



West 57th

AT CAMBIE GARDENS



Elegantly Westside
Perfectly Connected

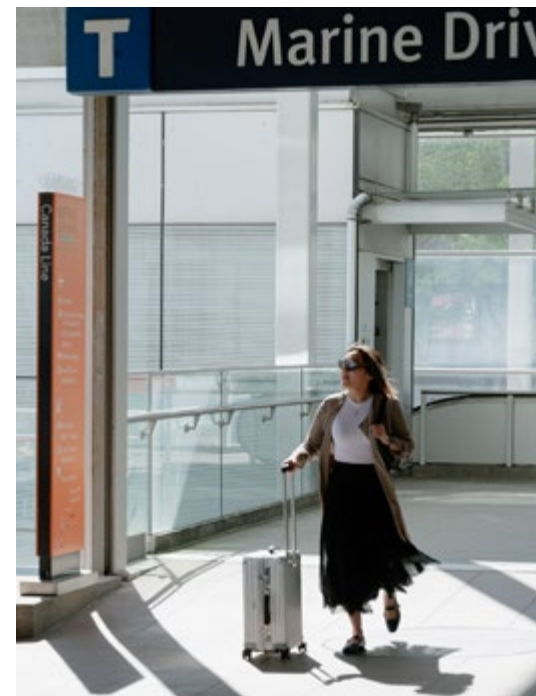
Introducing West 57th at Cambie Gardens

Set within the vibrant, master-planned community of Cambie Gardens, West 57th offers unparalleled value on Vancouver's prestigious Westside — where luxury and lifestyle meet in perfect balance. A collection of 217 thoughtfully designed studio to 3-bedroom homes surrounded by parks, a lively central plaza, curated retail spaces, and everyday conveniences, all connected by effortless transit access.



Timeless by Nature, Central by Design

Vancouver's prestigious Westside is a celebrated and central neighbourhood, long admired for its established schools, expansive parks, vibrant shopping centres, and welcoming community spirit. For decades, it has attracted residents and visitors alike, offering an exceptional quality of life in one of the city's most sought-after areas.



Neighborhood Map

RESTAURANTS & CAFES

- 01 Kamura Sushi House
- 02 Cafe Algan
- 03 **Marine Gateway**
A selection of food offerings & daily essentials — Neptune Palace, Kinton Ramen, Dublin Crossing Irish Pub & Starbucks

- 04 Bubble Waffle Cafe
- 05 CoCo Bubble Tea
- 06 Sushi Mura
- 07 Pho Hoa & Jazen Tea

GROCERY & CONVENIENCES

- 08 T & T Supermarket
- 09 Shoppers Drug Mart
- 10 Real Canadian Superstore
- 11 Vancouver South Animal Hospital
- 12 **Langara Gardens**
Daily services & essentials — Langara Acupuncture Clinic, Langara Salon Nail & Spa & Langara PharmaChoice

- 13 **Marine Gateway**
Daily services & essentials — CIBC, TD, BMO, BCAA, Marine Gateway Medical Clinic, Marine Cambie Dental & Marine View Optometry

SHOPS & RETAIL

- 14 **Oakridge Mall**
Future 100+ high-end retailers - Louis Vuitton, Miu Miu, Prada, Rolex, Tiffany & Co., Arc'teryx & more
- 15 Winners
- 16 Crate & Barrel

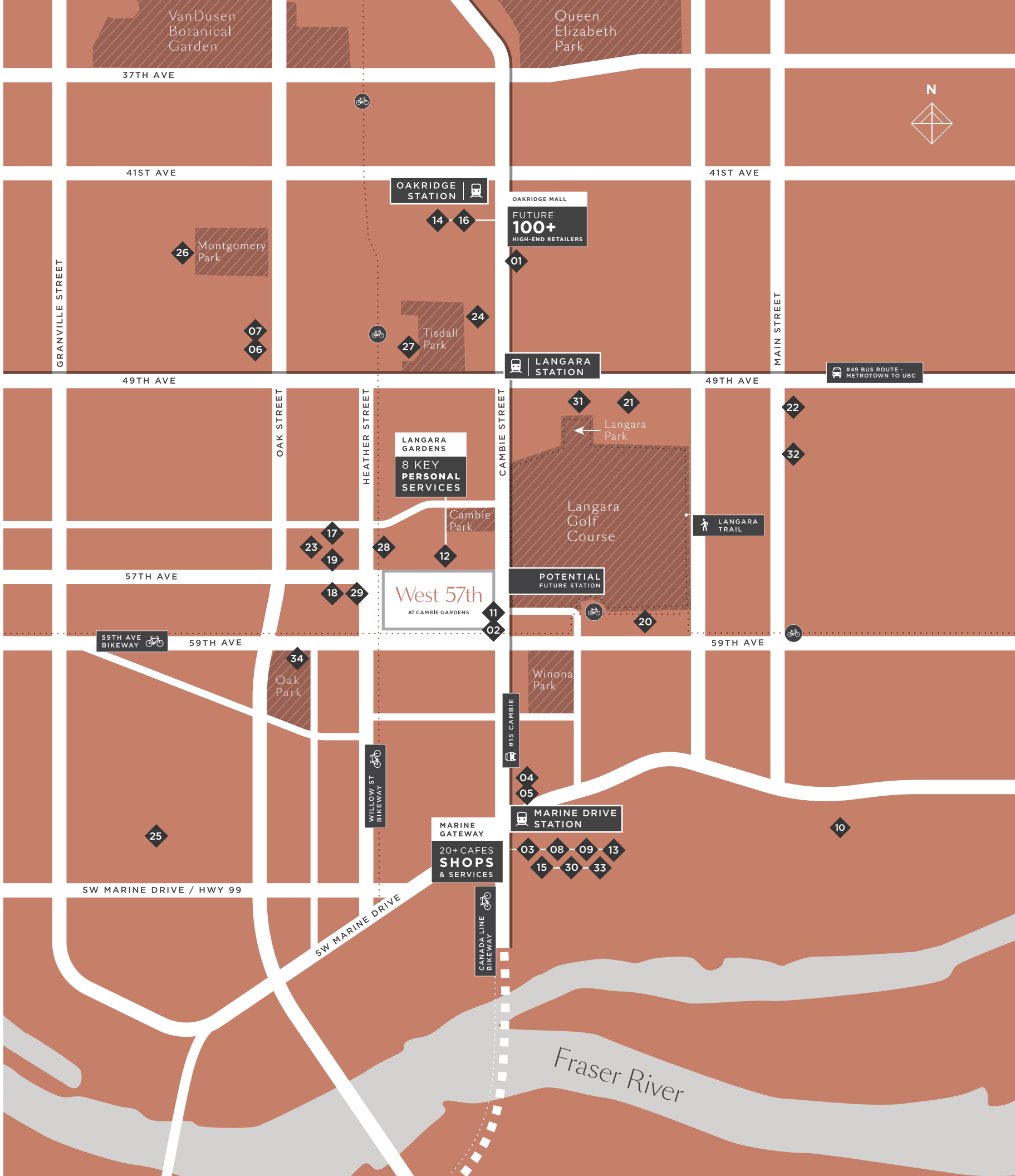
EDUCATION FACILITIES

- 17 Ideal Mini School
- 18 Sir Wilfred Laurier Elementary School
- 19 Sir Winston Churchill Secondary School
- 20 Sexsmith Community Preschool
- 21 Langara College
- 22 Kumon Math & Reading Centre
- 23 Oakridge Montessori School
- 24 Vancouver Public Library
- 25 David Lloyd George Elementary School
- 26 Sir William Osler Elementary School
- 27 Annie B. Jamieson Elementary School

RECREATION & ACTIVITIES

- 28 Churchill Track
- 29 Tennis Court
- 30 Fitness World
- 31 YMCA
- 32 Sunset Community Centre
- 33 Cineplex Cinemas
- 34 Marpole Oakridge Community Centre

↑ 10 MINS TO DOWNTOWN VANCOUVER
↙ 10 MINS TO YVR AIRPORT



Site Plan

Located between Cambie and Heather Streets from West 57th to West 59th Avenues, Cambie Gardens offers a truly idyllic setting. Its gently terraced landscape has been crafted into a unified neighbourhood full of public and private spaces. Experience urban boulevards alive with energy, quiet treelined streets, as well as countless pathways for bikes and pedestrians.



Shaping the Skyline, Grounded in Community

West 57th at Cambie Gardens rises with a bold, contemporary elegance that redefines the Vancouver skyline. Clean lines, expansive glass, and distinctive architectural detailing create a dynamic silhouette, while natural elements like rooftop greenery and a vibrant central plaza integrate seamlessly with the surrounding landscape. At the podium level, striking vertical fins, curated public art, and inviting outdoor spaces establish a lively, community-focused atmosphere. Designed to inspire and endure, West 57th is a landmark of thoughtful, modern living.

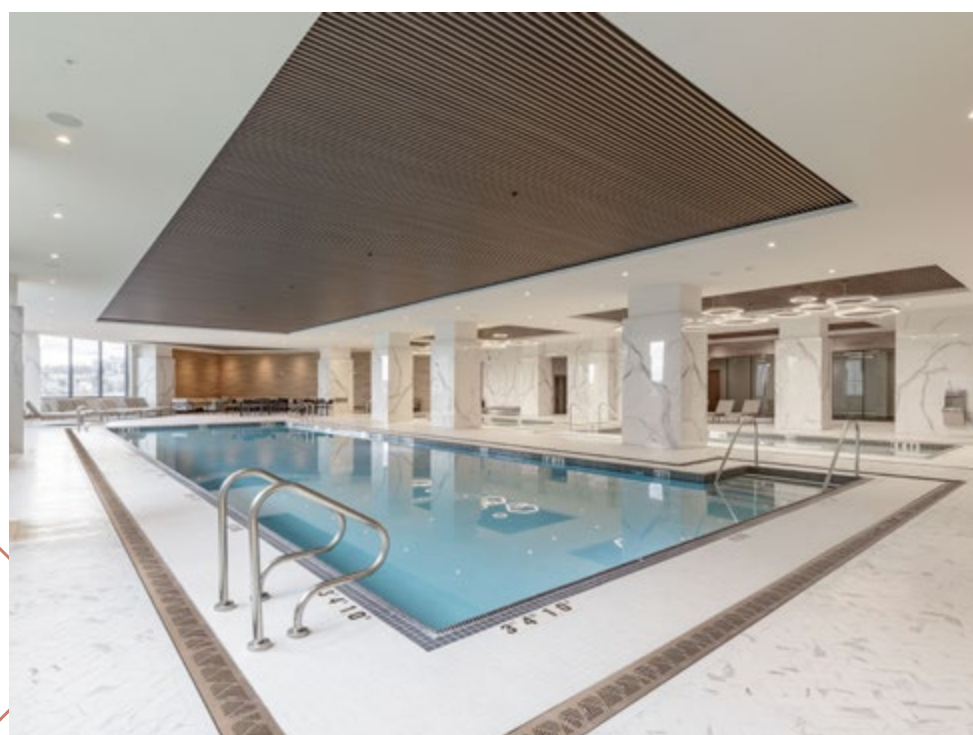


Framed for Beauty, Designed for Living

At West 57th, the views are as thoughtfully considered as the homes themselves. From sunrise to sunset, gaze out across lush parks, tree-lined streets, and the glittering city skyline — all framed by the distant North Shore Mountains. Capture sweeping, panoramic vistas that stretch from downtown Vancouver to the Fraser River and beyond.

These views offer a daily reminder of the beauty, energy, and serenity that define Westside living. Here, every window frames a masterpiece — and every day feels elevated.





Exceptional Amenities by Onni

Across Vancouver, Seattle, Chicago, Los Angeles, and beyond, Onni has become the new gold standard in delivering world-class amenities - redefining what it means to live well. From state-of-the-art fitness centres and indoor and outdoor swimming pools to private bowling alleys, elegant lounge and dining spaces, children's play zones, and rooftop gardens with panoramic views, Onni creates landmark communities where exceptional amenities are simply a way of life.

COWORKING LOUNGE

A modern space designed for focus, meetings, and momentum



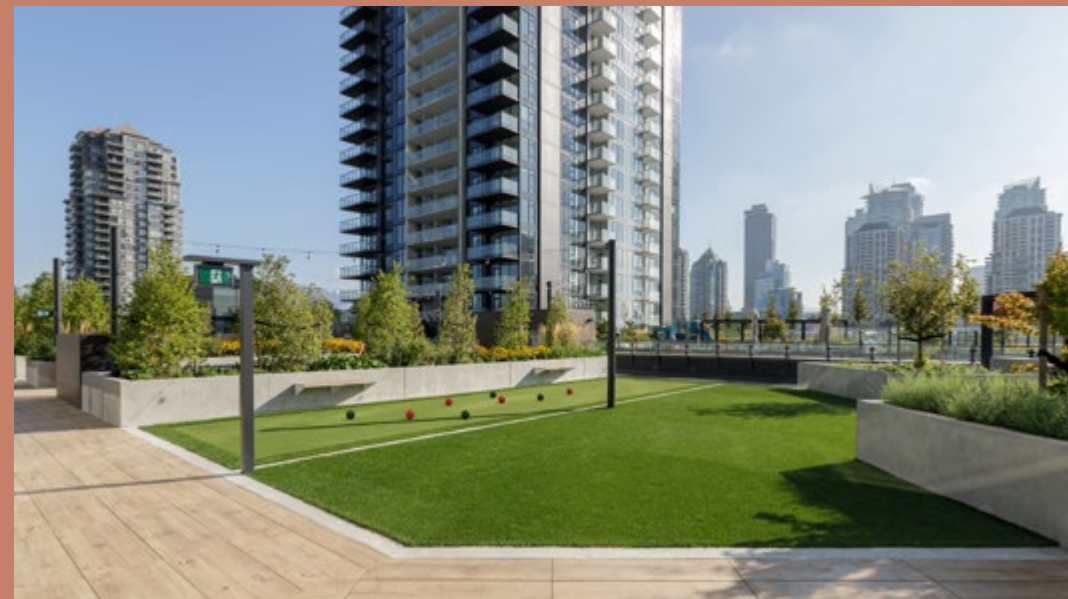
SAUNA & STEAM ROOMS

A calming experience just steps from home



INDOOR LOUNGE

A warm, welcoming space to gather and connect



OUTDOOR AREA WITH LAWN GAMES

Casual fun and friendly competition in the fresh air



KIDS CRAFT ROOM

A space where creativity blossoms and little hands bring big ideas to life



KIDS PLAY AREA

Fresh air and imagination run free

Over 45,000 SQ FT of Indoor & Outdoor Amenities

Draft

3rd Floor Amenities



4th Floor Amenities



Renderings are artist's impressions only. Final design, features, finishes, and amenity layout are subject to change without notice. E.&O.E.

Refined Interiors, Crafted for a Life Well-Lived

Step inside and experience interiors thoughtfully designed for modern living. Functional, open-concept layouts maximize space and flow, while expansive over-height ceilings, premium wide plank engineered hardwood flooring, and full-height windows flood each home with natural light and sweeping views of Vancouver's Westside. Choose from two sophisticated colour palettes — Oak and Ash — to personalize your space with timeless style.



A Seamless Blend of Elegance and Functionality

Modern kitchens combine elegance with everyday functionality. Integrated European appliance packages from Fulgor Milano, natural stone countertops with matching full-height backsplash, and custom Italian-designed cabinetry with fluted detailing create a striking yet seamless aesthetic. Under-cabinet LED lighting, a stainless steel undermount sink with a garburator, and contemporary fixtures ensure every detail is thoughtfully considered.





Serene Spaces to Restore and Renew

The ensuites are designed as private retreats, balancing modern elegance with everyday comfort. Featuring premium porcelain tile on walls and floors, deep soaker tubs, and frameless glass showers with rain showerheads, every space feels like a personal spa. Natural stone countertops, custom cabinetry and medicine cabinet, and electric heated floors in primary ensuites add an extra touch of luxury. Thoughtfully crafted for both relaxation and function, it's the perfect backdrop for moments of calm.



WELCOME HOME

- Step into a refined lifestyle in the latest addition to Cambie Gardens – a 28-storey concrete tower envisioned by award-winning Arcadis Architecture, nestled within tranquil gardens, tree-lined streets and walking paths
- Quietly positioned on the peaceful side of the community on West 57th Avenue
- Solid reinforced concrete construction ensures lasting strength, low maintenance, and enhanced soundproofing for a peaceful home environment
- Expansive balconies or terraces with every home extend your living space and invite indoor-outdoor entertaining all year round
- Enjoy personalized comfort with individually controlled, energy-efficient heating, cooling, and ventilation systems in every home
- High performance and acoustically engineered window system designed to reduce noise transfer while increasing UV protection and insulation
- A concierge service catering to your daily needs
- Comprehensive 2-5-10 year Warranty provided through National Home Warranty:
 - 2-year in-home coverage for workmanship and materials
 - 5-year water penetration coverage
 - 10-year structural coverage

REFINED INERIORS

- Two modern colour palettes to personalize your home:
 - Oak
 - Ash
- Premium wide plank engineered hardwood flooring throughout
- Bedroom closets outfitted with fluted glass with black frame closest doors and built-in millwork and drawers
- Full-size high-efficiency front-loading stacked washer and dryer
- Expansive over-height, flat-painted ceilings throughout living spaces in most homes create a grand and open feeling
- Energy-efficient LED lighting throughout
- Expansive windows that maximize natural light and sweeping views of Vancouver’s westside
- Comfort and privacy provided by UV blocking roller blinds on all exterior windows

SIGNATURE KITCHENS

ONE BEDROOM HOMES

- Integrated European Appliance Package
 - 24” Fulgor Milano paneled refrigerator with bottom mount freezer
 - 24” Fulgor Milano stainless steel 4-burner gas cooktop
 - 24” Fulgor Milano convection wall oven
 - 24” Faber stainless steel slide-out hood fan
 - 24” integrated dishwasher
 - Under-counter built in microwave*

TWO BEDROOM & THREE BEDROOM HOMES

- Integrated European Appliance Package
 - 30” Fulgor Milano paneled refrigerator with bottom mount freezer
 - 30” Fulgor Milano stainless steel 5-burner gas cooktop
 - 30” Fulgor Milano convection wall oven
 - 30” Faber stainless steel slide-out hood fan
 - 24” integrated dishwasher
 - Under-counter built in microwave
- Natural stone countertops with waterfall gables and matching full height backsplash impressively frames the kitchen
- Stainless steel undermount sink featuring a garburator with countertop push button control, allow for easy food preparation and disposal
- Italian designed custom fluted upper cabinetry paired with flat panel lower cabinets, all featuring integrated finger pulls and soft-close functionality for a sleek, flush finish
- Contemporary matte black kitchen faucet in the kitchen with extractable spray for convenient clean up
- Under cabinet LED lighting

SERENE BATHROOMS

- Refined bathrooms feature premium, large format porcelain tile
- Matching large format premium porcelain tile surrounds the bathtub and shower walls in all bathrooms, creating a cohesive, spa-like serenity
- Inviting deep soaker tubs appointed with corresponding porcelain tile apron
- Electric heated floors in primary bathroom
- Natural stone countertops creates enduring sense of elegance
- Custom cabinetry with sleek integrated finger pulls and soft-close mechanism
- All bathrooms feature a medicine cabinet with built-in backlighting, providing additional storage
- Sleek single lever faucet with undermount sink in bathrooms

- Frameless glass enclosed showers in the primary bathrooms equipped with rain shower head and a pressure balanced control handheld shower head for convenience and luxury*
- Bathtub and shower walls feature tile surround with convenient recessed tile niche for storage (both primary and second baths)
- Water-conscious low flow elongated toilet with soft-close seat

UNMATCHED AMENITIES

- Over 45,000 sq. ft. of thoughtfully designed indoor and outdoor amenity space
- Secure parcel delivery room for convenient and safe package storage
- Indoor swimming pool, complete with hot tub and dedicated children’s play pool
- Spa retreat with both steam room and sauna – the perfect way to unwind
- A professional-grade fitness centre featuring a yoga room, treatment rooms, and fully equipped change rooms
- Full-size multipurpose sports court for fitness and fun
- Inspiring children’s craft room to encourage creativity and play
- Two oversized entertaining lounges with flexible dining and lounge seating, offering direct access to an outdoor terrace — perfect for hosting larger gatherings of friends and family
- Co-working space with a private meeting room for a productive work-from-home experience
- Expansive outdoor social areas with a kitchen, BBQs, dining and lounging spaces, all enhanced with cozy fire pits
- Outdoor children’s play area – ideal for warm evenings while keeping an eye on the little ones

SAFETY & SECURITY

- Electronic key-fob controlled access at main building entry points
- Controlled underground parkade with secured entry gates, ample lighting, and closed circuit camera
- Solid core entry door with deadbolt
- State-of-the-art fire protection including sprinklers and smoke detectors in all homes and common areas

**in most homes*

The design features, specifications, amenities, and facilities listed herein are as per current sanctioned plans and approvals. Developer may change or alter the above to comply with approvals, orders, directions, and applicable laws and regulations, etc. All features and fixtures listed are indicative and representational (not actual), are only for the purpose of illustrating a general features and fixtures package and may vary depending on final constructed dimensions and availability. No guarantee that the features listed will be built, or if built, will be of the same type, size, or nature as listed. No guarantee that the fixtures listed will be of the same brand and size as listed. Developer reserves the right to make modifications to building design, specifications, features, and floorplans without notification. E. & O.E.

B7

West 57th

AT CAMBIE GARDENS

1 BEDROOM

TOTAL AREA
910 SQ FT

595 SQ FT
INDOOR AREA

315 SQ FT
OUTDOOR AREA



LIST OF APPLIANCES

1. 24" Fulgor Milano Integrated Refrigerator
2. 24" Fulgor Milano Gas Cooktop
3. 24" Faber Hood Fan
4. 24" Fulgor Milano Convection Wall Oven
5. 24" Integrated Dishwasher
6. Microwave
7. Full Size Washer and Dryer

Draft



6TH - 8TH FLOOR

onni
group

The floorplans, square footage, dimensions, design and configuration of the strata lots and project are approximate and/or artist's interpretation only and may differ from what is shown. Final dimensions, square footage, and configuration shall be determined by the final strata plans. Final floorplans may be the mirror image of the floorplans shown above. Refer to architectural drawings. The developer reserves the right to make changes without notice to the floorplans, ceiling heights, project design, landscaping plans, appliances, specifications, and features. E.&O.E.

B11

West 57th

AT CAMBIE GARDENS

1 BEDROOM

TOTAL AREA
825 SQ FT

580 SQ FT
INDOOR AREA

245 SQ FT
OUTDOOR AREA



LIST OF APPLIANCES

1. 24" Fulgor Milano Integrated Refrigerator
2. 24" Fulgor Milano Gas Cooktop
3. 24" Faber Hood Fan
4. 24" Fulgor Milano Convection Wall Oven
5. 24" Integrated Dishwasher
6. Microwave
7. Full Size Washer and Dryer

Draft



6TH & 8TH FLOOR

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D3

West 57th

AT CAMBIE GARDENS

2 BEDROOM

TOTAL AREA
820 SQ FT

710 SQ FT
INDOOR AREA

110 SQ FT
OUTDOOR AREA



LIST OF APPLIANCES

1. 30" Fulgor Milano Integrated Refrigerator
2. 30" Fulgor Milano Gas Cooktop
3. 30" Faber Hood Fan
4. 30" Fulgor Milano Convection Wall Oven
5. 24" Integrated Dishwasher
6. Microwave
7. Full Size Washer and Dryer

Draft



6TH - 8TH FLOOR



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E

West 57th

AT CAMBIE GARDENS

3 BEDROOM + DEN

TOTAL AREA
1,415 SQ FT

1,250 SQ FT
INDOOR AREA

165 SQ FT
OUTDOOR AREA



LIST OF APPLIANCES

1. 30" Fulgor Milano Integrated Refrigerator
2. 30" Fulgor Milano Gas Cooktop
3. 30" Faber Hood Fan
4. 30" Fulgor Milano Convection Wall Oven
5. 24" Integrated Dishwasher
6. Microwave
7. Full Size Washer and Dryer

Draft



7TH & 8TH FLOOR



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West 57th

AT CAMBIE GARDENS

Draft

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PLAN B3

SUITE 06

1 BEDROOM

INDOOR: 575 SQ FT
OUTDOOR: 140 SQ FT
TOTAL: 715 SQ FT

PLAN B

SUITE 05

1 BEDROOM

INDOOR: 495 SQ FT
OUTDOOR: 55 SQ FT
TOTAL: 550 SQ FT

PLAN A

SUITE 04

STUDIO

INDOOR: 390 SQ FT
OUTDOOR: 65 SQ FT
TOTAL: 455 SQ FT

PLAN D

SUITE 03

2 BEDROOM

INDOOR: 825 SQ FT
OUTDOOR: 200 SQ FT
TOTAL: 1,025 SQ FT

PLAN B2

SUITE 07

1 BEDROOM

INDOOR: 450 SQ FT
OUTDOOR: 110 SQ FT
TOTAL: 560 SQ FT

PLAN B1

SUITE 02

1 BEDROOM

INDOOR: 445 SQ FT
OUTDOOR: 110 SQ FT
TOTAL: 555 SQ FT

10th - 26th Floor

- STUDIO
- 1 BEDROOM
- 1 BEDROOM + DEN
- 2 BEDROOM

PLAN D2

SUITE 08

2 BEDROOM

INDOOR: 835 SQ FT
OUTDOOR: 190 SQ FT
TOTAL: 1,025 SQ FT

PLAN C

SUITE 09

1 BEDROOM + DEN

INDOOR: 620 SQ FT
OUTDOOR: 190 SQ FT
TOTAL: 810 SQ FT

PLAN D1

SUITE 01

2 BEDROOM

INDOOR: 820 SQ FT
OUTDOOR: 200 SQ FT
TOTAL: 1,020 SQ FT





Building Innovative Real Estate for Over Half a Century

The Onni Group is one of North America's leading private real estate developers, with extensive experience designing, developing, building and managing innovative projects. As a fully integrated company that directly oversees every step in the development process, Onni has built over 15,000 homes in the past decade.

In addition, the company owns and manages 18.4 million sq. ft. of commercial property and over 11,200 rental apartment units. With offices in Vancouver, Toronto, Chicago, Los Angeles, Seattle, Phoenix and Mexico, Onni continues to expand and diversify into new markets throughout North America.



1



2



3

- 1. Onni South Lake Union - Seattle
- 2. 1335 Howe - Vancouver
- 3. Level South Olive - Los Angeles
- 4. Charleson - Vancouver
- 5. 369 Grand - Chicago
- 6. Gilmore Place - Burnaby



4



5



6