

PROJECT TEAM

CLIENT
PARK LANE RIVER DISTRICT DEVELOPMENTS LTD.
SUITE 910 - 1055 DUNSMUIR STREET
VANCOUVER, BC, V7X 1L3
CONTACT: DEAN JOHNSON
PHONE: 604.648.1826

ARCHITECT
PERKINS + WILL CANADA
1220 HOMER STREET
VANCOUVER, BC, V6B 2Y5
CONTACT: HILDE HEYVAERTS
PHONE: 604.484.1595

LANDSCAPE ARCHITECT
ETA LANDSCAPE ARCHITECTURE
1690 WEST 2ND AVENUE
VANCOUVER, BC, V6J 1H4
CONTACT: DARYL TYACKE
PHONE: 604.683.1456

ENERGY MODELING
STANTEC
1100 - 111 DUNSMUIR STREET
VANCOUVER, BC, V6B 6A3
CONTACT: GRAHAM TWYFORD-MILES
PHONE: 604.696.8389

STRUCTURAL ENGINEER
B&Z STRUCTURAL ENGINEERS
SUITE 700 - 609 WEST HASTINGS STREET
VANCOUVER, BC, V6B 4W4
CONTACT: JOHN MARKULIN
PHONE: 604.685.9533

CODE CONSULTANT
THORSON MCKELEY
116 - 119 WEST FENDER STREET
VANCOUVER, BC, V6B 1S5
CONTACT: TAVIS MCAULEY
PHONE: 604.929.8520

MECHANICAL ENGINEER
DMS HYBRONIC MECHANICAL SYSTEMS
7490 CONWAY
BURNABY, BC, V5E 2 P7
CONTACT: SAM LAROCHE
PHONE: 604.437.8996

ENVELOPE CONSULTANT
BC BUILDING SCIENCE
11 BENT CT
NEW WESTMINSTER, BC, V3M 1S4
CONTACT: SAM LAROCHE
PHONE: 604.520.6456

ELECTRICAL ENGINEER
NEMETZ
2009 WEST 4th AVE
VANCOUVER, BC, V6J 1N3
CONTACT: STEVE NEMETZ
PHONE: 604.736.6562

ACOUSTIC CONSULTANT
BROWN STRACHAN ASSOCIATES
2 - 1290 HOMER STREET
VANCOUVER, BC, V6B 2Y5
CONTACT: ANDREW FAWCETT
PHONE: 604.689.0514

UNIT TYPES

SUITE	TYPE	AREA	LEVEL																									UNITS		AREAS		
			1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20	21	22	23	24	25	TOTAL	%	TOTAL	%	
1 BED	A1	1B	622 SF			4 U	4 U	4 U																					12 U	7,464 SF		
	A2	1B	680 SF			1 U	1 U																						2 U	1,360 SF		
	A3	1B	573 SF			5 U	5 U	1 U																					16 U	9,168 SF		
	A4	1B	595 SF			1 U	1 U	1 U	1 U																				4 U	2,380 SF		
	A5	1B	588 SF			1 U	1 U	1 U	1 U																				4 U	2,352 SF		
	A6	1B	592 SF			1 U	1 U	1 U	1 U																				4 U	2,368 SF		
	A7	1B	579 SF			1 U	1 U	1 U	1 U																				4 U	2,314 SF		
	A8	1B	565 SF			2 U	2 U	2 U	2 U	4 U	4 U	4 U	4 U	4 U	4 U	4 U	4 U	4 U	4 U	4 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	60 U	33,920 SF		
	A9	1B	785 SF			1 U	1 U																						1 U	785 SF		
				SUBTOTAL																									107 U	43.7%	62,114 SF	28.8%
2 BED	B1	2 BR	1,058 SF			1 U																						1 U	1,058 SF			
	B2	2 BR	994 SF			1 U																						1 U	994 SF			
	B3	2 BR	825 SF			1 U	1 U																					2 U	1,650 SF			
	B4	2 BR	1,251 SF			1 U	1 U																					2 U	2,502 SF			
	B5	2 BR	824 SF			1 U	1 U																					2 U	1,648 SF			
	B6	2 BR	871 SF			1 U	1 U																					2 U	1,742 SF			
	B7	2 BR	1,155 SF			1 U	1 U	1 U																				3 U	3,465 SF			
	B8	2 BR	900 SF			1 U	1 U	1 U	1 U																			4 U	3,601 SF			
	B9	2 BR	867 SF			1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	20 U	17,340 SF				
	B10	2 BR	1,093 SF			1 U																						1 U	1,093 SF			
	B11	2 BR	967 SF			1 U																						1 U	967 SF			
	B12	2 BR	899 SF			1 U																						1 U	899 SF			
	B13	2 BR	1,215 SF			1 U																						1 U	1,215 SF			
B14	2 BR	1,147 SF			2 U																						2 U	2,294 SF				
B15	2 BR	845 SF			1 U																						1 U	845 SF				
B16	2 BR	898 SF			1 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	2 U	33 U	29,618 SF					
B17	2 BR	1,127 SF			1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	6 U	6,762 SF					
			SUBTOTAL																									83 U	33.9%	77,694 SF	36.0%	
2 BED + LO	C1	2 BR + LO	1,308 SF			1 U																					1 U	1,308 SF				
	C2	2 BR + LO	1,568 SF			1 U	1 U	1 U	1 U																		4 U	6,270 SF				
			SUBTOTAL																									5 U	2.0%	7,578 SF	3.5%	
3 BED	D1	3 BR	1,068 SF			1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	1 U	20 U	21,360 SF					
	D2	3 BR	1,427 SF			1 U																				1 U	1,427 SF					
	D3	3 BR	1,316 SF			1 U																				1 U	1,316 SF					
			SUBTOTAL																									22 U	9.0%	24,103 SF	11.2%	
PENTHOUSE	E1	PH	1,545 SF																							1 U	1,545 SF					
	E2	PH	1,545 SF			1 U																				1 U	1,545 SF					
	E3	PH	1,470 SF			2 U																				2 U	2,940 SF					
	E4	PH	2,119 SF			1 U																				1 U	2,119 SF					
	E5	PH	2,111 SF			1 U																				1 U	2,111 SF					
	E6	PH	1,970 SF			1 U																				1 U	1,970 SF					
E7	PH	1,971 SF			1 U																				1 U	1,971 SF						
			SUBTOTAL																									8 U	3.3%	14,201 SF	6.6%	
TOWN HOMES	F1	TH	1,832 SF			3 U																				3 U	5,495 SF					
	F2	TH	1,830 SF			3 U																				3 U	5,490 SF					
			SUBTOTAL																									6 U	2.4%	10,985 SF	5.1%	
LIVEWORK	G1	LW	1,342 SF			1 U																				1 U	1,342 SF					
	G2	LW	1,409 SF			1 U																				1 U	1,409 SF					
	G3	LW	1,671 SF			1 U																				1 U	1,671 SF					
	G4	LW	1,217 SF			5 U																				5 U	6,085 SF					
	G5	LW	1,753 SF			1 U																				1 U	1,753 SF					
	G6	LW	1,436 SF			1 U																				1 U	1,436 SF					
	G7	LW	1,467 SF			1 U																				1 U	1,467 SF					
	G8	LW	1,509 SF			1 U																				1 U	1,509 SF					
	G9	LW	1,629 SF			1 U																				1 U	1,629 SF					
	G10	LW	768 SF			1 U																				1 U	768 SF					
			SUBTOTAL																									14 U	5.7%	19,065 SF	8.8%	
TOTALS			FAMILY UNITS																									245 U	50.6%	215,740 SF	8.8%	

REQUIRED PARKING

MARKET RESIDENTIAL	BY-LAW REFERENCE	UNITS	UNIT GFA (SF)	MINIMUM REQUIRED	MAXIMUM ALLOWED
MARKET RESIDENTIAL	CD-1 (566) Section 7 (a)				
MINIMUM REQUIRED					
(i) Units < 1,211 sf (112.5 m2) GFA	Min 1 space per 807 sf (75m2) of GFA	207 U	157,463	195	
(ii) Units > 1,211 sf (112.5 m2) GFA	Min 1.5 space per dwelling unit	24 U	39,304	36	
		SUB TOTAL	231 U	196,767	231
MAXIMUM ALLOWED					
(iv) Units < 1,400 sf (130 m2) GFA	Max 1 space for each 700 sf (65m2) of GFA	212 U	163,884	234	
(v) Units > 1,400 sf (130 m2) GFA	Max 2 spaces per dwelling unit	19 U	32,883	38	
		SUB TOTAL	231 U	196,767	272
MARKET RESIDENTIAL VISITOR PARKING	CD-1 (566) Section 7 (a)				
MINIMUM REQUIRED					
(vi) Each unit	Min 0.1 visitor spaces per dwelling unit	231 U		23	
		SUB TOTAL	231 U	23	
MAXIMUM ALLOWED					
(vi) Each unit	Max 0.2 visitor spaces per dwelling unit	231 U		46	
		SUB TOTAL	231 U	46	
LIVE / WORK	CD-1 (566) Section 7 (b)				
MINIMUM REQUIRED					
(i) Units < 807 sf (75m2)	Min 1 space per dwelling unit	1 U	768	1	
(ii) Units > 807 sf (75m2)	Min 1 space of first 807 sf (75m2) + 1 space per additional 807 sf (75m2)	13 U	18,295	23	
		SUB TOTAL	14 U	19,063	24
MAXIMUM ALLOWED					
(i) Units < 807 sf (75m2)	Max 1.3 per dwelling unit	1 U	768	1	
(ii) Units > 807 sf (75m2)	Max 1.3 space of first 807 sf (75m2) + 1 space per additional 807 sf (75m2)	13 U	18,295	27	
		SUB TOTAL	14 U	19,063	28
LIVE / WORK VISITOR PARKING					
MINIMUM REQUIRED					
(iii) Each unit	Min 0.2 visitor parking spaces	14 U		3	
		SUB TOTAL</			