

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-20	21:34	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Other	I'm disappointed that the Community Amenity Contribution for 6500 sq ft of artist production space is no longer being considered and in lieu of that there is a proposed contribution of \$5 million which is \$1 million short of market value as staff reported. I am also concerned that this amenity will not be provided for artist production space which this development has displaced 100 artists and 30,000 sq ft of studio space in the False Creek Flats. See attached letter	Esther Rausenberg	Strathcona	APPENDIX A
2026-07-21	12:46	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Other	As this CAC was to support the loss of 100 artist studios representing 30,000 sq ft. The CAC should be allocated toward artist studio production spaces in the False Creek Flats which is home to over 1000 artists. The financial contribution should be increased to \$6,000,000 million	Esther Rausenberg	Strathcona	APPENDIX B

July 20, 2026

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

Dear Mayor and Council,

Thank you for your continued commitment to supporting Vancouver's visual arts community, including the recent acquisition of 716 East Hastings Street for artist production space. This investment is especially significant given the loss of more than **400,000 square feet** of artist production space over the past 15 years.

Unfortunately, I am unable to speak directly as I will be travelling and I don't know when this item will be up for discussion.

As an organization representing more than 1,000 visual artists in the Eastside Arts District, and one that supported the original rezoning application, we are deeply concerned by the proposal to replace the secured **6,500 sq. ft. of artist production space** with a cash Community Amenity Contribution (CAC).

The original rezoning recognized the public value of replacing cultural space lost through redevelopment. This amendment substantially weakens that public benefit.

Our primary concerns are:

- **No guarantee of replacement space.** There is no legal commitment that the \$5 million CAC will be used to create artist production space, nor that it will remain within the False Creek Flats/Strathcona area, where demand is greatest and where this development displaced approximately **30,000 sq. ft. of existing artist production space**.
- **Reduced public benefit.** City staff have confirmed that an equivalent replacement space would now cost approximately **\$6 million**. Accepting a \$5 million payment represents a **\$1 million reduction** in the public benefit originally negotiated through rezoning.
- **Loss of an established cultural hub.** The site formerly housed White Monkey Design Studio and Eastside Studio, providing more than **30,000 sq. ft. of visual arts production space** and serving over **100 artists annually** from 1981 to 2021. Those buildings have now been demolished.
- This would have been an ideal location to connect artists, the arts and the health community and provide a healing space for visitors to the hospital through art workshops and exhibits.

Several important questions also remain unanswered:

1. **Consultation:** What engagement has occurred with artists, cultural organizations, and the creative sector regarding the removal of this secured cultural amenity, particularly when 58 public submissions opposed the change?
2. **Policy consistency:** How does eliminating secured artist production space align with Vancouver's Cultural Infrastructure Plan and economic development objectives, particularly amid the city's documented shortage of affordable **visual arts production space**?

3. **Valuation:** Why is Council being asked to accept a \$5 million contribution when City staff acknowledge that replacing the promised space would now require approximately \$6 million?
4. **Accountability:** If the funds are deposited into the Vancouver Cultural Spaces Reserve, what mechanism guarantees they will be used to deliver replacement **visual artist production space** rather than being redirected or indefinitely deferred?

The fundamental question before Council is whether the public benefit secured through rezoning is being reduced, relocated, delayed, or converted into a flexible cash contribution with no guarantee that the promised artist production space will ever be delivered.

If Council is prepared to approve this amendment, we respectfully request that it include the following conditions:

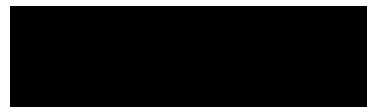
- Increase the cash CAC to **\$6 million**, reflecting the current replacement cost identified by City staff.
- Legally restrict the funds to the acquisition, construction, or fit-out of **Class B artist production space** within the False Creek Flats/Strathcona area.
- Require confirmation that the secured 6,500 sq. ft. of artist production space will not be converted to another use until the full CAC has been paid and legally dedicated to replacement artist production space.

Council has consistently recognized that affordable production space is essential cultural infrastructure. Approving this amendment without equivalent value, geographic protection, and legal safeguards would set a troubling precedent by allowing negotiated public benefits to be reduced after rezoning approval.

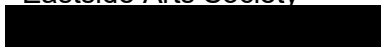
We respectfully ask Council to either retain the secured artist production space or ensure that any cash substitution delivers an equivalent and enforceable public benefit for Vancouver's visual arts community.

Thank you for your consideration.

Warmly,



Esther Rausenberg
Artistic Director
Eastside Arts Society



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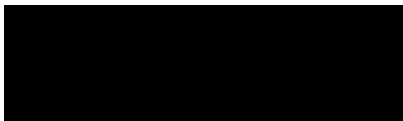
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Artistic Director
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