



# 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 N5 - 1,129 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 10<sup>th</sup> 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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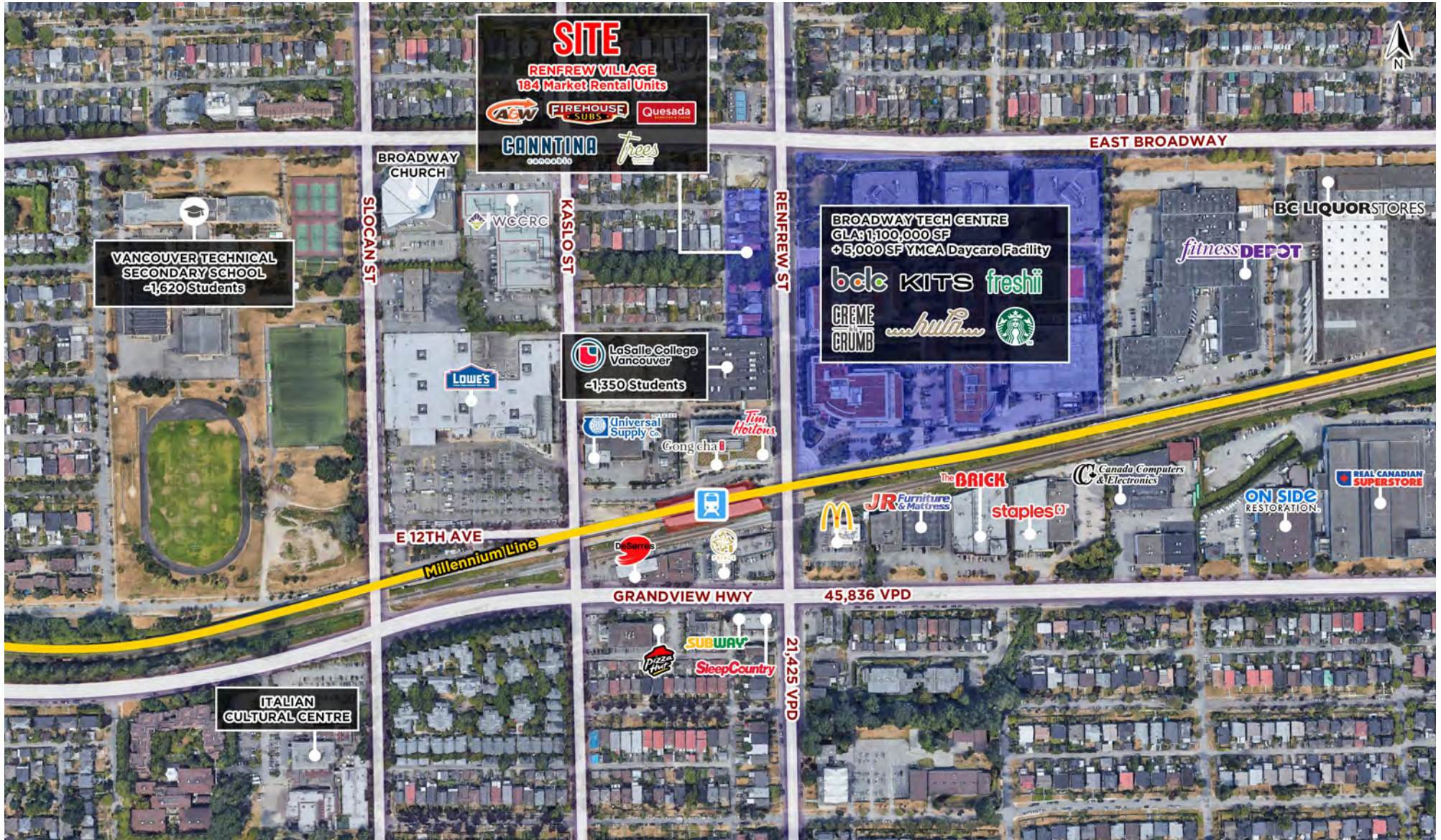
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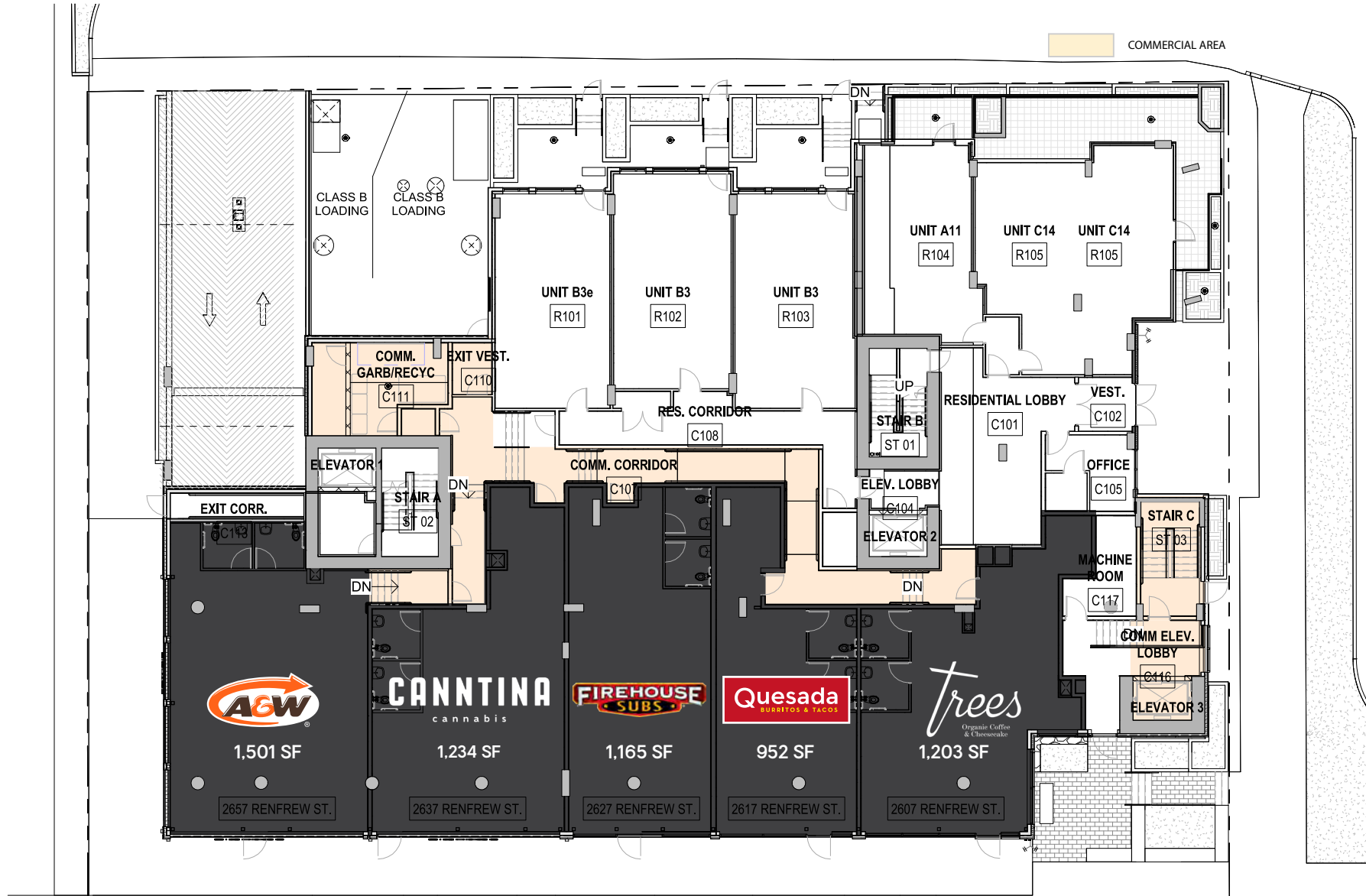
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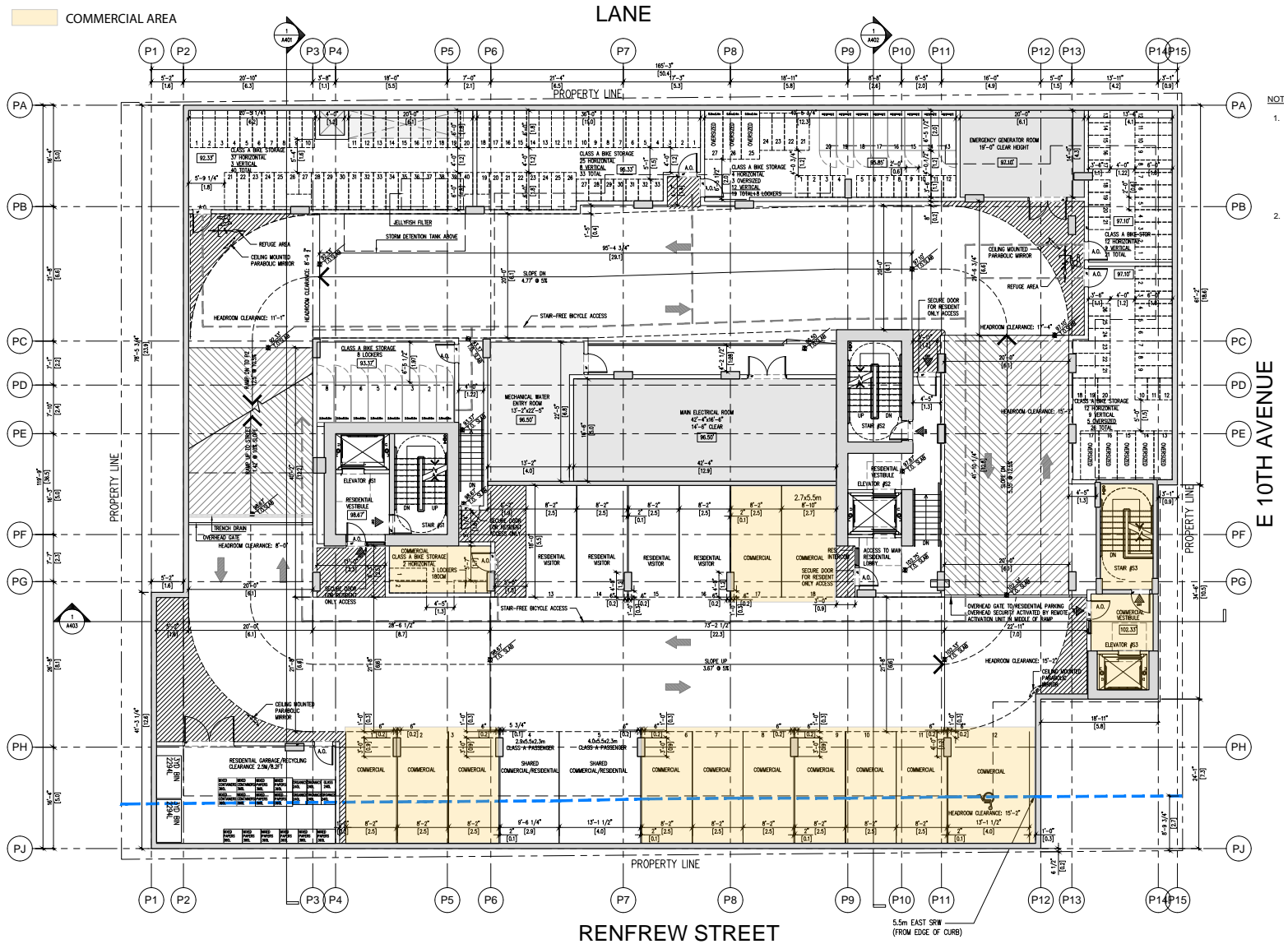


# SOUTH BUILDING | GROUND LEVEL PLAN



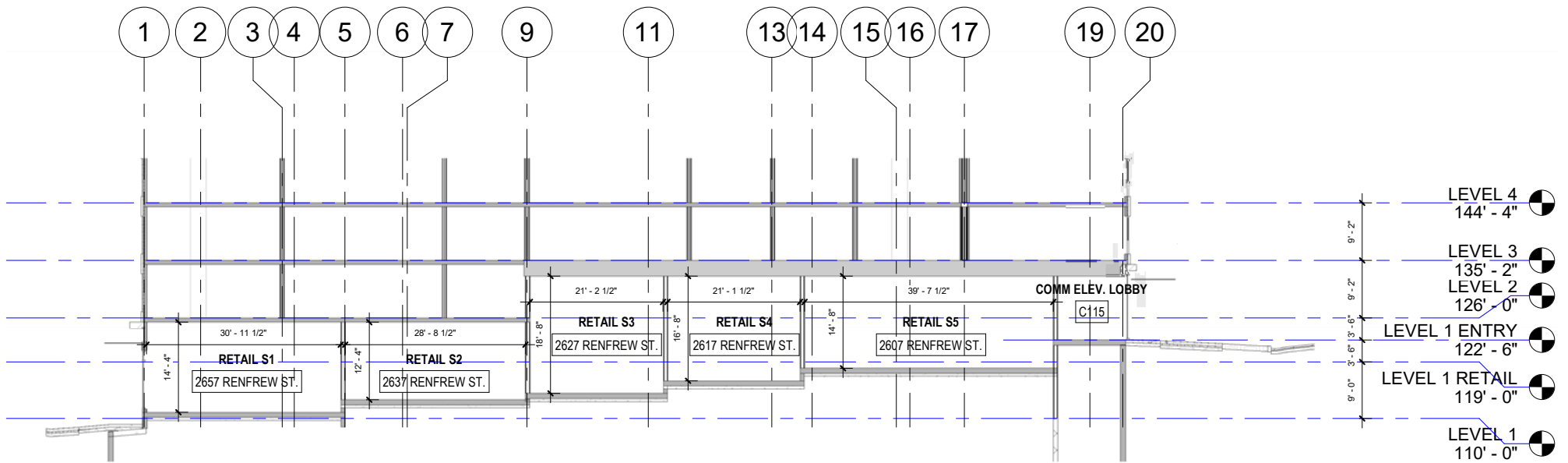
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# SOUTH BUILDING | PARKING LEVEL PLAN



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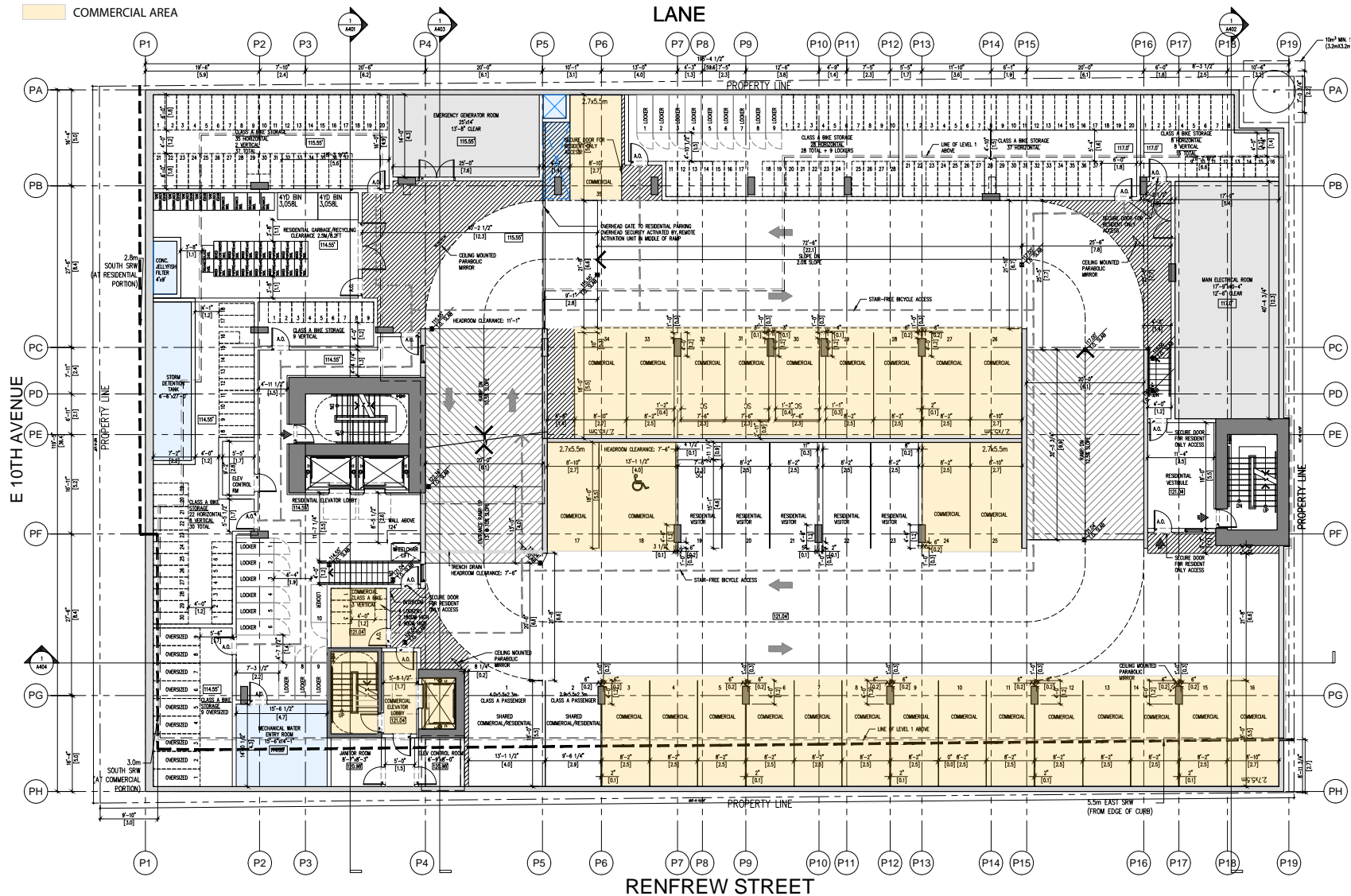
# SITE SECTION | SOUTH BUILDING







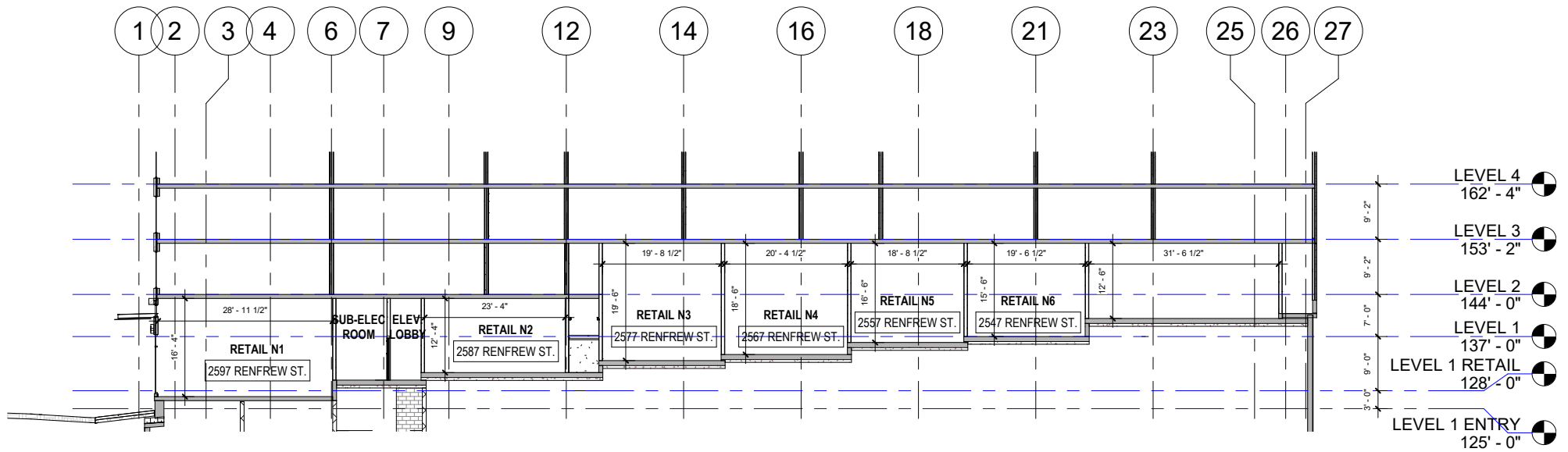
# NORTH BUILDING | PARKING LEVEL PLAN



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# SITE SECTION | NORTH BUILDING



# LEGAL DESCRIPTION

## SOUTH BUILDING

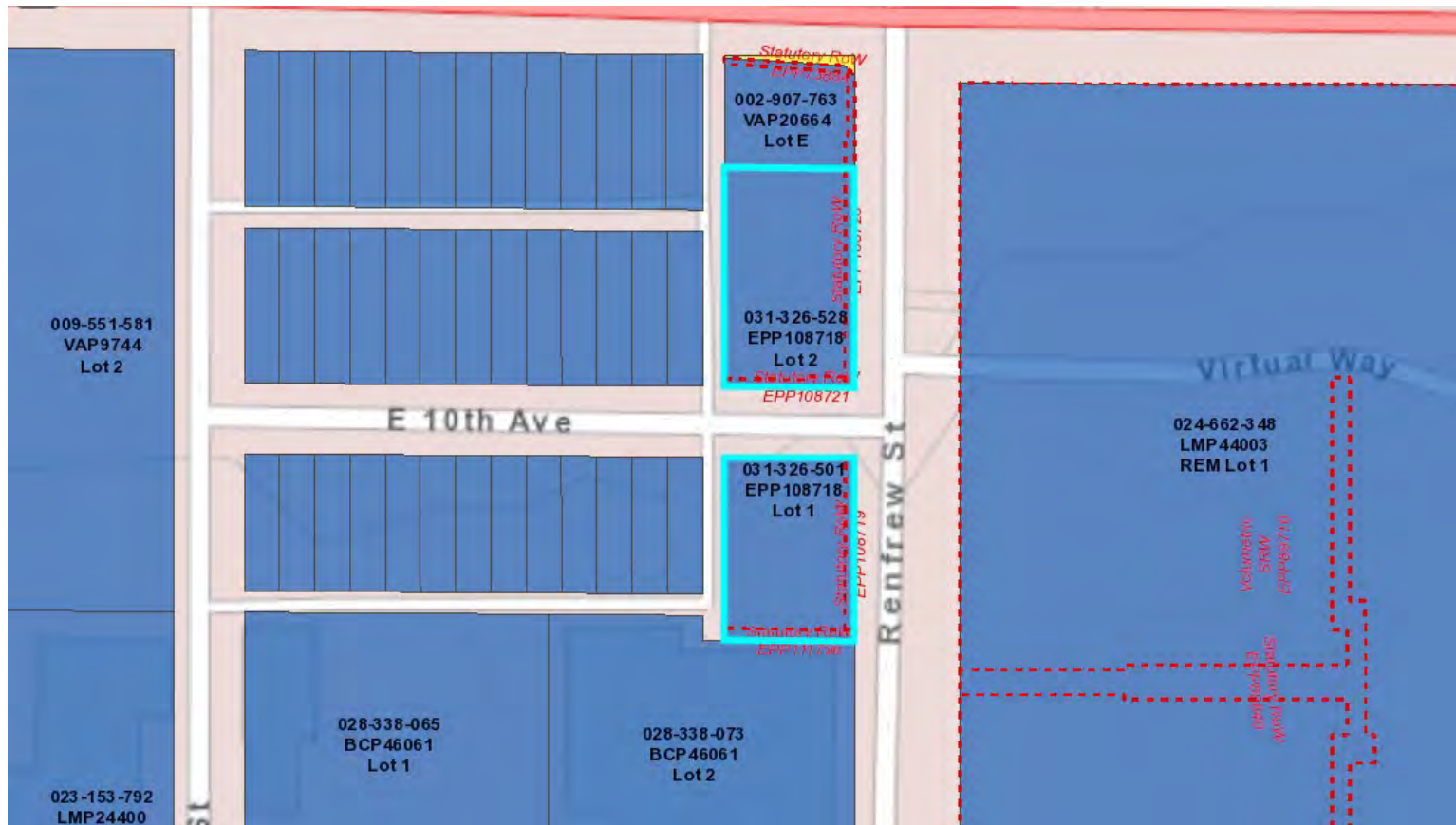
Parcel Identifier: 031-326-501

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.





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