

STATISTICS:

CIVIC ADDRESS:	522 MALKIN AVENUE, CITY OF VANCOUVER, B.C.		
CONSOLIDATED LEGAL DESCRIPTION:			
CURRENT ZONING:	CD-1		
PROPOSED ZONING:	CD-1		
TOTAL SITE AREA:	9,629.0	SQ.M.	(103,649.0 SQ.FT.)
BUILDING HEIGHT ALLOWED:	64.00M (AT AMENITY LEVEL)		
PROPOSED:	64.00M (AT AMENITY LEVEL)		
FRONT YARD SETBACK (NORTH) ALLOWED UNDER CD-1:			
PROPOSED:	SEE PLANS		
REAR YARD SETBACK (SOUTH) ALLOWED UNDER CD1:			
PROPOSED:	SEE PLANS		
SIDE YARD SETBACK (WEST) ALLOWED UNDER CD1:			
PROPOSED:	SEE PLANS		
SIDE YARD SETBACK (EAST) ALLOWED UNDER CD1:			
PROPOSED:	SEE PLANS		

FSR Summary Table (Sub Area A)

	Permitted	Provided
Maximum Permitted Floor Area for all Uses Combined (Per proposed CD-1 Bylaw)	22,532 SQM	22,532 SQM
Maximum Permitted Floor Area for Residential Uses (Per proposed CD-1 Bylaw)	20,496 SQM	20,496 SQM

Floor Area Summary																						
Name	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	LEVEL 11	LEVEL 12	LEVEL 13	LEVEL 14	LEVEL 15	LEVEL 16	LEVEL 17	LEVEL 18	LEVEL 19	LEVEL 20	ROOF	Area
CRU Area	21,919																					21,919 SF
CRU Circulation Area																						0 SF
Residential Area		20,378	20,434	20,434	20,434	20,434	7,095	7,129	7,129	7,129	7,129	7,129	7,129	7,129	7,129	7,129	7,129	6,245 SF	6,245 SF	6,245 SF		199,234 SF
Res. Circulation Area	3,113	3,179	3,123	3,123	3,123	3,123	2,684	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,245 SF	1,245 SF	1,245 SF	4,939 SF	43,352 SF
Exclusions																						
Amenity	235						2,836														4,834 SF	7,905 SF
Shaft Exclusion	101	170	170	170	170	170	101	101	101	101	101	101	101	101	101	101	101	101	101	101	105	2,467 SF
Storage Area		1,277	1,277	1,277	1,277	1,277	321	392	392	392	392	392	392	392	392	392	392	327 SF	327 SF	327 SF		11,607 SF
Net Residential Area	2,777 SF	22,110 SF	22,110 SF	22,110 SF	22,110 SF	22,110 SF	6,521 SF	7,957 SF	7,957 SF	7,957 SF	7,957 SF	7,957 SF	7,957 SF	7,957 SF	7,957 SF	7,957 SF	7,957 SF	7,062 SF	7,062 SF	7,062 SF	0 SF	220,607 SF
Net Total CRU Area	21,919 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	21,919 SF
																						242,526 SF
Balcony Area		381	3,079	3,079	3,079	3,079	604	1,045 SF	1,045 SF	1,045 SF	1,045 SF	1,045 SF	1,045 SF	1,045 SF	1,045 SF	1,045 SF	1,045 SF	740 SF	989 SF	989 SF	0 SF	26,469 SF

RESIDENTIAL MAX 220,617SF

PHASE 1 - VEHICLE PARKING:

				REQUIRED	PROVIDED
RESIDENTIAL					
RESIDENTIAL SPACES:					
REQUIRED VISITOR SPACES AS PER 4.1.3:	0.05 SPACES X 321 UNITS:	=	16 SPACES	16 SPACES	152 SPACES
REQUIRED ACCESSIBLE AS PER 4.1.4:	1 + 0.034 SPACES X 321-7 UNITS:	=	12 SPACES	12 SPACES	12 SPACES
TOTAL RESIDENT + VISITOR PARKING :				28 SPACES	180 SPACES
MIN. ELECTRIC VEHICLE CHARGING STALLS: 100% OF SPACES PROVIDED EXCLUDING VISITOR:					
		=	164 SPACES OF TOTAL	(164 SPACES OF TOTAL)	
COMMERCIAL (2,036 SQ.M.)					
COMMERCIAL SPACES:					
REQUIRED ACCESSIBLE AS PER 4.1.4:	1 SPACE FOR 500 SQ.M.	=	1 SPACES	1 SPACES	25 SPACES
	0.4 PER ADDITIONAL 1000 SQ.M.				
TOTAL COMMERCIAL :				1 SPACES	26 SPACES
MIN. ELECTRIC VEHICLE CHARGING STALLS: 45% OF SPACES PROVIDED					
		=	12 SPACES OF TOTAL	12 SPACES OF TOTAL	

PHASE 1 - LOADING:

RESIDENTIAL LOADING :					
CLASS A AS PER 5.2.1:	1 SPACE FOR 50-299 UNITS	=	2 SPACES	2 SPACES	
	1 PER ANY ADDITIONAL 200 UNITS				
CLASS B AS PER 5.2.1:	1 SPACE FOR 100-299 UNITS	=	2 SPACES	2 SPACES	
	1 PER ADDITIONAL 200 UNITS				
COMMERCIAL LOADING :					
CLASS B AS PER 5.2.6:	ONE SPACE FOR 100-2325 SQ.M.	=	1 SPACE	1 SPACE	
NOTE: SEE PLANS FOR LOCATIONS AND USES OF THE 3 CLASS B LOADING SPACES					

PHASE 1 - PASSENGER:

RESIDENTIAL PASSENGER :					
CLASS A PASSENGER AS PER 7.2.1:	1 FOR 125 UNITS, 1 PER EVERY ADDN 150 UNITS	=	2 SPACES	2 SPACES	
COMMERCIAL PASSENGER:					
CLASS A PASSENGER AS PER 7.2.5.1:	ONE SPACE FOR EACH 4000SQ.M.	=	1 SPACE	1 SPACE	

BICYCLE PARKING - CLASS A OVERALL SUMMARY AND TDM CALCULATION:

		UNIT COUNT	REQUIRED BEFORE TDM	+30% FOR TDM	TOTAL SPACES REQ AFTER TDM
RESIDENTIAL					
CLASS A AS PER 6.2.1.2	1.5 SPACES PER UNIT < 700 SF CITY AREA	=	284	426 SPACES	128 SPACES
	2.5 SPACES PER UNIT > 700 SF < 1130 SF CITY AREA	=	37	93 SPACES	28 SPACES
	3 SPACES PER UNIT > 1130 SF	=	0	0 SPACES	0 SPACES
TOTAL:		=		519 SPACES	156 SPACES
					675 SPACES

BICYCLE PARKING - DETAILED BREAKDOWN:

		REQUIRED BEFORE TDM	+30% FOR TDM	REQUIRED AFTER TDM	PROVIDED	PROVIDED PERCENTAGE
RESIDENTIAL						
	BIKE SPACE IN STORAGE LOCKER (HORIZ.)	=	10% MIN		220 SPACES	31% OF TOTAL
	HORIZONTAL SPACES IN BIKE ROOMS (TOTAL HORIZONTAL SPACES)	=		20% MIN		
	OVERSIZED SPACES	=	5% MIN	10% MIN	220 SPACES	31% OF TOTAL
	STACKED SPACES IN BIKE ROOMS	=			74 SPACES	11% OF TOTAL
	VERTICAL SPACES IN BIKE ROOMS	=	30% MAX	30% MAX	348 SPACES	8% OF TOTAL
	(TOTAL STACKED AND VERTICAL SPACES)	=	60% MAX	60% MAX	57 SPACES	58% OF TOTAL
	TOTAL:	=	519 SPACES	675 SPACES	699 SPACES	
	TOTAL W/ ELECTRICAL OUTLET (50%)	=	260 SPACES	+78 SPACES	338 SPACES	
CLASS B AS PER 6.2.1.2 2 FOR 1ST 20 UNITS, 1 PER ADDITIONAL 20						
		=	17 SPACES	17 SPACES	17 SPACES (BIKE RACKS AT GRADE)	
COMMERCIAL						
CLASS A AS PER 6.2.5.1	1 SPACE PER 3660 SF	=	6 SPACES	+2 SPACES	8 SPACES	8 SPACES
CLOTHING LOCKERS	1.4 PER REQUIRED CLASS A	=	8 LOCKERS	+3 LOCKERS	11 LOCKERS	11 LOCKERS
CLASS B AS PER 6.2.5.1 6 SPACES PER DEVELOPMENT						
			6 SPACES	6 SPACES	6 SPACES	COMBINED WITH RESIDENTIAL (BIKE RACKS AT GRADE)

PHASE 1 - UNIT BREAKDOWN:

LEVEL	STUDIO	1 BED	2 BED	3 BED	TOTAL	CITY AREA < 700SF	CITY AREA 700SF-1130SF
L1							
L2		12	12	9	2	35	32
L3		12	12	9	2	35	32
L4		12	12	9	2	35	32
L5		12	13	7	3	35	31
L6		12	13	7	3	35	31
L7		2	3	3	1	9	8
L8		2	3	5	1	11	10
L9		2	3	5	1	11	10
L10		2	3	5	1	11	10
L11		2	3	5	1	11	10
L12		2	3	5	1	11	10
L13		2	3	5	1	11	10
L14		2	3	5	1	11	10
L15		2	3	5	1	11	10
L16		2	3	5	1	11	10
L17		2	3	5	1	11	10
L18		2	1	5	1	9	6
L19		2	1	5	1	9	6
L20		2	1	5	1	9	6
TOTAL :		88	98	109	26	321	284
		27%	31%	34%	8%	100%	37
							SEE PLANS FOR UNIT CITY AREA

BALCONY PERCENTAGE:
= TOTAL BALCONY AREA / NET RESIDENTIAL AREA
= 26,469 SF / 220,607SF
= 11.99%

STATISTICS

NO —DATE —ISSUE —



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YAMAMOTO
ARCHITECTURE

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202 – 33 East 8th Avenue
Vancouver, BC V5T 1R5
T – 604 731 1127 F – 604 731 1327

PROJECT —

—

PRIOR STREET
VANCOUVER, BC

DRAWING TITLE —

STATISTICS

SCALE — 1/16" = 1'-0"

DATE — 2026-02-20

DRAWN — TY

CHECKED —

SHEET NO. —

A1.0

PROJ NO — 2501



PRIOR STREET

MALKIN AVE

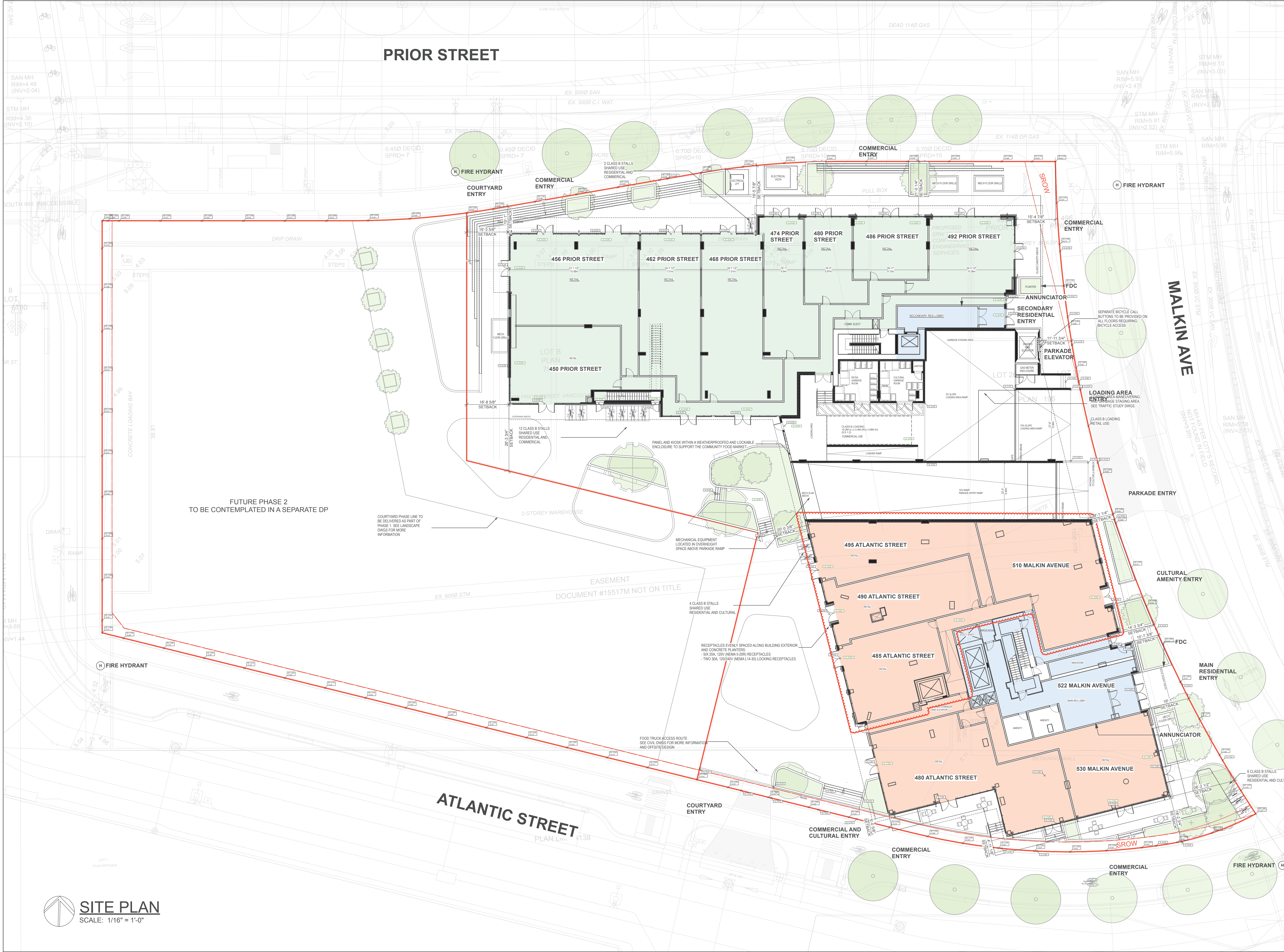
ATLANTIC STREET

FUTURE PHASE 2
TO BE CONTEMPLATED IN A SEPARATE DP

EASEMENT
DOCUMENT #15517M NOT ON TITLE

SITE PLAN
SCALE: 1/16" = 1'-0"

NO	DATE	ISSUE
 STRAND		
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YAMAMOTO ARCHITECTURE — 202 - 33 East 8th Avenue Vancouver, BC V5T 1R5 T - 604 731 1127 F - 604 731 1327		
PROJECT — — PRIOR STREET VANCOUVER, BC		
DRAWING TITLE — SITE PLAN CIVIL OVERLAY		
SCALE — 1/16" = 1'-0"	SHEET NO. — A2.0	
DATE — 2026-02-20	DRAWN — TY	
CHECKED —	PROJ NO — 2501	





NOTE:
THE DESIGN OF THE CULTURAL FACILITY SHALL MEET ALL RELEVANT BY-LAWS INCLUDING NOISE, BUILDING AND FIRE BY-LAWS FOR ARTIST STUDIO CLASS B VISUAL ARTS USES, AND ANY APPLICABLE GUIDELINES AT TIME OF DEVELOPMENT PERMIT INCLUDING, BUT NOT LIMITED TO: THE CITY OF VANCOUVER'S FACILITY STANDARDS MANUAL, DDC TECHNICAL GUIDELINES, ARTS AND CULTURE STUDIOS TECHNICAL GUIDELINES, 522 MALKIN FUNCTIONAL PROGRAM, DATED APRIL 12, 2024, SHARED CLASS B LOADING SPACE SECURED THROUGH THE CONSTRUCTION AND TRANSFER AGREEMENT.

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PROJECT —		
PRIOR STREET VANCOUVER, BC		
DRAWING TITLE — L1 PLAN		
SCALE — 1/16" = 1'-0"	SHEET NO. — A2.1	
DATE — 2026-02-20		
DRAWN — TY		
CHECKED —	PROJ NO — 2501	

Floor Area (LEVEL 1)	
Name	Area
CRU Area	21,919 SF
CRU Circulation Area	
Residential Area	
Res. Circulation Area	3,113 SF
Exclusions	
Amenity	235 SF
Shaft Exclusion	101 SF
Storage Area	
Net Residential Area	
Net Total Area	24,931 SF

Floor Area (LEVEL 2)	
Name	Area
Residential Area	20,378 SF
Res. Circulation Area	3,179 SF
Exclusions	
Shaft Exclusion	170 SF
Storage Area	1,277 SF
Net Residential Area	22,110 SF
Balcony Area	381 SF

Floor Area (LEVEL 3-6)	
Name	Area
Residential Area	20,434 SF
Res. Circulation Area	3,123 SF
Exclusions	
Shaft Exclusion	170 SF
Storage Area	1,277 SF
Net Residential Area	22,110 SF
Balcony Area	3,079 SF

Floor Area (LEVEL 7)	
Name	Area
Residential Area	7,095 SF
Res. Circulation Area	2,684 SF
Exclusions	
Amenity	2,836 SF
Shaft Exclusion	101 SF
Storage Area	321 SF
Net Residential Area	6,521 SF
Balcony Area	604 SF

Floor Area (LEVEL 8-17)	
Name	Area
Residential Area	7,129 SF
Res. Circulation Area	1,321 SF
Exclusions	
Shaft Exclusion	101 SF
Storage Area	392 SF
Net Residential Area	7,957 SF
Balcony Area	1,045 SF

Floor Area (LEVEL 18)	
Name	Area
Residential Area	6,245 SF
Res. Circulation Area	1,245 SF
Exclusions	
Shaft Exclusion	101 SF
Storage Area	327 SF
Net Residential Area	7,062 SF
Balcony Area	740 SF

Floor Area (LEVEL 19-20)	
Name	Area
Residential Area	6,245 SF
Res. Circulation Area	1,245 SF
Exclusions	
Shaft Exclusion	101 SF
Storage Area	327 SF
Net Residential Area	7,062 SF
Balcony Area	989 SF

Floor Area (ROOF LEVEL)	
Name	Area
Residential Area	
Res. Circulation Area	4,939 SF
Exclusions	
Amenity	4,834 SF
Shaft Exclusion	105 SF
Storage Area	
Net Residential Area	0 SF
Balcony Area	0 SF

Floor Area Summary																						
Name	LEVEL 1	LEVEL 2	LEVEL 3	LEVEL 4	LEVEL 5	LEVEL 6	LEVEL 7	LEVEL 8	LEVEL 9	LEVEL 10	LEVEL 11	LEVEL 12	LEVEL 13	LEVEL 14	LEVEL 15	LEVEL 16	LEVEL 17	LEVEL 18	LEVEL 19	LEVEL 20	ROOF	Area
CRU Area	21,919																					21,919 SF
CRU Circulation Area																						0 SF
Residential Area		20,378	20,434	20,434	20,434	20,434	7,095	7,129	7,129	7,129	7,129	7,129	7,129	7,129	7,129	7,129	7,129	6,245 SF	6,245 SF	6,245 SF		199,234 SF
Res. Circulation Area	3,113	3,179	3,123	3,123	3,123	3,123	2,684	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,321	1,245 SF	1,245 SF	1,245 SF	4,939 SF	43,352 SF
Exclusions																						
Amenity	235						2,836														4,834 SF	7,905 SF
Shaft Exclusion	101	170	170	170	170	170	101	101	101	101	101	101	101	101	101	101	101	101	101	101	105	2,467 SF
Storage Area		1,277	1,277	1,277	1,277	1,277	321	392	392	392	392	392	392	392	392	392	392	327 SF	327 SF	327 SF		11,607 SF
Net Residential Area	2,777 SF	22,110 SF	22,110 SF	22,110 SF	22,110 SF	22,110 SF	6,521 SF	7,957 SF	7,957 SF	7,957 SF	7,957 SF	7,957 SF	7,957 SF	7,957 SF	7,957 SF	7,957 SF	7,957 SF	7,062 SF	7,062 SF	7,062 SF	0 SF	220,607 SF
Net Total CRU Area	21,919 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	0 SF	21,919 SF
																						242,526 SF
Balcony Area		381	3,079	3,079	3,079	3,079	604	1,045 SF	1,045 SF	1,045 SF	1,045 SF	1,045 SF	1,045 SF	1,045 SF	1,045 SF	1,045 SF	1,045 SF	740 SF	989 SF	989 SF	0 SF	26,469 SF

FSR SUMMARY

NO —DATE —ISSUE —



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PROJECT —

—

PRIOR STREET
VANCOUVER, BC



DRAWING TITLE —

FSR SUMMARY

SCALE — 1/16" = 1'-0"

DATE — 2026-02-20

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SHEET NO. —

A6.0

PROJ NO — 2501

Floor Area (LEVEL 1)	
Name	Area
CRU Area	21,919 SF
CRU Circulation Area	
Residential Area	
Res. Circulation Area	3,113 SF
Exclusions	
Amenity	235 SF
Shaft Exclusion	101 SF
Storage Area	
Net Total Area	24,931 SF

NO	DATE	ISSUE
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PROJECT

PRIOR STREET
VANCOUVER, BC

DRAWING TITLE
L1 PLAN FSR OVERLAY

SCALE - 1/16" = 1'-0"

DATE - 2026-02-20

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SHEET NO. -

A6.1

PROJ NO - 2501

