



RENFREW VILLAGE @ RENFREW DISTRICT

Renfrew St
Vancouver, BC

PROPERTY LEASING BROCHURE



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PROJECT SUMMARY

Renfrew Village @ Renfrew District is a six storey mixed-use building that will feature 15,000 SF of retail space below 184 market rental residential units. Retail units range in size from 628 SF to 4,554 SF.

- The project is located in a critical employment node, being close to the Broadway Technology Park and surrounding office & industrial space.
- In addition, it is only two blocks from Renfrew Skytrain Station, that sees over 6,500 riders daily.
- Renfrew Village @ Renfrew District will have 40 parking stalls over two levels of underground parking.
- Lasalle College is immediately south of the site and has an enrollment of approx 1,530 students.



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DETAILS

| | |
|--|--|
| <p>✦ <u>Units Available:</u> Unit N3 - 1,400 SF Unit N4 - 1,628 SF Unit N6 - 1,179 SF</p> | <p>✦ <u>Parking:</u> South Building - 12 Stalls North Building - 28 Stalls</p> |
| <p>✦ 184 residential units above</p> | <p>✦ Renfrew and East 10th Limited Partnership</p> |
| <p>✦ <u>Completion:</u> South Building: Q2 2024 North Building: Q4 2024</p> | <p>✦ Contact Listings Agents for Rates</p> |
| | <p>✦ 1 minute walk to Renfrew SkyTrain Station</p> |

AREA TENANTS



DEMOGRAPHICS

| | 1KM | 3KM | 5KM |
|-------------------------|-----------|-----------|-----------|
| 2022 Population | 15,583 | 169,263 | 400,225 |
| 2022 Daytime Population | 20,732 | 152,434 | 396,738 |
| 2022 Average HH Income | \$104,632 | \$106,756 | \$108,625 |

DAN CLARK

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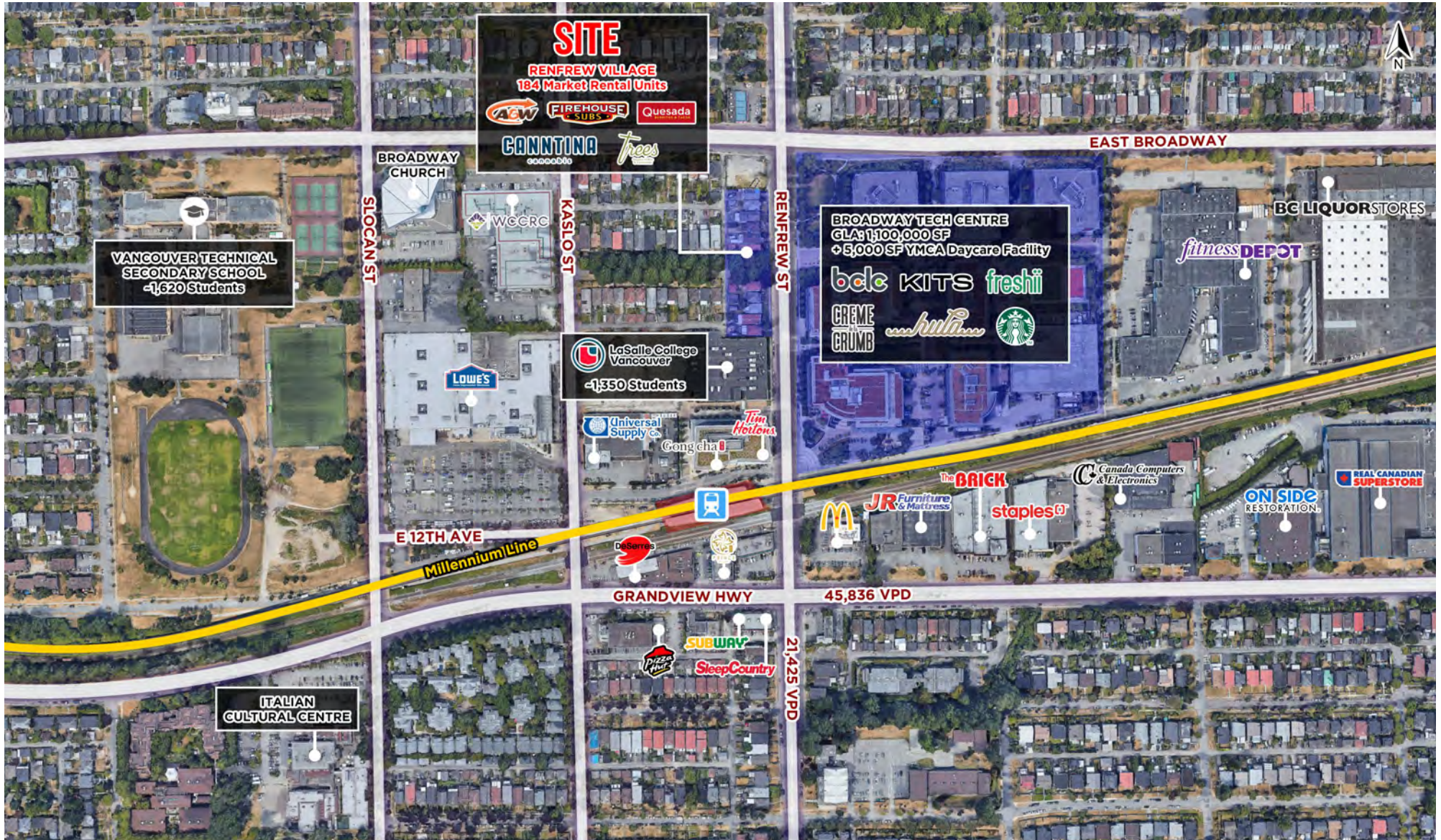
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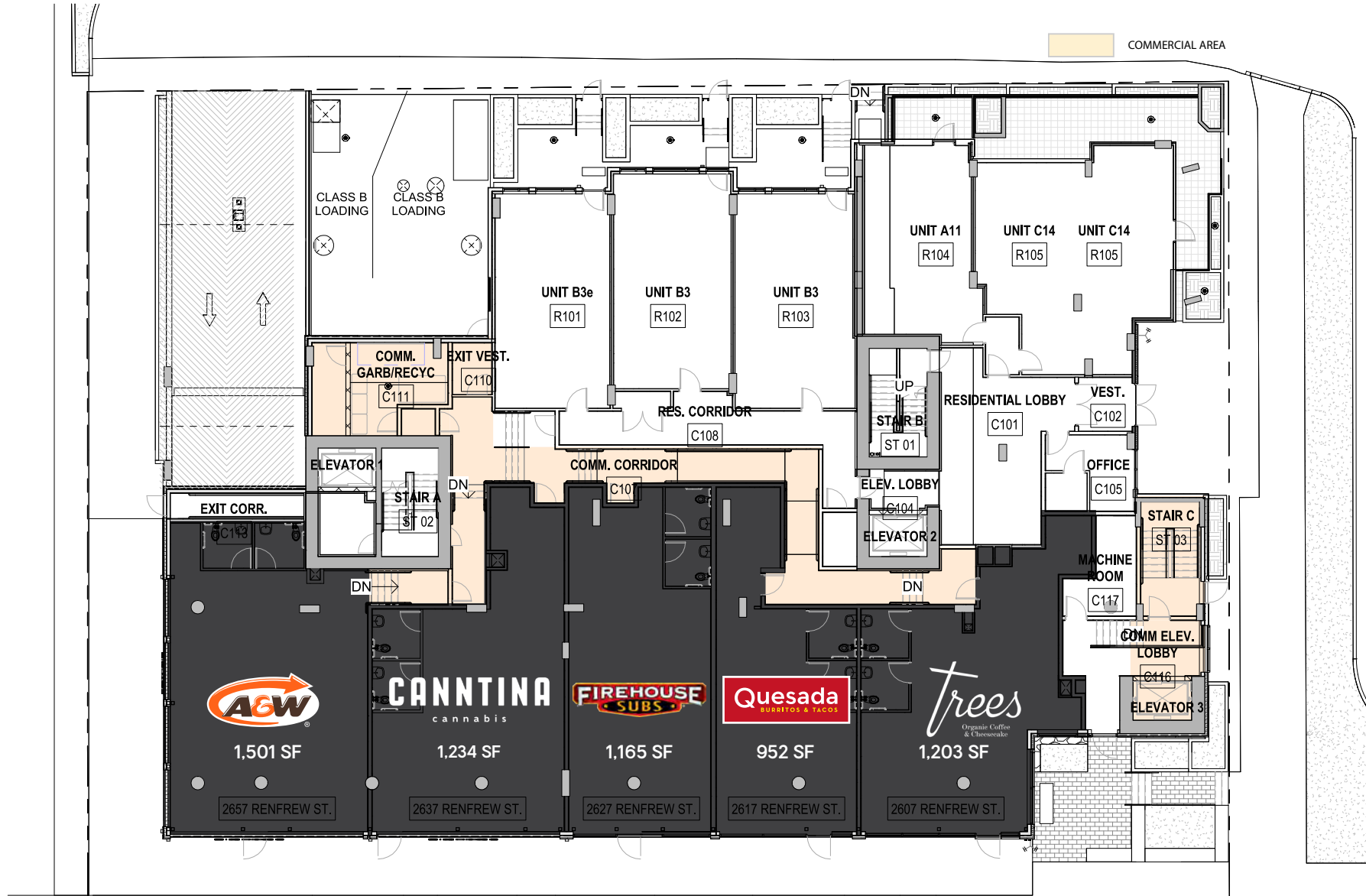
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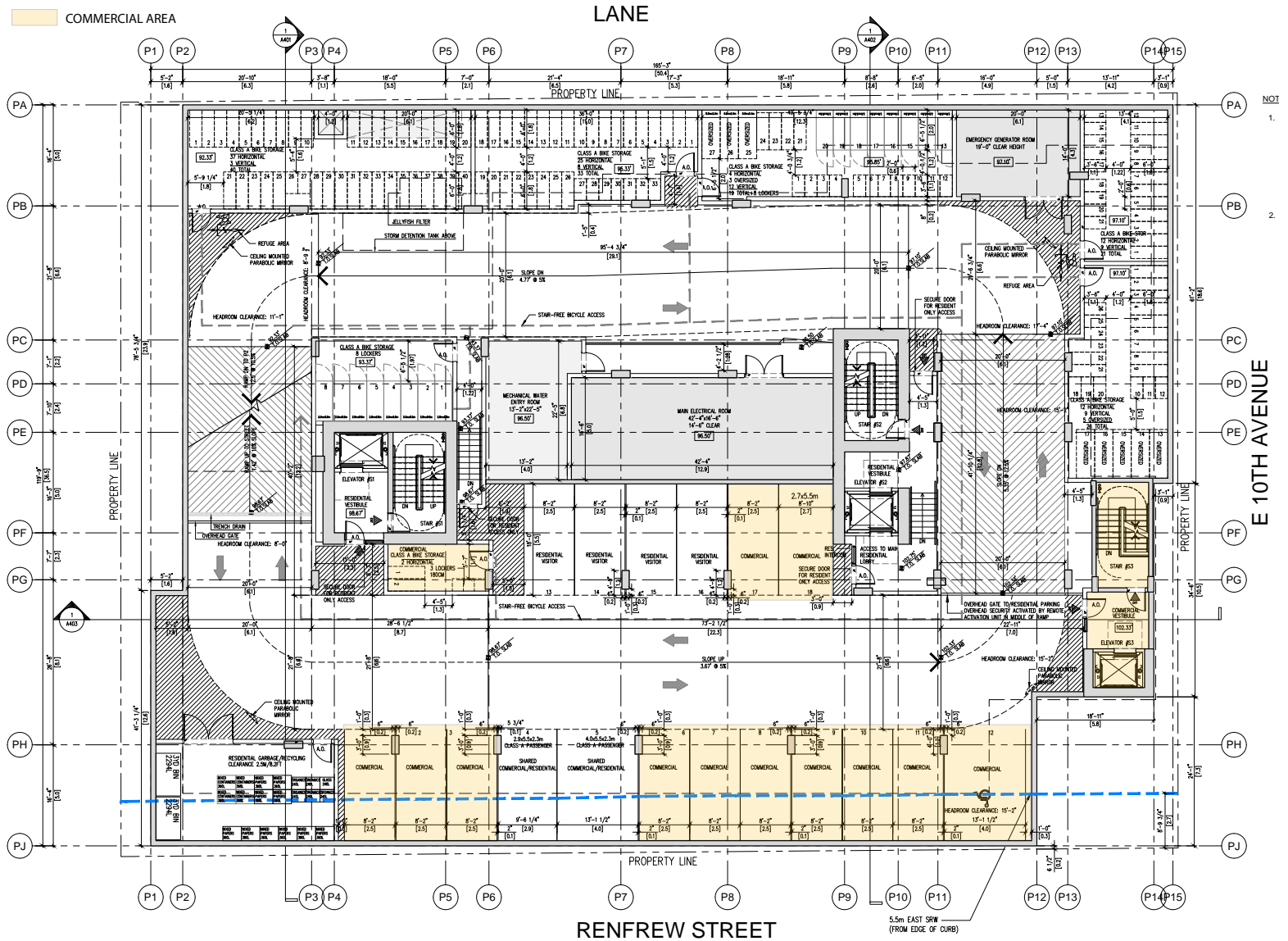


SOUTH BUILDING | GROUND LEVEL PLAN



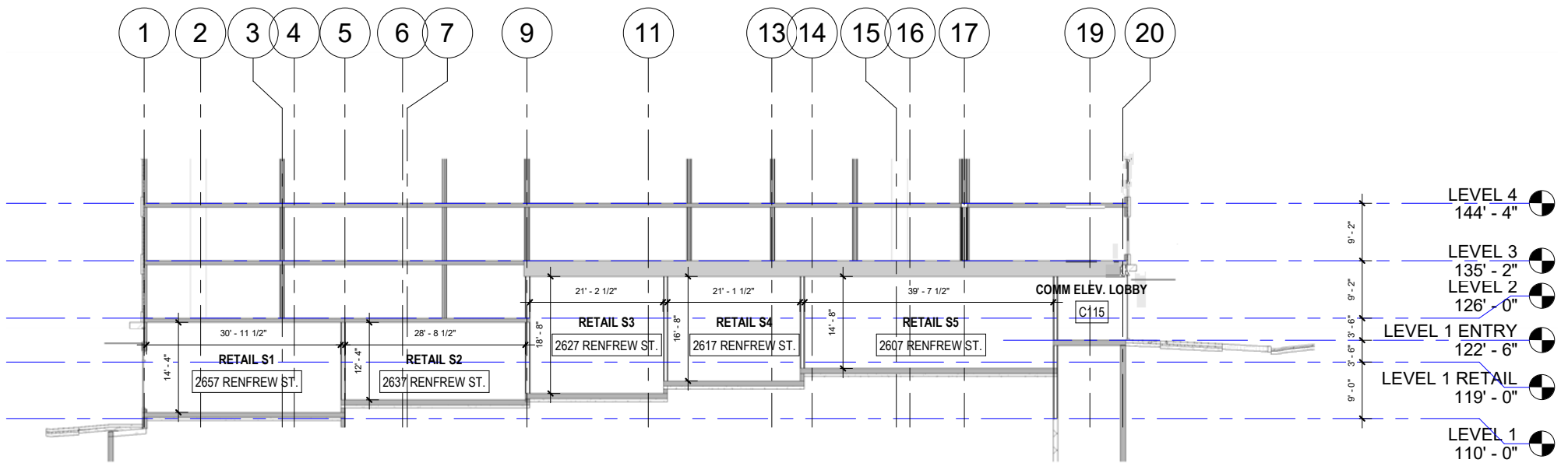
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SOUTH BUILDING | PARKING LEVEL PLAN

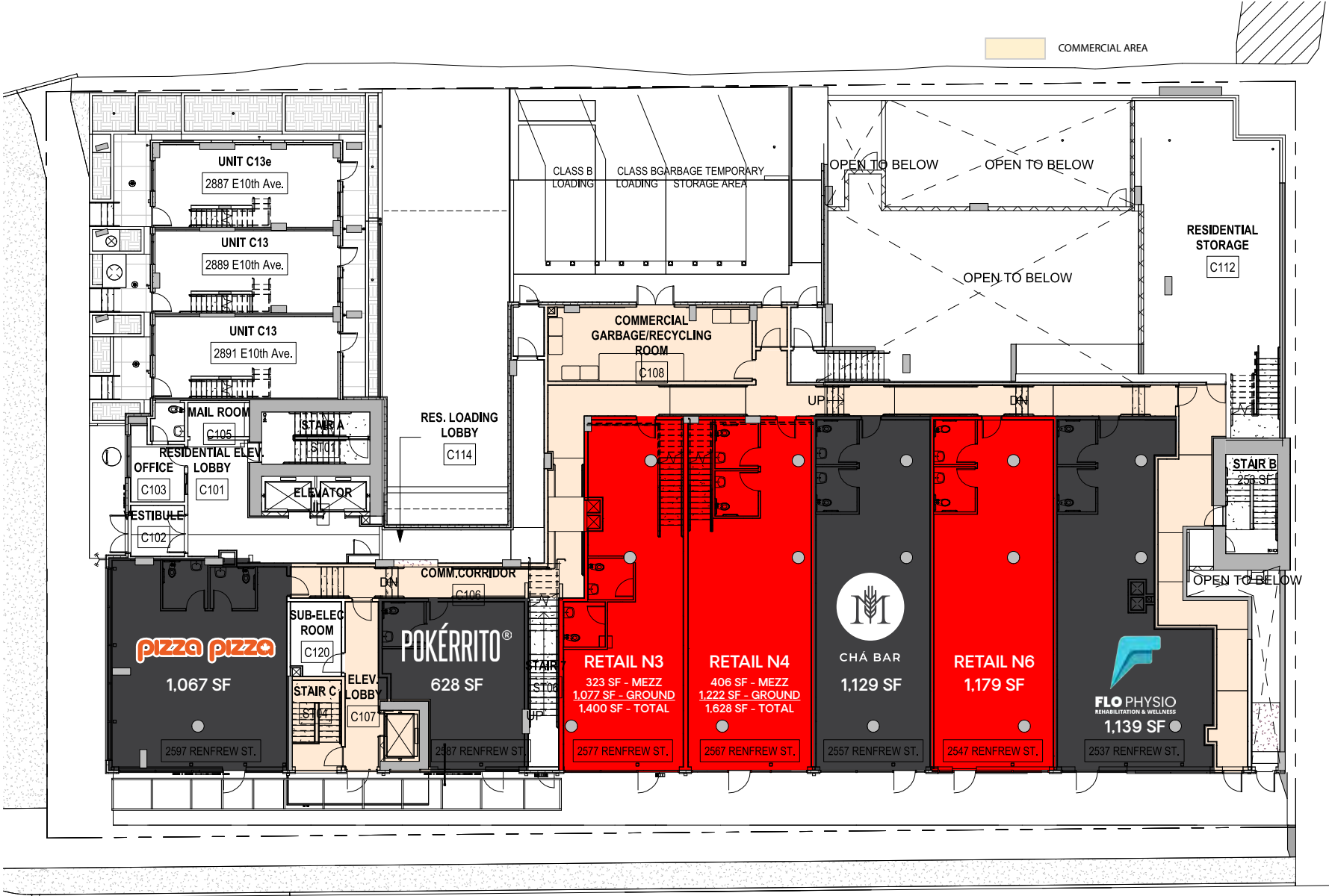


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SITE SECTION | SOUTH BUILDING

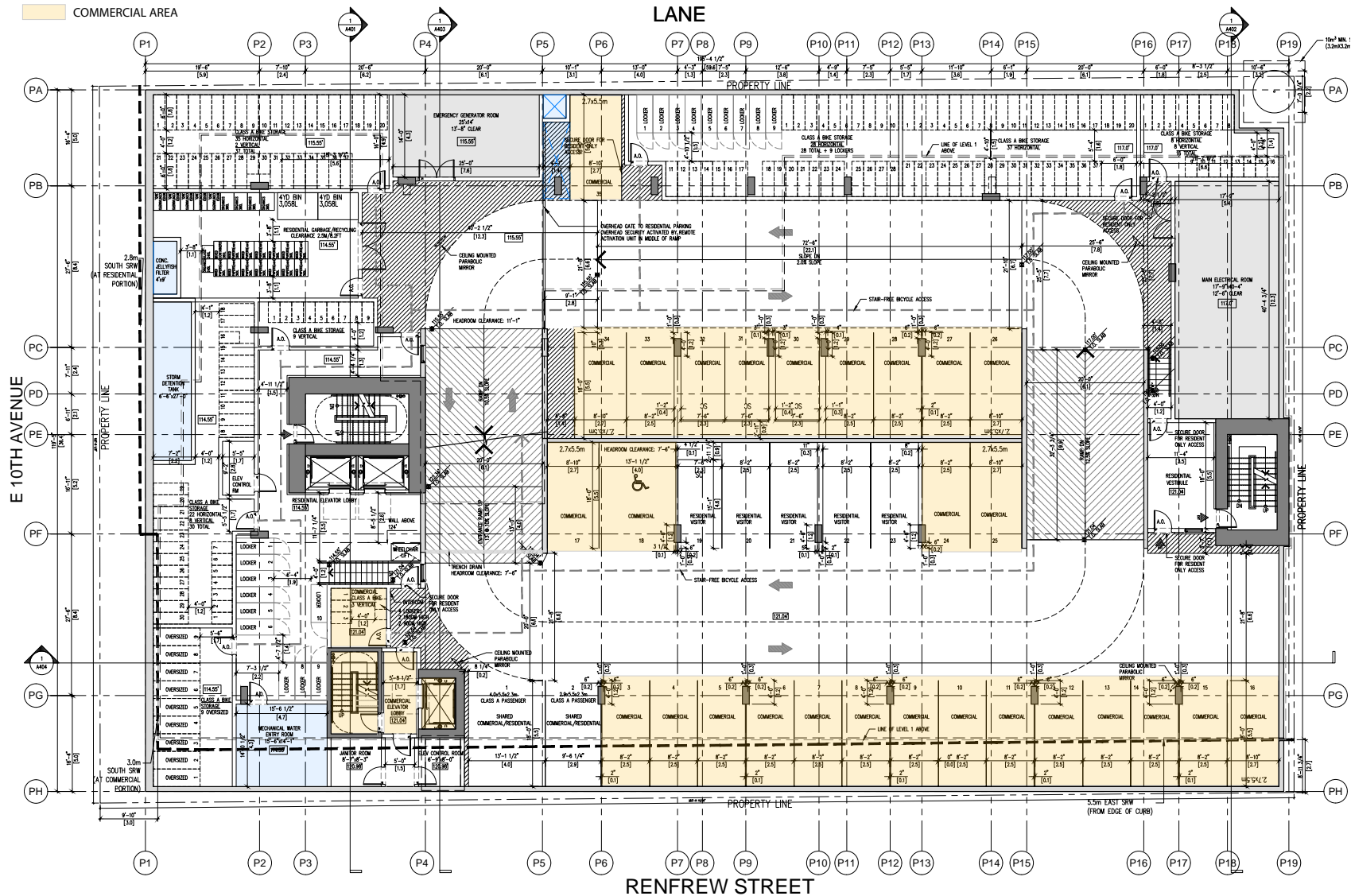


NORTH BUILDING | GROUND LEVEL PLAN



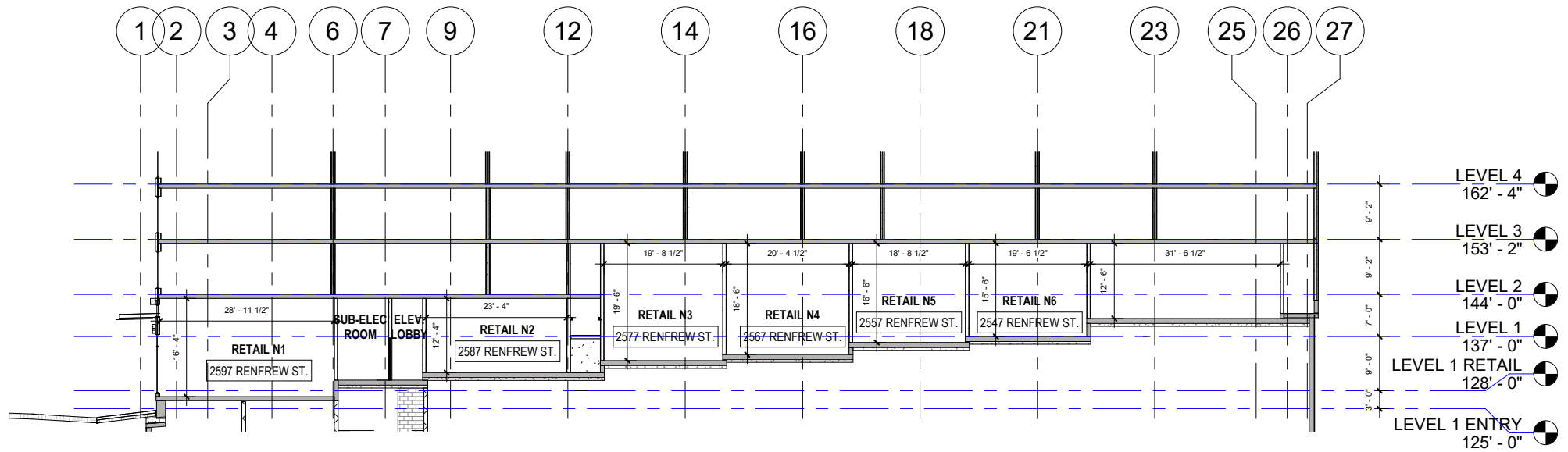
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NORTH BUILDING | PARKING LEVEL PLAN



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SITE SECTION | NORTH BUILDING



LEGAL DESCRIPTION

SOUTH BUILDING

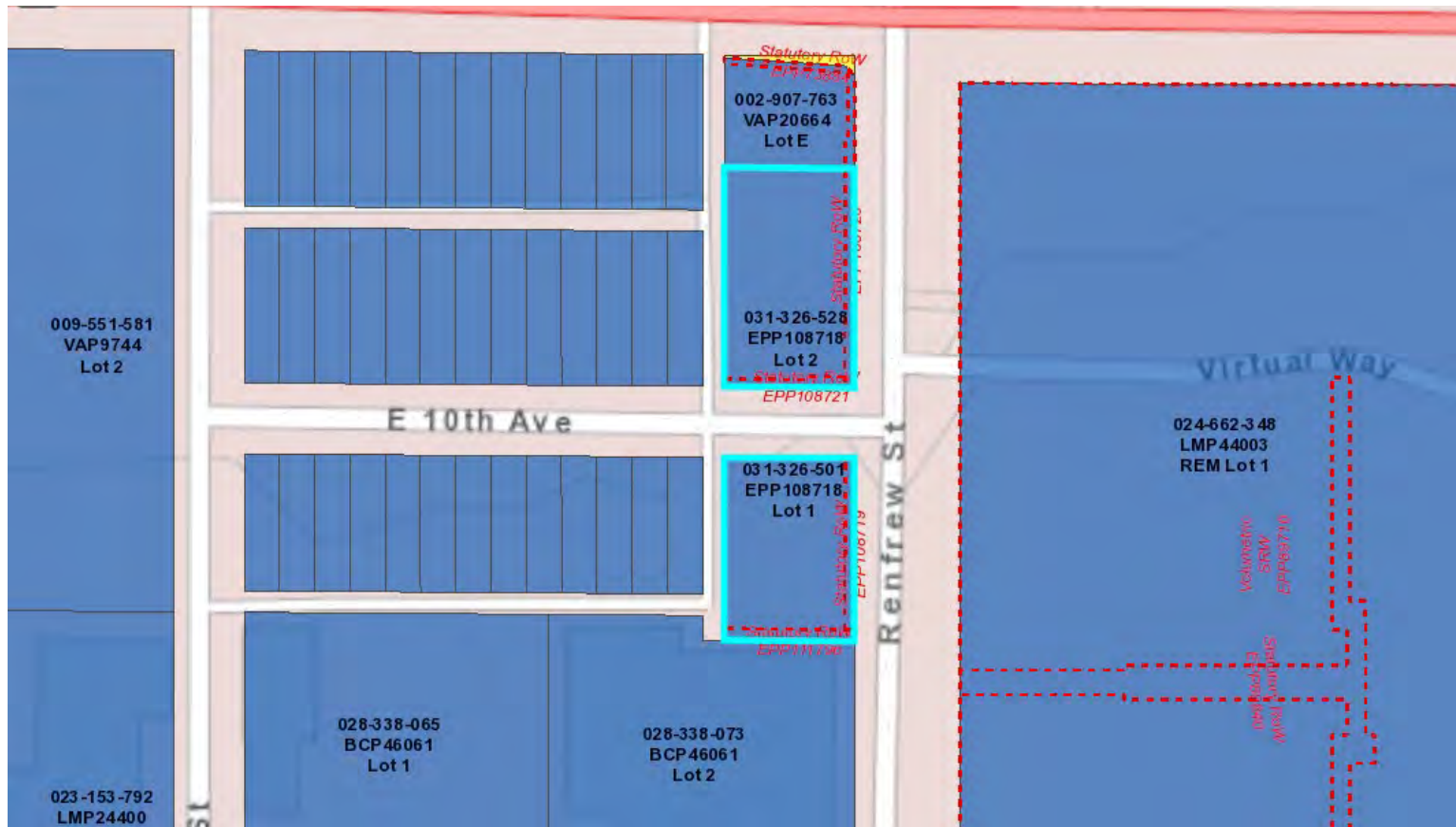
Parcel Identifier: 031-326-501

Legal Description: LOT 1 BLOCK 3 SOUTH 1/2 OF SECTION 35 TOWN OF HASTINGS SUBURBAN LANDS GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP108718

NORTH BUILDING

Parcel Identifier: 031-326-528

Legal Description: LOT 2 BLOCK 2 SOUTH 1/2 OF SECTION 35 TOWN OF HASTINGS SUBURBAN LANDS GROUP 1 NEW WESTMINSTER DISTRICT PLAN EPP108718



ZONING: CD1

INTENT

The intent of this zone is to allow for the development of a 6-storey mixed-use building including: a total of 70 secured market rental units and commercial uses at grade.



[LINK TO ZONING DEFINITIONS](#)



[LINK TO CD-1 \(782\)](#)



[LINK TO CD-1 \(783\)](#)

PERMITTED USES

- Cultural and Recreational Uses;
- Dwelling Uses, limited to Dwelling Units in conjunction with any of the uses listed in this section;
- Institutional Uses;
- Manufacturing Uses;
- Office uses;
- Retail Uses;
- Service Uses
- Utility and Communication Uses; and
- Accessory Uses customarily ancillary to the uses permitted in this section.

All commercial uses and accessory uses listed above shall be carried on wholly within a completely enclosed building except for the following:

- (a) Farmers' Market;
- (b) Neighbourhood Public House;
- (c) Public Bike Share;
- (d) Restaurant; and

(e) Display of flowers, plants, fruits and vegetables in conjunction with a permitted use.

and

Where floor area associated with storage space is excluded, a minimum of 20% of the excluded floor area must be located within the Moderate Income Rental Housing Units.

SOUTH BUILDING | PHOTO



SOUTH BUILDING | PHOTO



NORTH BUILDING | PHOTO

