Note to Applicant: This condition will be secured by a Housing Agreement to be entered into by the City at by-law enactment pursuant to Section 565.2 of the Vancouver Charter and a Section 219 Covenant.

Environmental Contamination

- 2.7 If applicable,
 - (a) Submit a site disclosure statement to Environmental Services;
 - (b) As required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, do all things and/or enter into such agreements

deemed necessary to fulfill the requirements of Section 571(B) of the Vancouver Charter; and

- (c) If required by the Manager of Environmental Services and the Director of Legal Services, in their discretion, enter into a remediation agreement for the remediation of the site and any contaminants which have migrated from the site on terms and conditions satisfactory to the Manager of Environmental Services, the General Manager of Engineering Services and Director of Legal Services, including a Section 219 Covenant that there will be no occupancy of any buildings or improvements constructed on the site pursuant to this rezoning until separate Certificates of Compliance, satisfactory to the City, for the on-site and off-site contamination, issued by the BC Ministry of Environment and Parks, have been provided to the City.

Agreements

Note: Where the Director of Legal Services deems appropriate, the preceding agreements are to be drawn, not only as personal covenants of the property owners, but also as registerable charges pursuant to the Land Title Act.

The preceding agreements are to be registered in the appropriate Land Title Office, with priority over such other liens, charges and encumbrances affecting the subject site as is considered advisable by the Director of Legal Services, and otherwise to the satisfaction of the Director of Legal Services prior to enactment of the By-law and at no cost to the City.

The preceding agreements shall provide security to the City including indemnities, warranties, equitable charges, letters of credit and withholding of permits, as deemed necessary by and in a form satisfactory to the Director of Legal Services. The timing of all required payments, if any, shall be determined by the appropriate City official having responsibility for each particular agreement, who may consult other City officials and City Council.

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APPENDIX C ADDITIONAL INFORMATION

Public Consultation Summary

Event	Date(s)	Details
Webpage published	November 7, 2025	https://www.shapeyourcity.ca/456-prior-ta
Postcard mailed	November 21, 2025	1,552 notices mailed (approximate)
Site sign installed	November 25, 2025	
Online comment form	November 2025 to January 2026	3 submissions • 1 responses support • 2 responses opposed • 0 responses mixed
Other input (phone calls, direct emails, etc.)	November 2025 to January 2026	3 submissions
Total webpage views	November 7, 2025 to January 9, 2026	238 page views
Total Submissions (Comments submitted + questions asked + other input methods)		6 submissions

Map of Notification Area



A summary of public input is provided below, organized by topic.

Areas of support:

- **General support**

Areas of concern:

- **Earthquake vulnerability:** Concern about earthquake vulnerability of buildings over 10 storeys.
- **Foreign ownership:** Concern about foreign ownership driving up housing costs.
- **Community infrastructure:** Worries about strain on community services (schools, community centre). Emphasizes need for investment in family services alongside housing.
- **Building height:** Objections to proposed height.
- **Public benefits:** Questions how the development benefits the community.

Response to Public Comments

The overall building form and tenure remain consistent with what Council approved in the 2022 rezoning. The proposal aligns with the False Creek Flats Plan in terms of height and rental affordability, while delivering a public benefit through the inclusion of a cultural facility in an area with available school capacity.

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APPENDIX D PUBLIC BENEFITS

City-wide DCL ¹	\$9,560,681
Utilities DCL ¹	\$4,375,379
False Creek Flats DCL ¹	\$2,858,557
Public Art ²	\$961,085
Community amenity contribution (in-kind cultural space)	5,000,000
TOTAL	22,755,702

Other Benefits (non-quantifiable components): 321 rental housing units, secured for the greater of 60 years and the life of the building.

¹ Based on rates in effect as of December 10, 2025 and the proposed 20,496.0 sq. m (220,617 sq. ft.) of residential floor area, 23,995 sq. m (258,280 sq. ft.) of commercial floor area and 603.9 sq. m (6,500 sq. ft.) of cultural floor area. A development may qualify for 12 months of in-stream rate protection, see the City's [DCL Bulletin](#) for more details.

² Based on 2016 rates, rates are subject to adjustments. See [Public Art Policy and Procedures for Rezoned Developments](#) for details.

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APPENDIX E REZONING APPLICATION SUMMARY

Property

Address	Parcel Identifier (PID)	Legal Description
450-492 Prior Street, 510-550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	032-0235-089	Lot 1 Block 105 District Lots 196 and 2037 Group 1 New Westminster District Plan EPP136117

Applicant Team

Applicant	456 Prior Street Holding Ltd.
Developer	Strand Development Corporation
Architect	Yamamoto Architecture and David Stoyko Landscape Architect
Property Owner	456 Prior Street Holding Ltd.

Statistics

	Existing Zoning	Proposed		Recommended	
Zoning	CD-1 (915)	CD-1 (915)			
Site Area	9,629 sq. m (103,646 sq. ft.)	9,629 sq. m (103,646 sq. ft.)			
Land Use	Commercial Residential Cultural Facility	Commercial Residential Cultural Facility Urban Farm			
Maximum FSR	4.68	<u>Sub-Area A</u> 2.34 FSR	<u>Sub-Area B</u> 2.40 FSR	<u>Sub-Area A</u> 2.34 FSR	<u>Sub-Area B</u> 2.34 FSR
Maximum Height	64.0 m (210 ft.)	64.0 m (210 ft.)			
Floor Area	45,095 sq. m (485,397 sq. ft.)	<u>Sub-Area A</u> 22,532 sq. m (242,532 sq. ft.)	<u>Sub-Area B</u> 23,098 sq. m (248,624 sq. ft.)	<u>Sub-Area A</u> 22,532 sq. m (242,532 sq. ft.)	<u>Sub-Area B</u> 22,563 sq. m (242,866 sq. ft.)
Unit Mix	Studio units: 18 (11%) 1-bed units: 100 (38%) 2-bed units: 108 (41%) 3-bed units: 26 (10%) Total units: 262	Studio units: 88 (27%) 1-bed units: 98 (31%) 2-bed units: 109 (34%) 3-bed units: 26 (8%) Total units: 321			

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