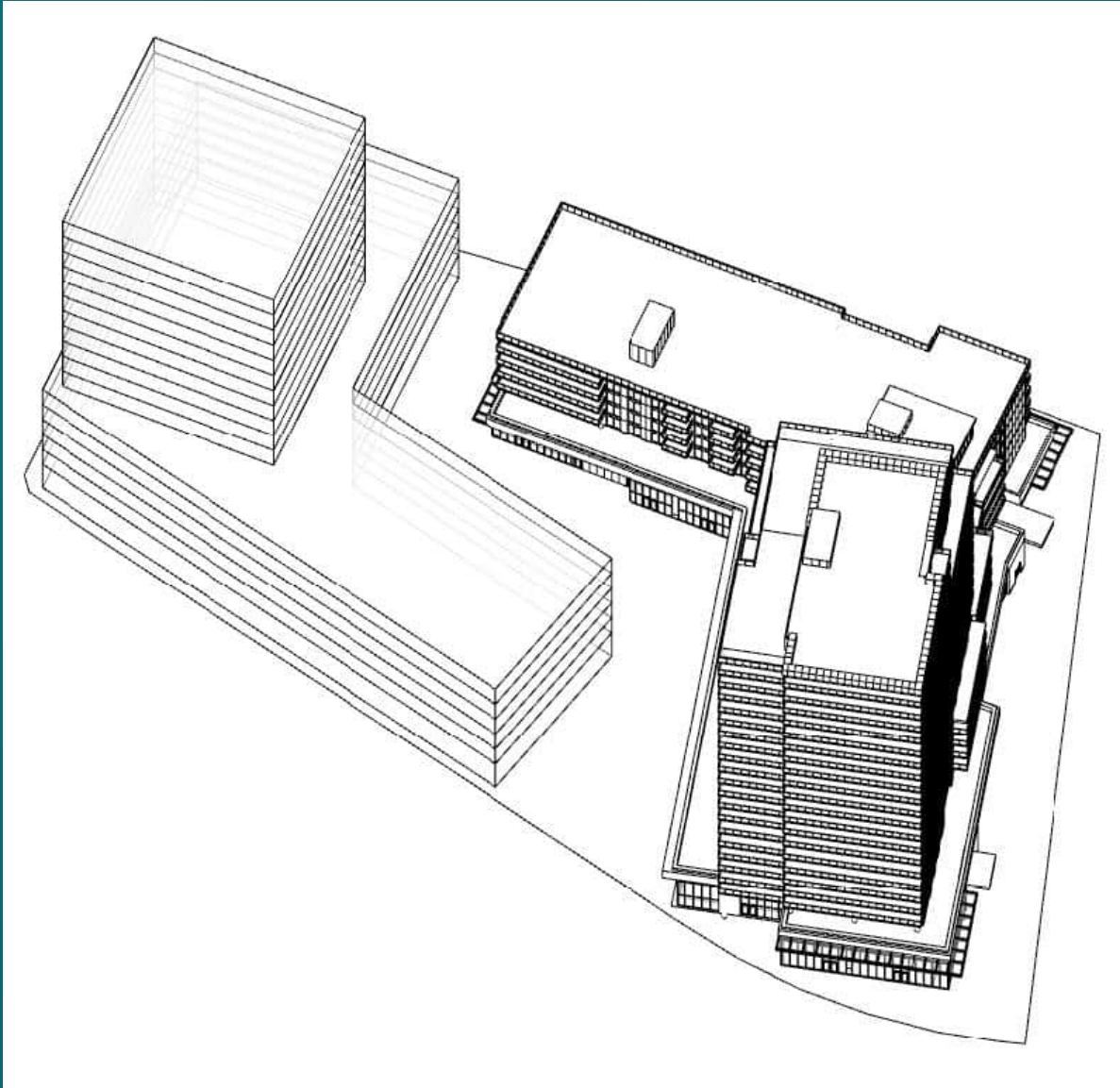




Modification to Conditions

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

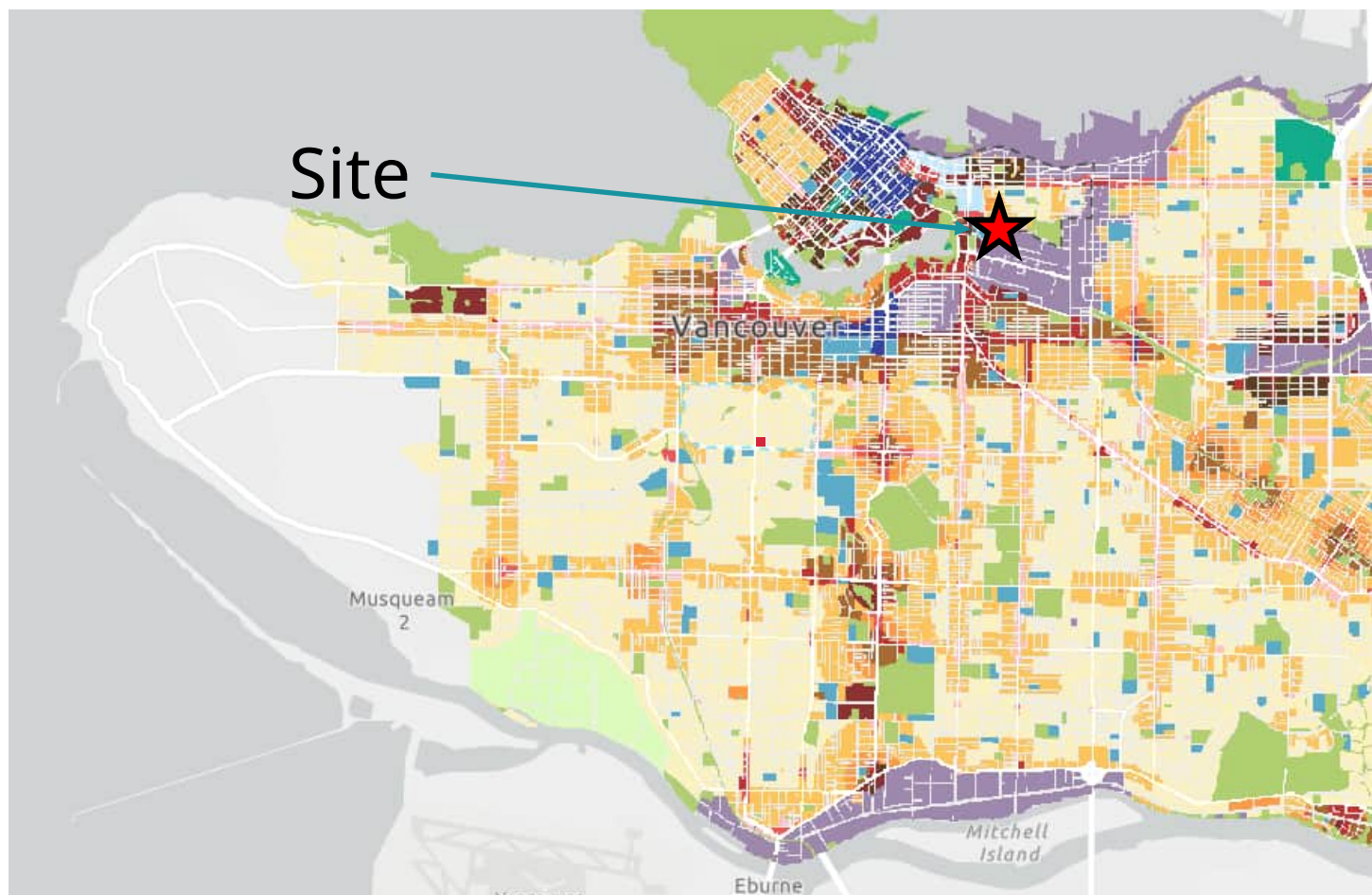
PUBLIC HEARING July 21, 2026

Recommend **Support**



Public Hearing | Modification to Conditions for 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street



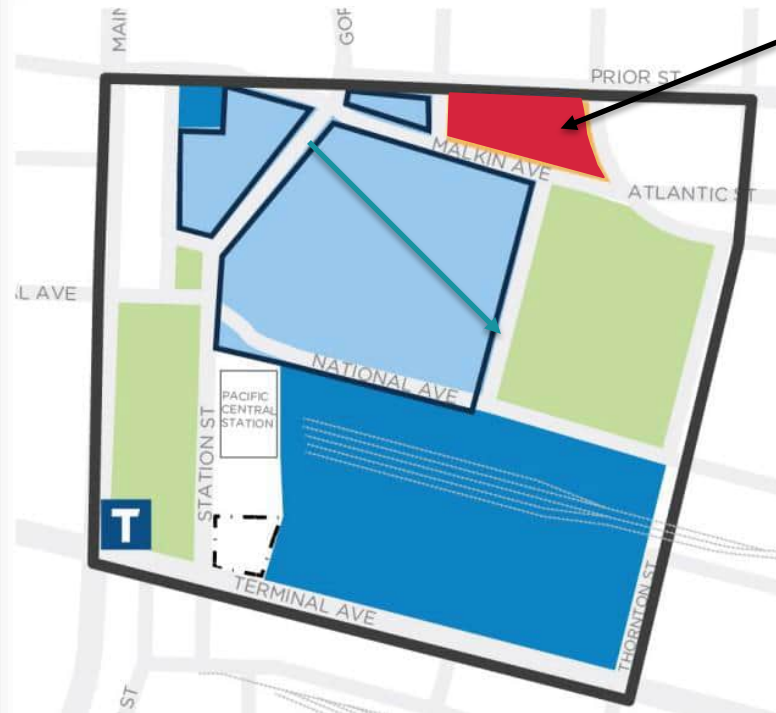
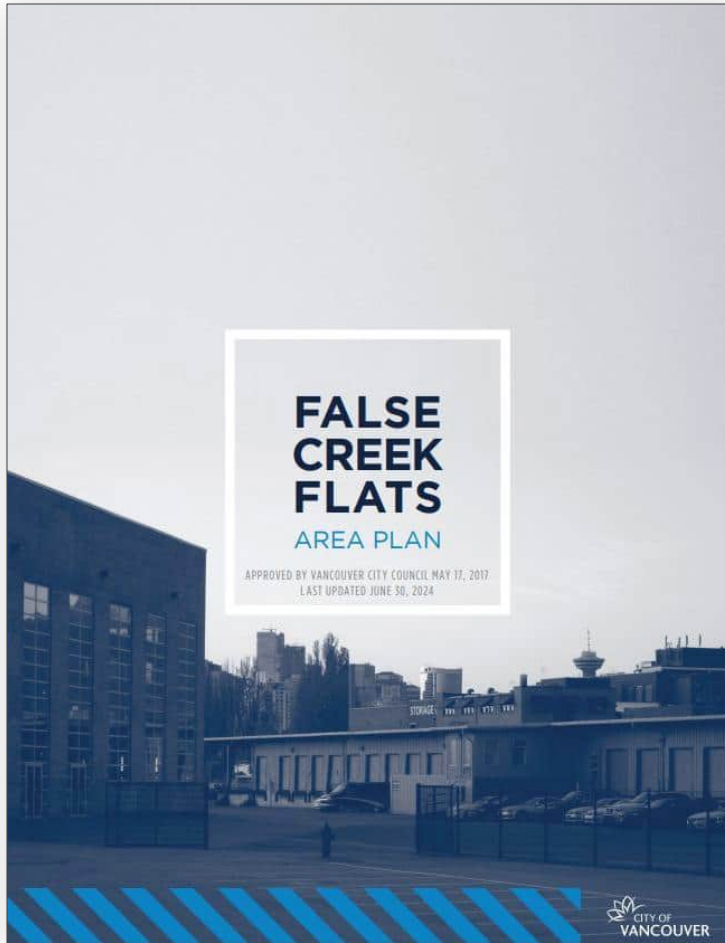


 Mixed-use High Rise  Industrial and Employment



Policy: False Creek Flats Area Plan

Public Hearing | Modification to Conditions for 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street



Subject Site

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



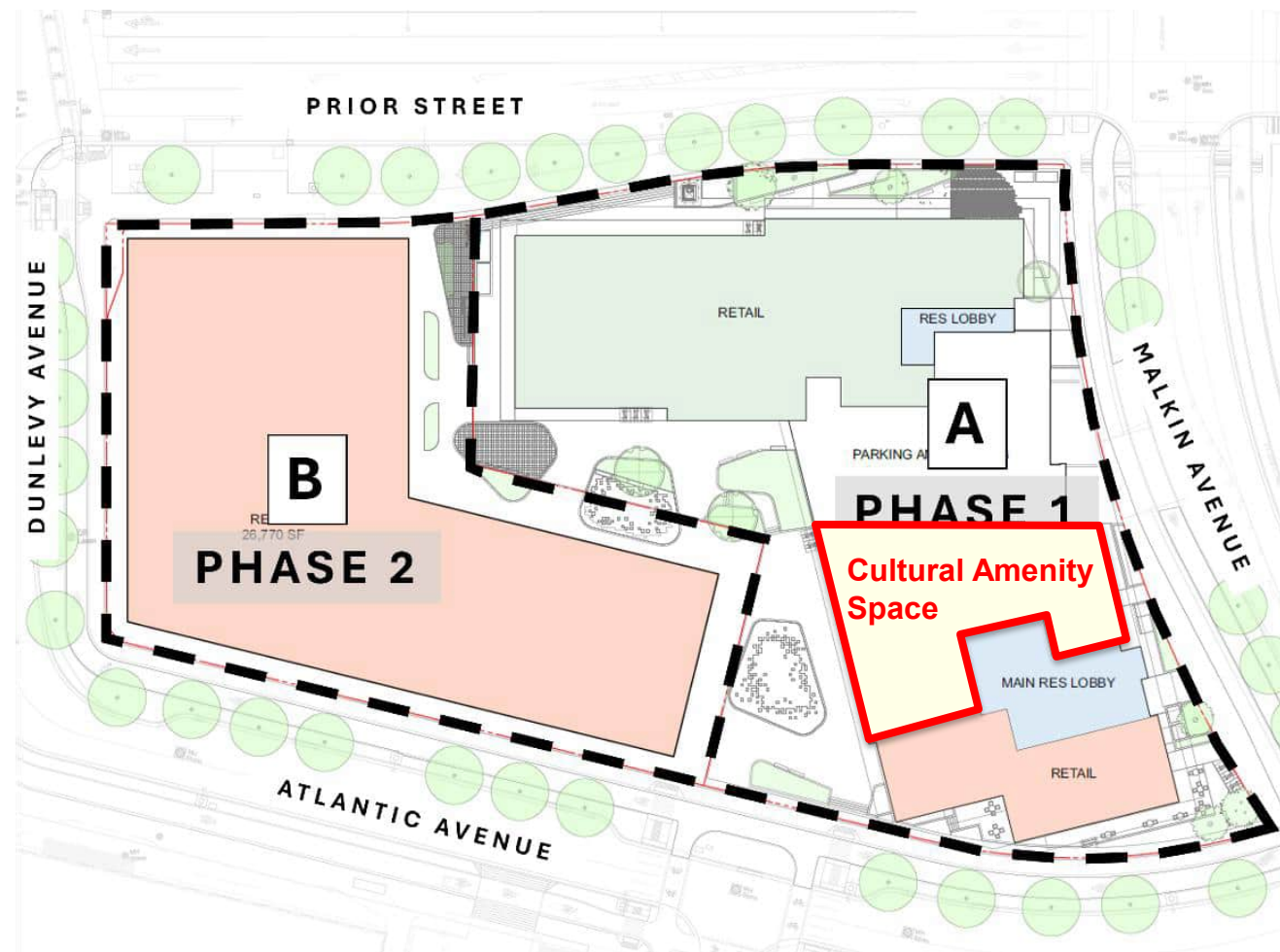
CD-1 (915)

Phase 1 (Easterly portion of the site)

- 20-storey residential tower
- 321 rental housing units
- Ground-level commercial space
- 6,500 sq. ft. of Cultural Amenity Space
- Maximum floor area: 242,532.4 sq. ft.

Phase 2 (Westerly portion of the site)

- 17-storey office tower
- Ground-level commercial space
- Maximum floor area: 242,866 sq. ft.





Phase 1 (Approved)	Phase 1 (Proposed)
• 20-storey residential tower • 321 rental housing units • Ground-level commercial space • 6,500 sq. ft. of Cultural Amenity Space • Maximum floor area: 242,532.4 sq. ft.	• 20-storey residential tower • 321 rental housing units • Ground-level commercial space • \$5 million Cash CAC • Maximum floor area: 242,532.4 sq. ft.

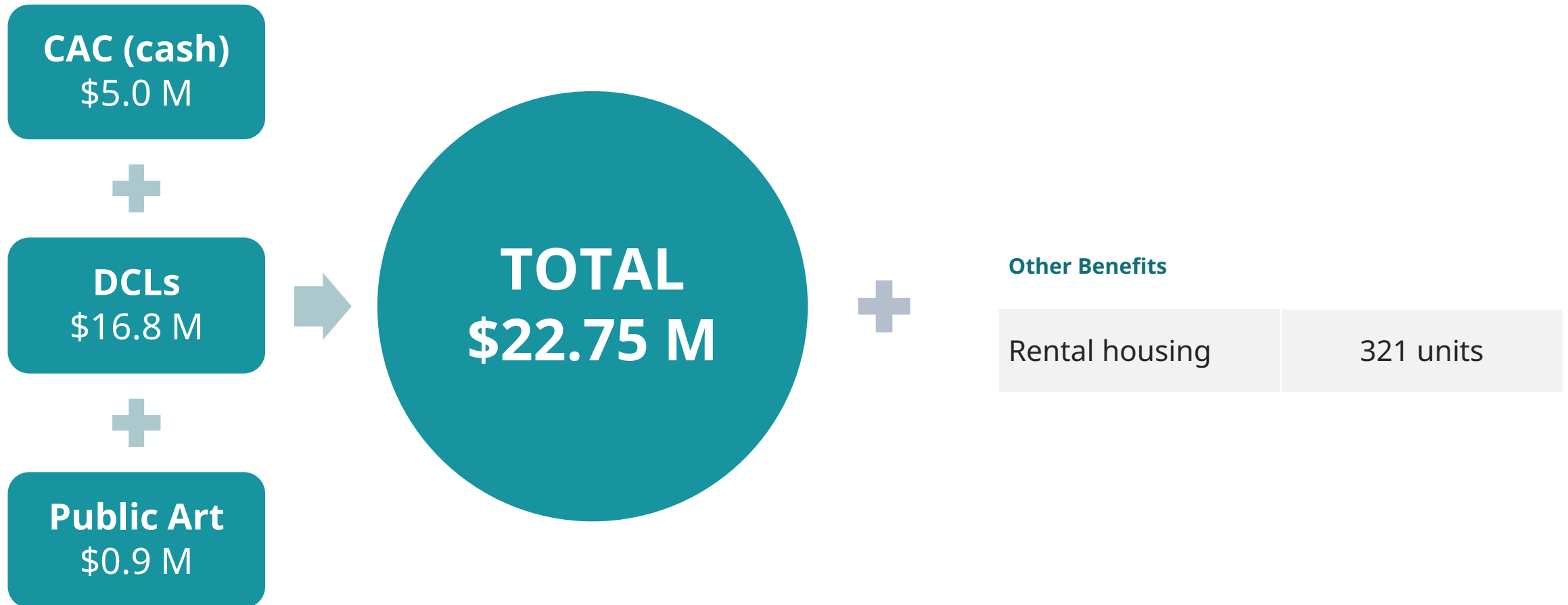


Support:

- **Funds for art and cultural amenities**

Concerns:

- **Displace Artist Studio Spaces with No Replacement**
- **Misrepresentation at Original Application**
- **Need for Community and Cultural space**
- **Impacts from Growth, Density**



Modification to Conditions

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

- Staff support, subject to Appendix A

PUBLIC HEARING July 21, 2026

Recommend **Support**

