



Sir Winston Churchill
Secondary School

West 57th Avenue

Laurel Street

For Sale by Court Order

1.93 Acre Residential Development Site on Vancouver's Westside

955 West 57th Avenue, 935 West 57th Avenue, 7255 Laurel Street,
7235 Laurel Street and 7225 Laurel Street, Vancouver, BC

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Property Highlights



Large property designated in the Cambie Corridor Plan as a Unique Site, one of only 9 sites in the Plan allowing a site-specific rezoning application for low to medium density residential



1.93 acre site with frontage on both West 57th Avenue and Laurel Street



Desirable Westside Vancouver location in close proximity to some of Vancouver's most prestigious schools and renowned parks



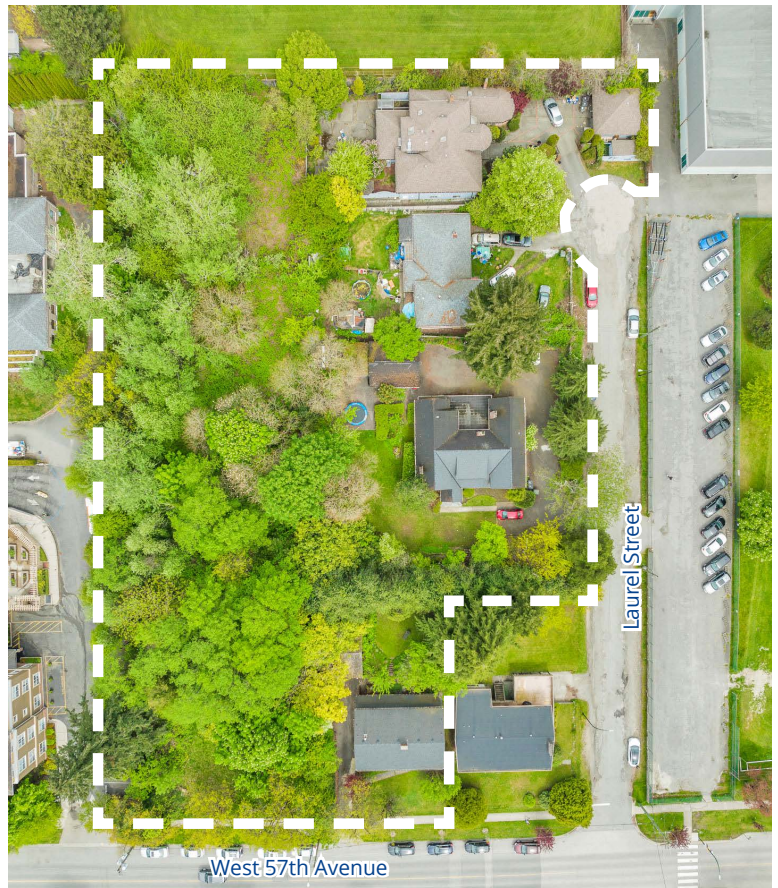
Overall flexibility in design, massing and building construction types



Capitalize on strong demand exhibited in nearby projects like Cambie Gardens



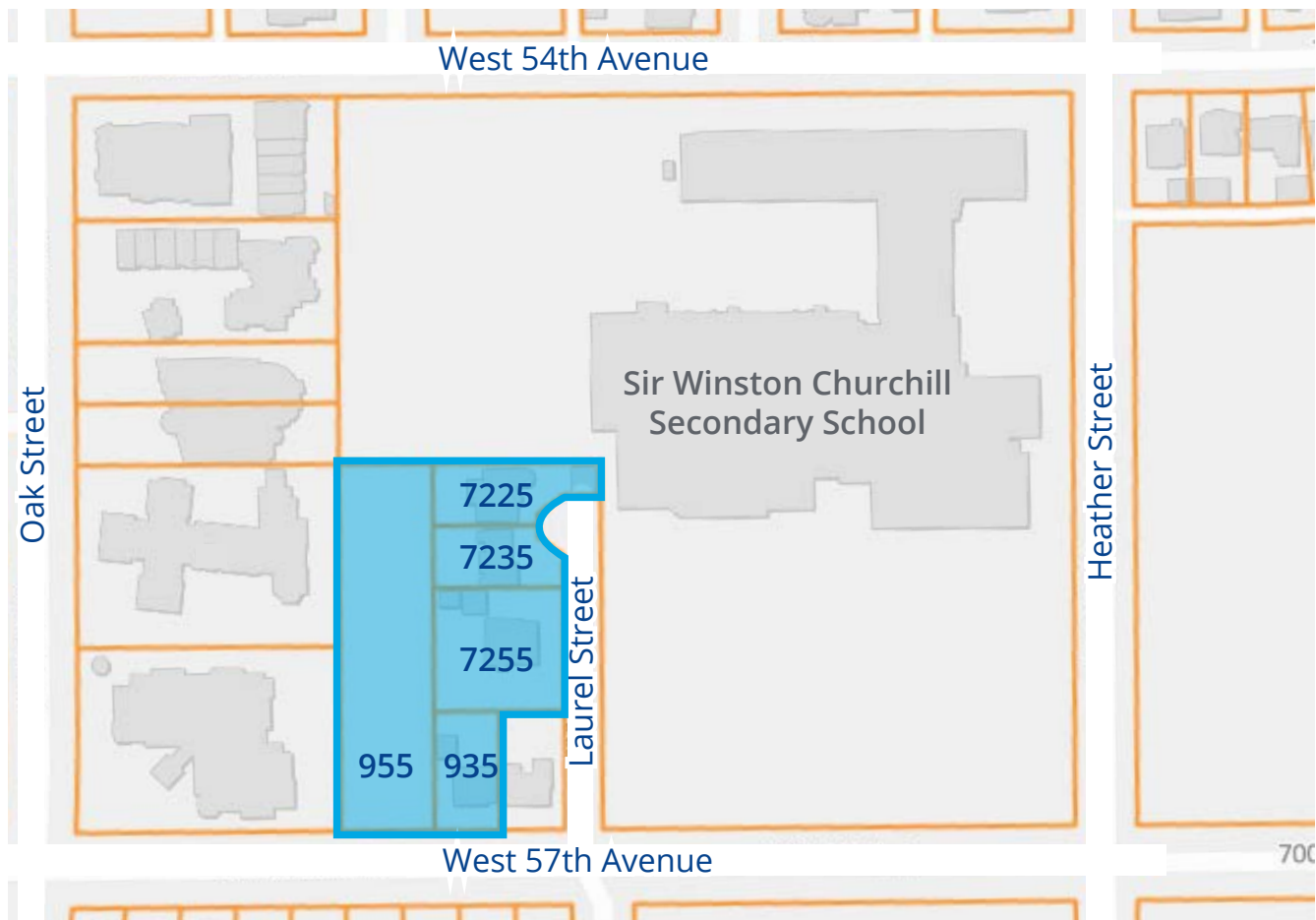
7255 Laurel Street - Heritage House for retention on site



Salient Facts

Civic Address	955 West 57th Avenue 935 West 57th Avenue 7255 Laurel Street 7235 Laurel Street 7225 Laurel Street
PIDS	009-931-244, 009-276-475, 009-276-459, 009-741-321, 009-741-283
Combined Site Area	84,236 SF (1.93 acres)
Current Zoning	RS-1
OCP	Cambie Corridor Phase 3 - Unique Site
Current Improvements	The site is currently improved with four (4) single family lots. 955 West 57th Avenue is vacant and unimproved.
Heritage	7255 Laurel Street is a heritage house slated for retention on site.

Site Map

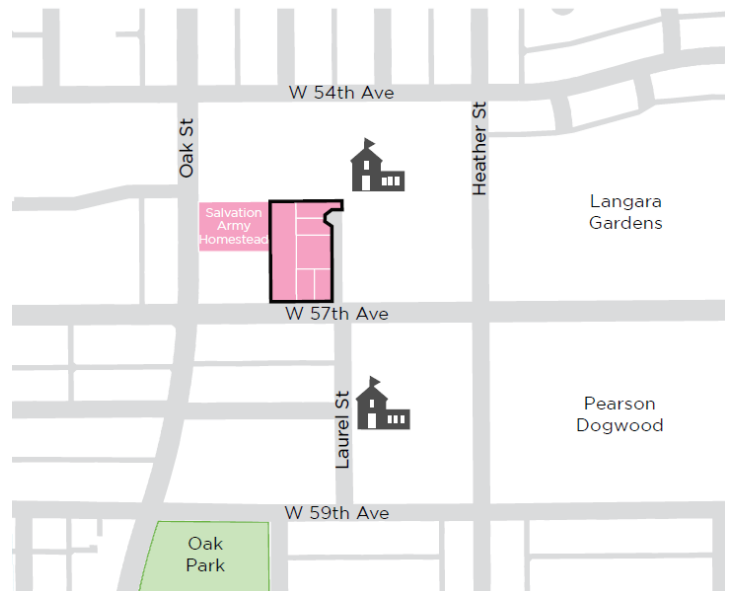


Zoning & Land Use

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.



Cambie Corridor Plan | Unique Sites

57th and Laurel Precinct

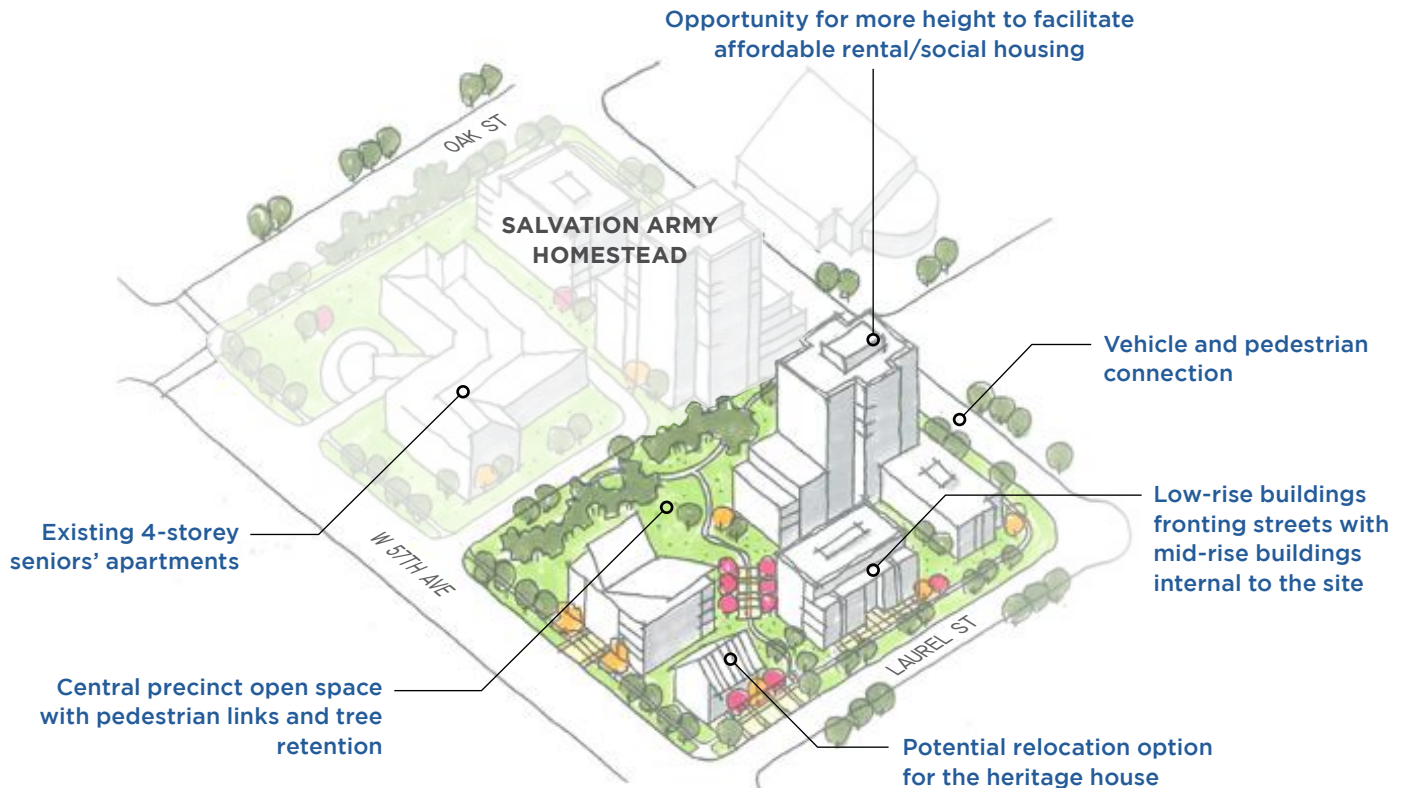
The Cambie Corridor includes several large sites requiring site-specific policy direction to appropriately respond to the existing uses, unique characteristics, site size, and local context. These sites provide an opportunity to deliver diverse and affordable housing options, local amenities, and increased neighbourhood vibrancy—helping to shape a complete community.

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.

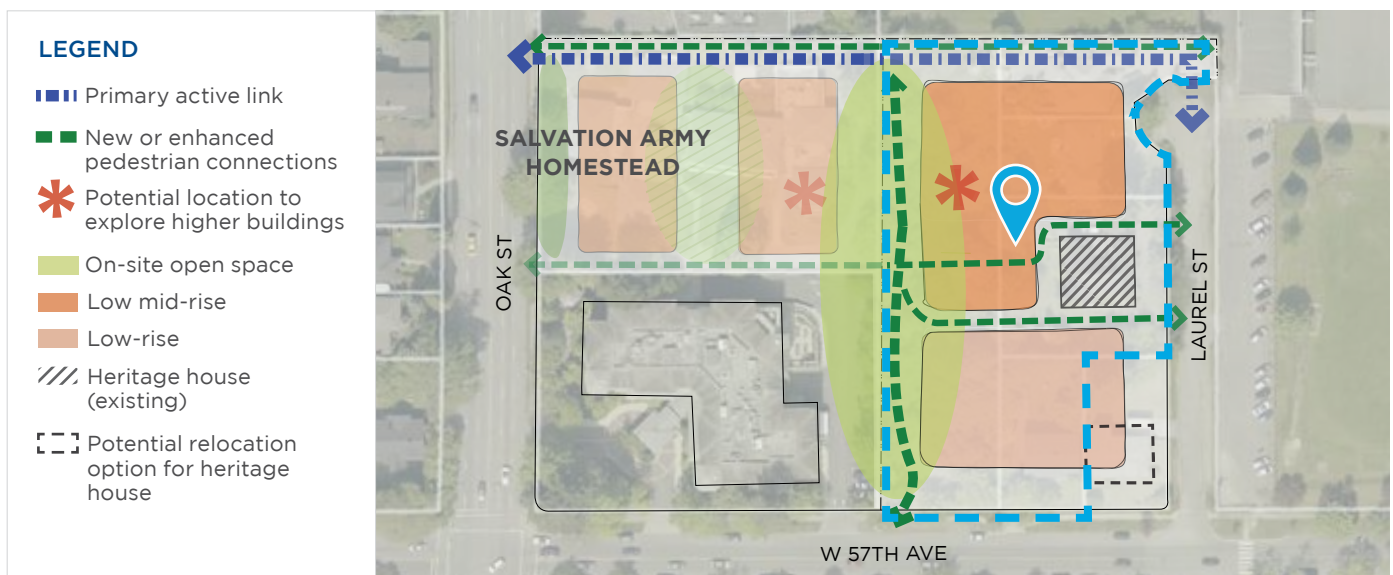
Potential purchaser's will be required to complete their due diligence regarding the zoning of this Unique Site at 57th and Laurel as the current offering does not include the corner property at 915 West 57th Avenue.

Further information in the Data Room



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.



Source: City of Vancouver Cambie Corridor Plan for 57th and Laurel Precinct

Location Overview

Vancouver's Westside

The site is located within the Cambie Corridor area, which is currently undergoing significant transformation including the dramatic nearby redevelopment of Oakridge Vancouver and Cambie Gardens.

The Property offers excellent access to rapid transit with less than a 15-minute walk to Langara/49th Avenue Canada Line Station, as well as Oak Street bus stops, providing easy access to all parts of Metro Vancouver. Conveniently located within a park, school, amenity and service rich neighbourhood that continues to grow with the area's redevelopment.



Walk Score

99



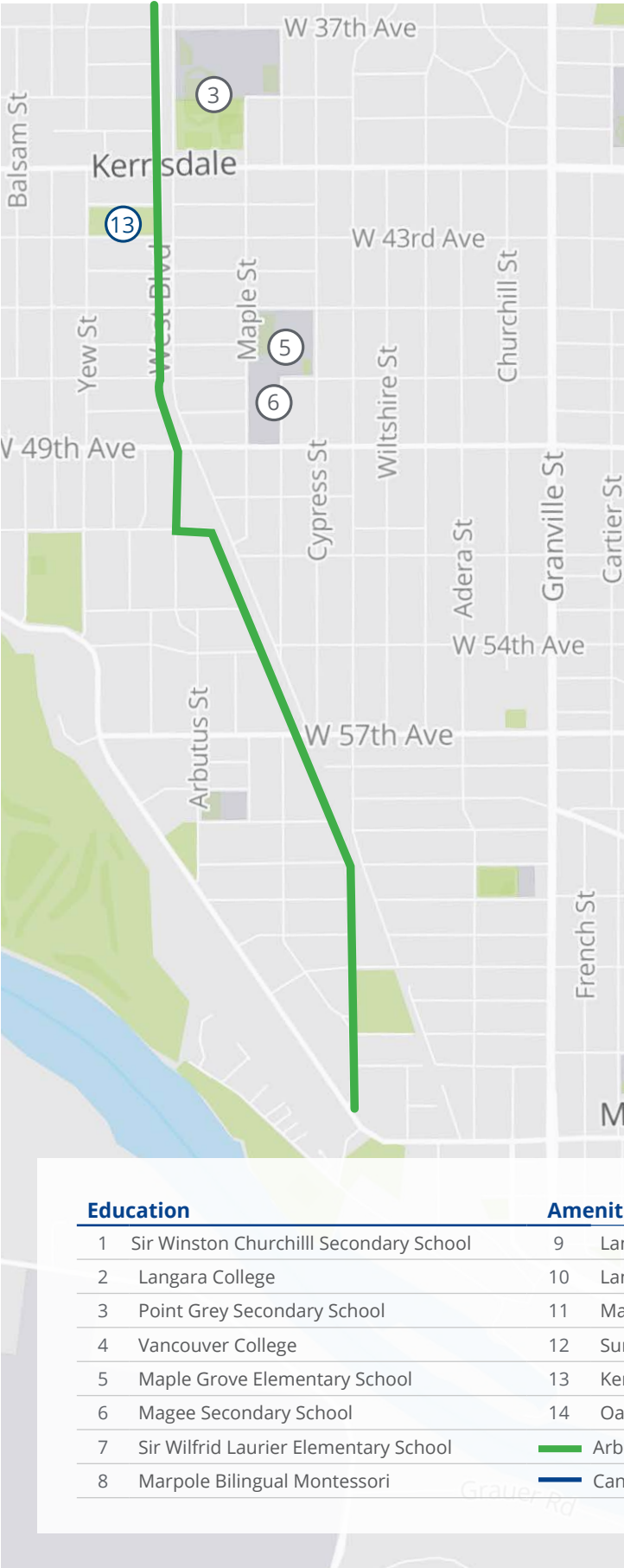
Transit Score

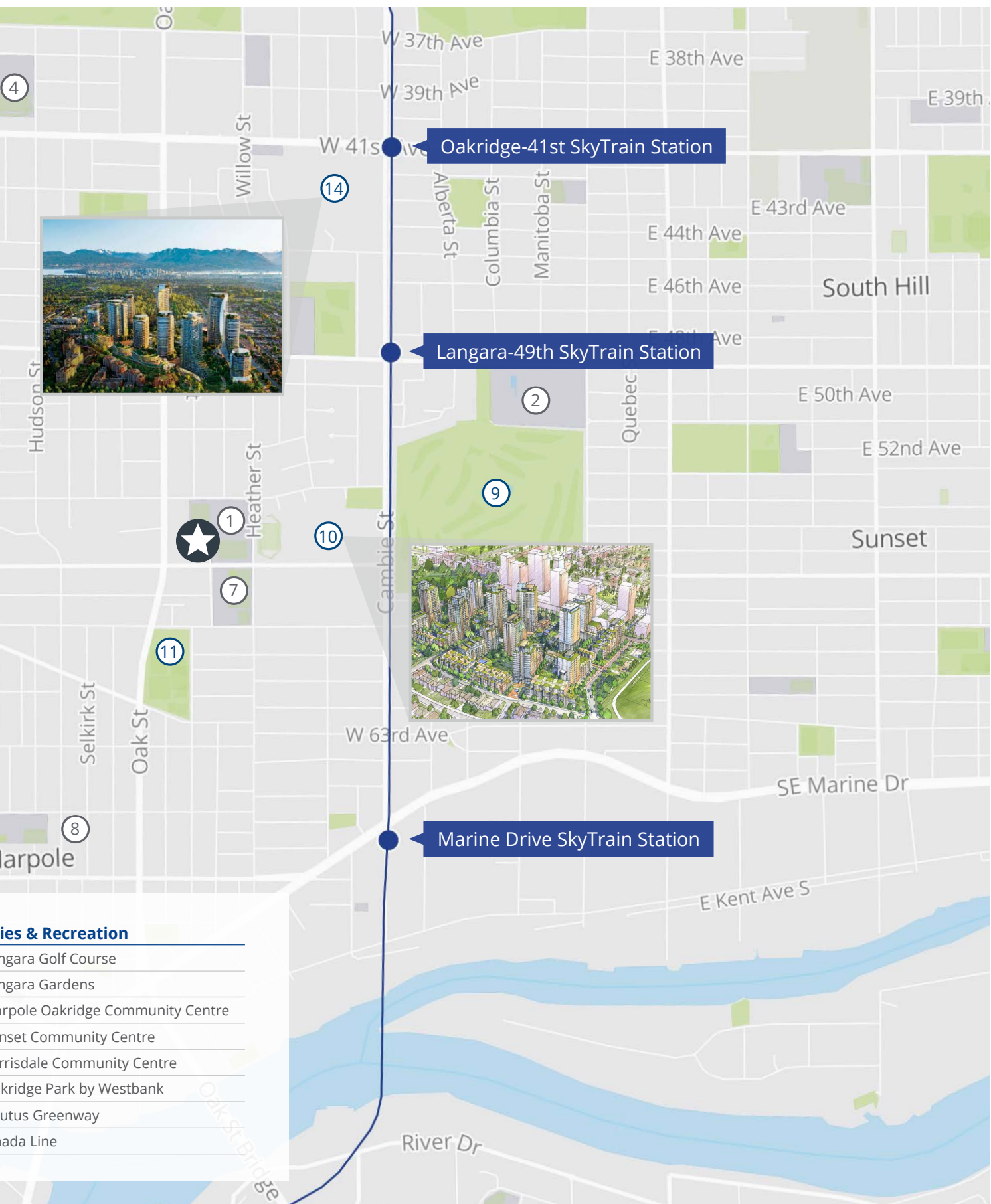
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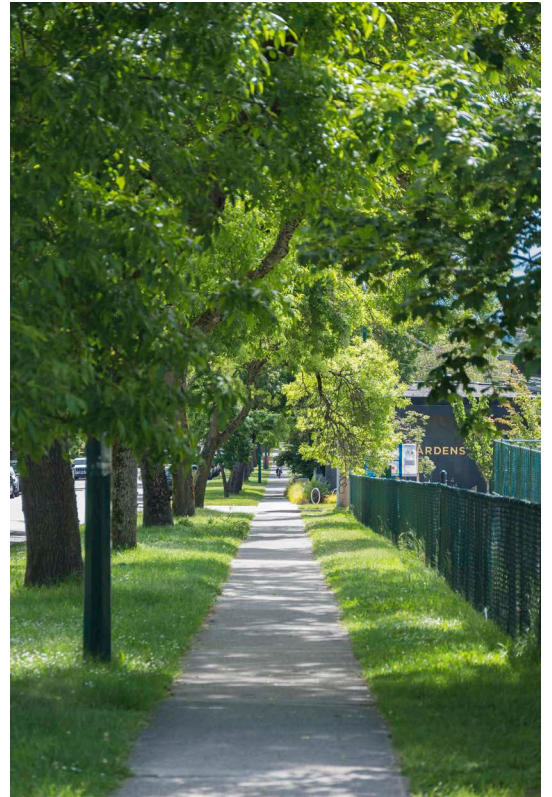
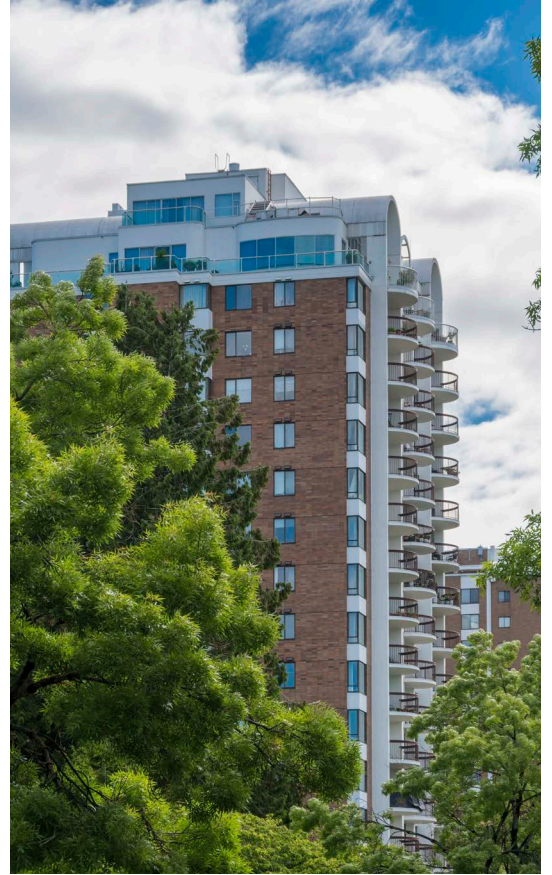
Bike Score

84





ies & Recreation





Offering Process

Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendor. Once a Confidentiality Agreement (CA) has been signed, access to the Data Room will be provided where further detailed information on the offering will be available. Offers should be presented in the form of offer preferred by the Vendor, a copy of which is available through the listing agents, upon request.

Note that the sale of the Property will be subject to approval by the Supreme Court of British Columbia.



Cambie Gardens

Marine Gateway

Laurel Street

West 57th Avenue

For Sale by Court Order

Laurel & 57th, Vancouver, B.C.

Please contact listing agents for further information and to learn more about the offering process.

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