

CD-1 (915)

450-492 Prior Street, 510-550 Malkin
Avenue, 1002 Station Street and
1050 Gore Avenue

By-law No. 14566

Being a By-law to Amend Zoning and Development By-law No. 3575

Effective January 20, 2026

Amended up to and including:

By-law No. 14711, dated June 2, 2026

Consolidated for Convenience Only

Note: Information included in square brackets [] identifies the by-law numbers and dates for the amendments to this CD-1 By-law or provides an explanatory note.

Zoning District Plan Amendment

1. This By-law amends the Zoning District Plan attached as Schedule D to By-law No. 3575, and amends or substitutes the boundaries and districts shown on it, according to the amendments, substitutions, explanatory legends, notations, and references shown on the plan marginally numbered Z-763 (a) attached as Schedule A to this By-law, and incorporates Schedule A into Schedule D of By-law No. 3575.

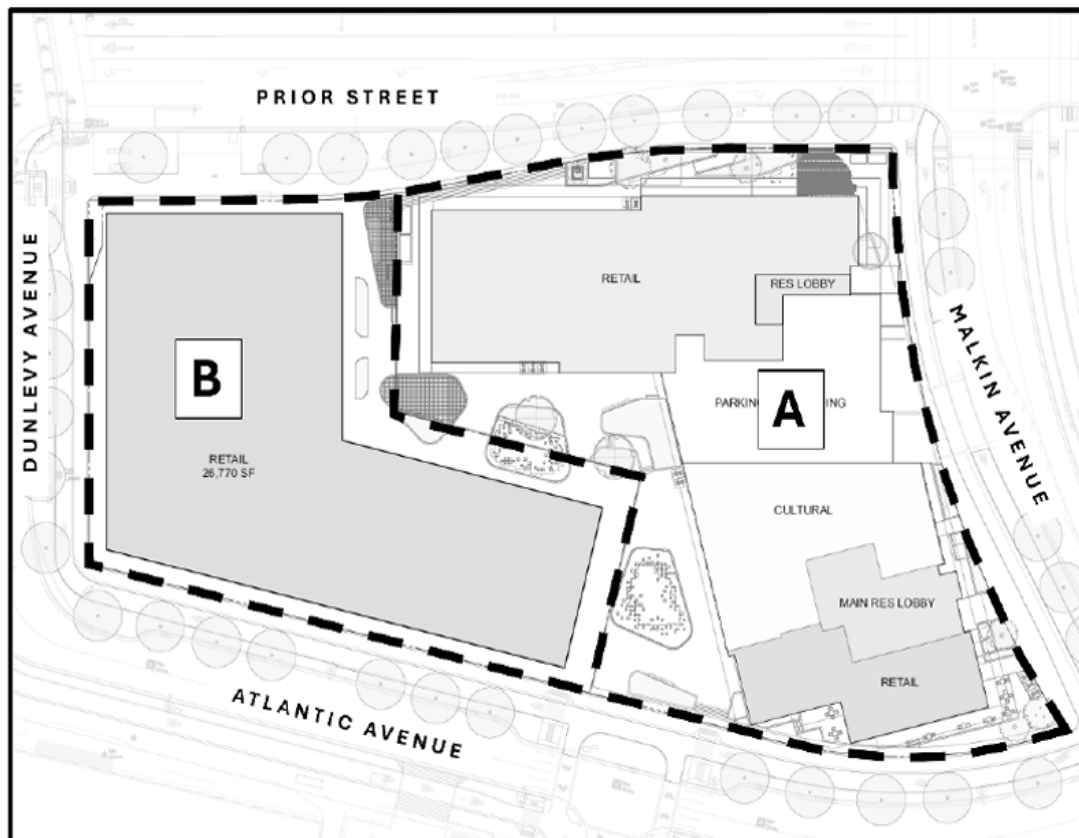
Designation of CD-1 District

2. The area shown within the heavy black outline on Schedule A is hereby designated CD-1 (915).

Sub-areas

3. The site is to consist of two sub-areas generally as illustrated in Figure 1, solely for the purposes of establishing permitted floor area and minimum plaza area for each sub-area. [14711; 2026 06 02]

Figure 1: Sub-Areas



Definitions

4. Words in this By-law have the meaning given to them in the Zoning and Development By-law, except that:

“Medi-Tech Uses” means the use of premises for the research, development, and testing of medical, scientific, or technological products, information, or processes specifically for medical applications which improve or advance the delivery of human health care.

[14711; 2026 06 02]

Uses

5. Subject to Council approval of the form of development, to all conditions, guidelines and policies adopted by Council, and to the conditions set out in this by-law or in a development permit, the only uses permitted within CD-1 (915) and the only uses for which the Director of Planning or Development Permit Board will issue development permits are:
- (a) Agricultural Uses, limited to Urban Farm – Class A and Urban Farm – Class B;
[14711; 2026 06 02]
 - (b) Cultural and Recreation Uses;
 - (c) Dwelling Uses;
 - (d) Institutional Uses;
 - (e) Manufacturing Uses;
 - (f) Office Uses;
 - (g) Medi-tech Uses;
 - (h) Retail Uses;
 - (i) Service Uses;
 - (j) Utility and Communication Uses; and
 - (k) Accessory Uses customarily ancillary to the uses permitted in this section.

[14711; 2026 06 02]

Conditions of Use

- 6.1 The design and layout of at least 35% of the dwelling units must:
- (a) be suitable for family housing; and
 - (b) include two or more bedrooms.
- 6.2 No portion of the first storey of a building to a depth of 10.7 m from the front wall of the building and extending across its full width may be used for residential purposes except for entrances to the residential portion.
- 6.3 All commercial uses and accessory uses must be carried on wholly within a completely enclosed building except for:

- (a) farmers' market;
- (b) neighbourhood public house;
- (c) public bike share;
- (d) restaurant; and
- (e) display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

6.4 The Director of Planning may vary the use conditions of section 4.3 to permit the outdoor display of retail goods, and may include such other conditions as the Director of Planning deems necessary, having regard to the types of merchandise, the area and location of the display with respect to adjoining sites, the hours of operation and the intent of this by-law.

[14711; 2026 06 02]

Floor Area and Density

7.1 The total floor area for all uses in each sub-area must not exceed the maximum permitted floor area for that sub-area as set out in Table A, except that the total floor area for residential uses in each sub-area must not exceed the maximum permitted floor area for residential uses in that sub-area as set out in in Table A.

Table A: Maximum Permitted Floor Area

Sub-Area	Maximum Permitted Floor Area (m ²) for all uses combined	Maximum Permitted Floor Area (m ²) for residential uses
A	22,532	20,496
B	22,563	0

7.2 The total floor area for plaza use in each sub-area must not be less than the minimum required floor area for that sub-area, as set out in Table B.

Table B: Minimum Required Floor Area for Plaza Use

Sub-Area	Minimum Area (m ²)
A	1008
B	798

- 7.3 Computation of floor area must include all floors having a minimum ceiling height of 1.2 m, both above and below base surface, measured to the extreme outer limits of the building.
- 7.4 Computation of floor area must exclude:
- (a) balconies and decks and any other appurtenances which, in the opinion of the Director of Planning, are similar to the foregoing, except that:
 - (i) the total area of these exclusions must not exceed 12% of the floor area being provided for dwelling uses, and
 - (ii) the balconies must not be enclosed for the life of the building;
 - (b) patios and roof decks, if the Director of Planning first approves the design of sunroofs and walls;
 - (c) where floors are used for off-street parking and loading, the taking on or discharging of passengers, bicycle storage, heating and mechanical equipment, or uses which in the opinion of the Director of Planning are similar to the foregoing, those floors or portions thereof so used that are at or below base surface, except that the exclusion for a parking space must not exceed 7.3 m in length; and
 - (d) all residential storage area above or below base surface, except that if residential storage area above base surface exceeds 3.7 m² for a dwelling unit, there will be no exclusion for any of the residential storage area above base surface for that unit.
- 7.5 Computation of floor area may exclude, at the discretion of the Director of Planning or Development Permit Board, amenity areas accessory to a residential use, to a maximum of 10% of the total floor area being provided for dwelling uses.

[14711; 2026 06 02]

Building Height

- 8.1 Building height, measured from base surface, must not exceed 64.0 m.
- 8.2 Despite section 8.1 of this by-law and the building height regulations in section 10 of the Zoning and Development By-law, the Director of Planning, after considering the impact on building placement, massing, views, overlook, shadowing and noise, may permit architectural features, common rooftop amenity space or mechanical appurtenances including elevator overrun and rooftop access structures, or any other appurtenances that the Director of Planning considers similar to the foregoing, to exceed the maximum building height.

[14711; 2026 06 02]

Access to Natural Light

- 9.1 Each habitable room must have at least 1 window on an exterior wall of a building.

- 9.2 For the purposes of section 9.1 above, habitable room means any room except a bathroom or a kitchen.

[14711; 2026 06 02]

Acoustics

10. A development permit application for dwelling uses must include an acoustical report prepared by a registered professional acoustic engineer demonstrating that the noise levels in those portions of the dwelling units listed below will not exceed the noise levels expressed in decibels set opposite such portions of the dwelling units. For the purposes of this section, the noise level is the A-weighted 24-hour equivalent (Leq24) sound level and will be defined simply as noise level in decibels.

Portions of dwelling units	Noise levels (Decibels)
Bedrooms	35
Living, dining, recreation rooms	40
Kitchen, bathrooms, hallways	45

[14711; 2026 06 02]

Severability

11. A decision by a court that any part of this By-law is illegal, void, or unenforceable severs that part from this By-law, and is not to affect the balance of this By-law.

[14711; 2026 06 02]

Force and effect

12. [Section 12 is not reprinted here. It contains a standard clause including the Mayor and City Clerk's signatures to pass the by-law and certify the by-law number and date of enactment.]

[14711; 2026 06 02]

Schedule A



Public Hearing – June 23, 2022 – Item 4 – [Agenda](#)

Summary – Amend CD-1 (761) By-law No. 12833 for 1002 Station Street and 250-310 Prior Street and to rezone 450-460 Prior Street, 550 Malkin Avenue and to rezone 450-460 Prior Street, 550 Malkin Avenue from I-3 District, 496 Prior Street from I-2 District and 1002 Station from CD-1 (761) (Comprehensive Development) District to a new CD-1 District, to permit the development two 19-storey mixed-use buildings containing commercial space, cultural amenity space, and secured market rental residential units.

By-law enacted on January 20, 2026 – [By-law No. 14566](#)

Public Hearing – February 19, March 5, and 12, 2026 – Item 4 – [Agenda](#)

Summary – Amend CD-1 By-law (915) for 450-496 Prior Street, 550 Malkin Avenue and 1002 Station Street to establish two sub-areas within the site and assign maximum floor areas for each sub-area to enable subdivision and permit the development to proceed in two phases. The amendment would also designate minimum area requirements for publicly accessible plaza within each sub-area, add “Urban Farm” as a permitted use, and include additional amendments to support these changes and update parts of the by-law to current standards.

By-law enacted on June 2, 2026 – [By-law No. 14711](#)