

SUMMARY AND RECOMMENDATION

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

Summary: To amend CD-1 By-law (915) for 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street to establish two sub-areas within the site and assign maximum floor areas for each sub-area to enable subdivision and permit the development to proceed in two phases. The amendment would also designate minimum area requirements for publicly accessible plaza within each sub-area, add “Urban Farm” as a permitted use, and include additional amendments to support these changes and update parts of the by-law to current standards. No significant alterations to the approved form of development nor project density are proposed.

Applicant: 456 Prior Street Holdings Ltd.

Referral: This relates to the report entitled “CD-1 (915) Text Amendment: 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street”, dated January 20, 2026 (“Report”), referred to Public Hearing at the Council Meeting of February 3, 2026.

Recommended Approval: By the General Manager of Planning, Urban Design and Sustainability, subject to the following conditions as proposed for adoption by resolution of Council:

- A. THAT the application by 456 Prior Street Holdings 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, generally as presented in the Report, 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 of the Report, be approved in principle;

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

- 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 of the Report, 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 and 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.

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