

ARCHITECTURAL DESIGN RATIONALE

PROJECT ADDRESS:

955–935 West 57<sup>th</sup> Avenue and 7255–7255 Laurel Street, Vancouver, BC

SITE CONTEXT

The subject site is located between Oak Street and Laurel Street, north of West 57<sup>th</sup> 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 residential development comprising three new buildings:

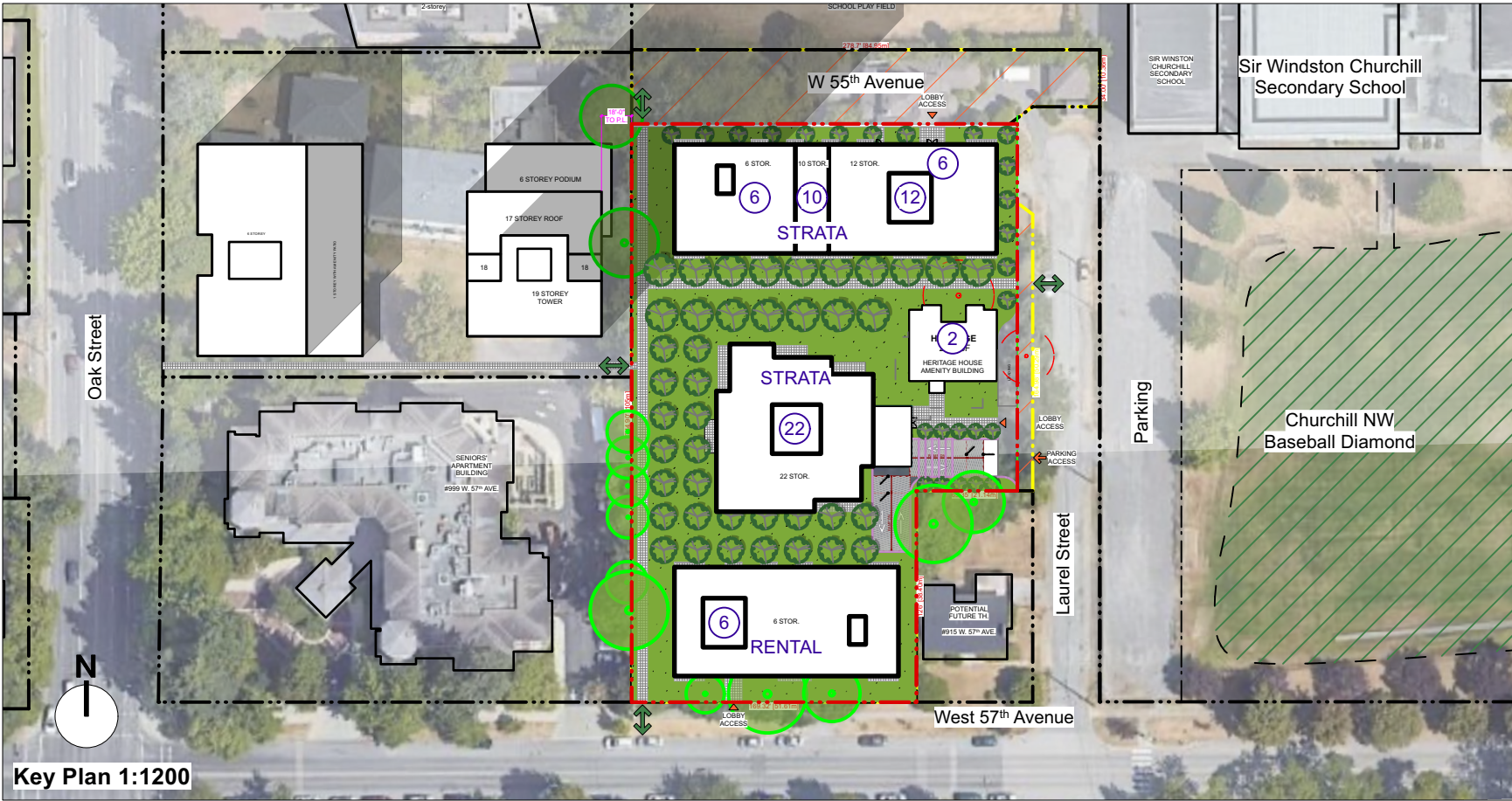
- A 22-storey residential strata tower located centrally on the site.
- A terraced residential block stepping from 6 to 12 storeys along the northern edge.
- 6-storey purpose-built rental building on the southern edge, fronting West 57th Avenue.
- A the rehabilitated heritage “C”-listed house, currently on 7255 Laurel Street, to be repurposed as indoor amenity for residents.

The combined density across the site is approximately 3.81 FSR (4.50 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 57<sup>th</sup> Avenue and Laurel Street intersection, whereas this 69' x 126' site is not part of this proposal, as shown in the key plan.

The site also includes a heritage “C” listed two-storey home at 7255 Laurel Street. The development proposes to retain and rehabilitate this house near its original location, reinforcing and restoring its historical value and integrating it meaningfully into the overall site design.





ARCHITECTURAL RESPONSE

The design seeks to balance urban density with sensitive site integration and pedestrian connectivity.

The rehabilitated heritage house is repurposed as an indoor amenity space for the residents. Strategically located to maintain visibility from Laurel Street, it also serves as a precinct marker within the landscaped east-west pedestrian path, which links the Salvation Army homestead site with the adjacent school fields.

- Two new pedestrian walkways, one north-south and one east-west, enhance permeability through the site:
- The north-south pathway connects the extended West 55<sup>th</sup> Avenue (future road dedication) to West 57<sup>th</sup> Avenue.
  - The east-west connection links the school fields directly to transit stops along Oak Street.

These pathways contribute to a finer-grained pedestrian network and activate the public realm through passive surveillance, diverse landscape treatments, and integrated wayfinding.

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
  - 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

The project prioritizes tree retention as part of its site design and sustainability strategy. A generous 25-foot setback along the west property line enables the preservation of existing mature trees, which provide a natural buffer and visual screening to the adjacent senior living and Salvation Army developments.

Similarly, along the south property line, select tree retention is pursued to support the character of West 57<sup>th</sup> Avenue and reinforce the pedestrian experience.

These mature trees will be complemented by new layered planting, low retaining walls, and integrated stormwater features, all of which form part of a wider landscape strategy anchored by a central green courtyard. This courtyard is framed by new buildings and the restored heritage house, offering passive outdoor amenity space, ecological value, and year-round visual interest.



PRELIMINARY  
For discussion only.  
June 24, 2025

PROJECT

W. 57th Ave.  
at Laurel Street  
Central Tower

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

Site Context

JOB NO.	LAU 24-04
DRAWN	SV
DATE	2025-06-17
SCALE	AS SHOWN
CHECKED	WTL

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DRAWING NO. :



2025 June 24 5:17:52 PM Laurel and W 57th Avenue - 2025-06-22 1 STRATA TOWER AT 22FL + 1 STRATA AT 6-12FL + 1 RENTAL AT 6FL + HERITAGE AT LAUREL.wx



LAUREL STREET - LOOKING WEST



LAUREL STREET - LOOKING WEST, CONTINUED



LAUREL STREET - LOOKING EAST

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ISSUE/REVISION

PRELIMINARY  
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W. 57th Ave.  
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955 - 935 W 57 Avenue  
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Context Photos

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SCALE	NTS
CHECKED	WTL

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DRAWING NO. :

A1.03



2025 June 24 5:17:53 PM Laurel and W 57th Avenue - 2025-06-22 1 STRATA TOWER AT 22FL + 1 STRATA AT 6-12FL + 1 RENTAL AT 6FL + HERITAGE AT LAUREL.wx



LAUREL STREET - LOOKING NORTH FROM WEST 57<sup>th</sup> AVENUE



SPORTS FIELD NORTH OF SITE - LOOKING SOUTH FROM WEST 54<sup>th</sup> AVENUE



REMAINDER LOT - 915 WEST 57<sup>th</sup> AVENUE



7255 LAUREL STREET (CLASS 'C' HERITAGE HOUSE)



SIR WINSTON CHURCHILL SECONDARY SCHOOL - NEARBY GYMNASIUM



SALVATION ARMY HOMESTEAD - 975 WEST 57<sup>th</sup> AVENUE



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

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A1.04



TOTAL	Gross	Amenity	Storage	Wall Exemption	Total Exemption	Net (FSR) Area
STRATA BUILDING A	112,867 sf	330 sf	3,300 sf	0 sf	3,630 sf	109,237 sf
STRATA BUILDING B	172,827 sf	4,804 sf	3,850 sf	0 sf	8,654 sf	164,173 sf
RENTAL BUILDING C	49,843 sf	0 sf	1,475 sf	0 sf	1,475 sf	48,368 sf
TOTAL	335,536 sf	5,134 sf	8,625 sf	0 sf	13,759 sf	321,778 sf

SITE AREA	84,408 sf	71,647 sf* (after road dedication)
FSR RENTAL	FSR 0.57	FSR 0.68
FSR STRATA	FSR 3.24	FSR 3.82
NET FSR	FSR 3.81	FSR 4.49
		17.7%
		82.3%

STRATA BUILDING A						
Floor	Gross	Amenity	Storage	Wall Exemption	Total Exemptions	Net FSR Area
Floor - 1	11,768 sf	330 sf	325 sf		655 sf	11,113 sf
Floor - 2	11,688 sf		375 sf		375 sf	11,313 sf
Floor - 3	11,688 sf		375 sf		375 sf	11,313 sf
Floor - 4	11,688 sf		375 sf		375 sf	11,313 sf
Floor - 5	11,688 sf		375 sf		375 sf	11,313 sf
Floor - 6	11,688 sf		375 sf		375 sf	11,313 sf
Floor - 7	7,597 sf		200 sf		200 sf	7,397 sf
Floor - 8	7,272 sf		200 sf		200 sf	7,072 sf
Floor - 9	7,272 sf		200 sf		200 sf	7,072 sf
Floor - 10	7,267 sf		200 sf		200 sf	7,067 sf
Floor - 11	6,500 sf		150 sf		150 sf	6,350 sf
Floor - 12	6,011 sf		150 sf		150 sf	5,861 sf
Floor - 13	741 sf					741 sf
Total	112,867 sf	330 sf	3,300 sf	0 sf	3,630 sf	109,237 sf

STRATA BUILDING B						
Floor	Gross	Amenity	Storage	Wall Exemption	Total Exemptions	Net FSR Area
Floor - 1	10,638 sf	2,656 sf	175 sf		2,831 sf	7,807 sf
Floor - 2	9,156 sf	2,148 sf	175 sf		2,323 sf	6,833 sf
Floor - 3	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 4	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 5	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 6	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 7	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 8	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 9	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 10	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 11	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 12	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 13	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 14	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 15	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 16	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 17	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 18	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 19	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 20	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 21	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 22	7,609 sf		175 sf		175 sf	7,434 sf
Floor - 23 (Roof)	848 sf					848 sf
Total	172,827 sf	4,804 sf	3,850 sf	0 sf	8,654 sf	164,173 sf

RENTAL BUILDING C						
Floor	Gross	Amenity	Storage	Wall Exemption	Total Exemptions	Net FSR Area
Floor - 1	8,189 sf		225 sf		225 sf	7,964 sf
Floor - 2	8,149 sf		250 sf		250 sf	7,899 sf
Floor - 3	8,149 sf		250 sf		250 sf	7,899 sf
Floor - 4	8,149 sf		250 sf		250 sf	7,899 sf
Floor - 5	8,149 sf		250 sf		250 sf	7,899 sf
Floor - 6	8,149 sf		250 sf		250 sf	7,899 sf
Floor - 7	906 sf					906 sf
Total	49,843 sf	0 sf	1,475 sf	0 sf	1,475 sf	48,368 sf



TOTAL	STUDIO	1 BDR	2 BDR	3 BDR	TOTAL
STRATA BUILDING A	0	60	48	24	132
STRATA BUILDING B	0	24	88	42	154
RENTAL BUILDING C	0	35	12	12	59
TOTAL	0	119	148	78	345

AMENITY		REQUIRED	PROVIDED
INDOOR AMENITY	13 sf / UNIT	4,485 sf	5,134 sf
OUTDOOR AMENITY	21.5 sf / UNIT	7,418 sf	10,000 sf

STRATA BUILDING A	STUDIO	1 BDR	2 BDR	3 BDR	TOTAL
Floor - 1	0	7	4	2	13
Floor - 2	0	9	4	2	15
Floor - 3	0	9	4	2	15
Floor - 4	0	9	4	2	15
Floor - 5	0	9	4	2	15
Floor - 6	0	9	4	2	15
Floor - 7	0	2	4	2	8
Floor - 8	0	2	4	2	8
Floor - 9	0	2	4	2	8
Floor - 10	0	2	4	2	8
Floor - 11	0	0	4	2	6
Floor - 12	0	0	4	2	6
Floor - 13	0	0	0	0	0
Total	0	60	48	24	132

STRATA BUILDING B	STUDIO	1 BDR	2 BDR	3 BDR	TOTAL
Floor - 1	0	2	4	1	7
Floor - 2	0	2	4	1	7
Floor - 3	0	1	4	2	7
Floor - 4	0	1	4	2	7
Floor - 5	0	1	4	2	7
Floor - 6	0	1	4	2	7
Floor - 7	0	1	4	2	7
Floor - 8	0	1	4	2	7
Floor - 9	0	1	4	2	7
Floor - 10	0	1	4	2	7
Floor - 11	0	1	4	2	7
Floor - 12	0	1	4	2	7
Floor - 13	0	1	4	2	7
Floor - 14	0	1	4	2	7
Floor - 15	0	1	4	2	7
Floor - 16	0	1	4	2	7
Floor - 17	0	1	4	2	7
Floor - 18	0	1	4	2	7
Floor - 19	0	1	4	2	7
Floor - 20	0	1	4	2	7
Floor - 21	0	1	4	2	7
Floor - 22	0	1	4	2	7
Total	0	24	88	42	154

RENTAL BUILDING C	STUDIO	1 BDR	2 BDR	3 BDR	TOTAL
Floor - 1	0	5	2	2	9
Floor - 2	0	6	2	2	10
Floor - 3	0	6	2	2	10
Floor - 4	0	6	2	2	10
Floor - 5	0	6	2	2	10
Floor - 6	0	6	2	2	10
Floor - 7	0	0	0	0	0
Total	0	35	12	12	59

PRELIMINARY

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W. 57th Ave.

at Laurel Street

Central Tower

955 - 935 W 57 Avenue

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Unit Mix

JOB NO.	LAU 24-04
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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.

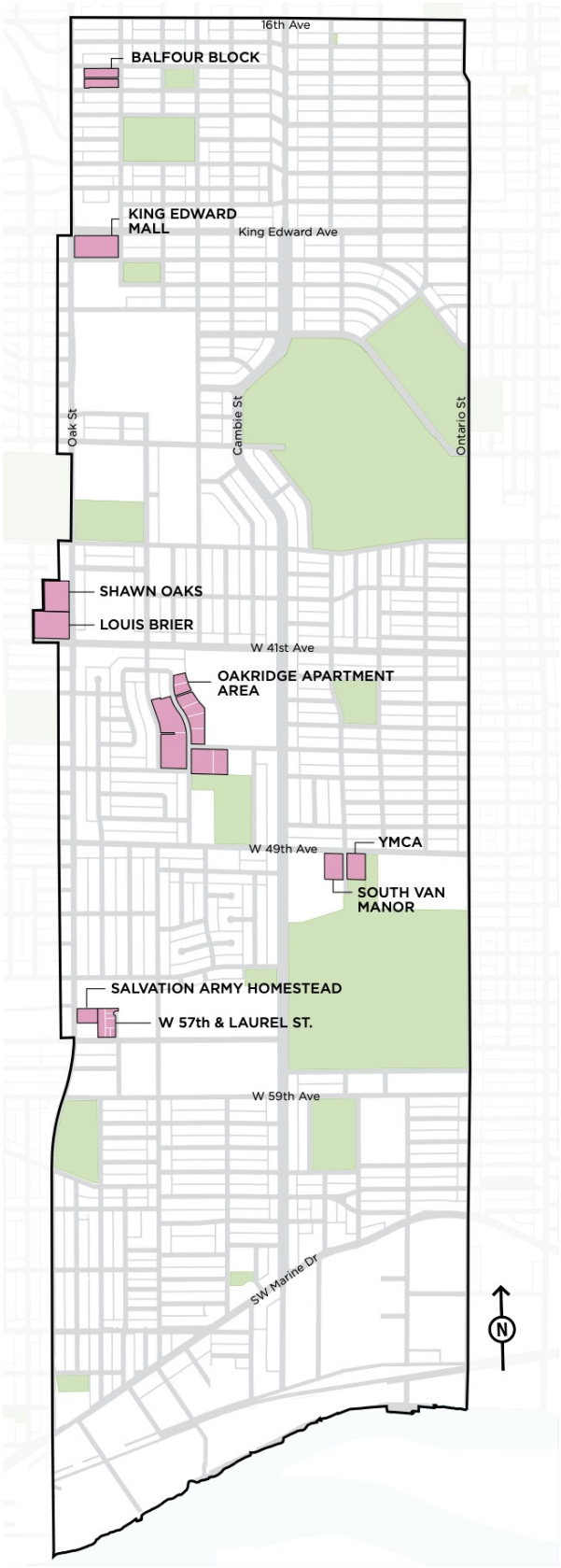
How This Chapter Works

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.

PRELIMINARY For discussion only. June 24, 2025

PROJECT

W. 57th Ave. at Laurel Street Central Tower

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

Applicable Guidelines

JOB NO.	LAU 24-04
DRAWN	SV
DATE	2025-06-17
SCALE	n/a
CHECKED	WTL

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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.

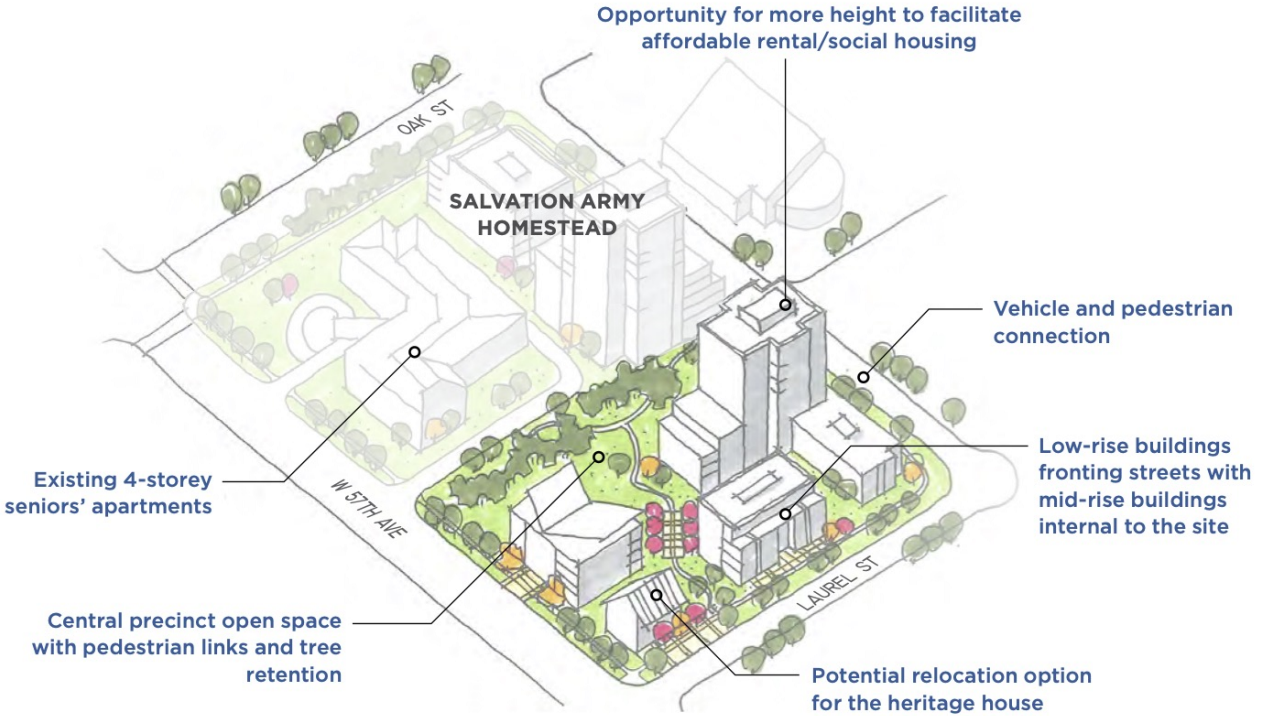
Amenities

- 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

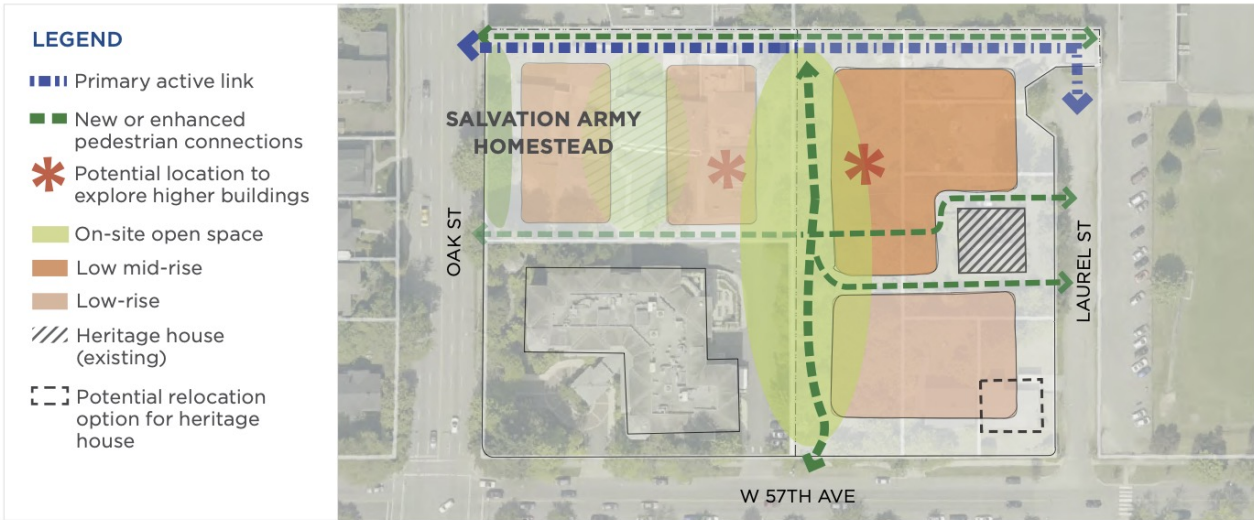
- 6.9.14 A full assembly of all parcels (excluding the Salvation Army site) is preferred. However, a plan that demonstrates an equitable approach delivering on all site objectives may be considered for rezoning.

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.



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Applicable  
Guidelines

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DRAWING NO. :



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:  
009-741-283  
009-741-321  
009-741-324  
009-278-469  
009-278-475  
009-278-505

0 5 10 20

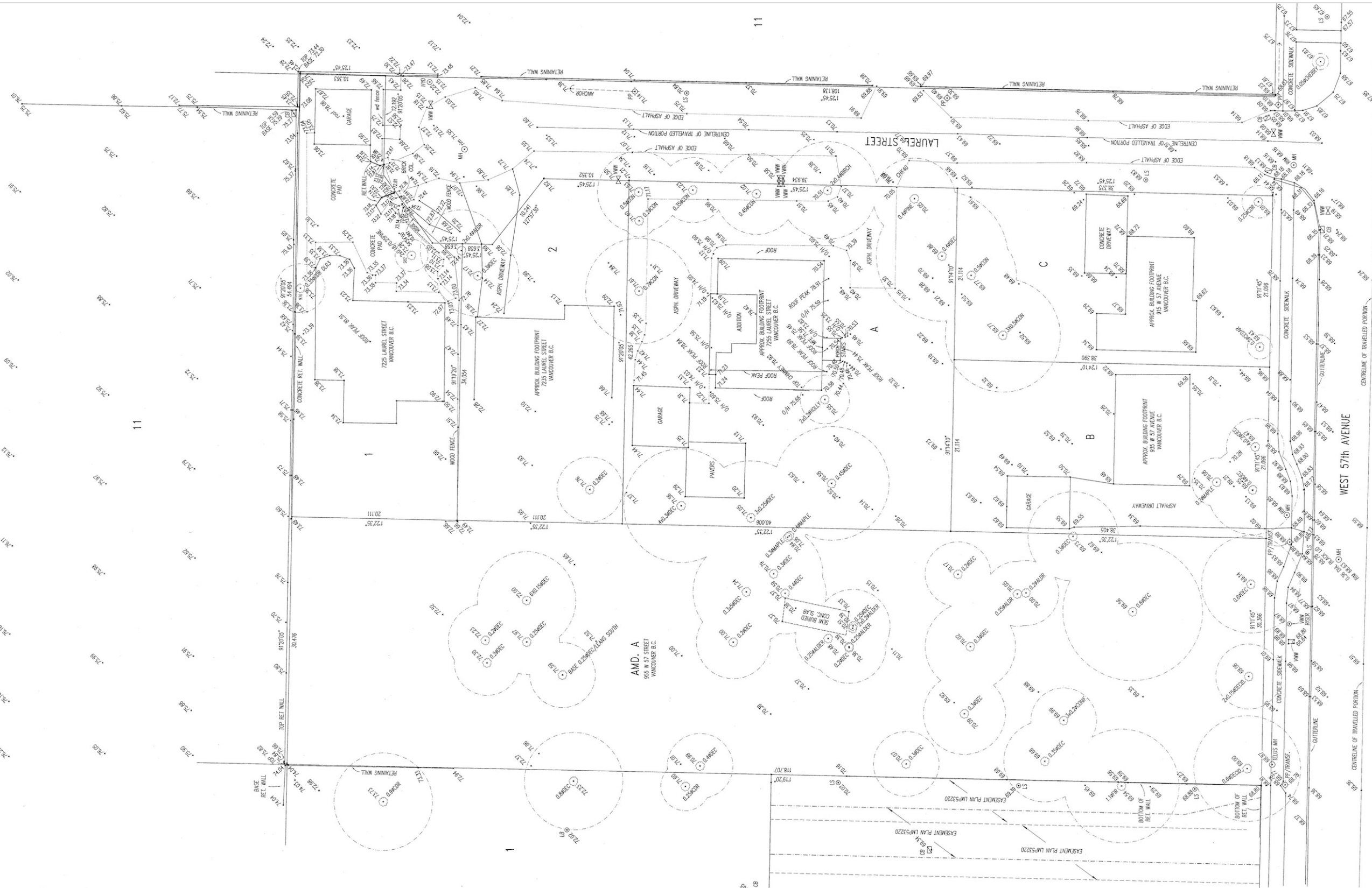
ALL DISTANCES ARE IN METRES AND DECIMALS  
THEREOF UNLESS OTHERWISE NOTED.

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.

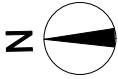
LOT DIMENSIONS ARE FROM  
GROUND SURVEY



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**W. 57th Ave.  
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955 - 935 W 57 Avenue  
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**Survey**

JOB NO. LAU 24-04

DRAWN SV

DATE 2025-06-17

SCALE 1:500

CHECKED WTL

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**A1.09**

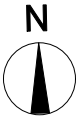




**TREE ASSESSMENT DETAIL - TOPOGRAPHIC BASE PLAN**  
**HEALTH AND STRUCTURE CONDITION OF EXISTING TREES - FOR INFORMATION ONLY**

**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 appendices 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 explicit approval of the PA and may be conditional to structural treatments or low impact construction measures to mitigate impacts.

**XXX** denotes ASSESS TAG NUMBER or ID REFERENCE  
**XXXX** denotes SURVEY TAG NUMBER or ID REFERENCE (if applicable)  
**APPROX** denotes an UNDETERMINED TREE or an APPROXIMATE LOCATION  
• If an unmarked 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.  
**FAIR** 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.  
**UNDETERMINED** denotes an **UNDETERMINED** TREE  
• A tree that is smaller than (less than) defined protected size.  
• The project may need to consult municipality to determine if this is a by-law protected tree.  
**PRED** denotes the **PREDICTION** 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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June 24, 2025

PROJECT

W. 57th Ave.  
at Laurel Street  
Central Tower

955 - 935 W 57 Avenue  
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Arbourist  
Plan

JOB NO. LAU 24-04

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DATE 2025-06-17

SCALE n/a

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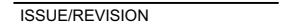
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EXCERPT FROM THE ARBOURIST REPORT  
BY NORMAN HOL, DECEMBER 5<sup>th</sup>, 2024

A1.10





PROJECT

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

JOB NO.	LAU 24-04
DRAWN	SV
DATE	2025-06-17
SCALE	1:500
CHECKED	WTL

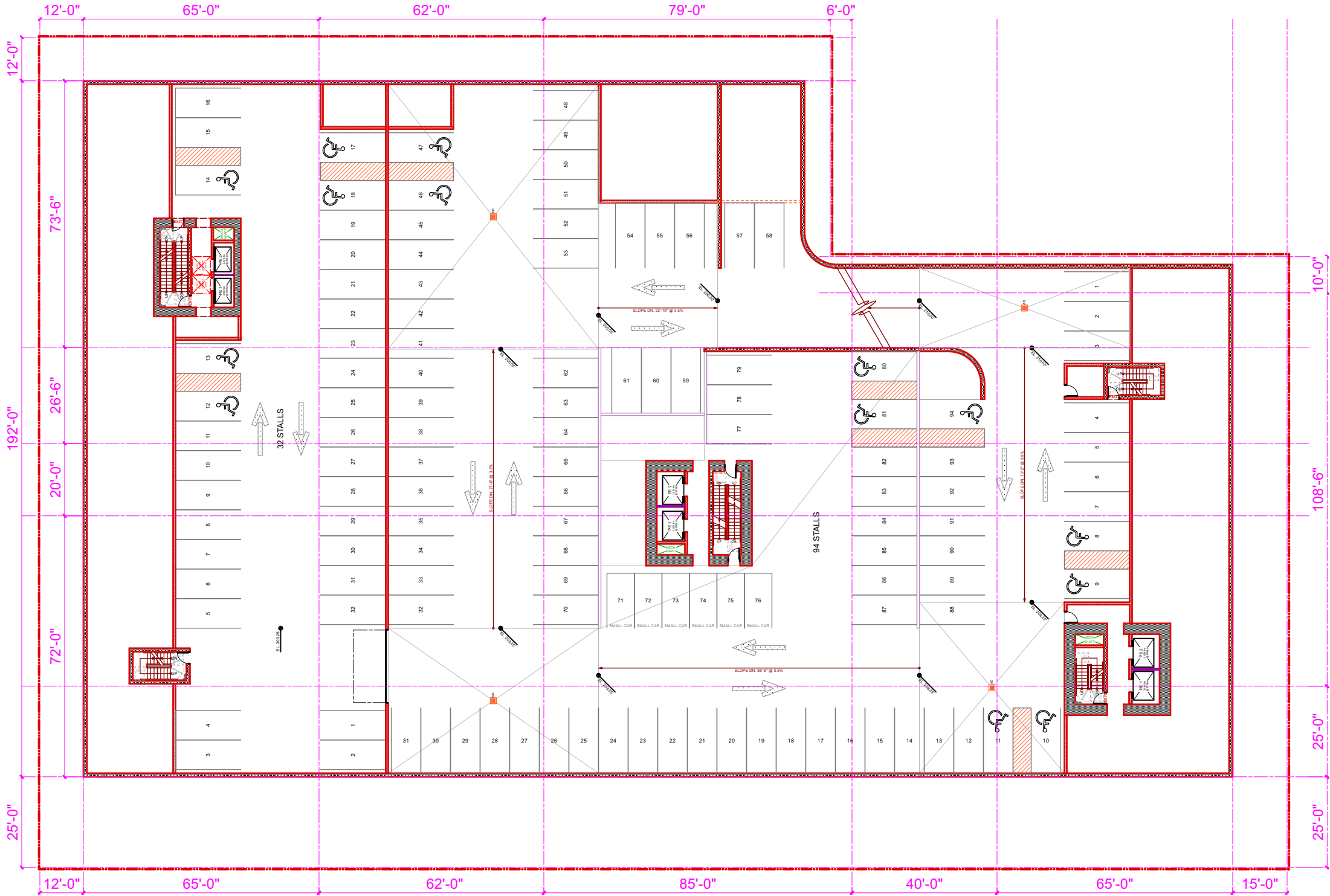
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## A2.01







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PROJECT

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

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

**Level P-2 Plan  
(P-3 similar)**

JOB NO. LAU 24-04

DRAWN SV

DATE 2025-06-17

SCALE 1/32" = 1'-0"

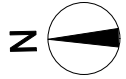
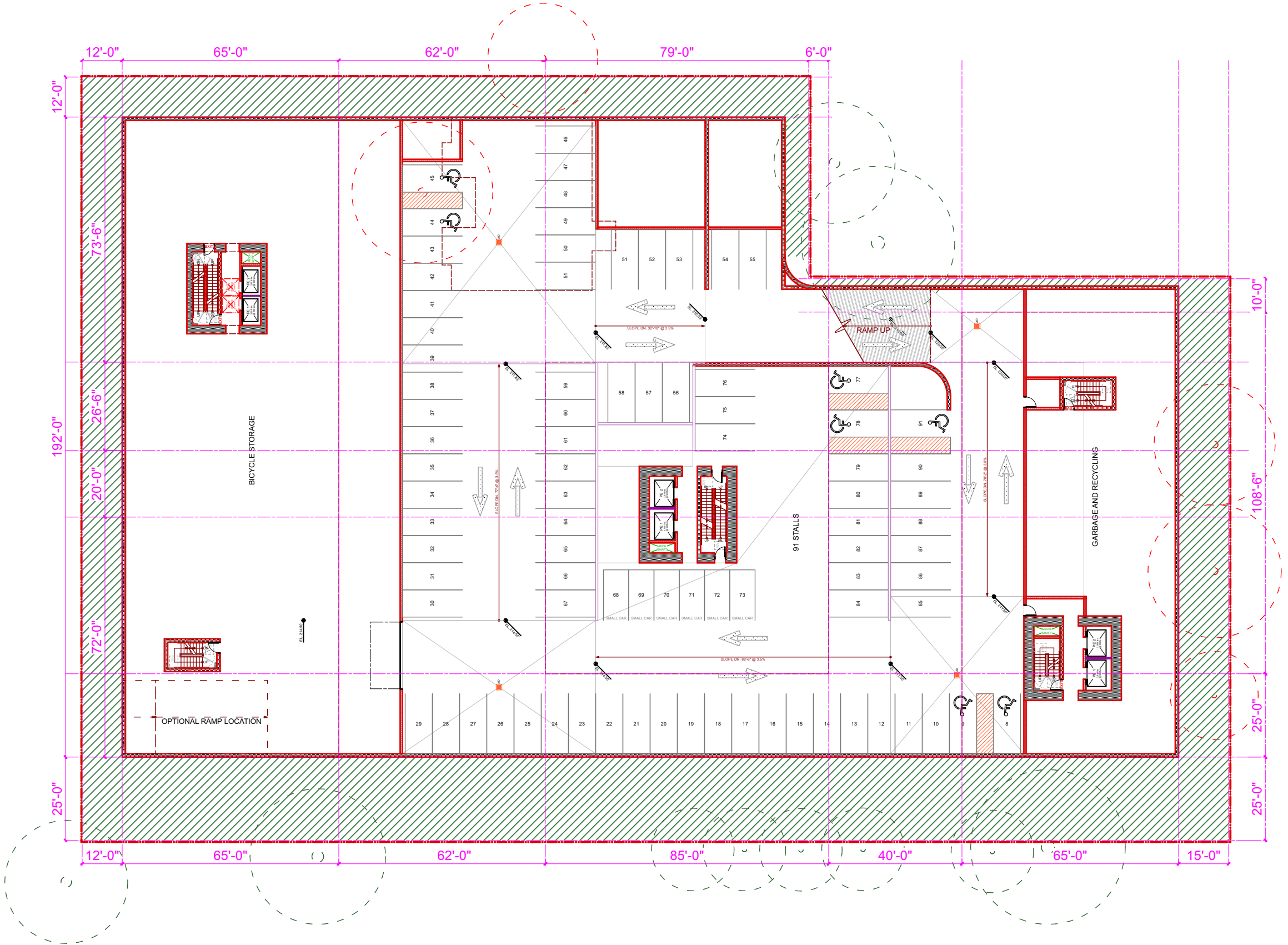
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**A2.02**





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PROJECT

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

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

**Level P-1 Plan**

JOB NO. LAU 24-04

DRAWN SV

DATE 2025-06-17

SCALE 1/32" = 1'-0"

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at Laurel Street  
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**Level 1 Plan**

JOB NO. LAU 24-04

DRAWN SV

DATE 2025-06-17

SCALE 1/32" = 1'-0"

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**A2.04**



2025 June 24 5:17:59 PM Laurel and W 57th Avenue - 2025-06-22 1 STRATA TOWER AT 22FL + 1 STRATA AT 6-12FL + 1 RENTAL AT 6FL + HERITAGE AT LAUREL.wx



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PROJECT

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

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

**Level 7 Plan**

JOB NO. LAU 24-04

DRAWN SV

DATE 2025-06-17

SCALE 1/32" = 1'-0"

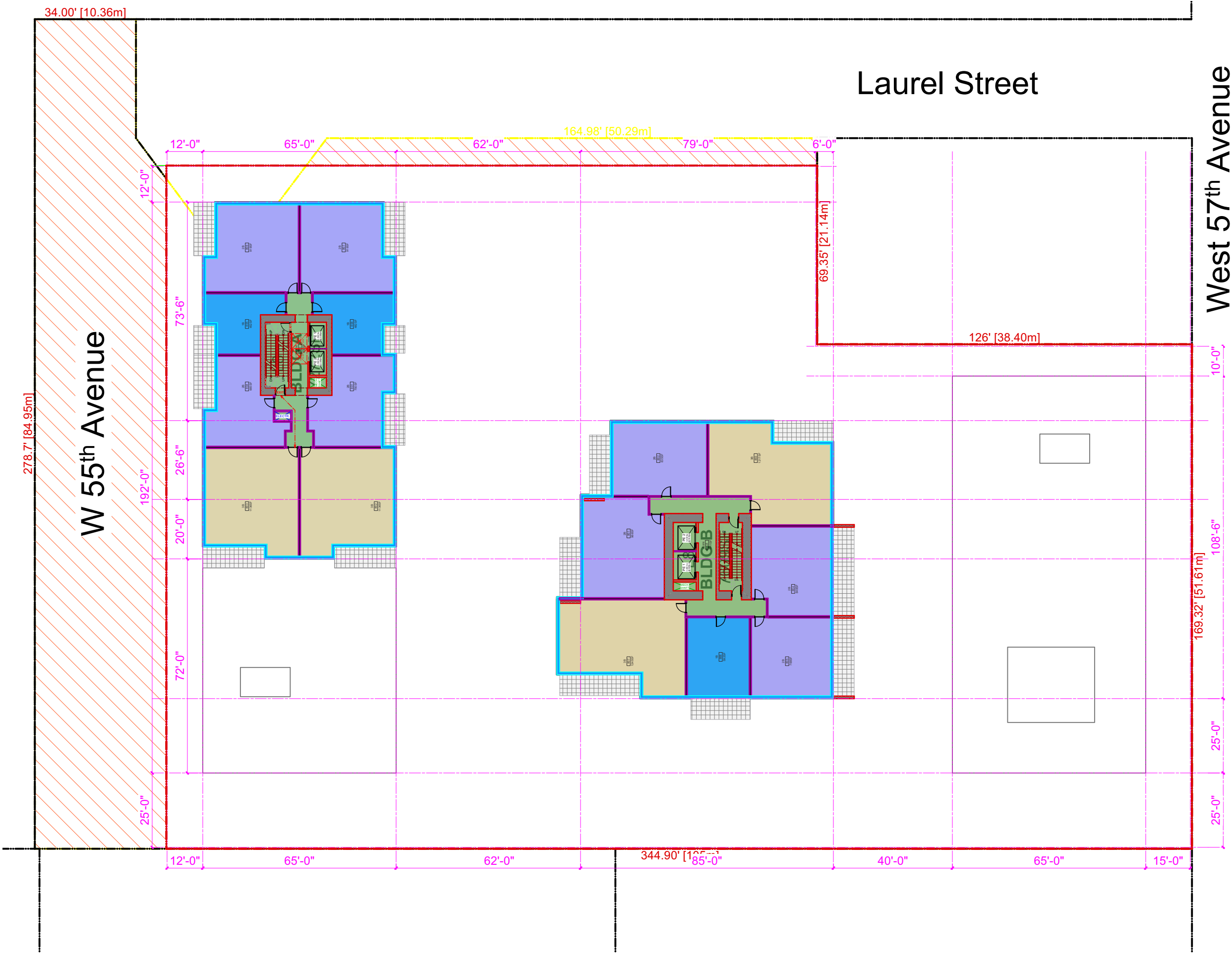
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PROJECT

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

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

**Level 8 Plan**

JOB NO. LAU 24-04

DRAWN SV

DATE 2025-06-17

SCALE 1/32" = 1'-0"

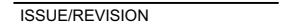
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**A2.06**





PROJECT

955 - 935 W 57 Avenue  
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JOB NO.	LAU 24-04
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DATE	2025-06-17
SCALE	1/32" = 1'-0"
CHECKED	WTL

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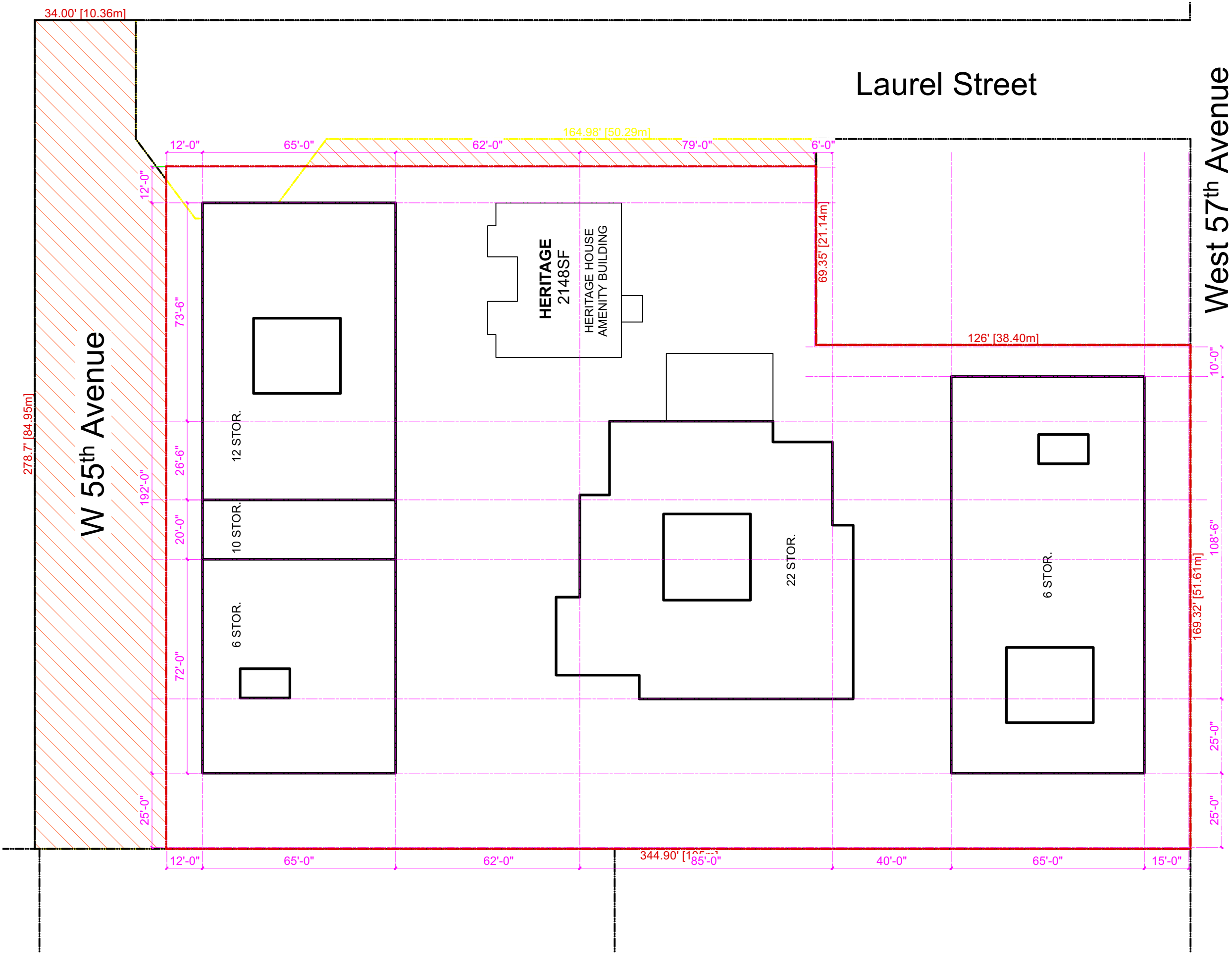
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## A2.07





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

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

**Level Roof Plan**

JOB NO. LAU 24-04

DRAWN SV

DATE 2025-06-17

SCALE 1/32" = 1'-0"

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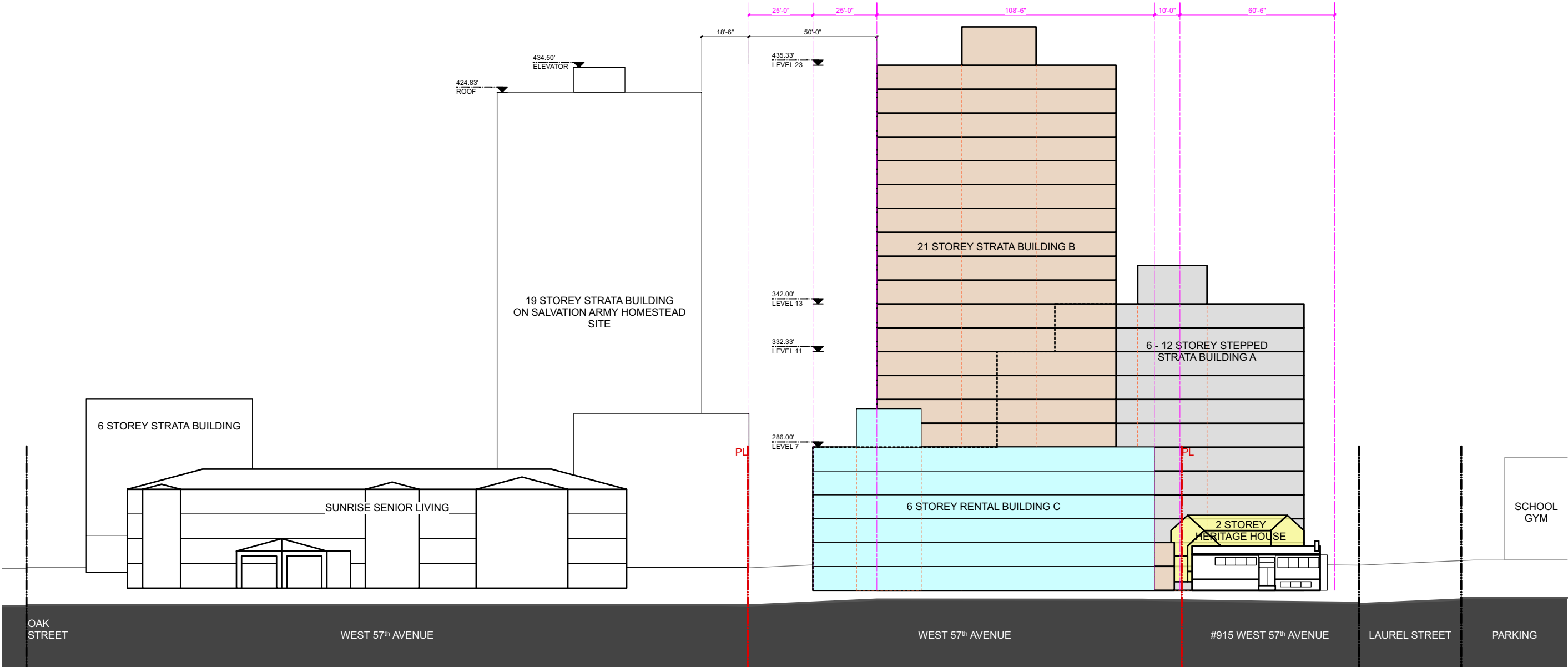
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WEST 57<sup>th</sup> AVENUE - LOOKING NORTH



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PROJECT

W. 57th Ave.  
at Laurel Street  
Central Tower

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

Schematic Section  
East - West

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A3.01



2025 June 24 5:18:02 PM Laurel and W 57th Avenue - 2025-06-22 1 STRATA TOWER AT 22FL + 1 STRATA AT 6-12FL + 1 RENTAL AT 6FL + HERITAGE AT LAUREL.wx

LAUREL STREET - WEST

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Central Tower**

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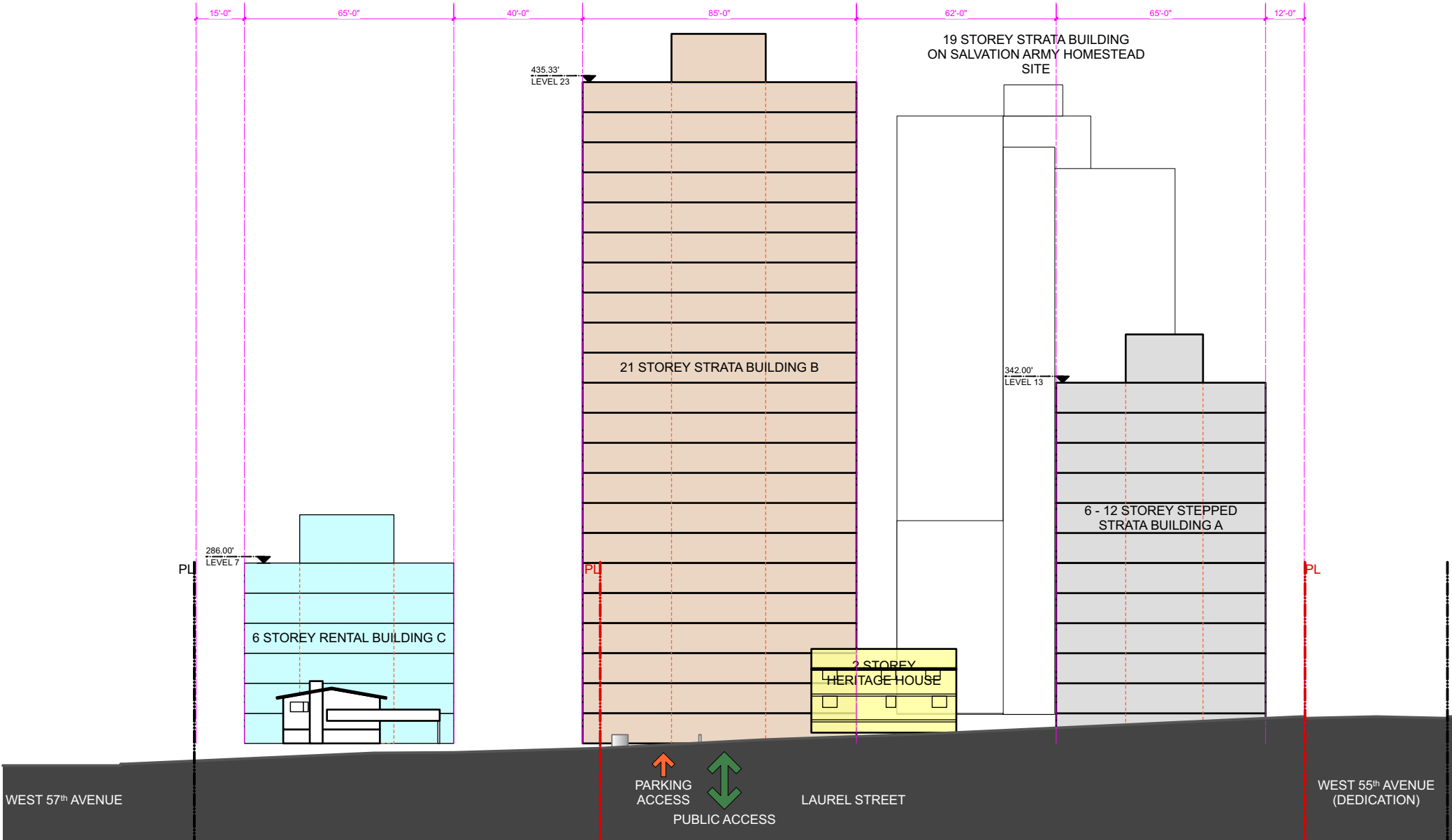
**Schematic Section  
North - South**

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DATE	2025-06-17
SCALE	1 : 500
CHECKED	WTL

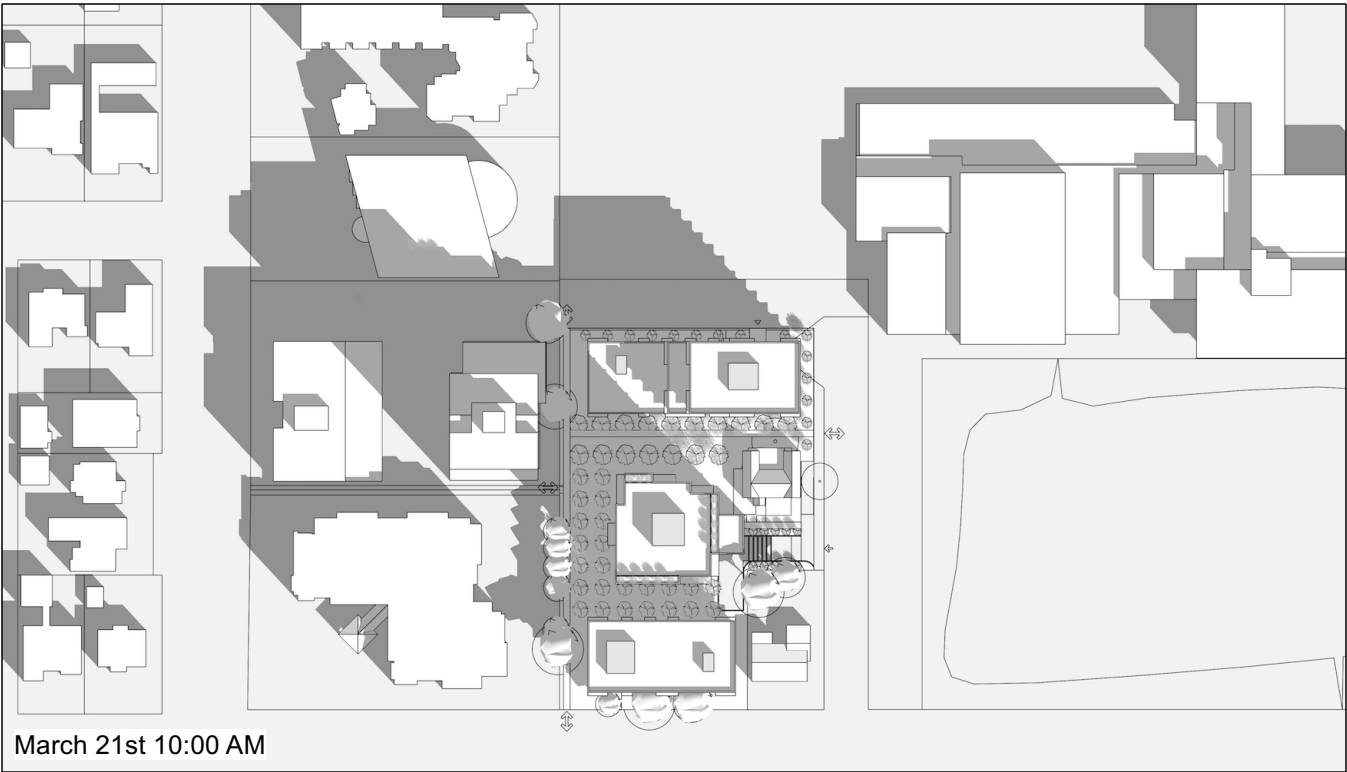
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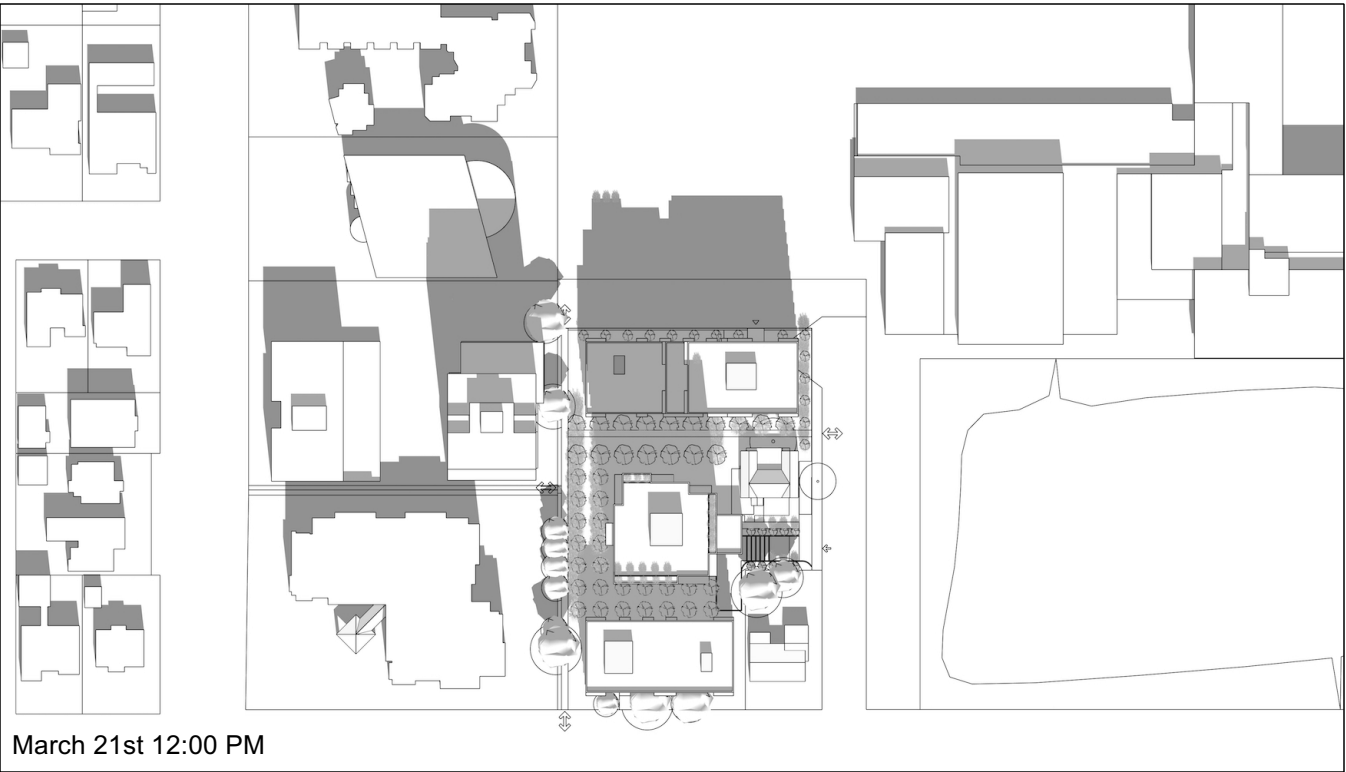
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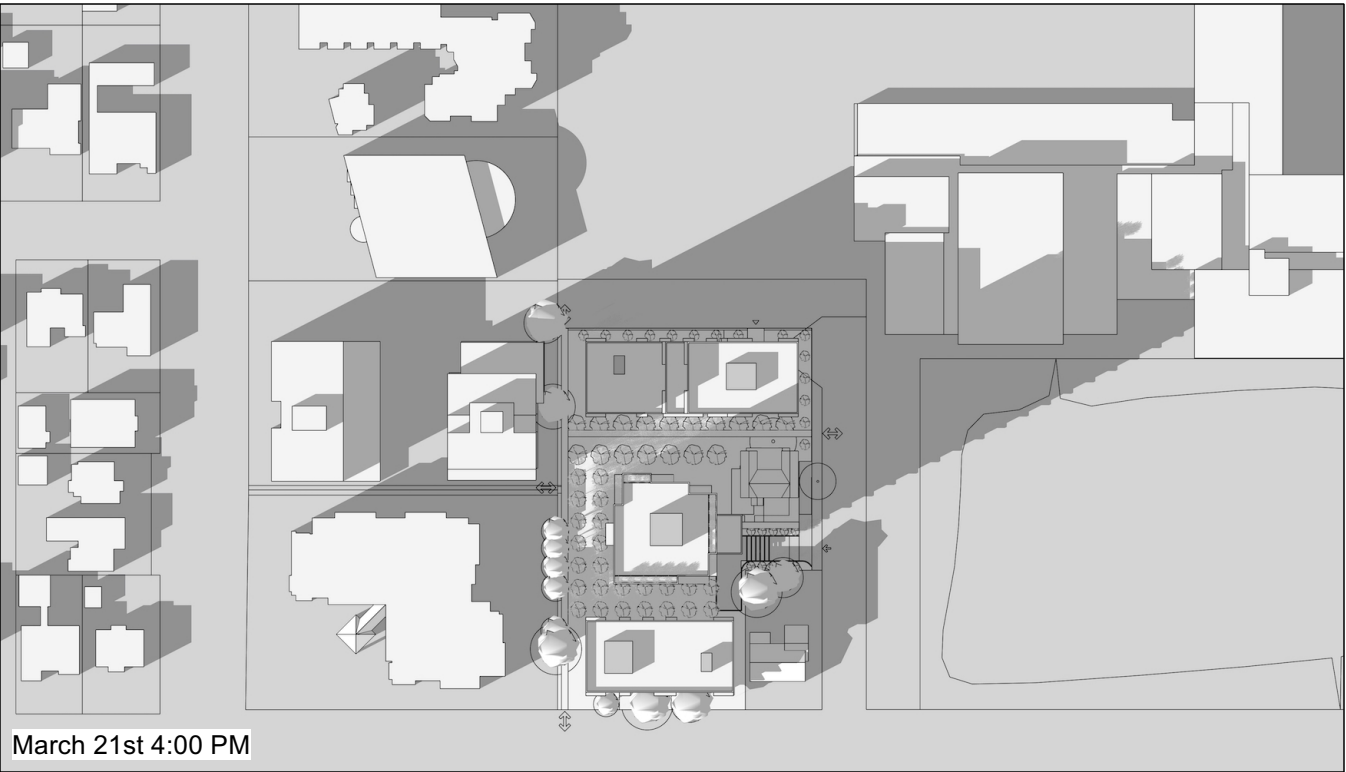
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March 21st 12:00 PM



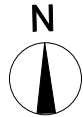
March 21st 2:00 PM



March 21st 4:00 PM

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

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

**Shadow Study  
Spring Equinox**

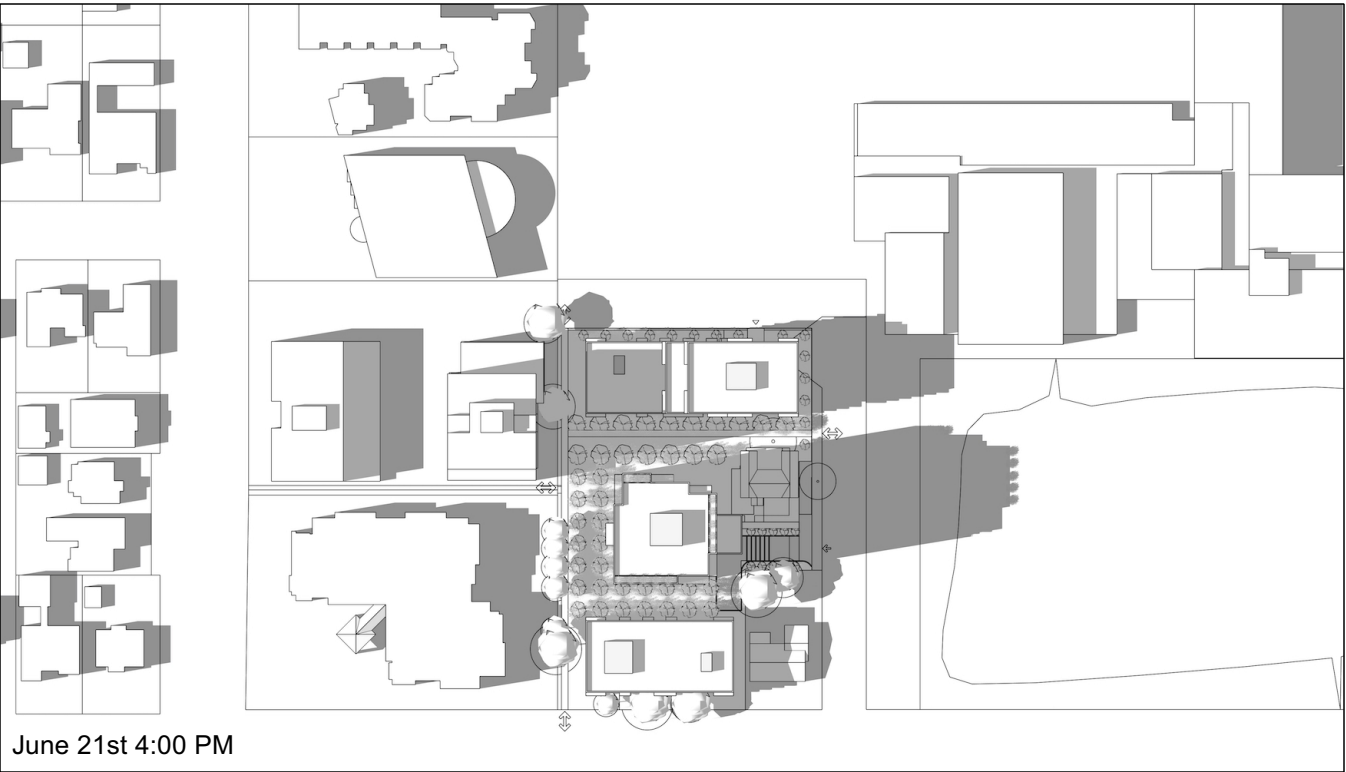
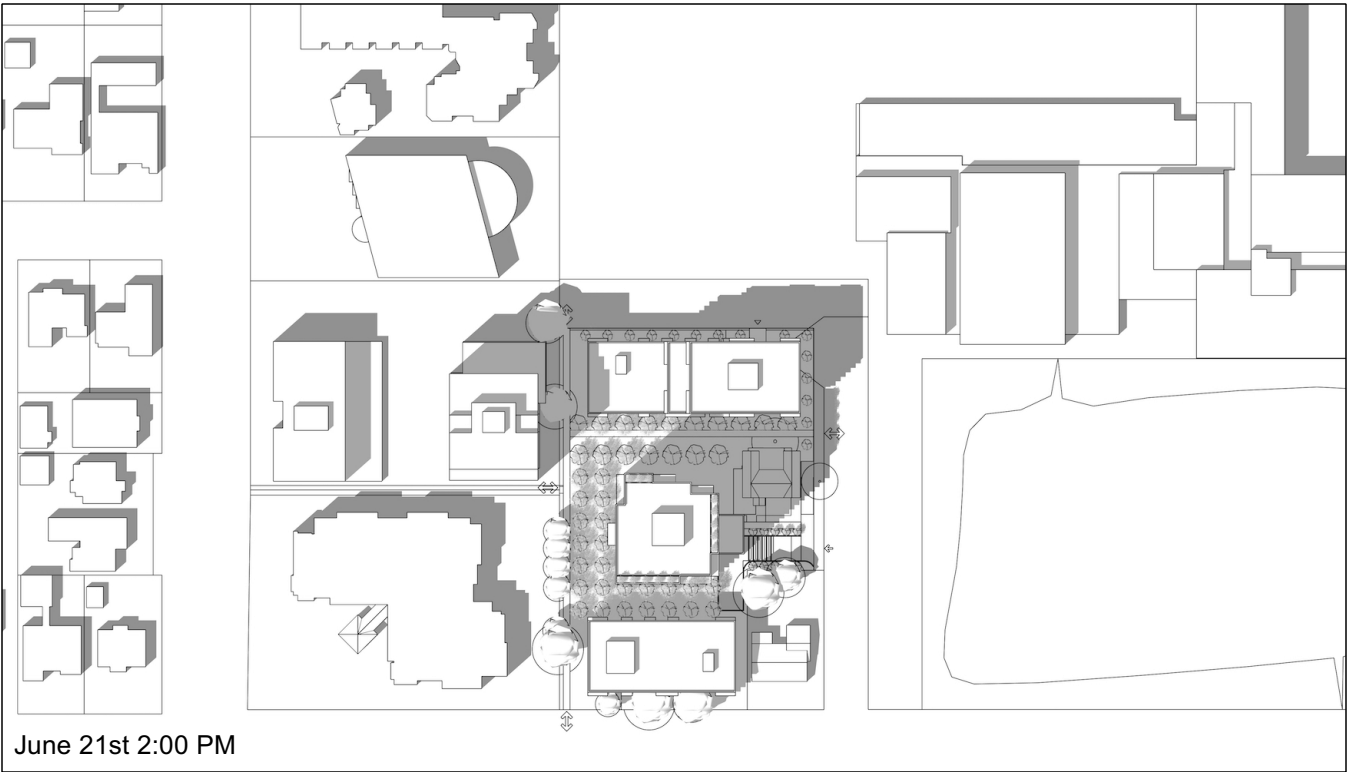
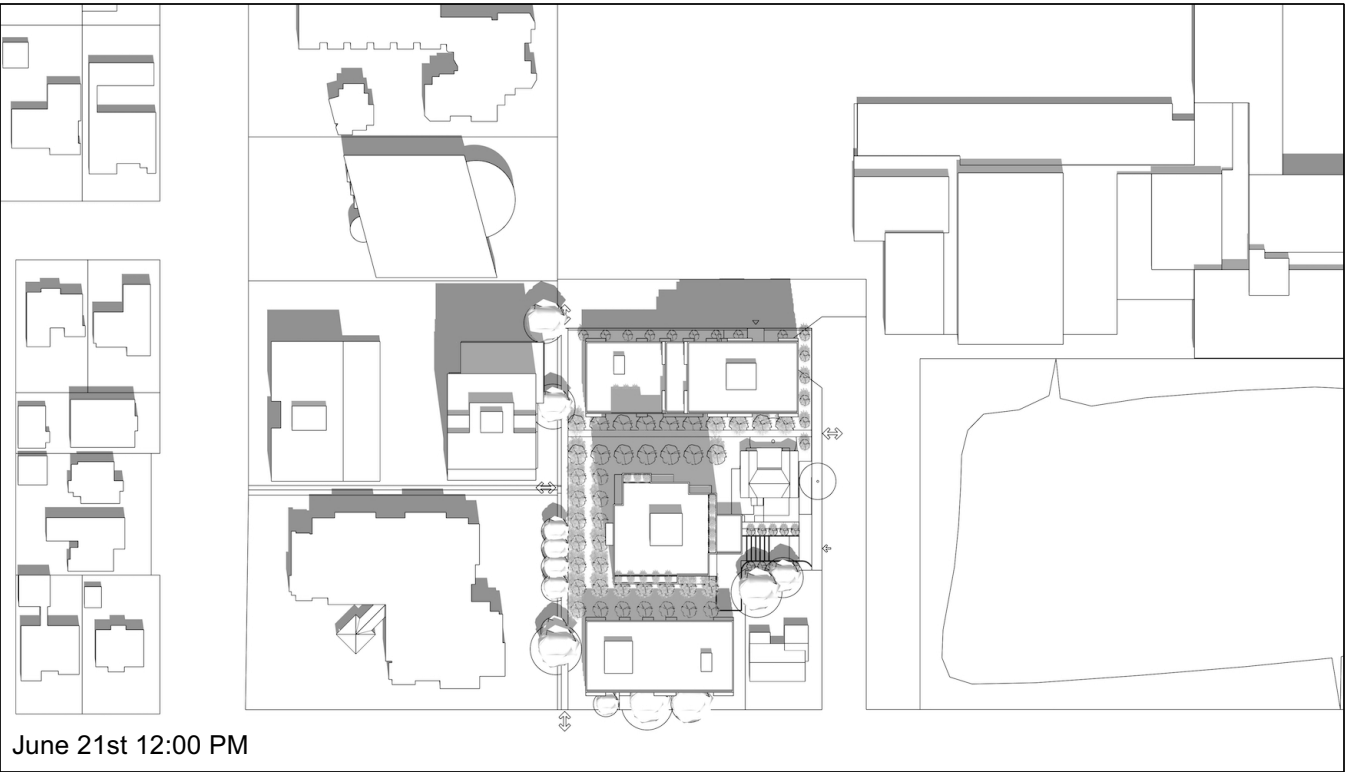
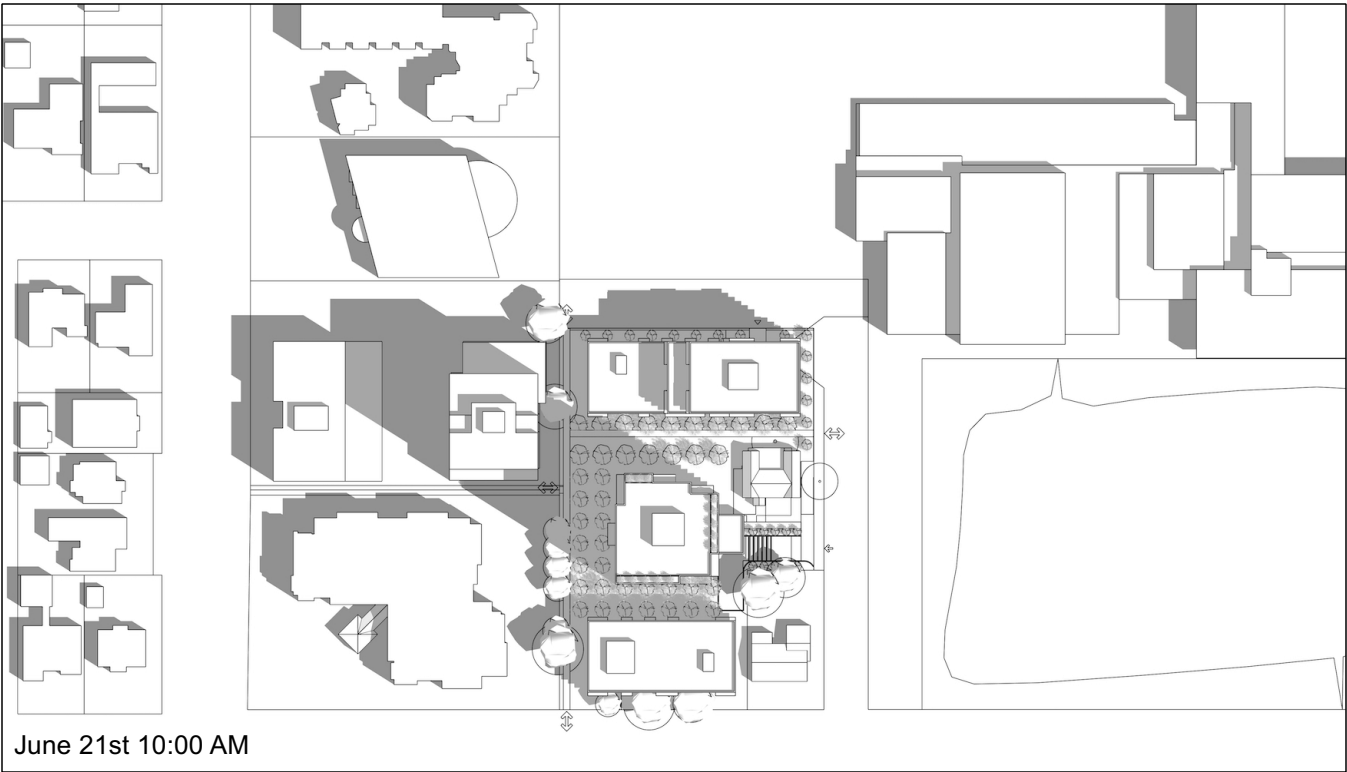
JOB NO. LAU 24-04  
DRAWN SV  
DATE 2025-06-17  
SCALE N.T.S.  
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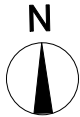
**A4.01**





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955 - 935 W 57 Avenue  
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**Shadow Study  
Summer Solstice**

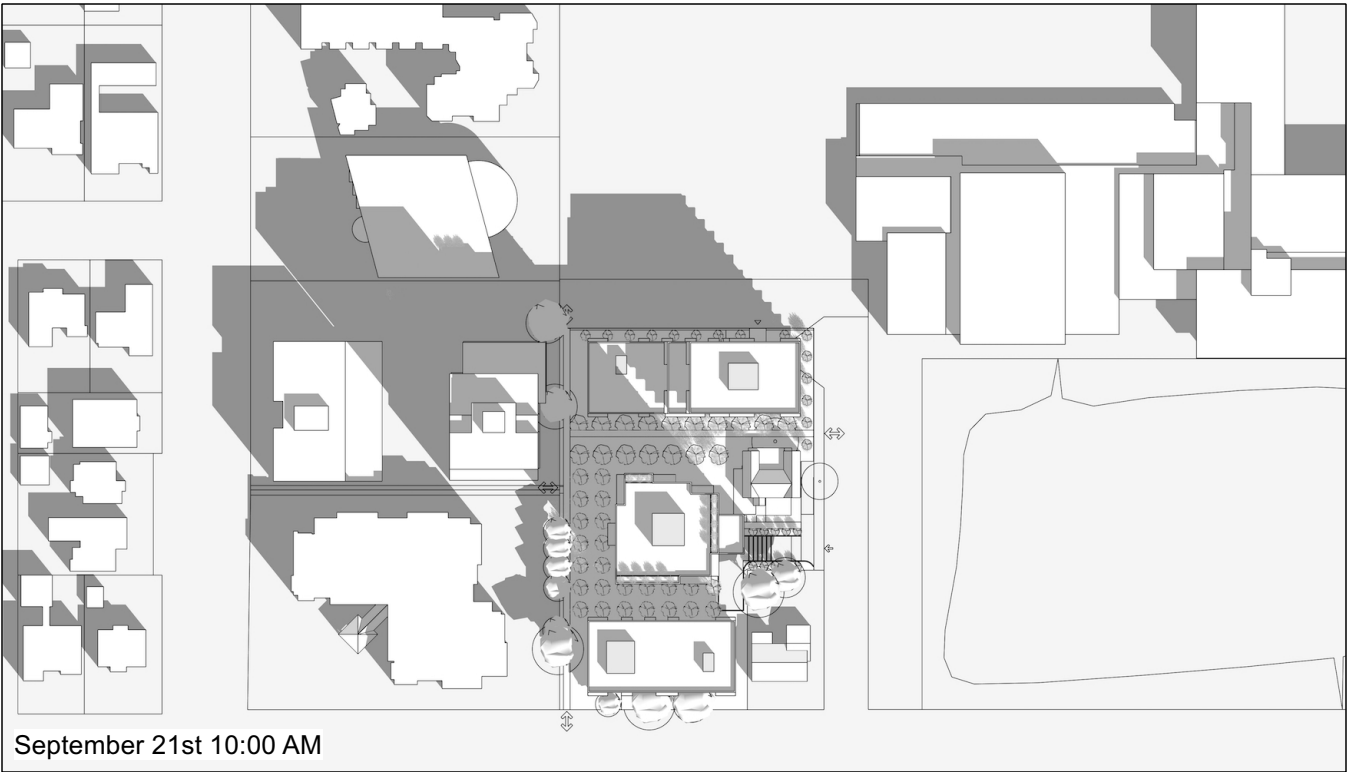
JOB NO.	LAU 24-04
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DATE	2025-06-17
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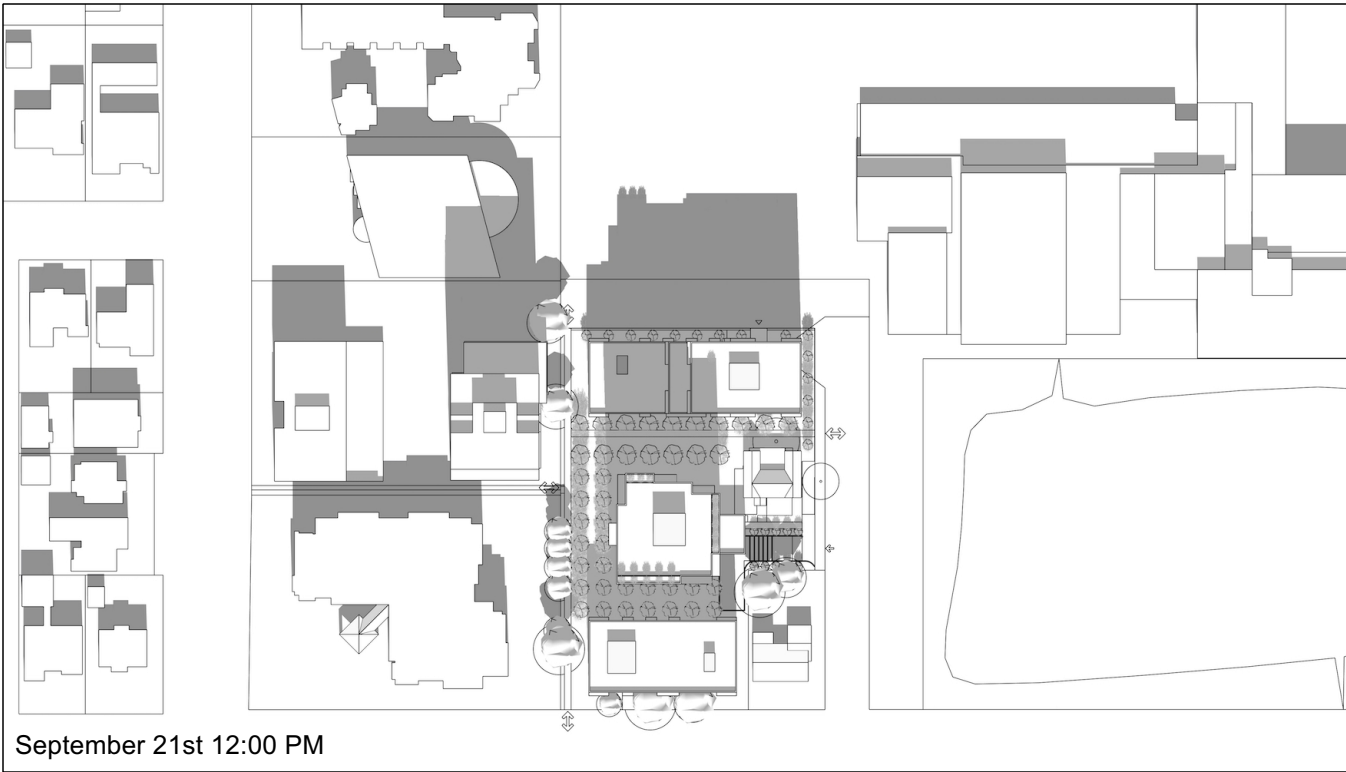
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**A4.02**

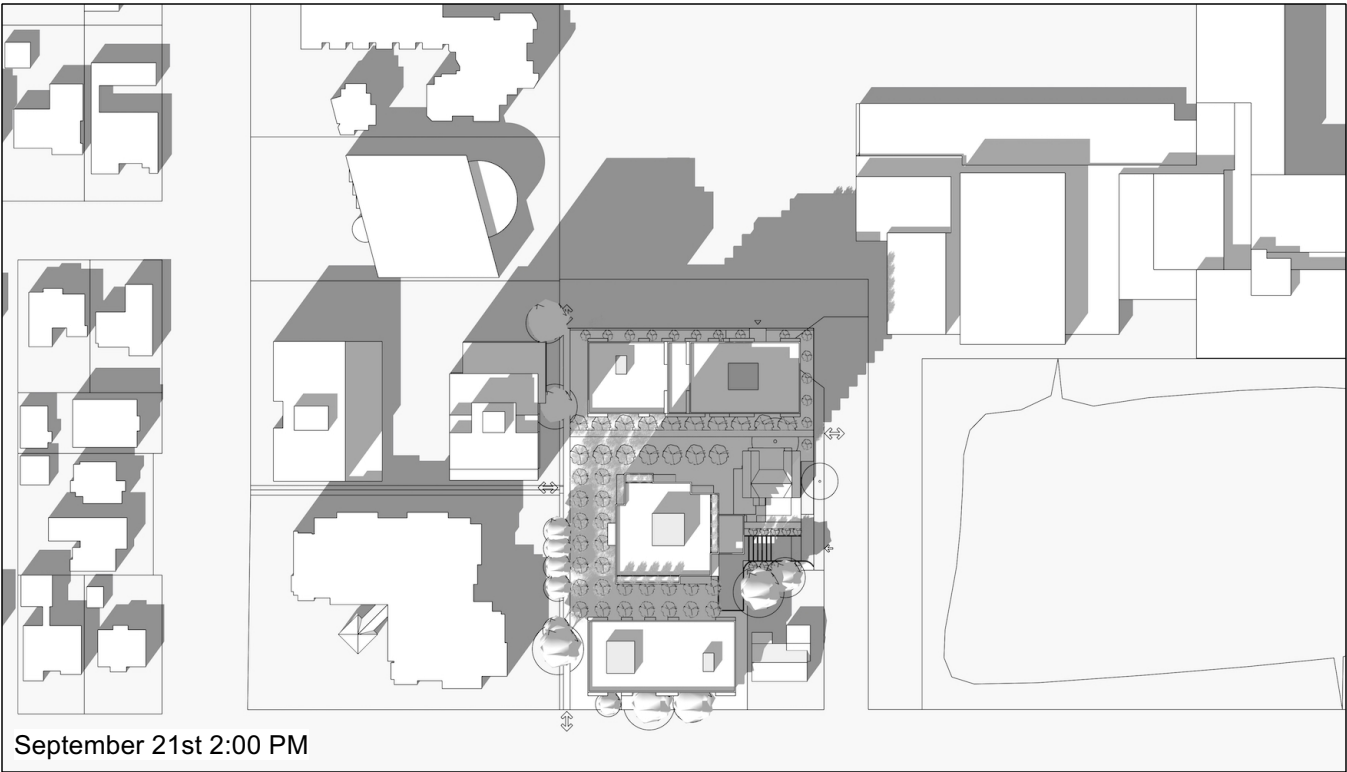




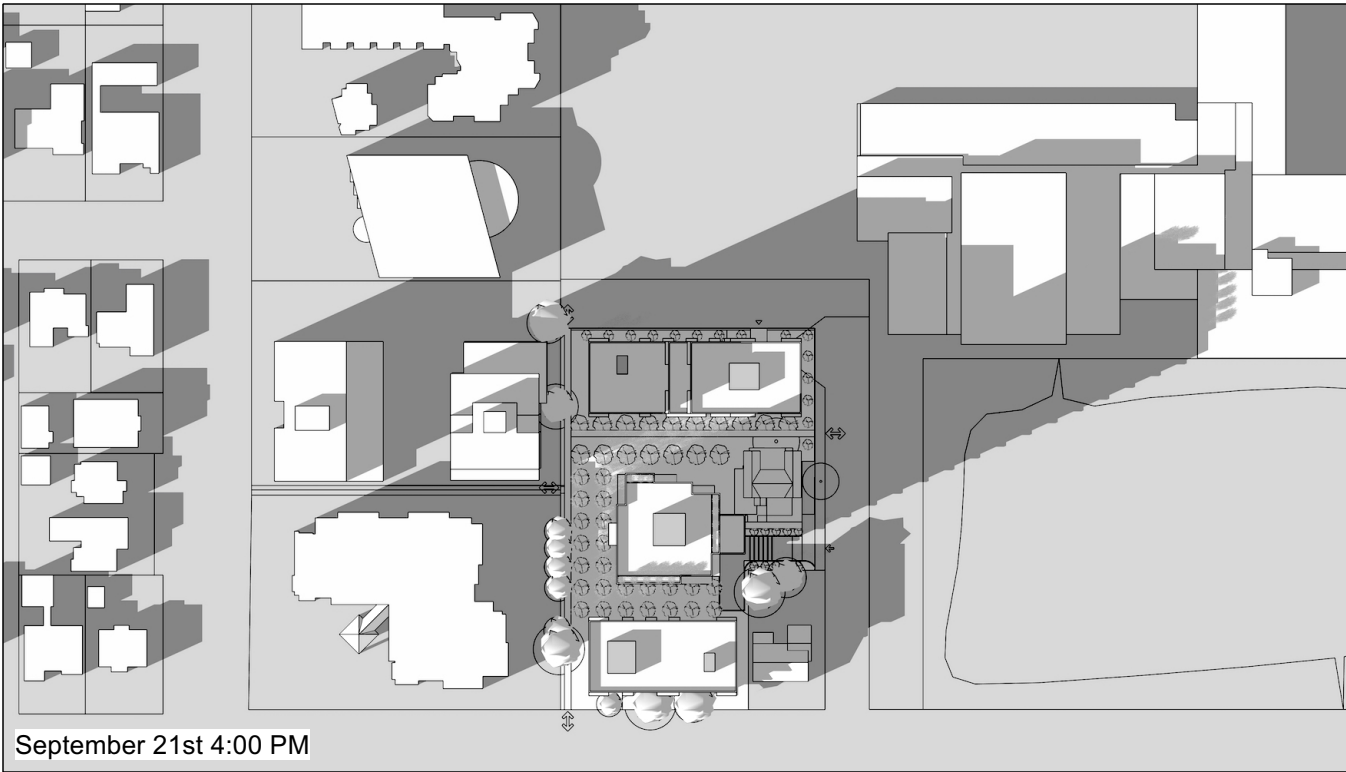
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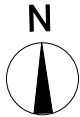
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September 21st 4:00 PM

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**Shadow Study  
Fall Equinox**

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