

# W. 57th Ave. & Laurel | Area Profile

## Location:

Northwest corner of W. 57th Ave. & Laurel St.

Size: 2.14 ac (0.86 ha)

Current Zoning: RS-1

**Year Built:** 7255 Laurel St. was constructed in 1913, the other houses were constructed in the 1950s and 1960s

## Current Use:

Residential (5 single-family houses), one vacant lot



2013 Pictometry

## Surrounding Land Uses:

- North and East: Churchill Secondary (zoned RS-1)
- South: Single-Family Residential (zoned RS-1)
- West: 4 Storey Residential (Sunrise Senior Living, zoned CD-1), Phase 3 focus areas and former Salvation Army site, Phase 3 unique site

## Existing Policies and Community Vision Directions:

### Cambie Phase 3 Scope of Work:

- This unique site/area and will be guided by policy developed in Phase 3.

### Oakridge Langara Policy Statement (OLPS, 1995):

- The group of properties is part of a 'Reserve Sub-Area'. Properties within reserve sub-areas are not encouraged to rezone until there is unanimous support of property owners within a block of the proposed rezoning.
- Other policies on residential mix and affordability, building transition, built form, height and character apply.

## Other considerations:

- 7255 Laurel St. is listed as a "C" category heritage site on the Vancouver Heritage Register. "C" stands for contextual and character - it refers to buildings that contribute to the historic character of an area or streetscape, usually found in groupings of more than one building, but may also refer to buildings of individual importance.



7255 Laurel St.



Vacant lot at 955 W. 75th Ave.



Cul-de-sac 7200 block Laurel St.






**Note:** Unique site profiles are intended to provide a general snapshot of policies and Vision directions as background for discussion. Please see actual policy, zoning, and Vision documents for full information.

# W. 57th Ave. & Laurel | Context Map



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## LEGEND

-  Phase 3 Study Area Boundary
-  Marpole Community Plan Boundary
-  Unique Sites/Areas
-  Phase 3 Focus Areas
-  Marpole Community Plan (RM-8N)