

WELCOME TO  
PORT RENFREW





**Nestled in the San Juan Harbour between the  
Pacific Rim National Park and Juan de Fuca Provincial Park**



# The Jewel of the West Coast







Where the  
Pacific Ocean  
meets miles  
of rugged and  
pristine  
coastline



Home to the  
World famous  
West Coast Trail





# Home of the “Ancient Giant Trees”





# Red Creek Fir





# San Juan Spruce





# Big Lonely Doug



**towers nearly  
24 stories  
high,**

**spreads  
over 12 feet  
wide,**

**and is  
nearly 40  
feet around**



Ancient Old  
Growth Stands:

Avatar Grove  
Mossome Grove  
Jurassic Grove









Miles of  
uninterrupted  
habitat









3 local marinas





# World Class Fishing





Big Beach  
offers more  
than 2 km's of  
pristine beach









# The magnificent San Juan Estuary and Gordon River





Enjoy  
canoeing,  
kayaking or  
paddle  
boarding





Surfers tame the  
ocean waves at  
Port Renfrew,  
Sombrio Beach,  
and Jordan River





Fairy Lake,  
Lizard Lake or  
Twin lakes





Rustic camping,  
Family fun, and  
swimming





Enjoy our  
local wildlife





# Roosevelt elk





# Bald Eagles





# The iconic Killer Whale





# Humpback Whales and Grey Whales





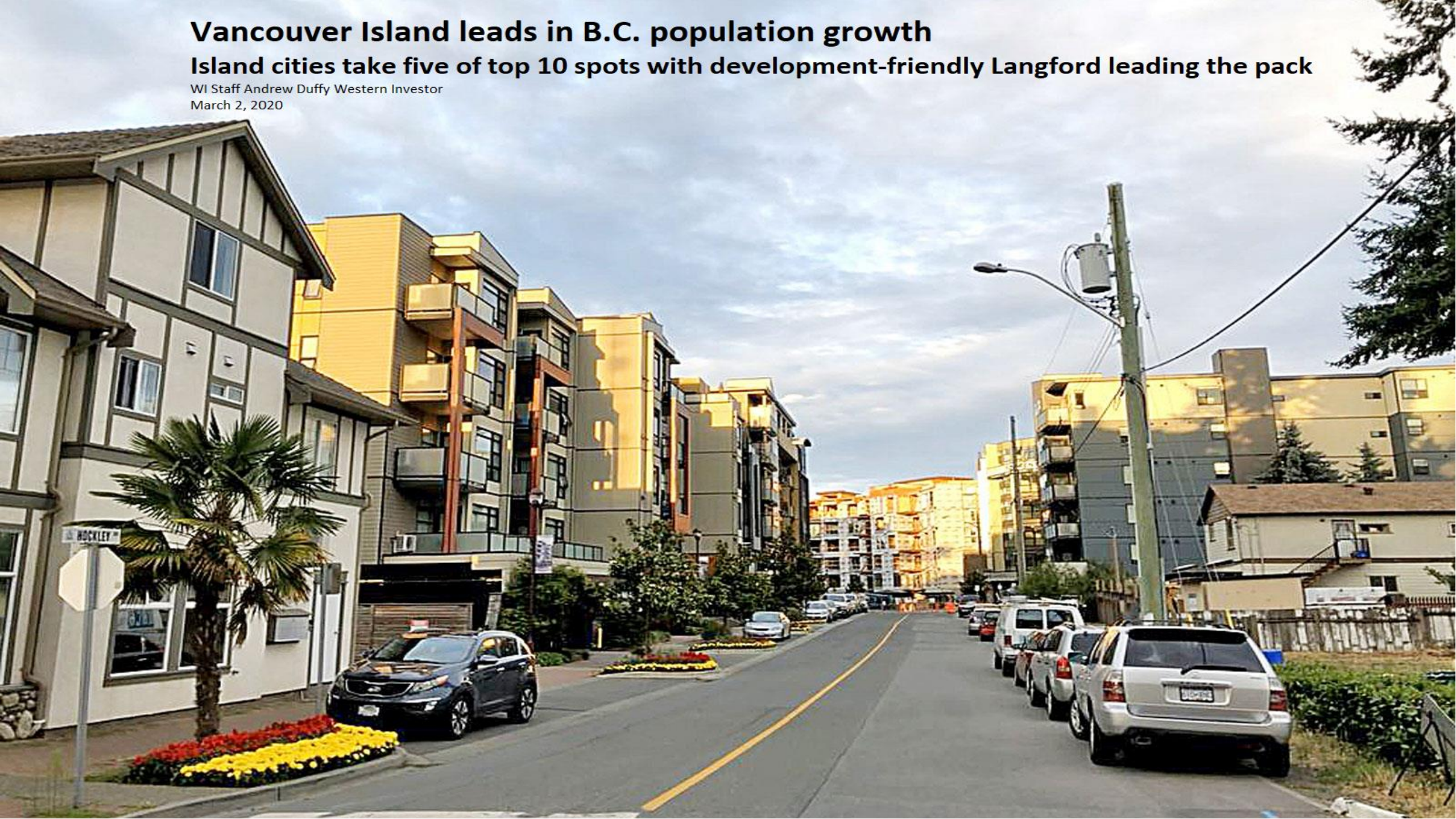




# Vancouver Island leads in B.C. population growth

Island cities take five of top 10 spots with development-friendly Langford leading the pack

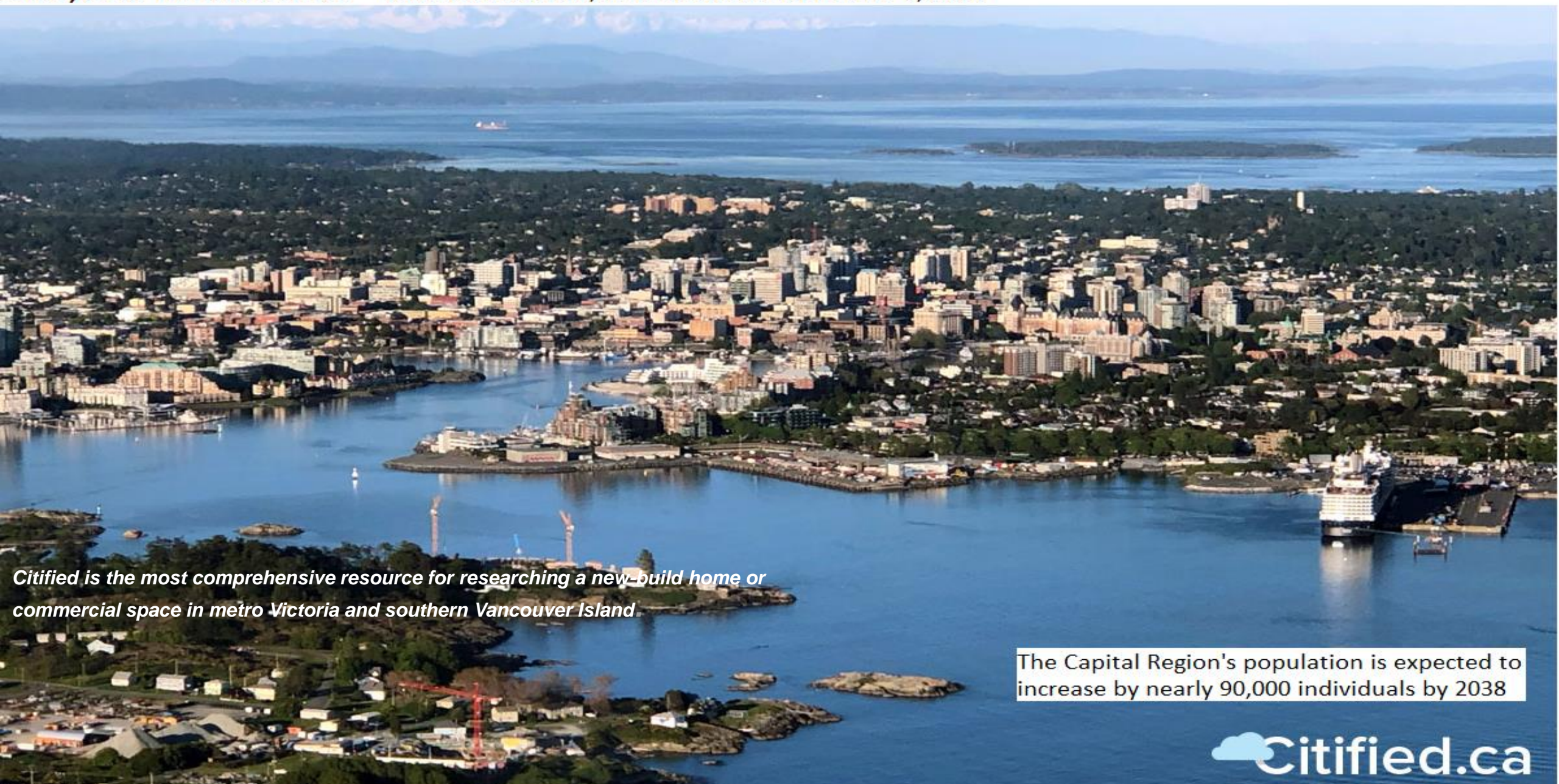
WI Staff Andrew Duffy Western Investor  
March 2, 2020





# Westshore population growth to outpace Saanich and Victoria as region heads towards 500,000 inhabitants

MIKE KOZAKOWSKI, CITIFIED.CA PUBLISHED JULY 9, 2019



*Citifed is the most comprehensive resource for researching a new-build home or commercial space in metro Victoria and southern Vancouver Island.*

The Capital Region's population is expected to increase by nearly 90,000 individuals by 2038



## The Tofino Case Study

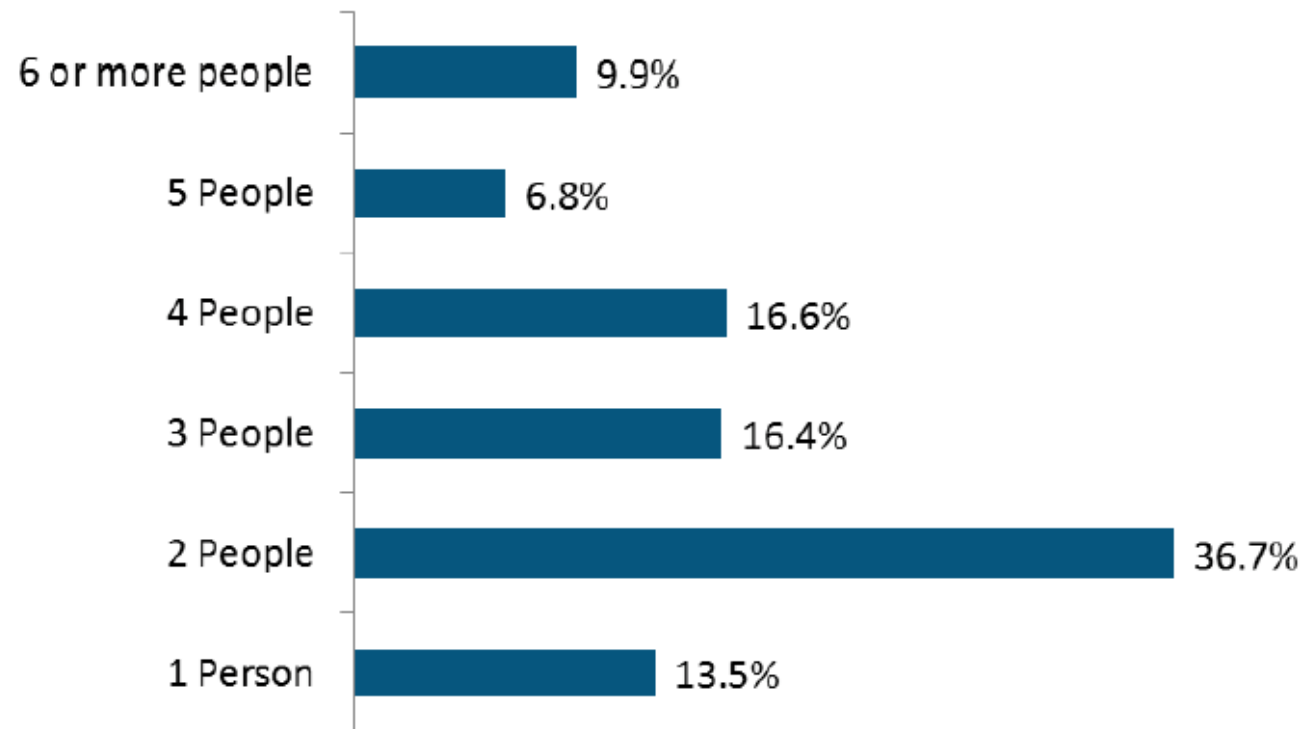
- Tofino's economy is primarily tourism based
- 750,000 visitors every year
- There are more than 1,500 accommodation units of various types
- Summer population ~5,000
- Winter population ~1,932
- Visitors Economic Impact \$240 Million Annual
- Tourism supports 2670 direct jobs – generating \$60 million in annual wages



## Tofino Party Size

Average Party  
Size 3.3

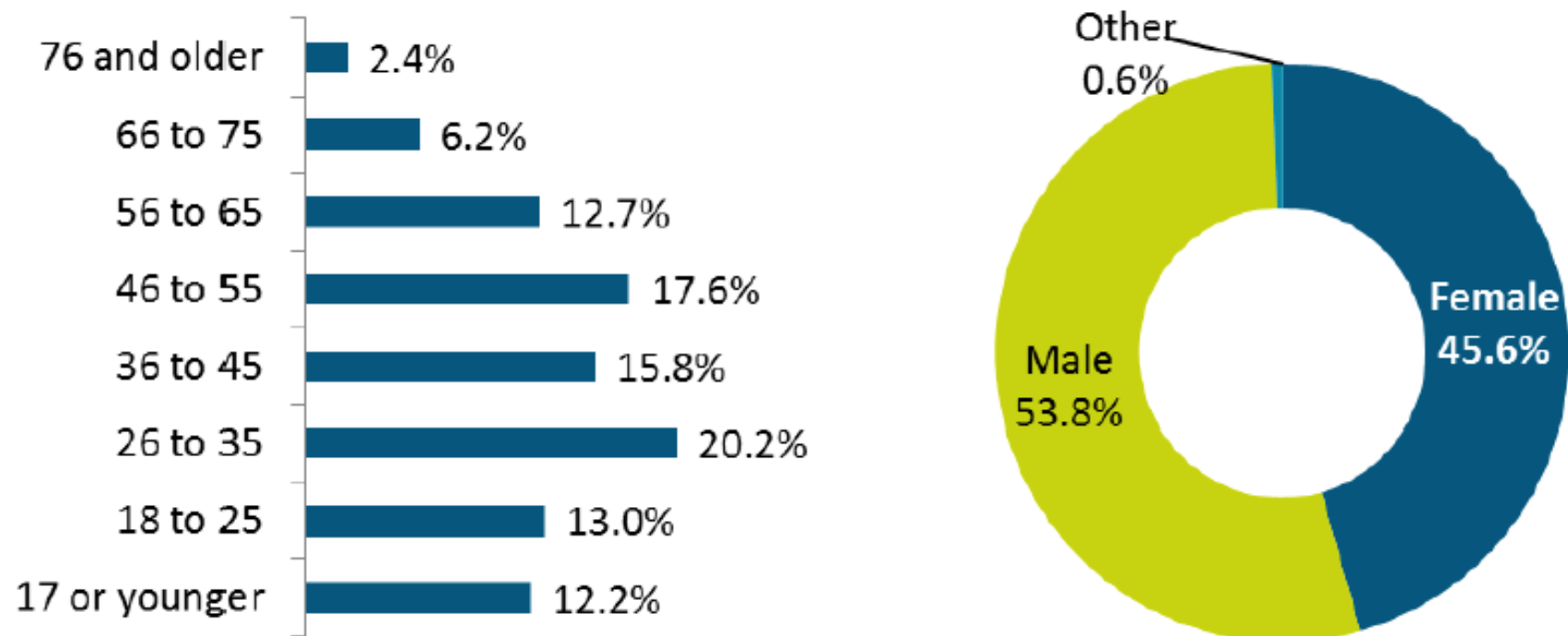
**Figure 1-1: Visitor party size**



Source: InterVISTAS visitor survey and calculations



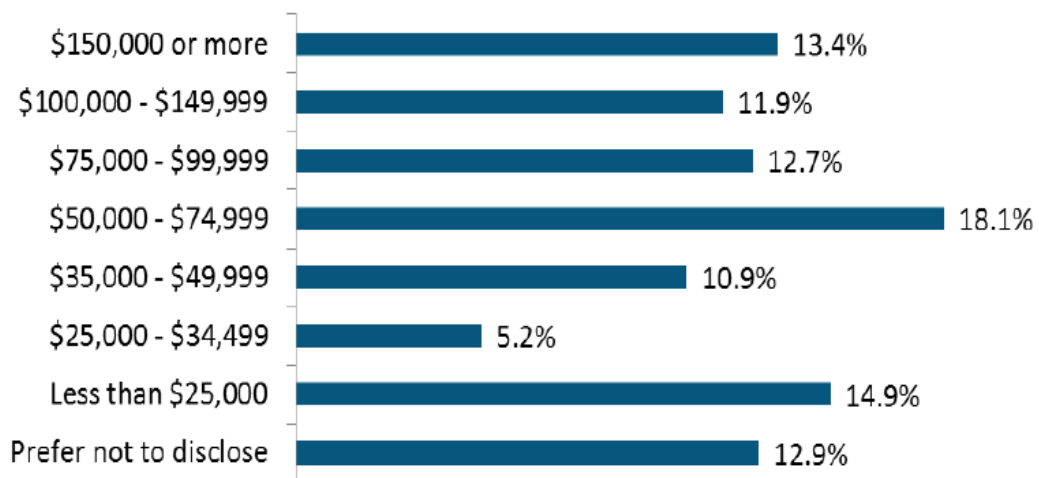
**Figure 1-4: Age of visitors and gender of survey respondents**



Source: InterVISTAS visitor survey and calculations. Note that gender is based upon the answers of respondents and not all visitors

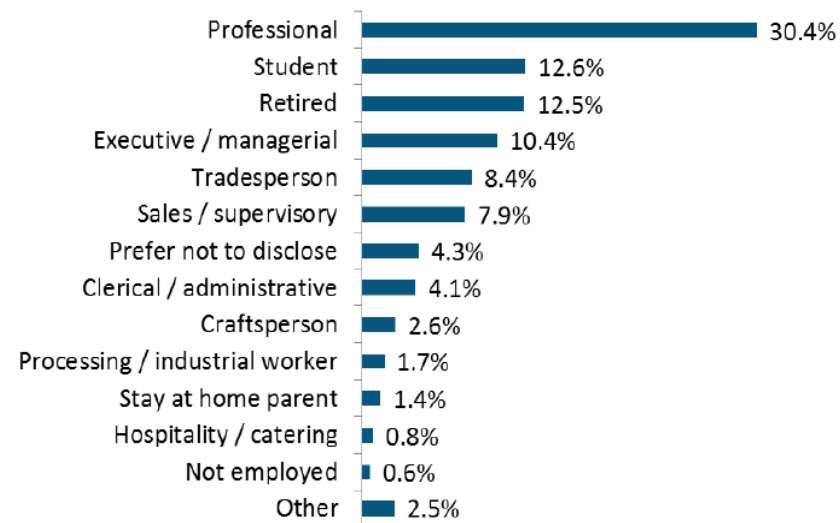


**Figure 1-6: Income of respondent**



Source: InterVISTAS visitor survey and calculations

**Figure 1-5: Occupations of respondents**



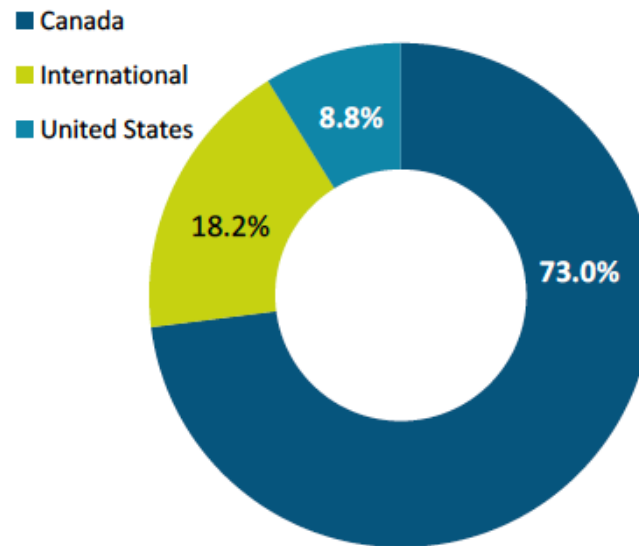
Source: InterVISTAS visitor survey and calculations



### 1.2.1 Origin

Nearly three quarters of visitors to Tofino are Canadian (73%), nearly a fifth are international (18.2%) and less than a tenth are American (8.8%) (Figure 1-7).

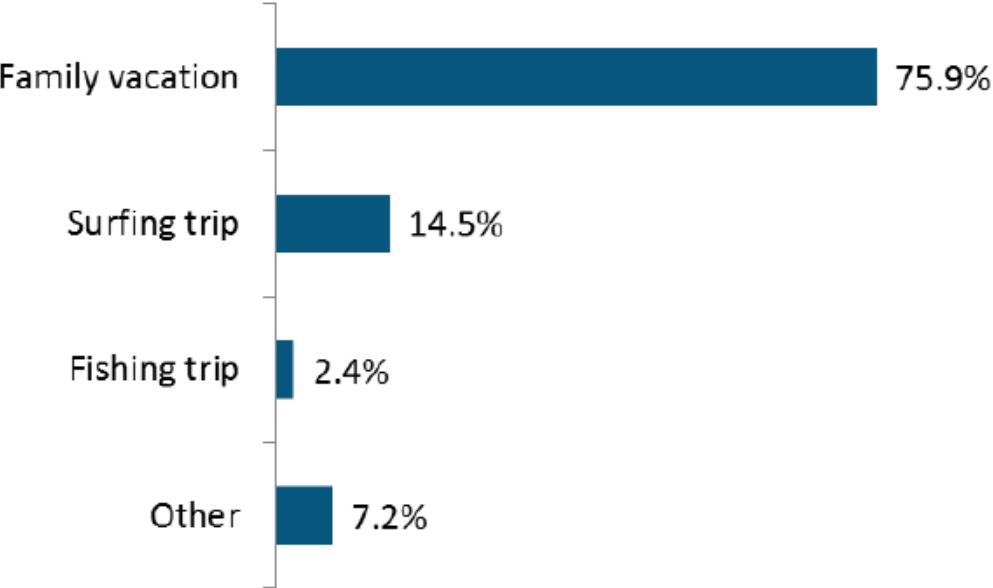
Figure 1-7: Origin of visitors



Source: InterVISTAS visitor survey and calculations

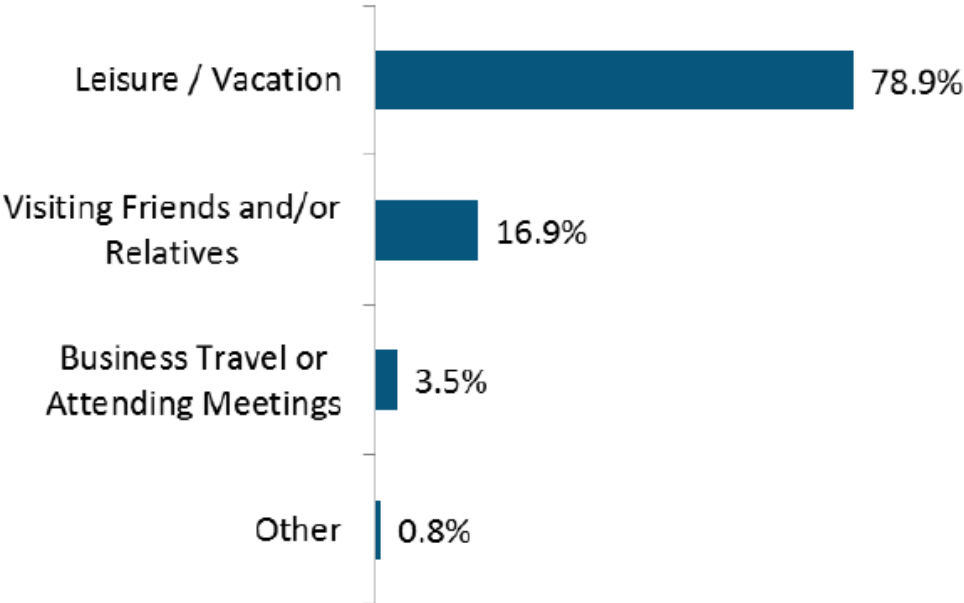


Figure 1-11: Top reasons for visiting Tofino on this trip



Source: InterVISTAS visitor survey and calculations

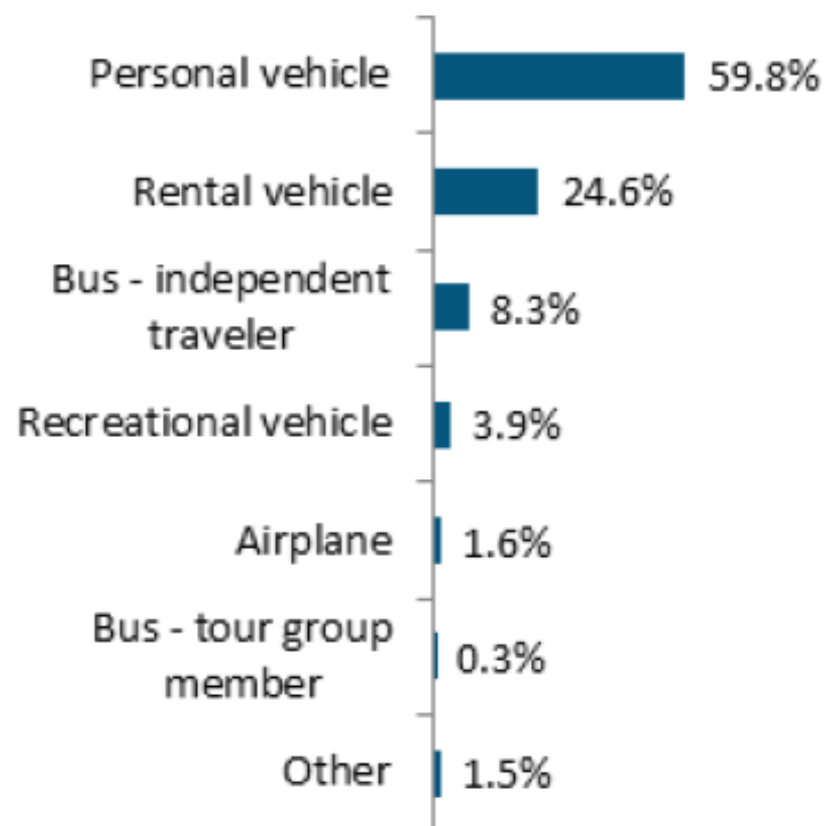
Figure 1-10: Main purpose of the trip



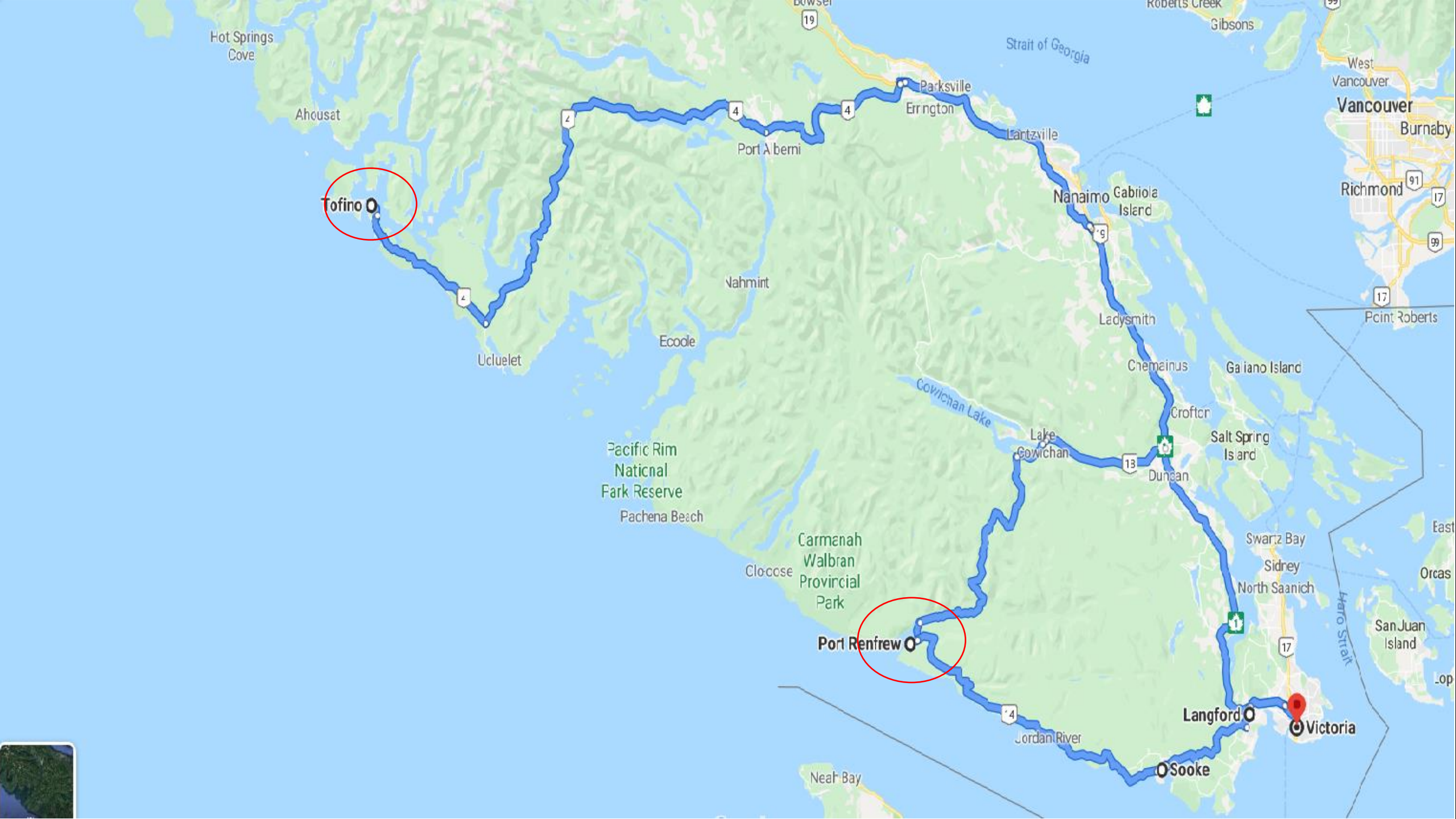
Source: InterVISTAS visitor survey and calculations



**Travel to Tofino once on  
Vancouver Island**

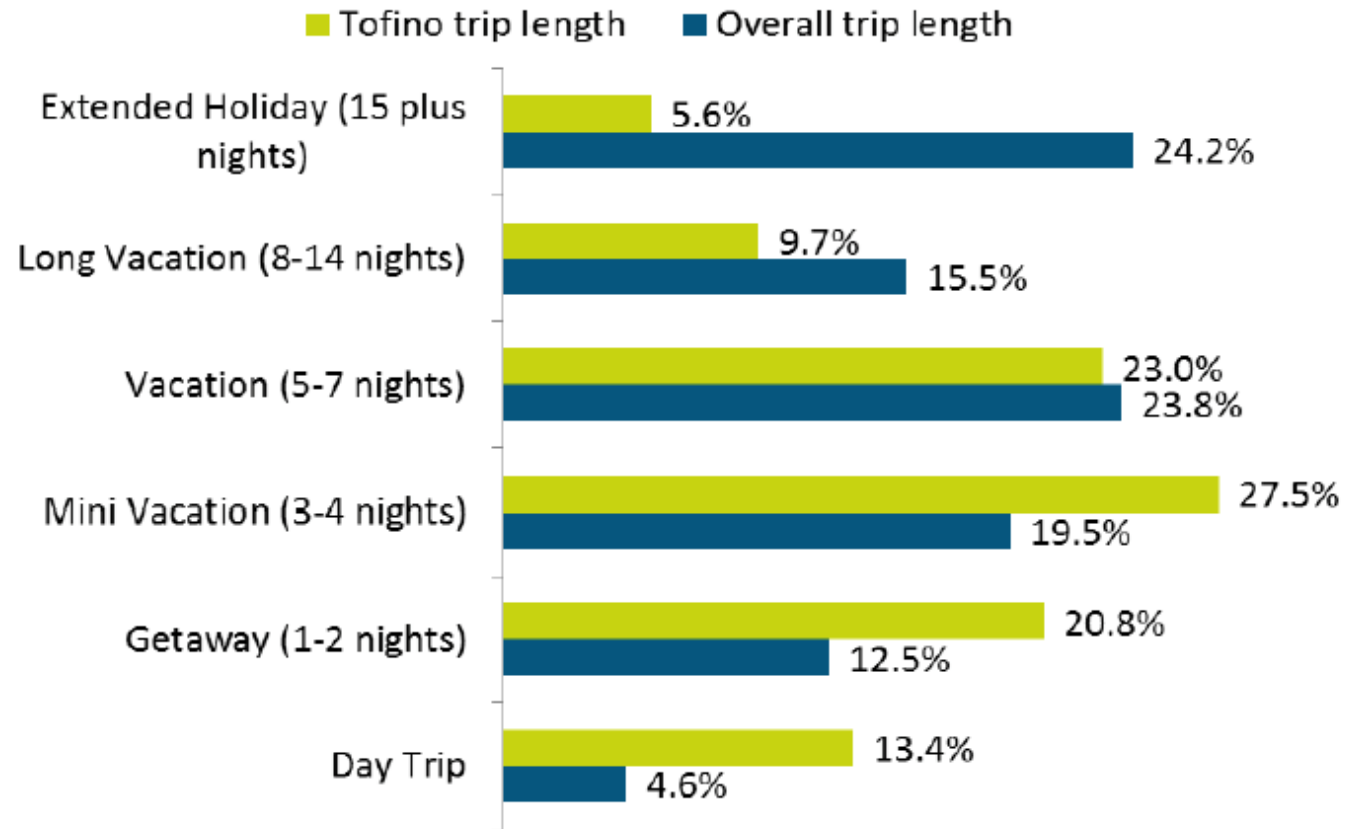






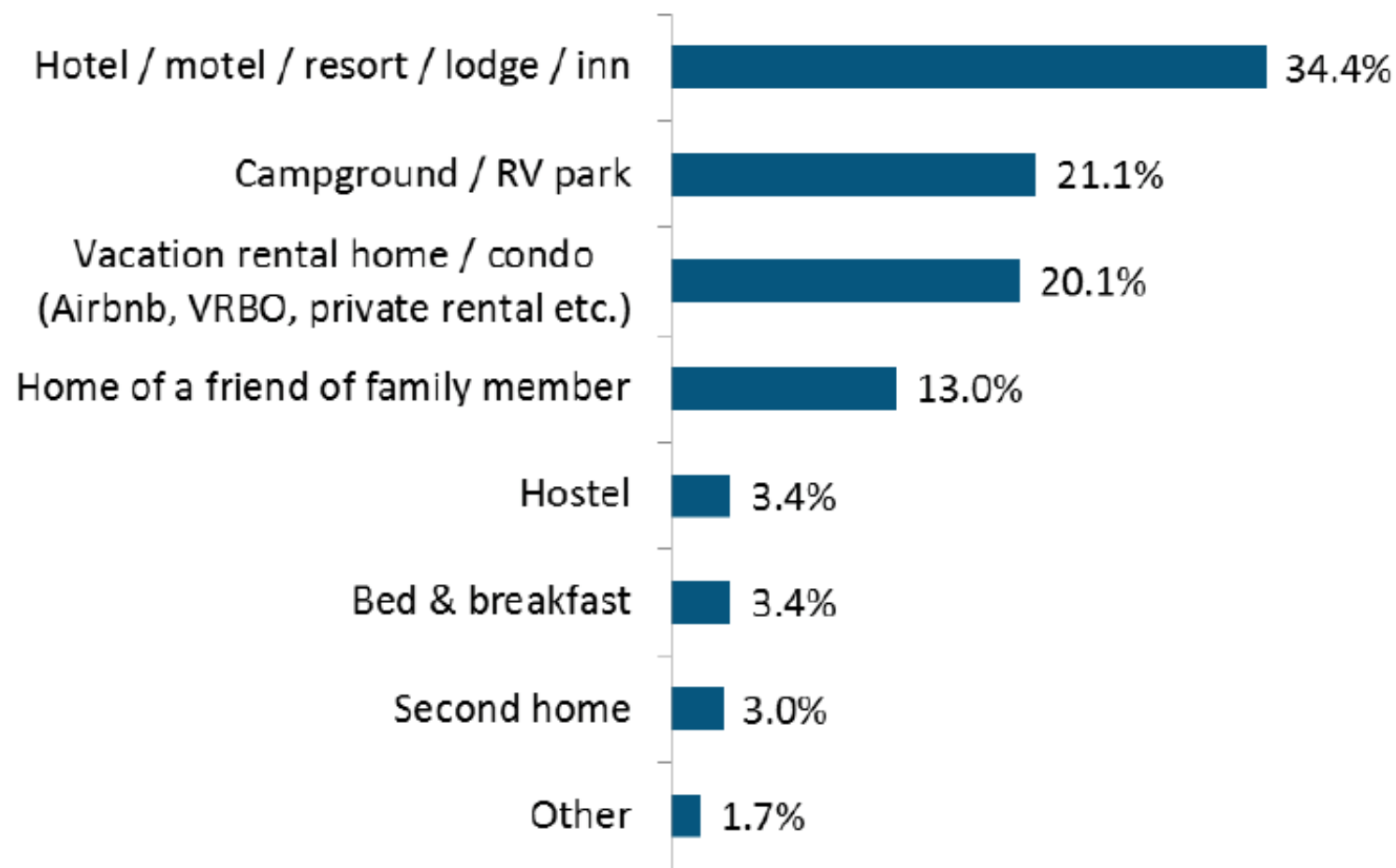


**Figure 1-12: Overall trip length and length of stay in Tofino**



Source: InterVISTAS visitor survey and calculations

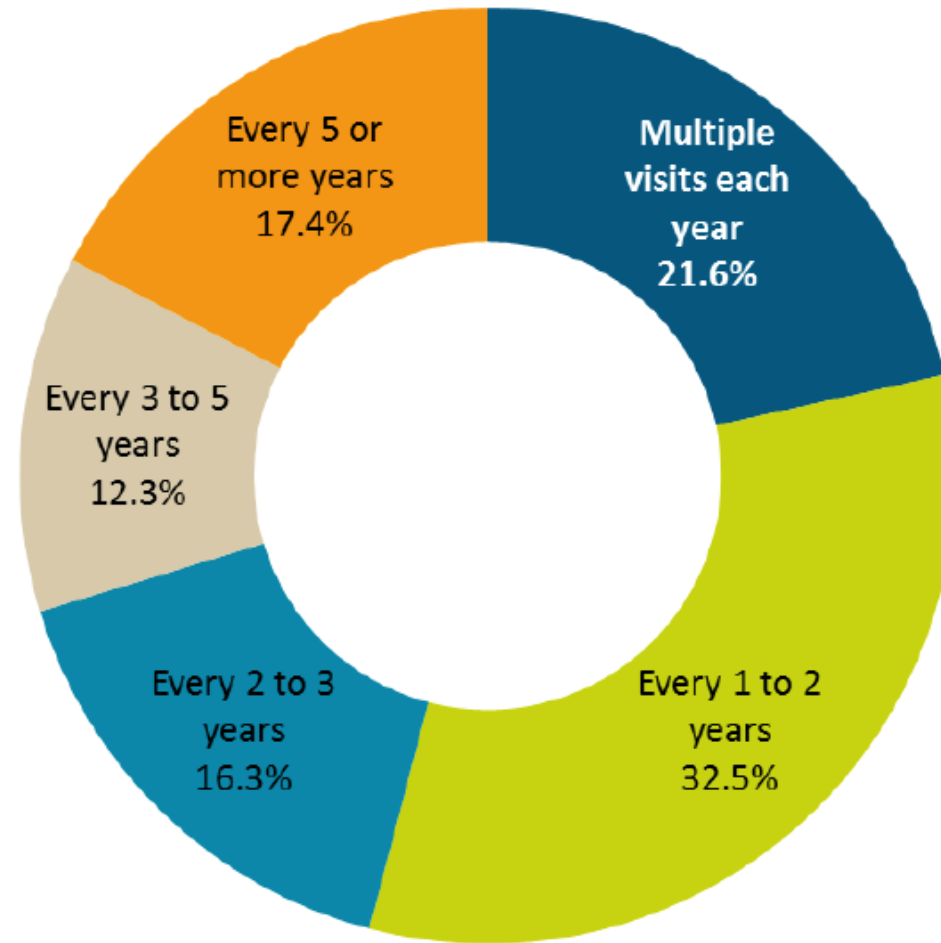




Source: InterVISTAS visitor survey and calculations



**Figure 1-17: Frequency of repeat visits to Tofino**

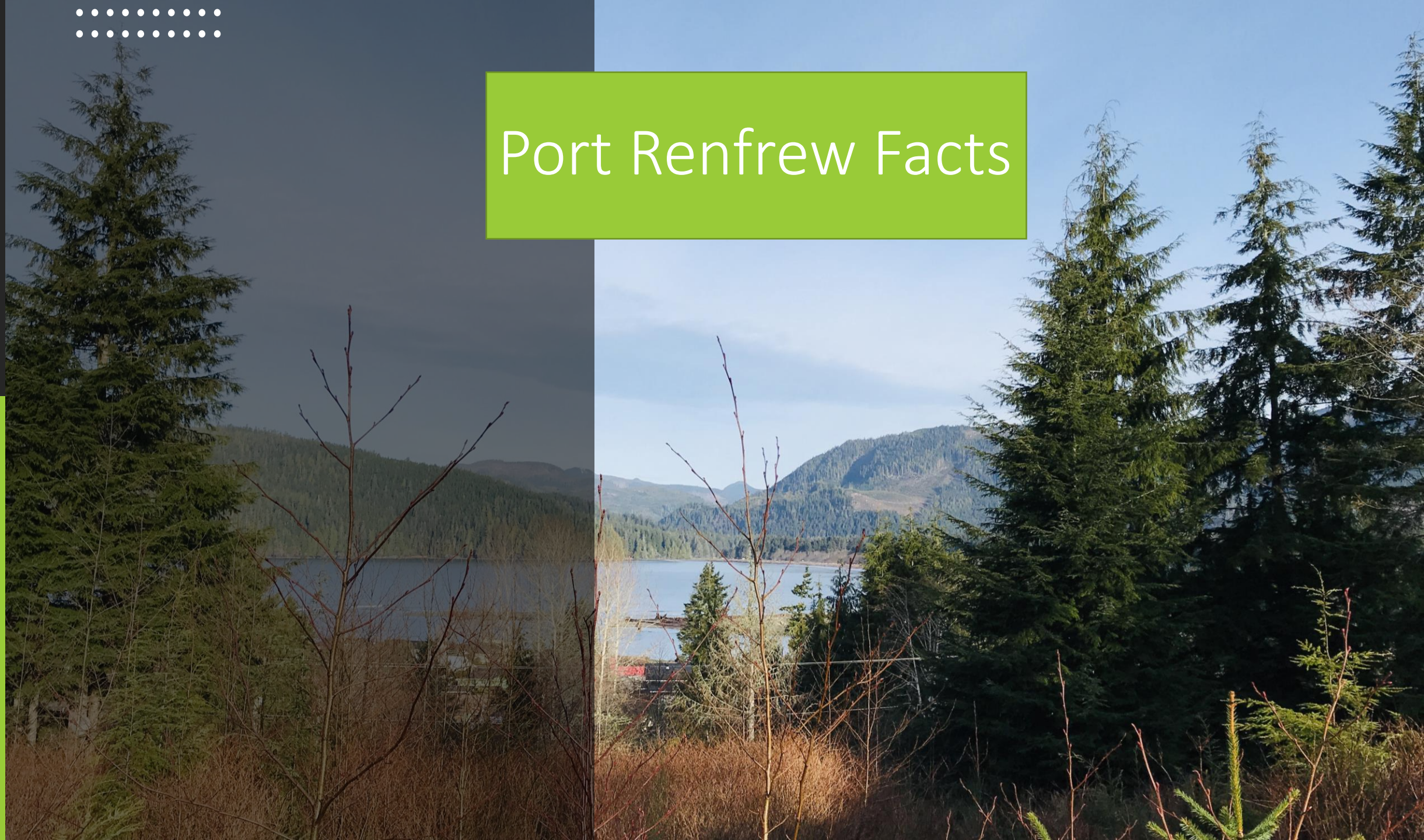


Source: InterVISTAS visitor survey and calculations





# Port Renfrew Facts

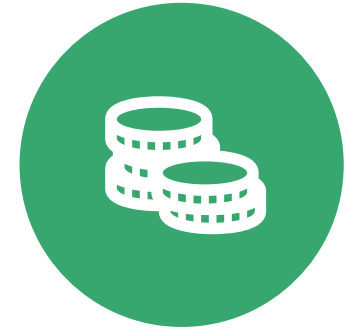




# Port Renfrew Fact




NON-RESIDENT  
BUYER'S TAX EXEMPT



FOREIGN BUYER'S TAX  
EXEMPT



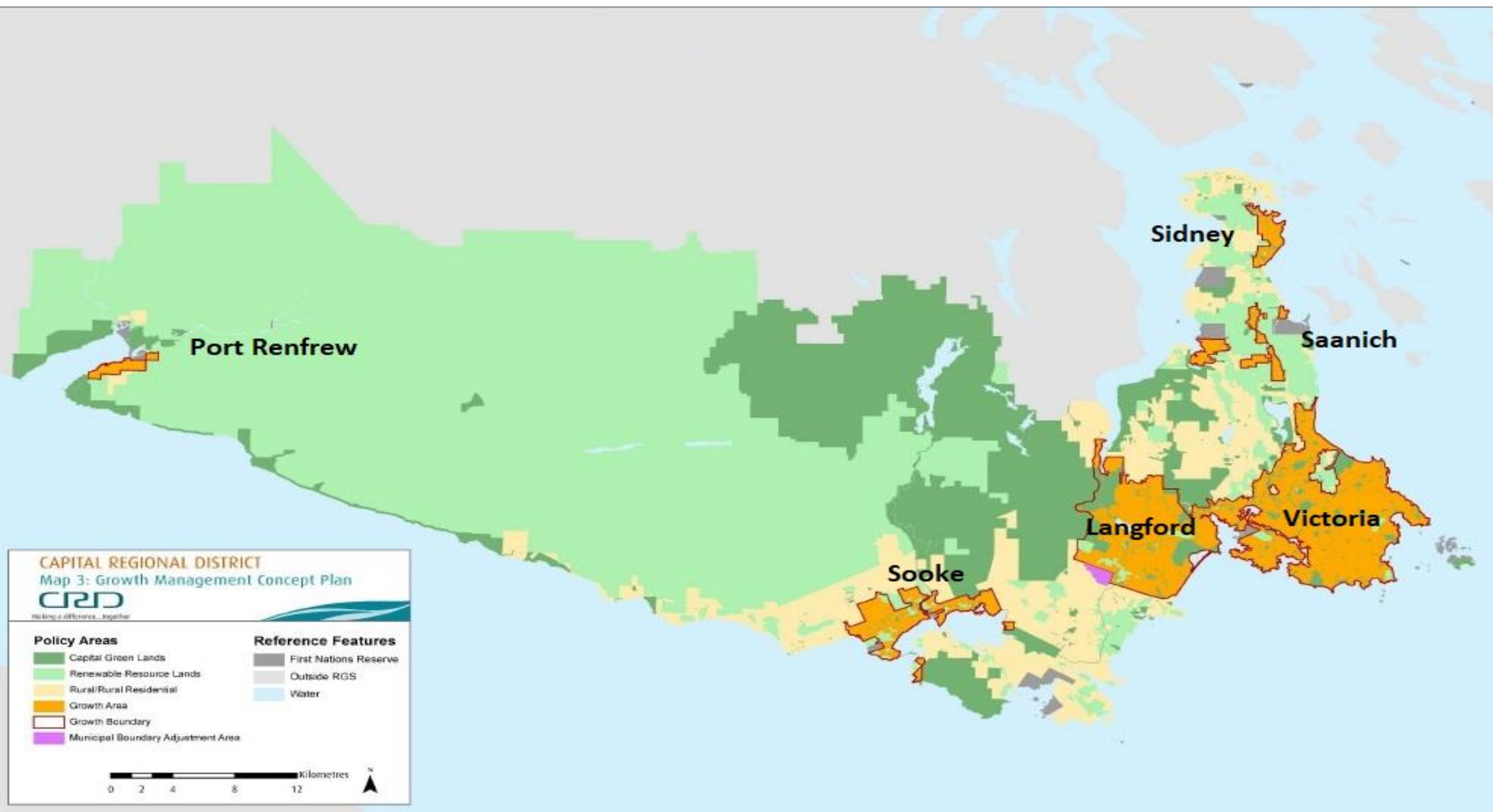


# Port Renfrew Fact

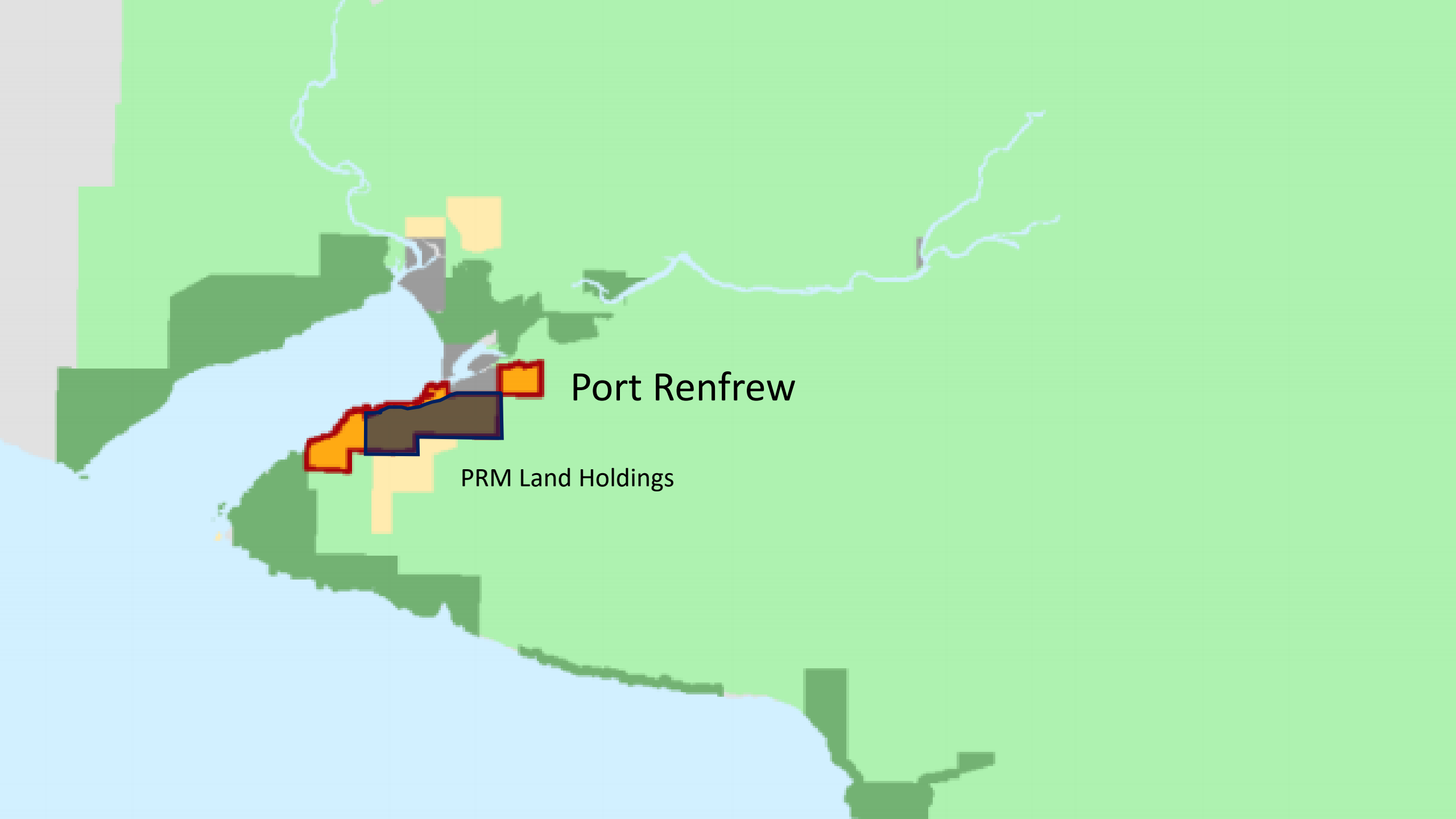
## Designated High Growth Zone

Only one of a few select regions in the capital region district (CRD).









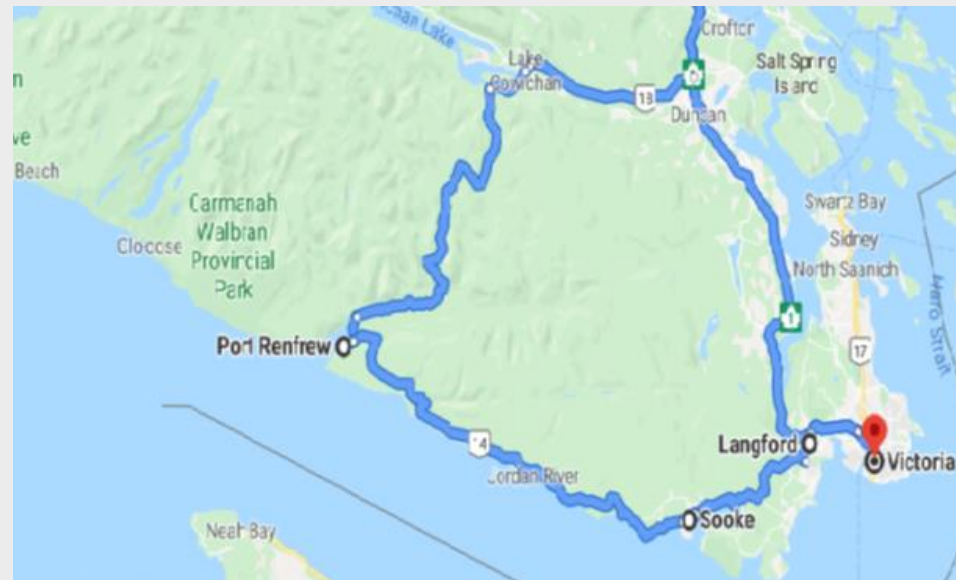
Port Renfrew

PRM Land Holdings

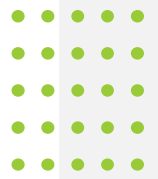


# Port Renfrew Fact

Ranked one of the Top 10 drives in  
North America in 2016







# Port Renfrew Fact

## New Coast Guard Lifeboat Station

Historically other government agencies  
(RCMP, CBSA) follow.



# Port Renfrew Fact

Port Renfrew = Tofino

Port Renfrew shares the same fundamentals as Tofino, except 2.5 hours closer



# Vancouver Island Facts

On the list of Top 10 fastest growing communities in BC, Vancouver Island was represented 8 times.



Langford, Tofino and Sooke are fastest growing island communities.



View Royal and Sooke tied for second fastest growing Capital Regional District (CRD) areas after Langford.

# Vancouver Island Facts

Population is conservatively  
estimated to grow (southern end of  
Island) by 90,000 in next 15 to 20  
years



Growth on the southern end of the  
island is restrained to the Regional  
Growth Strategy





VICTORIA

PORT RENFREW

PORT RENFREW,  
BRITISH COLUMBIA

60MINUTES

FROM SOOKE (GREATER VICTORIA)

BEACHVIEW  
In Port Renfrew  
*Rise*



VICTORIA  
INTERNATIONAL



PORT RENFREW

**PORT RENFREW**

BRITISH COLUMBIA

**2 Hours**

FROM VICTORIA INTERNATIONAL AIRPORT

BEACHVIEW  
*Rise*





VANCOUVER



PORT RENFREW

BEACHVIEW  
In Port Renfrew  
*Rise*

PORT RENFREW

BRITISH COLUMBIA

VANCOUVER

VIA AIR or FERRY & CAR



  
Vancouver

  
Anacortes

SEATTLE



  
PORT RENFREW

PORT RENFREW

BRITISH COLUMBIA

SEATTLE

VIA AIR or FERRY & CAR

BEACHVIEW  
In Port Renfrew  
*Rise*



# 1.764M m<sup>2</sup> MASTER PLANNED COMMUNITY

177,000m<sup>2</sup> TO DEVELOP  
COMMERCE AND MIXED USES RIGHT  
NEXT TO THE CENTRAL MARINA

• BEACHVIEW RISE  
VILLAGE

• BEACHVIEW RISE VILLAS





REPRESENTING 90% OF ALL  
RESIDENTIALLY ZONED LANDS

1.764M m<sup>2</sup> MASTER PLANNED COMMUNITY  
REGIONAL DOMINANCE THAT ENSURES  
SUCCESSFUL EXECUTION OF A MASTER  
PLANNED COMMUNITY & RESORT

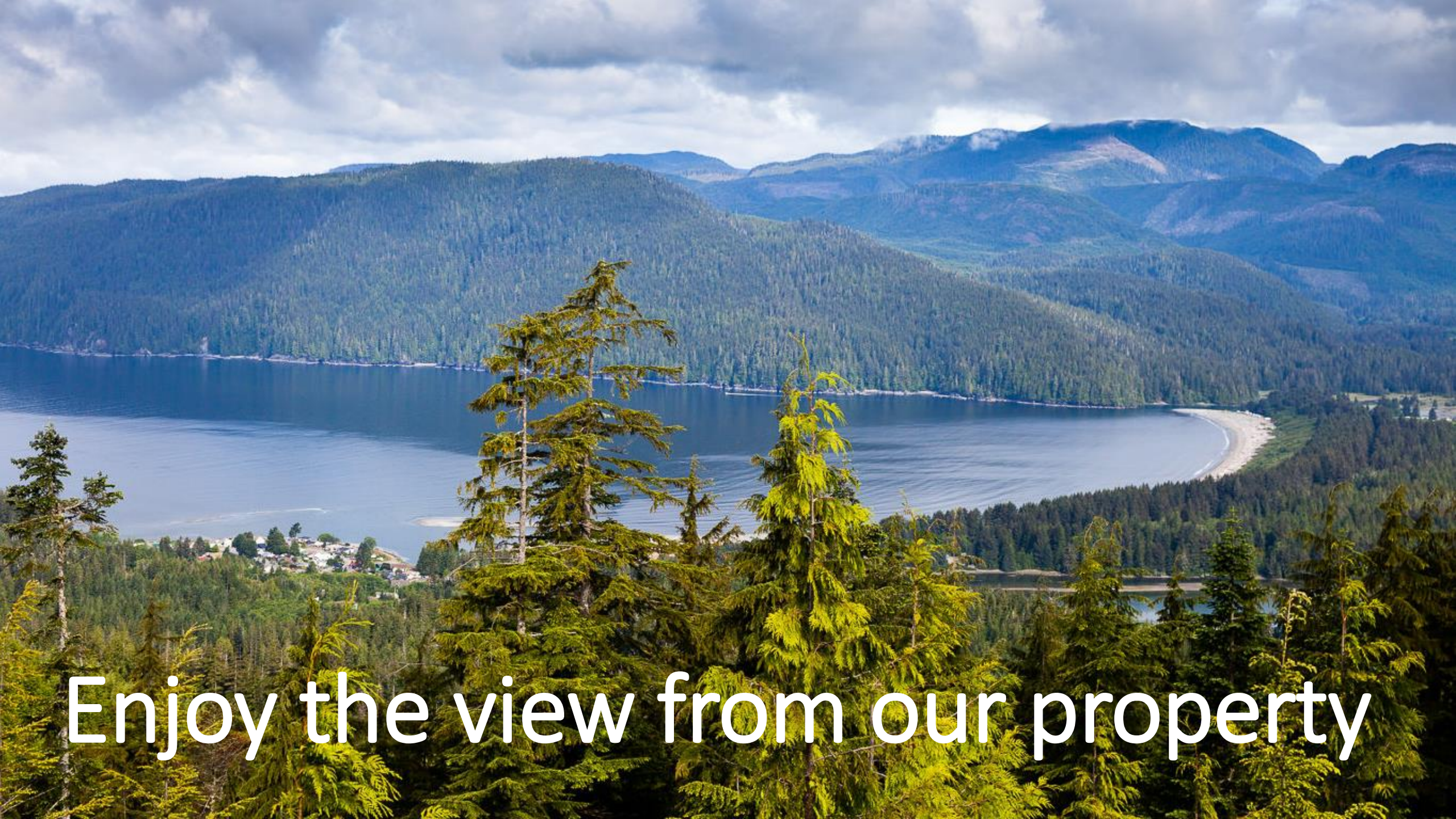












Enjoy the view from our property