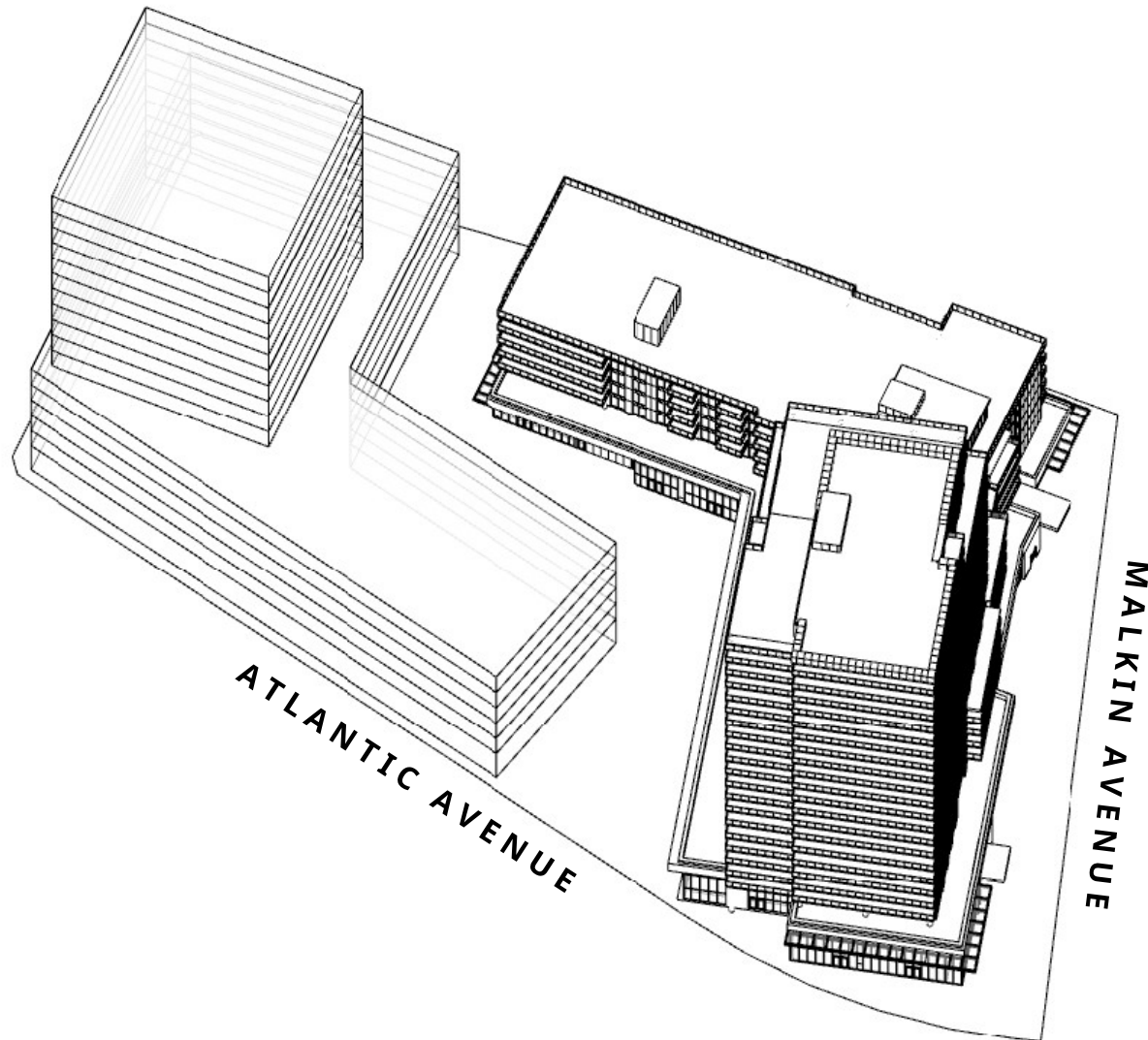


CD-1 (915) Text Amendment: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street



PUBLIC HEARING February 19, 2026

Recommend **Support**



Site and Context

Public Hearing | CD-1 (915) TEXT AMENDMENT 450-496 PRIOR STREET, 550 MALKIN AVENUE AND 1002 STATION STREET



GEORGIA VIADUCT

GORE AVE

DUNLEVY AVE

UNION ST

JACKSON AVE

PRINCESS AVE

HEATLEY AVE

HAWKS AVE

MAIN ST

PRIOR ST

ATLANTIC AVE

MALKIN AVE

NATIONAL AVE

ST PAUL'S HOSPITAL

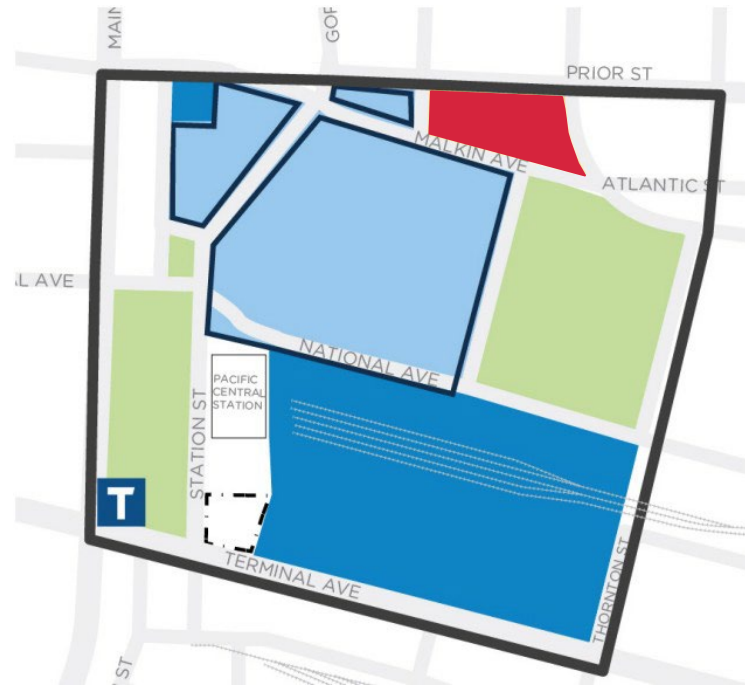
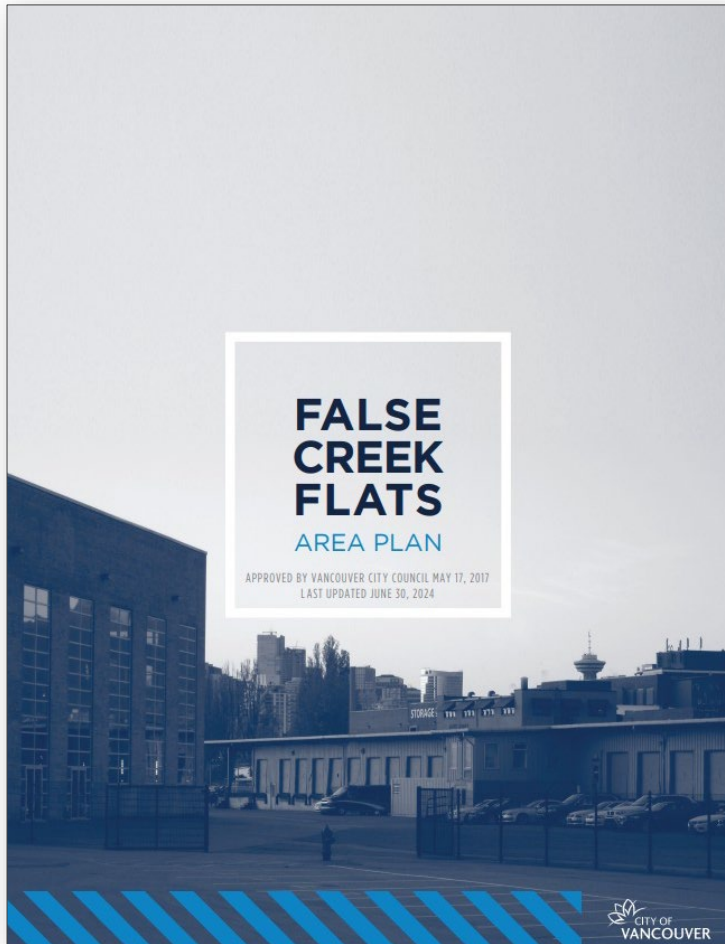
TRILLIUM PARK

STRATHCONA PARK

THORNTON PARK

PACIFIC CENTRAL STATION





- 7.1.3 North of New Malkin
- This site supports the introduction of rental housing conditional on the delivery of employment space



CD-1 (915)

450-496 Prior Street, 550 Malkin Avenue
and 1002 Station Street

By-law No. 3575

Being a By-law to Amend Zoning and Development By-law No. 3575

Effective January 20, 2026

- Approved by Council June 23, 2022
- Permitted:
 - Two 19-storey residential towers and 5-storey office podium
 - 262 secured market rental units
 - Commercial retail space at the ground level
 - Height of 64 m (210 ft.)
 - Density of 4.68 FSR
 - Cultural amenity space of 604 sq. m (6,500 sq. ft.)
 - Central plaza / pedestrian throughway



Looking south from Strathcona



Looking north from Trillium Park



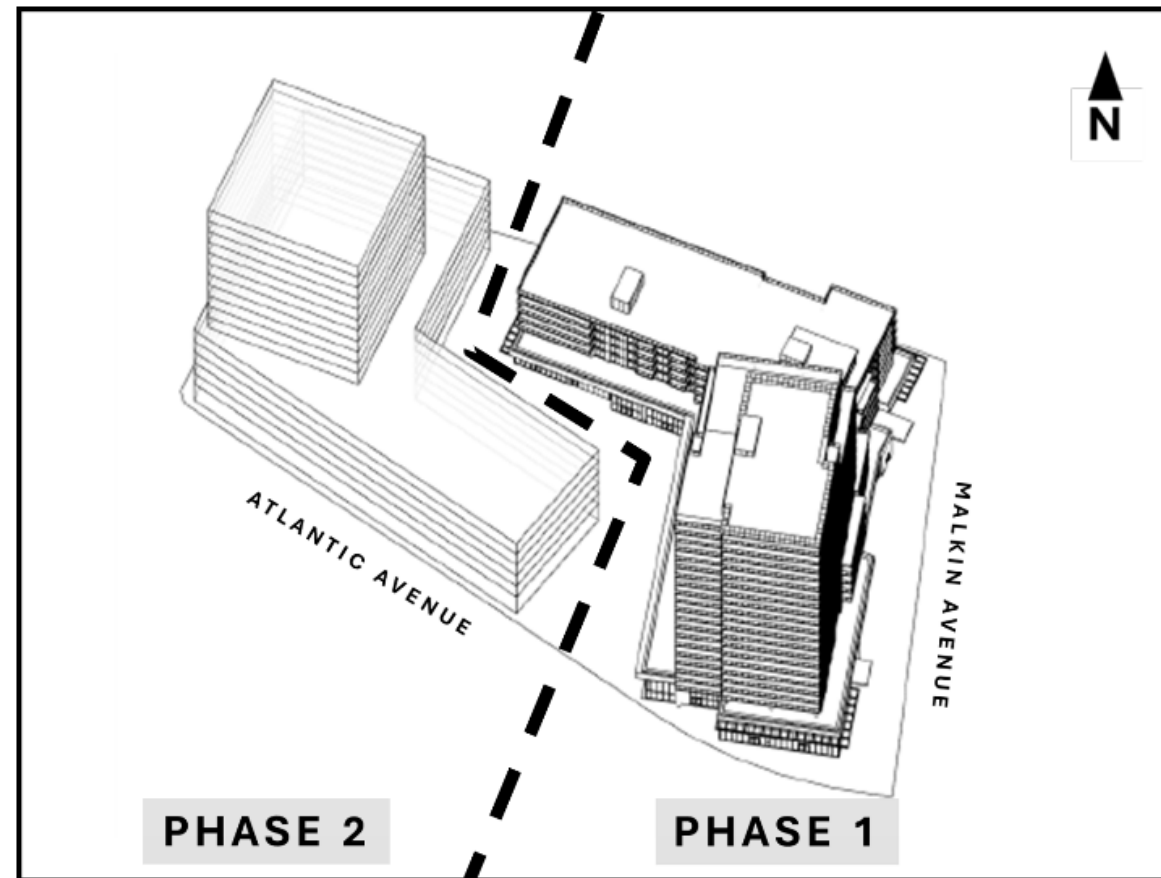
Amend CD-1 (915) to allow for the site to be subdivided and delivered in phases:

Phase 1 (Easterly portion of the site)

- 20-storey residential tower
- 321 rental housing units
- Cultural amenity space
- Ground-level commercial space
- **Maximum floor area: 22,532 sq. m**

Phase 2 (Westerly portion of the site)

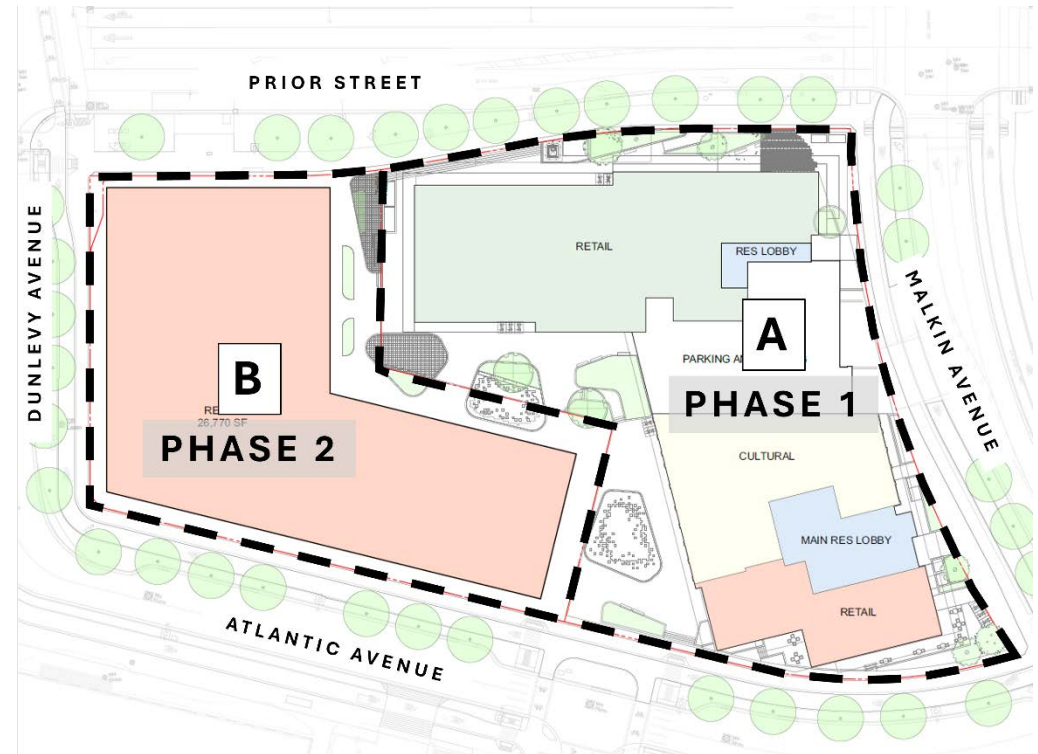
- 17-storey office tower
- Ground-level commercial space
- **Maximum floor area: 22,563 sq. m**





CD-1 (915) by-law amendments summary:

- Divides the site into sub areas A and B
- Establishes maximum floor areas for each sub-area
- Sets minimum plaza size
- Adds “Urban Farm” use
- Updates and modernizes standard clauses



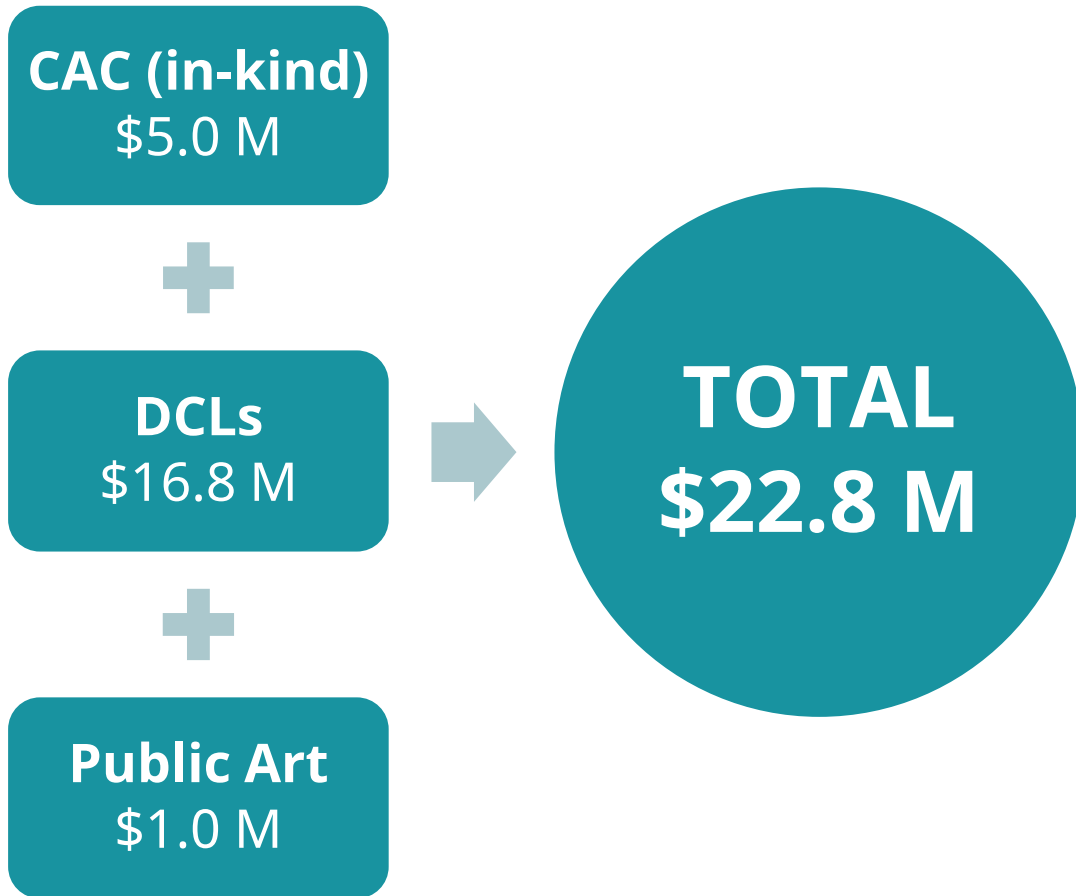


Support:

- **Neighbourhood compatibility**

Concerns:

- **Building height**
- **Community infrastructure**
- **Public benefit**



Other Benefits

Rental housing

321 units

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

- Application meets policy
- Staff support, subject to Appendix B

PUBLIC HEARING February 19, 2026

Recommend **Support**

