

Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue - Oppose

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-16	18:35	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	Enough already, Strathcona keeps getting the short end of the stick.	Christine Edelman	Strathcona	
2026-07-16	19:34	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	I simply oppose this application. Why are developers constantly able to defer sometimes for ever their commitments. We need these amenities. Why does Strathcona need to get shortchanged? The Strathcona park is slowly being eaten away by a gravel surface being use as parking lot, what is happening to tennis courts? Where is the redesigning of the park to make more user friendly? How about a Community Centre that is falling apart. Now developers want to defer another promised amenity, which might then never see the light of day. Please find some balance and deny this application. Thank you.	Annemarie Etsell	Strathcona	
2026-07-16	21:28	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	I am opposed to any reduction in the amenities originally proposed in this development.	Andrew Secord	Strathcona	
2026-07-16	22:20	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	I totally oppose this	Susan Giardin		
2026-07-16	22:27	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	I am a Strathcona resident and strongly oppose the removal of the community amenity space in the proposed development. The Strathcona neighbourhood needs accessible community spaces. We have been ignored too long - from the small, aging Strathcona Community Centre to the tennis courts that have been unusable for years. I firmly oppose this application.	Andrea Wall	Strathcona	
2026-07-17	06:35	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	I love this development. It will do so much for the area. However it's blatantly obvious how disrespectful this council is to Strathcona and to take away amenities to fund other areas of the city is criminal and injustice.	Sabrina C	Strathcona	

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2026-07-17	09:04	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	I strongly oppose the proposal to replace the promised 6,500 sq. ft. Cultural Amenity Space with a cash contribution. I support new housing, but growth should also deliver the community amenities that were promised. Residents were led to expect a permanent cultural space that would benefit Strathcona and not funding that may never result in an equivalent facility in the neighbourhood. Strathcona already lacks adequate community spaces, and those needs will only grow as more housing is built. The original commitment should be honoured, and the Cultural Amenity Space should be delivered as planned. Thank you for your consideration.	Dara Lo	Strathcona	
2026-07-17	12:04	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	The record for having in-kind CAC with a cash CAC result in a timely building of that amenity is poor. For this reason I oppose the proposed amendment.	James Burton	Strathcona	
2026-07-17	13:34	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	I live in this area and I oppose the application.	Nicole Marcia	Strathcona	
2026-07-17	14:23	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	Replacing the amenity space with a lump sum of cash is obvious how little the developer cares about this neighbourhood. They can't even follow through on their promises. Strathcona deserves the same attention as any other neighbourhood in Vancouver	Michael Knowles	Strathcona	

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2026-07-17	16:57	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	I have lived in Strathcona for the past 22 years, and I strongly oppose the proposal to defer delivery of the promised 6,500-square-foot turnkey Cultural Amenity Space in favour of providing a cash payment to the City. This development has already resulted in the loss of 30,000 square feet of artist studio space. In return, the community was promised a 6,500-square-foot on-site cultural amenity for artists and non-profit organizations. The current proposal replaces that commitment with space intended for a commercial entity, meaning we lose not only the artist studios but also the promised non-profit cultural space. To make matters worse, the proposed \$5 million cash contribution is below the current estimated value of the amenity, which is approximately \$6 million. I understand the need for more housing and support thoughtful residential growth. However, Strathcona also deserves the community benefits that were promised as part of this development. Those commitments were made to residents and should not be set aside. Every new residential project should include the amenities, services, and community spaces needed to support both new and existing residents. Growth should strengthen the neighbourhood, not simply increase its population. If this proposal proceeds, it will feel like a bait and switch. Residents were led to believe this development would deliver a tangible community asset in Strathcona, not a cash payment that may never result in an equivalent cultural space in our neighbourhood. Strathcona already faces a shortage of community amenities. The Strathcona Community Centre and RayCam Centre are aging and require significant upgrades, and park facilities such as the tennis courts in Strathcona Park have remained unusable for years. As our population grows, we need more community spaces, not fewer. The promised 6,500-square-foot Cultural Amenity Space should be delivered as originally proposed and agreed upon. The commitments made to this community must be honoured so that growth benefits the people who live here, not just the development itself.	Roxanne Toronto	Strathcona	
2026-07-17	23:31	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	Provide promised amenities to the Strathcona neighbourhood!!	Theresa Hawes	Strathcona	

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2026-07-18	09:16	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	I am raising my family in Strathcona in the same house my husband grew up in. We love so many things about this neighbourhood, but one thing that has always been lacking is community amenities. Strathcona needs amenities more than most neighbourhoods in Vancouver, yet our community centre is outdated and in poor condition. Well below the standard that many other neighbourhoods would consider acceptable. When the new hospital was proposed, our community was asked to embrace the disruption and change because we were promised meaningful public benefits in return. The cultural and community space was one of those promised amenities. Replacing that commitment with a cash payment to the City is simply not an acceptable substitute. Money paid into the City's general coffers does nothing to address the needs of the residents who were promised this space and who will live with the impacts of this development for generations. Please hold the developer to the commitments that were made to this community. Strathcona deserves the amenities that were promised—not a cheque in their place.	Chelsea Grills	Strathcona	
2026-07-18	21:42	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	Oppose	Lewis N Villegas	Mount Pleasant	
2026-07-20	00:35	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Oppose	I oppose the proposal to replace this in-kind CAC contribution with cash CAC. The amenity space is exactly what the neighbourhood needs especially with the new hospital. No one should be allowed to buy themselves out of their responsibility just because it's the easy way out.	Agnes Harding	Strathcona	