

GROSS AREA 179,167 SQ.FT.

NET AREA 164,142 SQ.FT.
(USED TO CALCULATE FSR AND EXCLUDING DAYCARE, AMENITY SPACES AND IN SUITE STORAGE ROOMS).

MARKET STRATA & RENTAL UNITS 190 UNITS

STRATA 72% %
(PERCENTAGE OF GROSS BUILDABLE AREA) → 143 UNITS

MARKET RENTAL ≥25% %
(PERCENTAGE OF GROSS BUILDABLE AREA) → 47 UNITS

DAYCARE ≥3% %
(37 CHILD, MIXED GROUP, TURN KEY) → 5,586 SQ.FT. 37 CHILDREN

FAMILY UNITS 42% FAMILY UNITS
(25% 2 BEDROOM AND 10% 3 BEDROOM REQUIREMENT) → 32% 2 BEDROOM + 10% 3 BEDROOM
61 19

PROPOSED DENSITY 3.04 FSR
BEFORE DEDICATIONS

AMENITY SPACE 3,236 SQ.FT.



975 WEST 57TH AVENUE + OAK STREET
FORMER SALVATION ARMY HOMESTEAD
MARCH 13 2024 **REZONING UDP**



PROJECT DESCRIPTION: 19 STOREY TOWER AT SOUTH EAST WITH SIX STOREY MIDRISE ON OAK STREET WITH PARKADE ENTRY IN RENTAL.
LEGAL DESCRIPTION: Lot 1, District Lot 526, Group 1, New Westminster District Plan LMP5218
CIVIC ADDRESS: 975 West 57th Avenue, Vancouver BC
Zoning: RS-1 TO CD-1
Proposed Height: 19 Level Market Strata Tower at South East
 6 Storey Market Rental Midrise
 37 Space Daycare Along New East-West Street

	L1	L2	L3	L4	L5	L6
Set Backs	3.66m (12.0') Front (Oak Street)	3.66m (12.0') North (from 13m Road Dedication)	3.66m (12.0') East	3.66m (12.0') / 6m (20.0') South		

Site Area	Area	Net Area and Net FSR
A) Site Area Prior to Dedication	193'-6" x 279'-3"	54,947.00 sq. ft.
B) 13m Street Dedication at North (W 55th Ave.) (Approx.)		11,548.43 sq. ft.
C) 2.4m Road Widening along Oak Street		1,524.00 sq. ft.
D) 2.4m Street Corner Cut		22.25 sq. ft.
E) Total Requested Dedication		13,124.68 sq. ft.
Area After Dedication:	F) = (A - E)	40,922.32 sq. ft.
Right of Ways	G) 2.4m South S.R.W.	2,137.00 sq. ft.

Proposed Area	Net Saleable Area	Net Area and Net FSR
Proposed Area	140,953.00	164,142.00
Proposed FSR	2.41	3.04
Proposed FSR After Dedication	4.01	

Level	Residential Market Strata (Building B)							Residential Market Rental (Building A)							Daycare (37 Children)	Totals				Net Floor Area		FSR	
	Units	Residential Strata Area (Excl. Storage)	Residential Strata FSR Excludable Storage	Internal Circ./Service (Strata)	Amenity	Gross Total	Strata Efficiency	Units	Residential Rental (Excl. Storage)	Residential Rental FSR Excludable Storage	Internal Circ./Service (Rental)	Amenity	Gross Total	Rental Efficiency		Net Saleable	Deductions	Net Area					
Level 1	6	5,137.00	134.00	2,192.00	1,931.00	9,396.00	56%	2	1,420.00	40.00	1,497.00	1,305.00	4,482.00	33%	5,586.44	19,442.44	6,751.00	194.00	3,236.00	5,586.44	9,014.44	10,444.00	
Level 2	10	7,642.00	379.00	1,177.00	-	9,218.00	87%	9	6,535.00	308.00	1,085.00	-	7,928.00	86%	-	17,146.00	14,884.00	487.00	-	487.00	16,459.00	16,459.00	
Level 3	10	7,858.00	380.00	1,178.00	-	9,416.00	87%	9	6,582.00	305.00	1,103.00	-	7,990.00	86%	-	17,406.00	15,125.00	485.00	-	485.00	16,721.00	16,721.00	
Level 4	10	7,861.00	377.00	1,178.00	-	9,416.00	87%	9	6,596.00	310.00	1,085.00	-	7,991.00	86%	-	17,407.00	15,144.00	487.00	-	487.00	16,720.00	16,720.00	
Level 5	10	7,864.00	380.00	1,175.00	-	9,421.00	88%	9	6,601.00	305.00	1,085.00	-	7,991.00	86%	-	17,412.00	15,152.00	485.00	-	485.00	16,727.00	16,727.00	
Level 6	10	7,860.00	377.00	1,180.00	-	9,417.00	87%	9	6,601.00	305.00	1,085.00	-	7,991.00	86%	-	17,408.00	15,143.00	482.00	-	482.00	16,726.00	16,726.00	
Level 7	7	4,458.00	189.00	1,113.00	-	5,760.00	81%	-	-	-	-	-	-	-	-	5,760.00	4,788.00	189.00	-	189.00	5,720.00	5,720.00	
Level 8	8	4,654.00	230.00	1,086.00	-	5,970.00	82%	-	-	-	-	-	-	-	-	5,970.00	4,886.00	230.00	-	230.00	5,740.00	5,740.00	
Level 9	8	4,654.00	233.00	1,086.00	-	5,973.00	82%	-	-	-	-	-	-	-	-	5,973.00	4,887.00	233.00	-	233.00	5,740.00	5,740.00	
Level 10	8	4,654.00	233.00	1,086.00	-	5,973.00	82%	-	-	-	-	-	-	-	-	5,973.00	4,887.00	233.00	-	233.00	5,740.00	5,740.00	
Level 11	8	4,654.00	233.00	1,086.00	-	5,973.00	82%	-	-	-	-	-	-	-	-	5,973.00	4,887.00	233.00	-	233.00	5,740.00	5,740.00	
Level 12	8	4,654.00	233.00	1,086.00	-	5,973.00	82%	-	-	-	-	-	-	-	-	5,973.00	4,887.00	233.00	-	233.00	5,740.00	5,740.00	
Level 13	8	4,655.00	233.00	1,086.00	-	5,974.00	82%	-	-	-	-	-	-	-	-	5,974.00	4,888.00	233.00	-	233.00	5,739.00	5,739.00	
Level 14	8	4,653.00	233.00	1,086.00	-	5,972.00	82%	-	-	-	-	-	-	-	-	5,972.00	4,886.00	233.00	-	233.00	5,739.00	5,739.00	
Level 15	8	4,653.00	233.00	1,086.00	-	5,972.00	82%	-	-	-	-	-	-	-	-	5,972.00	4,886.00	233.00	-	233.00	5,739.00	5,739.00	
Level 16	7	4,488.00	198.00	1,086.00	-	5,772.00	82%	-	-	-	-	-	-	-	-	5,772.00	4,886.00	198.00	-	198.00	5,774.00	5,774.00	
Level 17	5	4,488.00	198.00	1,086.00	-	5,772.00	82%	-	-	-	-	-	-	-	-	5,772.00	4,886.00	198.00	-	198.00	5,774.00	5,774.00	
Level 18	3	2,762.00	97.00	1,101.00	-	3,960.00	72%	-	-	-	-	-	-	-	-	3,960.00	2,859.00	97.00	-	97.00	3,863.00	3,863.00	
Level 19	1	2,201.00	40.00	1,102.00	-	3,343.00	67%	-	-	-	-	-	-	-	-	3,343.00	2,241.00	40.00	-	40.00	3,203.00	3,203.00	
Total	142	100,415.00	4,410.00	22,252.00	1,921.00	129,200.00	81%	47	34,235.00	1,939.00	7,140.00	1,305.00	44,379.00	81%	5,586.44	179,167.44	140,953.00	6,203.00	3,236.00	5,586.44	15,025.44	164,142.00	164,142.00

Project Totals	Total Units	Total Unit Area	Total Storage Area	Total Circulation	Total Amenity	Total Gross Area	Total Residential Efficiency
	190	134,750.00	6,203.00	29,292.00	3,236.00	179,167.44	81.8%

Conceptual Site Diagram



The graphics provided are for illustrative purposes only, and intended to provide high level direction on site organization and expected building forms. The locations of site components are approximate only and may vary with an actual proposal. Applications will be evaluated through a comprehensive rezoning process

with enhanced review and public consultation. Design responses deemed to be equal or better in addressing the planning and urban design principles described in this Plan may also be considered. The graphics are illustrative only and do not indicate specific design requirements.

LEGEND

- Primary active link
- New or enhanced secondary active link
- Potential location to explore higher buildings
- Maximize tree retention
- Semi-private open/gathering space
- On-site open space
- Lower mid-rise



6.8 SALVATION ARMY HOMESTEAD

Location: 975 57th Avenue (fronting Oak Street)
Site Size: ~1.23 acres
Intent: This decommissioned institutional site will evolve to provide new housing options and amenities for families, building on its proximity to schools and significant open spaces. New development will include mid-rise buildings and improve public realm connections to and along Oak Street.

Policies
 Rezoning applications will be evaluated in accordance with the principles set out in Section 6.1 and with consideration of the following:

- Housing Variety and Affordability**
 - 6.8.1 Allow a range of housing types with an emphasis on lower mid-rise apartments. Fronting Oak Street, heights will be compatible with adjacent low-rise buildings. A higher mid-rise apartment may be located internal to the site.
 - 6.8.2 Townhouses (including stacked forms) are strongly encouraged as a component of development and in the base of apartment buildings.
 - 6.8.3 Where secured market rental housing is included, consider modest increases in height and density to assist with project viability—subject to urban design performance and delivery of other priority amenities (e.g., childcare).
- Neighbourhood Scale, Identity & Transition**
 - 6.8.4 Coordinate building massing with the existing apartment building to the south to ensure a neighbourly interface and built-form continuity.
 - 6.8.5 Evaluate and mitigate impacts of new development on the synagogue to the north through the enhanced rezoning and consultation process.
- Open Space and Public Places**
 - 6.8.6 Incorporate significant usable on-site open space for residents as a key site organizing element, maximizing tree retention on the overall site.
 - 6.8.7 Integrate high-quality publicly accessible connections through the site that link to open spaces and break up the block.



- Community Connections**
 - 6.8.8 Provide a new, full east-west vehicle and pedestrian connection (primary active link) along the northern edge of the site from Oak Street to the eastern property line, ultimately connecting to Laurel Street. Design will be guided by the Cambie Corridor Public Realm Plan.
 - 6.8.9 Proposals will include a comprehensive open space and connections plan illustrating how this site will support the overall precinct vision.
 - 6.8.10 Improve the Oak Street frontage to enhance pedestrian safety and comfort, as guided by the Cambie Corridor Public Realm Plan.

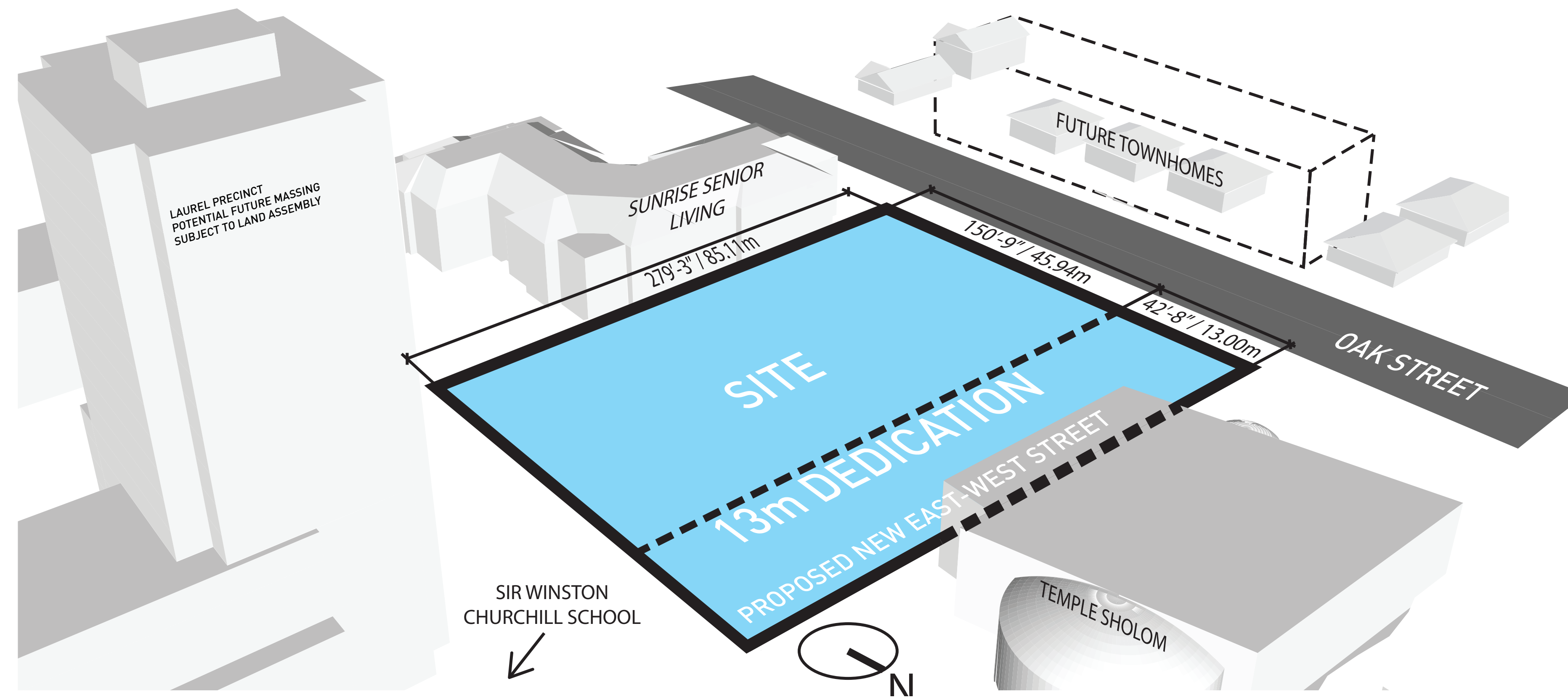
- Amenities**
 - 6.8.11 Integrate a new childcare facility in this area precinct. The ultimate provision, size, and location will be confirmed/determined through the rezoning process.
 - 6.8.12 Recognizing the former institutional use of this site, and the desire to see continued community-serving uses in the area, consideration of on-site community serving uses will be prioritized and considered through rezoning.



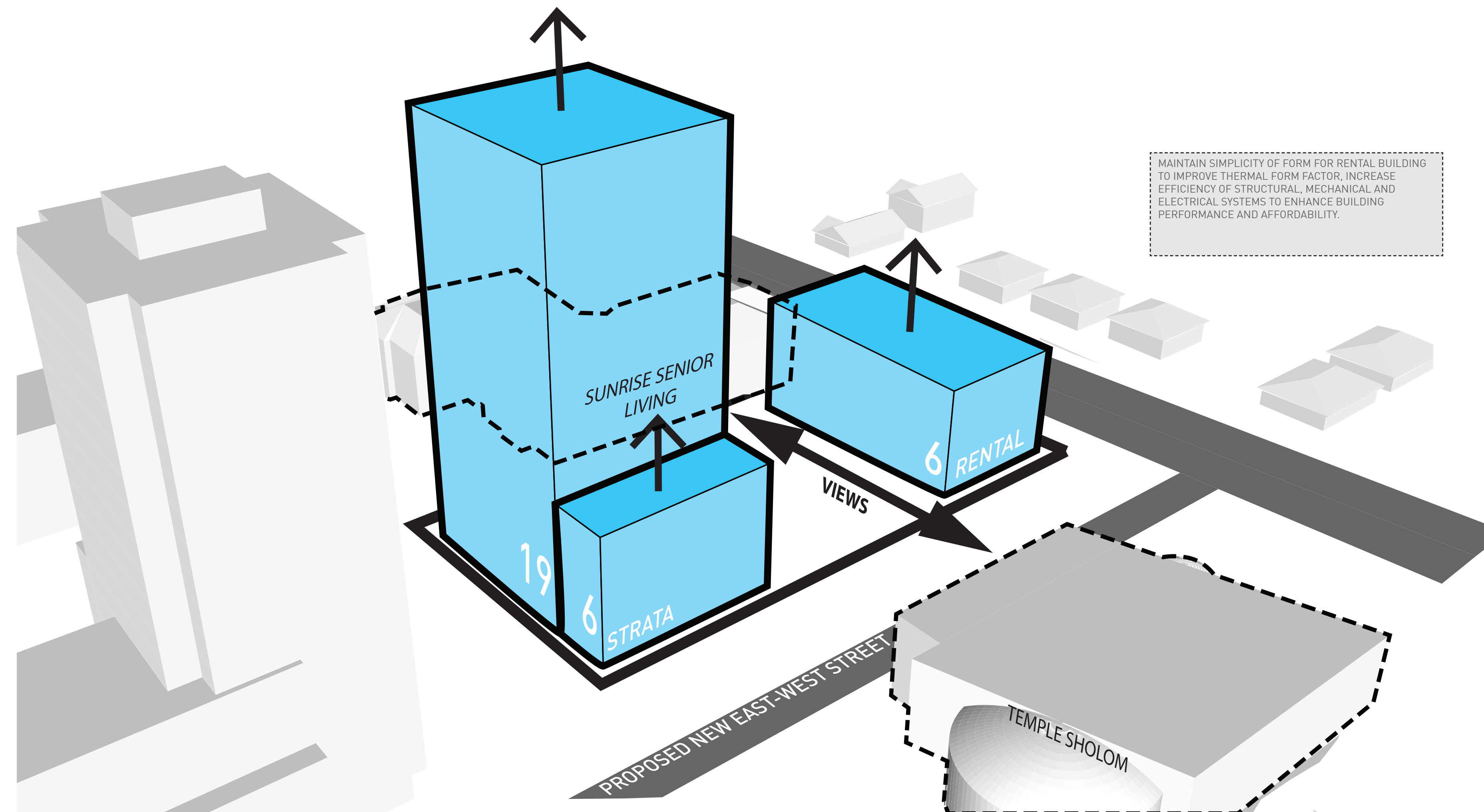
CONTEXT



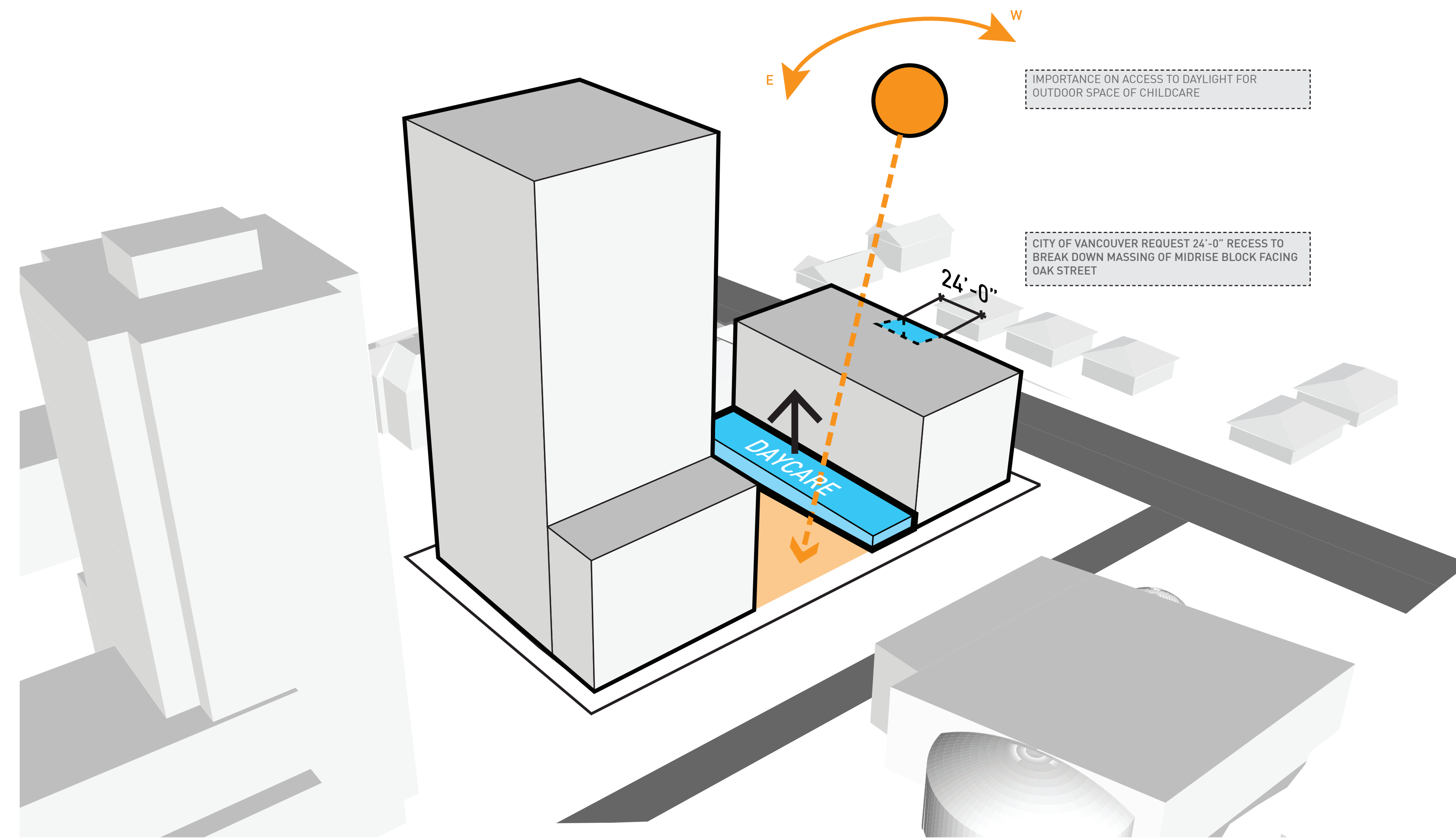
SITE ADJACENCIES



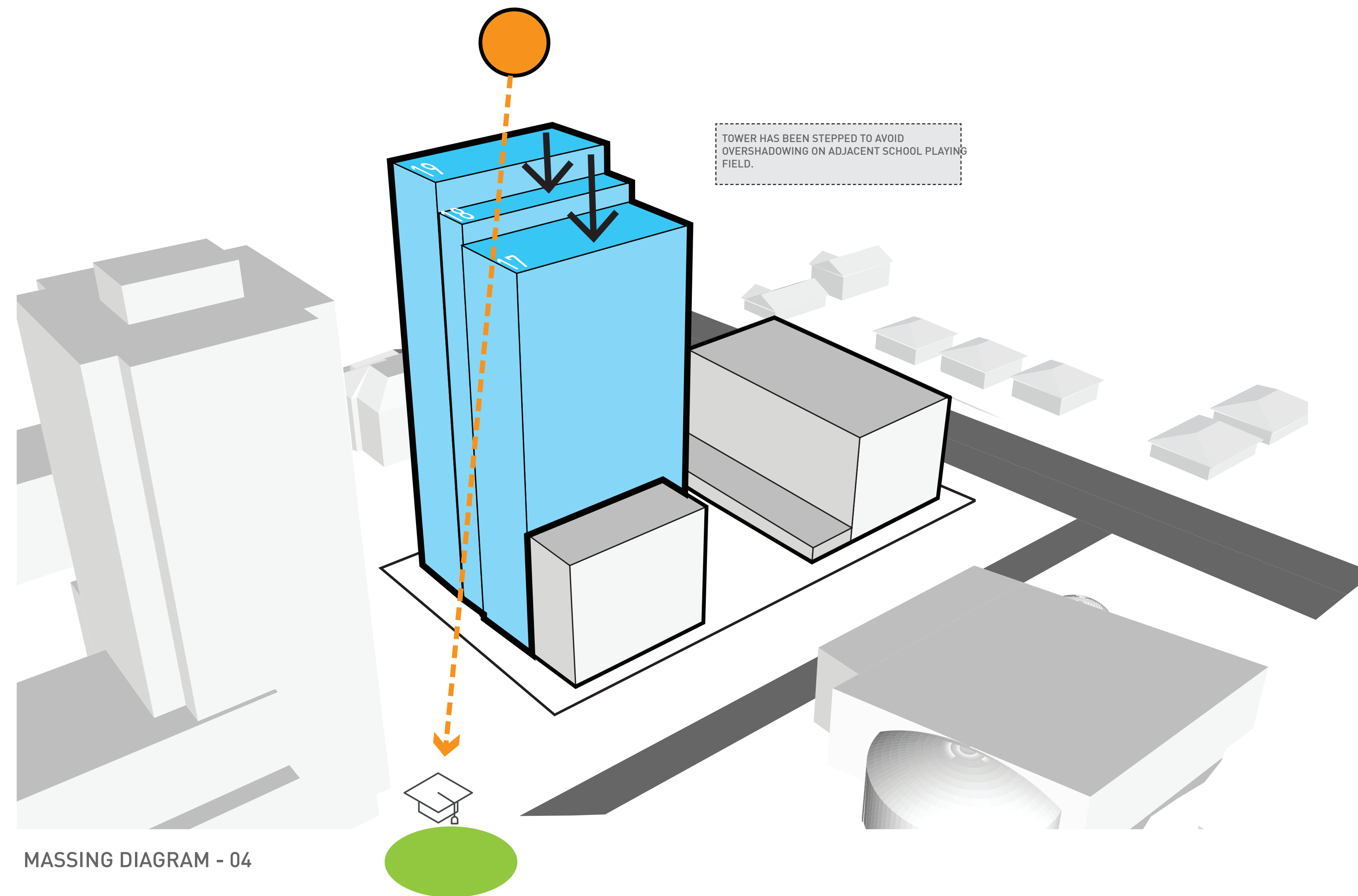
MASSING DIAGRAM - 01



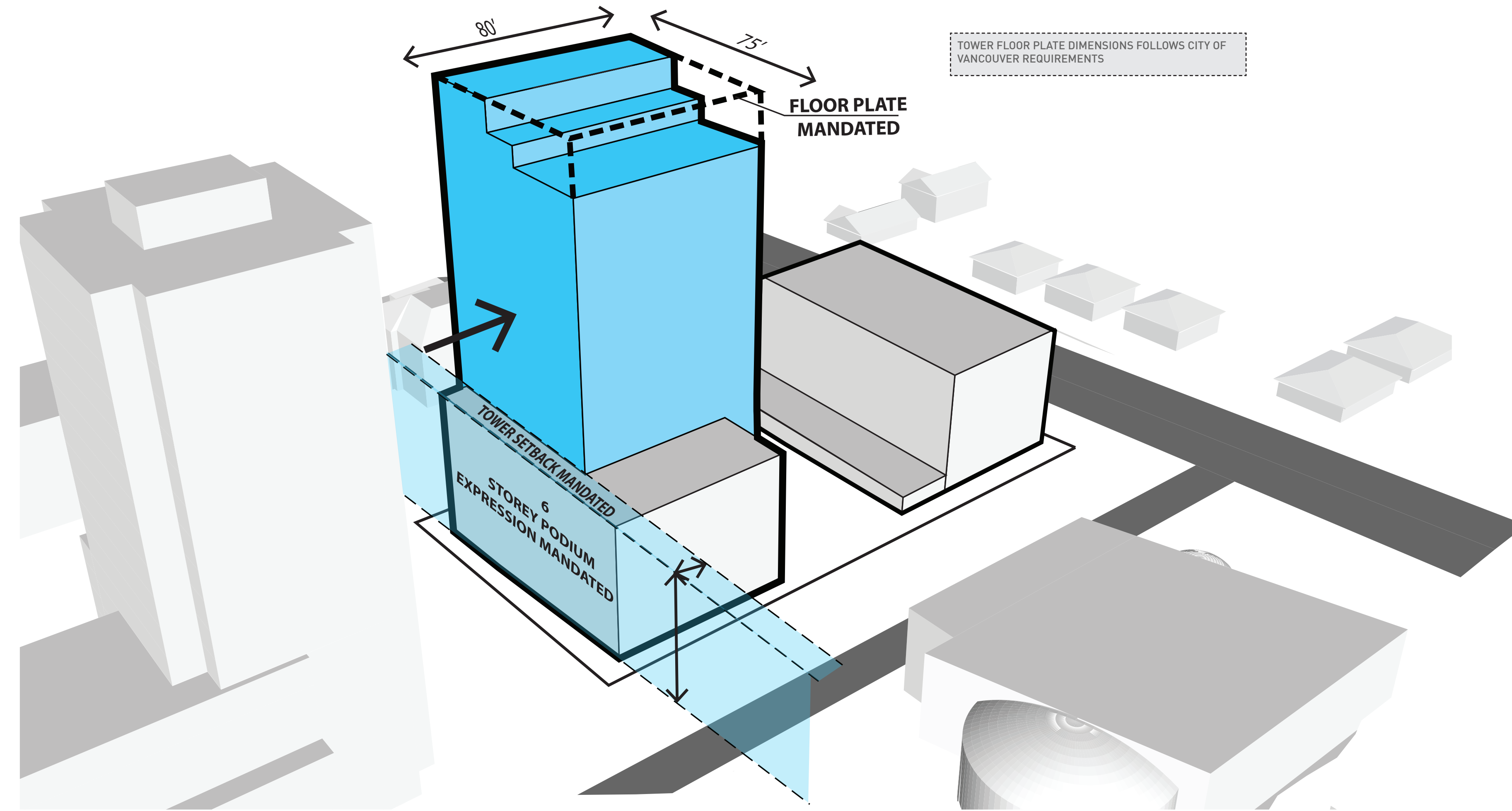
MASSING DIAGRAM - 02



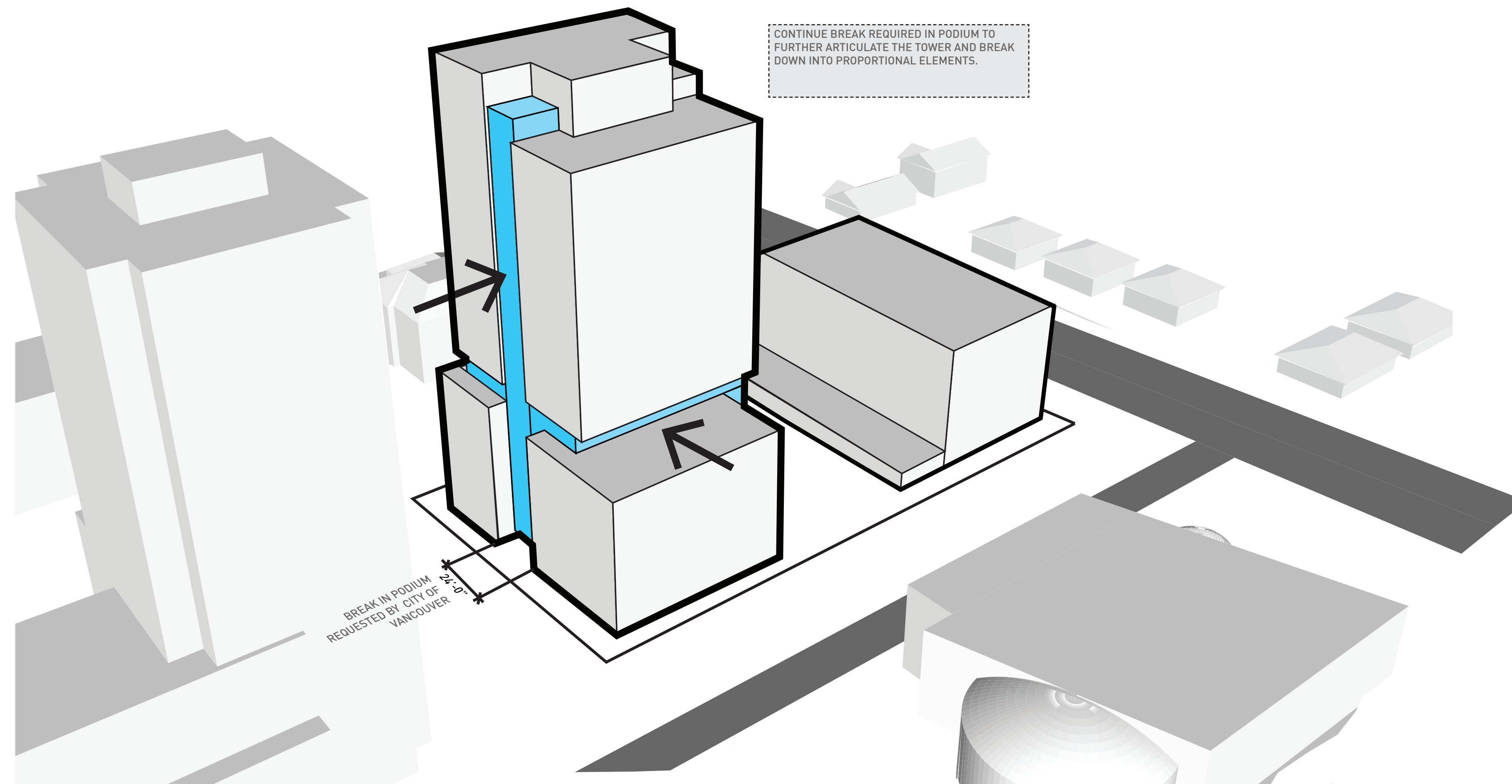
MASSING DIAGRAM - 03



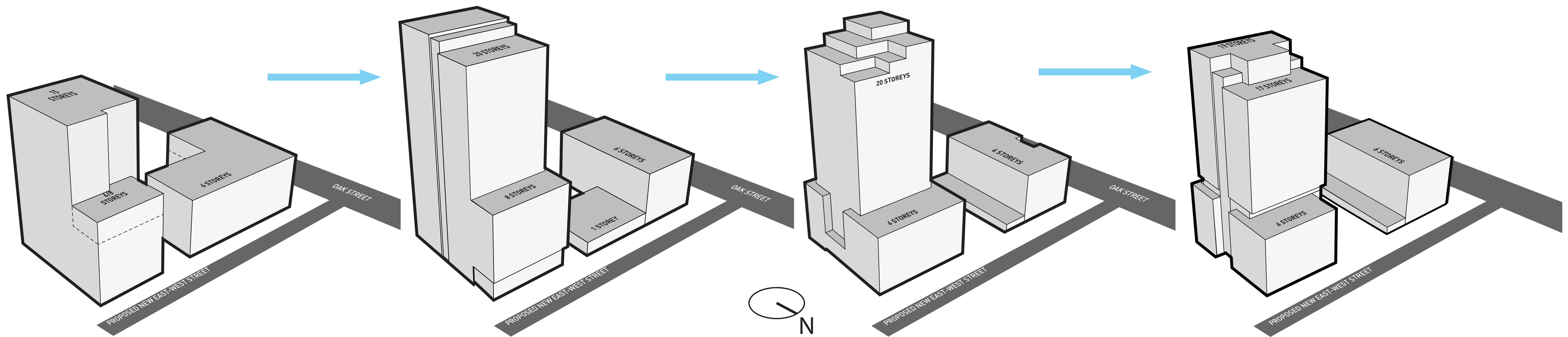
MASSING DIAGRAM - 04



MASSING DIAGRAM - 05



MASSING DIAGRAM - 06

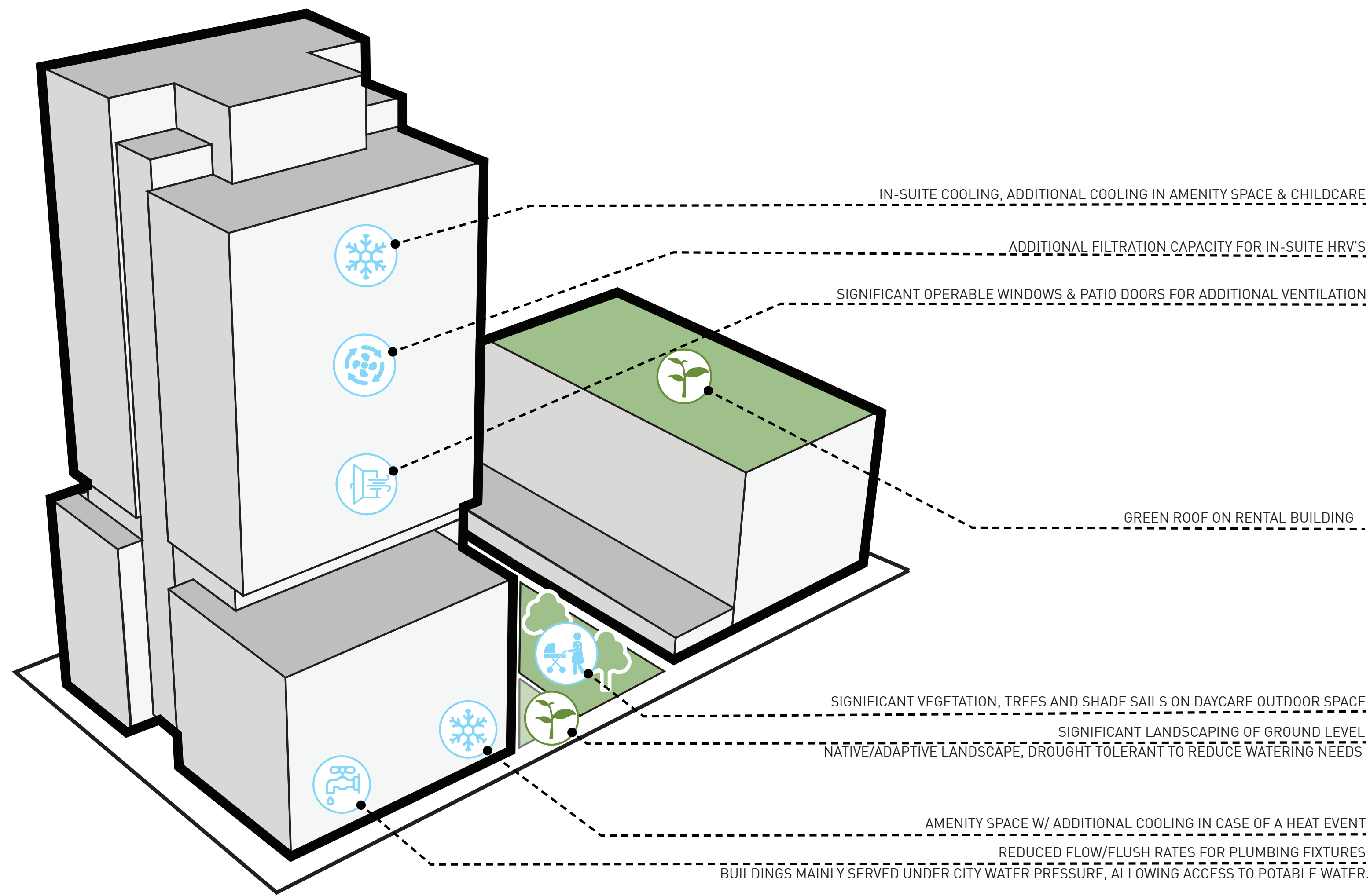


REZONING ENQUIRY APRIL 2019

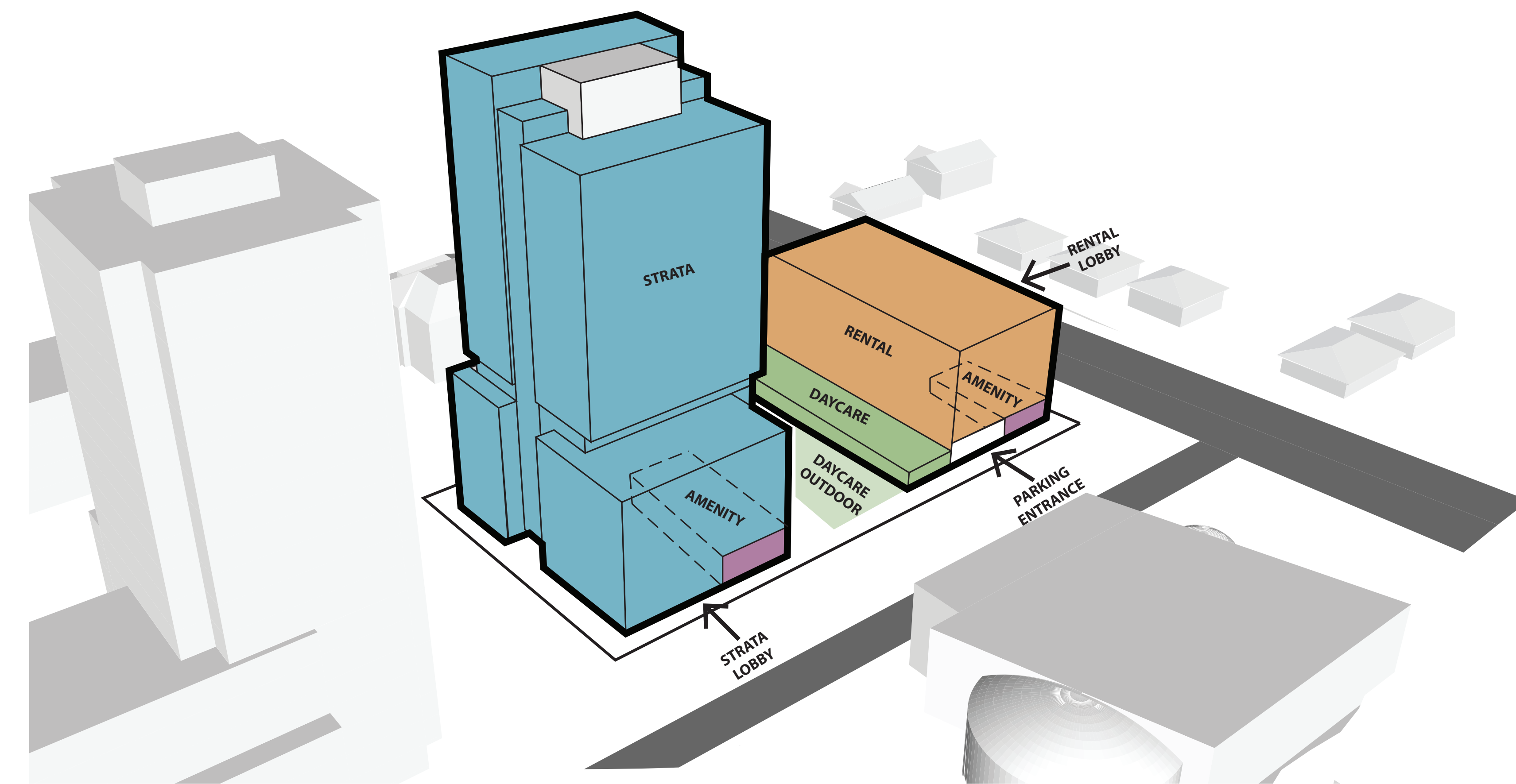
REVISED REZONING ENQUIRY JUNE 2020

REZONING PREAPPLICATION JUNE 2021

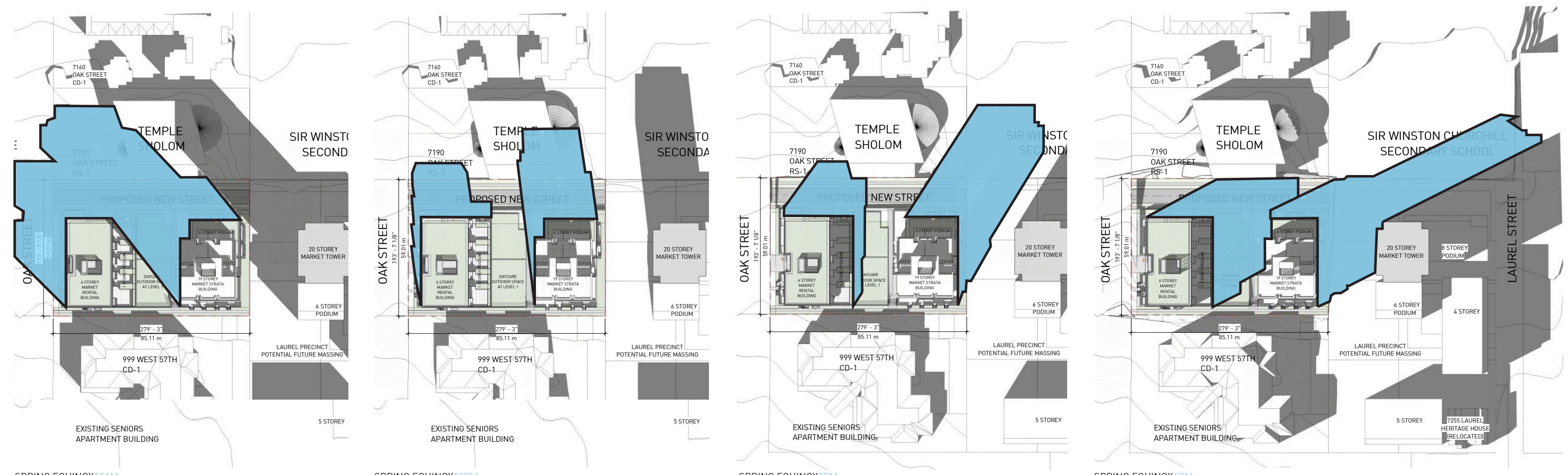
REZONING APPLICATION OCTOBER 2023



SUSTAINABILITY FEATURES



PROGRAM DIAGRAM

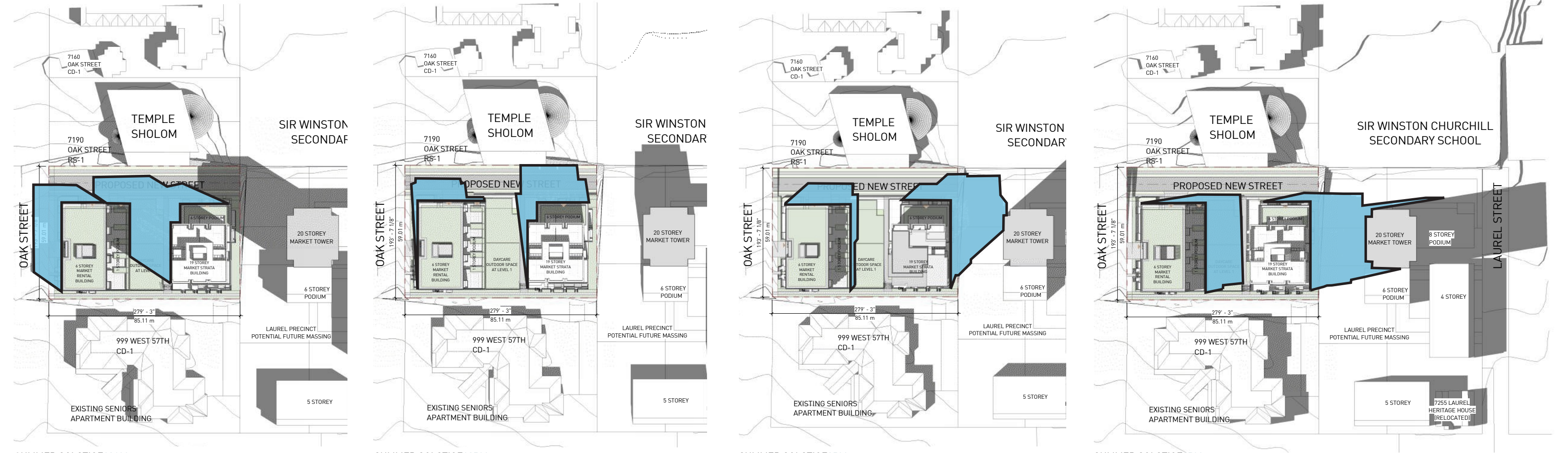


SPRING EQUINOX 10AM

SPRING EQUINOX 12PM

SPRING EQUINOX 2PM

SPRING EQUINOX 4PM



SUMMER SOLSTICE 10AM

SUMMER SOLSTICE 12PM

SUMMER SOLSTICE 2PM

SUMMER SOLSTICE 4PM



FALL EQUINOX 10AM

FALL EQUINOX 12PM

FALL EQUINOX 2PM

FALL EQUINOX 4PM



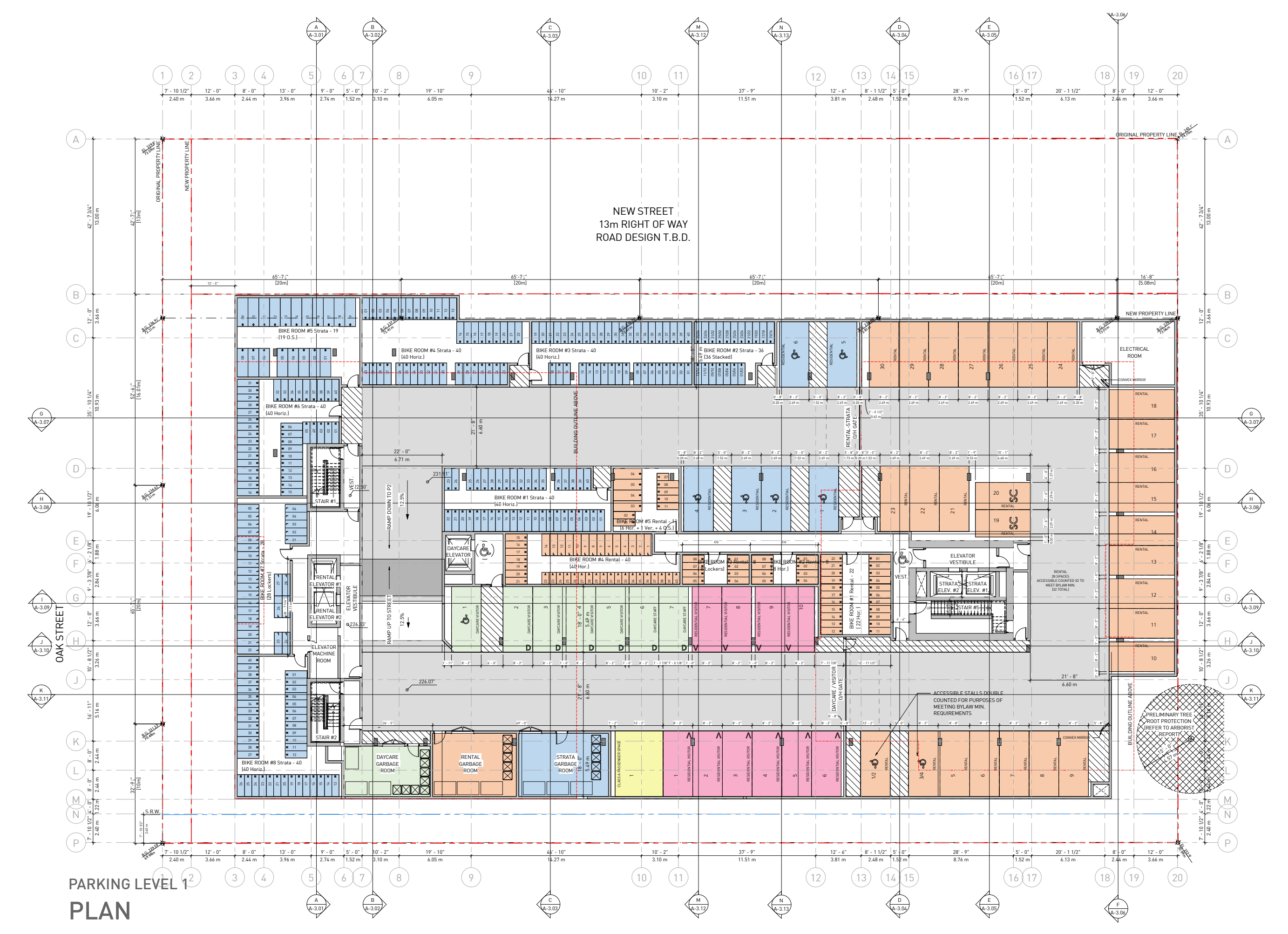
WINTER SOLSTICE 10AM

WINTER SOLSTICE 12PM

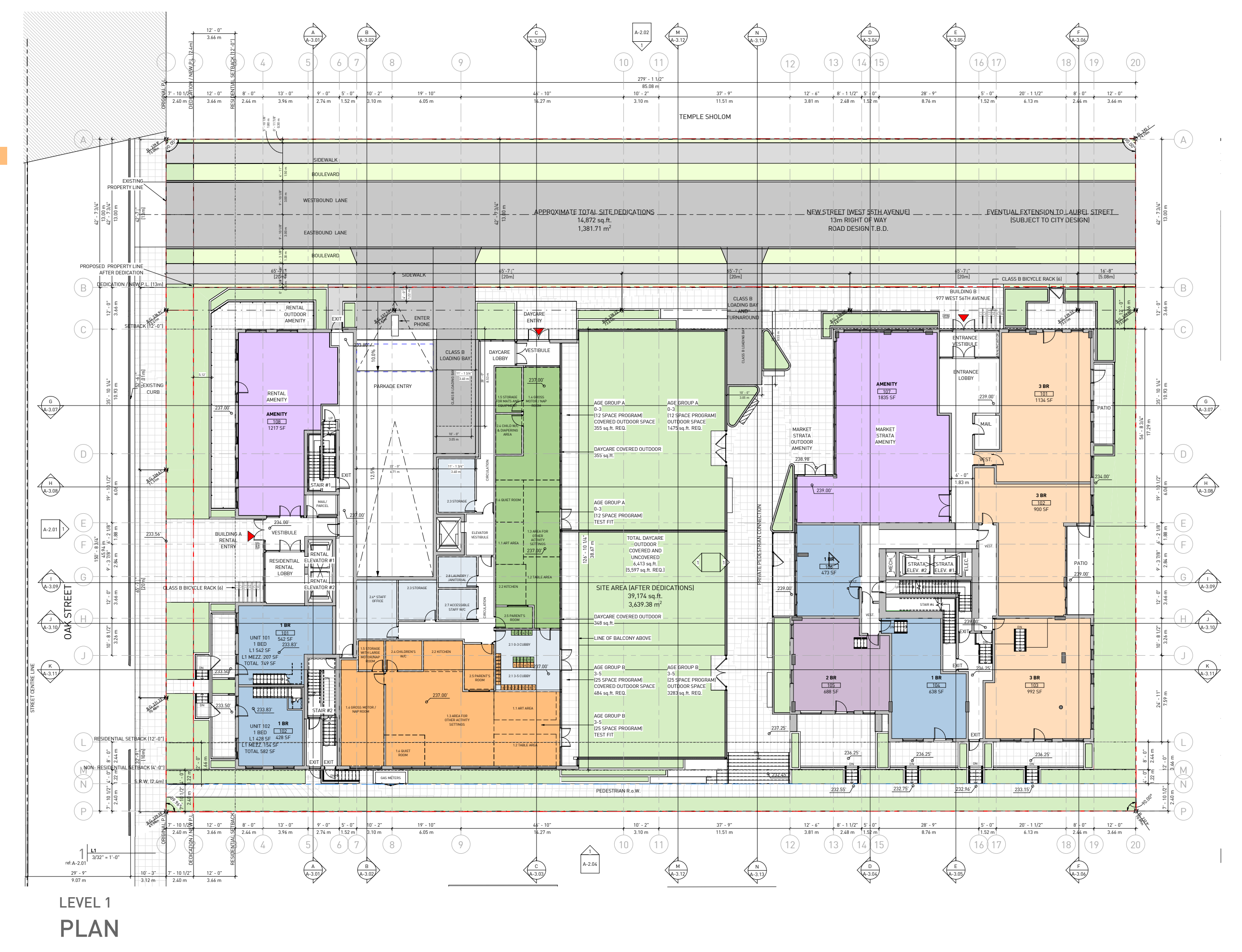
WINTER SOLSTICE 2PM

WINTER SOLSTICE 4PM

SHADOW STUDIES



- LEGEND
- 1 BED
 - 2 BED
 - 3 BED
 - AMENITY
 - DAYCARE





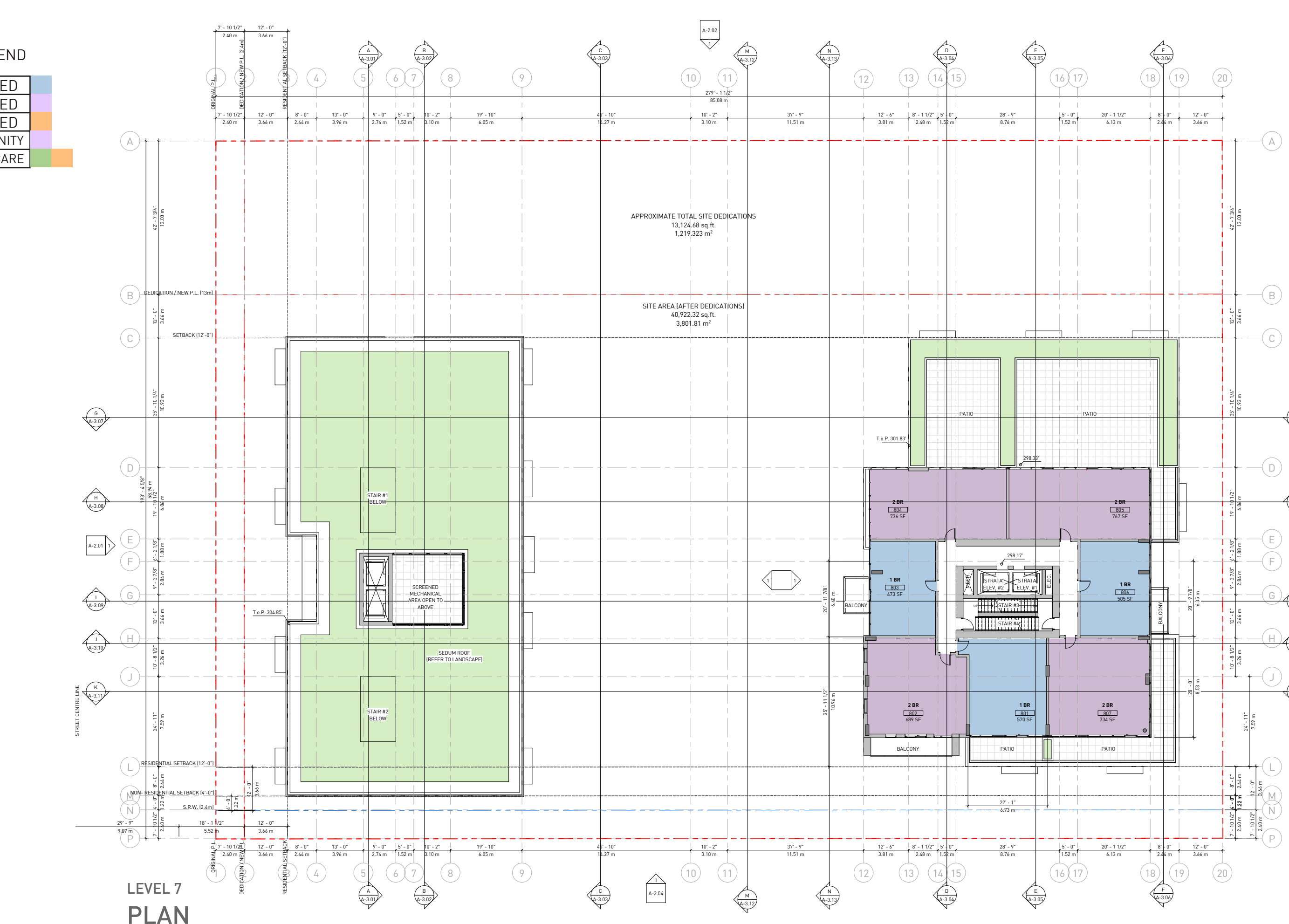
LEGEND

1 BED	Blue
2 BED	Purple
3 BED	Orange
AMENITY	Light Blue
DAYCARE	Green



LEGEND

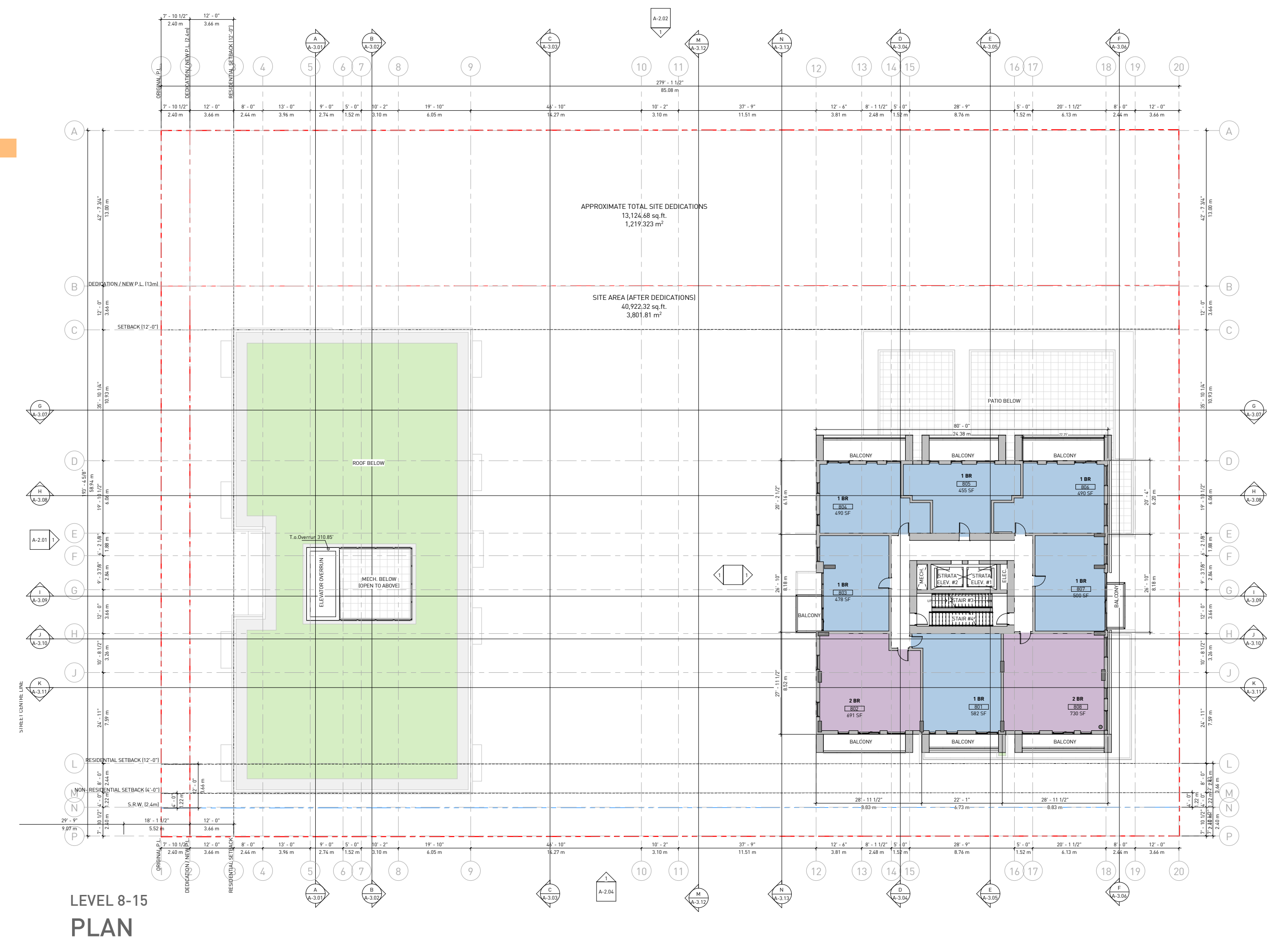
1 BED	Blue
2 BED	Purple
3 BED	Orange
AMENITY	Light Blue
DAYCARE	Green





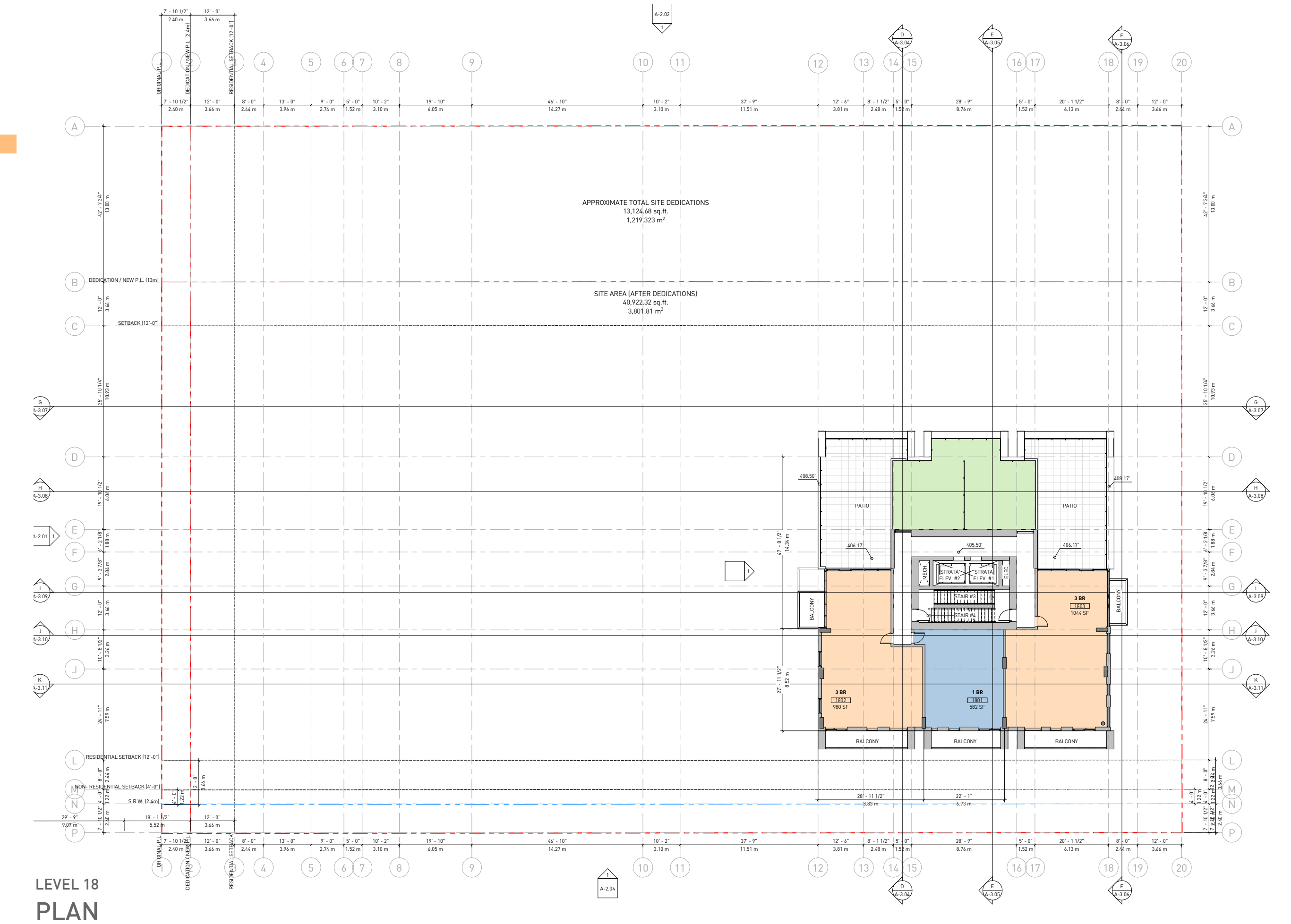
LEGEND

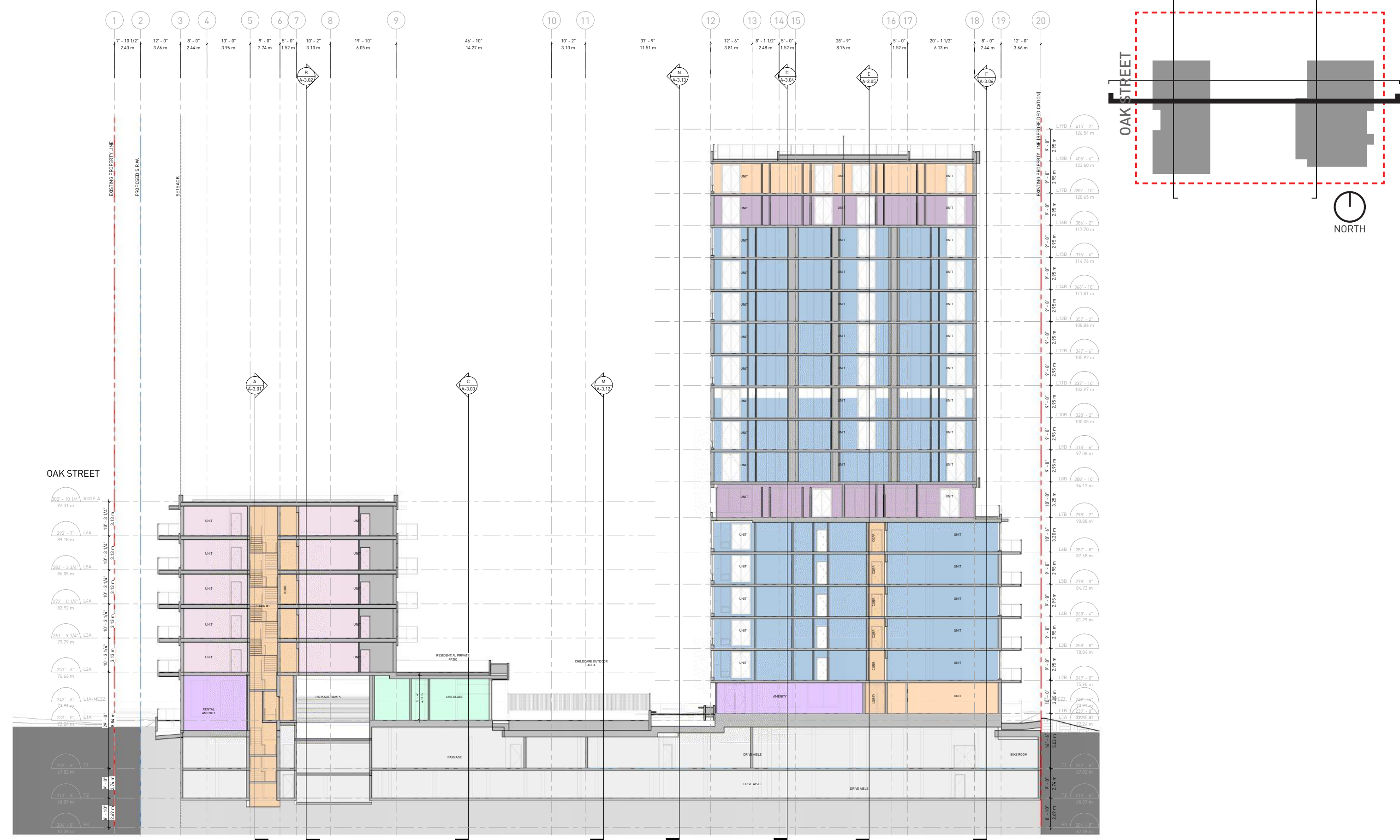
- 1 BED
- 2 BED
- 3 BED
- AMENITY
- DAYCARE



LEGEND

- 1 BED
- 2 BED
- 3 BED
- AMENITY
- DAYCARE

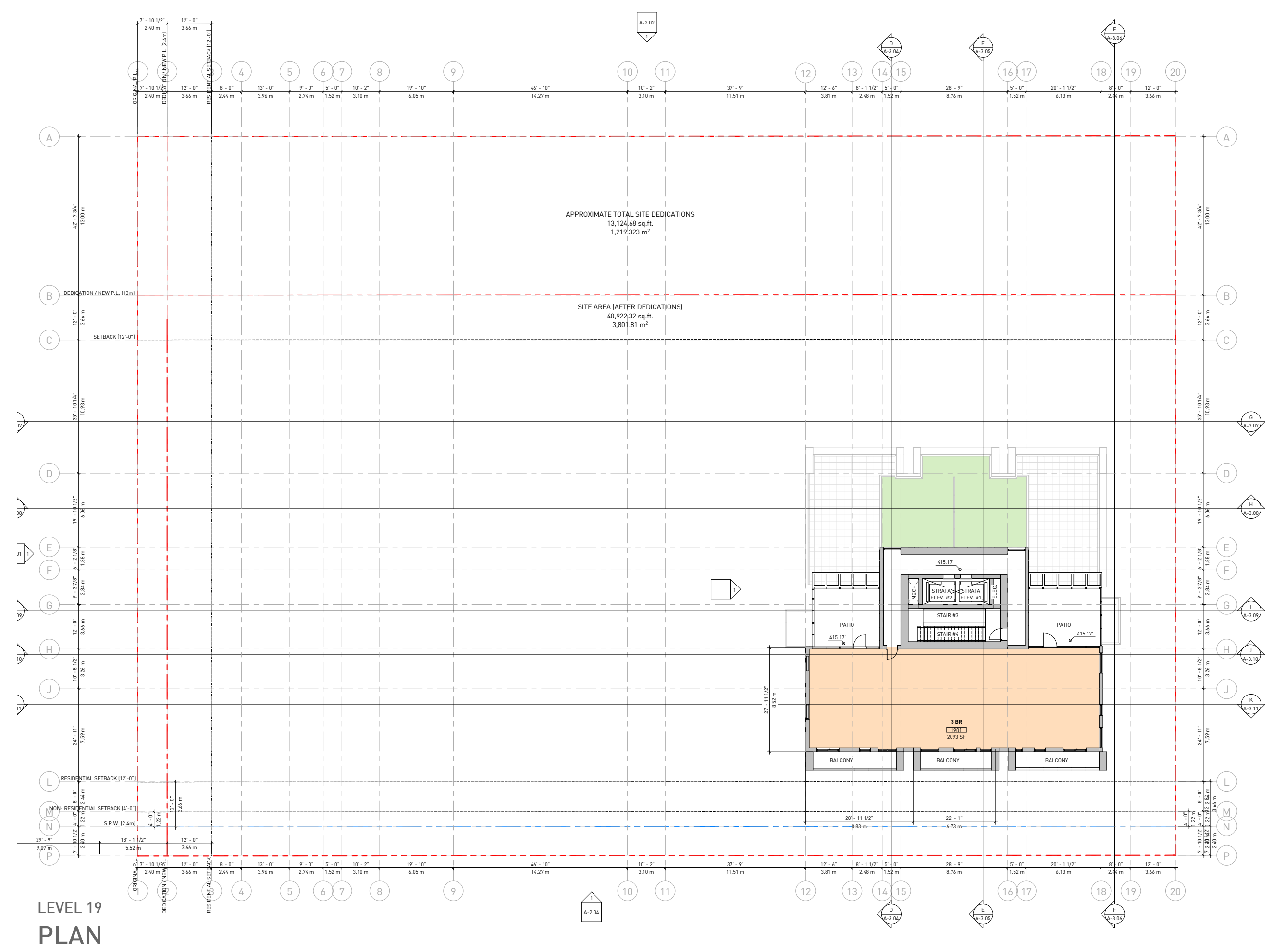




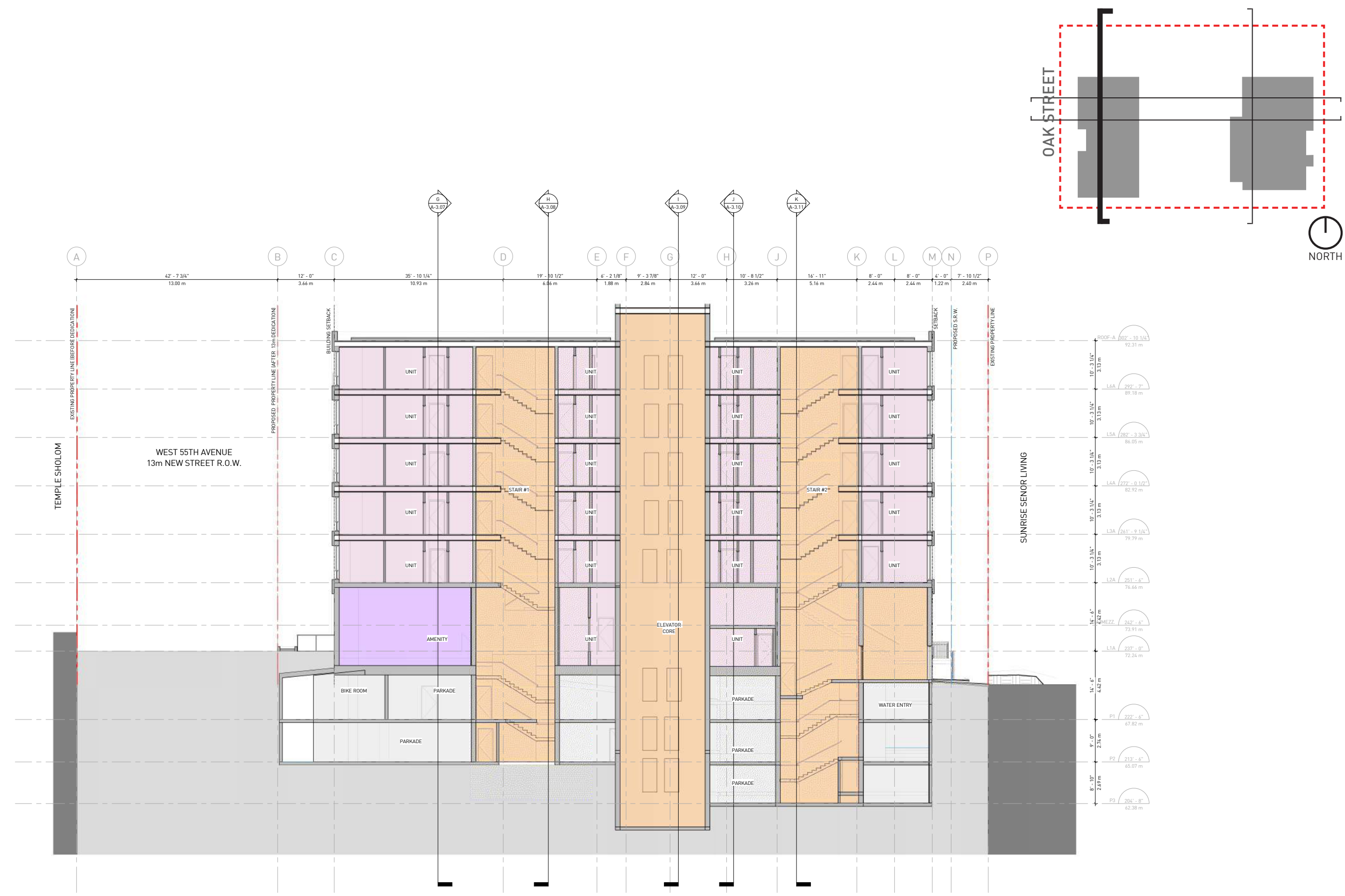
H-H SECTION

LEGEND

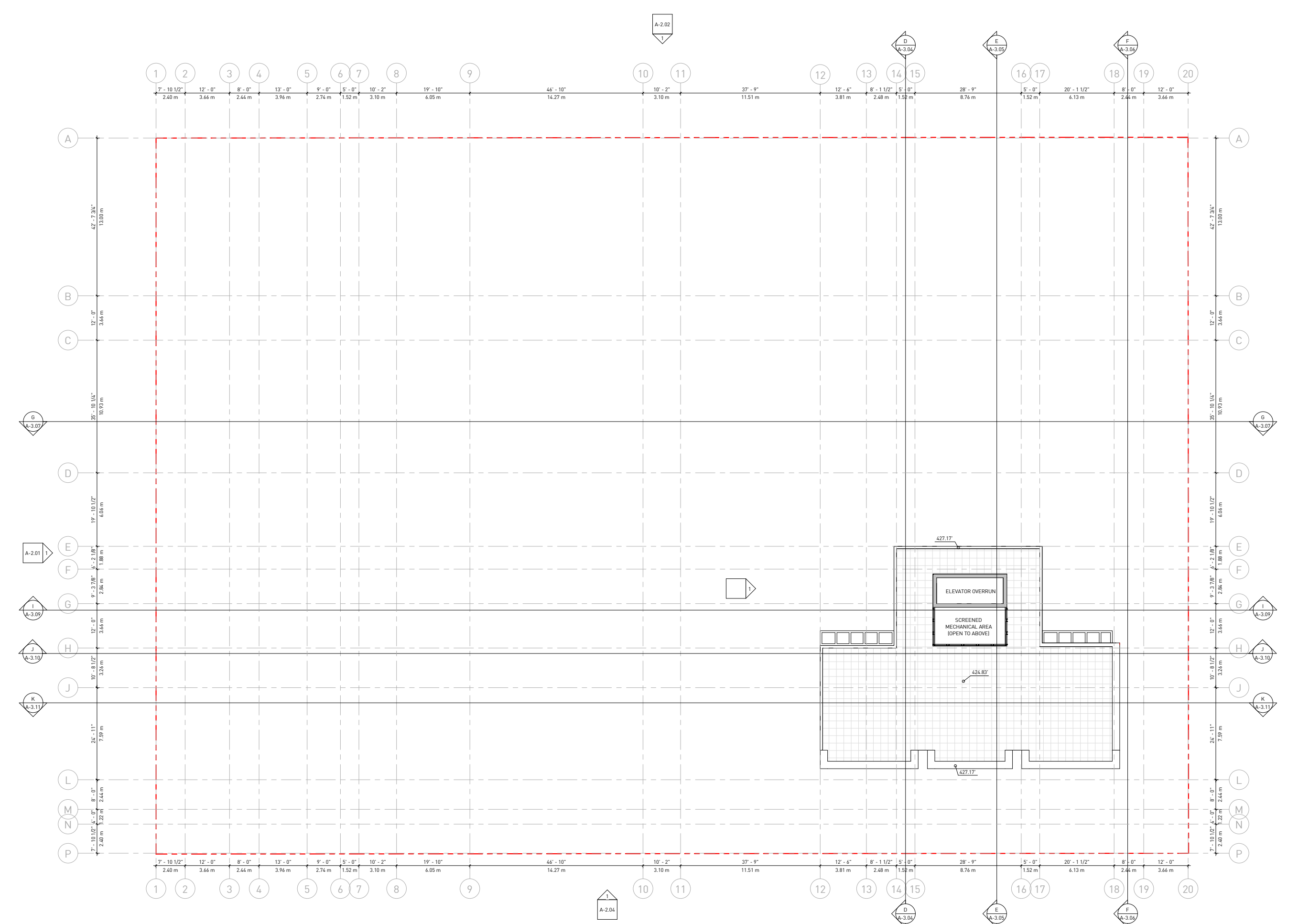
1 BED	Blue
2 BED	Orange
3 BED	Purple
AMENITY	Green
DAYCARE	Yellow



LEVEL 19 PLAN



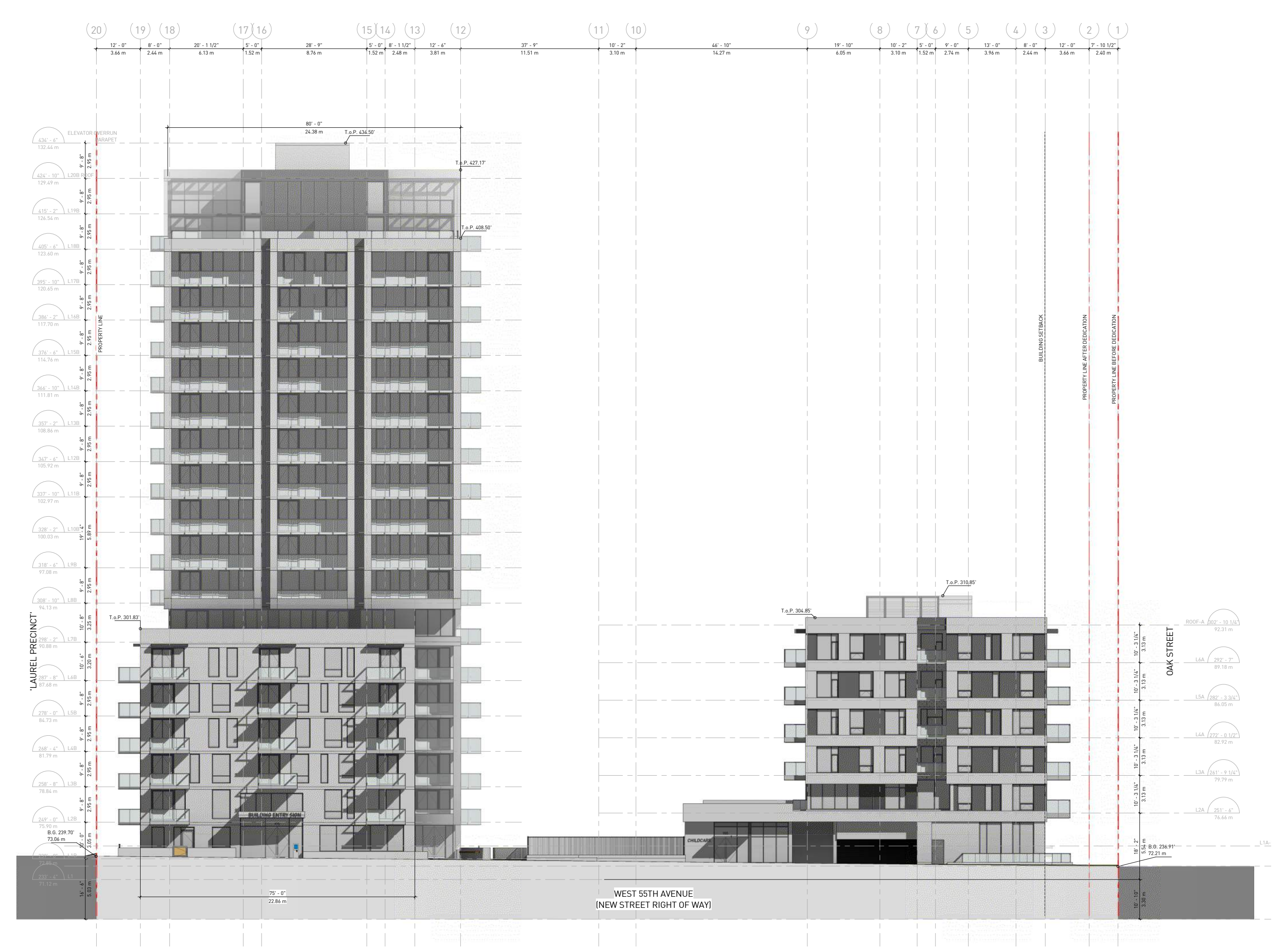
A-A SECTION



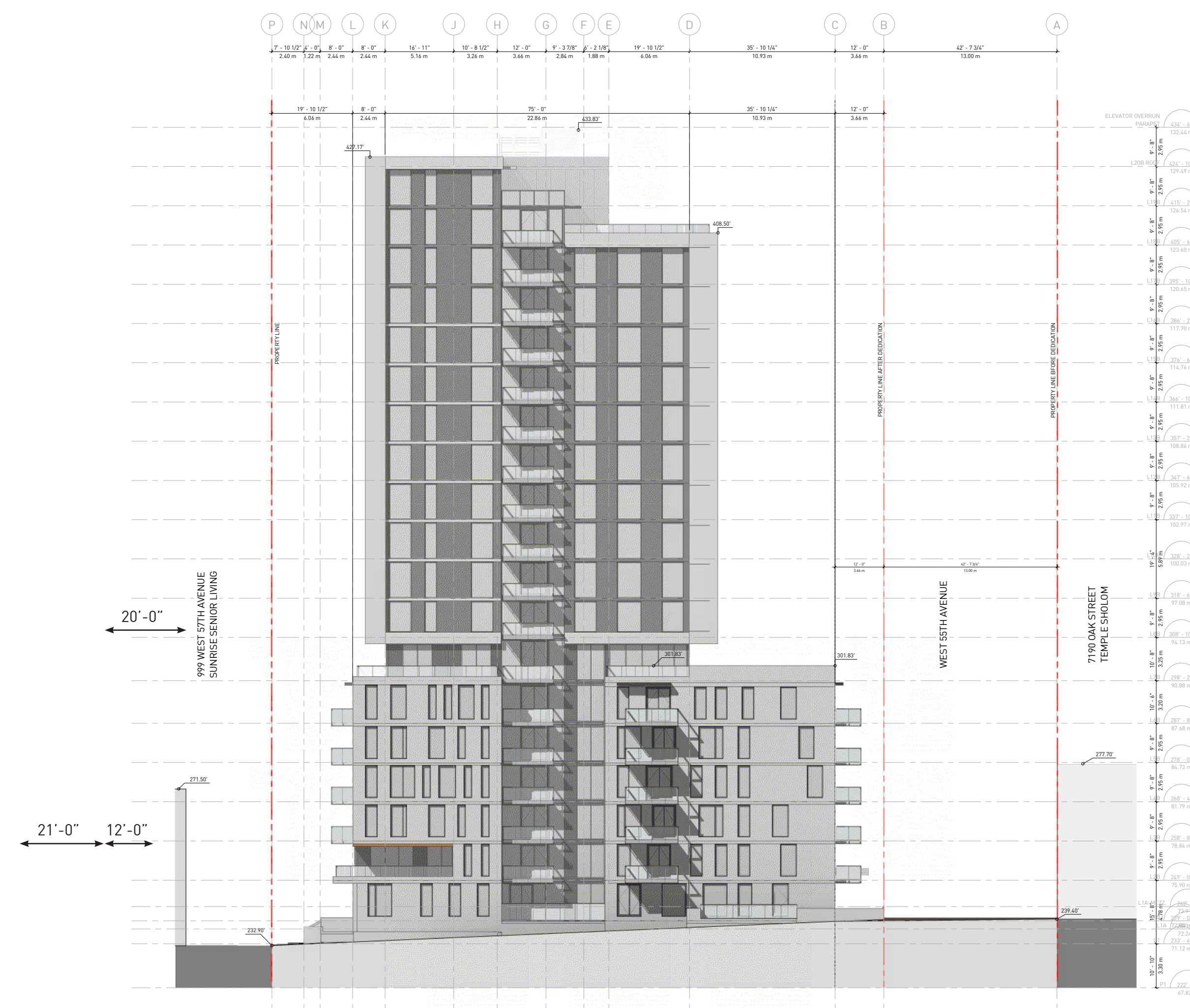
Roof PLAN



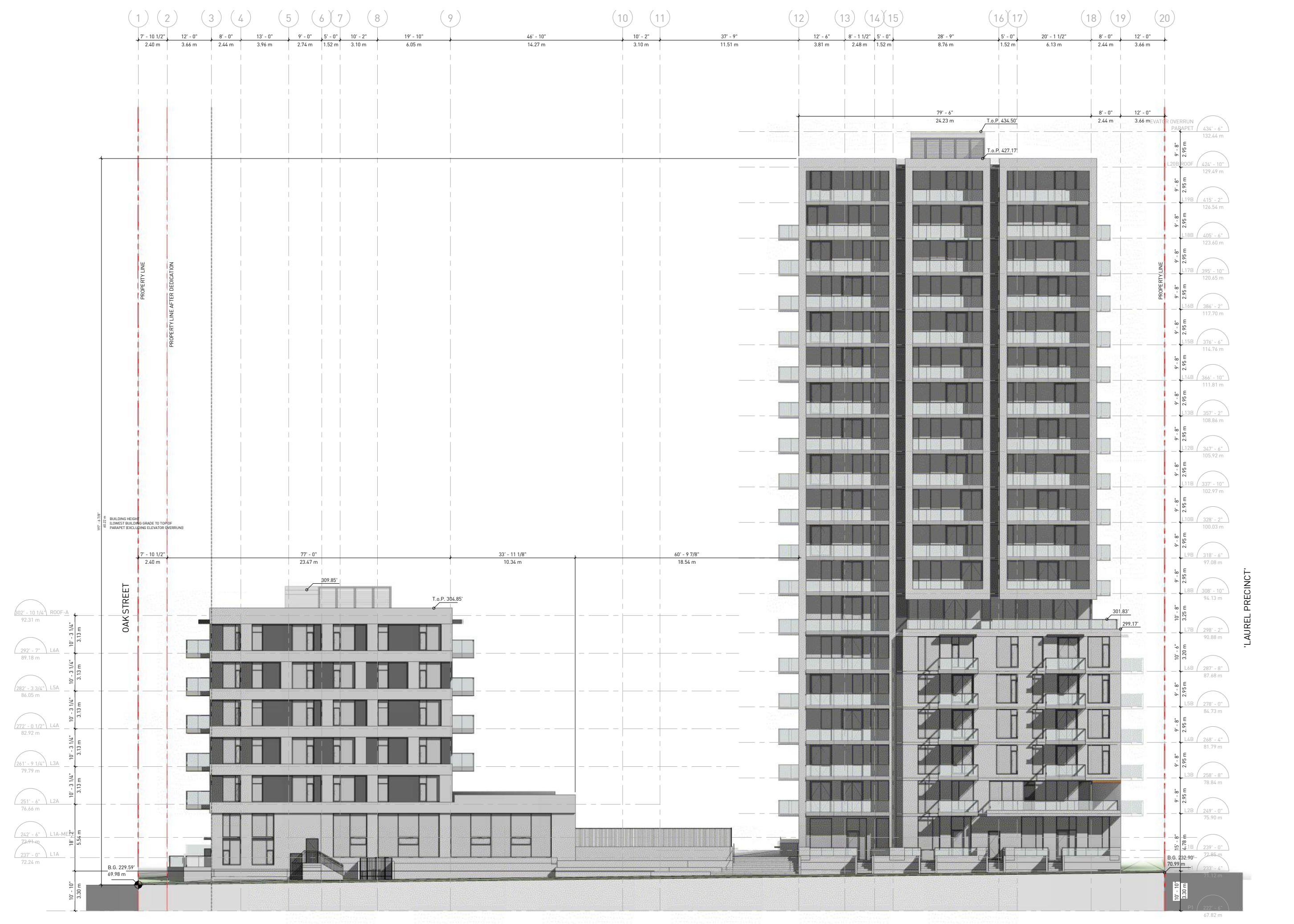
West - Oak Street
ELEVATION



North - New East-West Street
ELEVATION



East - Sideyard
ELEVATION



South (Pedestrian Right of Way)
ELEVATION

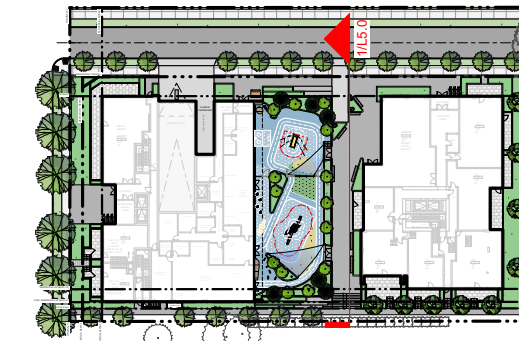


MATERIALS LEGEND

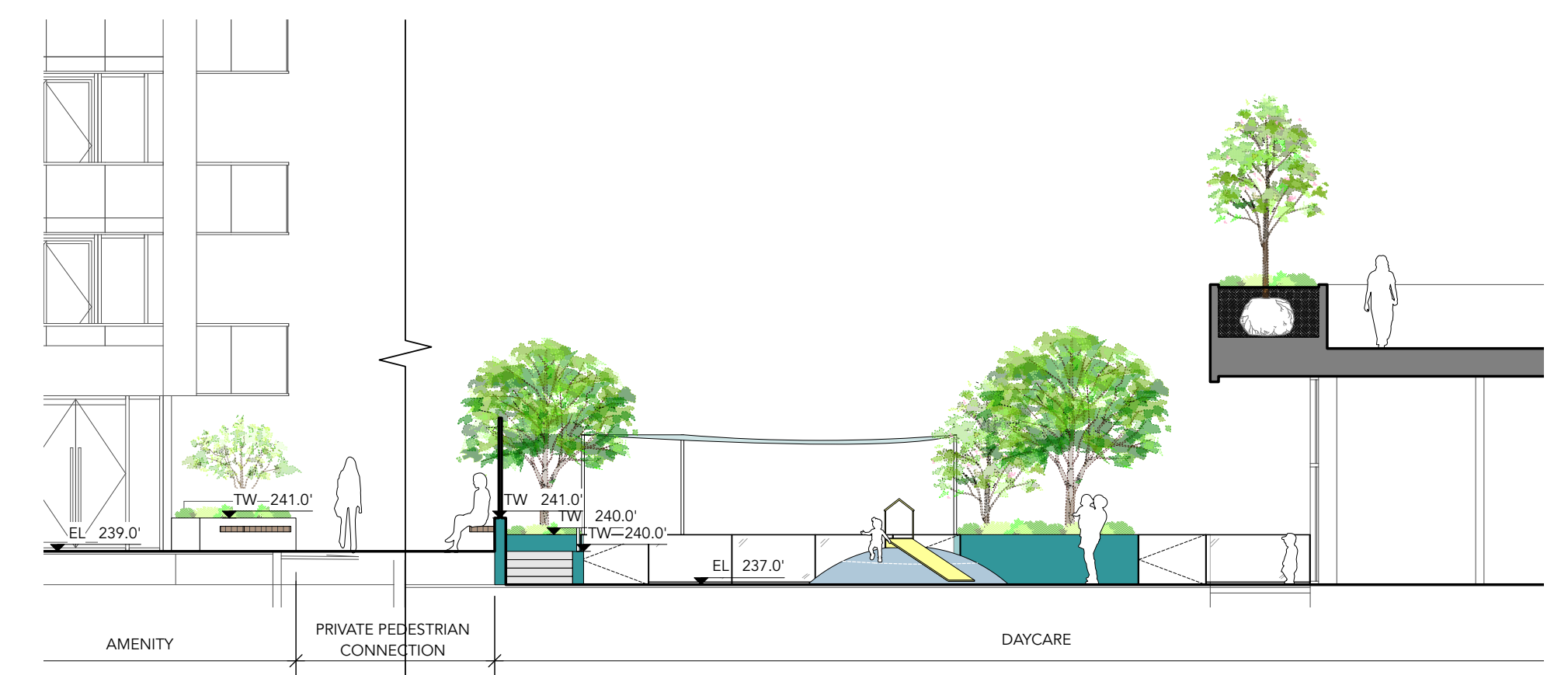
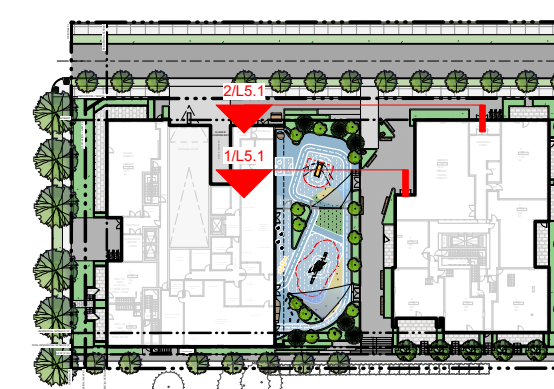
SYMBOL	DESCRIPTION
	PAVING TYPE 1: PLAZA PAVING Urban Series Pavers 6 x 12", Natural Grey & Charcoal
	PAVING TYPE 2: PATIO PAVING Delicosa Porcelain Pavers 24 x 36", QUARTZ dust
	PAVING TYPE 3: PIP RUBBER Permeable Pour In Place Rubber Surfacing Pour Over Existing Grade Without Grading Change
	PAVING TYPE 4: CONCRETE SIDEWALK Finished as per C.o.V Standards
	PLANTING TYPE 1 Lawn Area
	PLANTING TYPE 2 Shrub Planting

KEY LEGEND

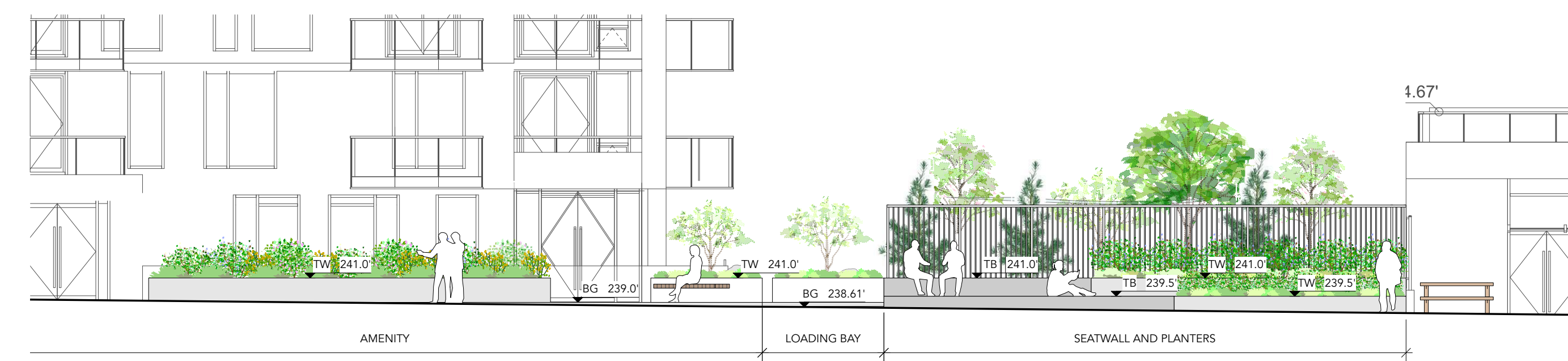
1	RAISED PLANTER	11	MOUNTAIN PLANTER WALL
2	CONCRETE SEAT WALL	12	BASKETBALL COURT
3	HARVEST TABLE	13	STEPPING DISCS
4	BIKE RACKS	14	SANDBOX
5	ENTRYPHONE	15	BIRDHOUSES
6	WOODEN BENCH	16	SWINGING BALLS
7	LOG TANGLE PLAY STRUCTURE	17	SWINGING HORSES
8	HOPSCOTCH	18	URBAN AGRICULTURE PLANTER
9	BOUNCY NETS	19	SHADE SAILS
10	SLIDE W/ TUNNEL	20	GATE
		21	TIMBER BENCH



SECTIONS

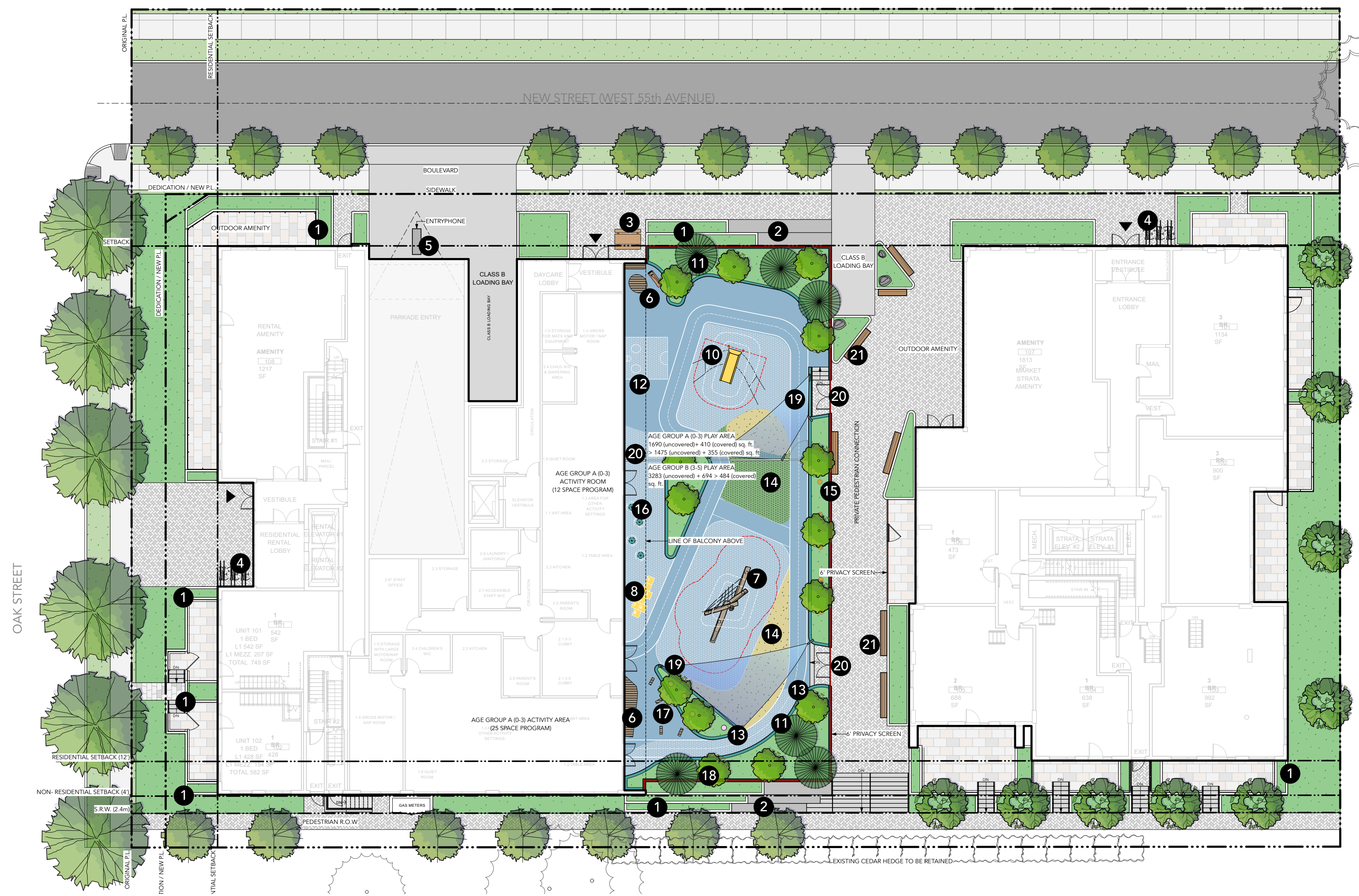


1 DAYCARE CROSS SECTION
Scale: 1/8"



2 STAIR SEAT NORTH ELEVATION
Scale: 1/8"

SECTIONS

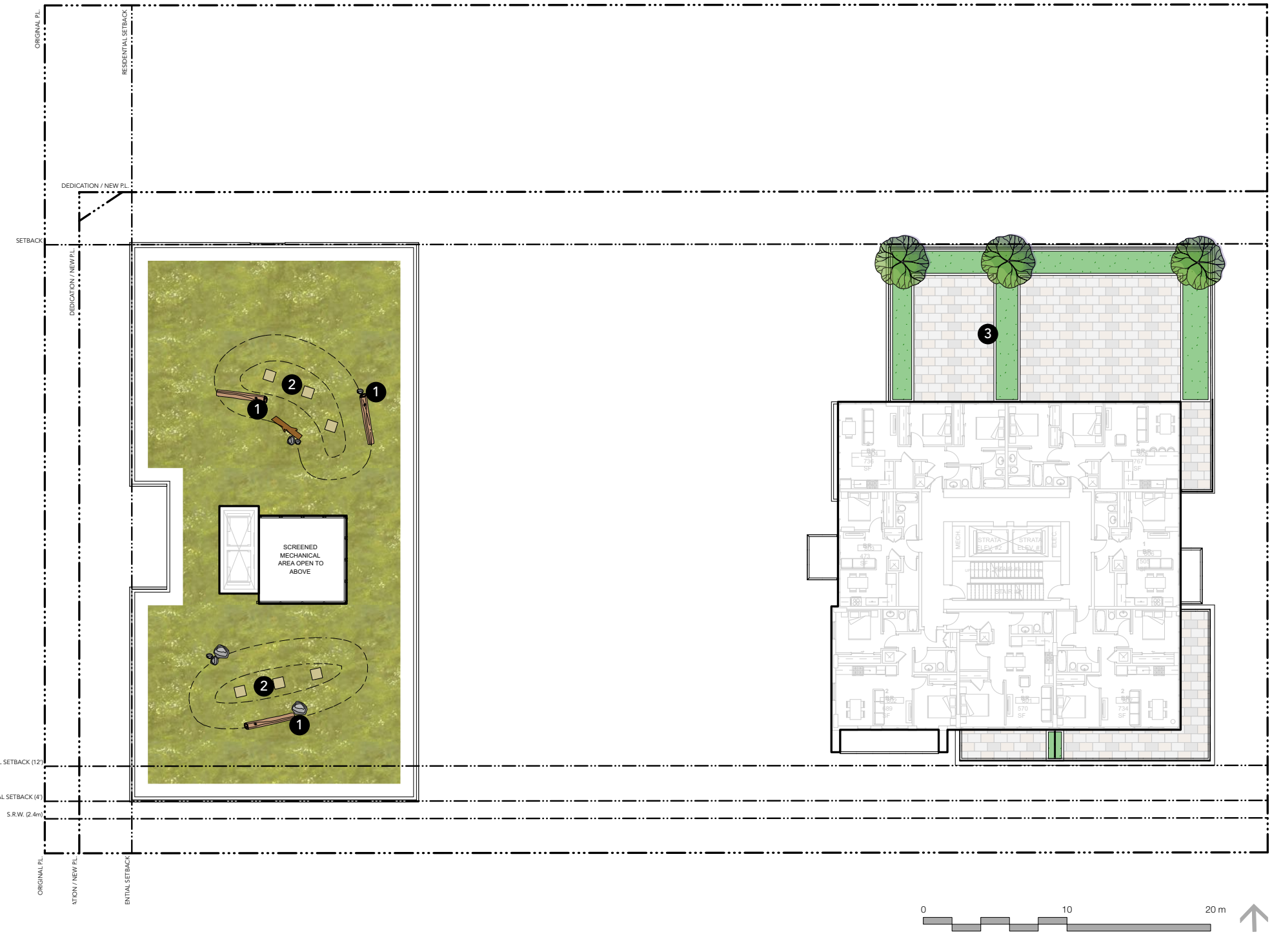
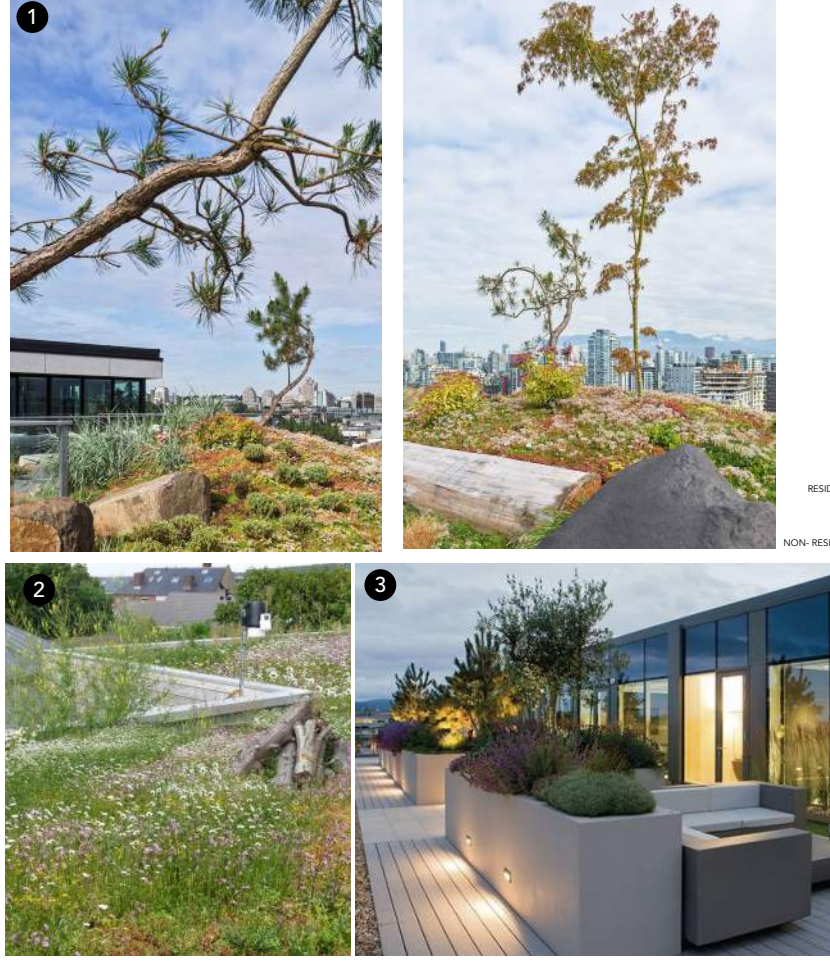


L1 LAYOUT AND MATERIALS PLAN

MATERIALS LEGEND

SYMBOL	TAG	DESCRIPTION
	1	PAVING TYPE 1: PLAZA PAVING Urban Slate Pavers 6 x 12", Neutral Grey & Charcoal
	2	PAVING TYPE 2: PATIO PAVING Delonca Porcelain Pavers 24 x 36", QUARTZ/Glass
	3	PAVING TYPE 3: PIP RUBBER Fermatex 4mm x 1mm Rubber Surfacing Floor Over Existing Grade Without Grading Change
	4	PAVING TYPE 4: CONCRETE SIDEWALK Finished as per C.O.V Standards
	2	PLANTING TYPE 2 Shrub Planting
	3	PLANTING TYPE 3 Sedum Mat

- KEY LEGEND**
- 1 PLANTED BERM
 - 2 BIRD HOUSES
 - 3 CONCRETE PLANTERS

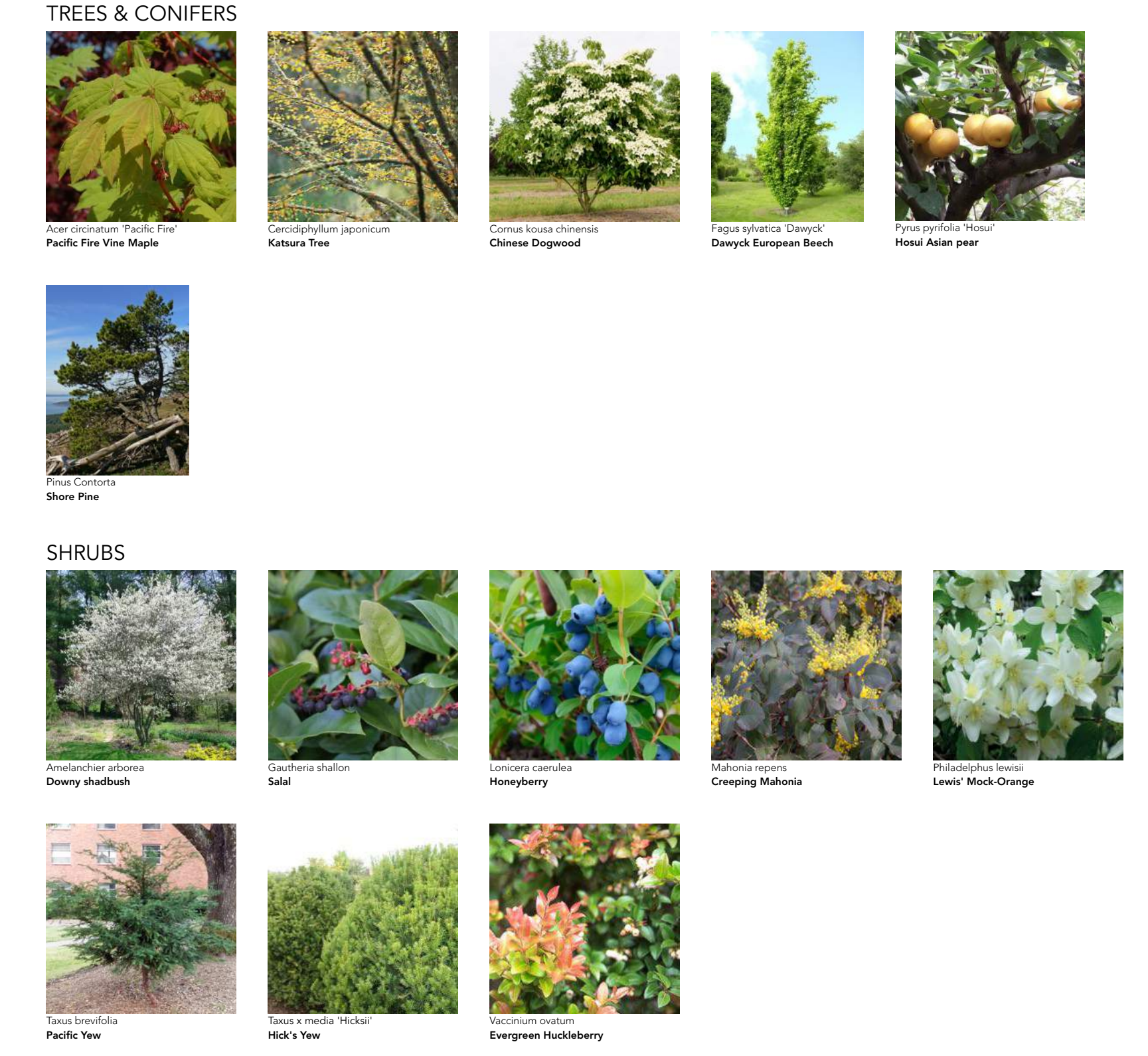


OVERALL PLANT LIST

Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
DECIDUOUS TREES:						
	9	<i>Acer circinatum</i> 'Pacific Fir'	Pacific Fire Vine Maple	50m cal.	As Shown	B&B Specimen, Multistem
	4	<i>Cercidiphyllum japonicum</i>	Katsura Tree	60m cal.	As Shown	B&B Specimen
	9	<i>Cornus kousa chinensis</i>	Chinese Dogwood	60m cal.	As Shown	B&B Specimen
	20	<i>Fagus sylvatica</i> 'Dawyck'	Fastigate Beech	70m cal.	As Shown	B&B Specimen
	14	<i>Pyrus pyrifolia</i> 'Hous'	Housi Asian Pear	8' Height, Min	As Shown	Specimen
CONIFERS:						
	10	<i>Pinus contorta</i>	Lodgepole Pine	2m. ht.	As Shown	B&B Specimen, Multistem
SHRUBS:						
	6	<i>Amelanchier arborea</i>	Downy Serviceberry	#5 Pot	8'0" o.c.	
	365	<i>Gaultheria shallon</i>	Salal	#1 Pot	1'6" o.c.	
	46	<i>Lonicera caerulea</i>	Blue honeysuckle	#2 Pot	3'6" o.c.	
	40	<i>Mahonia repens</i>	Creeping Oregon Grape	#2 Pot	1'6" o.c.	
	137	<i>Philadelphus lewisii</i>	Lewis' Mock Orange	#2 Pot	3'0" o.c.	
	119	<i>Taxus brevifolia</i>	Pacific yew	#3 Pot	2'6" o.c.	
	145	<i>Taxus x media</i> 'Hickel'	Hick's Yew	1.25m. ht.	3'0" o.c.	
	129	<i>Vaccinium ovatum</i>	Evergreen Huckleberry	#3 Pot	2'6" o.c.	

- NOTES:**
1. ALL PLANT MATERIAL AND LANDSCAPING PRACTICES SHALL BE COMPLIANT WITH THE LATEST EDITION OF THE BCMA NURSERY STANDARDS.
 2. IN CASE OF DISCREPANCY BETWEEN PLANT INFORMATION ON THE LIST AND ON THE PLAN, THE LATTER SHALL PREVAIL.
 3. FINAL SOFTSCAPE AND GRADING LAYOUTS AS WELL AS LOCATION AND SPACING TO BE APPROVED BY LANDSCAPE ARCHITECT IN THE FIELD PRIOR TO INSTALLATION.
 4. ALL PLANT MATERIALS TO BE MANUALLY WATERED FROM START OF INSTALLATION THROUGH THE END OF THE WARRANTY PERIOD.
 5. INSTALL TREE PROTECTION FENCING AROUND ALL EXISTING TREES TO CITY STANDARDS. INSTALL TREE PROTECTION FENCING ON NEW PLANTING IF PHASED INSTALLATION IS REQUIRED.
 6. FINAL LOCATION, QUANTITY, TREE SPECIES TO THE SATISFACTION OF THE GENERAL MANAGER OF ENGINEERING.
 7. NEW TREE MUST BE OF GOOD STANDARD, MINIMUM 4 CM CALIPER AND INSTALLED WITH APPROVED ROOT BARRIERS, TREE GUARDS AND APPROPRIATE SOIL.
 8. ROOT BARRIERS SHALL BE 8" O.D. 3' AM LONG AND 18" D. 4MM DEEP. PLANTING DEPTH OF ROOT BALL MUST BE BELOW SIDEWALK GRADE. NEW STREET TREES TO BE CONFIRMED PRIOR TO ISSUANCE OF THE BUILDING PERMIT.

PLANT IMAGES

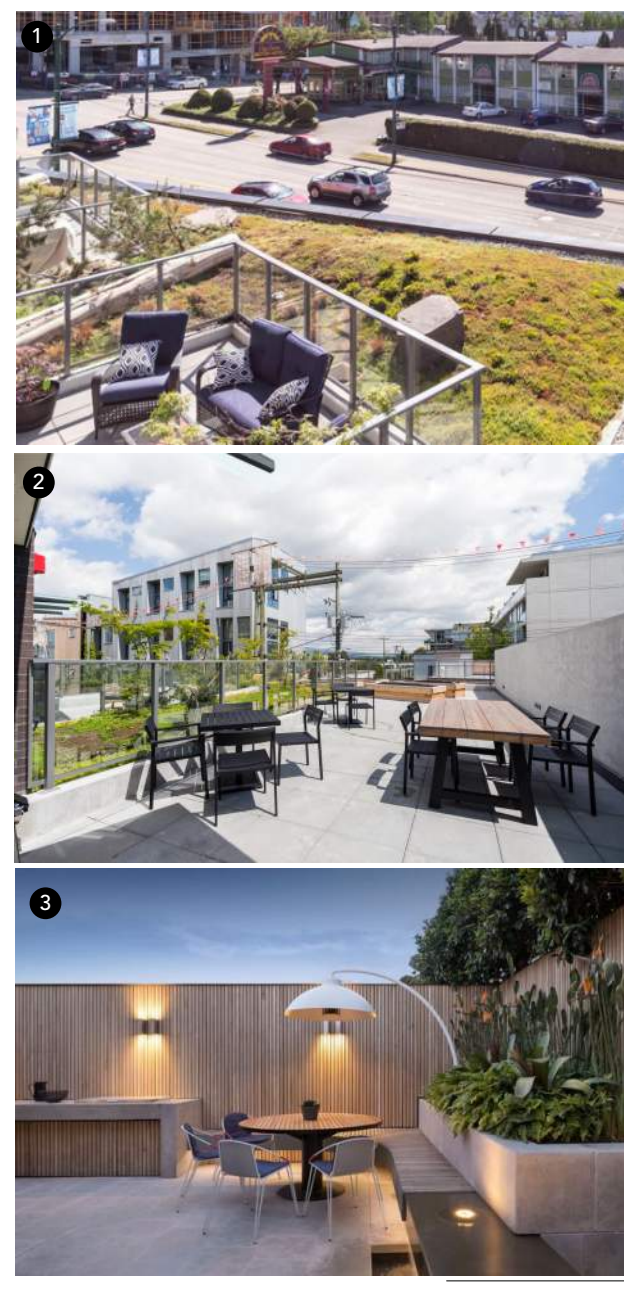


L7 LAYOUT AND MATERIALS PLAN

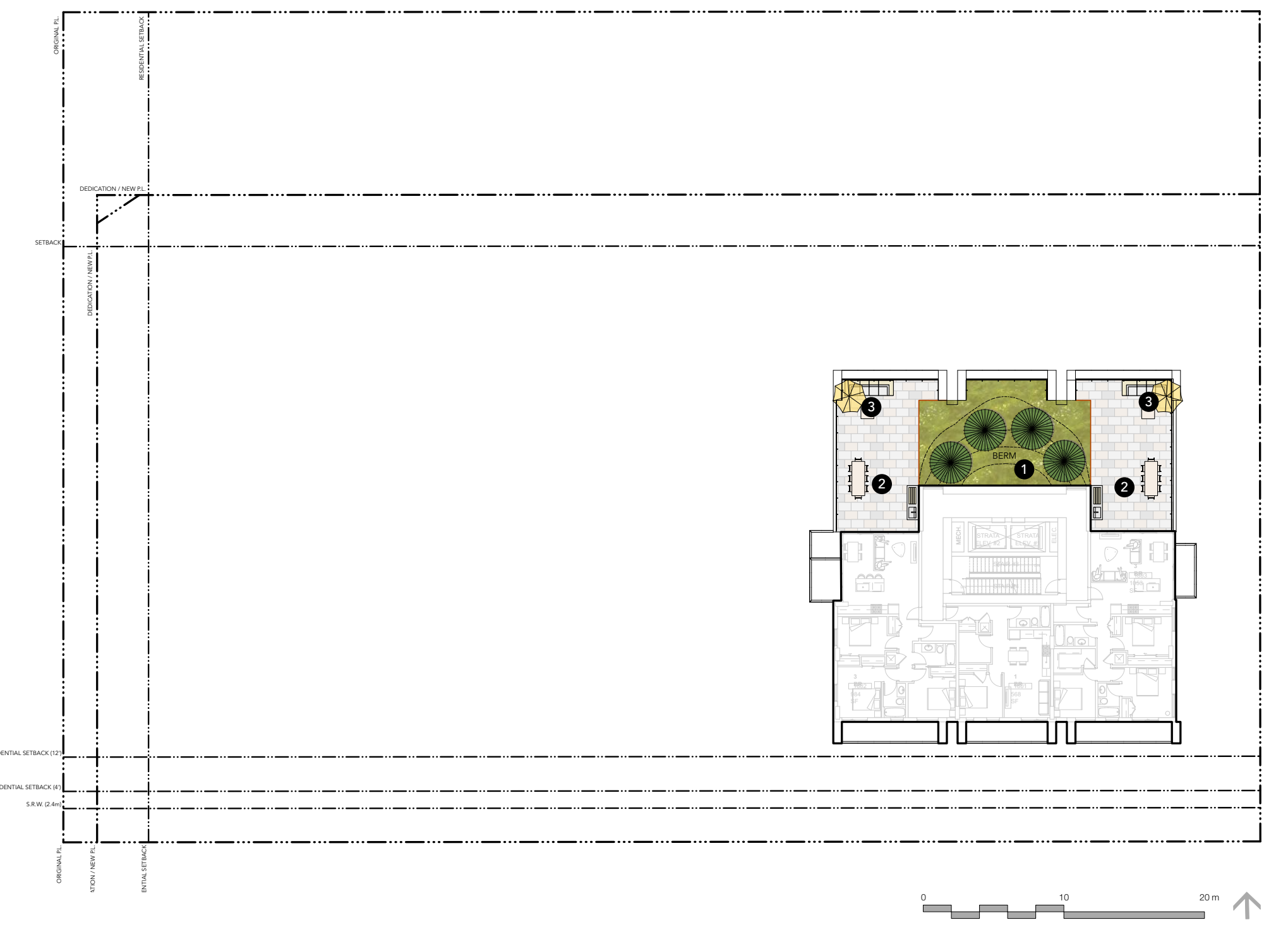
MATERIALS LEGEND

SYMBOL	TAG	DESCRIPTION
	1	PAVING TYPE 2: PATIO PAVING Delonca Porcelain Pavers 24 x 36", QUARTZ/Glass
	2	PLANTING TYPE 3 Sedum Mat

- KEY LEGEND**
- 1 PLANTED BERM
 - 2 DINING AREA
 - 3 LOUNGE AREA



L1 LAYOUT AND MATERIALS PLAN

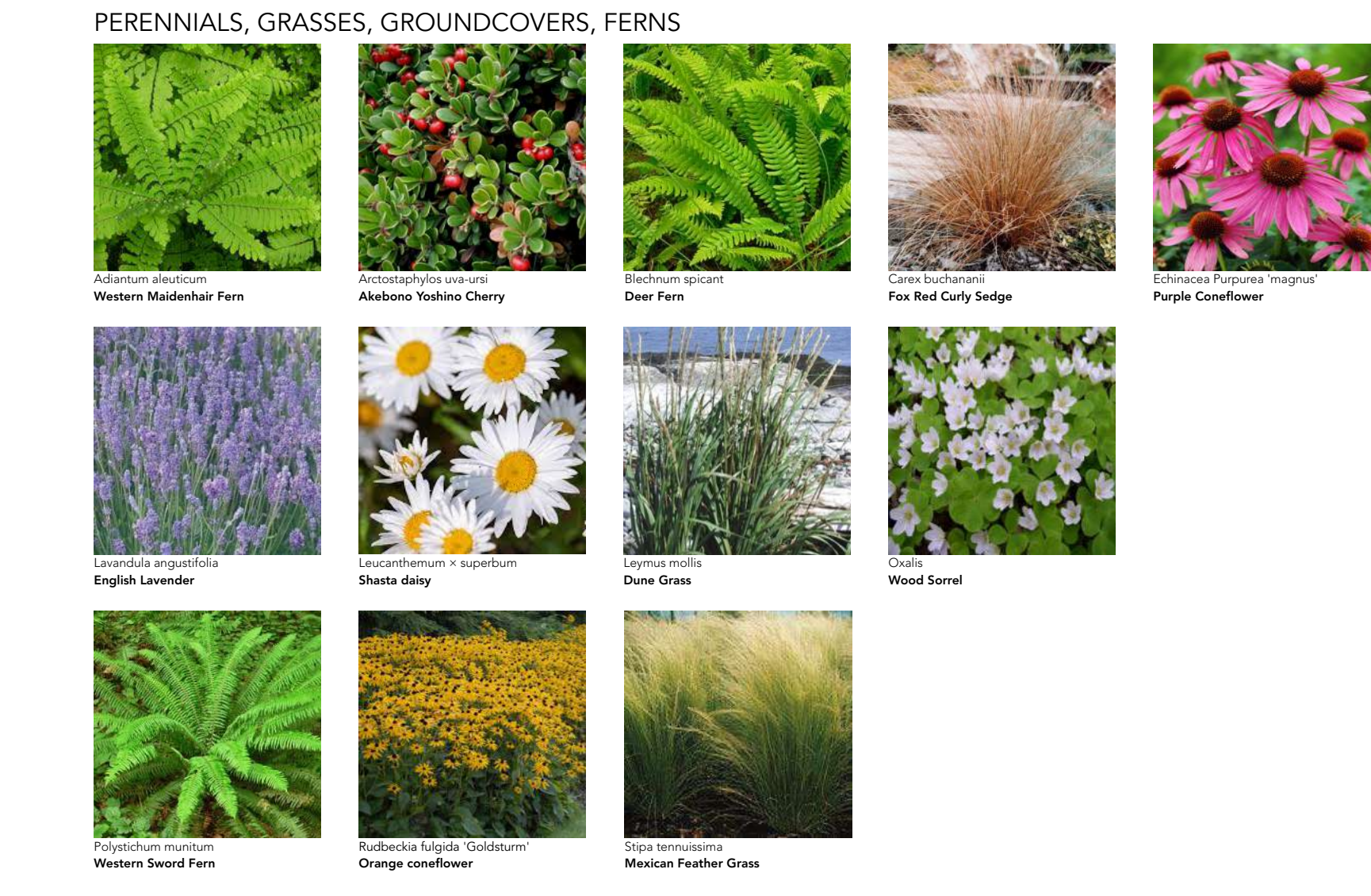


OVERALL PLANT LIST

Symbol	Quantity	Latin Name	Common Name	Scheduled Size	Spacing	Notes
PERENNIALS, GRASSES, GROUNDCOVER:						
	264	<i>Adiantum pedatum</i>	American Maidenhair Fern	#2 Pot	1'6" o.c.	
	555	<i>Actinophylos ovata</i>	Sea-berry, Kinnikinnick	#1 Pot	1'0" o.c.	
	140	<i>Blechnum spicant</i>	Deer Fern	#2 Pot	2'0" o.c.	
	67	<i>Carex buchananii</i>	Fox Red Curly Sedge	#2 pot	2'6" o.c.	
	42	<i>Echinacea purpurea</i> 'Magnus'	Purple Coneflower	#1 Pot	1'6" o.c.	
	73	<i>Lavandula angustifolia</i> 'Hidcote'	Hidcote Lavender	#2 Pot	2'0" o.c.	
	137	<i>Leucanthemum x superbum</i>	Shasta Daisy	#1 Pot	1'6" o.c.	
	102	<i>Leymus mollis</i>	Dune Grass	#3 Pot	2'6" o.c.	
	70	<i>Chamaenerion</i>	Reewood Sorrel	#1 Pot	1'6" o.c.	
	83	<i>Polystichum munium</i>	Western sword fern	#3 Pot	3'0" o.c.	
	46	<i>Rudbeckia fulgida</i> 'Goldsturm'	Black-Eyed Susan	#2 Pot	1'6" o.c.	
	31	<i>Sisya tenuissima</i>	Mexican Feather Grass	#3 pot	2'6" o.c.	

- NOTES:**
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PLANT IMAGES



L18 LAYOUT AND MATERIALS PLAN