



RENFREW VILLAGE @ RENFREW DISTRICT

Renfrew St
Vancouver, BC

PROPERTY LEASING BROCHURE

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1595 – 650 West Georgia Street, Vancouver, BC V6B 4N8

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

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

AREA TENANTS



BC LIQUORSTORES



Tim Hortons

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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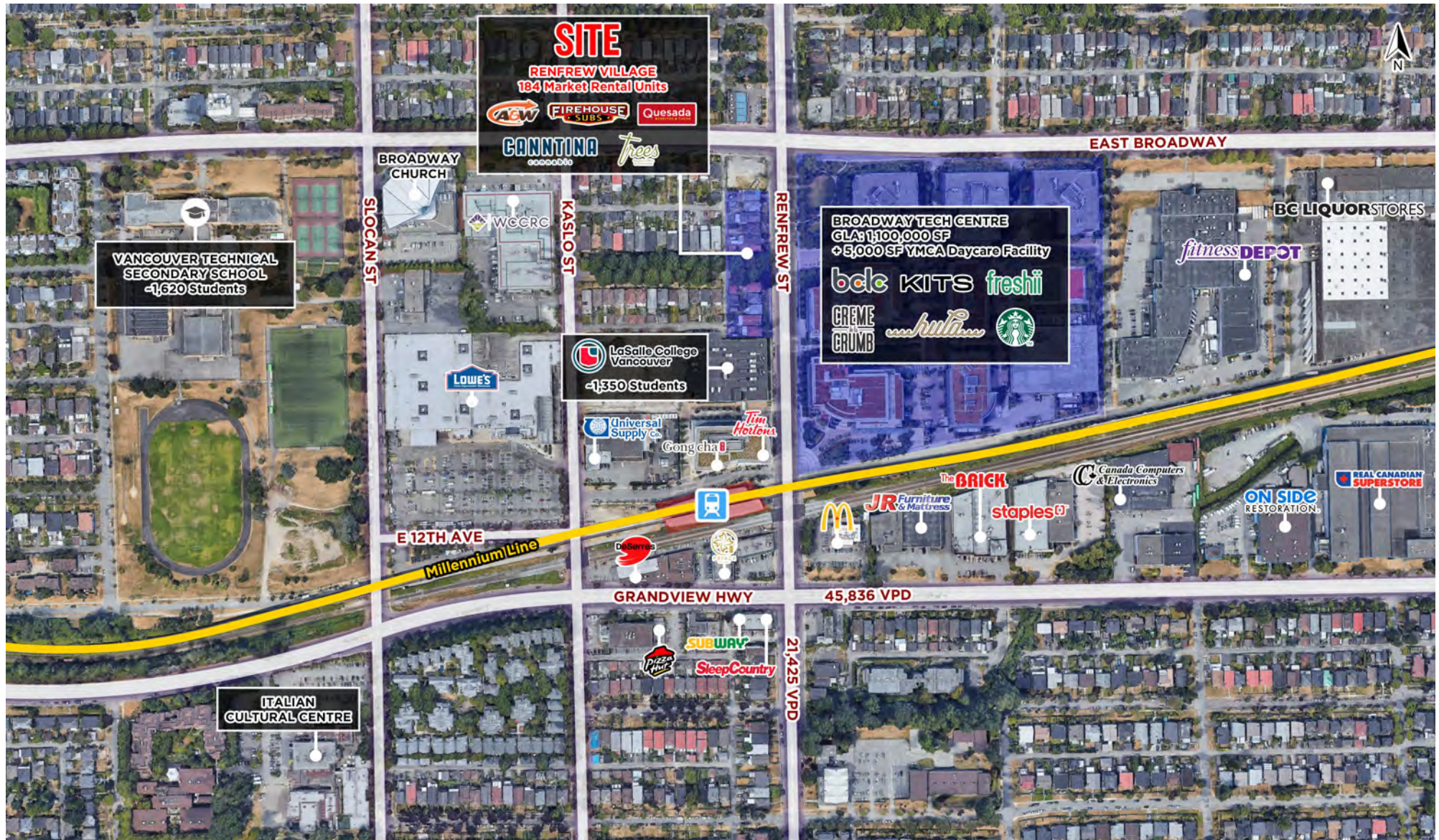
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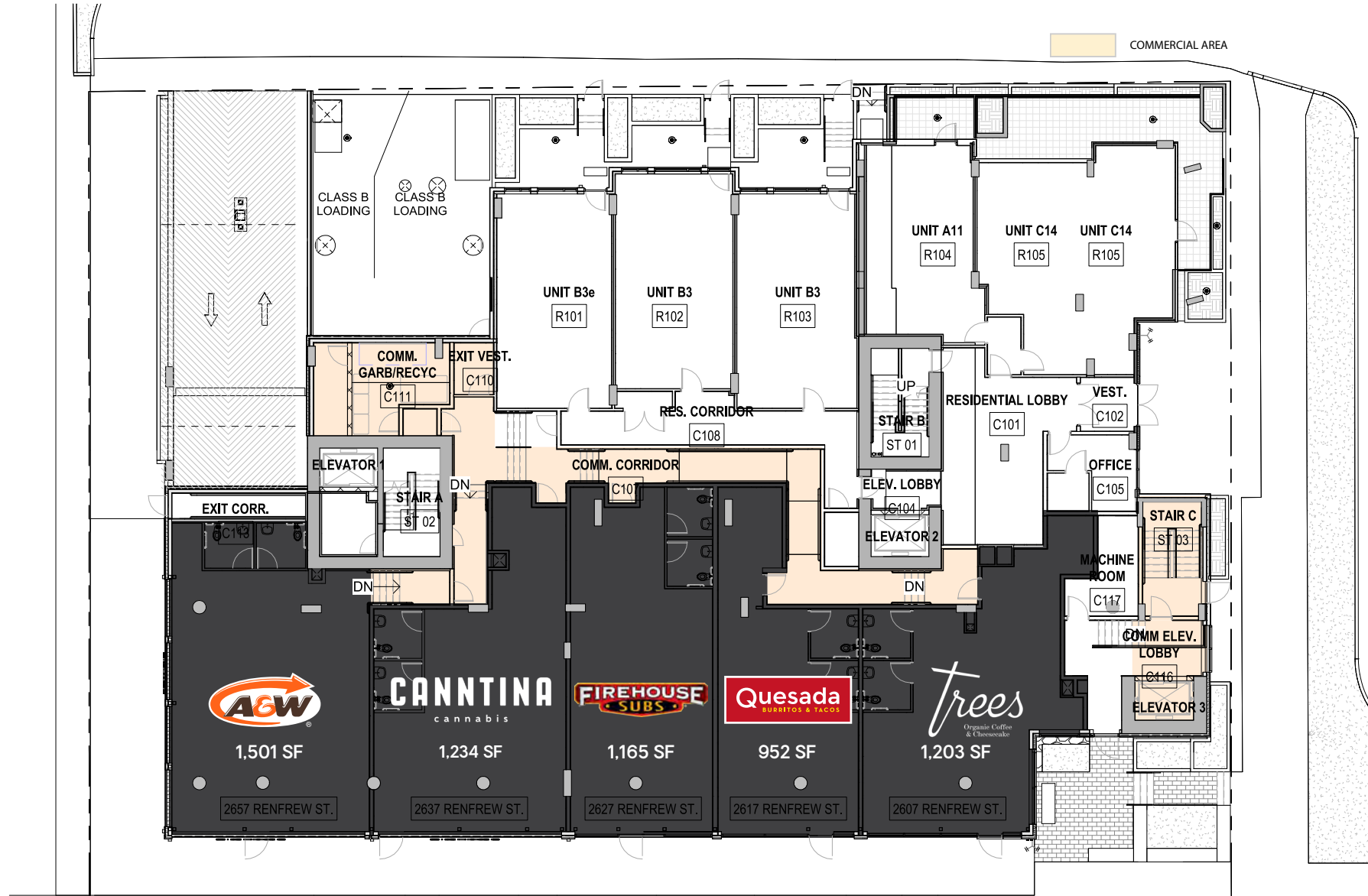
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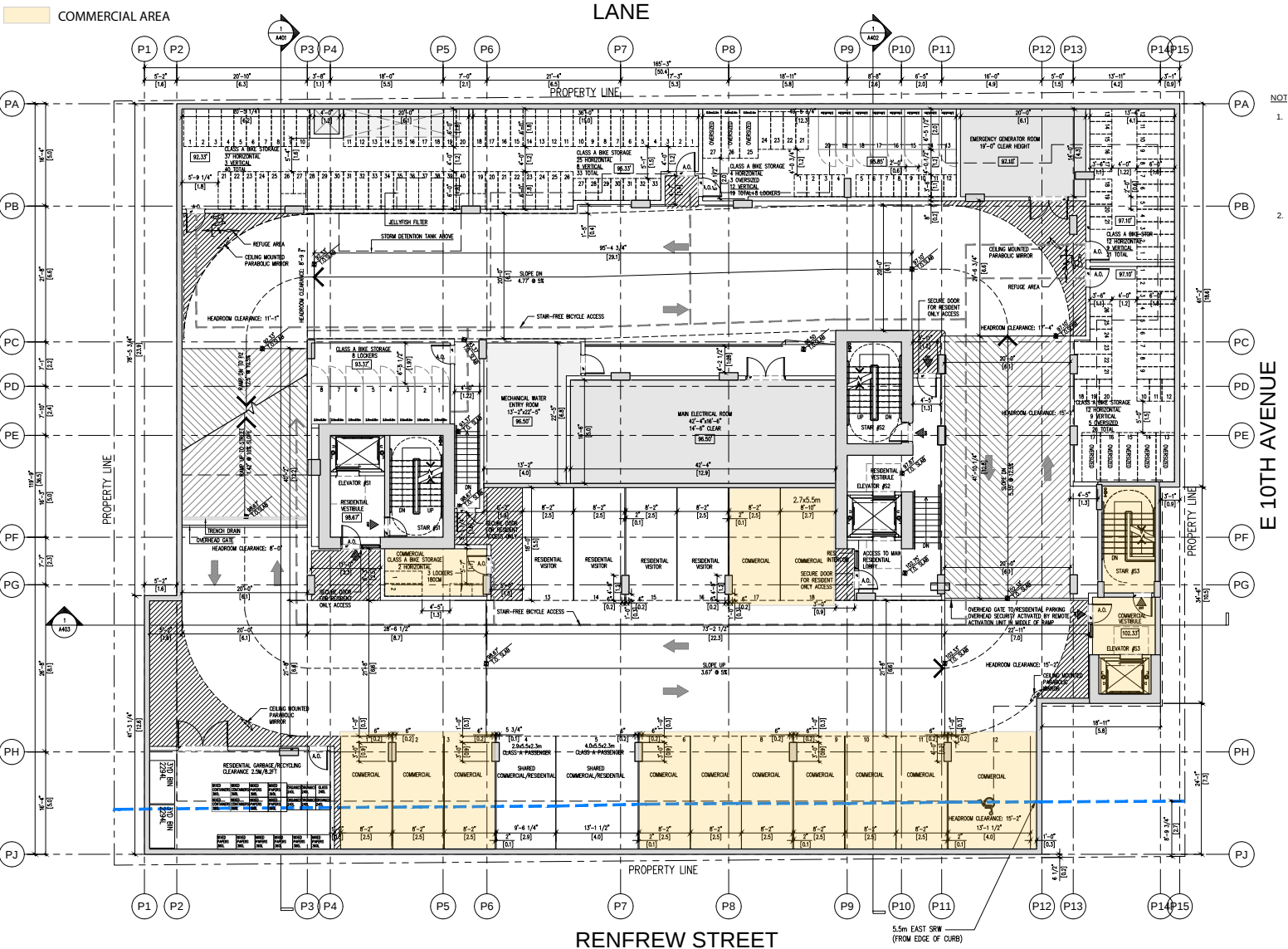


SOUTH BUILDING | GROUND LEVEL PLAN

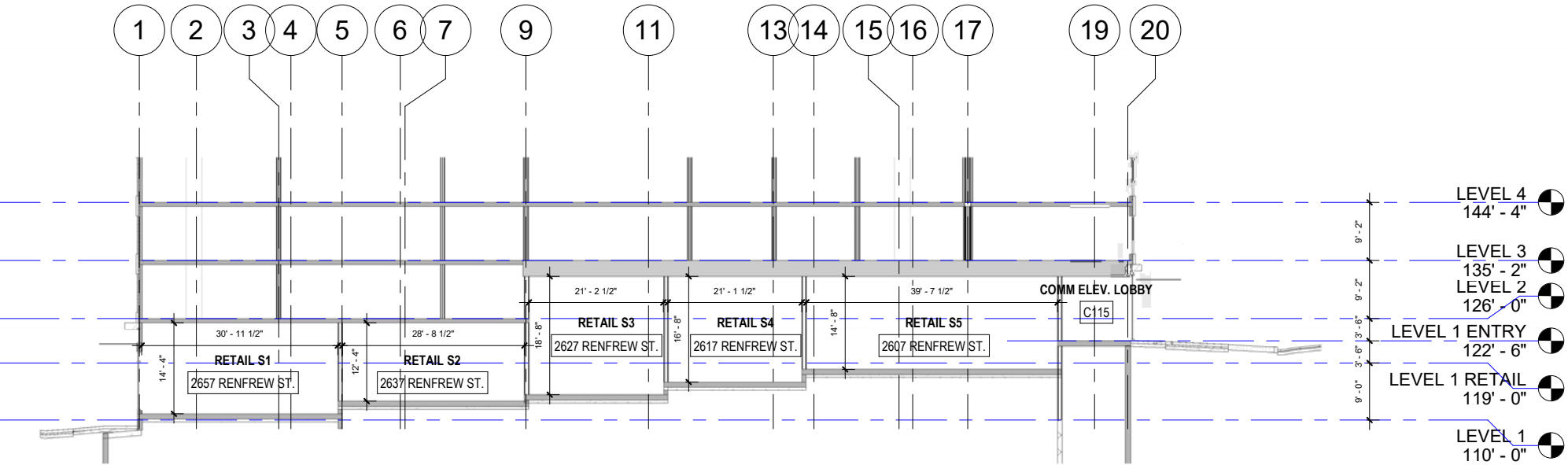


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SOUTH BUILDING | PARKING LEVEL PLAN



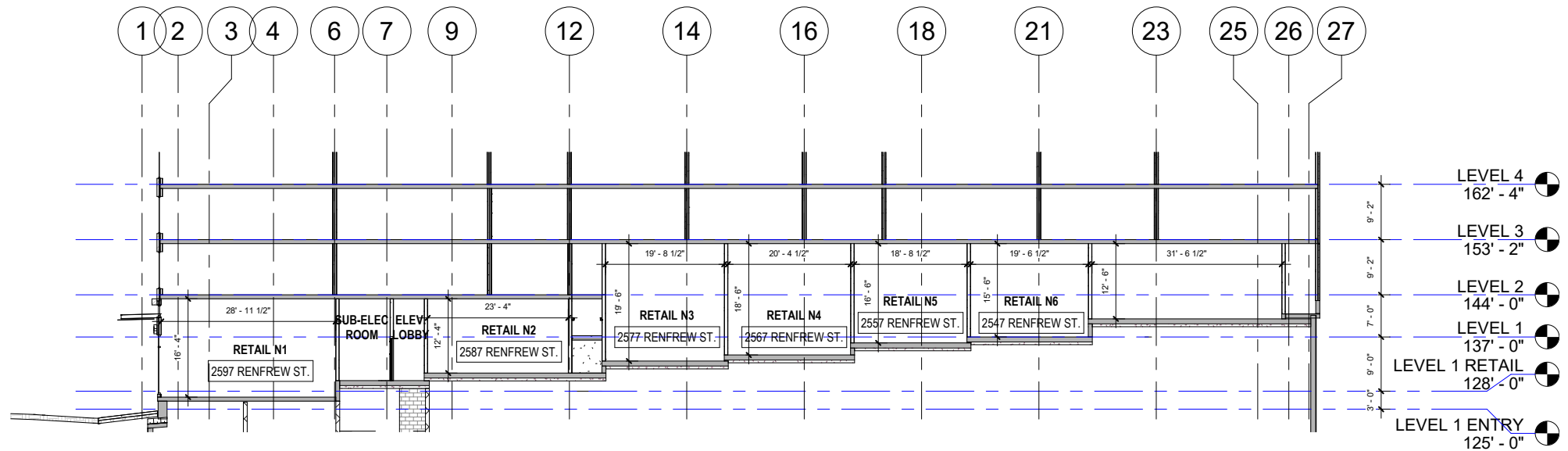
SITE SECTION | SOUTH BUILDING



NORTH BUILDING | GROUND LEVEL PLAN



SITE SECTION | NORTH BUILDING



LEGAL DESCRIPTION

SOUTH BUILDING

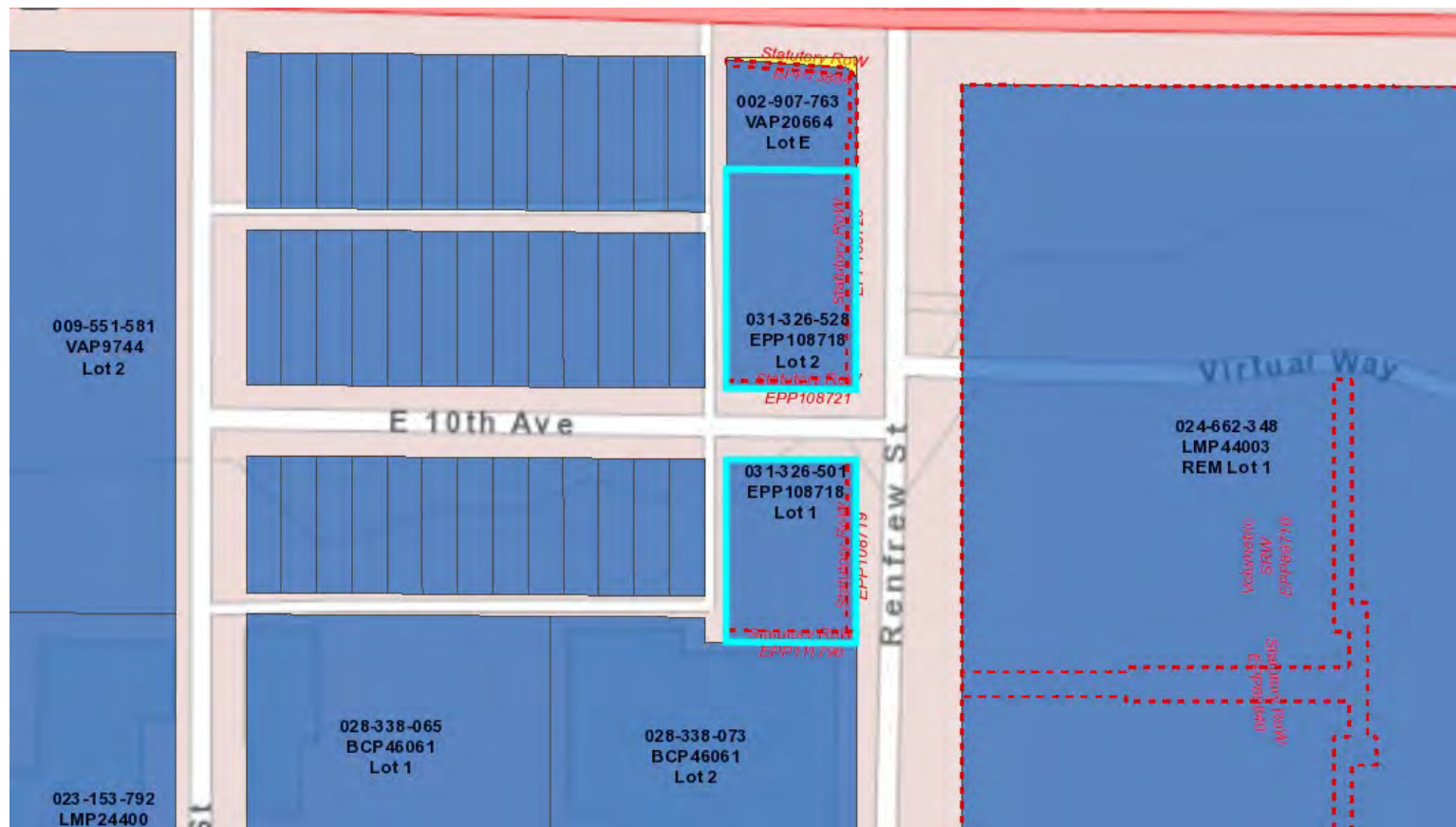
Parcel Identifier: 031-326-501

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

