

ARCHITECTURAL DESIGN RATIONALE

PROJECT ADDRESS:

955–935 West 57th Avenue and 7255–7255 Laurel Street, Vancouver, BC

SITE CONTEXT

The subject site is located between Oak Street and Laurel Street, north of West 57th Avenue, directly adjacent to Sir Winston Churchill Secondary School to the east. The school's athletic fields lie to the north and east, with the gymnasium positioned to the northeast of the site. To the west is a senior living facility and the Salvation Army homestead, recently approved for rezoning to permit a 19-storey and a 6-storey residential development with a child daycare centre.

The consolidated development site measures approximately 389' along its west edge and 279' along the north, with an excluded 69' x 136' parcel at its southeast corner. Laurel Street, which terminates in a cul-de-sac at the site's eastern boundary, frames the eastern edge.

REZONING INTENT

This rezoning application proposes a high-density multi-residential development comprising three new buildings:

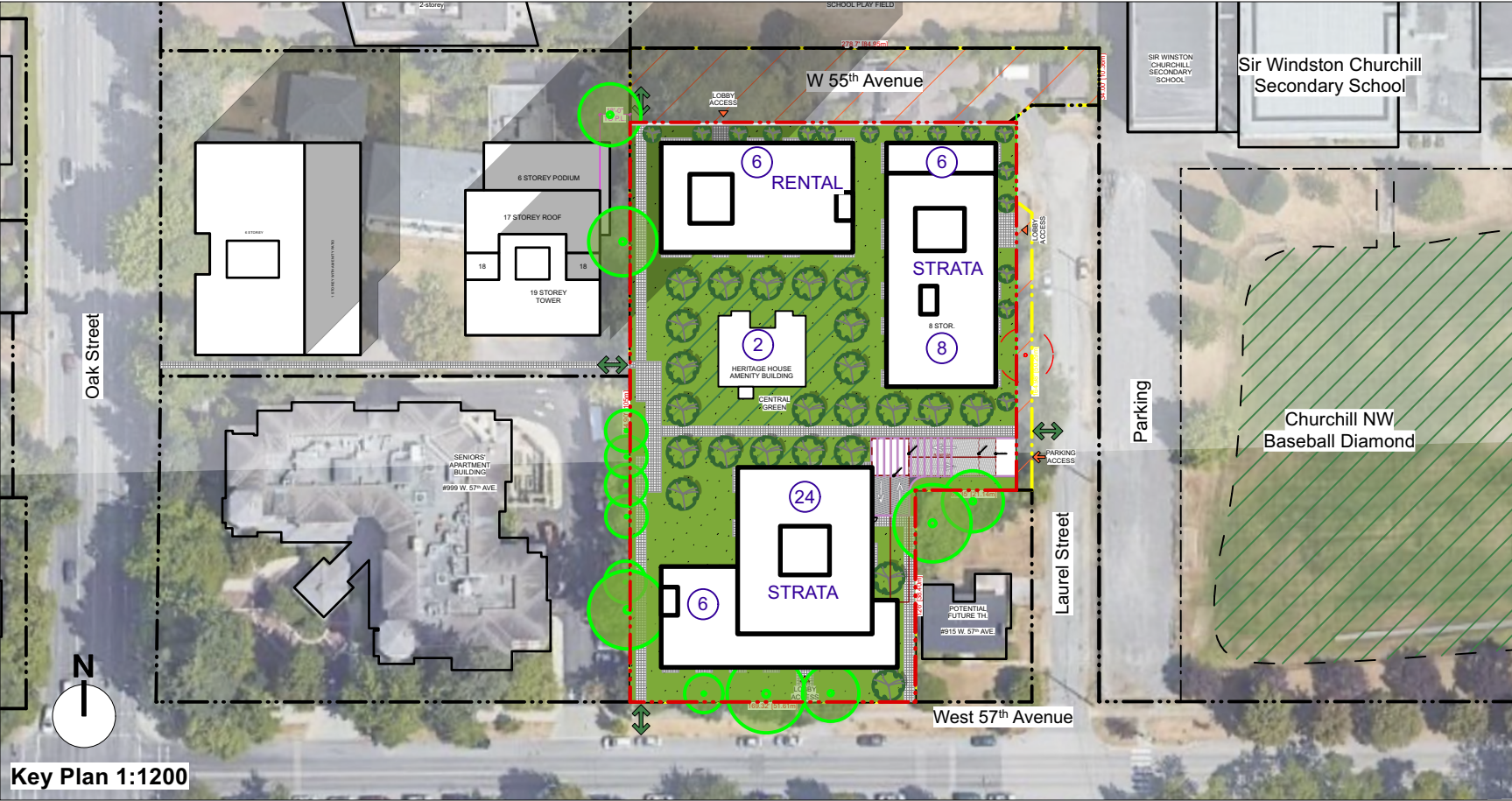
- A 24-storey residential strata tower fronting West 57th Avenue, acting as the project's primary visual and civic address.
- A 6-storey purpose-built rental building located along the north property line, fronting West 55th Avenue.
- A stepped 6- to 8-storey strata building along the east property line, facing Laurel Street and overlooking the school's northwest baseball diamond.
- A central courtyard featuring the rehabilitated heritage “C”-listed house, currently on 7255 Laurel Street, to be repurposed as indoor amenity for residents.

The combined density across the site is approximately 3.70 FSR (4.36 FSR after road dedication). The rental component will comprise roughly 15% of the total floor area, contributing to Vancouver's residential rental housing goals.

POLICY CONTEXT

The site falls within the R1-1 zoning district and is identified as a unique site in the City of Vancouver's Cambie Corridor Plan (p.154). While the City's conceptual site illustration (p.177) serves as a general guide, the actual configuration varies slightly, particularly at the southeast corner of the site, which in the plan fully extends to the West 57th Avenue and Laurel Street intersection, whereas this 69' x 126' site is not part of this proposal, as shown in the key plan.

The development retains and rehabilitates the heritage house at 7255 Laurel Street, now repositioned into the interior of the site as a feature within the central courtyard. While not visible from the public street, the house becomes an architectural anchor and spatial node to be explored on foot, reinforcing a pedestrian-oriented character.



ARCHITECTURAL RESPONSE

The proposed massing and site layout carefully balance urban density with sensitive site integration and a coherent public realm strategy.

The 24-storey tower addresses West 57th Avenue, providing a strong vertical presence and urban frontage along a major corridor. The 6-storey rental building on the north edge frames a future extension of West 55th Avenue (via road dedication), maintaining a consistent urban scale toward the school playing fields. The 6- to 8-storey stepped strata building along Laurel Street responds to the institutional edge condition and terraces down to reduce its profile towards the adjacent school. At the heart of the site, the heritage house has been rehabilitated, restored, and relocated to form a central indoor amenity space within a large, landscaped courtyard. Although not directly exposed to surrounding streets, its location encourages pedestrian exploration and provides a sense of identity, continuity, and cultural value.

Two new pedestrian pathways traverse the site, a north-south walkway linking the future West 55th Avenue extension to West 57th Avenue. An east-west route connecting the Salvation Army Homestead precinct to the school’s sports fields.

Together, these paths foster pedestrian connectivity, passive surveillance, and a layered approach to open space, all activated through seating nodes, landscape design, and visual interest.

VEHICULAR ACCESS AND SERVICES

Vehicular access is provided from Laurel Street via an east-side entrance ramp to a three-level underground parkade.

- The parkade accommodates:
- 330 residential stalls
 - 9 visitor stalls
 - bicycle parking
 - garbage and recycling areas and utility services

The design anticipates potential phasing or staging by allowing for a future secondary parking access ramp from the north side, with an option to subdivide the parkade if necessary. All provisions comply with the Vancouver Parking By-law.

SUSTAINABILITY STRATEGY

The project will meet or exceed the requirements of the City’s Green Buildings Policy for rezonings.

- Key strategies include:
- High-efficiency in-suite heat pumps for heating and cooling
 - Energy or heat recovery ventilation systems
 - Energy star-rated appliances and high-efficiency mechanical systems
 - Water conservation through low-flow fixtures
 - Stormwater management via rainwater retention strategies
 - Enhanced indoor air quality through material selection
 - Multi-glazed, low-e window systems
 - Air tight envelope design to reduce air leakage and thermal bridging

These measures support the City’s green building climate action goals and create healthier, more comfortable living environments for future residents.



TREE RETENTION

A fundamental objective of the proposal is the preservation of mature trees, particularly along the west and south property lines.

A generous 18-foot setback along the west property line allows for the retention of significant existing trees, which offer natural screening from adjacent developments, support biodiversity, and reinforce a verdant site edge.

Along West 57th Avenue, select mature tree retention complements new layered planting to enhance the pedestrian experience and maintain the established rhythm of greenery along the boulevard.

Within the site, a central courtyard, framed by the three new buildings and anchored by the rehabilitated heritage house, serves as the main open space and communal heart.

- This area features:
- Passive outdoor amenity spaces
 - Multi-season planting
 - Pedestrian paths, seating, and ecological zones

The landscape design blends heritage character, urban ecology, and livability, ensuring the project contributes positively to both the natural and built environments.

PRELIMINARY
For discussion only.

PROJECT

**W. 57th Ave.
at Laurel Street
Central Courtyard**

935 - 955 W 57 Avenue
and 7225 - 7255 Laue! Street

Site Context

JOB NO.	LAU 24-04
DRAWN	SV
DATE	2025-07-09
SCALE	AS SHOWN
CHECKED	WTL

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2025 July 9 10:53:14 AM Laurel and W 57th Avenue - Central Courtyard.wvx



W. 57th AVENUE
LAUREL STREET - LOOKING WEST



915 W. 57th AVENUE



7255 LAUREL STREET
(GLASS 'C' HERITAGE HOUSE)
LAUREL STREET - LOOKING WEST, CONTINUED

7235 LAUREL STREET

7225 LAUREL STREET



LAUREL STREET - LOOKING EAST

W. T. LEUNG ARCHITECTS INC.

Suite 300, 973 West Broadway,
Vancouver, British Columbia,
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Telephone 604 736-9711
Facsimile 604 736-7991

ISSUE/REVISION

PRELIMINARY
For discussion only.

PROJECT

**W. 57th Ave.
at Laurel Street
Central Courtyard**

935 - 955 W 57 Avenue
and 7225 - 7255 Laue! Street

Context Protos

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LAUREL STREET - LOOKING NORTH FROM WEST 57th AVENUE



SPORTS FIELD NORTH OF SITE - LOOKING SOUTH FROM WEST 54th AVENUE



REMAINDER LOT - 915 WEST 57th AVENUE



7255 LAUREL STREET (CLASS 'C' HERITAGE HOUSE)



SIR WINSTON CHURCHILL SECONDARY SCHOOL - NEARBY GYMNASIUM



SALVATION ARMY HOMESTEAD - 975 WEST 57th AVENUE



SITE WITH ROW OF MATURE TREES, AS SEEN FROM SUNRISE SENIOR LIVING - LOOKING EAST

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TOTAL	Gross	Amenity	Storage	Wall Exemption	Total Exemption	Net (FSR) Area
RENTAL BUILDING A	42,532 sf	0 sf	1,475 sf	0 sf	1,475 sf	41,057 sf
STRATA BUILDING B	74,304 sf	4,359 sf	2,050 sf	0 sf	6,409 sf	67,895 sf
STRATA BUILDING C	208,668 sf	0 sf	5,950 sf	0 sf	5,500 sf	203,168 sf
TOTAL	325,505 sf	4,359 sf	9,475 sf	0 sf	13,384 sf	312,121 sf

SITE AREA	84,408 sf	71,647 sf* (after road dedication)	
FSR RENTAL	FSR 0.49	FSR 0.57	15.1%
FSR STRATA	FSR 3.21	FSR 3.78	84.9%
NET FSR	FSR 3.70	FSR 4.36	

RENTAL BUILDING A						
Floor	Gross	Amenity	Storage	Wall Exemption	Total Exemptions	Net FSR Area
Floor - 1	6,938 sf	0 sf	225 sf		225 sf	6,713 sf
Floor - 2	6,938 sf		250 sf		250 sf	6,688 sf
Floor - 3	6,938 sf		250 sf		250 sf	6,688 sf
Floor - 4	6,938 sf		250 sf		250 sf	6,688 sf
Floor - 5	6,938 sf		250 sf		250 sf	6,688 sf
Floor - 6	6,938 sf		250 sf		250 sf	6,688 sf
Floor - 7	906 sf					906 sf
Total	42,532 sf	0 sf	1,475 sf	0 sf	1,475 sf	41,057 sf

STRATA BUILDING B						
Floor	Gross	Amenity	Storage	Wall Exemption	Total Exemptions	Net FSR Area
Floor - 1	11,098 sf	2,211 sf	225 sf		2,436 sf	8,661 sf
Floor - 2	11,034 sf	2,148 sf	275 sf		2,423 sf	8,611 sf
Floor - 3	8,886 sf		275 sf		275 sf	8,611 sf
Floor - 4	8,886 sf		275 sf		275 sf	8,611 sf
Floor - 5	8,886 sf		275 sf		275 sf	8,611 sf
Floor - 6	8,886 sf		275 sf		275 sf	8,611 sf
Floor - 7	7,860 sf		225 sf		225 sf	7,635 sf
Floor - 8	7,860 sf		225 sf		225 sf	7,635 sf
Floor - 9 (Roof)	906 sf					906 sf
Total	74,304 sf	4,359 sf	2,050 sf	0 sf	6,409 sf	67,895 sf

STRATA BUILDING C						
Floor	Gross	Amenity	Storage	Wall Exemption	Total Exemptions	Net FSR Area
Floor - 1	12,223 sf		300 sf		300 sf	11,923 sf
Floor - 2	12,223 sf		325 sf		325 sf	11,898 sf
Floor - 3	12,223 sf		325 sf		325 sf	11,898 sf
Floor - 4	12,223 sf		325 sf		325 sf	11,898 sf
Floor - 5	12,223 sf		325 sf		325 sf	11,898 sf
Floor - 6	12,223 sf		325 sf		325 sf	11,898 sf
Floor - 7	7,665 sf		200 sf		200 sf	7,465 sf
Floor - 8	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 9	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 10	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 11	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 12	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 13	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 14	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 15	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 16	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 17	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 18	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 19	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 20	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 21	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 22	7,460 sf		225 sf		225 sf	7,235 sf
Floor - 23	7,460 sf		225 sf			7,460 sf
Floor - 24	7,460 sf		225 sf			7,460 sf
Floor - 25 (Roof)	848 sf					848 sf
Total	208,668 sf	0 sf	5,950 sf	0 sf	5,500 sf	203,168 sf

PRELIMINARY
For discussion only.

PROJECT
**W. 57th Ave.
at Laurel Street
Central Courtyard**

935 - 955 W 57 Avenue
and 7225 - 7255 LaueI Street

Floor Areas

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TOTAL	STUDIO	1 BDR	2 BDR	3 BDR	TOTAL
RENTAL BUILDING A	0	0	0	0	0
STRATA BUILDING B	0	42	37	3	82
STRATA BUILDING C	0	102	120	12	234
TOTAL	0	144	157	15	316

AMENITY		REQUIRED	PROVIDED
INDOOR AMENITY	13 sf / UNIT	4,108 sf	4,359 sf
OUTDOOR AMENITY	21.5 sf / UNIT	6,794 sf	10,000 sf

RENTAL BUILDING A	STUDIO	1 BDR	2 BDR	3 BDR	TOTAL
Floor - 1	0	7	2	0	9
Floor - 2	0	8	2	0	10
Floor - 3	0	8	2	0	10
Floor - 4	0	8	2	0	10
Floor - 5	0	8	2	0	10
Floor - 6	0	8	2	0	10
Total	0	47	12	0	59

STRATA BUILDING B	STUDIO	1 BDR	2 BDR	3 BDR	TOTAL
Floor - 1	0	4	4	1	9
Floor - 2	0	6	5	0	11
Floor - 3	0	6	5	0	11
Floor - 4	0	6	5	0	11
Floor - 5	0	6	5	0	11
Floor - 6	0	6	5	0	11
Floor - 7	0	4	4	1	9
Floor - 8	0	4	4	1	9
Total	0	42	37	3	82

STRATA BUILDING C	STUDIO	1 BDR	2 BDR	3 BDR	TOTAL
Floor - 1	0	6	4	2	12
Floor - 2	0	6	5	2	13
Floor - 3	0	6	5	2	13
Floor - 4	0	6	5	2	13
Floor - 5	0	6	5	2	13
Floor - 6	0	6	5	2	13
Floor - 7	0	2	6	0	8
Floor - 8	0	4	5	0	9
Floor - 9	0	4	5	0	9
Floor - 10	0	4	5	0	9
Floor - 11	0	4	5	0	9
Floor - 12	0	4	5	0	9
Floor - 13	0	0	5	0	5
Floor - 14	0	4	5	0	9
Floor - 15	0	4	5	0	9
Floor - 16	0	4	5	0	9
Floor - 17	0	4	5	0	9
Floor - 18	0	4	5	0	9
Floor - 19	0	4	5	0	9
Floor - 20	0	4	5	0	9
Floor - 21	0	4	5	0	9
Floor - 22	0	4	5	0	9
Floor - 23	0	4	5	0	9
Floor - 24	0	4	5	0	9
Total	0	102	120	12	234

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**W. 57th Ave.
at Laurel Street
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935 - 955 W 57 Avenue
and 7225 - 7255 LaueI Street

Unit Mix

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06 | UNIQUE SITES

Introduction

The Cambie Corridor includes several large sites requiring site-specific policy direction to appropriately respond to the existing uses, unique characteristics, site size, and local context.

These sites provide an opportunity to deliver diverse and affordable housing options, local amenities, and increased neighbourhood vibrancy—helping to shape a complete community.

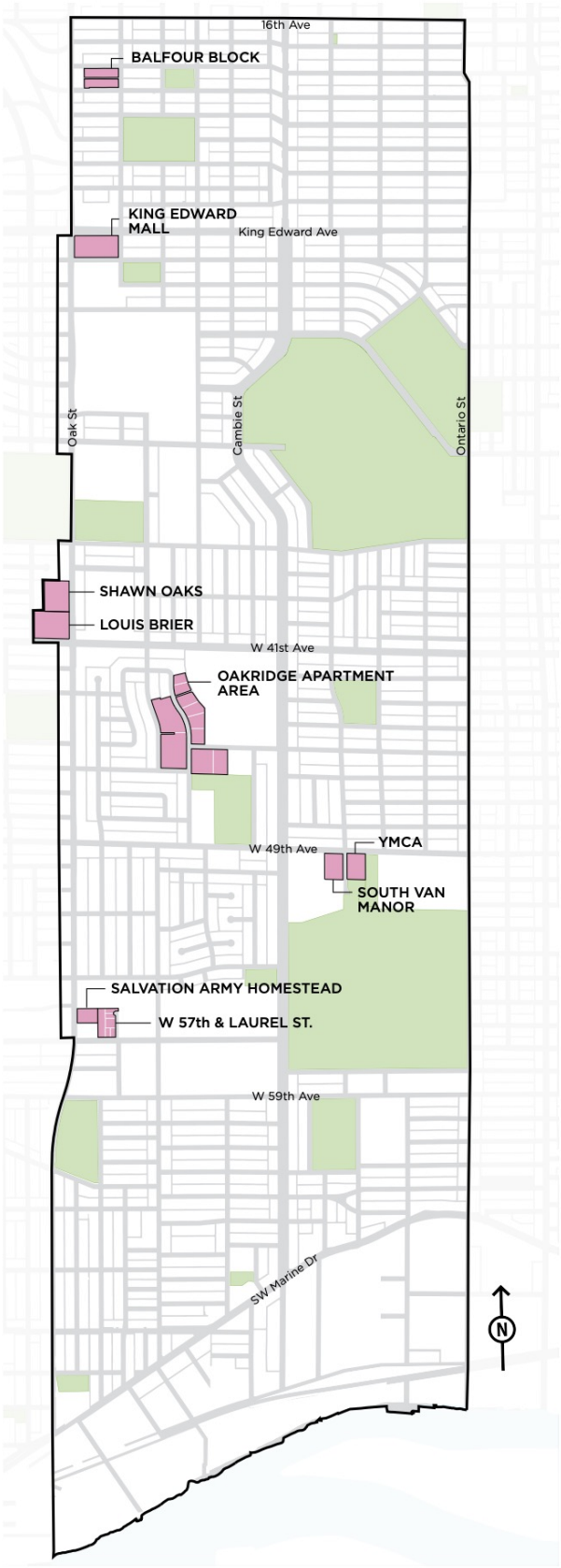
How This Chapter Works

Development directions in this chapter vary by the location and characteristics of each site and acknowledge that each site is likely to develop over a different time horizon.

Plan policy is intended to provide a rigorous framework to evaluate redevelopment, while acknowledging flexibility for the best response over the long-term.

This chapter includes the following:

- Specific city-wide policy references that will guide Unique Site development
- High-level planning and urban design principles applicable to all Unique Sites
- Site-specific planning and urban design directions, as well as key public benefits
- A concept plan and/or illustration for each site, showing the envisioned site organization and key connections.



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.

6.9 57TH AND LAUREL PRECINCT

Location: 915, 935, 955 57 Avenue, 7255, 7235, 7225 Laurel Street

Site Size: Six parcels ranging from ~0.19 to ~0.90 acres

Intent: This unique cluster of small lots includes significant features such as large treed areas and a heritage house. Over time, it may evolve to provide more housing options while retaining its unique site features. New development will include low- and mid-rise buildings that provide an active residential street interface. New connections through the site and an enhanced public realm along 57th Avenue will integrate the site into the mixed use community.

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

- 6.9.1 Allow a range of housing types, emphasizing low-rise apartments or townhouses on the southern portion of the site and lower mid-rise buildings internal to the site.
- 6.9.2 All buildings will integrate ground-oriented units on the first floor to broaden housing choice and create strong connections to walkways and open space.
- 6.9.3 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 amenities (e.g., childcare).

Neighbourhood Scale, Identity & Transition

- 6.9.4 New development will integrate, restore, and protect the heritage house at 7255 Laurel Street as a key precinct element.
- 6.9.5 The heritage house may be relocated to the southern edge of the site (57th Avenue) to maximize public exposure and facilitate overall site organization.
- 6.9.6 New development will provide respectful transition and setbacks to the heritage house.

Open Space and Public Places

- 6.9.7 Incorporate a central green space within this portion of the precinct, using tree retention as a key site design consideration.

Community Connections

- 6.9.8 Provide a new, full east-west vehicle and pedestrian connection (primary active link)



along the northern edge of the consolidated sites from Laurel Street to the western property line, ultimately connecting to Oak Street (through the Salvation Army redevelopment). Design will be guided by the *Cambie Corridor Public Realm Plan*.

- 6.9.9 Proposals must include 955 57th Avenue and 7225 Laurel Street to provide the east-west road connection at the north edge of the site, connecting Laurel to Oak Street, and to integrate precinct open space.
- 6.9.10 Provide a north-south pedestrian connection from the new east-west street to 57th Avenue in conjunction with the central green space and tree retention. Specific location will be determined through the rezoning process.
- 6.9.11 Integrate high-quality publicly accessible connections through the site that link to open spaces, highlight the heritage house, and break up the block.
- 6.9.12 Proposals will include a comprehensive open space and connections plan illustrating implementation of the overall precinct vision, including 975 57th Avenue.

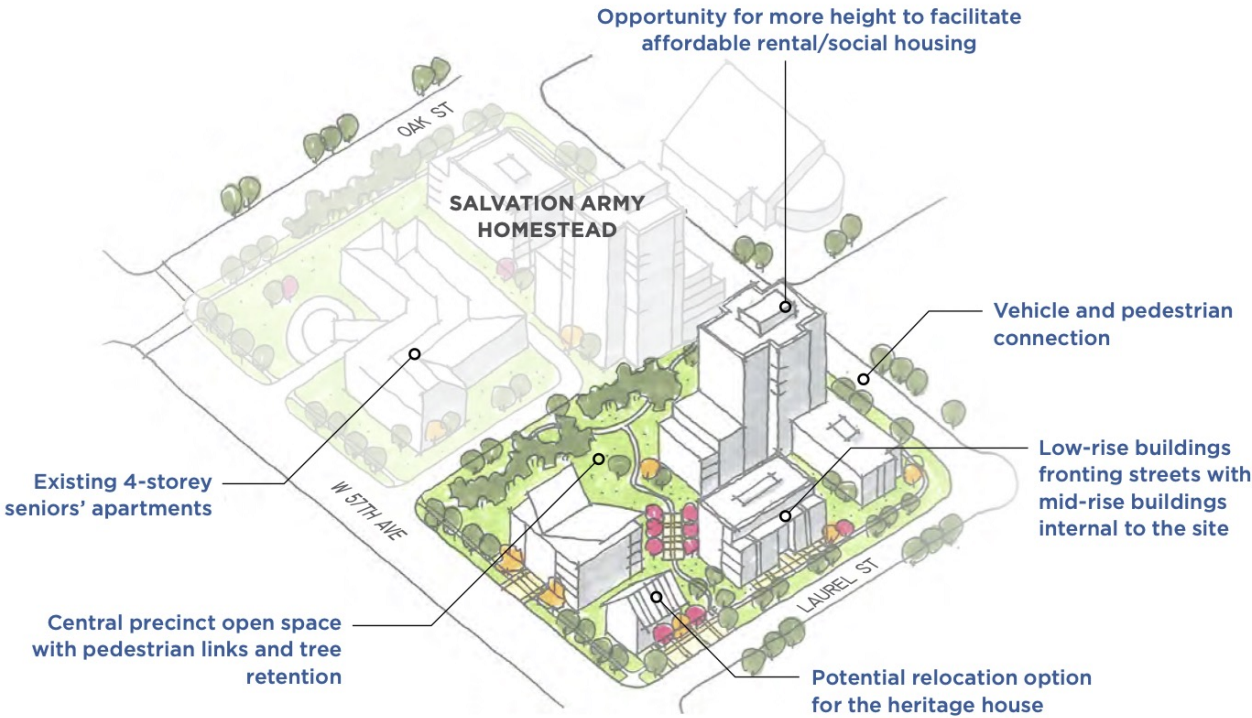
Amenities

- 6.9.13 This precinct is a priority location for a new childcare facility. The ultimate provision, size, and location will be confirmed/determined through the rezoning process. Delivery of a childcare facility will be balanced with other on-site priorities such as tree retention and heritage protection.

A Coordinated Precinct

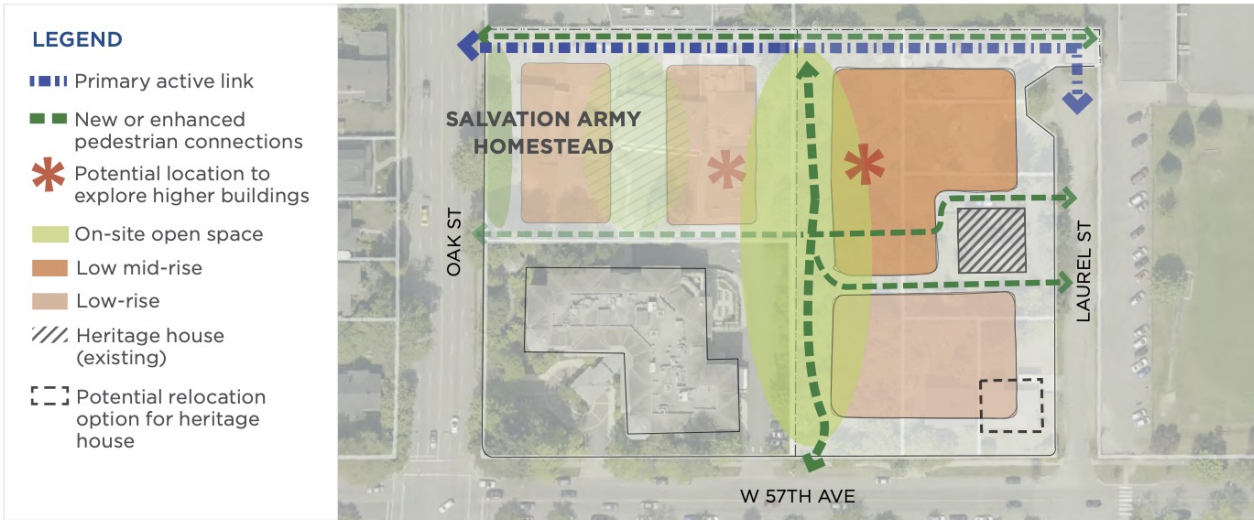
- 6.9.14 A full assembly of all parcels (excluding the Salvation Army site) is preferred. However, a plan that demonstrates an equitable approach delivering on all site objectives may be considered for rezoning.

Conceptual Design



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.



ISSUE/REVISION

PRELIMINARY
For discussion only.

PROJECT

**W. 57th Ave.
at Laurel Street
Central Courtyard**

935 - 955 W 57 Avenue
and 7225 - 7255 Laue! Street

Applicable
Guidelines

JOB NO.	LAU 24-04
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TOPOGRAPHIC PLAN OF: LOT 1 AND LOT 2, PLAN 9206; AMENDED LOT A(SEE 244332L) PLAN 6003; LOTS A, B AND C, PLAN 10863;
ALL OF LOT 8, BLOCK 16A, DISTRICT LOT 526

PLD:
000-741-283
000-741-321
000-741-324
000-278-469
000-278-475
000-278-505

0 5 10 20
ALL DISTANCES ARE IN METRES AND DECIMALS
THEREOF UNLESS OTHERWISE NOTED.

The intended plot size of this plan is 559mm
in width by 864mm in height (D Size)
when plotted at a scale of 1:250



This document shows the
relative location of the
structures and features with
reference to the boundaries of
the parcel described above.
It shall not be used to define
property lines or property corners,
and should be used in conjunction
with the title and other documents
to determine any changes
which may affect land use.

LOT DIMENSIONS ARE FROM
GROUND SURVEY



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W. 57th Ave.
at Laurel Street
Central Courtyard

935 - 955 W 57 Avenue
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Survey

JOB NO. LAU 24-04

DRAWN SV

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TREE ASSESSMENT DETAIL - TOPOGRAPHIC BASE PLAN
HEALTH AND STRUCTURE CONDITION OF EXISTING TREES - FOR INFORMATION ONLY

LEGEND-TREE ASSESSMENT:
Tree condition ratings consider the current health and structural condition observed by the Project Arborist (PA) at the time of inspection and using an established visual assessment methods. See arborist report appendix B for details.
Tree Protection Zone (TPZ) planning requires consultation with the PA as the project design advances. Any proposed reduction of or encroachment into a TPZ without approval of the PA and may be conditional to structural treatments or tree impact mitigation measures to mitigate impacts.

XXX denotes ASSESSED TAG NUMBER or ID REFERENCE
XXXX denotes SURVEY TAG NUMBER or ID REFERENCE (if applicable)
XXXXX denotes UNASSESSED TREE or an APPROXIMATE LOCATION
• If an unassessed tree is contemplated for retention and/or is located close to a neighbouring property, the tree must be accurately surveyed before its treatment is treated.

shared denotes a SHARED OWNERSHIP TREE
• Ownership of a tree is determined from survey information and site observations by the PA. When a portion of the trunk or ground height crosses over a property line, the tree is considered to be jointly owned by the respective property owners.

GOOD denotes a tree in GOOD CONDITION
• Fully suitable for preservation.
• Subject to the design meeting applicable protection specifications.

F denotes a tree in FAIR CONDITION
• A candidate for preservation.
• Subject to the design meeting applicable protection specifications and feasibility of remedial treatments to mitigate defects (structural or health related).

POOR denotes a tree in POOR CONDITION
• Not recommended for preservation.
• Structures to retain might be feasible subject to certain project related conditions or retention in consultation with adjacent trees, etc.

DEAD denotes a tree located DEAD
• A tree located in neighbouring lands and within influencing distance of the project.
• The project may need to consult municipality to determine if this is a by-law protected tree.

UNASSESSED denotes an UNASSESSED TREE
• A tree that is smaller than (bush defined) protected size.
• The project may need to consult municipality to determine if this is a by-law protected tree.

PRELIMINARY OVERALL WT
• Provided for project planning and initial design consideration only - final WT specifications are to be determined through consultation with the PA as the project design advances.

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PROJECT

**W. 57th Ave.
at Laurel Street
Central Courtyard**

935 - 955 W 57 Avenue
and 7225 - 7255 Laurel Street

**Arbourist
Plan**

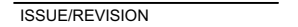
JOB NO.	LAU 24-04
DRAWN	SV
DATE	2025-07-09
SCALE	AS SHOWN
CHECKED	WTL

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**EXCERPT FROM THE ARBOURIST REPORT
BY NORMAN HOL, DECEMBER 5th, 2024**

A1.10



PROJECT

935 - 955 W 57 Avenue
and 7225 - 7255 Laue Street

JOB NO.	LAU 24-04
DRAWN	SV
DATE	2025-07-09
SCALE	1:500
CHECKED	WTL

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A2.01





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PROJECT
**W. 57th Ave.
at Laurel Street
Central Courtyard**

935 - 955 W 57 Avenue
and 7225 - 7255 LaueI Street

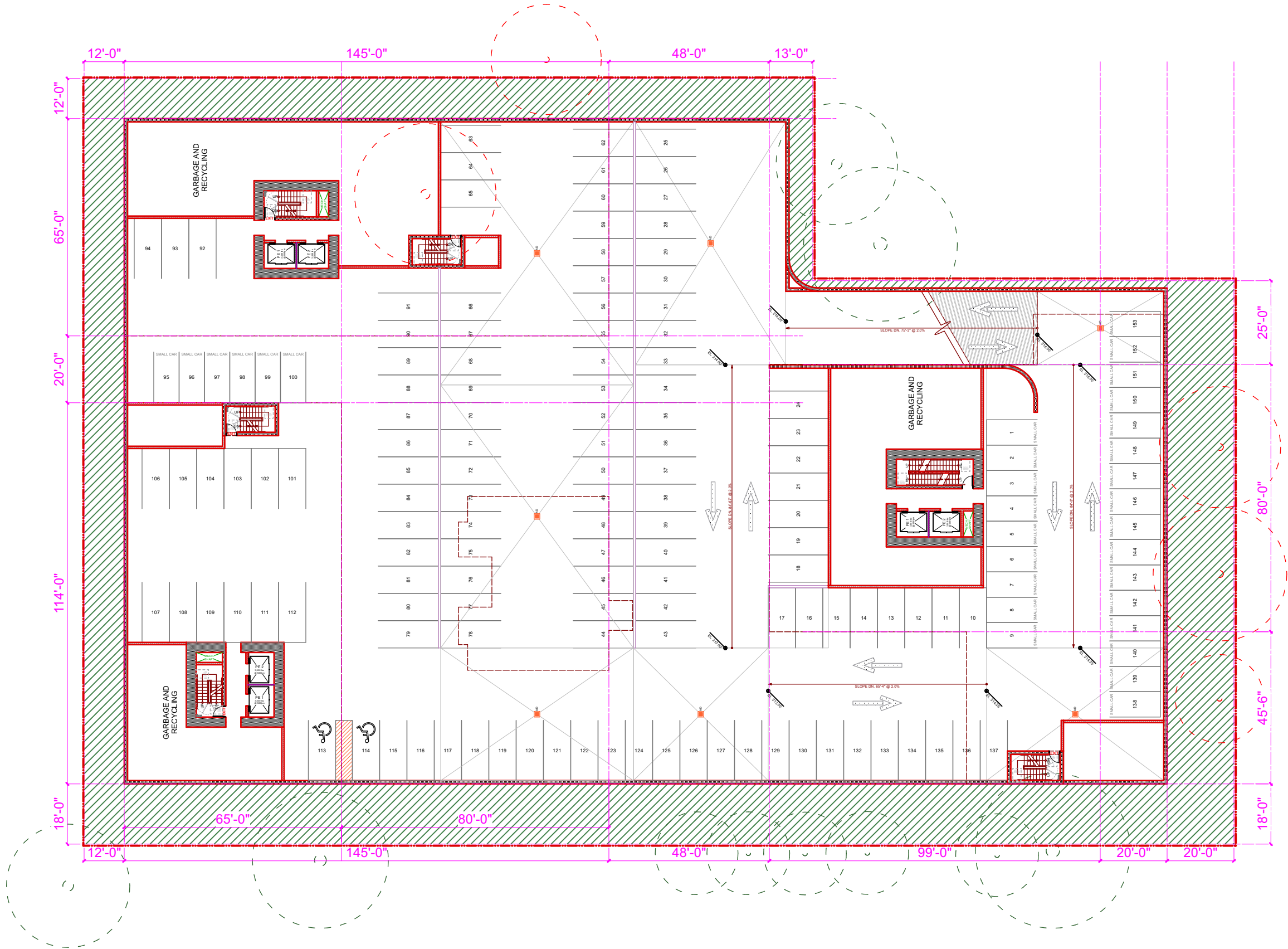
Level P-1 Plan

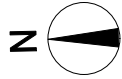
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DRAWN SV
DATE 2025-07-09
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A2.02





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PROJECT

**W. 57th Ave.
at Laurel Street
Central Courtyard**

935 - 955 W 57 Avenue
and 7225 - 7255 Laue! Street

Level 1 Plan

JOB NO.	LAU 24-04
DRAWN	SV
DATE	2025-07-09
SCALE	1/32" = 1'-0"
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A2.03





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PROJECT

W. 57th Ave.
at Laurel Street
Central Courtyard

935 - 955 W 57 Avenue
and 7225 - 7255 LaueI Street

Level 2-6 Plan

JOB NO. LAU 24-04

DRAWN SV

DATE 2025-07-09

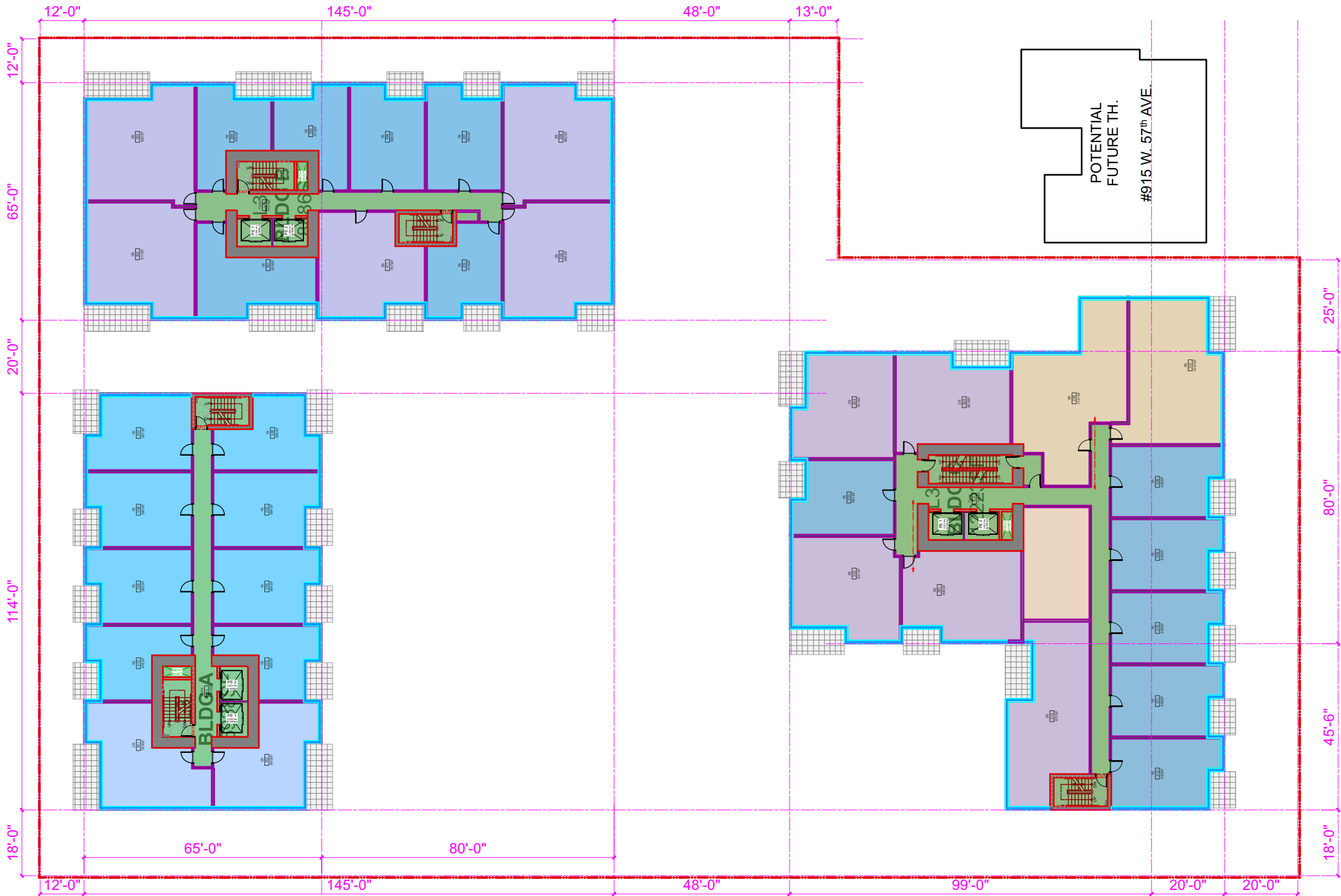
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A2.04



JM		18	
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W. 57th Ave.
at Laurel Street
Central Courtyard

935 - 955 W 57 Avenue
and 7225 - 7255 LaueI Street

Level 7 Plan

JOB NO. LAU 24-04

DRAWN SV

DATE 2025-07-09

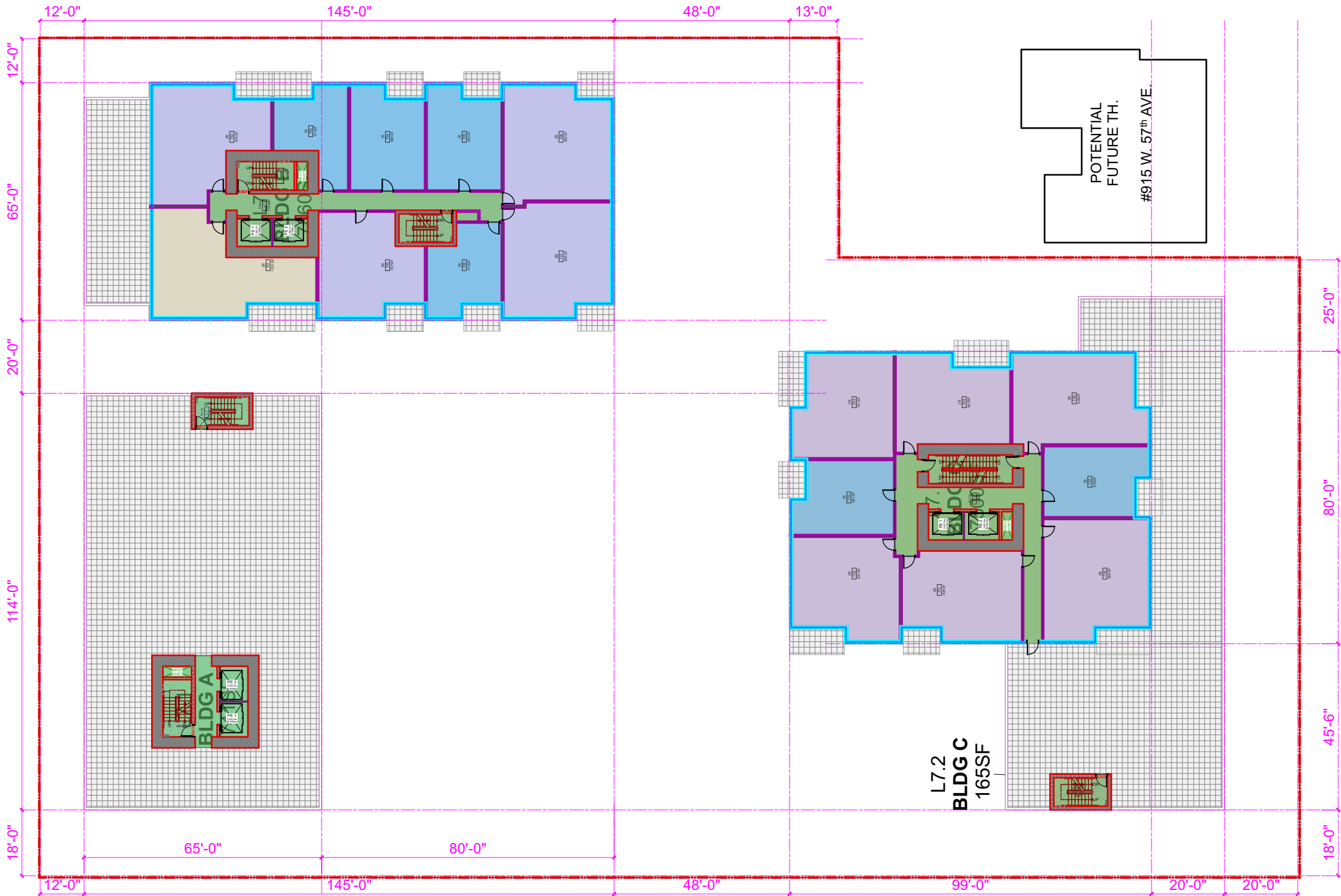
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JM

18



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W. 57th Ave.
at Laurel Street
Central Courtyard

935 - 955 W 57 Avenue
and 7225 - 7255 LaueI Street

Level 8 Plan

JOB NO. LAU 24-04

DRAWN SV

DATE 2025-07-09

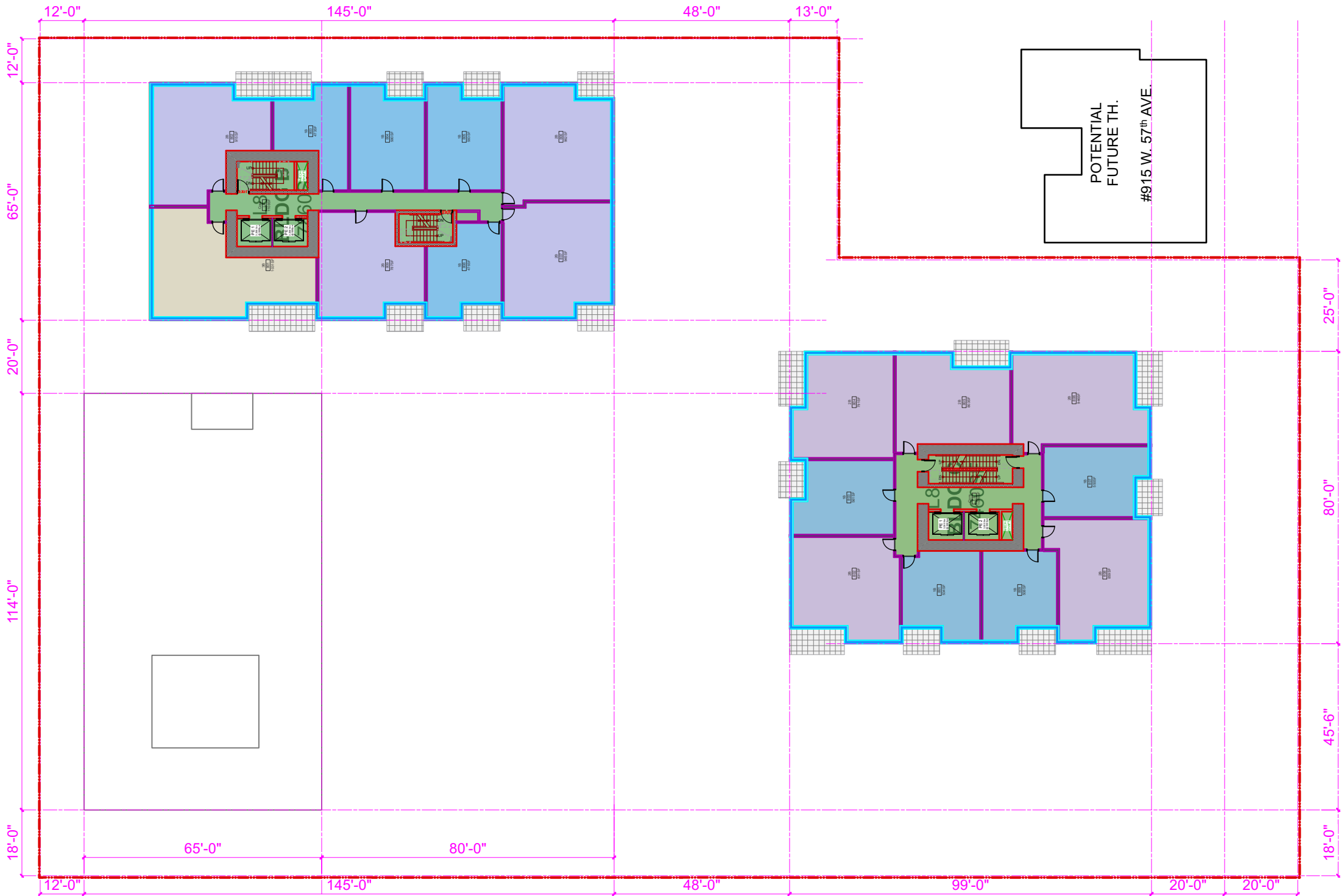
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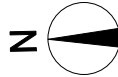
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A2.06



2025 July 9 10:53:22 AM Laurel and W 57th Avenue - Central Courtyard.wvx



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PROJECT

**W. 57th Ave.
at Laurel Street
Central Courtyard**

935 - 955 W 57 Avenue
and 7225 - 7255 LaueI Street

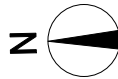
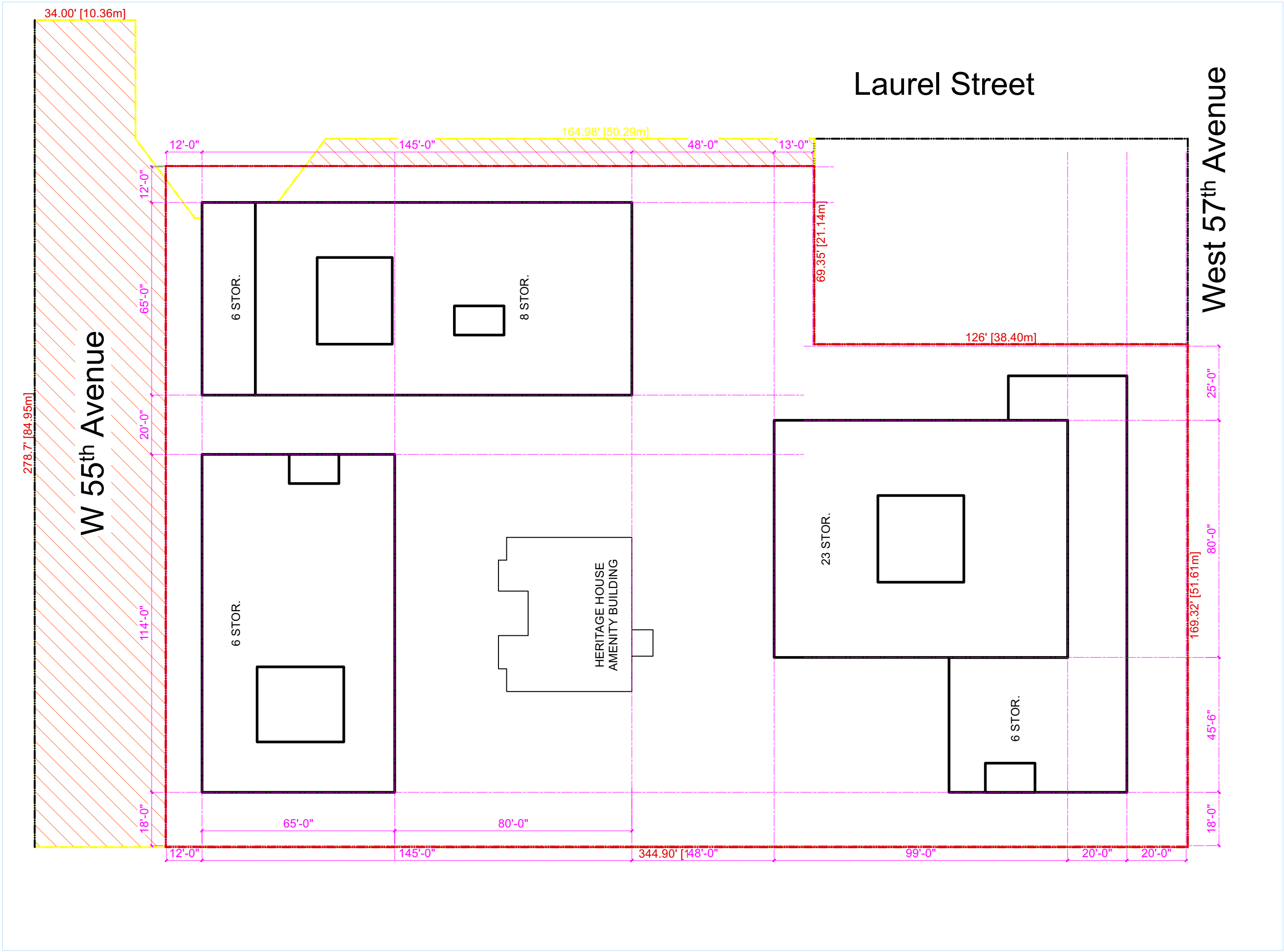
Level 10 Plan

JOB NO.	LAU 24-04
DRAWN	SV
DATE	2025-07-09
SCALE	1/32" = 1'-0"
CHECKED	WTL

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A2.07



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**W. 57th Ave.
at Laurel Street
Central Courtyard**

935 - 955 W 57 Avenue
and 7225 - 7255 Laue! Street

Level Roof Plan

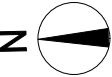
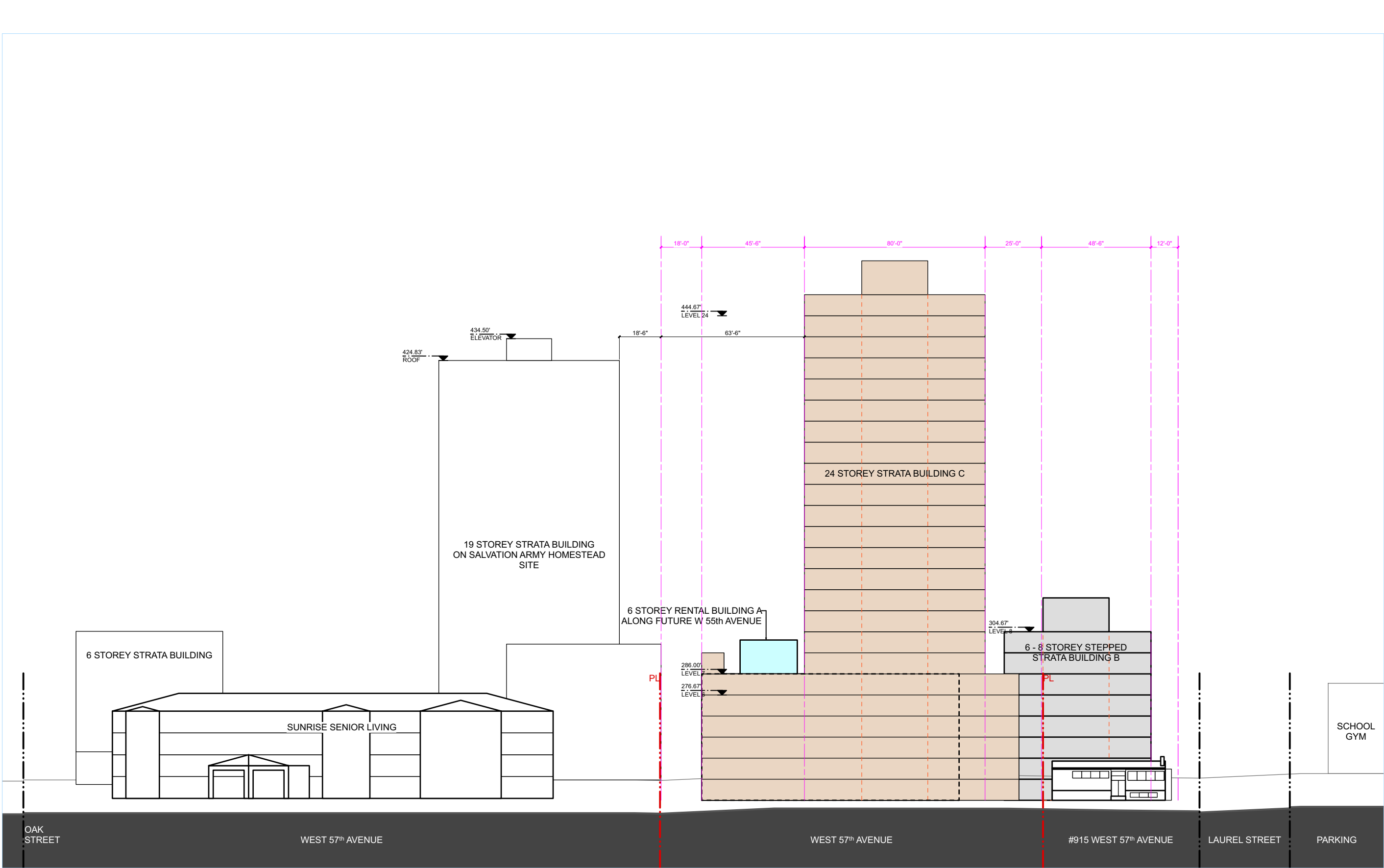
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DRAWN	SV
DATE	2025-07-09
SCALE	1/32" = 1'-0"
CHECKED	WTL

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A2.08

2025 July 9 10:53:23 AM Laurel and W 57th Avenue - Central Courtyard.wvx



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PROJECT

**W. 57th Ave.
at Laurel Street
Central Courtyard**

935 - 955 W 57 Avenue
and 7225 - 7255 LaueI Street

**Schematic Section
East - West**

JOB NO.	LAU 24-04
DRAWN	SV
DATE	2025-07-09
SCALE	1/32" = 1'-0"
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A3.01

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Central Courtyard

935 - 955 W 57 Avenue
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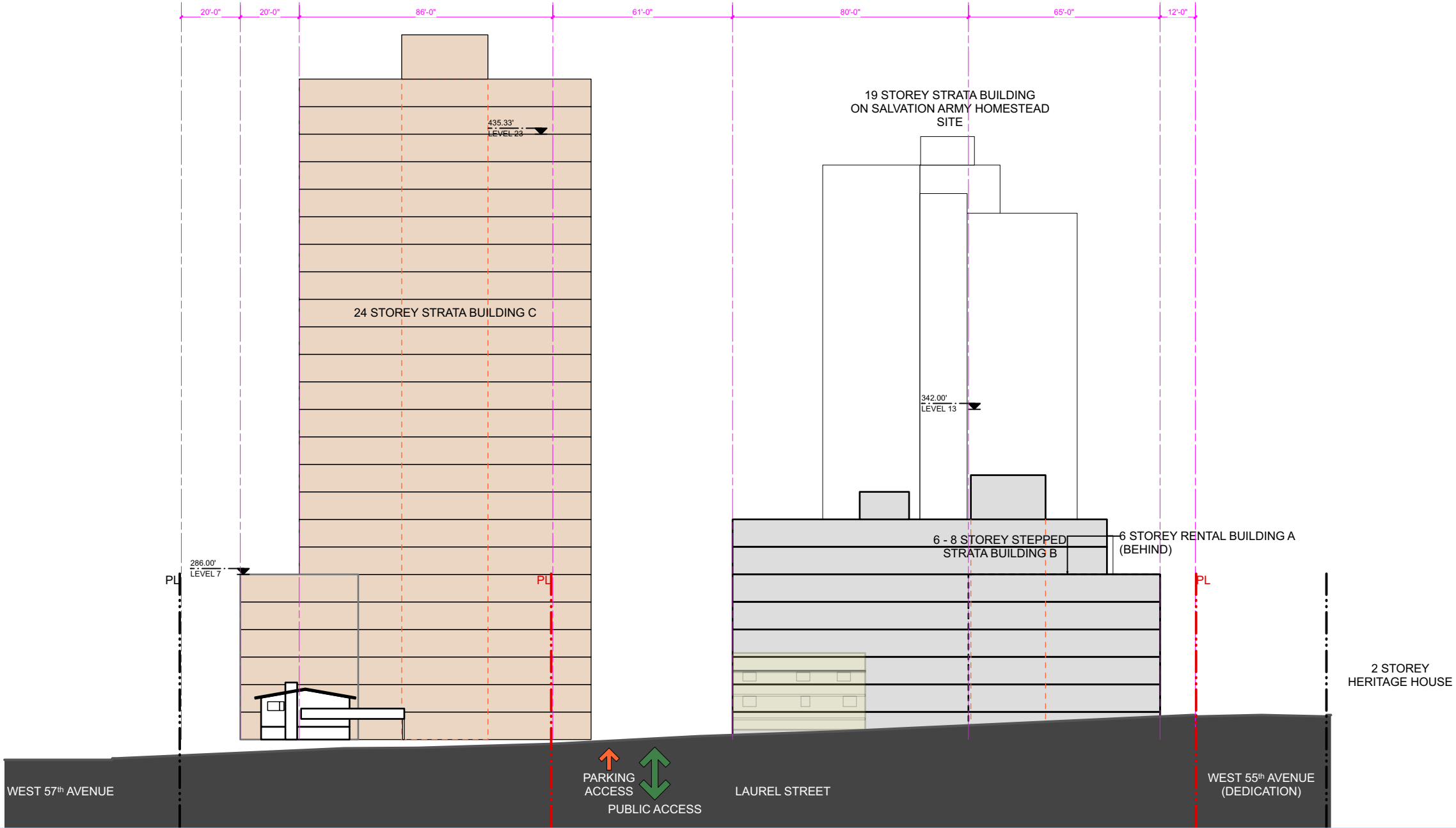
Schematic Section
North - South

JOB NO.	LAU 24-04
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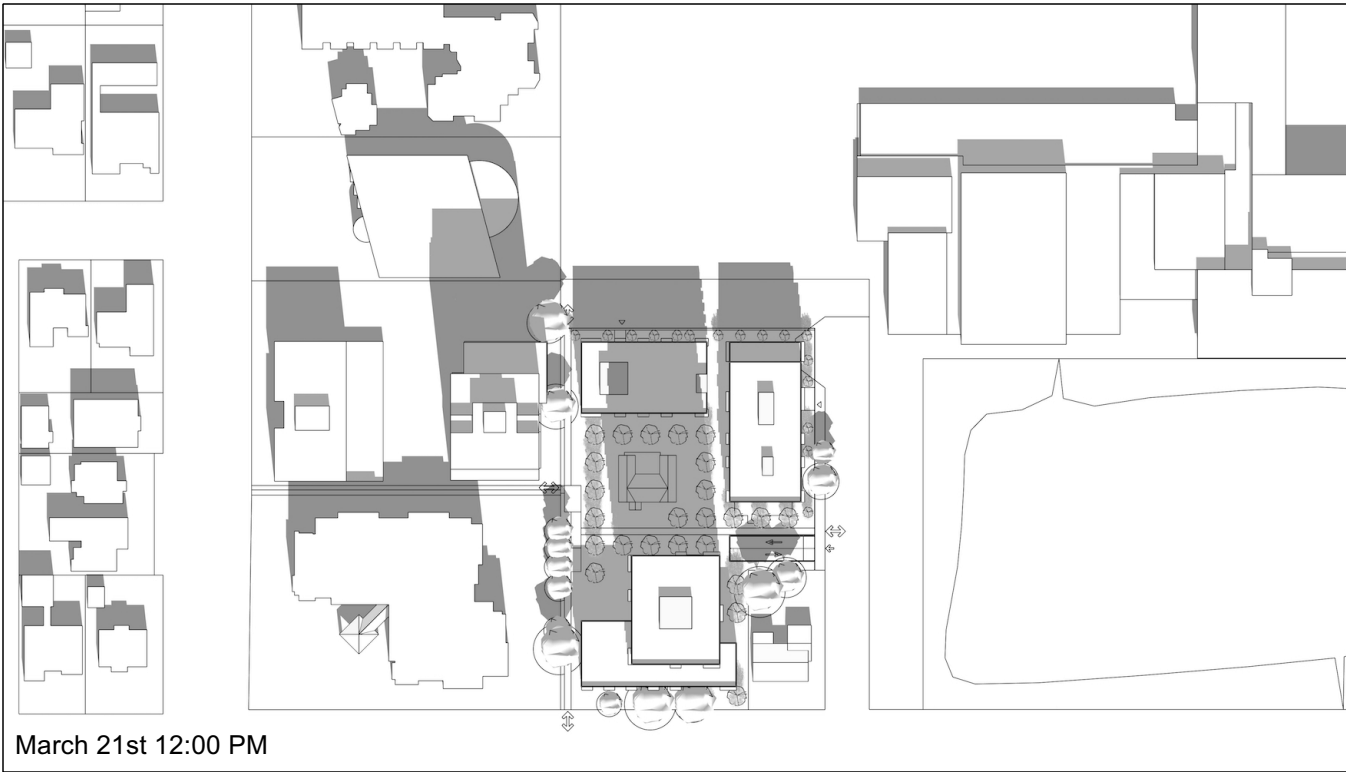
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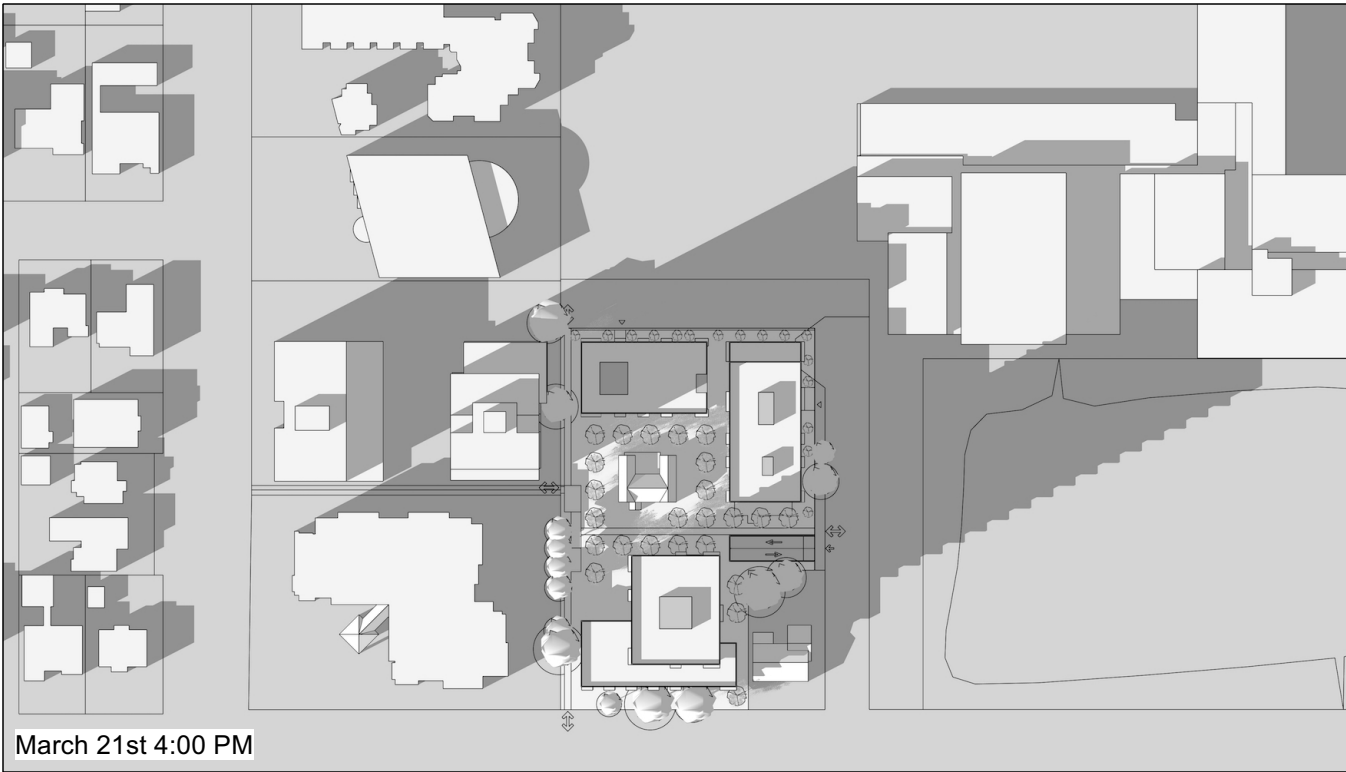
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March 21st 12:00 PM



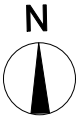
March 21st 2:00 PM



March 21st 4:00 PM

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W. 57th Ave.
at Laurel Street
Central Courtyard

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and 7225 - 7255 LaueI Street

Shadow Study
Spring Equinox

JOB NO. LAU 24-04

DRAWN SV

DATE 2025-07-09

SCALE N.T.S.

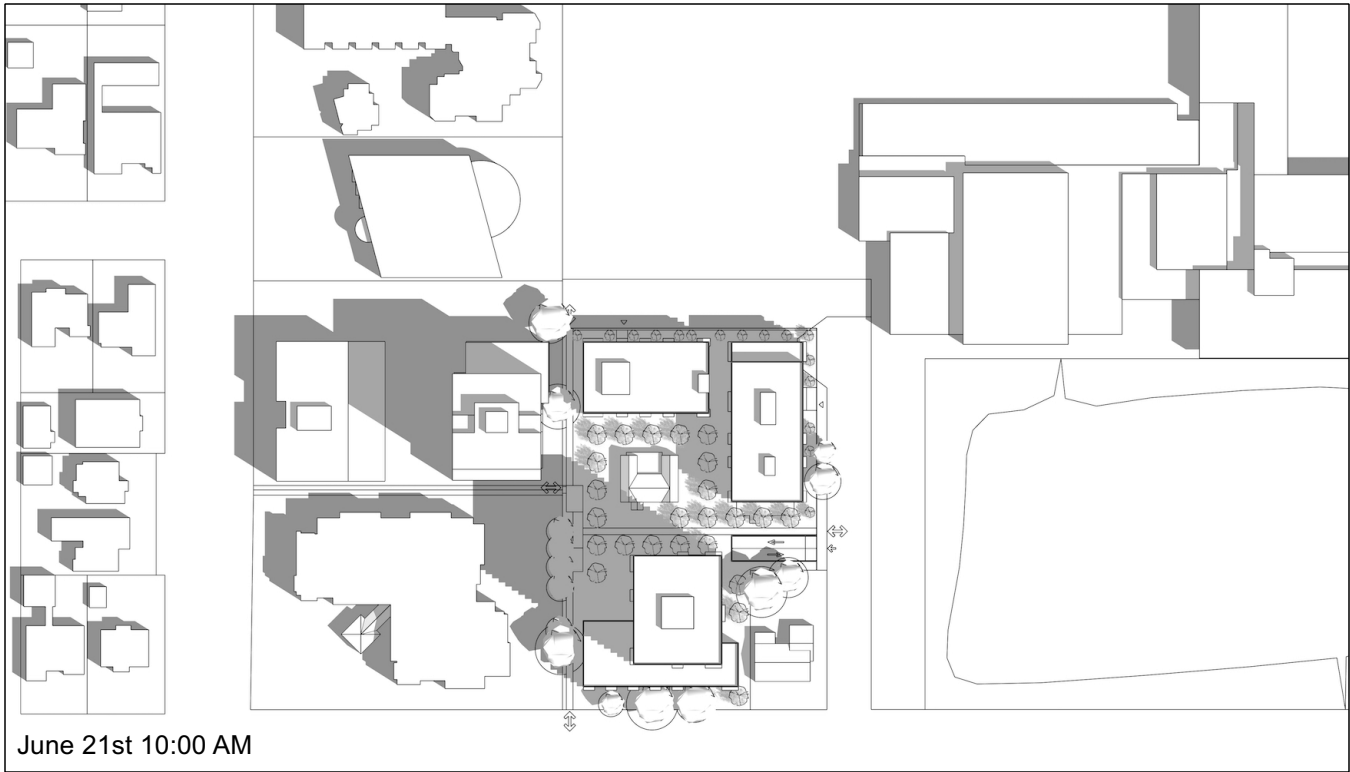
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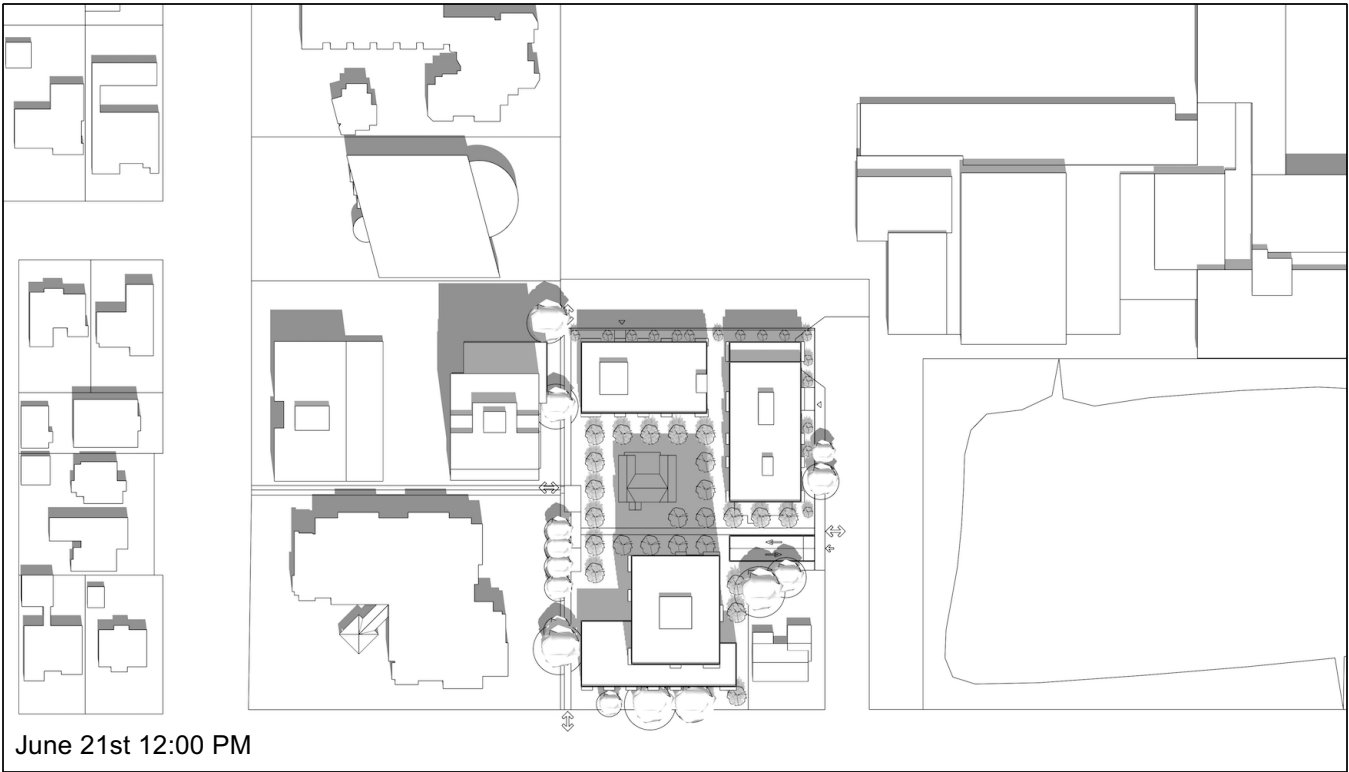
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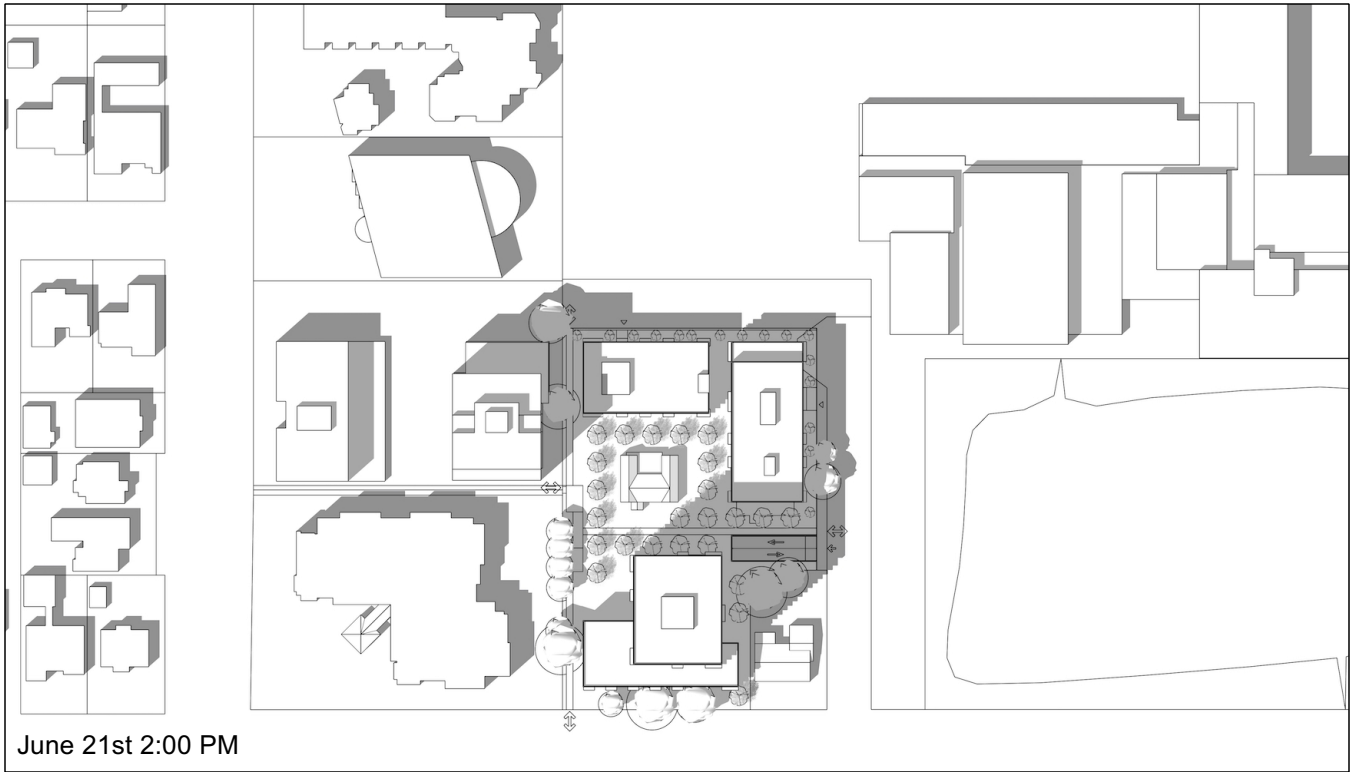
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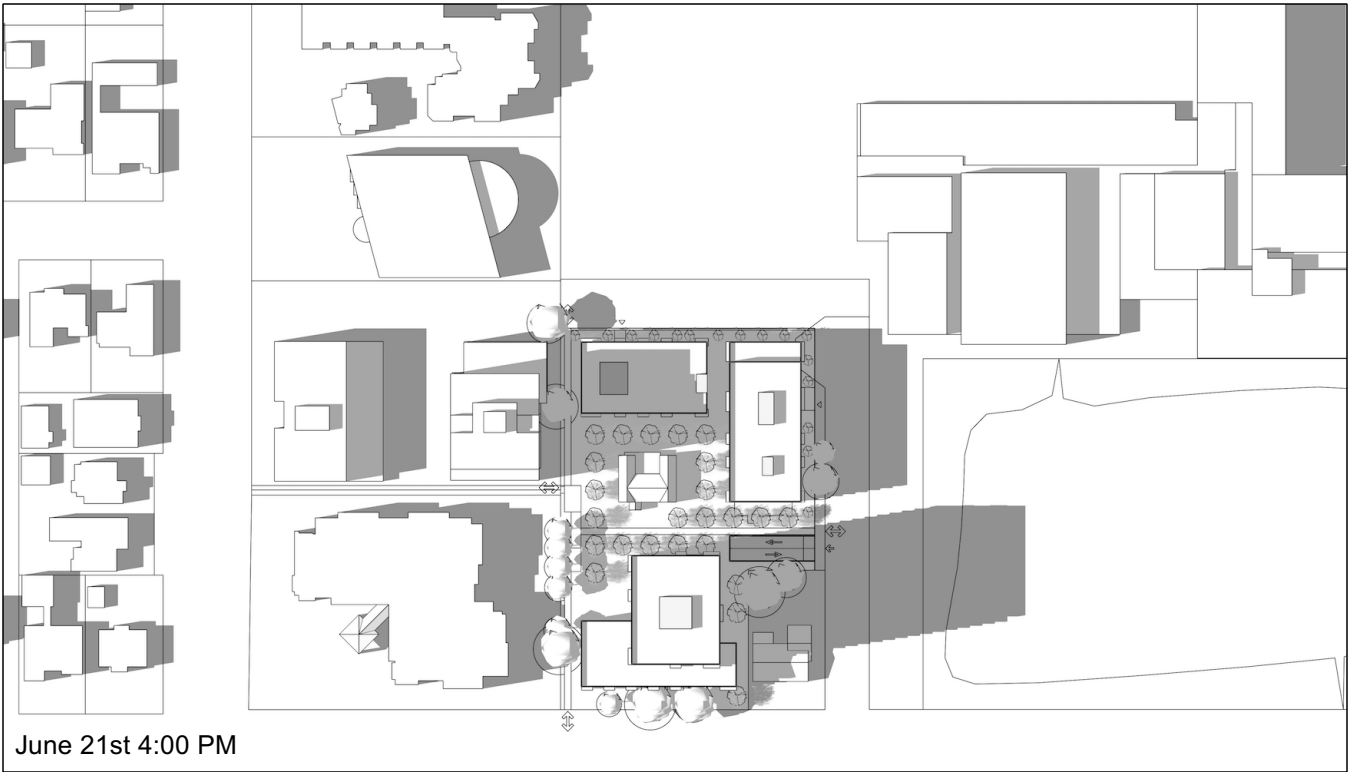
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June 21st 12:00 PM



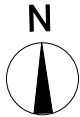
June 21st 2:00 PM



June 21st 4:00 PM

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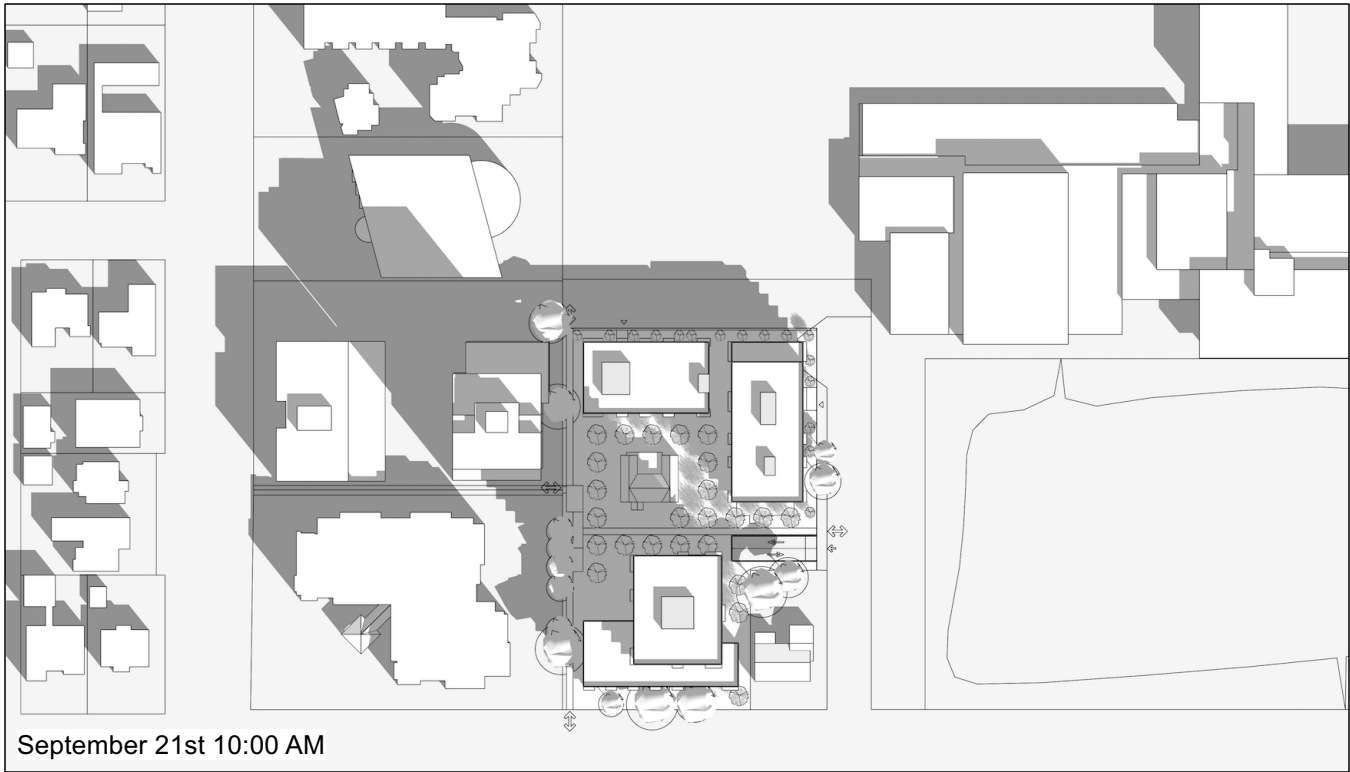
**Shadow Study
Summer Solstice**

JOB NO.	LAU 24-04
DRAWN	SV
DATE	2025-07-09
SCALE	N.T.S.
CHECKED	WTL

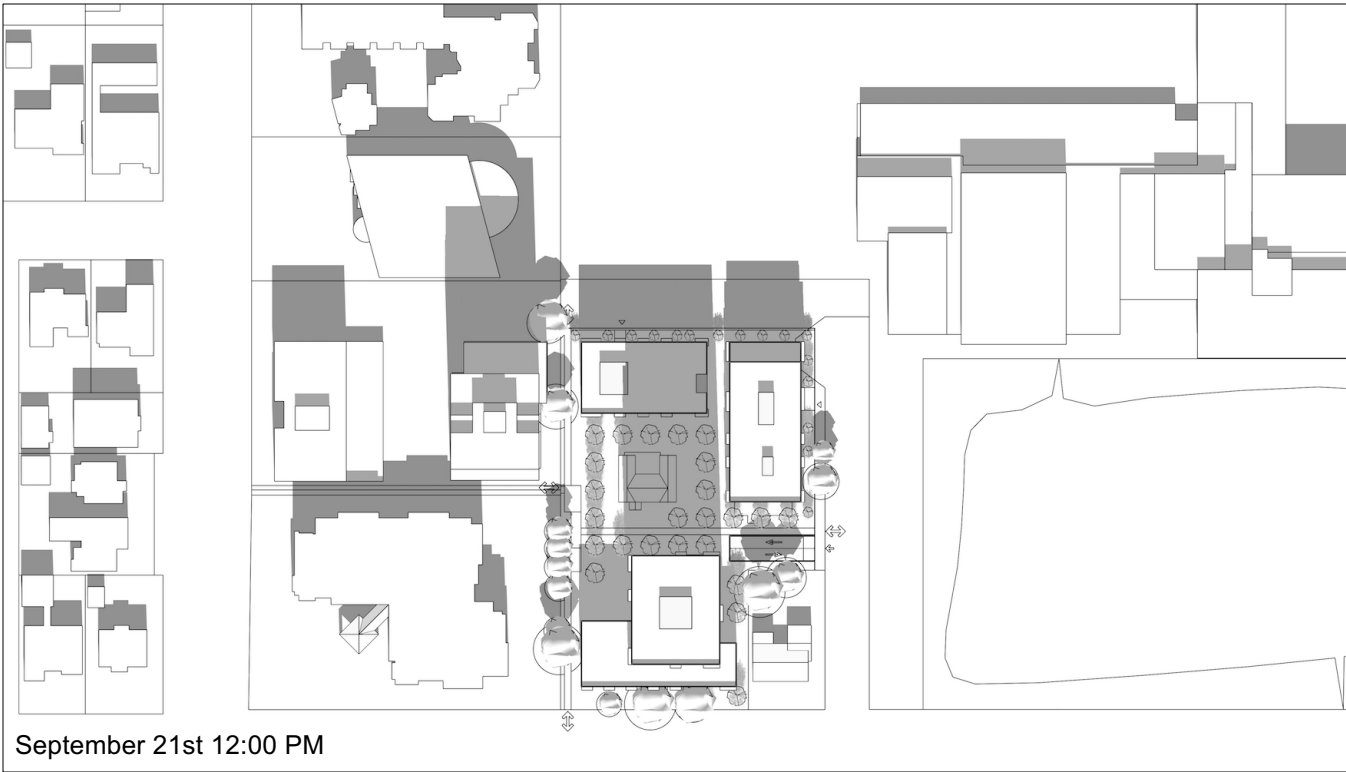
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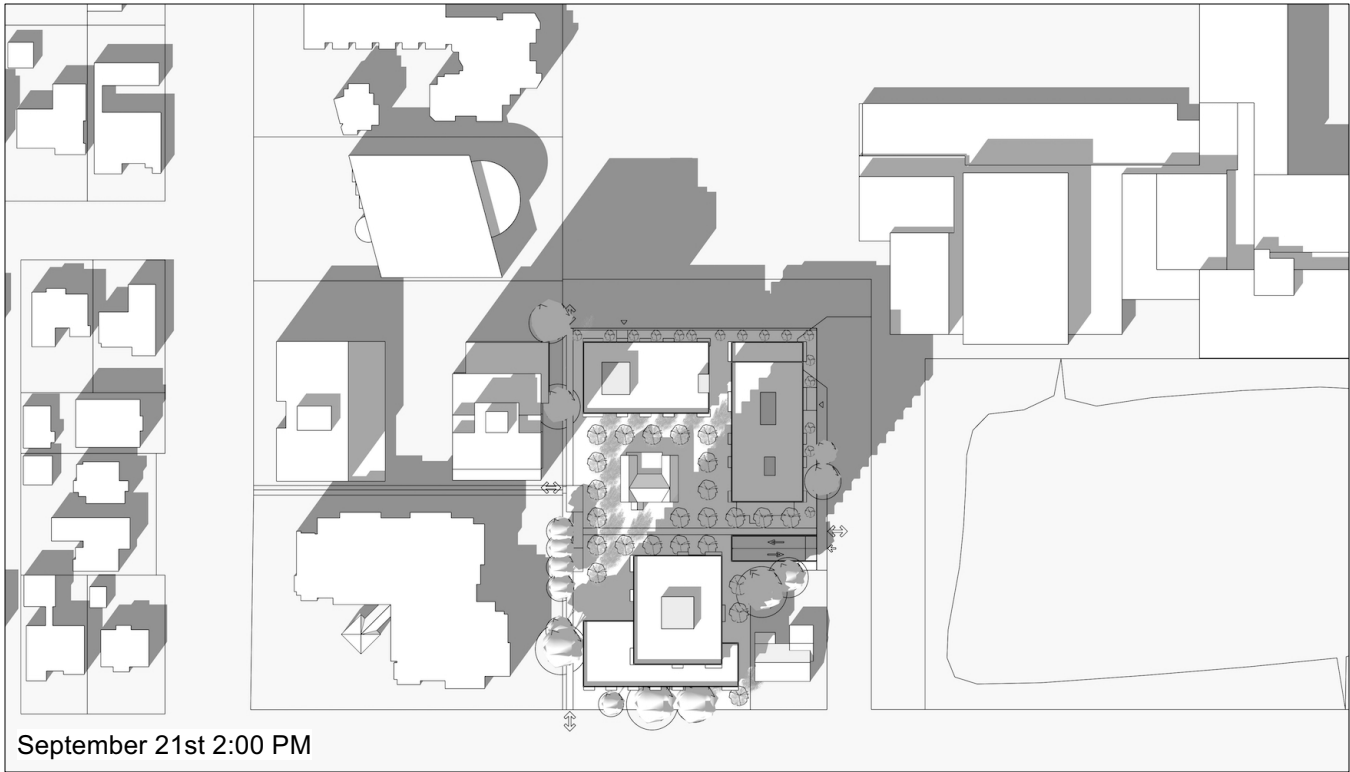
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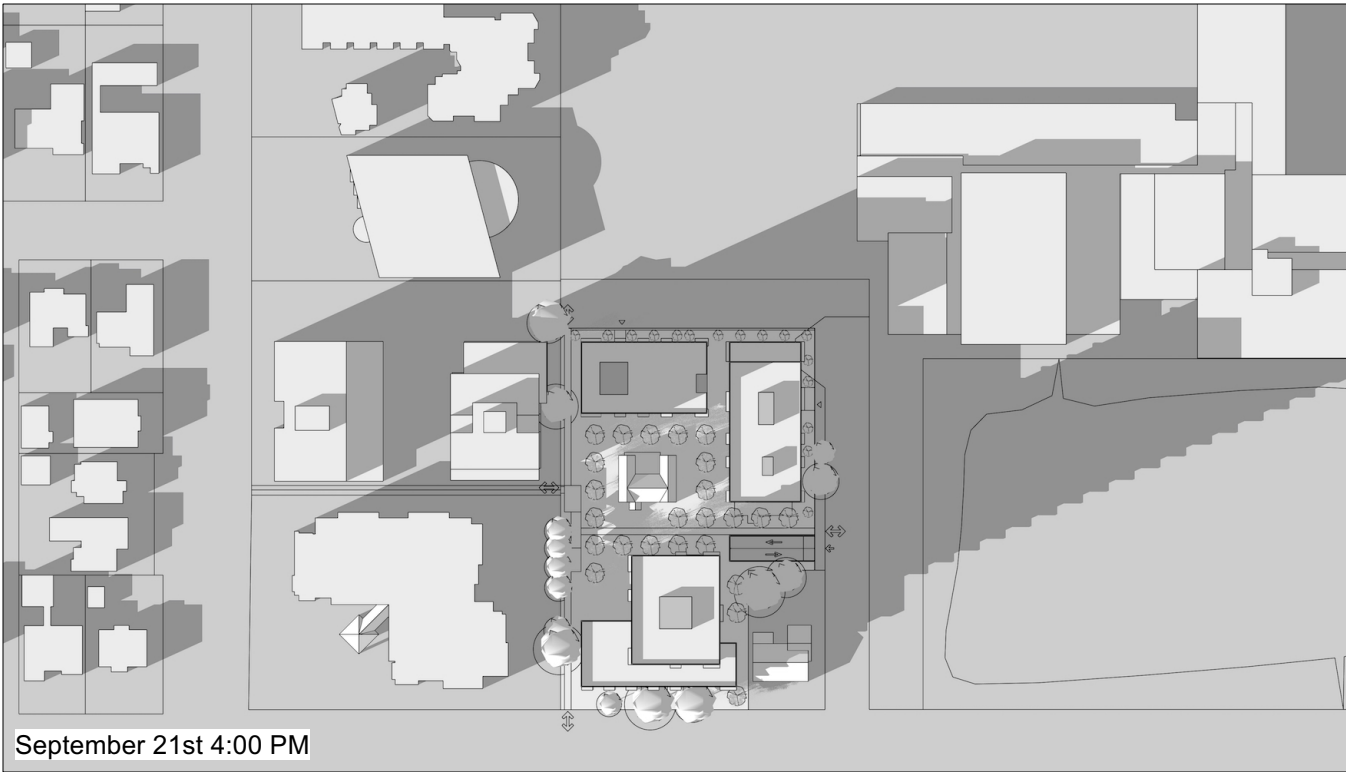
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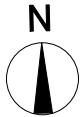
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September 21st 4:00 PM

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**W. 57th Ave.
at Laurel Street
Central Courtyard**

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**Shadow Study
Fall Equinox**

JOB NO.	LAU 24-04
DRAWN	SV
DATE	2025-07-09
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