

LOMA

SMART IN EVERY WAY.

# CONGRATULATIONS

You are one of Key Marketing's VIP's.

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As a reward for your continued commitment to Key Marketing projects, we are pleased to offer you the following benefits:

- Priority access for your clients
- Private preview at the Presentation Centre before the general public
- Priority pricing and incentives
- Priority inventory selection





# LOMA

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# LOMA

A building that is smart in every way.

Inspired by Maillardville's French Canadian heritage and legacy, Loma is named for its location at the crossroads of Lougheed and Maillardville. This unique building features metal panels with varying colours, slightly offset and angled to create the impression of logs from the Fraser River floating over its glass facades.

Loma features 25 storeys of Studio, 1, 2 and 3 bedroom residences that perfectly balance the style and convenience of modern life with enduring character and long-term sustainability. From its bright, high-ceiling lobby, and elegant street-level boutiques, to its panoramic rooftop courtyard, Loma surrounds you with both natural beauty and a walkable community where the answer to your daily needs are literally steps away.



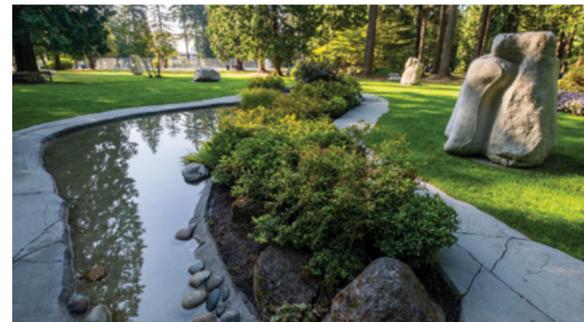
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FRASER MILLS 1908 COURTESY OF CITY OF COQUITLAM ARCHIVES



# LIVE CONNECTED AT THE CROSSROADS OF LOUGHEED HWY & MAILLARDVILLE

Connected to heritage. Connected to nature. Connected to the whole city. Connected to a well-designed, growing community.

## MAILLARDVILLE

A neighbourhood with a rich heritage and bright future.

Maillardville is a community on the south slope of the city of Coquitlam. Named for Father Edmond Maillard, it was once the largest Francophone centre west of Manitoba.

In 1889, Frank Ross and James McLaren opened what would become Fraser Mills, a \$350,000, modern lumber mill on the north bank of the Fraser River. In 1909, Ross and McLaren, in search of workers, recruited a contingent of 110 French Canadian mill workers from Quebec. With the arrival of a second wave in June 1910, Maillardville was born.

In 2014, the City of Coquitlam updated the Maillardville neighbourhood plan, to accommodate population growth of 6,000 over the next two decades within a walkable, highly livable neighbourhood that celebrates and values its rich heritage.

It will feature a high-density mixed use Neighbourhood Centre, unique residential districts, new commercial and growth opportunities and a variety of recreational and cultural activities.



# A SMART LOCATION

Poised for growth and easy connections.



## T TRANSIT

--- Skytrain

--- Bus

## SHOPPING

- 1 Lougheed Shopping Centre
- 2 H-Mart Coquitlam
- 3 Marmont Market
- 4 Soccer Express Superstore
- 5 Ikea Coquitlam
- 6 PetSmart
- 7 Mark's
- 8 Canadian Tire
- 9 Toys "R" Us
- 10 Staples
- 11 Bed, Bath & Beyond
- 12 JYSK - Coquitlam
- 13 Princess Auto
- 14 The Brick
- 15 Value Village
- 16 Moe's Home Collection
- 17 Coast Appliances - Coquitlam
- 18 Sandy's Furniture
- 19 Ashley HomeStore
- 20 Winners
- 21 Snuggle Bugz - Coquitlam

## PARKS & RECREATION

- 1 Keswick Park
- 2 The Vancouver Golf Club
- 3 Burns Park
- 4 Blue Mountain Park
- 5 Rochester Park
- 6 Lower Lougheed Park
- 7 Mackin Park
- 8 Cineplex Cinemas Coquitlam & VIP
- 9 Hume Park
- 10 Eaglequest Golf Course
- 11 Crash Crawly's
- 12 Climb Base 5

## SCHOOLS

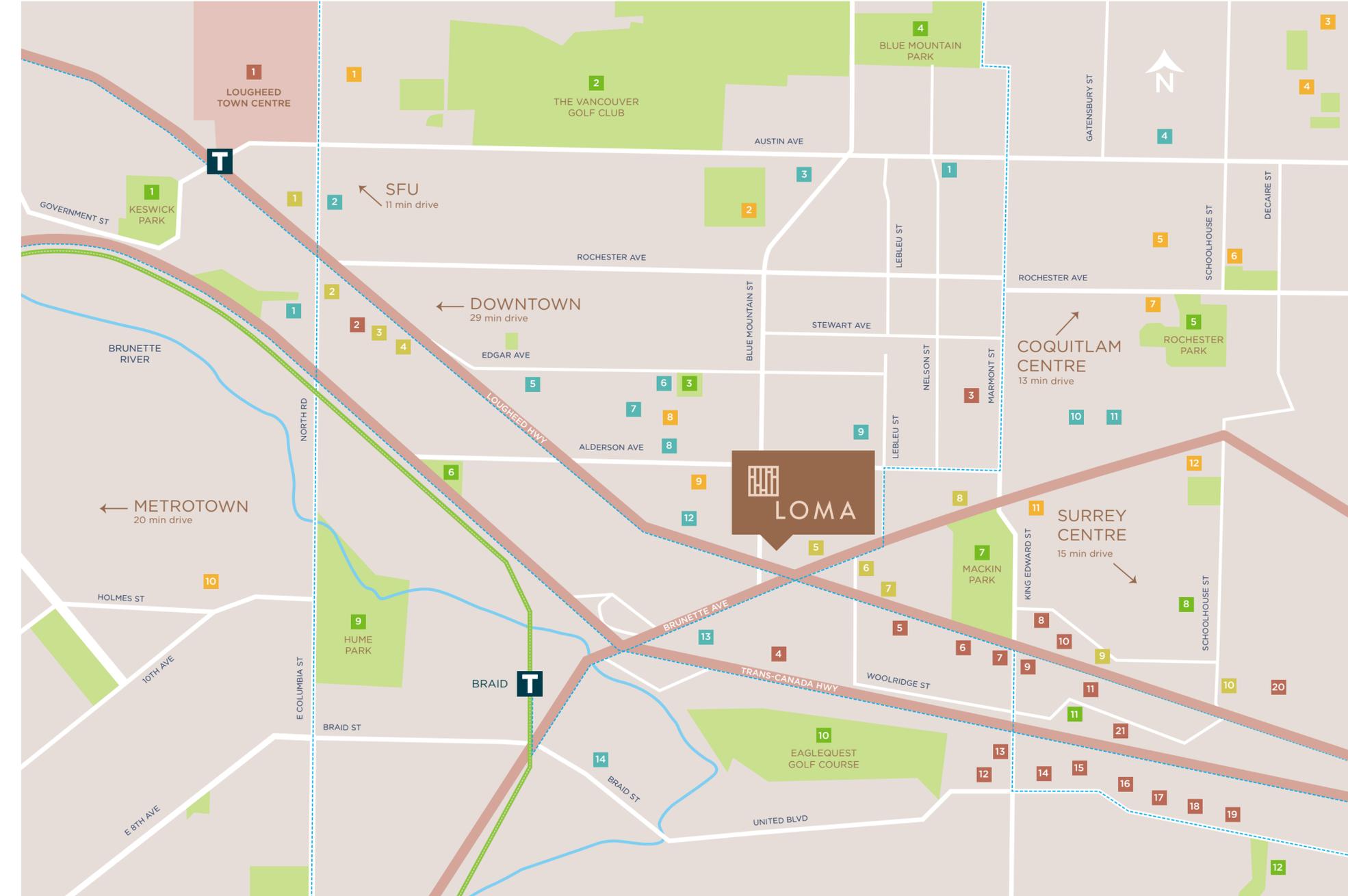
- 1 Coquitlam College
- 2 Lord Baden-Powell
- 3 Centennial Secondary
- 4 Vanier Centre
- 5 Traditional Learning Academy
- 6 École Rochester Elementary
- 7 École Maillard Middle School
- 8 Our Lady of Fatima
- 9 Alderson Elementary
- 10 St Michael's School
- 11 Place des Arts
- 12 Inquiry Hub Secondary School

## COMMUNITY SERVICES

- 1 TD Canada Trust
- 2 RBC Royal Bank
- 3 Blue Mountain Baptist Church
- 4 Hillside Community Church
- 5 Coquitlam Washworld
- 6 Our Lady of Fatima Parish
- 7 Residences at Belvedere
- 8 Immaculate Heart Early Childhood Care
- 9 Vancity Credit Union
- 10 Place Maillardville Community Centre
- 11 Our Lady of Lourdes Parish
- 12 Central Animal Emergency Clinic
- 13 ICBC Claim Centre
- 14 Return-it Depot

## DINING

- 1 White Spot North Road
- 2 Wings Coquitlam
- 3 Toe Dam Korean Fusion BBQ
- 4 Joey's Coquitlam
- 5 Woody's Pub on Brunette
- 6 My Greek Taverna
- 7 Boston Pizza
- 8 Smoking Pig
- 9 Brown's Social House
- 10 Cactus Club Cafe





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## LOMA AMENITIES

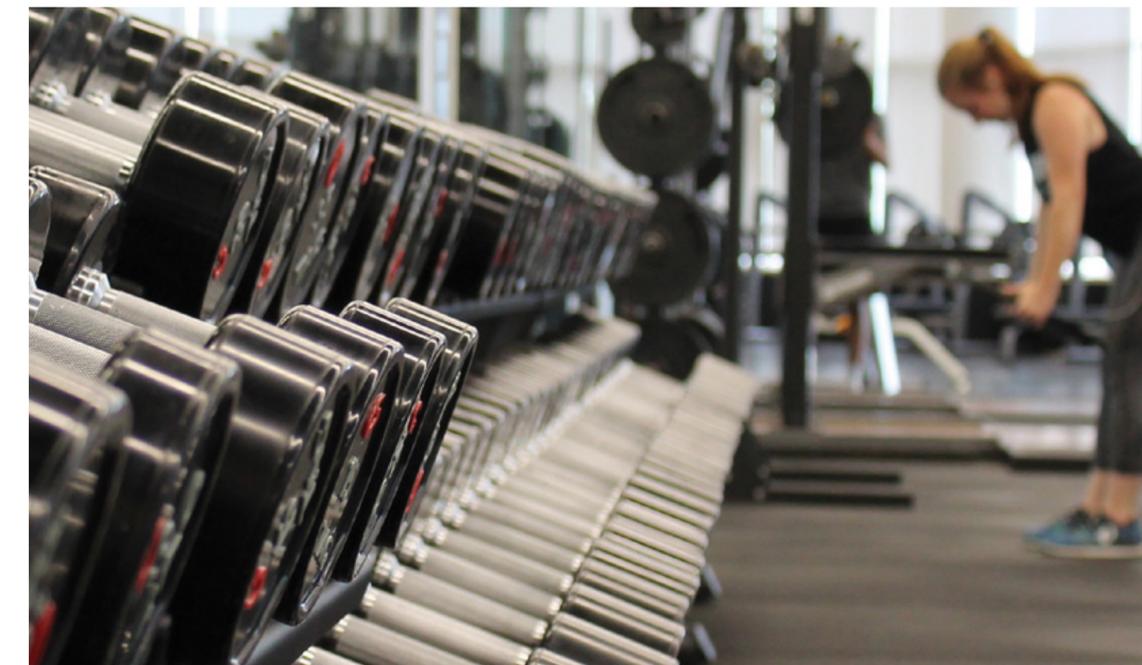
Smartly appointed in every way.

True to the character of the nearby Fraser River, Loma's amenities feature a timeless sense of flow and continuity. Extending over 13,000 square feet, and three separate plateaus, you gain exclusive access to an array of spacious rooms, antichambers and courtyards for social gatherings and private get togethers.

Whether you choose to enjoy family time on its 5th floor open-air greenspace or take in panoramic views atop its elegant 26th floor lounge, Loma offers a welcoming environment and the freedom to move at your own pace.



METROPOLITAIN



PIERRE POUVOIR



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# 2ND FLOOR AMENITIES

When it's time to get things done, Loma is here for you. Whether you're hosting a large group, enjoying a private screening, or welcoming an out-of-town guest, Loma's 2nd floor provides the extra space to make life's twists and turns more pleasant and memorable. Even routine needs are gracefully accommodated in Loma's professional business centre as well as its state-of-the-art fitness facility.



- 1 HOTEL-INSPIRED GUEST SUITE
- 2 THEATRE/MEDIA ROOM
- 3 YOGA STUDIO
- 4 FITNESS CENTRE
- 5 4-PERSON INFRARED SAUNA
- 6 BUSINESS CENTRE WITH PRIVATE DESKS & LOUNGE

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## MODERN INTERIORS

Convenience, design & easy living.

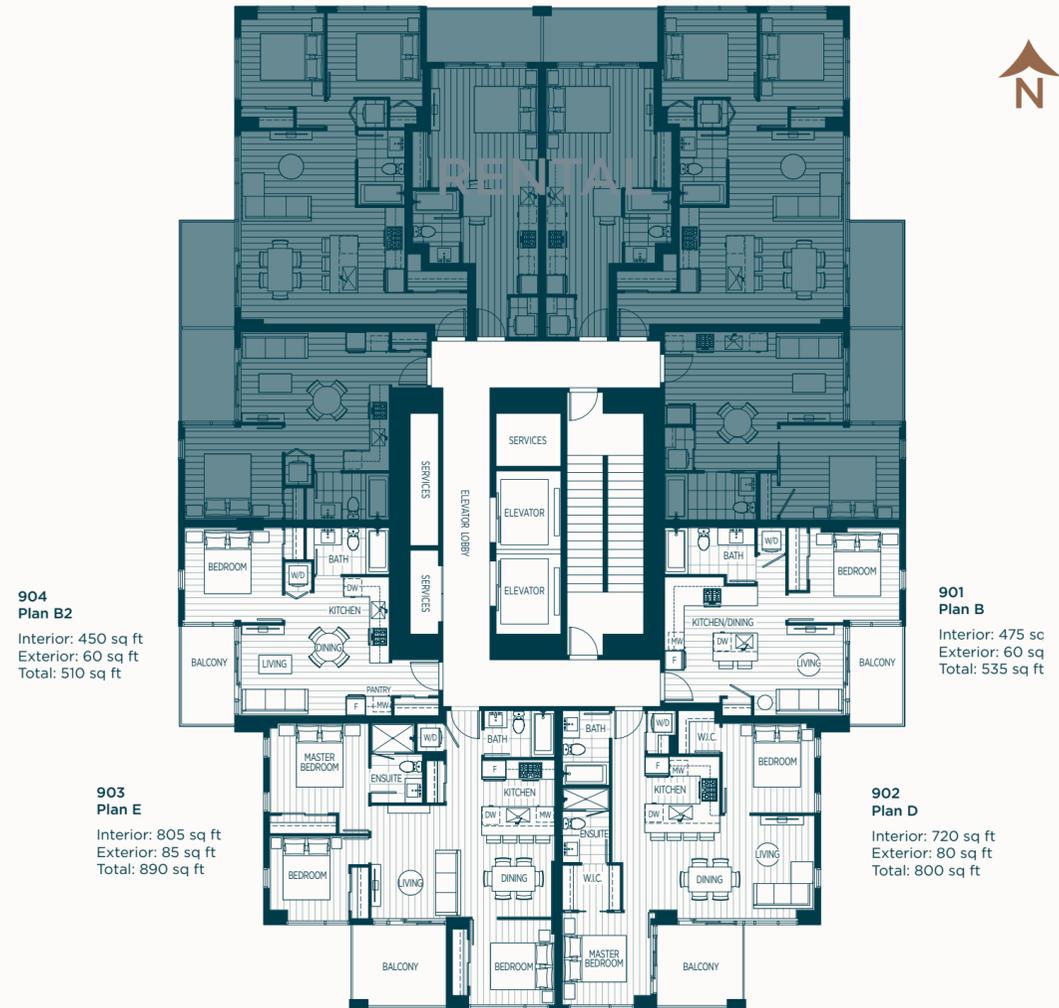
Each home is impeccably designed and tailored to reflect your individual sense of style. Incorporating soundproof concrete and large windows that bathe you in natural light, life at Loma can be as active—or peaceful—as you choose.

Thoroughly equipped with modern details like energy-efficient appliances, wide-plank flooring, high ceilings and a climate control system, you will literally be in your comfort zone 365 days a year. [Even if you never set foot on your outdoor terrace.]



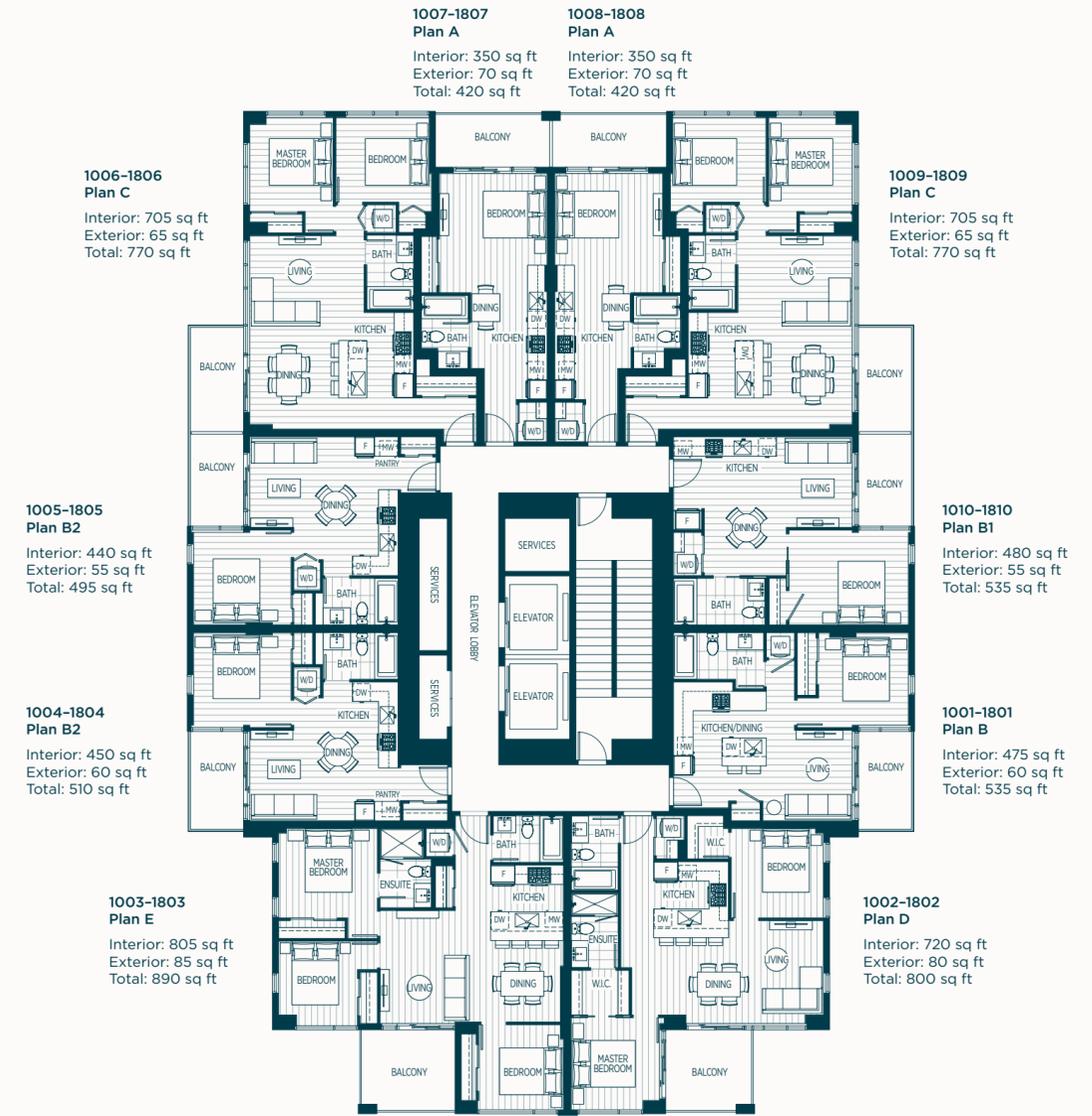
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LEVEL 9



DRAFT

LEVEL 10-18

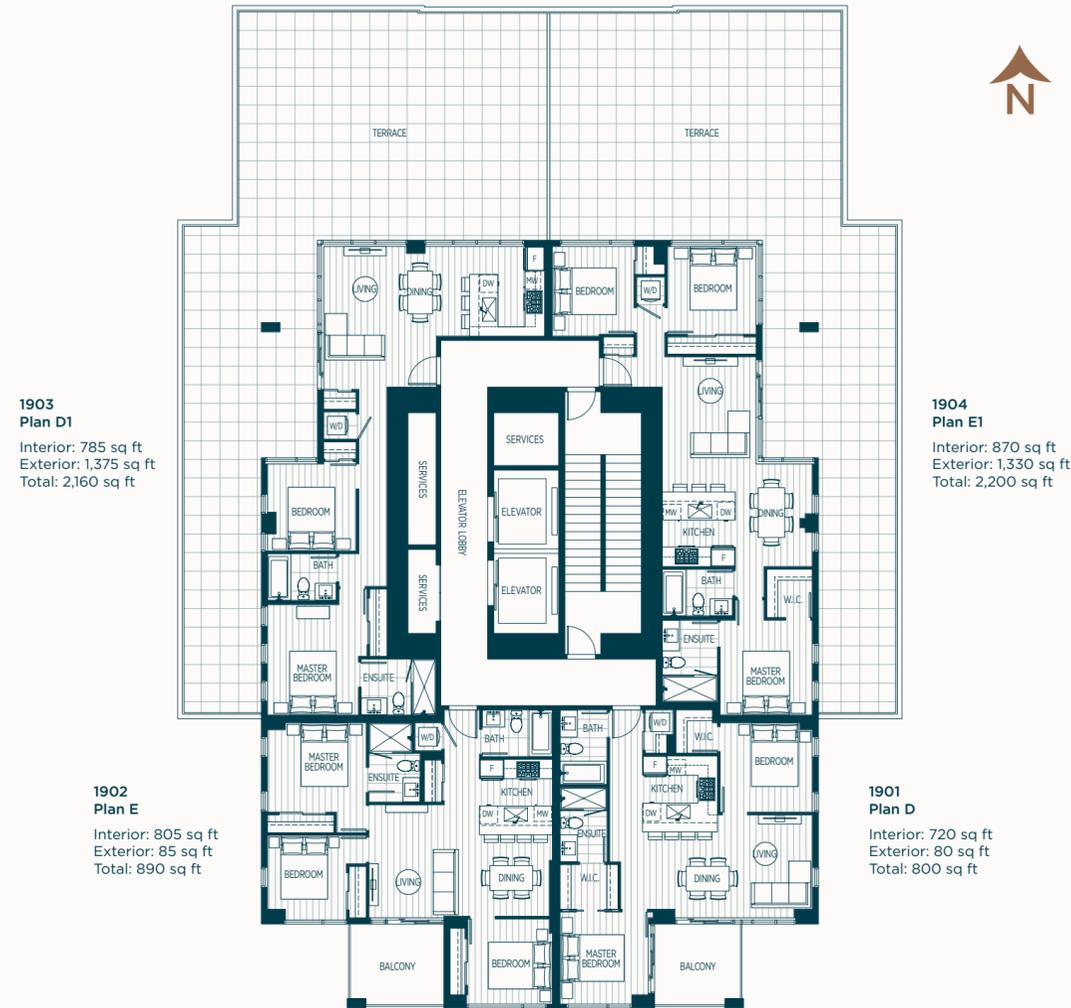


DRAFT

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LEVEL 19



DRAFT

LEVEL 20-25



DRAFT





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## FEATURES & FINISHES

### A building that's smart in every way.

#### A RICH HERITAGE

- Be part of a rich heritage in historic Maillardville
- Elevated mountain, city and scenic views
- Easy access to shops, services and restaurants
- Close proximity to other major cities and a quick 1-minute drive to Trans-Canada Highway & Lougheed Highway
- Walking distance to Transit and Braid SkyTrain Station

#### SMART DESIGN IN EVERY WAY

- Contemporary West Coast architecture designed by Wilson Chang Architect
- 122 thoughtfully designed concrete homes built by experienced local developer, ML Emporio Properties
- Spacious outdoor balconies and/or terraces expand your living space
- Individually controlled air-conditioning and heating for year-round climate control throughout the home
- Expansive windows that maximize natural light
- All homes include one parking stall and one bike storage\*
- 9' ceilings in main living areas

#### CONTEMPORARY INTERIORS

- Interiors designed by Portico Design Group.
- Choice of three refined colour palettes: **Elm** (Light), **Ebony** (Dark) or **Ash** (Blue)
- Wide-plank laminate flooring throughout
- Contemporary roller shades to control the natural light and UV protection
- Energy efficient front-loading Samsung washer and dryer\*

#### CREATIVE KITCHENS

- Custom cabinetry with under-cabinet LED lighting and soft-close drawers
- Premium Bosch integrated and stainless-steel appliance package:

##### Studio & One bedroom homes includes:

- 24" Built-in custom panel fridge with bottom freezer
- 24" Gas cooktop
- 24" stainless steel pull-out hood
- 24" stainless steel wall oven
- 24" stainless steel dishwasher
- Panasonic stainless steel microwave

##### Two & Three bedroom homes includes:

- 30" Built-in custom panel fridge with bottom freezer
- 30" Gas cooktop
- 30" stainless steel pull-out hood
- 30" stainless steel wall oven
- 24" stainless steel dishwasher
- Panasonic stainless steel microwave

- Durable easy-to-clean solid quartz countertops with matching full-height backsplash
- Stainless steel under-mount sink with polished chrome faucet with pull-out spray
- USB charging port conveniently located in each kitchen

#### SPA-INSPIRED BATHROOMS & ENSUITES

- Durable solid quartz countertops
- Modern flat panel cabinets with soft close hardware
- Full-height, large-format tile extravagantly extends from the floors to the walls
- Ensuite or main bathrooms comes with mirrored medicine cabinet for added storage
- 2nd bathrooms feature modern large format tiles for floors and walls
- Relaxing soaker bathtub in main bathroom
- Convenient, recessed niche provides storage
- Chrome Grohe faucets and accessories throughout
- Undermount sinks
- Quiet-close toilet by Kohler

#### ELEVATED AMENITIES

A carefully curated selection of indoor and outdoor amenities to help you create the life you desire. Over **13,000 sf** of amenities including:

- Over-height lobby
- A beautifully landscaped private courtyard located on the 5th floor. Outdoor courtyard includes a BBQ station, harvest table, lounge seating with firepit, green space and a children's play area
- Party room that extends to the outdoor courtyard complete with a kitchenette, dining, fireplace, couches and a flat screen TV perfect for entertaining guests
- State-of-the-art fitness centre with a yoga studio for a healthy lifestyle
- 4-person Infrared saunas with a private change room
- A professional business centre, private desks and lounge area offering a quiet work environment
- Rooftop outdoor lounge with unobstructed views
- A theatre room
- Hotel-inspired guest suite
- Electronic parcel delivery room
- Indoor and outdoor dog wash stations
- Car washing station in parkade
- WiFi connection in common areas and amenity spaces

#### SLEEP EASY

- Secure residential underground parking
- Enterphone at lobby and parkade entrances with a secure FOB access control system
- Signal boosters for mobile devices in common areas and underground parking
- Hardwired smoke detectors in all homes and common areas
- Easily accessible and secure bike storage room
- Convenient recycling and garbage disposal room
- Fire sprinklers in all homes and common areas
- Comprehensive 2/5/10 Pacific Home Warranty:
  - 2 year materials and workmanship protection
  - 5 year building envelope protection

\*Blomberg washer and dryer included in studio & 1 bedroom homes. Parking stall not included in studio homes. The developer reserves the right to make modifications to building materials in the plans and specifications, provided that such material is of quality equal to or better than the materials provided for in the plans and specifications. E.&O.E.

Developer reserves the right to make modifications or substitutions to the building design, floorplans, areas, unit numbers and/or specifications without notice. Actual floor plans may have minor variations and final floor plans may be a mirror image of the floor plans shown. Interior square footage and room sizes are based on the preliminary survey measurements. Sizes are approximate and actual square footage may vary from the final survey and architectural drawings. This is not an offering for purchase. Any such offering can only be made with a Disclosure Statement. E.&O.E.

# OUR TEAM

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## ML EMPORIO | DEVELOPER & BUILDER

With over 25 years of development and construction experience, ML Emporio builds elevated homes for people in all stages of life. Their thoughtful approach revolves around quality, service, and innovation, with a focus on excellence. Their reputation for service distinction has fostered enduring relationships based on loyalty and respect. Designing and constructing single-family homes, townhomes, and condominiums across Metro Vancouver, ML Emporio leads by example with a sense of integrity and responsibility to the planet, to the community, and to homeowners.



## WILSON CHANG | ARCHITECT

Wilson Chang Architect Inc. is a young, energetic interdisciplinary architecture firm. They blend strong, distinctive visual design with practical components at multiple scales, from conceptual and master planning, to feasibility studies, to residential, commercial and cultural projects, nationwide and abroad. They share their passion for developing meaningful places by revealing hidden opportunities and merging tightly knit functionality, economics and sustainability through design. At WCA, they create value and happiness.



## PORTICO DESIGN GROUP | INTERIOR DESIGNER

Portico Design Group is a Vancouver based full service interior design firm. They provide design services to both commercial and residential clients, resort operators and residential and commercial real estate developers. Their design process, combined with a strong understanding of marketing, allows them to achieve success in all types of projects, both large and small. Portico's approach is driven by the desire to "bring space to life". By creating dramatic interiors, with a sense of discovery, people become engaged and interactive with the spaces they use daily. They design interiors to be true to the project vision, the architecture, the landscape, the geography and to the people who will be involved with them.



## TURNBULL CONSTRUCTION | PROJECT MANAGERS

For over 20 years, Turnbull Construction Project Managers Ltd. (TCPM) has been providing first-class professional project management and owner's representative services on a broad spectrum of projects for both public and private sector clients. We distinguish ourselves by providing super qualified, experienced, professional leaders who will deliver comprehensive project management services unselfishly and with integrity to our valued customers. TCPM has built a large portfolio of successful residential projects in the Vancouver market and in so doing have earned a solid reputation throughout the development and construction industry. A TCPM led project will be successful.



## KEY MARKETING | MARKETING

Key Marketing is a full-service project marketing and sales firm that specializes in multi-family communities. Key has had the privilege of working with some of Western Canada's top developers to acquire, envision, market and sell projects throughout the Lower Mainland, BC Interior, Calgary and Toronto. The result has been billions in sales and a proven track record of success and happy customers.





PRESENTATION CENTRE: 901 LOUGHEED HWY, COQUITLAM  
T: 604 757 4033 E: INFO@LIVEATLOMA.COM

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