

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
2026-07-21	10:38	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 Eastside Arts Society opposes the replacement of the 6,500 sq. ft. in-kind artist production space at this site with a cash Community Amenity Contribution (CAC). We urge Council to hold the applicant to the original commitment, or, failing that, to impose conditions on any cash approval that ensure the funds are directed exclusively toward equivalent replacement artist production space within the False Creek Flats / Strathcona area, indexed to current market value (at \$6 million). Approving the application as proposed runs directly counter to the City of Vancouver's policy frameworks, including "Culture Shift: Blanketing the City in Arts and Culture" and "Making Space for Arts and Culture". Permitting the developer's financing choices to override a community commitment approved at public hearing signals to every developer in the city that CAC commitments for cultural space can be renegotiated after approval when inconvenient.	Kristijonas Voveris	Strathcona	Appendix A

TO: Vancouver City Council

FROM: Joseph Martin, Board Chair, Eastside Arts Society

RE: 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street
and 1050 Gore Avenue (RTS No. 18651) - Submission in Opposition to
Replacement of In-Kind Cultural Amenity CAC with Cash Contribution

DATE: July 16, 2026

Position

The Eastside Arts Society opposes the replacement of the 6,500 sq. ft. in-kind artist production space at this site with a **cash** Community Amenity Contribution (CAC). We urge Council to hold the applicant to the original commitment, or, failing that, to impose conditions on any cash approval that ensure the funds are directed exclusively toward equivalent replacement artist production space within the False Creek Flats / Strathcona area, indexed to current market value.

The Displacement Context

The subject site previously housed White Monkey Design Studio and Eastside Studio, which together provided over 30,000 sq. ft. of cultural space including approximately 10,000 sq. ft. of artist studio and production space. This space served more than 100 artists annually between 1981 and 2021 (*RTS 18651*, p. 3). Those buildings have been demolished. This development was offered a significant density lift in exchange for, among other things, a commitment to replace a portion of that lost capacity with 6,500 sq. ft. of purpose-built artist production space. The community accepted that trade in good faith in 2022.

The Eastside Arts Society's 2019 report, *A City Without Art? No Net Loss, Plus!*, documented the loss of approximately 400,000 sq. ft. of artist studio space from the Eastside Arts District between 2009 and 2019. The False Creek Flats alone contained approximately 525,000 sq. ft. of artist studio and rehearsal space at the time of writing, with nearly one in five businesses in the area identifying as part of the arts and culture sector (*A City Without Art*, p. 22). The False Creek Flats is the location of 40% of Vancouver's artist studios (*Seizing the Moment*, p. 23).

The 2022 *Seizing the Moment* report further documented that the rate of change in the False Creek Flats demands protective action that matches the scale and speed of displacement (*Seizing the Moment*, p. 23).

The in-kind CAC secured at the original 2022 rezoning was precisely the kind of protective action these reports called for. Permitting it to be commuted to cash undermines the integrity of that commitment.

The Cash Offer Is Inadequate

City staff have confirmed that the \$5 million cash CAC reflects 2022 construction costs, and that a comparable 6,500 sq. ft. fully fitted industrial space would cost approximately \$6 million in today's market. The proposed cash contribution therefore does not make the community whole and cannot deliver an equivalent replacement space (*RTS 18651, p. 6*). At minimum, if Council approves a cash substitution, the contribution must be adjusted to current market value. \$6 million.

We also note that staff have not yet determined where the cash would be allocated, and that the Vancouver Cultural Spaces Reserve does not guarantee that funds will produce replacement artist production space in the affected neighbourhood.

As *A City Without Art* documented, despite preserving and creating new studios being listed as a goal in the DTES Official Community Plan, the Public Benefits Strategy had not allocated any dollar value or space targets toward that objective, and CAC contributions had not been directed toward new artist spaces over the five years since the plan was implemented (*A City Without Art, p. 22*).

Policy Alignment Demands the In-Kind Commitment Be Upheld

The False Creek Flats Area Plan explicitly identifies the area as one of the last affordable places in the city to serve the broader Vancouver cultural community and establishes as policy the preservation of existing artist production and rehearsal studio space, including avoidance of net loss (Policy 6.4.1) (*RTS 18651, p. 4*). *Culture Shift: Blanketing the City in Arts and Culture* and *Making Space for Arts and Culture* establish a citywide goal of no net loss of cultural space and a 10-year target of securing 800,000 sq. ft., with explicit priority given to securing critical industrial production space (*RTS 18651, p. 4*).

Approving this application as proposed runs directly counter to all three policy frameworks. The in-kind CAC was the mechanism by which those policies were to be given effect on this site. Converting it to cash at a value that cannot replace the committed space, with an allocation yet to be determined is not consistent with the stated policy goals.

On Precedent

The CMHC certificate of insurance issue that the applicant raises is a result of financing choices made after rezoning approval. These choices excluded the cultural amenity space that had been approved and secured as a condition of rezoning. *Permitting those financing choices to override a community commitment approved at public hearing signals to every developer in the city that CAC commitments for cultural space can be renegotiated after approval when inconvenient.*

The public input collected on this application reflects this concern directly: 43 of the 58 respondents opposed replacing the in-kind commitment with cash with only 3 reported as having been in support. (*RTS 18651, Appendix C*).

What We Ask of Council

Should Council decline to hold the applicant to the original in-kind commitment, we ask that Council impose the following conditions on any approval:

1. **The cash CAC be set at current market value of \$6 million**, not the 2022 figure of \$5 million (*RTS 18651, p. 6*).

2. The funds be restricted by legal covenant to the acquisition, construction, or fit-out of Class B artist production space within the False Creek Flats / Strathcona area.
3. A binding timeline be established for expenditure of those funds, with reporting back to Council.
4. The applicant confirm in writing that the 6,500 sq. ft. will not be converted to commercial or retail use until the cash CAC has been paid in full and directed to its designated purpose.

The Eastside Arts District is at a critical juncture. The City has acknowledged through the False Creek Flats Area Plan, *Culture Shift*, and *Making Space for Arts and Culture* that protecting artist production space in this area is a civic priority. This application is a test of whether that priority has operational meaning. We urge Council to treat it as such.

Submitted respectfully on behalf of the Board of Directors, Eastside Arts Society

Joseph Martin, Board Chair
Eastside Arts Society



July 16, 2026

Works Cited

City of Vancouver. (2017). *False Creek Flats Area Plan*.

<https://vancouver.ca/images/web/policy-plan-false-creek-flats.pdf>

City of Vancouver. (2019). *Culture Shift: Blanketing the City in Arts and Culture*.

<https://vancouver.ca/files/cov/vancouver-culture-shift.pdf>

City of Vancouver. (2019). *Making Space for Arts and Culture*.

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City of Vancouver, General Manager of Planning, Urban Design and Sustainability. (2026, May 19). *Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue* (RTS No. 18651). Report to Vancouver City Council, Meeting Date June 2, 2026.

Eastside Arts Society. (2022). *Seizing the Moment: Establishing the Eastside Arts District*.

<https://www.eastsideartsdistrict.ca>

Eastside Culture Crawl Society. (2019). *A City Without Art? No Net Loss, Plus!*

<https://culturecrawl.ca/citywithoutart>