



LAKEWOOD



A collection of 24 contemporary homes focused on unparalleled comfort and sustainability.



Built with the future of our environment in mind, the Passive House homes of Lakewood have been designed to be more than simply a home for today, but a home for generations.



Located just 3 blocks from The Drive

The homes of Lakewood are connected to a community that is loved for its diversity and unpretentious authenticity. Locally owned shops and restaurants together with its inclusive spirit give the neighbourhood a village feel, creating a way of life that is unique in every sense.





The perfect place for families to call home, the neighbourhood filled with elementary and secondary schools, private and independent schools - and the area's transit options makes getting to post-secondary institutions like Langara College, Vancouver Community College, and UBC easy.



Close to the energy of downtown, the trendy style of Mt. Pleasant, and the tranquility of Trout Lake, Lakewood gives you endless ways to enjoy some of the city's best cultural and recreational hot spots.



Neighbourhood Map

RESTAURANTS

- 1 Absinthe Bistro
- 2 Bandidas Taqueria
- 3 Belgian Fries
- 4 BierCraft Tap and Tapas
- 5 Bombay Kitchen and Bar
- 6 Downlow Chicken Shack
- 7 Ginger Sushi
- 8 Harambe Ethiopian
- 9 Havana
- 10 Jamjar Canteen
- 11 Kishimoto Japanese Restaurant
- 12 Kulinarya Filipino Eatery
- 13 La Mezcaleria
- 14 Lunch Lady
- 15 Marcello Ristorante & Pizzeria
- 16 Pepino's Spaghetti House
- 17 Red Burrito
- 18 Sopra Sotto Pizzeria
- 19 Sula Indian Restaurant
- 20 The Cannibal Café
- 21 The Red Wagon
- 22 Via Tevere Pizzeria
- 23 Yolks
- 24 Kin Kao

CAFES

- 1 Moja Coffee
- 2 Turks Coffee Bar
- 3 LIVIA Forno e Vino
- 4 Elephant Garden Creamery
- 5 Dolce Amore
- 6 Oh Sweet Day! Bake Shop
- 7 Cafe Calabria
- 8 JJ Bean Coffee Roasters
- 9 Prado Cafe
- 10 Spade Coffee & Spirits

SCHOOLS

- 1 Lord Nelson Elementary School
- 2 Templeton Secondary
- 3 Laura Secord Elementary School
- 4 Vancouver Technical Secondary
- 5 Stratford Hall IB World School
- 6 St Francis Assisi Elementary
- 7 Our Lady of Sorrows School
- 8 Notre Dame Regional Secondary School

INDEPENDENT STORES

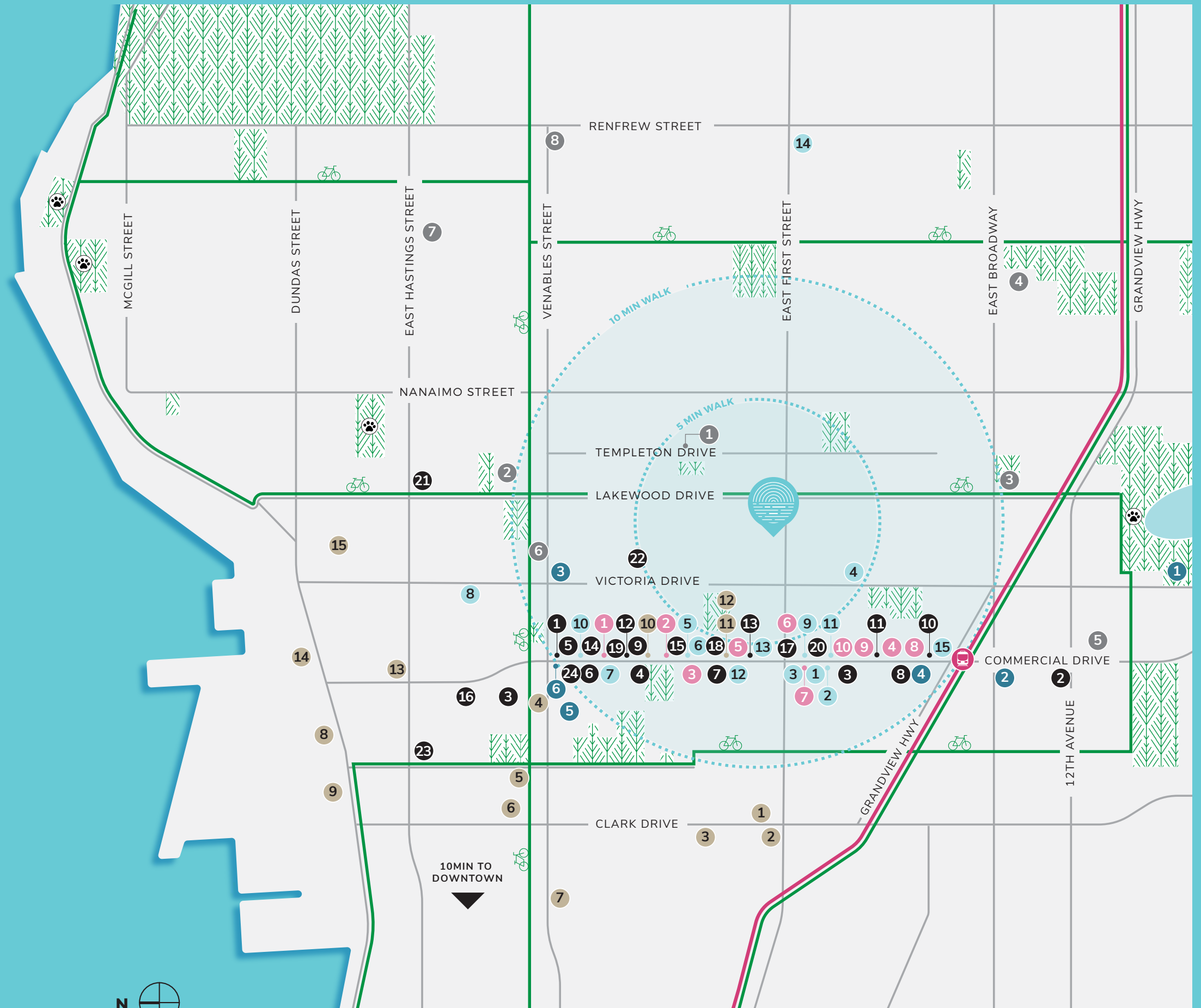
- 1 La Grotta Del Formaggio
- 2 Fratelli Authentic Italian Baking
- 3 JN & Z Deli
- 4 Figaro's Garden
- 5 The Daily Catch
- 6 Pasture To Plate
- 7 Choices Market
- 8 Bosa Foods
- 9 Mintage
- 10 Attic Treasures
- 11 Mediterranean Specialty Foods
- 12 Paranada
- 13 Exposure Homes
- 14 T&T Supermarket
- 15 City Avenue Market

BREWERIES / BARS

- 1 Terminal City Brewing
- 2 MOD Beverage Inc.
- 3 Strange Fellows Brewing
- 4 East Van Brewing Company
- 5 Bomber Brewing
- 6 Off The Rail Brewing
- 7 Luppolo Brewing Co.
- 8 Andina Brewing Company
- 9 Powell Brewery
- 10 Fets Whisky Kitchen
- 11 Bar Corso
- 12 BC Liquor Store
- 13 Resurrection Spirits
- 14 Odd Society Spirits
- 15 Parallel 49 Brewing

AMENITIES

- 1 Trout Lake Community Centre
- 2 Rio Theatre
- 3 The Cultch
- 4 Grandview Lanes
- 5 Britannia Rink
- 6 Slice Of Life Gallery & Gift Shop





An assortment of thoughtfully designed floorplans to fit any lifestyle with homes centred around an inviting lush landscaped courtyard for everyday enjoyment.



Inside and out,
Lakewood is a
welcoming community
in every way



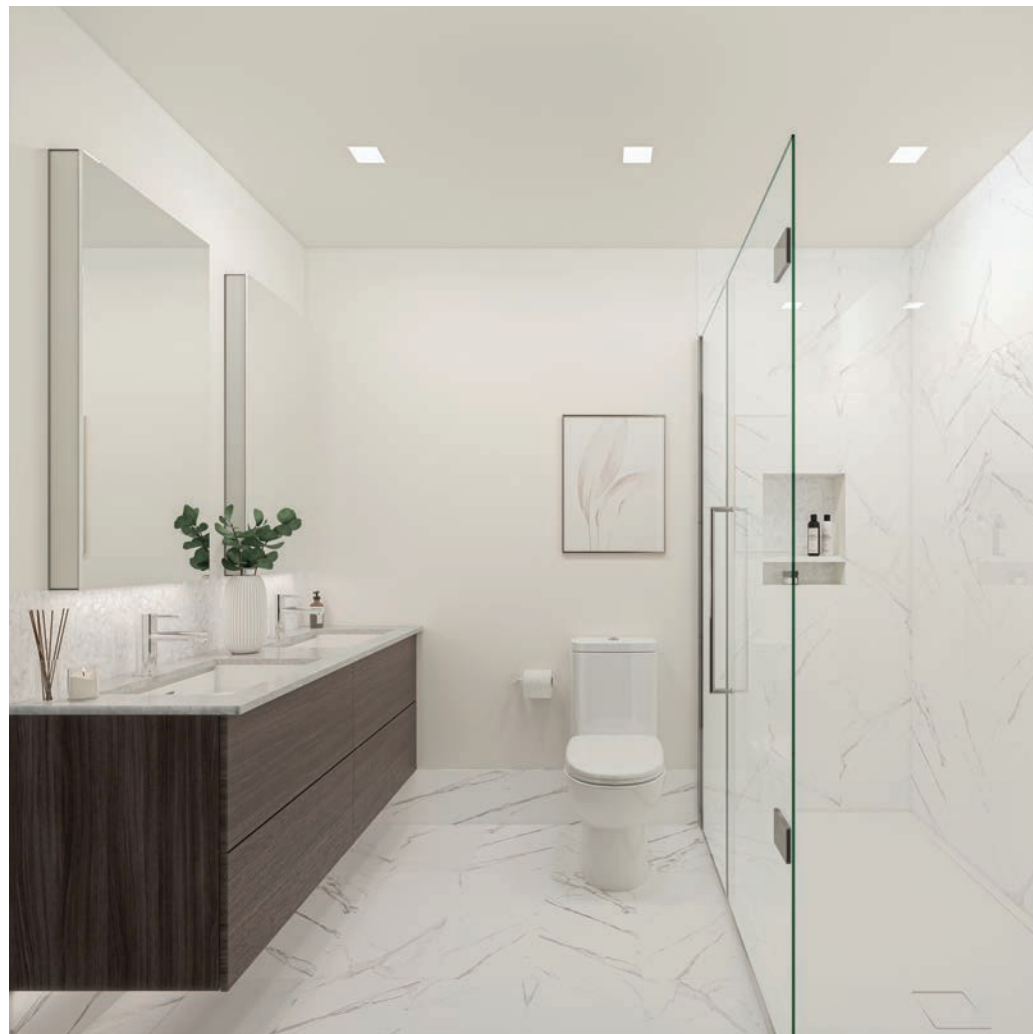
Stylish quality throughout every home

Lakewood's selection of spacious floorplans feature large bedrooms, wall-to-wall closets, and generous outdoor spaces - giving you the freedom to make yourself at home however you choose.



Kitchens designed for everyday living & entertaining

Stainless steel appliances, from Moen fixtures and quartz countertops to the elegant under-cabinet lighting, each kitchen is elegantly styled and endlessly practical.



Luxurious bathrooms

A modern vanity that floats over porcelain tile and a frameless glass shower are only a few of the features that make Lakewood's bathrooms beautiful and tranquil.

Contemporary features & practical conveniences

STYLISH QUALITY THROUGHOUT EVERY HOME

- An assortment of thoughtfully designed floorplans to fit any lifestyle with homes centred around an inviting lush landscaped courtyard for everyday enjoyment.
- Spacious homes with large bedrooms, wall to wall closets and generous outdoor spaces with an assortment of balconies, patios and outdoor spaces to give you the freedom to enjoy indoor/outdoor living.
- LED energy-efficient modern pot lighting throughout the home,
- Triple glazed, European styled, tilt and turn passive house certified windows to reduce heat loss and minimize noise.
- Reflect your personal style with 2 contemporary colour schemes to choose from:
 - **Classic Interior Scheme**
Inspired by the combination of organic and raw elements of the west coast featuring refined oak wood and timeless marble tiles for an elegant and classic colour scheme.
 - **Modern Interior Scheme**
Inspired by bold and crisp dual toned cabinets with splashes of contrasting black and white to create an attractive, sophisticated and modern colour scheme.
- Smooth roller shade window coverings give you privacy as well as reduces UV exposure.
- Conveniently placed USB ports in the kitchen and bedrooms give you access to easy charging wherever you are.
- A blank rosette cover in the dining area lets you make your home your own by giving you the ability to easily install your own lighting fixture.
- Luxury vinyl plank flooring throughout adds durability and style to your home.
- Ultra soft high performance carpet for stairs and bedrooms, stain resistant, easy to clean with low VOC emissions. Warm and quiet.
- A high efficiency Energy Recovery Ventilation System that is passive house certified to provide a healthy breathing environment by continually circulating and filtering fresh air inside your home.
- One free year of Telus High Speed Internet.
- AC rough-in for all homes with an option to upgrade.



KITCHENS DESIGNED FOR EVERYDAY LIVING & ENTERTAINING

- Moen fixtures in black and chrome finishes.
- Two-toned, soft-close cabinetry, flat paneled with matt black and chrome edge pull handles for a sleek and modern look.
- Integrated pull out system cabinet organizer for utensils, knives and cooking oils right beside the oven to keep your counters clutter free.
- Quartz countertop with matching quartz full height backsplash.
- LED undercounter pot lights elegantly illuminate kitchen workspaces.
- 24" Samsung front load washer/dryer with vibration reduction technology and smartcare.

STAINLESS STEEL APPLIANCE PACKAGES:

3 Bedroom Homes

- 32" stainless steel Fisher & Paykel ActiveSmart refrigerator with bottom mount freezer and anti-fingerprint coating.
- 30" stainless steel Bosch induction range with warming drawer makes for precise and efficient cooking.
- 24" stainless steel Bosch, quietest dishwasher with sound reducing technology and 24/7 overflow protection system.
- 30" stainless steel Bosch over the range microwave and integrated hood fan.
- 29" stainless steel satin finish, 10" deep undermount single bowl kitchen sink.

1 Bedroom Homes

- 24" stainless steel Electrolux counter depth fridge with bottom mount freezer featuring hidden pocket handles that accentuate a modern design with sleek lines to integrate seamlessly into your kitchen décor.
- 24" stainless steel Frigidaire Radiant range with fan convection oven featuring front control design and extra-large oven window that lets you easily see what's inside.
- 24" stainless steel Frigidaire over the range microwave with integrated hood fan and edge -to-edge full-width glass door that maximizes interior space and provides a sleek and stylish look.
- 18" stainless steel Electrolux dishwasher with IQ touch controls, air dry, high temperature wash and stainless steel interior.
- 23" stainless steel, 10" deep undermount single bowl kitchen sink.

Contemporary features & practical conveniences

ELEGANT BATHROOMS

- Modern floating vanity with built in sensed / undermount night light in ensuite.
- Durable quartz countertop with undermount sinks.
- Porcelain tile that extends into the shower.
- Built-in bathtub niche.
- Full height frameless glass shower and door.
- Moen matching fixtures with a combination fixed shower head and handheld shower head:
 - Black faucets (Modern colour scheme)
 - Chrome faucets (Classic colour scheme)
- Dual flush comfort height toilet.
- Mirrored medicine cabinets with staggered shelving for extra storage.
- Recessed pot lighting over the vanity and toilet.
- Lighting and moisture resistant downlight in showers and bathtubs.
- Matching black or chrome towel bars and rings for hand towels.



SURROUNDED BY AN INCREDIBLE NEIGHBOURHOOD

- Recreation - Templeton Park Pool, Victoria Park, Garden Park, Clinton Park, McSpadden Park and Community Garden, St. Lui Park.
- Restaurants - Marcello Ristorante & Pizzeria, La Mezcaleria, Havana Restaurant and Memphis Blues Barbeque House and many more on Commercial Drive.
- Only 3 blocks from Commercial Drive.
- Only 10 minutes drive to downtown.
- Easy access to Highway 1.
- 9 blocks to Broadway.
- 1.2 km to Skytrain from Lakewood.
- Lakewood St. is designated a bike trail/slow street.
- 7 blocks to T&T Supermarket.



PEACE-OF-MIND

- Secure underground parking with EV ready charging stations.
- Security system roughed in for all homes.
- 2-5-10 Warranty for peace of mind.
- Bike lockers/storage lockers for all homes.
- Parking included for the 3 bedroom homes.

DIMEX Group

Leading the industry with passive house methodology both in design and construction, DIMEX Group is committed to building quality homes that are environmentally sustainable and is dedicated to providing you with the most comfortable and healthiest homes to live in.

Cornerstone Architects

A Vancouver-based firm founded in 1983, Cornerstone was recently awarded the Environmental Performance Award and the Interior Beauty Design Award for their combination of quality design that exceeds expectations in terms of living comfort, lifestyle and energy efficiency while taking into consideration the preservation of our environment.

ValiDesign

Designed with a combination of contemporary and organic materials that heighten and elevate your living experience, ValiDesign has created 2 exceptional colours to choose from.



High Performance Passive Homes

Passive house methodology originated in Germany and Austria as an engineering building standard. The focus is on building comfortable, affordable homes while **saving up to 90% in heating costs** and lowering our carbon footprint. Over 60,000 passive homes have been built worldwide. DIMEX has embraced this new way of construction and has chosen to lead this industry into the future and be in the forefront of construction by offering homes where physics and thermodynamics is applied to every component of the exterior envelope; to minimize heat loss while continuously providing fresh filtered air to create a healthy breathing and living environment.

Up to 90% Savings
in Heating Costs

Ultra Quiet
Eco-Friendly Homes

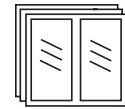
Healthier Indoor
Air Quality

Five Principles of Passive House



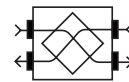
1 SUPER INSULATED WALLS

- 6 inches of additional insulation maintains even temperature throughout the home while providing a comfortable living environment regardless of the outside temperature.
- Eliminates drafts within the home and minimizes heat loss by up to 90% thereby reduces heating costs by up to 90%.



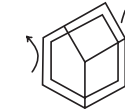
2 HIGH PERFORMANCE TRIPLE GLAZED TILT AND TURN WINDOWS AND DOORS

- Passive House window frames are insulated. Tilt and turn mechanism allows the window to open from the top as well as from the side.
- Interior side opening mechanism allows for easy cleaning.
 - Top tilt mechanism allows the window to bring in fresh air while keeping your pets and children safe from accidental falls.
 - Triple glazing with insulated frames further reduces heat loss, drafts and provides protection from outside noise.



3 FRESH AIR SYSTEM WITH HEAT RECOVERY

- Improves air quality within your home by pushing out stale air and providing fresh air 24 hours a day, 7 days a week which circulates through the entire home.
- Will transfer the heat from the outgoing air to the incoming fresh air to maintain the temperature of your home and continued savings in heating costs.
- Provides a healthy breathing environment.



4 AIR TIGHT CONSTRUCTION

- Resiliency is built in and Passive House, homes will remain warm even when there is a power failure.
- Future Proof allowing the home to be net zero ready.



5 THERMAL BRIDGE FREE CONTINUOUS INSULATION

- Does not allow for cold spots that would support mold growth thereby providing a healthier living environment.
- Eliminates drafts and continues to maintain an even temperature throughout your home while saving on heating costs.

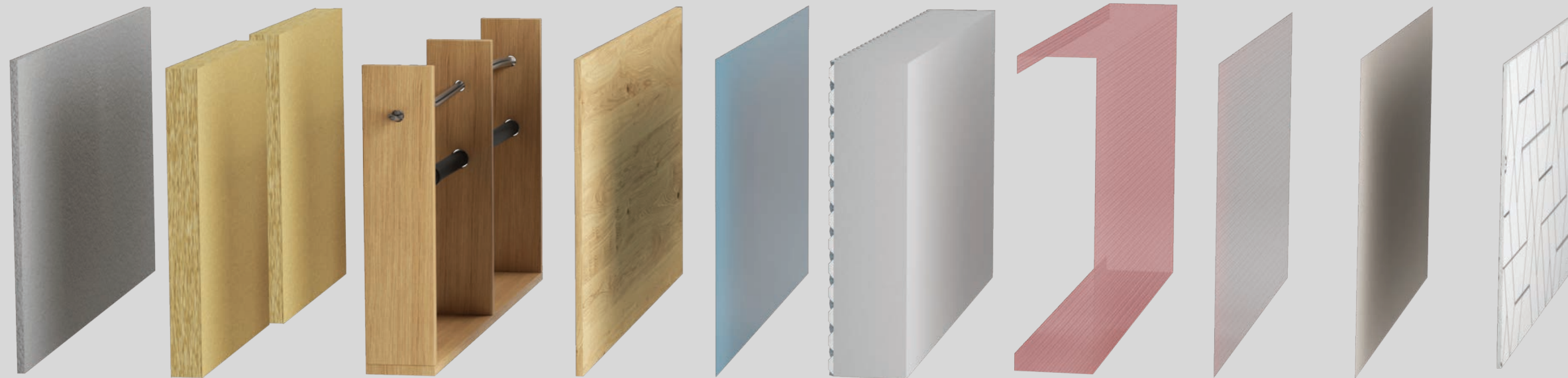
Up to 90% Savings
in Heating Costs

Ultra Quiet
Eco-Friendly Homes

Healthier Indoor
Air Quality

DIMEX PREMIUM

Passive House Wall System



1.

2.

3.

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10.

- 1. Drywall
- 2. Rockwool Insulation
- 3. 2x6 Structural Service Cavity
- 4. Plywood
- 5. Hydroflex Membrane

- 6. 6" Recyclable EPS Foam
- 7. Fibreglass Reinforced Mesh
- 8. Primex Liquid Coat
- 9. Acrylic Base Coat System
- 10. Finish Coat

DIMEX is proud to create and build homes that provide long-term value to our homeowners. We believe every home we build is not only built with uncompromising quality that will stand the test of time but is also made to contribute to the long-term sustainability of the environment and the community around it. Simply put, our homes are built to a standard that endures for generations to come.

PASSIVE HOUSE

The BC government introduced the multitiered BC Energy Step Code to bring a consistent set of standards for energy efficiency to the province. This new standard is a vital measure to enable BC to meet the goal to construct net-zero energy ready buildings by 2032. The BC Energy Step Code establishes a series of measurable energy-efficiency requirements, these performance targets are grouped into a series of "steps" of increasing energy efficiency. Step 1 simply requires confirmation that new buildings meet the existing energy-efficiency requirements of the existing BC Building Code. At its highest levels, Step 5 is effectively the most energy-efficient home that can be built today and is approaching Passive House standards.

QUIET AND INSULATED

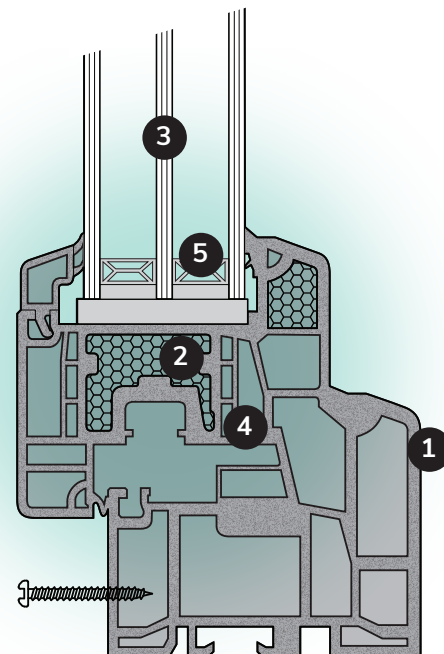
Floors and walls exceed acoustic performance requirements. The floor assembly includes a layer of concrete and the party walls have two layers of acoustic insulation. The windows are all triple pane and the frames are insulated. All of this makes for a quieter home.

WINDOW ASSEMBLY

WHAT ARE PASSIVE HOUSE WINDOWS?

Passive House windows are characterized by being thermally broken, airtight, and triple glazed with the gaps between glass panes filled with argon or krypton gas.

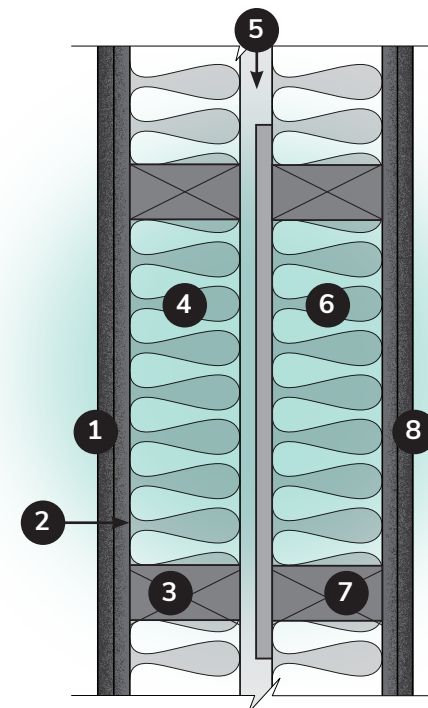
The window frames are well insulated and minimize heat loss.



1. Exterior cladding
2. Insulation
3. 3 layers of glass with insulating gas filled cavities
4. Gaskets
5. Spacers

INSULATED INTERIOR PARTY WALL ASSEMBLIES

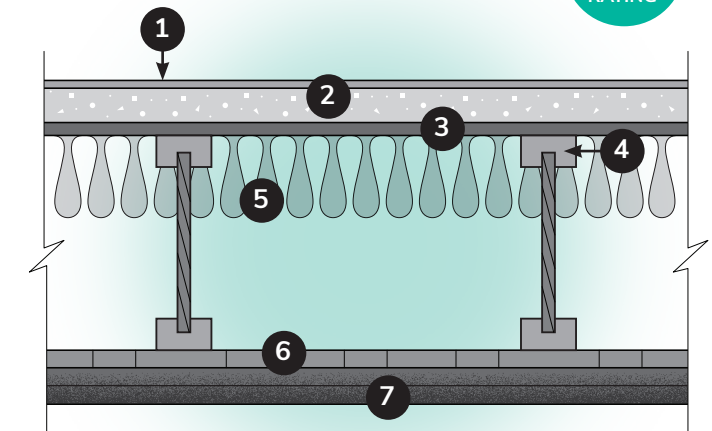
65
STC
RATING



1. 2 layers 1/2" "X" Gypsum Wall Board
2. Plywood Sheathing
3. 2x4 Wood Studs at 16" On Centre
4. 3 1/2" Acoustic Batt Insulation
5. 1" Air Gap
6. 3 1/2" Acoustic Batt Insulation
7. 2x4 Wood Studs at 16" On Centre
8. 2 layers 1/2" "X" Gypsum Wall Board

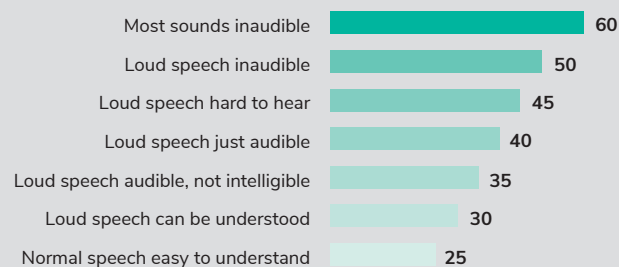
QUIET FLOOR ASSEMBLY

59
STC
RATING



1. Finished Interior Floor
2. 1 1/2" Concrete Topping
3. Acoustic Floor Mat Material
4. 11 7/8" Custom Cut Floor Joists at 16" On Center
5. 3 1/2" Thick Fibreglass Batt Insulation
6. Steel Furring Channels at 24" On Centre
7. 2 layers of 5/8" Gypsum Board

SOUND TRANSMISSION CLASS (STC)



STC RATING

GROUND FLOOR

SECOND FLOOR



LAKEWOOD DRIVE

LAKEWOOD DRIVE

EAST 1ST AVENUE

EAST 1ST AVENUE



Plan A

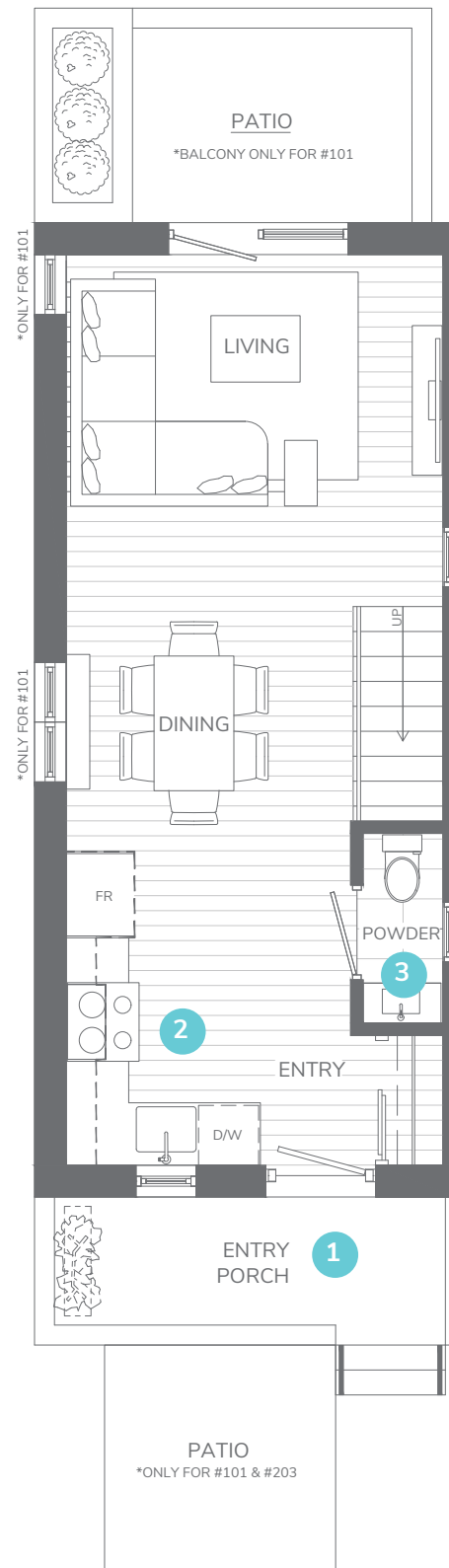
3 BEDROOM + 2.5 BATH + FLEX

Homes: 101, 203, 207, 208, 209, 210

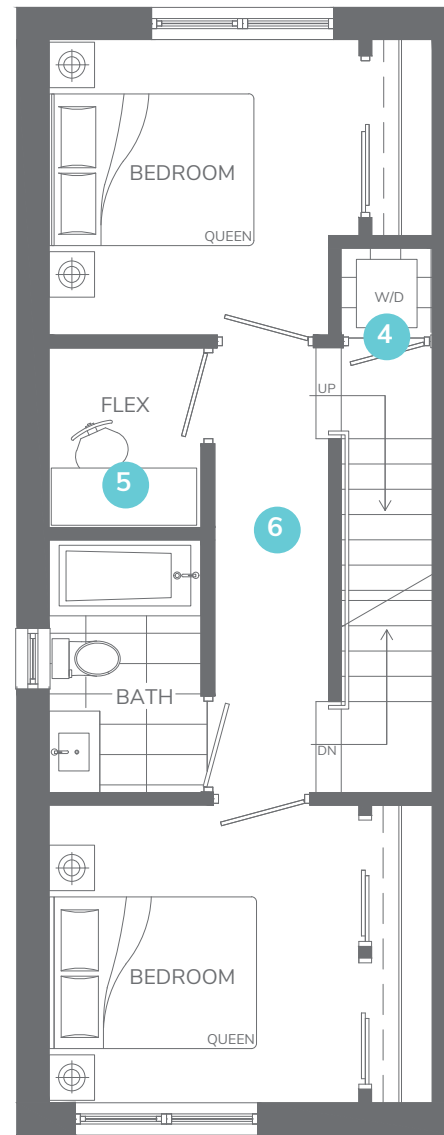
Interior: 1,215-1,325 sq. ft. | Exterior: 180-345 sq. ft.

HOME HIGHLIGHTS

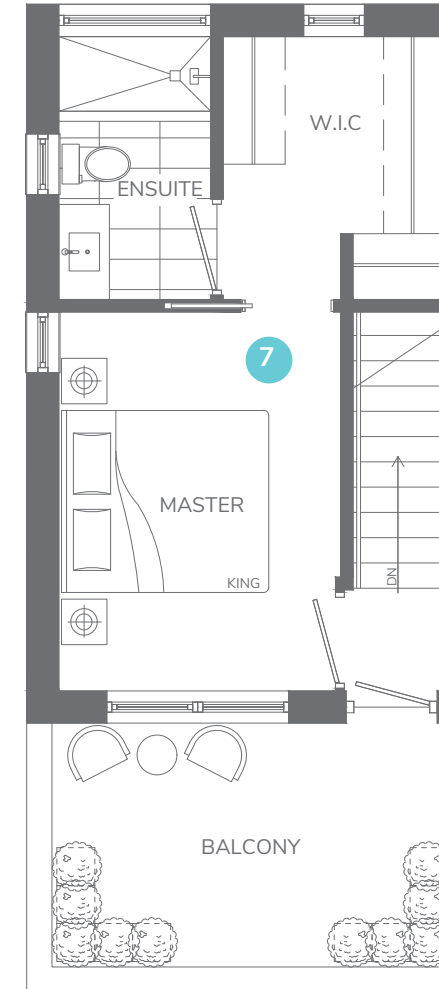
1. Front porch with convenient entry closet
2. Spacious L-shaped kitchen with generous counter space
3. Guest powder room on main level
4. High-efficiency washer and dryer on the same level as bedrooms for convenience
5. Second level flex-space for storage or home office
6. 2nd and 3rd bedrooms separated with wall-to-wall closets
7. Master bedroom features a whole level floorplan, private balcony, ensuite, spacious walk-in closet, and expansive windows



2ND FLOOR



3RD FLOOR



4TH FLOOR



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Plan B

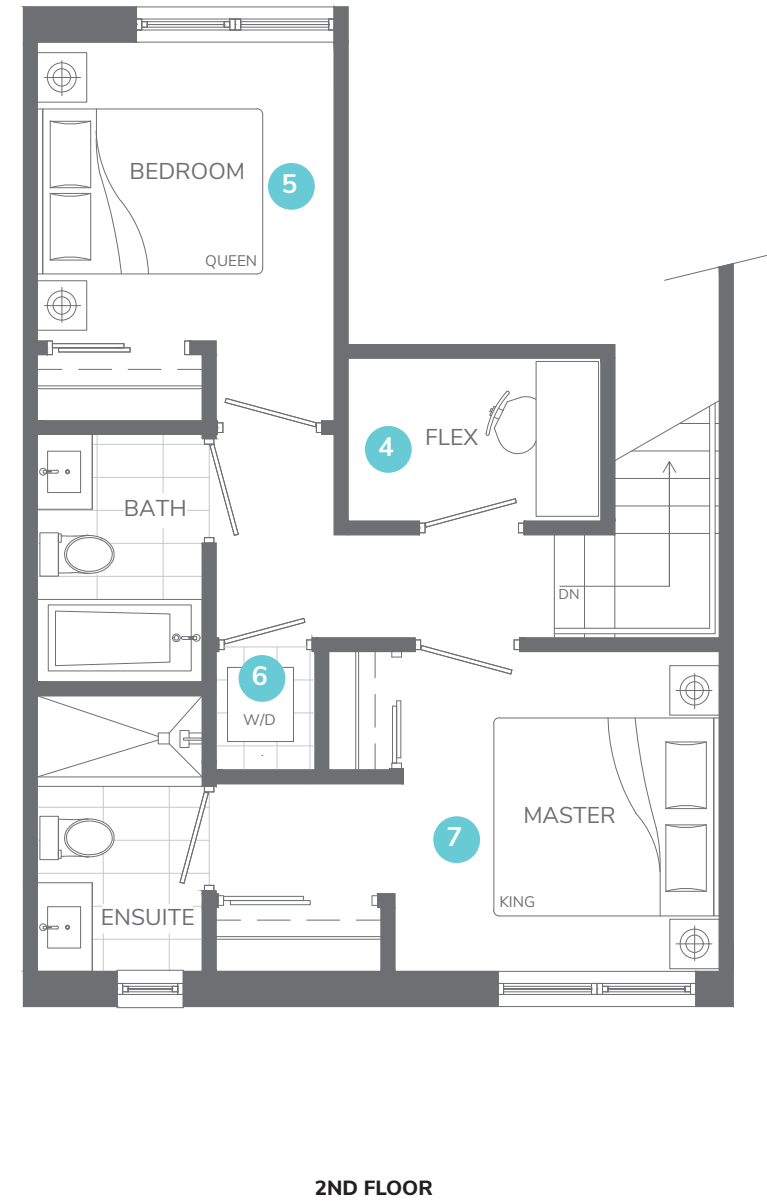
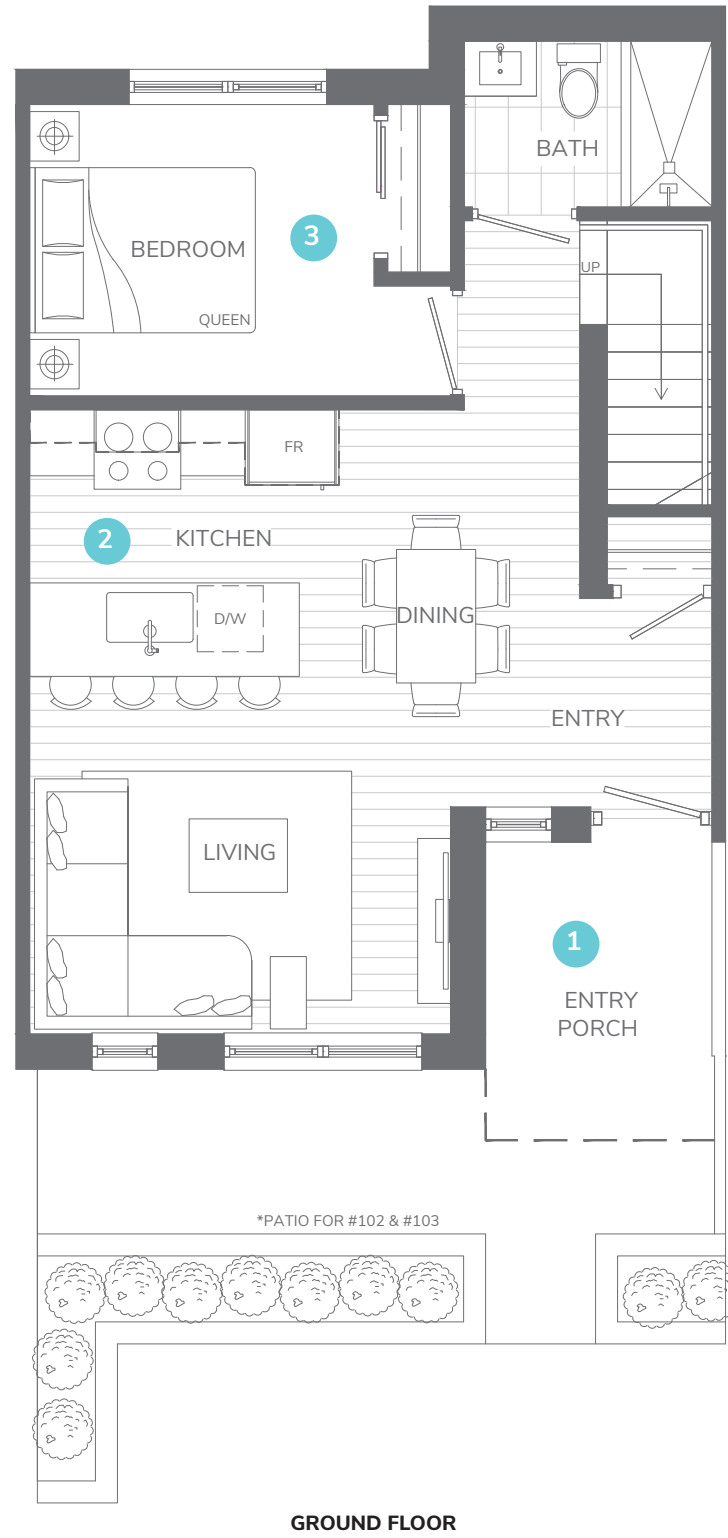
3 BEDROOM + 3 BATH + FLEX

Homes: 102, 103, 107, 108, 109

Interior: 1,140-1,185 sq. ft. | Exterior: 80-275 sq. ft.

HOME HIGHLIGHTS

1. Optimized living over two levels
2. Spacious U-shaped kitchen with generous counter space that allows for breakfast bar seating as well as space for a dining table
3. 2nd and 3rd bedrooms with full sized bathroom
4. Second level flex-space for storage or home office
5. Spacious bedrooms allow for queen-sized beds
6. High-efficiency washer and dryer on the same level as bedrooms for convenience
7. Spacious master bedroom that allows for a king-sized bed and features two closets with ensuite



Future Homes Built Today

Plan C

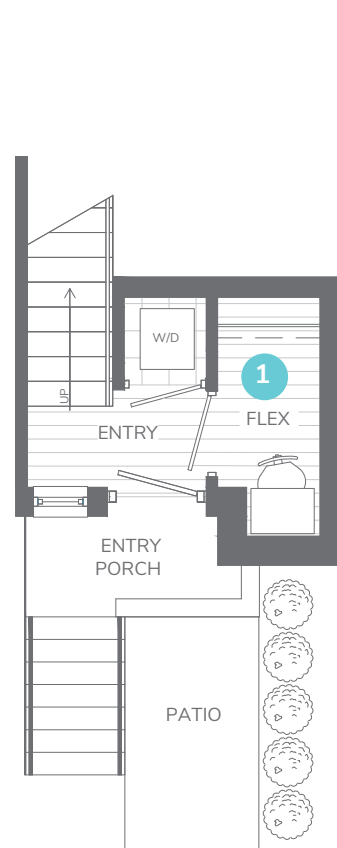
3 BEDROOM + 3 BATH + FLEX

Homes: 201, 202, 204, 205, 206

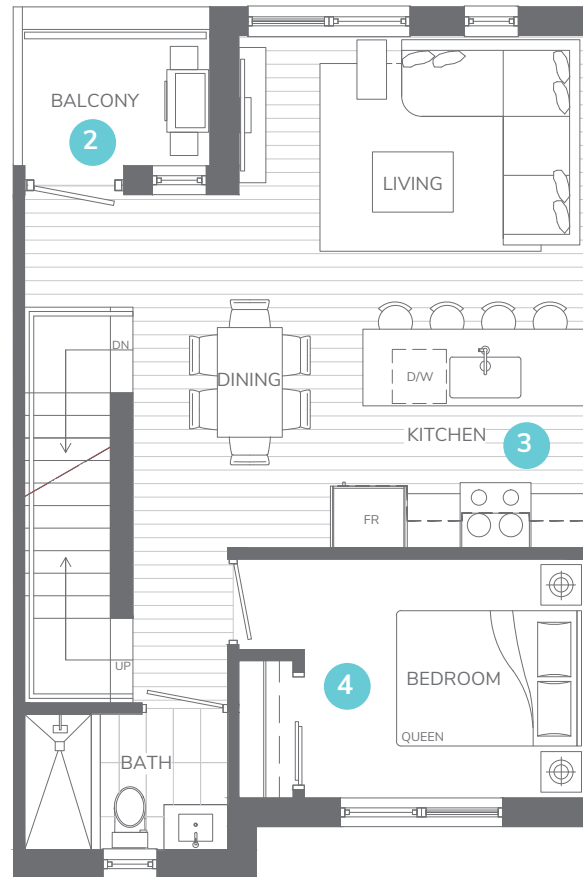
Interior: 1,220-1,255 sq. ft. | Exterior: 335-365 sq. ft.

HOME HIGHLIGHTS

1. Large adaptable flex-space for storage or home office
2. Entertainment sized balcony off main floor for barbecue
3. Spacious U-shaped kitchen with generous counter space that allows for breakfast bar seating as well as space for a dining table
4. Bedroom on main floor with a full sized bathroom
5. Spacious 2nd and 3rd bedrooms allow for queen-sized beds
6. 2nd bedroom features a private balcony, ensuite bathroom, and wall-to-wall closet
7. Spacious master bedroom that allows for a king-sized bed and features a large wall-to-wall closet and private balcony



2ND FLOOR



3RD FLOOR



4TH FLOOR



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Plan D

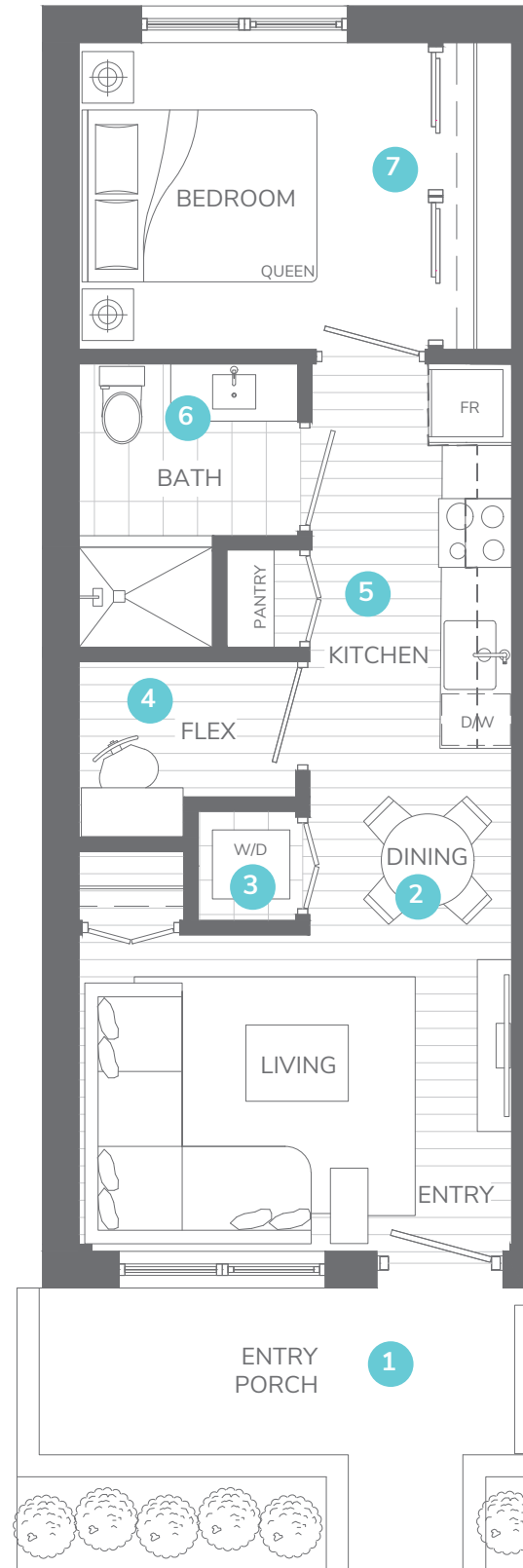
1 BEDROOM + 1 BATH + FLEX

Homes: 104, 110, 111, 112, 113

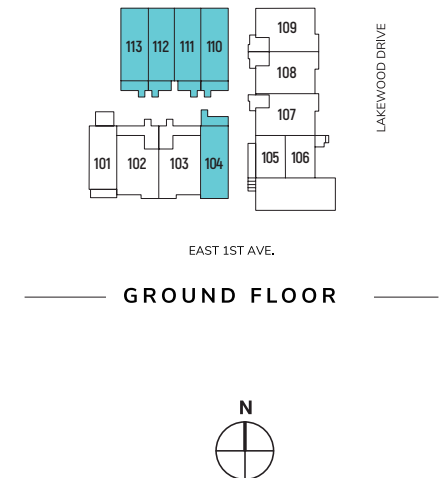
Interior: 500-530 sq. ft. | Exterior: 75-95 sq. ft.

HOME HIGHLIGHTS

1. Entry porch with space for outdoor seating facing the courtyard
2. Space for dining room table
3. High-efficiency washer and dryer
4. Adaptable flex-space for storage or home office
5. Spacious kitchen with pantry for additional food storage
6. Ample counter space for toiletries
7. Spacious bedroom with wall-to-wall closet



GROUND FLOOR



Future Homes Built Today

Plan E

3 BEDROOM + 3 BATH + FLEX

Homes: 105, 106
Interior: 1,325 sq. ft. | Exterior: 195-370 sq. ft.

HOME HIGHLIGHTS

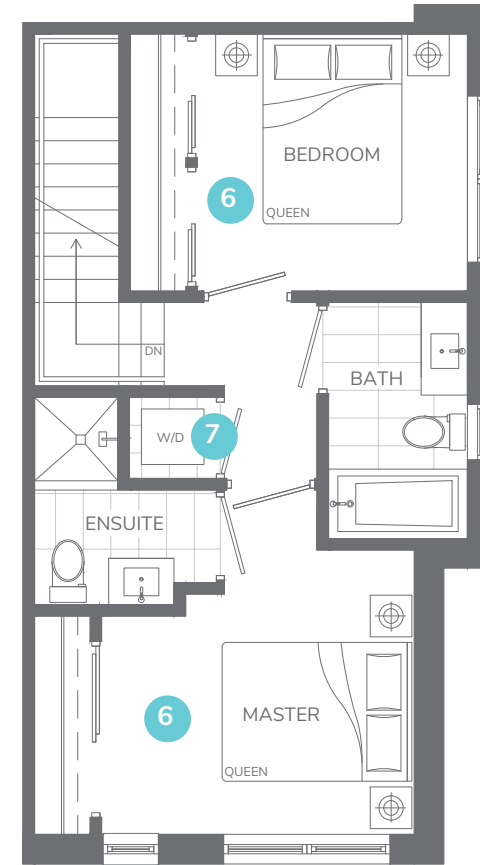
1. Large full sized bathroom off entry for guests
2. Spacious U-shaped kitchen with generous counter space that allows for breakfast bar seating as well as space for a dining table
3. Corner home includes expansive windows to fill the home with natural light
4. Adaptable flex-space for storage or home office
5. Generous balcony off main level for entertaining and outdoor living
6. All bedrooms feature full-sized closet and full sized bathroom
7. High-efficiency washer and dryer on the same level as bedrooms for convenience



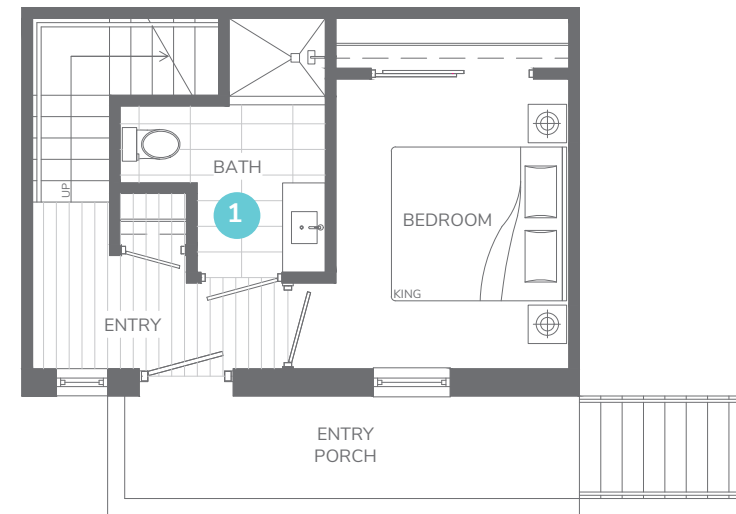
2ND FLOOR



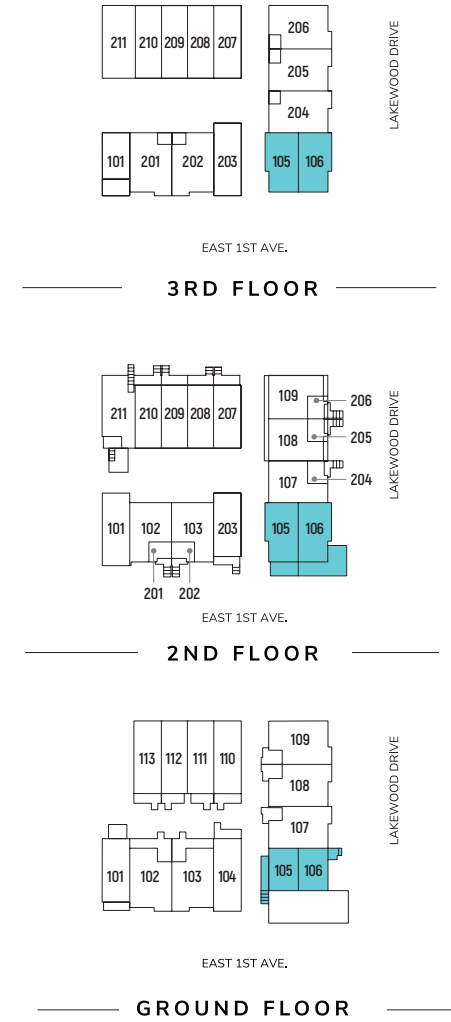
GROUND FLOOR (HOME 106)



3RD FLOOR



GROUND FLOOR (HOME 105)



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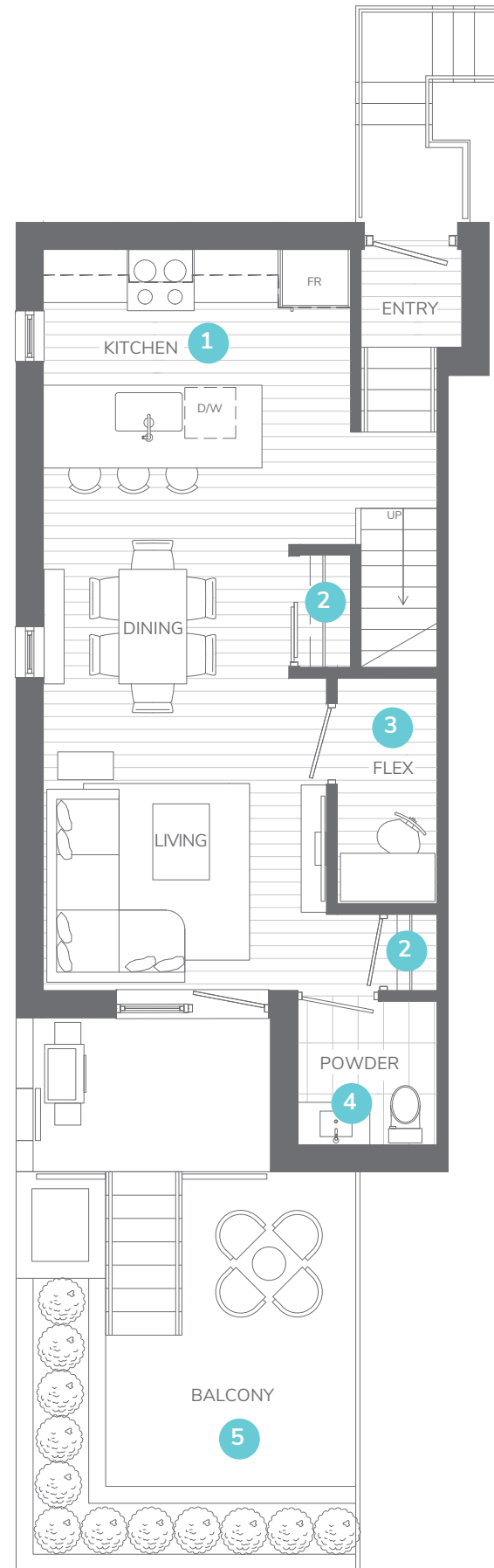
Plan F

3 BEDROOM + 2.5 BATH + FLEX

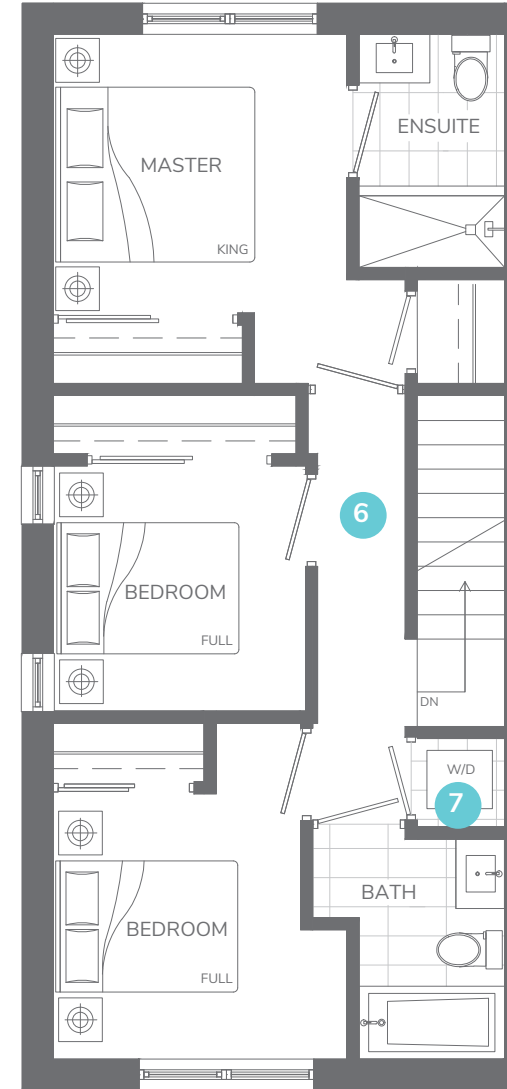
Home: 211
 Interior: 1,215 sq. ft. | Exterior: 195 sq. ft.

HOME HIGHLIGHTS

1. Spacious kitchen with generous counter space that allows for breakfast bar seating as well as space for a dining table
2. An entry closet for coats and shoes located by the front door and a second closet located near the balcony for additional storage
3. Adaptable flex-space on main level for storage or home office
4. Convenient powder room on main level for guests
5. Generous balcony off main level for entertaining and outdoor living
6. All bedrooms on the second level creates defined living spaces for families
7. High-efficiency washer and dryer on the same level as bedrooms for convenience



2ND FLOOR



3RD FLOOR



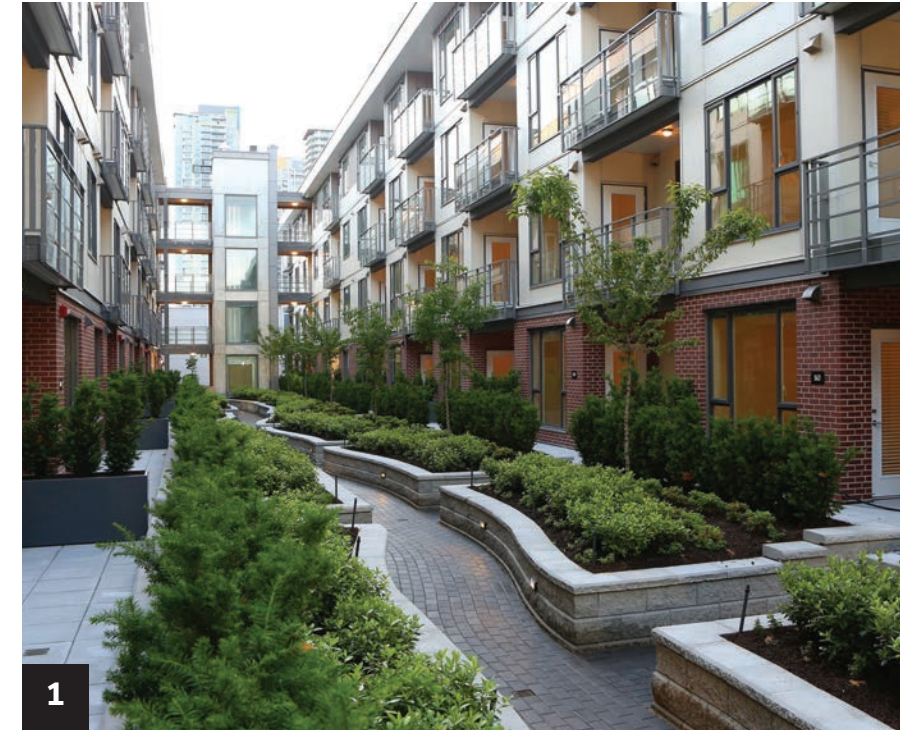
Future Homes Built Today



We create enduring quality and sustainability by designing, developing, building, and managing every aspect of the homes we build.

Founded by Sunny Dhillon in 2007, our commitment to homeowners and our leadership in the industry is driven by a desire to deliver exceptional quality and value in everything we do. To achieve this, we integrate development, management, marketing, and construction expertise to form a comprehensive development solution.

As a home builder and real estate developer, our vision is to create a legacy of integrity and trust through our passion for design, our eye for the utmost in quality, a focus on value, and a deep respect for our clients, team members, and with the people we work with in the industry.



- 1 - Eternity, Burnaby BC
- 2 - Phoenix, Burnaby BC
- 3 - Infinity, Burnaby BC



PRESENTATION CENTRE

Open by appointment only
610-1155 West Pender Street, Vancouver, BC

CONTACT

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lakewoodliving.ca