

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

Date Received	Time Created	Subject	Position	Content	Author Name	Neighborhood	Attachment
2026-07-17	09:23	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Support	Attached is a letter signed by Firehall Board President, Chris May and Artistic Producer, Donna Spencer in support of the application.	Chris May		Appendix A
2026-07-17	16:03	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Support	I support this	Ashwin Steinson		
2026-07-17	16:04	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Support	I support the Prior Street application and the proposed \$5 million contribution to arts and culture. Putting this funding to work now means artists in the area see the benefit today, not years from now when a single studio would finally open. Cash can reach far more artists and organizations than one space in one building. I urge City Council to approve this approach. Sincerely, Eden!	Eden Parzygnat	Kitsilano	
2026-07-17	16:28	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Support	I support this	Olivia Ratnarajah	Dunbar-Southlands	
2026-07-20	08:58	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Support	The cash can support more than just one space if we use the 5 million for arts. Its a guaranteed benefit to arts and culture that's 100% certain. I support this application.	Jacob Tam	Kitsilano	
2026-07-20	09:43	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Support	I support the Prior Street application and the proposed \$5 million contribution to arts and culture. Putting this funding to work now means many artists in the area see the benefit today, not years from now when a single studio would finally open. Cash can reach far more artists and organizations than one space in one building. I urge City Council to approve this approach. Kayden Singh	Kayden Singh	Dunbar-Southlands	
2026-07-20	11:22	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Support	I support the Prior Street application and the proposed \$5 million contribution to arts and culture. Putting this funding to work now means artists in the area see the benefit today, not years from now when a single studio would finally open. Cash can reach far more artists and organizations than one space in one building. I urge City Council to approve this approach. Sincerely, Oliver Lennox	Oliver Lennox	Dunbar-Southlands	

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2026-07-20	11:57	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Support	"I strongly support this project and the proposed arts and culture contribution. \$5 million invested now does more for artist organizations in this area of the city than a single studio that is still years away. It supports more people, strengthens the existing arts community, and provides certainty. I urge Council to approve the application. Thank you, [Jed]"	Jed Brezer	West Point Grey	
2026-07-20	12:22	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Support	I support this application to provide a \$5 million cash contribution for arts and culture. The City's use of the \$5 million should be restricted to arts and culture purposes so it provides a space right now rather than waiting years for it to be built. This funding can support way more artists as it would span across the neighborhood rather than one space. It will also help strengthen existing cultural infrastructure while supporting the goals of Vancouver. I urge council to approve this application. Thank you, Grady	Grady	Dunbar-Southlands	
2026-07-20	13:08	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Support	I support the application because the 5 million can go to supporting a wider range of initiatives that can have better reach for the wider community.	Yulia Kholyanova	Kerrisdale	
2026-07-20	13:47	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Support	I support this application. I appreciate how the cash support delivers immediate support and how it directs these funds to the arts and culture community! We need to take action, and this is a wonderful opportunity for making a difference in the foreseeable future.	Julia F		
2026-07-20	13:48	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Support	See attached letter.	Jenn Jackson	Strathcona	Attachment 1
2026-07-20	14:40	Modification to Conditions of Approval and By-law Enactment for 450-496 Prior Street, 550 Malkin Avenue, 1002 Station Street and 1050 Gore Avenue	Support	I support the Prior Street application. A \$5 million cash contribution would provide a clear and guaranteed benefit to Vancouver's arts and culture community and could be put to use immediately. In contrast, a studio within the development would not become available until construction is completed several years from now. Providing funding to support the arts community today is the better outcome. Thank you	Rayna Dhaliwal		

FIREHALL ARTS CENTRE

280 E Cordova St.
Vancouver, BC V6A 1L3

MAYOR KIM SIM + MEMBERS OF COUNCIL,
CITY OF VANCOUVER,
453 WEST 12TH AVENUE,
VANCOUVER, B.C.

BRASS BOX
MAIL

JUL 15 2026

City Hall

July 14, 2026

Mayor Ken Sim and City Council
City of Vancouver,
453 West 12th Avenue,
Vancouver, B. C.

Dear Mayor Sim and City Council,

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

On behalf of the Firehall Theatre Society/Firehall Arts Centre, we are writing to express our appreciation of the City's Community Amenity program and the many artistic and cultural benefits the City of Vancouver has gained since its creation. This forward-thinking program has allowed the city to respond in a very positive way to develop new visual and performing arts production support and studio spaces while it has ensured the arts are an integral part of residential and commercial development within the city.

We are writing in support of the recommendations within the referenced report to allow for the arts and cultural reserve program to benefit from a cash payment from Strand Development. Further, this proposal encourages those funds be specifically used to support capital infrastructure needs for already established arts and culture spaces within the Strathcona, Downtown Eastside, Chinatown area.

Firehall is very supportive of this recommendation as it is exceedingly difficult to find capital infrastructure support for existing arts and culture spaces. It indicates Strand recognizes the value of arts and culture as an economic stimulus and stabilizer for the neighborhood and that investing these funds in this manner will provide additional opportunities for neighborhood residents to engage in and enjoy the value of creative and artistic expression in safe, comfortable and professionally equipped venues.

As you are aware, the Firehall Theatre Society has been working for years with the City of Vancouver elected officials and staff to secure the resources required to upgrade the 120-year-old city-owned heritage firehall building and to ensure it is physically accessible for patrons and artists. As an arts centre and theatre, it has for over forty years stood resolutely at the corner of Gore and East Cordova watching the difficult and challenging transition of the neighborhood. It is certainly feeling the wear and tear of those years and needs physical accessibility upgrades and more to remain viable. We understand there is the potential \$10M to be allocated from the City of Vancouver's Capital Plan to undertake a

great deal of the construction needed to achieve physical accessibility and proper public amenities for the building. Additional investment into the already very tight budget for the facility's Physical Accessibility Upgrade would assist (along with funds raised by the Firehall Theatre Society) in ensuring the work undertaken will bring the facility to a level of excellence the City of Vancouver can be proud to acknowledge.

Situated in the epicenter of the Downtown Eastside/Strathcona/Chinatown neighborhoods, the city owned facility, the Firehall Arts Centre has long been identified as being in serious need of upgrades as outlined in the eight-year-old city generated **Making Space for Arts & Culture, Vancouver Infrastructure Plan** from September 2019.

"Firehall Theatre Renewal and Accessibility

The Firehall Arts Centre, a key theatre venue that serves Vancouver and the Downtown Eastside community, requires urgent renewal to improve its functionality and address serious accessibility issues."

The facility currently produces and presents approximately two hundred performances per year and is in operation year-round. Over twenty different arts and community organizations utilize the theatre, rehearsal space, administration and public areas each year. The small ill-equipped gallery hosts visual arts exhibitions whenever possible.

A fully renovated, enhanced, and expanded facility will allow the Firehall to maximize capacity while creating a vibrant arts and culture space for generations to come. The opportunity for the City to utilize Cultural Amenity Contribution funds in addition to the proposed \$10M being identified to fund Physical Accessibility Upgrades to the Firehall will allow for a greater response to the overall needs of the building.

An additional investment by the City's Community Arts and Cultural Amenity program into this project could allow for the creation of an exhibition/gallery/multi-use space within the expansion; could allow for sound proofing between the rehearsal and performance area with-in the existing building; could ensure the bar/concession area in the public amenity area has proper storage and preparation areas; could ensure the installment of a HVAC system that provides heat and cooling throughout the whole building; could include additional storage space for re-cycling/garbage; could ensure updated alarm and fire safety supports (upgrade to sprinkler system) are completed and the list goes on. The Firehall is, also, fund-raising to cover off the installation of new seating, new theatre equipment, an improved technical booth as well as a staff kitchen and other additions to the administrative area.

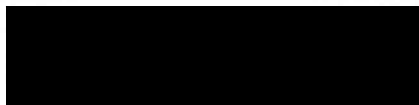
Should the decision be taken to invest some or all the proposed Community Cultural Amenity fund provided by Strand in addition to the COV's capital investment into the Firehall space we would work with City of Vancouver staff to define where additional funds should be focused to ensure the success of this project.

Thank you so much for your consideration of the proposal being put forward in this report and by the development company for this investment into our community. We have attached an additional addendum for your information with regard to benefits of investing in existing arts and cultural spaces. Should you have any questions, please do not hesitate to contact us at 604-689-0691.

Yours sincerely,



Chris May,
Firehall Board President



Donna Spencer
Artistic Producer

Addendum to Firehall Theatre Society/Firehall Arts Centre submission to Mayor and Council

Why invest in Existing Venues?

Existing venues already serve communities, possess established audiences, and represent significant prior investments. They have organizational structures in place, are usually registered not for profit charities with managements who report to volunteer Board of Directors. By upgrading these spaces, communities can benefit from expanded access to the arts, the preservation of cultural heritage, reduction of environmental impacts, and the achievement of greater value for taxpayers while ensuring that resources support artistic programming rather than unnecessary construction.

1. More Cost-Effective

- Renovating, maintaining, and upgrading existing arts facilities in the longer term generally costs far less than constructing new buildings.
- Resources can then be directed toward artists, programming, education, and community outreach rather than major capital expenditures.

2. Preserves Community and Cultural Heritage

- The Firehall Building has historical, architectural, and cultural significance.
- It serves as an established gathering place with strong connections to Greater Vancouver and local community artists and audiences, helping preserve the community's cultural identity.
- Supports the revitalization of the Downtown Eastside while strengthening the area through the arts while investing in the future.

3. Faster Impact

- Improvements to existing facilities can often be implemented more quickly than planning, approving, and constructing a new venue.
- Communities benefit sooner from enhanced accessibility, technology, and programming, while contributing to overall economic vitality of the community.

4. Environmental Sustainability

- Reusing and upgrading buildings reduces construction waste and the environmental impacts associated with new development.

- Adaptive reuse is often considered a more sustainable approach than demolition and new construction.

5. Strengthens Existing Cultural Ecosystems

- The Firehall is located within the East Vancouver Arts District and is one of the few performing arts venues in this area.
- Supporting the Firehall helps maintain the relationships, audiences, and partnerships that have developed over many years, ensuring voices from the entire community are heard.

6. Reduces Risk

- New facilities can face cost overruns, construction delays, and uncertainty about future demand.
- Existing facilities have demonstrated community use and can often show measurable outcomes and audience engagement.

7. Promotes Equitable Access

- Investing the city-owned heritage Firehall will serve more people from different neighborhoods rather than concentrating funding in a single new flagship facility that may not have the operational capacity to ensure fiscally responsible and consistent funding, management and programming.
- The Firehall through its programming provides opportunities for emerging artists and underserved populations from diverse cultural communities.
- The Firehall's supports and produces the development of work from Indigenous Theatre and Dance artists on an ongoing basis.