

Salvation Army | Site Profile

Location: 975 W. 57th Ave.

Size: ~1.23 acres (0.5 ha)

Current Zoning: RS-1

Year Built: 1987

Current Use:

Institutional, building currently vacant



2013 Pictometry

Surrounding Land Uses:

- North: 2 storey Temple Shalom (RS-1), Phase 3 focus areas
- South: 4 storey residential, Sunrise Senior Living (CD-1)
- West: Single-family Residential (RS-1), Phase 3 focus areas
- East: Vacant site and Single-Family Residential (RS-1), Phase 3 unique site

Existing Policies and Community Vision Directions:

Cambie Phase 3 Scope of Work:

- The site is a unique site and will be guided by policy developed in Phase 3.

Oakridge Langara Policy Statement (OLPS, 1995):

- The site is part of a 'Reserve Sub-Area'. Properties within reserve sub-areas are not encouraged to rezone until there is unanimous support by property owners within a block of the proposed rezoning.
- Closure of special needs residential, or other private care facilities should state the impact on facility supply, both city-wide and in Oakridge/Langara, in any rezoning application.
- Other policies on residential mix and affordability, building transition, built form, height and character apply.

Other considerations:

- Institutional building constructed in 1987.
- Transition housing for women (corrections related), was decommissioned in March 2015.
- Site was listed for sale in June 2015.
- Shared access easement from W. 57th Ave. across Sunrise Senior site and second access from Oak St.



South side of building



Main entrance



View from Oak St. entrance






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.

Salvation Army | 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)