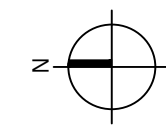




**PROPOSED MIXED-USE RENTAL HOUSING DEVELOPMENT :** 2406 - 2484 RENFREW ST., VANCOUVER, BC  
City of Vancouver Moderate Income Rental Housing Pilot Program (MIRHPP)  
ISSUED APRIL 12, 2022 FOR PUBLIC HEARING



Tower massing relates to  
Broadway and Tech Park



Mid-rise podium acts as  
transition to single-family  
residential zone

PROJECT SITE

CONTINUOUS  
INDUSTRIAL  
CORRIDOR

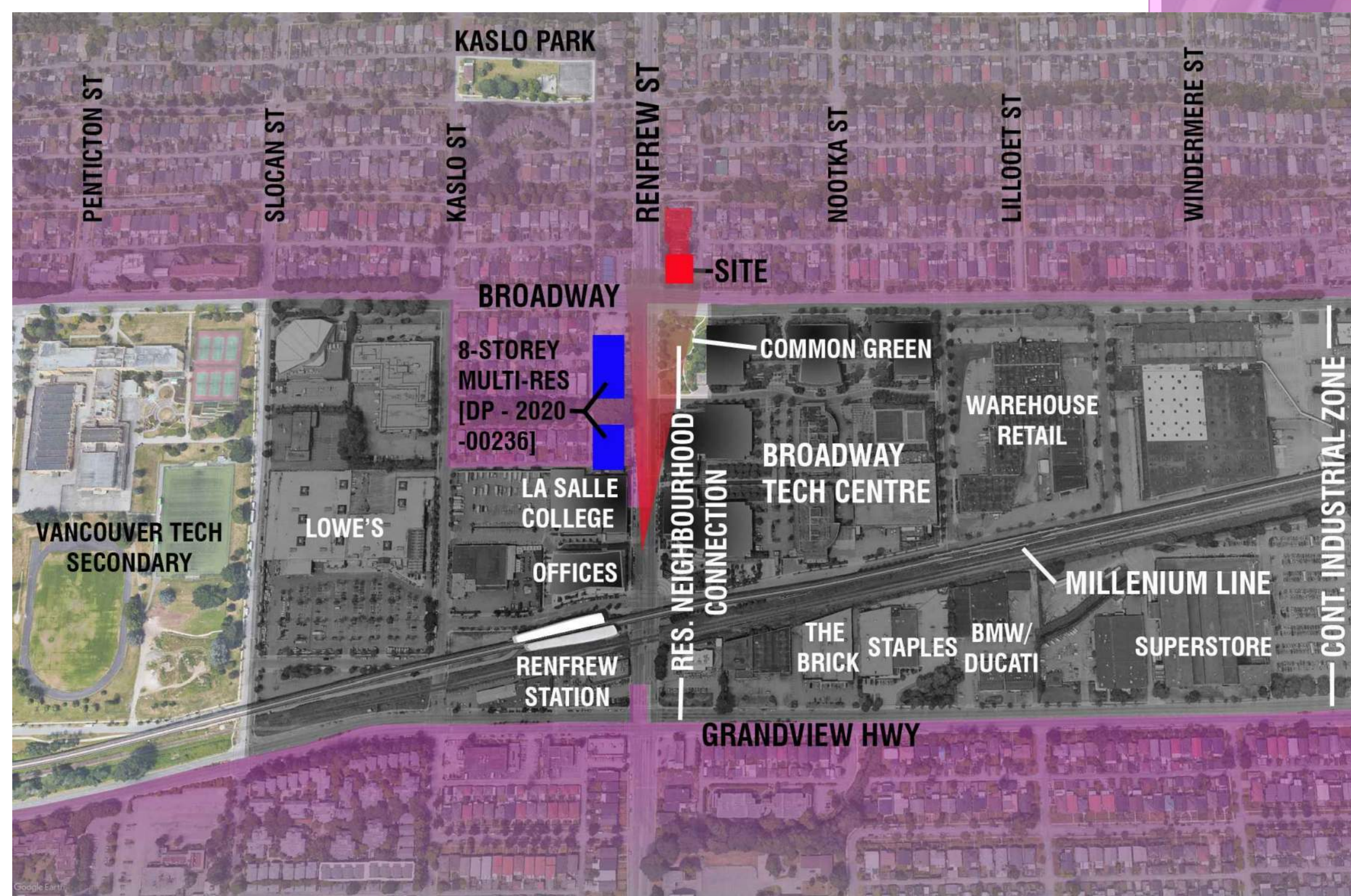
RESIDENTIAL

TECH PARK/  
INDUSTRIAL

RESIDENTIAL

DP APPROVED  
8-STOREY  
MULTI-FAMILY  
DEVELOPMENT

RENFREW STATION



RENFREW STRET RESIDENTIAL NEIGHBORHOOD CONNECTION

The project site is at an intersection along East Broadway where Renfrew Street is turning into a residential cross link between two residential zones divided by a strip of industrial uses and a major Tech Park that runs for a few blocks on Broadway.

The block kitty corner from the project site has DP approved multi-family/mixed-use developments which propose a continuous 8-storey wall along Renfrew to Broadway.

The project massing proposes a tower on the corner of the project site, congruous with the proposed developments south of Broadway and the existing tech park. The common green at the corner of Broadway & Renfrew acts as a forecourt to this tower, while the proposed 6-storey podium becomes the transition to the low-rise residential areas north of the project site.

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4	SEPT 20, 2021	I.F.UDP
3	Jul. 21, 2021	I.F. UDP
2	Feb. 5, 2021	I.F. REZONING
1	-	I.F.RZ INQUIRY
no.:	date:	description:
revisions		

project title:  
PROPOSED MIXED-USE  
DEVELOPMENT  
2406 - 2484 RENFREW ST.  
VANCOUVER, BC

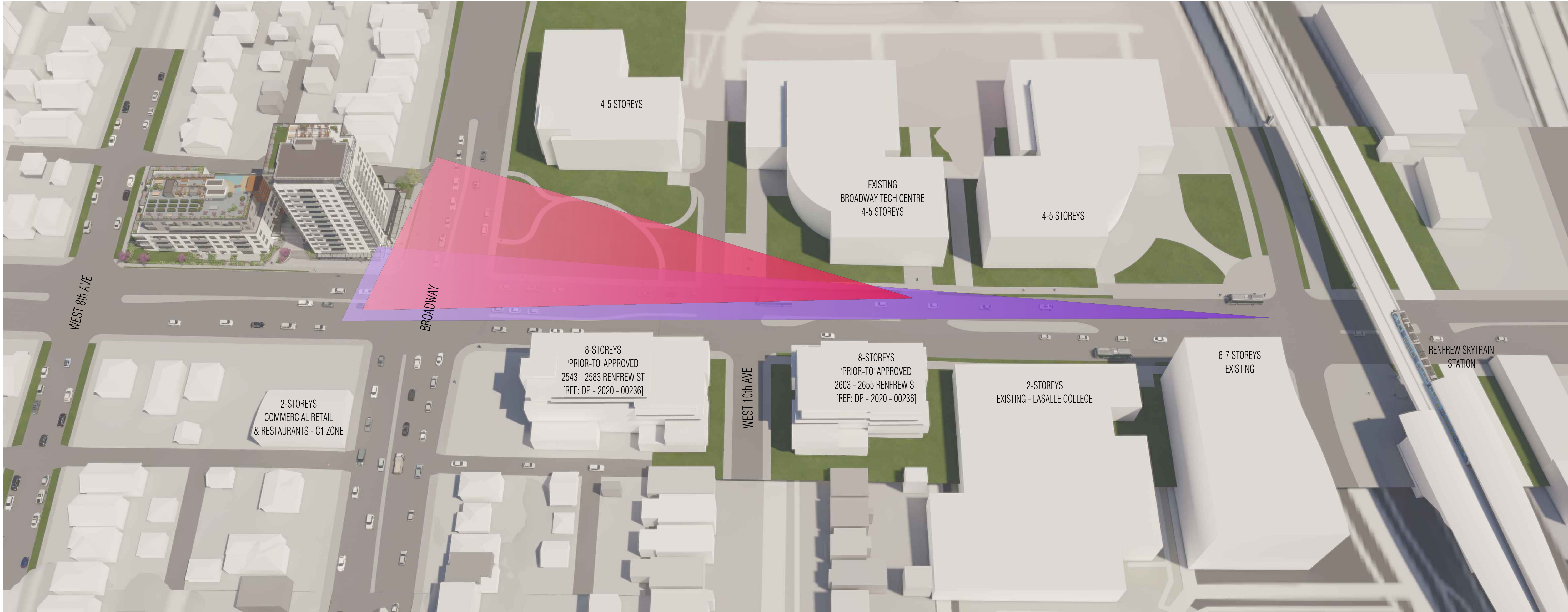
drawing title:  
CONTEXT  
MASSING

project no.: 18030  
drawn by: MS  
checked by: ST, JW  
date: Jul. 21, 2021  
scale: 1/16" = 1'-0"

drawing no.:

A0.11





1. RENFREW STREET RESIDENTIAL NEIGHBOURHOOD CONNECTION - VIEW STUDY FROM RENFREW STATION



2. MASSING - RESIDENTIAL NEIGHBOURHOOD CONNECTION STRATEGY

The tower massing establishes a visual connection up Renfrew St. that aids in connecting the residential North/south fabric through the industrial corridor

The low-rise adopts a multi-family expression along Renfrew in keeping with the massing of the approved residential developments now occurring north of Renfrew Station.

the massing expression along # 8th Ave is individuated (3-storey) volumes to relate to the fabric of single-family houses along E8th Ave & and beyond.

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no.:	date:	description:
revisions		

project title:  
PROPOSED MIXED-USE  
DEVELOPMENT  
2406 - 2484 RENFREW ST.  
VANCOUVER, BC

drawing title:  
**CONTEXT  
MASSING**

project no.:	18030	
drawn by:	MS	
checked by:	ST, JW	
date:	Jul. 21, 2021	
scale:	1/16" = 1'-0"	

drawing no.:

A0.12



## DESIGN RATIONALE



**A substantial break is introduced in the massing** separating the tower from the 6-storey podium and creating a courtyard in between with the south wall of the low-rise podium building slanted opening up the space towards Renfrew Street.

**This courtyard provides a pedestrian connection within the block** through the site between Renfrew Street and the Lane. Both residential entrances are accessed from the courtyard with indoor amenity areas on the same level overlooking the courtyard.

A continuous pedestrian route is provided around the entire site which features continuous landscaping, patios, and gates adjacent to all ground-oriented units.

With the proposed landscaping and ground-oriented units with patios along Renfrew Street, East 8th Ave and the Lane, the project will substantially contribute to **the enhancement of the interface with the public realm** and the pedestrian experience along all sides of the block.

Figural landscaping is provided at key locations including the commercial plaza and wrapping both corners adjacent to E 8th Avenue.

The lane is animated with patios and feature landscaping wrapping down from E 8th Ave and commercial storefront wrapping up the lane from Broadway.



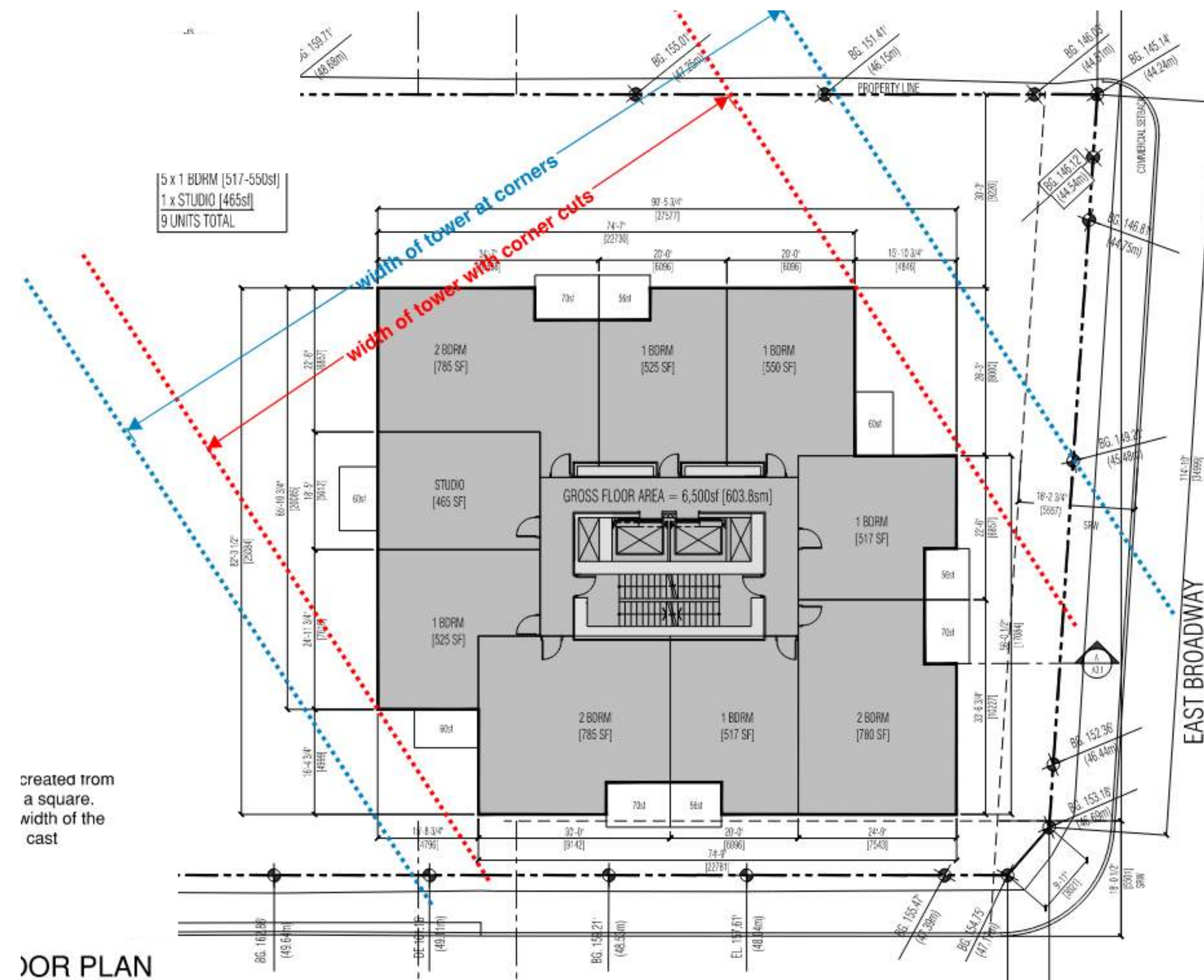


VIEW OF PROJECT FROM RENFREW

## TOWER MASSING

The corner of the tower is treated with continuous glazing that grounds the tower and wraps the corner into the commercial units.

The lifted and grounded white elements on the façade start high on Renfrew and gradually drop in height turning the corner into the Lane, similar to the treatment of the commercial units below.



The tower is designed as two interlocking volumes created from cutting the corners of a square. This reduction in the width of the tower reduces the width of the shadow the tower will cast on the neighboring properties.



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revisions		

project title:  
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DEVELOPMENT  
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VANCOUVER, BC

drawing title:  
TOWER  
MASSING

project no.:	18030
drawn by:	MS
checked by:	ST, JW
date:	Jul. 21, 2021
scale:	1/16" = 1'-0"

drawing no.:

A0.14





CONTEXT FROM THE LANE  
SCALE : NTS

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no.:	date:	description:
revisions		

project title:  
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DEVELOPMENT  
2406 - 2484 RENFREW ST.  
VANCOUVER, BC

drawing title:  
  
CONTEXT FROM  
THE LANE

project no.:	18030
drawn by:	MS
checked by:	ST, JW
date:	Oct 14, 2021
scale:	NTS

drawing no.:  
  
A0.14a





Podium Entrance view from Renfrew

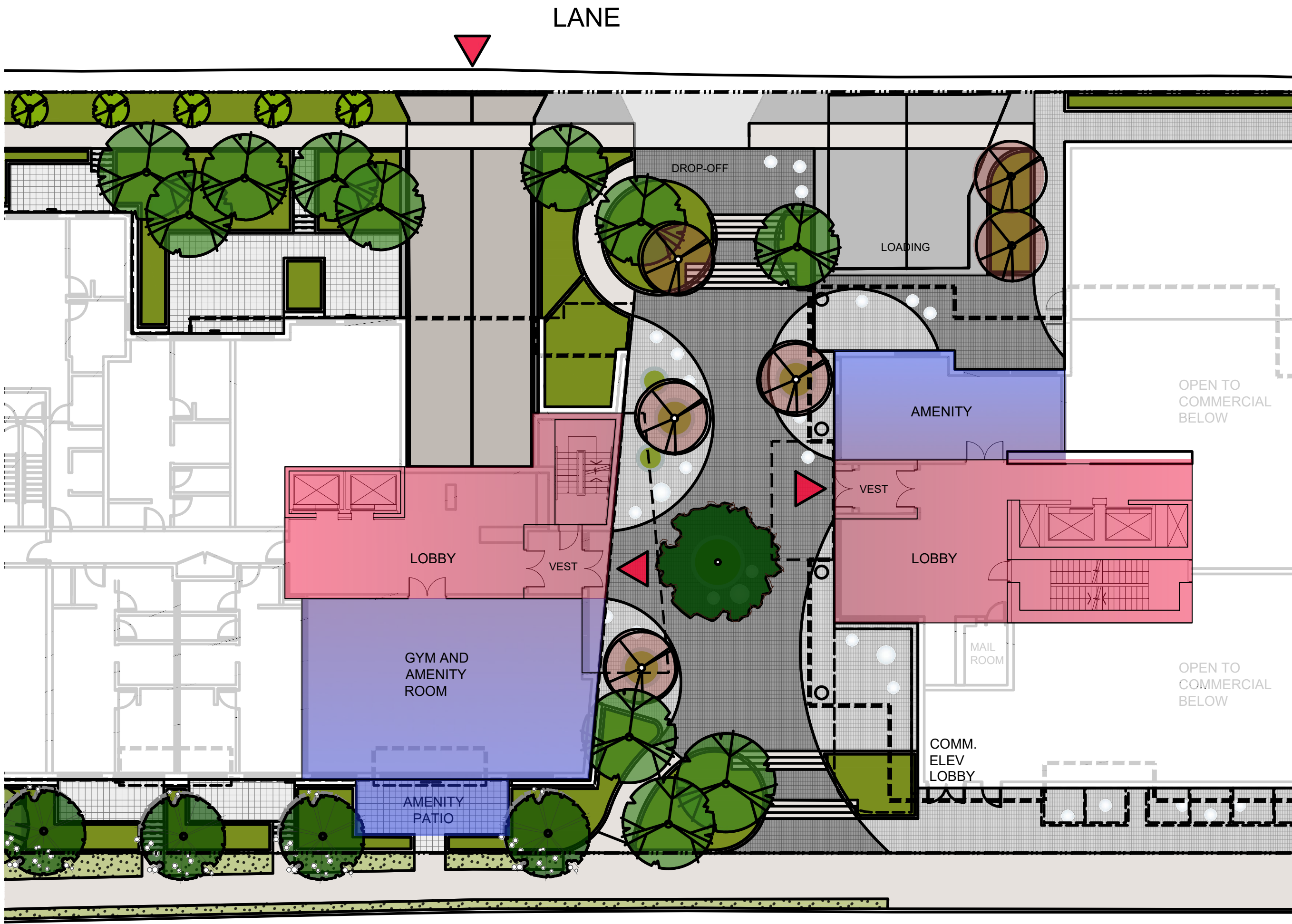


Commercial elevator lobby wraps the corner to the courtyard

# The Courtyard



The stairs as a distinctive feature in the courtyard



RENFREW STREET

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DEVELOPMENT  
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VANCOUVER, BC

drawing title:  
COURTYARD  
VIEWS

project no.:	18030
drawn by:	MS
checked by:	ST, JW
date:	Jul. 21, 2021
scale:	1/16" = 1'-0"

drawing no.:

A0.15





Tower Entrance view from Lane



Podium Entrance view from Courtyard



# The Residential Entrances

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revisions		

project title:  
PROPOSED MIXED-USE  
DEVELOPMENT  
2406 - 2484 RENFREW ST.  
VANCOUVER, BC

drawing title:  
SECTION D-D

project no.:	18030
drawn by:	MS
checked by:	ST, JW
date:	Sep 20, 2021
scale:	3/32" = 1'-0"

drawing no.:

A3.3









Commercial units at the corner of Broadway & Renfrew



Commercial units wrap the corner into the courtyard



Commercial units at the corner of Broadway & the Lane

## COMMERCIAL FRONTAGE

Commercial units are individualized providing a pedestrian rhythm to the frontage.

The massing of the commercial level decreases in height as it turns around the Lane meeting the scale of the Lanescape.

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no.:	date:	description:
revisions		

project title:  
PROPOSED MIXED-USE  
DEVELOPMENT  
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drawing title:  
**COMMERCIAL  
FRONTAGE**

project no.:	18030
drawn by:	MS
checked by:	ST, JW
date:	Jul. 21, 2021
scale:	1/16" = 1'-0"

drawing no.:

A0.17





## Elevations

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3	Jul. 21, 2021	I.F. UDP
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PROPOSED MIXED-USE  
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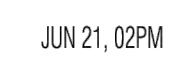
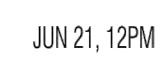
drawing title:

ELEVATIONS

project no.: 18030	
drawn by: MS	
checked by: ST, JW	
date: Sep 20, 2021	
scale: NTS	

drawing no.:





**SHADOW STUDIES**  
SCALE : NTS (on 24" x 36")

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DEVELOPMENT  
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## SHADOW STUDIES

A diagram of a bar magnet represented as a vertical rectangle. The top end is labeled 'N' and the bottom end is labeled 'S'. The magnet is oriented vertically, with its North pole pointing towards the top of the page.

A0.10