

4. CD-1 Rezoning: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street

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Secured Rental Policies

1 Residential Rental Projects Under Existing Zoning

Development permit applications for projects which can be approved under the existing zoning will be considered where 100% of the residential rental floor space is secured as non-stratified rental housing. Qualifying projects may be mixed use (i.e. include a commercial component), but all of the residential floor space must be rental.

1.1 Incentives

Projects which can be developed under the existing zoning are eligible for the following incentives:

- Parking reductions as described in the Vancouver Parking By-law;
- City-wide and Area Specific DCL waiver for the residential floor space of the project; and
- Relaxation of unit size to a minimum of 320 sq. ft. provided that the design and location of the unit meets the livability criteria as defined in the Zoning and Development By-law.

For more information on available incentives, refer to the Rental Incentive Programs Bulletin.

2 Residential Rental Projects Requiring a Rezoning

Rezoning applications may be considered for projects only if 100% of the residential floor space is secured as non-stratified rental housing. Qualifying projects may be mixed-use (e.g. include a commercial component), but all residential units must be rental in tenure.

2.1 Incentives

Projects requiring a rezoning are eligible for the following incentives:

- Additional floor area, height and new uses;
- Parking reductions as described in the Vancouver Parking By-law;
- City-wide and Area Specific DCL waiver for the residential floor space of the project; and
- Relaxation of unit size to a minimum of 29.7 sq. m (320 sq. ft.) provided that the design and location of the unit meets the livability criteria as defined in the Zoning and Development By-law.

For more information on available incentives, refer to the Rental Incentive Programs Bulletin.

2.2 Exclusions

These rezoning policies (2.3 and 2.4) apply city-wide, except in areas that have recently approved community plans (e.g. Cambie Corridor Plan, West End Plan, Grandview-Woodland Plan, Marpole Plan, and the Downtown Eastside Plan) or that are undergoing community planning programs and have interim rezoning policies in place (e.g. Broadway, Jericho Lands).

In community plan areas, secured rental projects may be eligible for incentives, with height and density set as per the applicable community plan policy.

REZONING APPLICATION

456 Prior St

DETAILS:

The City of Vancouver has received an application to rezone the site from I-3 (Industrial) to a CD-1 (Comprehensive Development) District. The proposal is for two 19-storey, residential towers including a 5-storey office podium:

- 262 secured market rental units with rooftop amenity space
- Commercial retail space at grade
- Office space with rooftop amenity access
- Cultural amenity space
- A floor space ratio (FSR) of 4.68
- A total floor area of 45,483 sq. m (489,574 sq. ft.)
- A building height of 64 m (210 ft.)
- 516 vehicle parking spaces and 748 bicycle spaces

The application is being considered under the False Creek Flats Plan.

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APPLICANT: Strand
1630-609 Granville St
Vancouver, BC V7Y 1C6



PROPOSED DEVELOPMENT



LOCATION

What's happening

Rezoning application submitted

Application review by City staff

Shape Your City:

Submit your comments at:
shapeyourcity.ca



Further application review

Public Hearing:

Information to come

Virtual Open House:

September 27 to October 3

Ask your questions:
shapeyourcity.ca

Decision by Council



and with respect to,

- those lands owned by the City of Vancouver, and located at 496 Prior Street [Lots 26 and 27 of Block 105 District Lot 196 Plan 196; PIDs 015-555-135; 015-555-151 respectively],

(collectively the "Lands", the "rezoning site" or the "site")

to rezone the Lands from I-2 District, I-3 District and CD-1 (761) (Comprehensive Development) District, as applicable, to a new CD-1 District, to increase the maximum floor space ratio (FSR) from 3.0 to 4.68 and the maximum building height from 30.5 m (100 ft.) to 64 m (210 ft.) to permit the development of two 19-storey mixed-use buildings containing commercial space, cultural amenity space and secured market rental residential units, be approved in principle;

FURTHER THAT the draft CD-1 By law, prepared for the Public Hearing in accordance with Appendix A, be approved in principle;

FURTHER THAT the proposed form of development also be approved in principle, generally as prepared by GBL Architects, received August 12, 2021, provided that the Director of Planning may allow minor alterations to this form of development when approving the detailed scheme of development;

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

- C. THAT subject to approval in principle of the rezoning 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 for enactment prior to enactment of the CD 1 By law, subject to such terms and conditions as may be required at the discretion of the Director of Legal Services, the General Manager of Planning, Urban Design and Sustainability, and the General Manager of Arts, Culture and Community Services.
- D. THAT subject to approval of the CD 1 By law, the application to amend the Sign By-law to establish regulations for the CD-1, generally as set out in Appendix D, be approved.
- E. THAT subject to approval of the CD-1 By-law, the Noise Control By-law be amended to include the CD-1, generally as set out in Appendix D;

FURTHER THAT the Director of Legal Services be instructed to bring forward the amendment to the Noise Control By-law at the time of enactment of the CD-1 By-law.

- F. THAT Recommendations A to E be adopted on the following conditions:



To: Mayor and City Council

From: Undersigned Residents of Strathcona

Re: Proposed Re-Zoning Application for 456-496 Prior St.

In light of the feedback we received from residents then and since, the SRA has reviewed the proposed re-zoning application and design plan and would like to express the following concerns and recommendations:

- **Building Height.** At 210', the current proposal more than doubles the 100' conditional height limit as described in section 7.1.3. of the False Creek Area Plan for the proposed change to CD-1 Zoning. The rationale for this height restriction was that "the tallest building should be located on the centre of the (hospital) site, transitioning down to the residential scale in Strathcona to the north." At 210', the proposed development will match or exceed the height of every other building on the hospital campus.
- **Massing and FSR.** Current zoning restricts the site to a maximum 3.0 FSR. The proposal asks for 4.68 FSR, including an expansion of the current allowable commercial density from 104,000 sf to 259,000 sf. The developer argues that, by its own analysis of demand for commercial space, "there is significant risk if the strategic properties around the hospital are not built to their full density potential." We are concerned that the considerable effort put into the False Creek Flats Area Plan to create a vibrant and coherent urban landscape is being dismissed when challenged by a developer's natural desire to maximize the financial potential of this site. This disregard of city planners for their own plan, which surely incorporates more objective demand estimates, sets a disturbing precedent for future proposals. The Urban Design Panel's Oct. 27, 2021 review of the proposal seemed fixated on the building itself rather than its place in the surrounding urban eco-system. Why does city planning even exist if not to balance a developer's self-interests with a city's needs by considering the "inter-relationship of all physical components of the City".
- **Lack of Transition to existing residential neighbourhood.** The current proposal does not create a transition to the residential housing along Atlantic and Prior. As can be seen in the photo below, it looks more like a fortress guarding the hospital campus from the neighbourhood.
- **Vague Community Benefit.** The sole community benefit proposed is a "cultural space amenity" on the ground floor, which seems designed as a retail space or under-utilized community room. It is difficult to image what cultural use this space could be put to or

who would make that determination. To consider the inclusion of secured rental housing in and of itself as a community benefit undermines the rationale of requiring community benefits to enhance and integrate in with the existing community.

- **Artist Studios.** It is also difficult to see how the market rental live/work artist's studios will effectively replace the loss of 36,000 sf of existing affordable artist studio spaces. This loss of artist space has been a chronic problem throughout our community. We have witnessed in the past how such spaces are often rented to users more accurately described as tech entrepreneurs than artists.

Our recommendations:

- We acknowledge and support the inclusion of affordable rental housing but see no justification for discarding the well-considered parameters of existing False Creek Flats Plan to obtain it. At eleven stories the building would match the height of the new Villa Cathay Care Home and still provide a density of rental housing supportable by the site and surrounding neighbourhood.
- The massing of the five-story podium should conform to the CD-1 maximum 3.0 FSR and offer a more thoughtful and inviting transition and integration to the existing and envisioned post-viaduct Strathcona and Chinatown neighbourhoods.
- The "cultural space" should be defined and designed as a vital and lively component of the emerging Eastside Arts District, perhaps some sort of incubator where young artists can access studio space and equipment. This would be a draw for the existing community, a generator of innovation, and a launchpad for careers.
- The artist's live/work spaces should be owned or managed by an organization that can ensure they are available to legitimate artists, akin to the City of Vancouver's existing Artist Studio Awards Program.

We the undersigned residents agree with these concerns and support these recommendations:

1. Dan Jackson
2. Caroline Neufeld
3. Richard Taplin
4. Sally Taplin
5. Peter Smith
6. John Ullrich
7. Mike Rhone
8. Lisa Rhone
9. Aimee Odegard

s.22(1) Personal and Confidential

10. Nicole Marcia
11. Randy Jacobs
12. Marcia Carlyn
13. Ted Bairstow
14. Elaine Watson
15. Maria & Josh Olson
16. Diana Mogensen
17. Allision Liang
18. Natalie Mackie
19. Bruce Inglis
20. David Galloway
21. Lorene MacDonald
22. Gregory Kennedy
23. Siobhan McCormick
24. Michael Bateman
25. Ruth de la Giroday
26. Karin Litzcke
27. Dick Heloffs
28. Graham Elvidge
29. Charlotte Elvidge
30. Kathleen Stormont
31. Mike Sismey
32. Kate Brunton

33. Danielle Lewis
34. Albert Klaussen
35. Kath Klaussen
36. Tolar Armitt
37. Ghazal Arefi
38. Carlyn Yandle
39. Michele Searle
40. Carole Sawyer
41. Andrea Kastanis
42. Mira Malatestinic
43. Lorene MacDonald
44. Roxanne Johnson
45. Scooter Johnson
46. Teresa Vandertuin
47. Sheilagh Badanic
48. Spencer McKinnon
49. Lachlan McKinnon
50. Katherine Tobin
51. David Setterlund
52. Lorraine Holubowic
53. Lisa Robison
54. Kari Frantzen
55. Jan Marie Martell



E. sra@strathcona-residents.org

W. <https://strathcona-residents.org/>

REZONING APPLICATION

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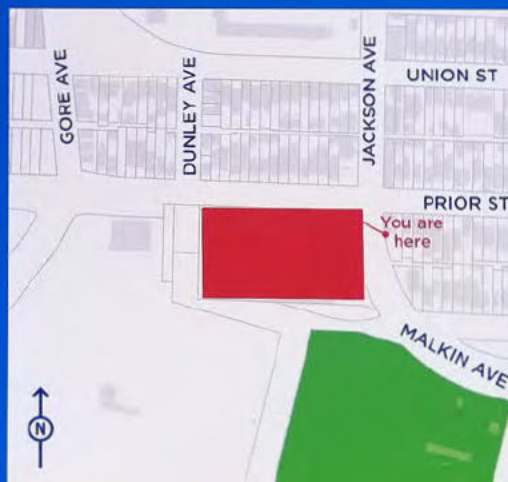
The application is being considered under the False Creek Flats Plan.

APPLICANT: Strand

1630-609 Granville St
Vancouver, BC V7Y 1C6



PROPOSED DEVELOPMENT



LOCATION

What's happening

Rezoning application submitted
Application review by City staff

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Decision by Council



CITY OF VANCOUVER | FALSE CREEK FLATS PLAN - ZONING INTENT

CURRENT AS OF:
MARCH 12, 2018ENQUIRIES:
planninginfo@vancouver.ca
1-604-873-7038 Ext. 1

FOR REFERENCE PURPOSES ONLY - See the False Creek Flats Plan and applicable Council-Approved Zoning, Rezoning, Policies and Guidelines for each site.

REZONING POLICY

(A) NORTH OF NEW MALKIN

This site should address the transition of the Strathcona community to the North. This site will support the introduction of conditional rental housing in addition to the delivery of employment space.

(B) HERITAGE RAIL HUB

An amenity-rich character node centered around three key buildings from the industrial past: the former CN maintenance building (which now functions as a refurbished Station for the Rocky Mountaineer), an old logistics cross-docks shed, and the adjacent Canada Packers Building. These iconic buildings anchor a unique sense of place, and combine industrial materials along a wide span of rail lines that create open and expansive views to downtown and the Northshore Mountains. This node is envisioned to develop into a vibrant and dense collection of industrial, office, retail and service uses that include a presence of food and cultural economy. Rezoning for this site would be supported at this node, as outlined in the Rezoning Policy For the False Creek Flats, for these outcomes.

(C) CULTURAL HUB

As the centre of public life in the Back-of-House sub-area, policy supports a rezoning of the lands associated with 1000 Parker for the delivery of an amenity-rich character node. This node would centre around the Restmore Manufacturing character building and would include the inclusion of a replacement of existing artist studios, in particular those of a more industrial nature (i.e. woodshops, metal working, glass blowing, etc.).

I-3 SUB-AREA A (Intensified Employment)

A key location for employment intensification, this zone seeks to establish higher-density buildings to accommodate a variety of functions including uses in the innovation economy, health science and medical service.

I-3 SUB-AREA B (St. Paul's Hospital and Health Campus)

This area is anticipated to be the future location of the new St. Paul's Hospital and will include a vibrant mix of institutional, office, retail, service, cultural and recreational and "institutional health-related residential" dwelling uses. Details can be found in the background and policies of the New St. Paul's Hospital and Health Campus Policy Statement.

MC-1 SUB-AREA A (Industrial/Residential Mixed-Use Transition)

This area transitions from the higher level of the Strathcona residential neighbourhood to the lower level of the industrial flats.

- New zoning will enable this as a vertical industrial-to-residential transition zone
- Ground floor industrial uses are required and will front onto Malkin, while stacked townhouse residential will sit above fronting onto Atlantic and Prior
- Future development of the City owned Fire Hall No. 1 site would explore opportunities for social housing for seniors fronting onto Prior Street.

I-2 AND I-2 SUB-AREA A (Core Industrial Back-of-House)

To permit industrial and other uses that are generally incompatible with residential land use but are beneficial in that they provide industrial and service employment opportunities or serve a useful or necessary function in the city.

I-2 SUB-AREA B (Intensified Industrial)

This zone will seek to intensify the employment role of this gateway sub-area by increasing the overall density and heights, as well as introducing a sizeable amount of Creative Products Manufacturing with the delivery of ground floor industrial or Artist Studio B.

FC-1

To encourage the development of a high-density mixed commercial use neighbourhood, including some residential and compatible industrial uses. For commercial development, a variety of small-scale retail and service uses are encouraged.

IC-3 SUB-AREA A (Rental Incentive Artist Live-Work Mixed Use Zone)

Serve as a transitional zone with artist live-work studios. Seeks to increase supply of secured rental housing.

FC-2 (Innovation Hub)

This area is key to delivering on the vision of the area and will be leveraging the strategic economic potential of the seven acres of City-owned property at Main and Terminal as a hub of innovation and a location for economic experimentation and growth. Additional height and density in some locations will support historic scale and public spaces in others. This amenity-rich node will include a plaza space, walking and cycling connections, ground floor activations and amenity spaces.

FC-2 SUB-AREA A (Pacific Central Frame)

Located across the street from rapid transit and adjacent to the Pacific Central Station, this site can accommodate additional employment density to contribute to the success of the Health Hub.

RT-3

To encourage the retention of neighbourhood and streetscape character, particularly through the retention, renovation and restoration of existing character buildings.

CD-1 (Comprehensive Development District)

CD-1 (232) - 758 Prior Street
CD-1 (334) - 900 Terminal Avenue
CD-1 (402) - Great Northern Way Campus
CD-1 (488) - 887 Great Northern Way
CD-1 (518) - 428 Terminal Avenue
CD-1 (544) - 1077 Great Northern Way

CITY OF VANCOUVER | FALSE CREEK FLATS PLAN - ZONING POLICY

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CURRENT AS OF: MARCH 12, 2018
ENQUIRIES: planninginfo@vancouver.ca
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Area	Density	Height	Conditions & Additional Uses
I-2 I-2 SUB-AREA A	3.0 FSR permitted	18.3 m (60 ft) permitted 30.5 m (100 ft) conditional	<ul style="list-style-type: none">Uses: manufacturing, transportation and storage, utility and communication, wholesale, bulk data storage, artist studio, arts and culture, select office and retail.Conditions: Max. 1.0 FSR for service uses, including catering establishment; motor vehicle repair shop; photofinishing or photography laboratory; and sign painting shop. See district schedule for all conditions.Sub-Area A and B: No mini self-storage or gasoline stations.Sub-Area A: No auto retail.Sub-Area B: Conditional height and density considered. Auto retail may still be permitted if providing 2.0 FSR of other uses, including 1.0 FSR of light industrial or artist studio B. Creative product manufacturing permitted up to 1.0 FSR, relaxable to 3.0 FSR with the delivery of a min. of 1.0 FSR of artist studio B, or light industrial uses.
I-2 SUB-AREA B	3.0 FSR permitted 4.0 FSR conditional	18.3 m (60 ft) permitted 36.6 m (120 ft) conditional	
I-3 SUB-AREA A	3.0 FSR permitted 5.0 FSR conditional	18.3 m (60 ft) permitted 30.5 m (100 ft) conditional 45.7 m (150 ft) conditional	<ul style="list-style-type: none">Uses: health care offices, creative products manufacturing, DEICT, artist studio, select service and office.Conditions: Density above 3.0 FSR is achieved through an amenity share contribution towards the delivery of Community Centre space. Base Office of 1.0 for General Office, and 3.0 of DEICT may be relaxed to 4.0 FSR with the delivery of 1.0 FSR of industrial or artist studio B.
I-3 SUB-AREA B	Note: St. Paul's Hospital Rezoning Site.		
IC-3 SUB-AREA A	3.0 FSR permitted 4.0 FSR conditional	18.3 m (60 ft) permitted 30.5 m (100 ft) conditional	<ul style="list-style-type: none">Uses: cultural and recreational, light industrial, service, transportation and storage, utility and communication, and wholesale. Residential retail and office use with conditions.Conditions: Additional height and density may be considered through delivery of 100% secured market rental or 20% social housing.
MC-1 SUB-AREA A	0.75 FSR permitted 2.5 FSR conditional	12.2 m (40 ft) permitted 13.8 m (45 ft) conditional	<ul style="list-style-type: none">Uses: manufacturing, artist studios, arts and culture, service uses, select office, retail, and residentialConditions: Increase to 2.5 FSR permitted for select uses (see district schedule). Additional height and density may be considered through delivery of secured market rental housing (above ground floor, fronting Atlantic and Prior streets), to a maximum FSR of 1.8 of residential use, providing a min. 0.7 FSR of select permitted uses (excludes service, office, and retail use).
Intention			
<ul style="list-style-type: none">Hub of innovation and a location for economic experimentation and growthGround-floor activations and amenity space (retail, restaurants, artist studios, etc.)Additional height and density in some locations will support historic scale and public spaces in others			
FC-2 Innovation Hub	SUB-AREA A	7.0 FSR permitted 51.8 m (170 ft) conditional	<ul style="list-style-type: none">Uses: hotel, health care office, CPM, DEICT, bulk data storage, and other uses contained within I-3 portion of the site.Conditions: Height is conditional under special consideration for the relationship with Pacific Central Station, and shadowing and overlook of Thornton Park.
	SUB-AREA B	5.0 FSR permitted 6.5 FSR conditional	<ul style="list-style-type: none">Uses: artist studio, general office, financial institution, select service, manufacturing, and residential.Conditions: 5.0 FSR permitted for non-residential uses (of which 3.0 FSR can be dwelling uses). 6.5 FSR conditional density (of which 5.0 FSR can be dwelling uses). Residential use require a min. of 8% of floor area as secured rental housing.
	SUB-AREA C1	1.0 FSR permitted 2.5 FSR conditional	<ul style="list-style-type: none">Uses: artist studio, arts and culture, select service, manufacturing, and social housingConditions: 1.0 FSR permitted for non-residential uses. Allow increased density for 100% non-market housing. 2.5 FSR conditional density (max. 1.5 FSR for non-residential uses which may include 1.0 FSR as social housing)
	SUB-AREA C2	4.0 FSR permitted 6.5 FSR conditional	<ul style="list-style-type: none">Uses: artist studio, arts and culture, select service and manufacturingConditions: 4.0 FSR permitted (max. 1.0 FSR for non-residential uses, max. 3.0 FSR for social housing) Allow increased density for 100% non-market housing. 6.5 FSR conditional (max. 1.5 FSR for non-residential uses, max. 5.0 FSR for social housing).
	SUB-AREA D	3.0 FSR permitted 7.5 FSR conditional	<ul style="list-style-type: none">Uses: artist studio, arts and culture, select service and manufacturingConditions: Additional density considered through the delivery of light industrial and non-profit spaces, plazas, walking and cycling connections, green infrastructure, and heritage retention. Additional density considered if a min. 1.0 FSR must include select uses such as artist studio or select manufacturing or service uses.
	SUB-AREA E	3.0 FSR permitted 6.5 FSR conditional	<ul style="list-style-type: none">Sub-Area E: 3.0 FSR maximum, may be increased through a bonus density up to 6.5 FSR, with the delivery of 1.0 FSR of light industrial or artist space. The 3.5 bonus density may be achieved by: 1) an amenity share contribution for 100% secured market rental, 2) Strata condominium with 50% Social Housing, or 3) 100% Secured rental housing with 35% secured and affordable rental rates.

REZONING POLICY

(A) NORTH OF NEW MALKIN	3.0 FSR permitted	18.3 m (60 ft) permitted 30.5 m (100 ft) conditional	<ul style="list-style-type: none">Uses: rezoning would support Health Care Office, CPM, DEICT, and Residential (limited to secured rental).Conditions: Rental residential uses are contingent on the delivery of 1.0 FSR of employment space in addition to an amenity contribution payment for the delivery of light industrial or non-profit spaces.
(B) HERITAGE RAIL HUB	5.0 FSR conditional	18.3 m (60 ft) permitted 51.8 m (170 ft) conditional	<ul style="list-style-type: none">Uses and Conditions: rezoning would support numerous non-residential uses assuming a significant component of industrial and potential for creative products manufacturing. Addressing urban design considerations and delivery of public spaces and amenities are also required.Area B: Establish a connection at the foot of Cotrell over to VCC Clark SkyTrain station. Encourage office, retail and service uses. Emphasize the existing iconic buildings.Area C: Integration of the Restmore Manufacturing building. Replacement of existing artist studios.
(C) CULTURAL HUB	5.0 FSR conditional		

CPM = Creative Product Manufacturing DEICT = Digital Entertainment, Information and Communication Technology

Official development plan by-laws

Development plans are plans for the future physical development of the city or a certain part of the city. Official development plans (ODPs) are development plans that Council has adopted by by-law. After Council adopts an ODP, Council cannot authorize, permit, or undertake any development that is contrary to or at variance with that ODP.

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Area specific

- [Arbutus Corridor !\[\]\(e7b6800370c498f39807640753e19040_img.jpg\) \(7 MB\)](#)
- [Central Waterfront !\[\]\(fad5ce07162b51183e4dc4cc396a4edb_img.jpg\) \(5.25 MB\)](#)
- [Coal Harbour !\[\]\(49046ffdeb37439fbcb7169bec7c5390_img.jpg\) \(2 MB\)](#)
- [Downtown !\[\]\(cefd22a4076605c4f689f2ddaad2c0f3_img.jpg\) \(2 MB\)](#)



(m) Loading and industrial uses under the bridge structure, with a secondary level public connections at the bridge deck height.

(h) Onsite provision, or contributions towards Community Centre space to support Economic Enabling Activities, or other identified public benefits in the Public Benefits Strategy, should be considered as a part of a rezoning.

5 Minor Amendments to Allowable Uses



Rezoning applications may be considered in all areas for minor amendments to the uses permitted in existing zoning by-laws, provided that the amendments do not relate to height or density increases beyond what is outlined in the FCF Plan and do not contravene relevant Council-approved policies and guidelines.

6 Livability Impacts

Some sites in the FCF are close to areas with active industrial use, rail corridors and yards. As a result, rezoning applications adjacent to these areas should include measures to mitigate anticipated noise, safety and other related impacts from existing uses. Technical analyses, such as acoustic comfort and rail proximity studies, may be required for sites adjacent to these existing uses.

7 Sustainability and Neighbourhood Energy

A. THAT Council approves the application(s) to amend CD-1 (761) By-law No. 12883 for 1002 Station Street and 250-310 Prior Street to amend Schedule A, generally as presented in Appendix C of the report;
FURTHER THAT the draft CD-1 By-law amendment, prepared for the Public Hearing in accordance with Appendix C, be approved in principle.

B. THAT the application by Franc Architecture on behalf of:

- 456 Prior Street Holdings Ltd. 1, (the "Applicant") the registered owner of 450-460 Prior Street and 550 Malkin Avenue [*PID 010-292-209; Lot B Blocks 2 to 7, 9 and 20 District Lots 181, 196 and 2037 Plan 7989*] and
- Providence Healthcare Society Ltd., ("Providence") the registered owner of part of 1002 Station Street [*PID 031-226-967; Lot 4 District Lot 2037 Group 1 Plan EPP105034*], ("Lot 4")

and with respect to,

- those lands owned by the City of Vancouver, and located at 496 Prior Street [*Lots 26 and 27 of Block 105 District Lot 196 Plan 196; PIDs 015-555-135; 015-555-151 respectively*],

(collectively the "Lands", the "rezoning site" or the "site")