

1742, 1756, 1762 Renfrew Street, Vancouver, BC

Exclusive Listing



Property Overview:

Prime Development Opportunity in the heart of East Vancouver — just minutes to downtown with seamless access to major routes.

This rare **3-lot assembly** offers exceptional redevelopment potential, positioned in the Hastings-Sunrise neighbourhood at the prominent corner of Renfrew Street & East 1st Avenue.



Development Potential

- Currently zoned **C-2C1**, permitting a **4-storey, 3.0 FSR** project.

- Rezoning opportunities significantly increase density and height:
- **6-Storey Option:** Purpose-built rental, ~64 residential units, 1-storey underground parkade (approx. 3.5 FSR).
- **8-Storey Option:** ~80 units, 2-storey underground parkade, seniors' community centre (approx. 4.5 FSR).
- **Updated Development Concept (2025):** Potential for an **11-storey, 77,000 sq. ft. seniors care facility with 112 rooms** (approx. 390 sq. ft. per room).



Street View of Subject Properties

Key Highlights

- Professional appraisal at **\$13M (Feb 2025)**
- Zoning in place for senior's care facility
- Approx. **101.07 ft frontage x 120.7 ft depth** (12,203 sq. ft. total site area)
- Eligible for **Rental 100 Program** incentives (additional density, reduced parking)
- Transit access: **1 km to Renfrew-Collingwood SkyTrain Station**
- High-exposure commercial node across from **First Avenue Marketplace**
- Excellent redevelopment potential in a fast-growing East Vancouver neighbourhood



Property Notes

- Subject to **C-2B, C-2C, and C-2C1 guidelines**
- Both options (6- and 8-storey) propose **sidewalk-level retail** and **seniors living/common areas**
- Unique opportunity to deliver **much-needed seniors care housing** in Vancouver

For More Information



Leonardo Di Francesco *Personal Real Estate Corporation
604-307-7340
ldifrancesco@sutton.com

Rav Rampuri *Personal Real Estate Corporation
604-351-8999
rrampuri@gmail.com

Sutton Centre Realty LTD.
3010 Boundary Road, Burnaby, BC V5M 4A1
www.churchforsale.ca

