

THE CORPORATION OF THE CITY OF PORT COQUITLAM

"DEVELOPMENT PROCEDURES BYLAW, 2013, NO. 3849"

DEVELOPMENT PERMIT

NO. DP000370

Issued to: QUANTUM PROPERTIES MONTROSE INC
(Owner as defined in the Local Government Act,
hereinafter referred to as the Permittee)

Address: 100-32160 SOUTH FRASER WAY ABBOTSFORD BC V2T 1W5

1. This Development Permit is issued subject to compliance with all of the Bylaws of the Municipality applicable thereto, except as specifically varied by this Permit.
2. This Development Permit applies to and only to those lands within the Municipality described below, and any and all buildings, structures and other development thereon:

Address: 2180 Kelly Avenue

Legal Description: LOT C, DISTRICT LOT 289, GROUP 1, NEW WESTMINSTER
DISTRICT, PLAN EPP72293

P.I.D.: 030-149-509

3. The above property has been designated as a Development Permit Area under Section 9.0 – Development Permit Area in the "Official Community Plan Bylaw, 2013, No. 3838".
4. "Port Coquitlam Zoning Bylaw, 2008, No. 3630" and "Parking and Development Management Bylaw, 2018, No.4078" are varied, supplemented or both in accordance with the following:
 - a. The form and character of the building, including the siting, height and general design, shall be as shown on drawings numbered DP000370 (1) to DP000370 (25) which are attached hereto and form part of this permit.
 - b. The form and character of on-site landscaping shall be as shown on drawings numbered DP000370 (16) and DP000370 (25) and the following standards for landscaping are imposed:
 - (i) All landscaping works and planting materials shall be provided in accordance with the landscaping plan and specifications thereon, which form part of this permit and is attached hereto.
 - (ii) All planting materials shall be able to survive for a period of one year from the date of the site landscape approval by the Municipality.
 - c. The building and landscaping shall provide the energy conservation, water conservation and GHG emission reduction elements through the application of the Built Green® Gold standard as administered by Built Green Canada.

5. **Landscape Security**

- (a) As a condition of the issuance of this permit, the security set out below will be held by the Municipality prior to the issuance of a building permit to ensure satisfactory provision of landscaping in accordance with the terms and conditions as set forth in Clause 4 above. There is filed accordingly an irrevocable Letter of Credit or cash security in the amount **\$385,258.00** for the purpose of landscaping.
- (b) Should any interest be earned upon the security, it shall accrue to the Permittee and be paid to the Permittee if the security is returned. A condition of the posting of the security is that should the Permittee fail to carry out the works or services as hereinabove stated, according to the terms and conditions of this permit within the time provided, the Municipality may use the security to complete these works or services by its servants, agents or contractors, and any surplus shall be paid over to the Permittee.
- (c) The Permittee shall complete the landscaping works required by this permit within six months of the final inspection for the final phase of the development. Within the six month period, the required landscaping must be installed by the Permittee, and inspected and approved by the Municipality.

If the landscaping is not approved within the six month period, the Municipality has the option of continuing to hold the security until the required landscaping is completed or has the option of drawing the security and using the funds to complete the required landscaping, and recoup additional costs from the Permittee if necessary. In such a case, the Municipality or its agents have the irrevocable right to enter into the property to undertake the required landscaping for which the security was submitted.

- (d) Should the Permittee carry out the works and services permitted by this permit within the time set out above, the security shall be returned to the Permittee.
6. The land described herein shall be developed strictly in accordance with the terms and conditions and provisions of this permit and any plans and specifications attached to this permit, which shall form a part hereof.
7. This permit shall lapse if the Permittee does not substantially commence the construction permitted by this permit within two years of the (issuance) date of this permit.
8. The terms of this permit or any amendment to it, are binding on all persons who acquire an interest in the land affected by this permit.
9. This permit is not a building permit.

APPROVED BY THE COMMITTEE OF COUNCIL THE
[CLICK **HERE** - ENTER THE DAY (IE 12TH)] DAY OF
[CLICK **HERE** - ENTER THE MONTH, YEAR].

SIGNED THIS [CLICK **HERE** - ENTER THE DAY (IE 12TH)] DAY OF
[CLICK **HERE** - ENTER THE MONTH, YEAR].

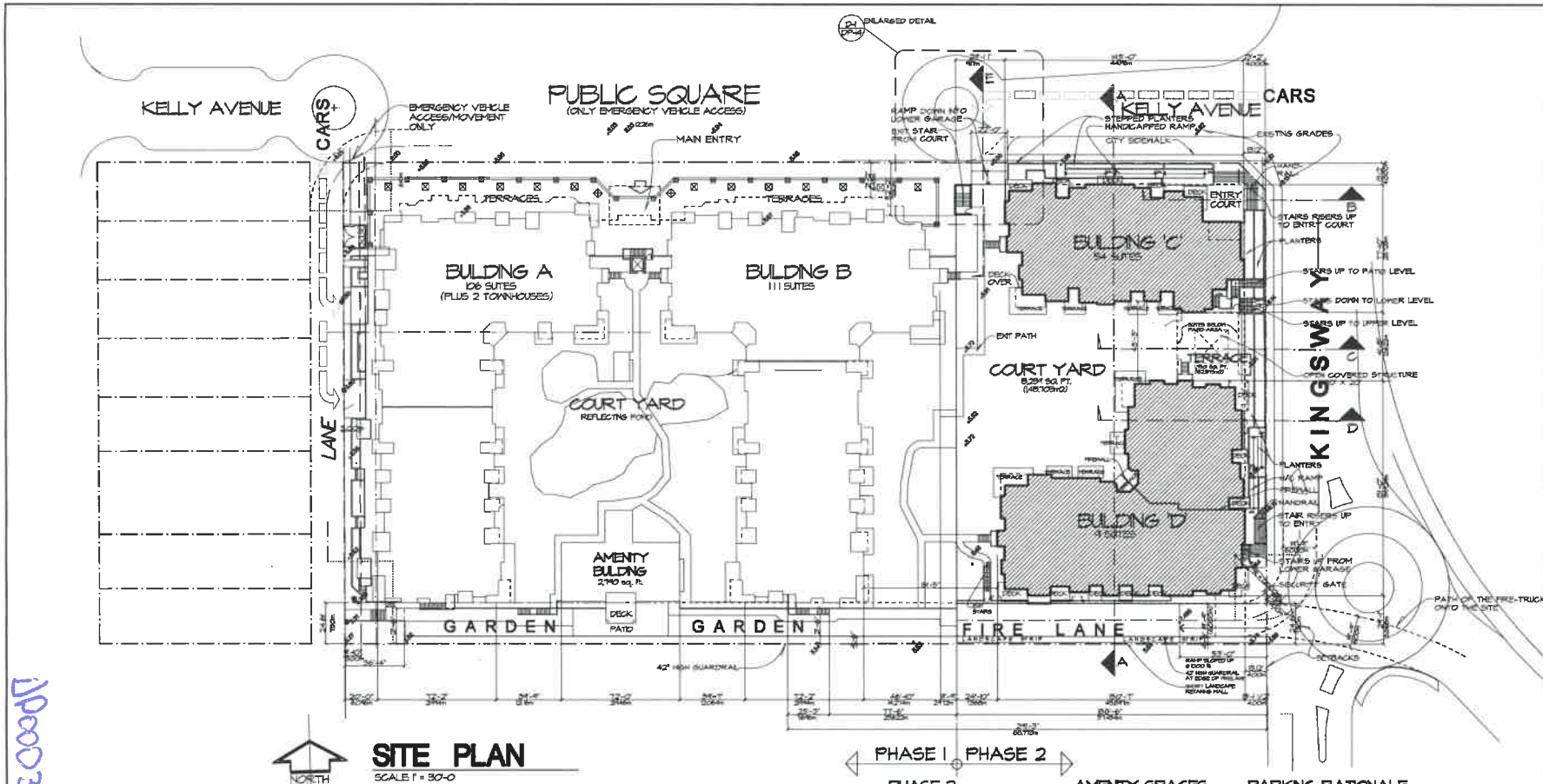
Mayor

Corporate Officer

I ACKNOWLEDGE THAT I HAVE READ AND UNDERSTAND THE TERMS AND
CONDITIONS UPON WHICH THIS PERMIT IS ISSUED.

Applicant (or Authorized Agent or
Representative of Applicant)

DP000370 (1)



SITE PLAN
SCALE 1" = 30'-0"

BUILDING C PARKING REQUIREMENTS:
IN BUILDING C, THERE ARE:
24 - 1 BEDROOM SUITES
5 - 2 BEDROOM SUITES
5 - 3 BEDROOM SUITES
TOTAL = 34 SUITES
THE 24 - 1 BEDROOM SUITES @ 10 STALLS PER SUITE = 240 STALLS
THE 5 - 2 BEDROOM SUITES @ 15 STALLS PER SUITE = 75 STALLS
THE 5 - 3 BEDROOM SUITES @ 20 STALLS PER SUITE = 100 STALLS
ADDITIONALLY, GUEST STALLS @ 0.25 STALLS PER SUITE = 8.50 STALLS
TOTAL PARKING REQUIRED = 423.50 PARKING STALLS

BUILDING D PARKING REQUIREMENTS:
IN BUILDING D, THERE ARE:
15 - JUNIOR (STUDIO) SUITES
30 - 1 BEDROOM SUITES
36 - 2 BEDROOM SUITES
5 - 3 BEDROOM SUITES
TOTAL = 86 SUITES
THE 15 - JUNIOR SUITES (STUDIO) @ 10 STALLS PER SUITE = 150 STALLS
THE 30 - 1 BEDROOM SUITES @ 15 STALLS PER SUITE = 450 STALLS
THE 36 - 2 BEDROOM SUITES @ 15 STALLS PER SUITE = 540 STALLS
THE 5 - 3 BEDROOM SUITES @ 20 STALLS PER SUITE = 100 STALLS
ADDITIONALLY, GUEST STALLS @ 0.25 STALLS PER SUITE = 21.50 STALLS
TOTAL PARKING REQUIRED = 1261.50 PARKING STALLS

**BUILDING C - 54 SUITES
BUILDING D - 86 SUITES
TOTAL = 140 SUITES**
20 VISITOR PARKING STALLS
REQUIRED PER RESIDENTIAL SUITE
= 28 VISITOR PARKING STALLS
(THESE PARKING STALLS ALREADY
ACCOUNTED FOR IN THE CALCULATIONS TO THE LEFT)

NOTE:
8400 + 1420 = 22510 STALLS
-- A TOTAL OF 225 PARKING STALLS REQUIRED
-- PHASE 2 PROVIDES ONLY 225 PARKING STALLS, THEREFORE IT IS SHORT 9 STALLS
-- ALSO, THE SECURE VISITOR PARKING AREA HAS 36 STALLS, 1 MORE THAN IS REQUIRED, 50 STALLS IN TOTAL IS SHORT FOR RESIDENTS
-- HOWEVER, PHASE 1 HAS AN EXCESS OF 5 STALLS SO PHASE 2 CAN USE 5 OF THESE STALLS (PHASE 1 AND PHASE 2 WILL BE ONE LARGE OPEN GARAGE) PHASE 1 WILL STILL HAVE AN EXCESS OF 5 STALLS

BUILDING/PROJECT AREAS, PHASE 2:
SITE AREA = 54,875 SQ. FT. (5,097,888 m²)
(ONLY PART OF THE OVERALL SITE)
FAIR AT 25 = 57,180 SQ. FT. (5,294,769 m²)
FAIR ACTUAL = 232
SITE COVERAGE - ALL BUILDING AREAS ADD UP TO 22,412 SQ. FT. (2,081,657 m²) = 40.48 %
SITE COVERAGE (LANDSCAPED GARAGE AREAS NOT INCLUDED)
BUILDING C:
LEVEL P2 - 1,880 SQ. FT. (174,835 m²)
LEVEL P1 - 1,254 SQ. FT. (116,659 m²) LOBBY AREA
LEVEL 2 - 3,575 SQ. FT. (331,476 m²)
LEVELS 3, 4, 5 AND 6 - 39,320 SQ. FT. (3,640,800 m²)
43,229 SQ. FT. (4,021,712 m²)
BUILDING D:
LEVEL P2 - 1,065 SQ. FT. (98,352 m²)
LEVEL P1 - 6,750 SQ. FT. (627,092 m²) 5 SUITES
LEVEL 2 - 3,947 SQ. FT. (365,931 m²)
LEVELS 3, 4, 5 & 6 - 25,600 SQ. FT. (2,387,242 m²)
37,362 SQ. FT. (3,472,535 m²)
BUILDING C AND D ADD UP TO = 80,591 SQ. FT. (7,509,247 m²)
AREAS REQUIRED HERE INCLUDE THE 2 INTERIOR AMENITY SPACES - BUILDING C = 574 SQ. FT. (53,093 m²)
BUILDING D = 2,000 SQ. FT. (186,000 m²)
(LOCATED ON LEVEL 1 (GARAGE) (NOTE: IN PHASE 1, THERE ARE ALSO 2 INTERIOR AMENITY SPACES)
122,641 SQ. FT. = 20,650 SQ. FT. @ 54.04 SQ. FT. (5,033,442 m²)

PHASE 1 PHASE 2

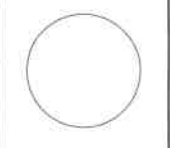
PHASE 2 LOWER GARAGE PARKING
VISITOR PARKING
REGULAR SEED STALLS - 20 STALLS
SMALL CAR SEED STALLS - 5 STALLS
H/C SEED STALLS - 1 STALL
26 PARKING STALLS
RESIDENTIAL PARKING
REGULAR SEED STALLS - 80 STALLS
SMALL CAR SEED STALLS - 4 STALLS
H/C SEED STALLS - 2 STALLS
86 STALLS
TOTAL PARKING LOWER GARAGE - 111 STALLS
MOTOR CYCLE STALLS - 1 STALL
BICYCLE PARKING - 60 STALLS IN BENT STORAGE ROOMS INCLUDING THE GARAGE)

PHASE 2 UPPER GARAGE PARKING
RESIDENTIAL PARKING
REGULAR SEED STALLS - 10 STALLS
SMALL CAR SEED STALLS - 2 STALLS
H/C SEED STALLS - 1 STALL
13 STALLS
INCLUDING 2 ADDITIONAL PARKING STALLS (ACCESSIBLE PHASE 1 DRIVING AREA)
STALLS NO 51 AND NO 52
MOTOR CYCLE STALLS - 5 STALLS
BICYCLE PARKING - 24 STALLS IN FOUR STORAGE ROOMS INCLUDING THE GARAGE PLUS 8 SPACES ON FLOOR LEVEL 2

AMENITY SPACES
INTERIOR SPACES
IN BUILDING C - 574 SQ. FT. (53,093 m²)
IN BUILDING D - 2,000 SQ. FT. (186,000 m²)
PROVIDED = 2,574 SQ. FT. (239,093 m²)
REQUIRED = 3110 SQ. FT. (289,662 m²)
(2500 SQ. FT. X 145 SUITES = 361,250 SQ. FT.)
THEREFORE SHORT BY 244 SQ. FT.
BUT THIS PROJECT HAS EXCESS AMENITY ROOM AREA IN PHASE 1
EXTERIOR AMENITY SPACES
TERRACE - 1,250 SQ. FT. (116,250 m²)
COURTYARD - 8,234 SQ. FT. (765,731 m²)

CAR PARKING PROVIDED
TOTAL OF 225 CAR PARKING STALLS
STILL SHORT 10 STALLS
(SEE NOTES TO THE LEFT AND RIGHT)
BIKE PARKING REQUIRED
TOTAL OF 145 BIKE PARKING SPACES (1 PER SUITE)
BIKE PARKING PROVIDED
-- BIKE PARKING PROVIDED ON LOWER GARAGE LEVEL - 60 SPACES
-- BIKE PARKING PROVIDED ON UPPER GARAGE LEVEL - 84 SPACES

PARKING RATIONALE
THE LOWER PARKING GARAGE HAS 36 VISITOR STALLS AND 48 RESIDENTIAL PARKING STALLS = 121 STALLS
THE UPPER GARAGE HAS 16 RESIDENTIAL PARKING STALLS
SO THE MEANS PHASE 2 IS SHORT OF PARKING STALLS OF 10 RESIDENTIAL PARKING STALLS (5 STALLS + 5 STALLS)
PHASE 1 HAS AN EXCESS AMOUNT OF REQUIRED PARKING STALLS OF 5 STALLS
10 OF THESE PHASE 1 PARKING STALLS WILL BE DESIGNATED FOR USE FOR PHASE 2
THE MEANS THEN PHASE 2 HAS ENOUGH PARKING STALLS
PHASE 1 THEN WILL STILL HAVE AN EXCESS OF 5 PARKING STALLS
ADDITIONALLY, A PARKING STALL IN PHASE 1 WILL NOW BE USED AS A CAR RACK SPACE SO THEREFORE, PHASE 1 WILL STILL HAVE A NET EXCESS OF 4 RESIDENTIAL PARKING STALLS
NOTE: ALL 145 BIKE PARKING STALLS ARE HORIZONTAL
SEE BENCH LENS X 800H HOLE X 200H HSH
ADDS UP TO 145 (PROVIDED) BICYCLE PARKING STALLS
(1 PER SUITE PROVIDED PLUS 2)



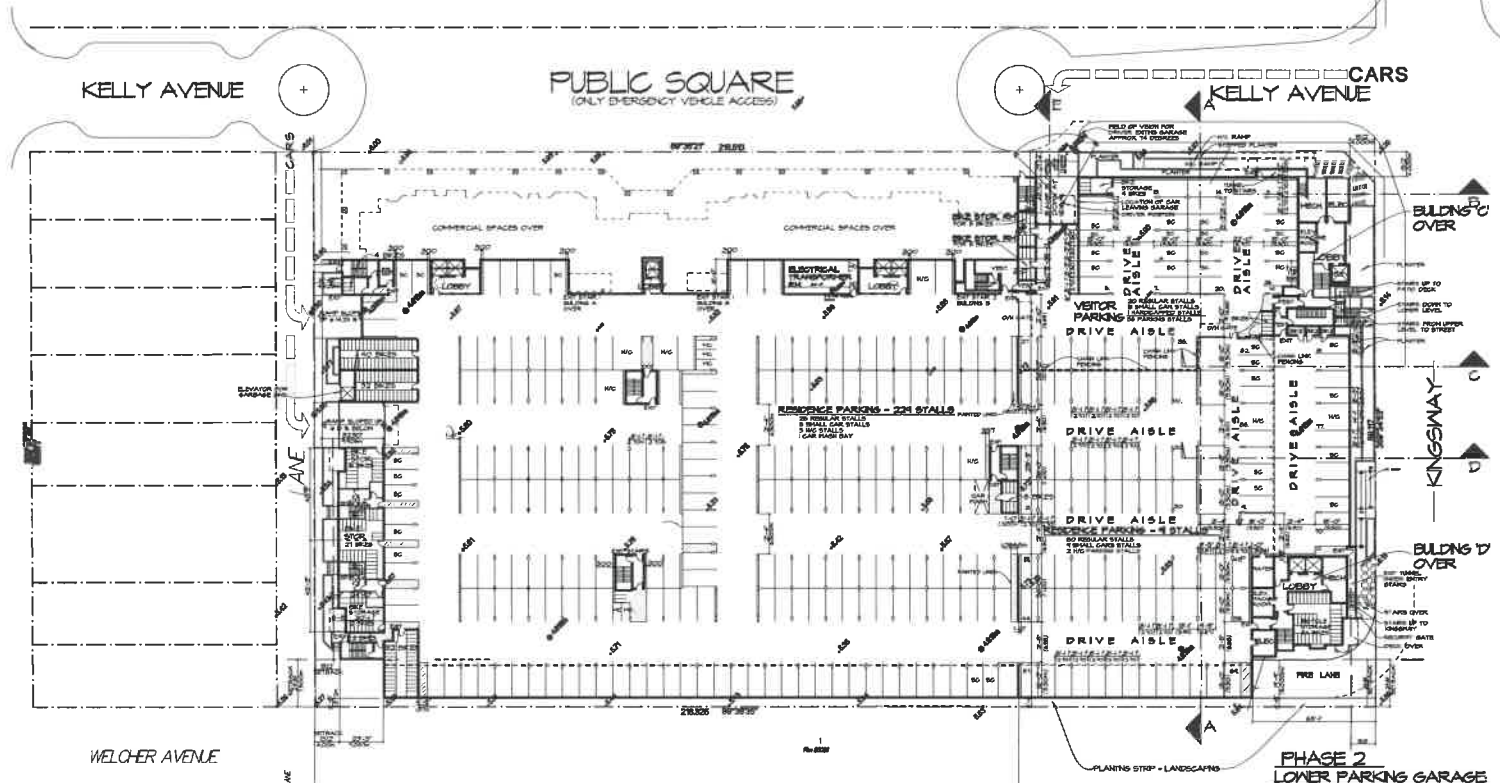
REVISED AND RE-DESIGNED FOR DEVELOPMENT PERMIT
NOV. 20, 2017 - REVISED AND RE-DESIGNED FOR DEVELOPMENT PERMIT
AUGUST 25, 2017 - REVISED AND RE-DESIGNED FOR DEVELOPMENT PERMIT
MAY 30, 2017 - REVISED AND RE-DESIGNED FOR DEVELOPMENT PERMIT
NOV. 17, 2016 - REVISED AND RE-DESIGNED FOR DEVELOPMENT PERMIT
JULY 15, 2016 - REVISED FOR DEVELOPMENT PERMIT
JULY 5, 2016 - REVISED
NOVEMBER 20, 2017 - ISSUED FOR DEVELOPMENT PERMIT

REVISIONS:

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points west
ARCHITECTURE
PROJECT: 1607A
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160

DP000370 (2)



U/G PARKING GARAGE - (LOWER GARAGE)

SCALE 1" = 30'-0"
 PHASE 2 - FLOOR AREA - 46,640 SQ. FT.
 (4,337.50 m²)

P2

PHASE 1 PHASE 2
 (WHEN PHASE 1 AND PHASE 2 ARE COMPLETE, THEY WILL MAKE ONE LARGE OPEN GARAGE)

- LEGEND**
- EXISTING GRADE/ELEVATION
 - PROPOSED GRADE/ELEVATION

PHASE 2 LOWER PARKING GARAGE

VEHICLE PARKING
 REGULAR SIZED STALLS - 20 STALLS
 SMALL CAR SIZED STALLS - 5 STALLS
 H/V SIZED STALLS - 1 STALL
36 PARKING STALLS

RESIDENTIAL PARKING
 REGULAR SIZED STALLS - 80 STALLS
 SMALL CAR SIZED STALLS - 4 STALLS
 H/V SIZED STALLS - 3 STALLS
87 STALLS

TOTAL PARKING LOWER GARAGE - 123 STALLS

MOTOR CYCLE STALLS - 1 STALL
 BICYCLE PARKING - 69 STALLS IN REAR
 SEPARATE STORAGE AREAS/STORAGE

TYPICALLY, A BIKE PARKING SPACE IS 6'-0" (180CM) LONG X 2'-0" (60CM) WIDE X A MIN. 7'-0" (210CM) HIGH. ALL BIKE PARKING SPACES ARE HORIZONTAL (NO HANGING OVER). AISLE BETWEEN BIKE PARKING SPACES ARE TYPICALLY A MIN. 4'-0" (120CM) WIDE.

OCT. 8, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.
 SEPT. 23, 2014 - RE-SUBMITTED FOR DEVELOPMENT PERMIT.
 AUGUST 23, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.
 MAY 30, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.
 SEPT. 11, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.
 JULY 8, 2014 - REVISED FOR DEVELOPMENT PERMIT.
 JULY 8, 2014 - REVISED FOR DEVELOPMENT PERMIT.
 NOVEMBER 28, 2014 - ISSUED FOR DEVELOPMENT PERMIT.
 REVISIONS:

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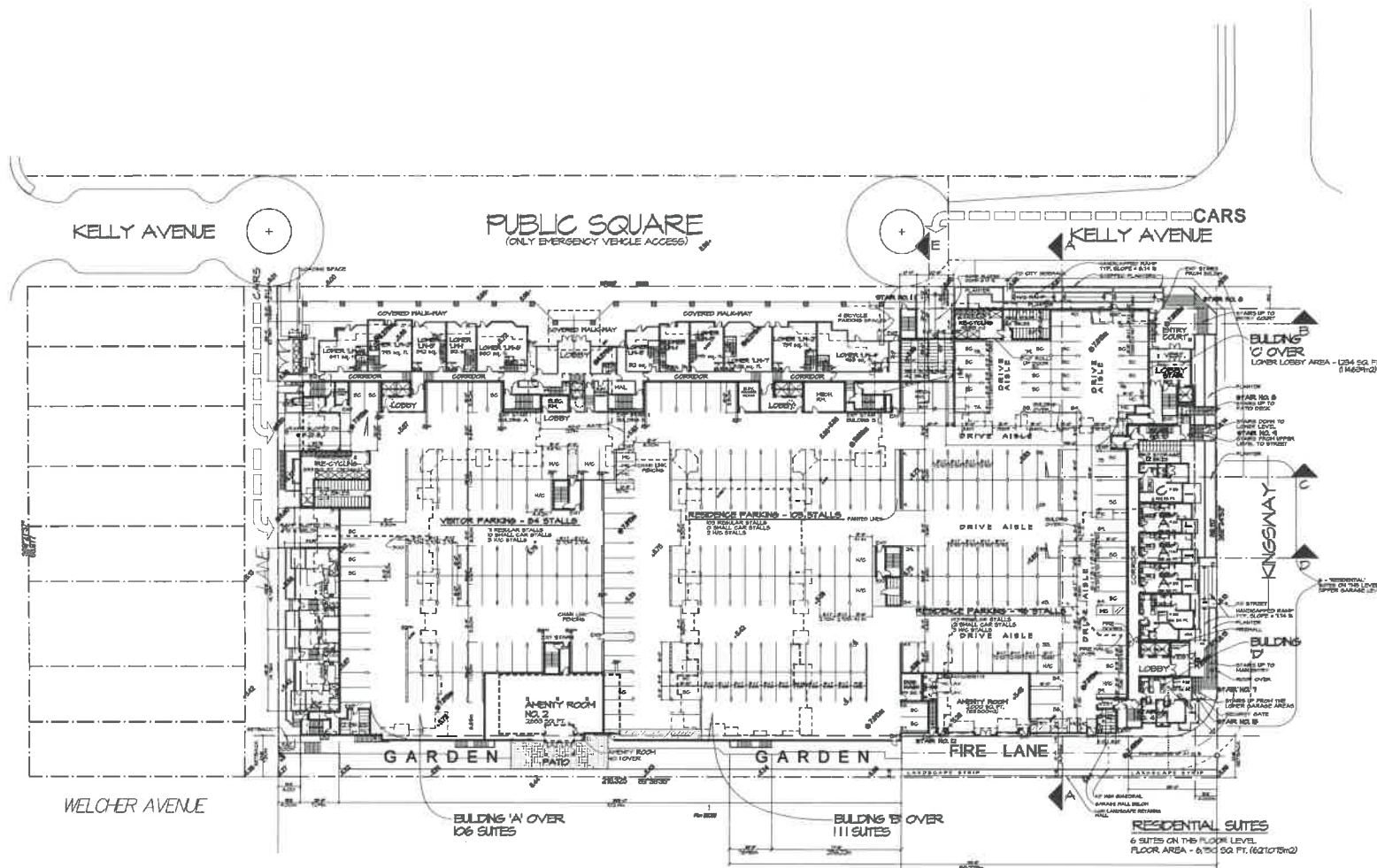
PROJECT:
MONTRON MULTI-FAMILY PROJECT
 145 SITES
 CORNER OF KELLY AVE & KINGSWAY
 PORT COQUITLAK B.C.

DATE: FEBRUARY 2017
 SCALE: AS SHOWN
 DRAWN: RJ

DRAWING TITLE:
PRELIMINARY U/G PARKING GARAGE (LOWER GARAGE) PHASE 2

JOB NO. **1607DP**
 SHEET NO. **DP-2**

DP000370 (3)



U/G PARKING GARAGE - (UPPER GARAGE)

SCALE 1" = 30'-0"

PHASE 2 - GARAGE AREA - 182930 SQ. FT. (1284000-33)
LOBBY, SUITES - 7500 SQ. FT. (124820-12)

P1

PHASE 1 PHASE 2
(WHEN PHASE 1 AND PHASE 2 ARE COMPLETE THEY WILL BECOME ONE LARGE OPEN GARAGE)

LEGEND

EXISTING GRADE/ELEVATION
PROPOSED GRADE/ELEVATION

PHASE 2
UPPER GARAGE PARKING:
RESIDENTIAL PARKING:
REGULAR SIZED STALLS - 12 STALLS
SMALL CAR SIZED STALLS - 3 STALLS
HIC SIZED STALLS - 3 STALLS
MOTOR CYCLE STALLS - 3 STALLS
BICYCLE PARKING - 34 STALLS IN FOUR SEPARATE STORAGE ROOMS INCLUDING IN THE GARAGE
TYPICALLY, A BKE PARKING SPACE IS 6'-0" (2000) LONG X 3'-0" (6000) WIDE X 4'-0" (12000) HIGH. ALL BKE PARKING SPACES ARE HORIZONTAL (NO HANDING CARS) AISLE BETWEEN BKE PARKING SPACES ARE TYPICALLY A MIN 4'-0" (2000) WIDE

SEPT. 8, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.
SEPT. 23, 2014 - REVISED FOR DEVELOPMENT PERMIT.
AUGUST 25, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.
MAY 30, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.
SEPT. 11, 2014 - REVISED AND RE-SUBMITTED FOR DEVELOPMENT PERMIT.
JULY 15, 2014 - REVISED FOR DEVELOPMENT PERMIT.
JULY 15, 2014 - REVISED.
NOVEMBER 28, 2014 - SUBMITTED FOR DEVELOPMENT PERMIT.
REVISIONS:

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PROJECT:
MONTRÖSE MULTI-FAMILY PROJECT
145 SUITES
CORNER OF KELLY AVE & KINGSWAY
PORT COLOMBIA, CA

DATE: FEBRUARY 2017
SCALE: AS SHOWN
DRAWN: B1

DRAWING TITLE:
PRELIMINARY U/G PARKING GARAGE (UPPER GARAGE) PHASE 2

JOB NO.: 1607DP
SHEET NO.: DP-3



SCALE 1/8" = 1'-0" 3,581 SQ. FT. (126.675 m²)

ADAPTABLE SUITES
30 % OF THE 9 SUITES IN THIS BUILDING MUST BE ADAPTABLE UNITS. THIS MEANS THAT 2730 SUITES IN THIS BUILDING MUST BE ADAPTABLE SUITES. THE ADAPTABLE SUITES ARE THE E SUITES (6 M SUITES) PLUS ALL THE D SUITES (10 D SUITES, AND THE LONG R SUITE (1 SUITE) TOTAL ADAPTABLE SUITES IN BUILDING D ARE 30 UNITS. (2730 UNITS MORE THAN IS ACTUALLY REQUIRED.



SCALE: 1/8" = 1'-0"

13,650 SQ. FT. (1,268.086 m²) PER FLOOR
x 4 floors = 54,600 sq. ft. (5,072.340 m²)
17 UNITS x 4 FLOORS = 68 UNITS

TOTAL OF 91 SITES IN BUILDING 'D'



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V6V 1A7
779 729 2823

PROJECT: MONTROSE MULTI-FAMILY PROJECT

PORT COQUITLAM, BC

DATE	JANUARY 2007
SCALE	1/8" = 1'-0"
DRAWN BY	RJ

DRAWING TITLE :
FLOOR PLANS
BUILDING 'D' - 91
UNITS

**TOTAL - 145 UNITS
IN PHASE 2**

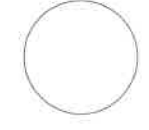
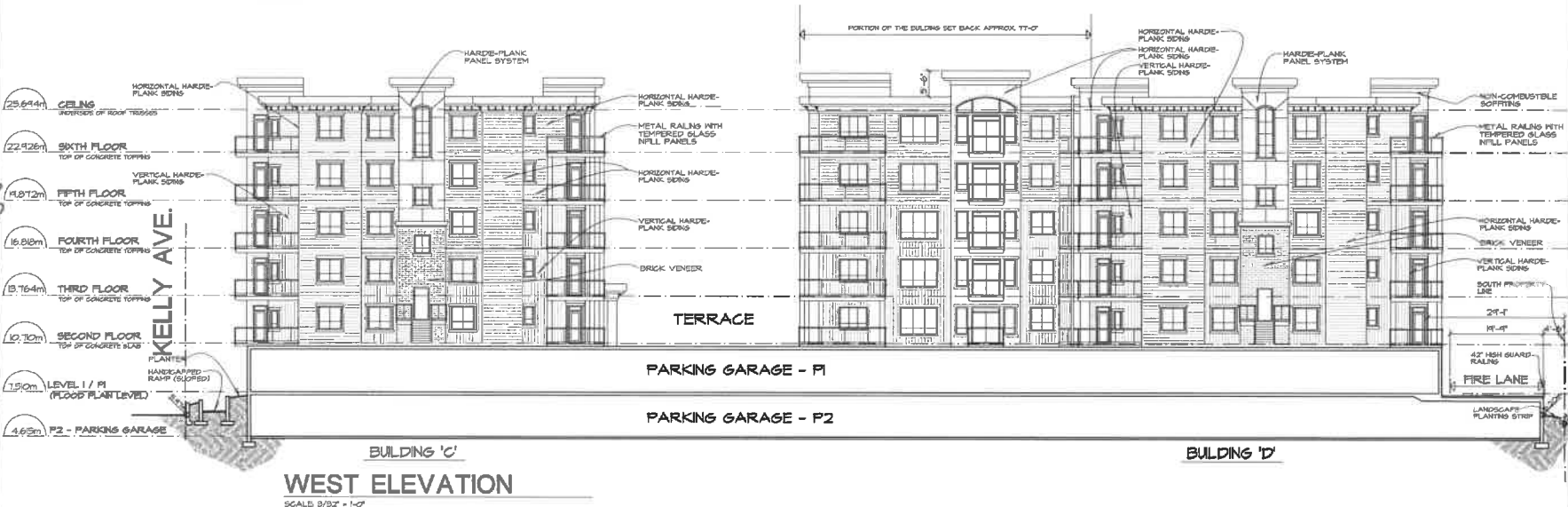
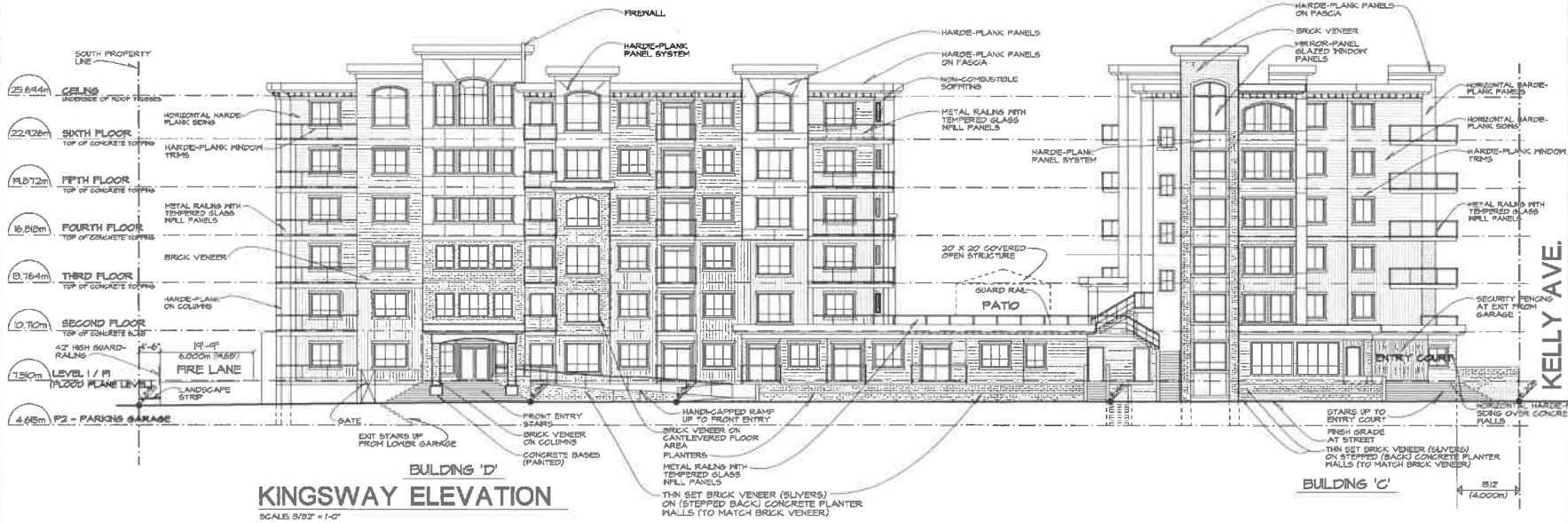
JOB NO. 1607DP	SHEET NO. DP-5
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DP000370 (6)

CONSULTANT,

JOB NO. **1607DP**



OCT. 3, 2014 - REVISED AND RE-ISSUED FOR DEVELOPMENT PERMIT.
SEPT. 23, 2014 - REVISED FOR DEVELOPMENT PERMIT.
AUGUST 23, 2014 - REVISED AND RE-ISSUED FOR DEVELOPMENT PERMIT.
MAY 20, 2014 - REVISED AND RE-ISSUED FOR DEVELOPMENT PERMIT.
SEPT. 11, 2014 - REVISED AND RE-ISSUED FOR DEVELOPMENT PERMIT.
JULY 5, 2014 - REVISED FOR DEVELOPMENT PERMIT.
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REVISED.

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200 S. W. Adams St.
Atlanta, GA 30333
VLS 201

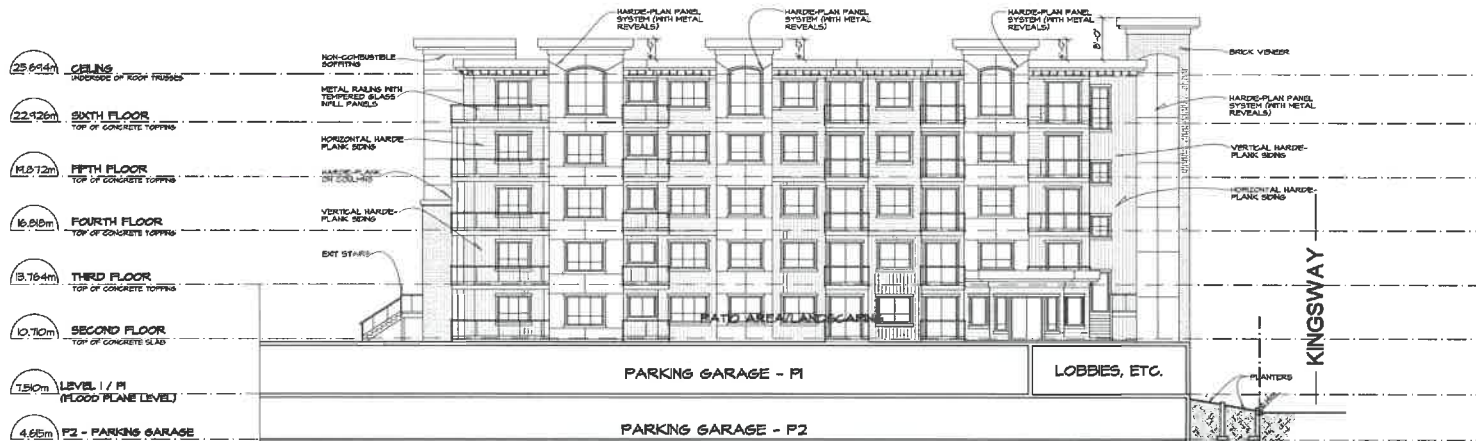
PROJECT: **MONTROSE MULTI-FAMILY PROJECT PHASE 2**

CORNER OF KELLY AVE & KINGSWAY
PORT COQUILAM, BC

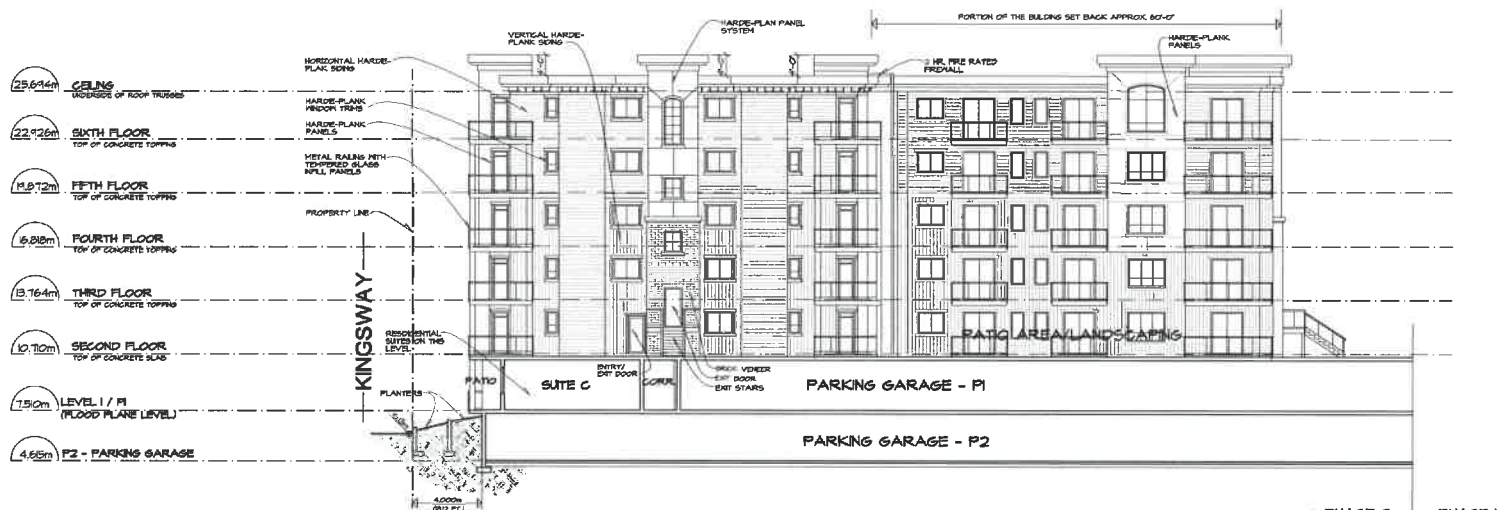
DATE: OCTOBER 2017
SCALE: 3/32" = 1'-0"
DRAWN BY: RJ

DRAWING TITLE:
KINGSWAY AND WEST SIDE ELEVATIONS

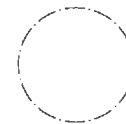
JOB NO.: **1607DP**
SHEET NO.: **DP-8**



INTERIOR ELEVATION - BUILDING 'C'
(LOOKING NORTH)
SCALE 3/32" = 1'-0"



INTERIOR ELEVATION - BUILDING 'D'
(LOOKING SOUTH)
SCALE 3/32" = 1'-0"



REVISIONS
OCT. 8, 2014 - RE-DESIGNED FOR DEVELOPMENT
SEPT. 23, 2014 - RE-DESIGNED FOR DEVELOPMENT
MAY 20, 2014 - RE-DESIGNED AND RE-DESIGNED FOR DEVELOPMENT
SEPT. 17, 2014 - RE-DESIGNED AND RE-DESIGNED FOR DEVELOPMENT
JULY 9, 2014 - RE-DESIGNED FOR DEVELOPMENT
JULY 9, 2014 - RE-DESIGNED FOR DEVELOPMENT
NOVEMBER 20, 2014 - RE-DESIGNED FOR DEVELOPMENT
NOVEMBER 20, 2014 - RE-DESIGNED FOR DEVELOPMENT

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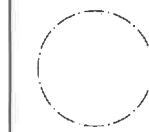
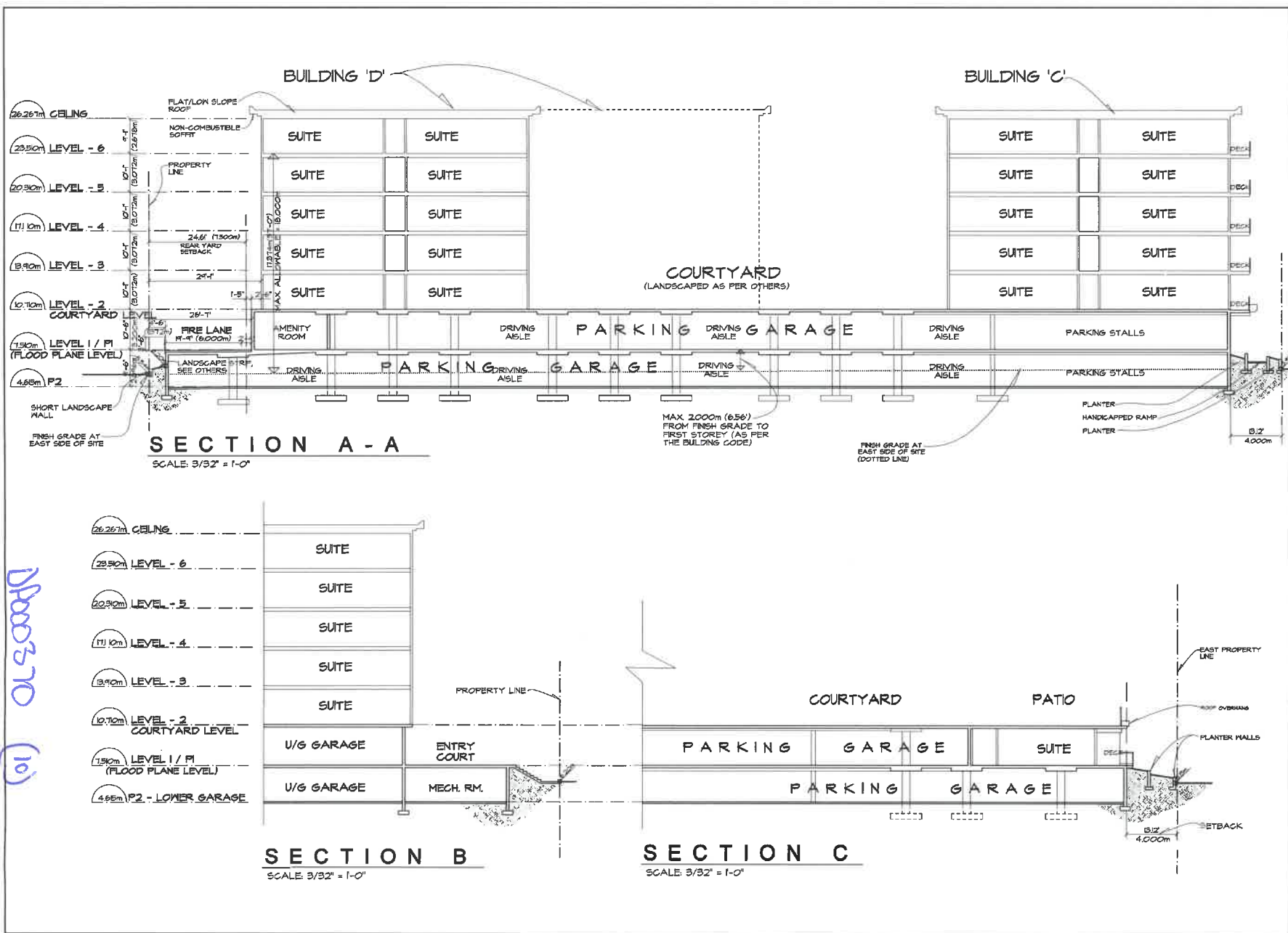
PROJECT:
**MONTROSE
MULTI-FAMILY
PROJECT
PHASE 2**

CORNER OF KELLY AVE & KINGSWAY
PORT COQUITLAM, B.C.

DATE:	NOVEMBER 2014
SCALE:	3/32" = 1'-0"
DRAWN:	RL

DRAWING TITLE:
**INTERIOR
ELEVATIONS**

JOB NO.	SHEET NO.
1607DP	DP-9



REV. 8, 2014 - RE-DESIGNED FOR DEVELOPMENT
 REV. 20, 2014 - RE-DESIGNED FOR DEVELOPMENT
 MAY 20, 2014 - REVISED AND RE-DESIGNED FOR DEVELOPMENT
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 JULY 8, 2014 - REVISED FOR DEVELOPMENT PERMIT
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PROJECT:
 MONTROSE
 MULTI-FAMILY
 PROJECT
 PHASE 2

CORNER OF KELLY AVE & KINGSWAY
 PORT COQUILLAM, B.C.

DATE: 14 NOVEMBER 2017
 SCALE: 3/32" = 1'-0"
 DRAWN: RJ

DRAWING TITLE:
 SECTION A-A
 SECTION B
 SECTION C

JOB NO.
 1607DP

SHEET NO.
 DP-10

26.26'0" CEILING

23.90'0" LEVEL - 6

22.91'0" LEVEL - 5

21.12'0" LEVEL - 4

19.41'0" LEVEL - 3

12.71'0" LEVEL - 2
COURTYARD LEVEL

7.91'0" LEVEL 1 / P1
(FLOOD PLANE LEVEL)

4.63'0" P2

SECTION D

SCALE: 3/32" = 1'-0"

KELLY AVE.

EAST PROPERTY LINE

PLANTER WALLS

SECTION E

SCALE: 3/32" = 1'-0"

KELLY AVE.

EAST PROPERTY LINE

OCT. 8, 2014 - RE-DESIGNED FOR DEVELOPMENT PERMIT
SEPT. 28, 2014 - RE-DESIGNED FOR DEVELOPMENT PERMIT
MAY 20, 2014 - RE-DESIGNED AND RE-DESIGNED FOR DEVELOPMENT PERMIT
SEPT. 17, 2014 - RE-DESIGNED AND RE-DESIGNED FOR DEVELOPMENT PERMIT
JULY 8, 2014 - RE-DESIGNED FOR DEVELOPMENT PERMIT
JULY 8, 2014 - RE-DESIGNED FOR DEVELOPMENT PERMIT
NOVEMBER 20, 2014 - DESIGNED FOR DEVELOPMENT PERMIT

REVISIONS

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PROJECT:
**MONTROSE
MULTI-FAMILY
PROJECT
PHASE 2**

CORNER OF KELLY AVE & KINGSWAY
PORT COQUITLAM, B.C.

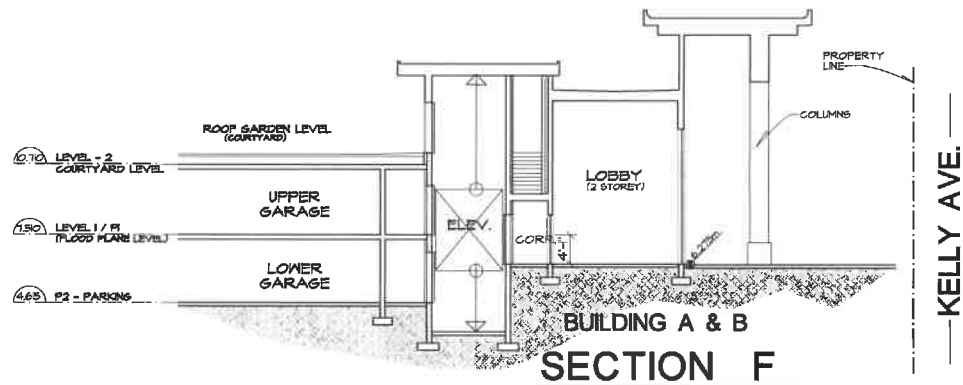
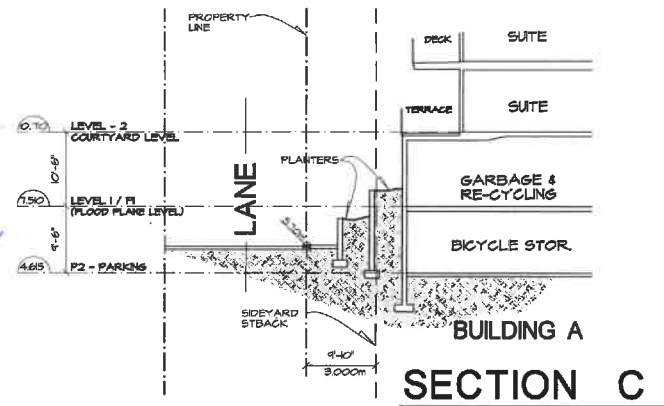
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**SECTION D
SECTION E**

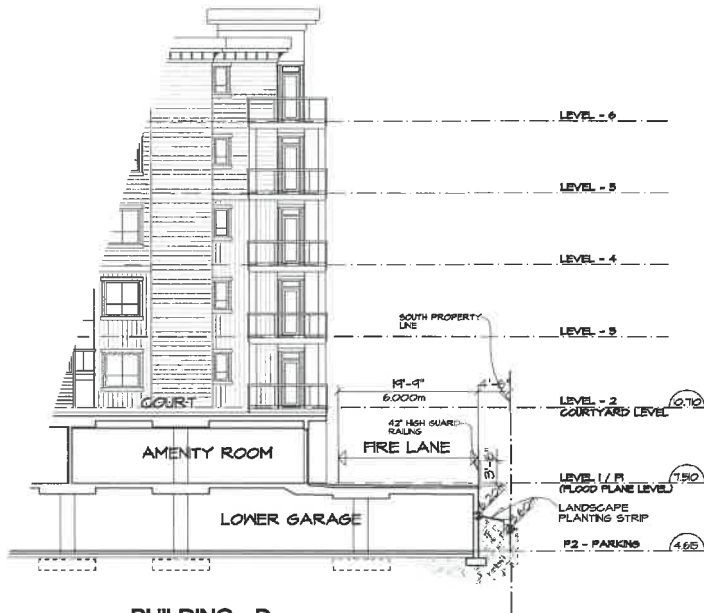
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1607DP

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DP-1 1

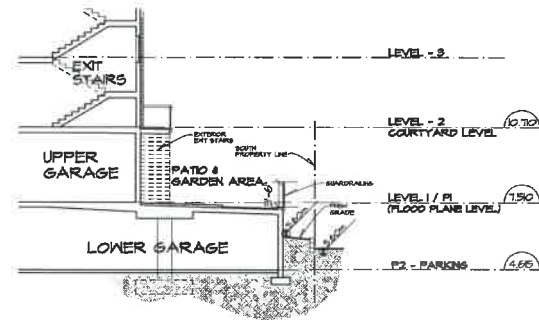
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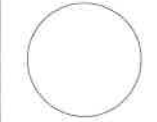
JOB NO.	SHEET NO.
1607DP	DP-17



BUILDING D
SECTION M



BUILDING A & B
SECTION N



NOV. 6, 2014 - REVISED
SEPT. 23, 2014 - REVISED FOR DEVELOPMENT
MAY 20, 2014 - REVISED FOR DEVELOPMENT
REVISIONS

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PROJECT:
**MONTROSE
MULTI-FAMILY
PROJECT**

CORNER OF KELLY AND KINGSWAY
PORT COQUITLAM, BC

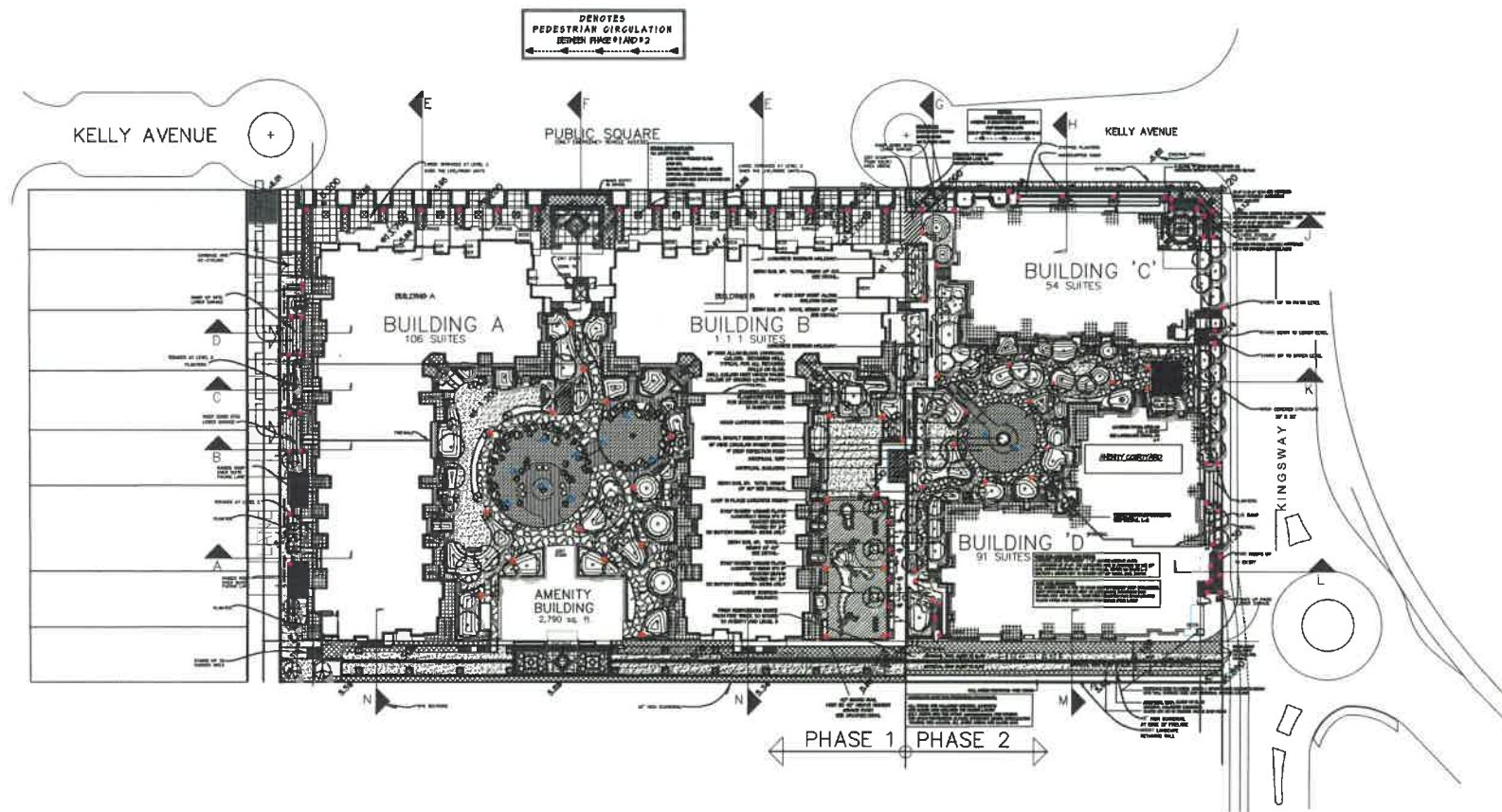
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SCALE:	1/8" = 1'-0"
DESIGNED BY:	BJ

DRAWING TITLE:
SECTIONS M & N

JOB NO.:	SHEET NO.:
1607DP	DP-19

DP00370 (15)

DPO0370 (16)



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NO.	DATE	REVISION DESCRIPTION	DR.
1	10/28/10	PRELIMINARY DESIGN	TC
2	01/25/11	REVISED FOR CITY SUBMISSION	TC
3	03/08/11	REVISED FOR CITY SUBMISSION	TC
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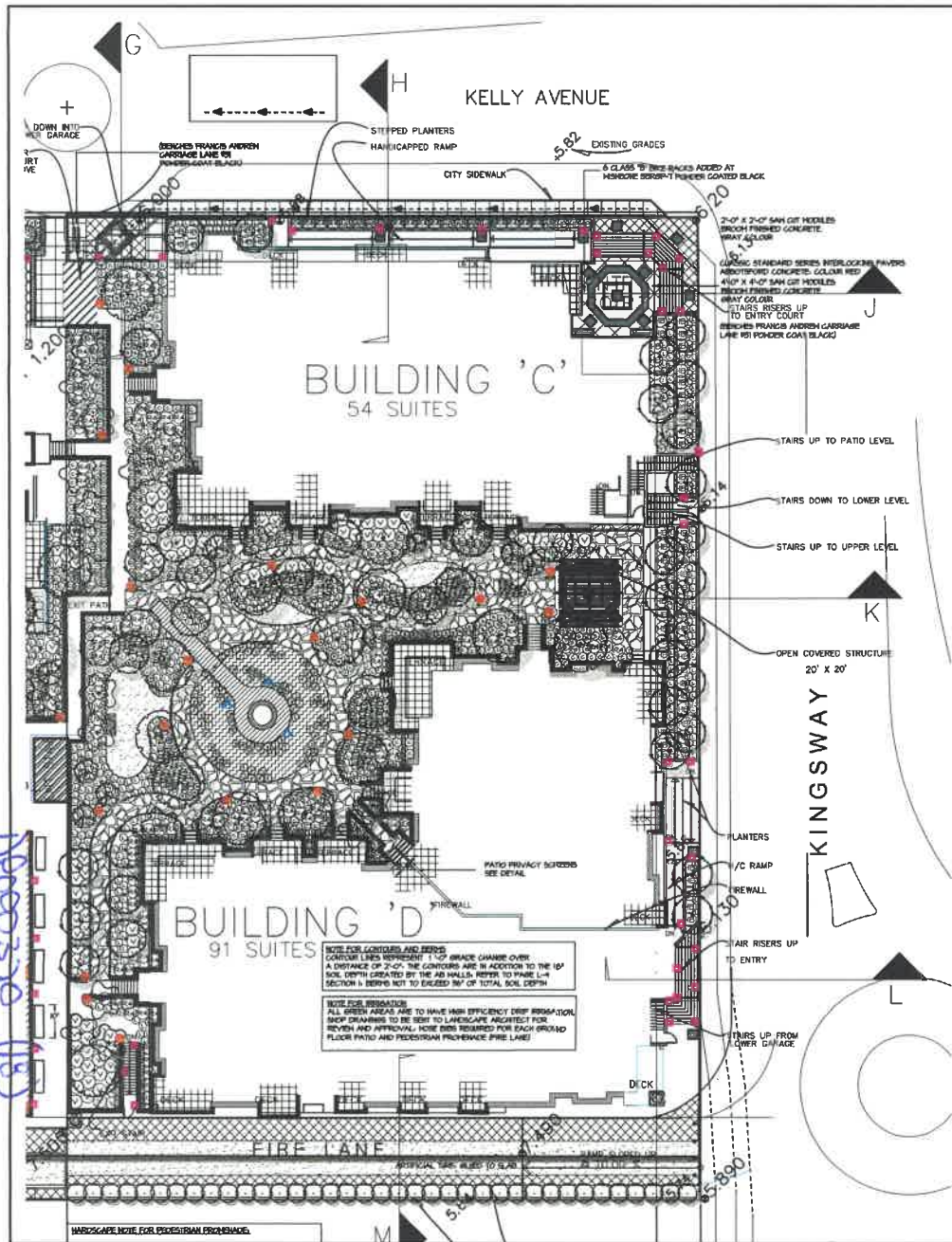
PROJECT:
MONTROSE SQUARE
MULTI FAMILY
BUILDINGS C & D
2180 KELLY AVE
PORT COQUITLAM, BC

DRAWING TITLE:
SITE PLAN
COMBINED PHASES

DATE: MAY 22 2010 DRAWING NUMBER:
SCALE: 1/32" = 1'-0" **LO**
DRAWN: TK
DESIGN: TK
CHECK: MY

1003-N CP PHASE 2.3P

CP ID: 0708



PLANT SCHEDULE		PHASE 2 ONLY	MS JOB NUMBER: 17036
KEY CITY	BOTANICAL NAME	COMMON NAME	PLANTED SIZE / REMARKS
1	ACER GINERATUM	VINE MAPLE	10M HT, 8" DB, 5' STEM CLIP
2	CORCOPHYLLUM JAPONICUM	KATSURA TREE	10M HT, 8" DB, 5' STEM CLIP
3	CORUS BODIOIDES WHITE HONDER	WHITE HONDER DOGWOOD	5M GAL, STD FOR 4 DB
4	PIRRA GLAUCA PENDULA	WEeping WHITE SPRUCE	2.5M HT, 1" DB
5	PIRRA HALOPICOLA PENDULA	WEeping SILVER PEAR	4' T POT
6	QUERCUS X KOBUS SPROUT	KOBUS SPROUT OAK TREE	6M GAL, 1" DB
7	CORUS ALBA 'ELEGANTISSIMA'	VAREGATED SHED DOGWOOD	42 POT
8	HYDRANGEA GIBBERNOLLA 'WICKSTEIN'	SICHAUSEN HYDRANGEA	42 POT
9	LEX GRESNAYA 'GRIFFIN'	JAPANESE HOLLY	42 POT
10	RHOCHODENDRON 'WREATH'	RHOCHODENDRON YELLOWHAWK	42 POT
11	SARGOLLOCA 'ROCKAWAY' RUSCOPOLIA	FRAGRANT SARGOLLOCA	42 POT
12	TAXUS X MEDIA 'HICKSII'	HICKS YEW	12 DB
13	TYPHA MINIMA	DAVID'S CATTAIL	42 POT
14	YERBURN DAVIDI	DAVID'S YERBURN	42 POT
15	CAREX MORRISONI 'VARIO VARIEGATA'	GOLDEN VARIATED JAPANESE SEDGE	42 POT
16	PENSTEMON ALOPECUROIDES 'HANELBY'	DAVID'S MOUNTAIN GRASS	42 POT
17	IRIS VIRGINICA	PURPLE WITH YELLOW CENTRES WATER IRIS	42 POT
18	HEPETA X VERANCA 'DROPHORE'	CATHART	42 POT
19	PEROVSKIA ATROPICOPOLIA	RUSSIAN BASH	42 POT
20	COTONEASTER DAMMERI	BEARBRERRY COTONEASTER	42 POT
21	LONGICERA PILSATA	PRIVET HONEYSCALE	42 POT

NOTES: 1. PLANT SIZES IN THIS LIST ARE SPECIFIED ACCORDING TO THE BC LANDSCAPE STANDARD, LATEST EDITION. COMMON SIZES SPECIFIED AS PER 2016 BRITISH COLUMBIA PLANT LIST AND COMMON SIZES ARE THE MINIMUM ACCEPTABLE SIZES. 2. REFER TO SPECIFICATIONS FOR CERTIFIED CORTEX, NON-IRRADIATED, AND OTHER PLANT MATERIAL REQUIREMENTS. 3. SEARCH AND REVIEW HAVE PLANT MATERIAL AVAILABLE FOR OPTIONAL REVIEW BY LANDSCAPE ARCHITECTS AT SOURCE OF SUPPLY. 4. AREA OF SUPPLY TO INCLUDE VARIATION AND PRICES VARY. 5. SUBSTITUTIONS (OTHER THAN APPROVAL FROM THE LANDSCAPE ARCHITECT) PRIOR TO PROCEEDING WITH SUBSTITUTIONS TO THE SPECIFIED MATERIAL, UNAPPROVED SUBSTITUTIONS WILL BE SELECTED. 6. ALLOW A VARIATION OF THE SPECIFIED PRIOR TO SELECTED TO SUBSTITUTE. SUBSTITUTIONS ARE SUBJECT TO BC LANDSCAPE STANDARD - DEVIATION OF CORRECTIONS OF AVAILABILITY.

ALL PLANT MATERIAL MUST BE PROVIDED FROM CERTIFIED DISEASE FREE NURSERY. PROVIDE CERTIFICATION UPON REQUEST.

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NO.	DATE	REVISION DESCRIPTION	BY
1	2017.05.23	ISSUE FOR PHASE 2	MLM
2	2017.05.23	ADD LANTERN PLAN, PHASE 2	MLM
3	2017.05.23	UPDATE FOR CITY COMMENTS	IC
4	2017.05.23	FOR SUBMISSION	IC
5	2017.05.23	REV. AS PER NEW SITE PLAN	MLM
6	2017.05.23	FOR SUBMISSION	IC
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PROJECT:
MONTROSE SQUARE
MULTI FAMILY
BUILDINGS C & D
2180 KELLY AVE
PORT COQUITLAM, BC

DRAWING TITLE:
SHRUB PLAN

DATE: MAY 23 2018
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DRAWN BY: IC
DESIGN BY: IC
CHECKED BY: IC
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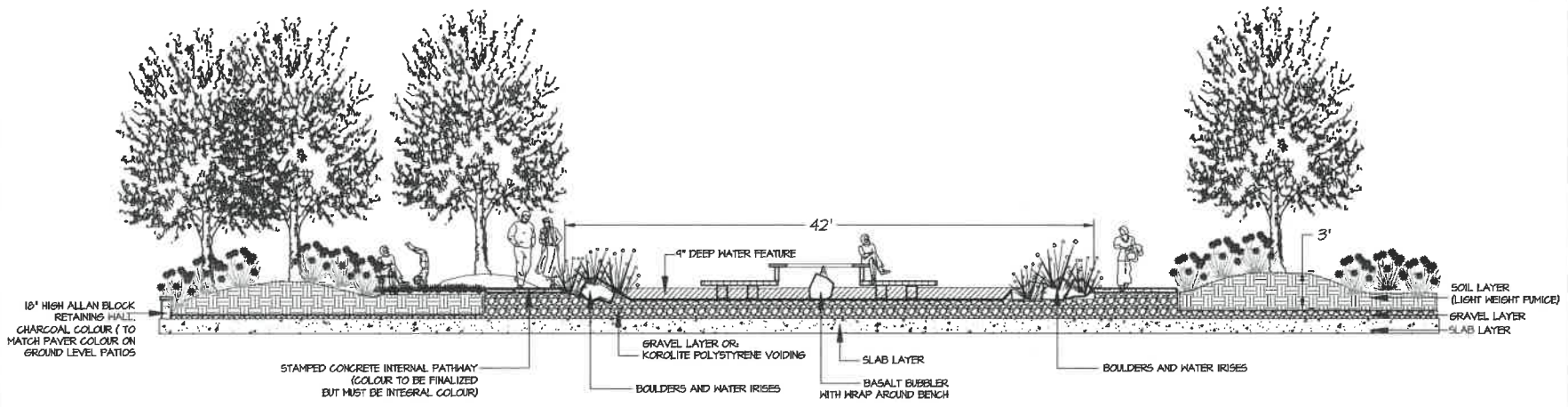
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OF 10
17036

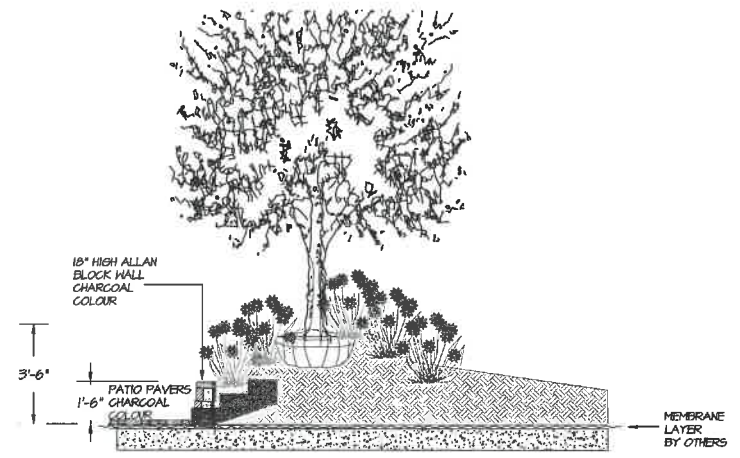
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SECTION: AMENITY PODIUM AND H2O FEATURE ON SLAB
SCALE: 1/4" = 1'-0"



SECTION: BERMED PLANTER ON SLAB
SCALE: 1/2" = 1'-0"

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10	2018.05.29	PHASE 2	MSM

PROJECT:
MONTROSE SQUARE
MULTI FAMILY
BUILDINGS C & D
2180 KELLY AVE
PORT COQUITLAM, BC

DRAWING TITLE:
SECTIONS ON SLAB

DATE: MAY 29 2018	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	
DRAWN: BK	
DESIGN: BK	
CHECK: JAY	

L4

OF 10

1020-N DP PHASE 2.3P

M2LA PROJECT NUMBER: 0026

1000370 (20)

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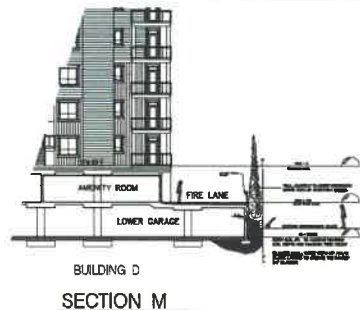
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PROJECT:
MONTROSE SQUARE
MULTI FAMILY
BUILDINGS C & D
2180 KELLY AVE
PORT COQUITLAM, BC

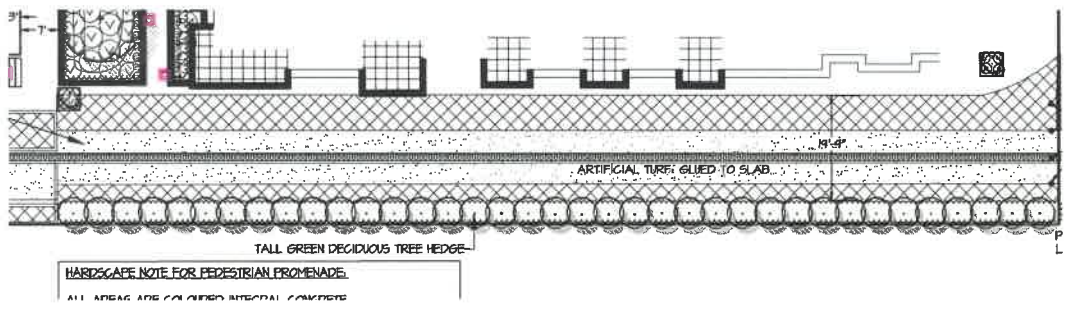
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KELLY & KINGSWAY**

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CHECK: MK
SEAL: **L5**
OF 10
M2LA PROJECT NUMBER: 0028

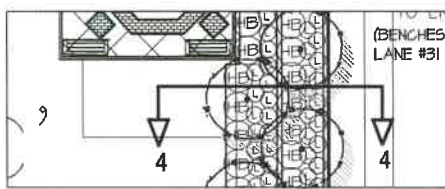
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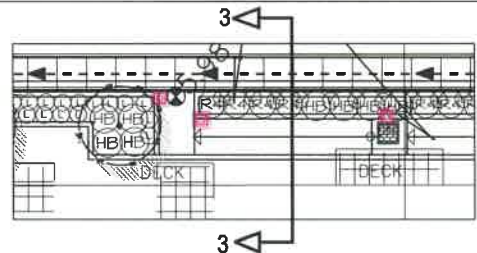
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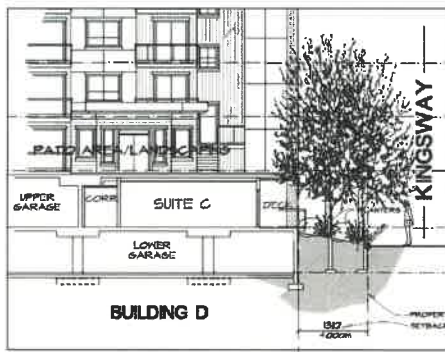
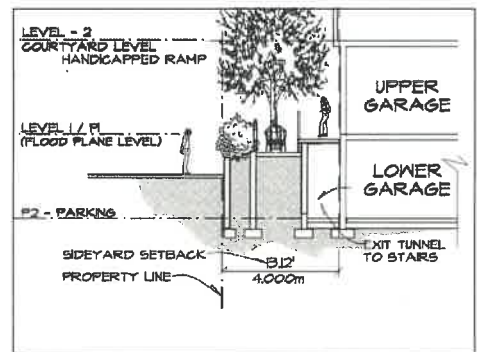
1 SOUTH PL SCREENING (PLAN VIEW)
SCALE: 3/32" = 1'-0"



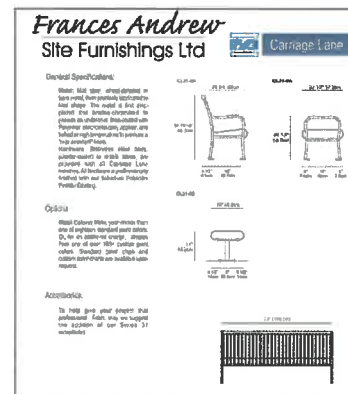
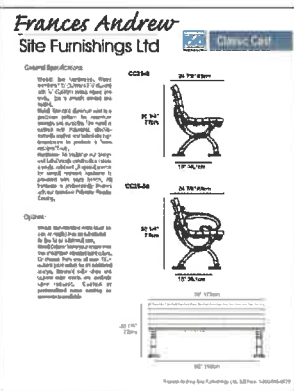
4 SECTION 4 (BUILDING D) KINGSWAY
SCALE: 1/8" = 1'-0" SECTION K ON ARCHITECT'S PLAN



3 SECTION 3 (BUILDING C) KELLY AVE
SCALE: 1/8" = 1'-0" SECTION H ON ARCHITECT'S PLAN



1000370 (a1)



M2
LANDSCAPE ARCHITECTURE

[illegible]

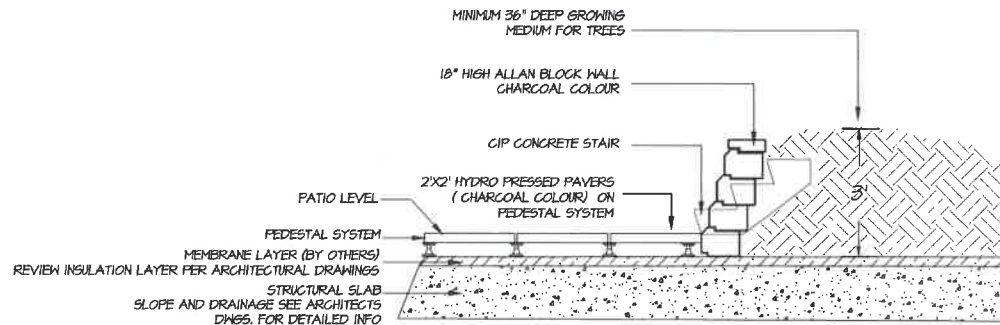
**MONTROSE SQUARE
MULTI FAMILY
BUILDINGS C & D**
2180 KELLY AVE
PORT COQUITLAM, BC

FURNITURE

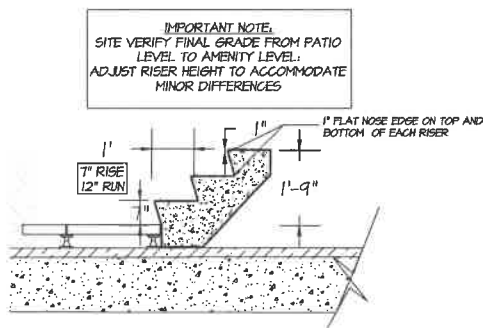
L6

1702

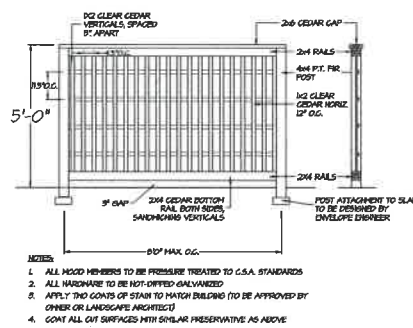
DATE



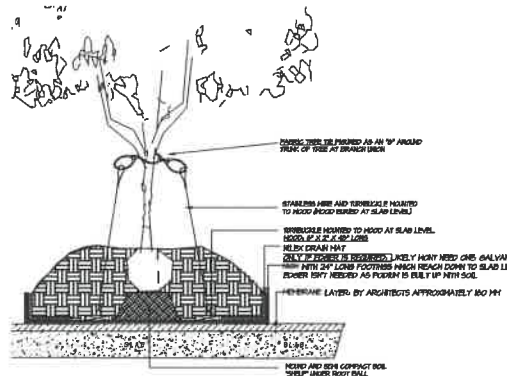
1 ALLAN BLOCK WALL & PATIO PEDESTALS ON SLAB
SCALE: 3/4\" = 1'-0"



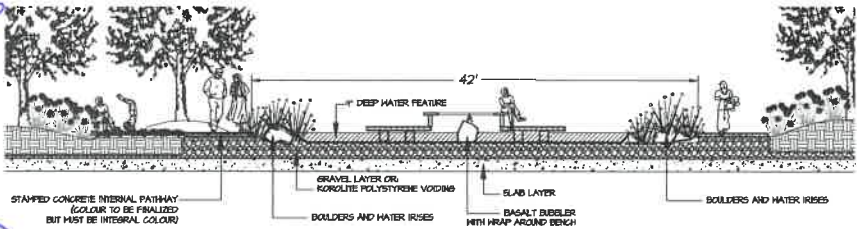
2 C.I.P. CONCRETE STAIR ON SLAB
SCALE: 3/4\" = 1'-0"



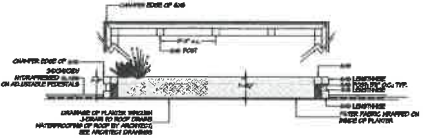
3 5'-0\"/>



4 TREE SUPPORTS ON SLAB
SCALE: 3/8\" = 1'-0"



5 SPECIAL NOTE: WATER FEATURE TO BE DESIGNED BY FOUNTAIN ENGINEER
USE THIS DRAWING FOR LAYOUT PURPOSES ONLY
SCALE: 3/16\" = 1'-0"



6 VEGETABLE GARDENS
SCALE: 3/16\" = 1'-0"

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NO.	DATE	REVISION DESCRIPTION	BY
1			
2			
3			
4			
5			
6			
7			
8			
9			
10			

PROJECT:
MONTROSE SQUARE
MULTI FAMILY
BUILDINGS C & D
2180 KELLY AVE
PORT COQUITLAM, BC

DRAWING TITLE:
FURNITURE

DATE: MAY 25 2018	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L7
DRAWN: TK	
DESIGN: TK	

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NO	DATE	REVISION DESCRIPTION	DR.
1	2018.05.23	ISSUE FOR CIVIL PHASE 2	MSLM
2	2018.05.23	REVISED LIGHTING PLAN PHASE 2	MSLM
3	2018.05.23	REVISED LIGHTING PLAN PHASE 2	MSLM
4	2018.05.23	REVISED LIGHTING PLAN PHASE 2	MSLM
5	2018.05.23	REVISED LIGHTING PLAN PHASE 2	MSLM
6	2018.05.23	REVISED LIGHTING PLAN PHASE 2	MSLM
7	2018.05.23	REVISED LIGHTING PLAN PHASE 2	MSLM
8	2018.05.23	REVISED LIGHTING PLAN PHASE 2	MSLM
9	2018.05.23	REVISED LIGHTING PLAN PHASE 2	MSLM
10	2018.05.23	REVISED LIGHTING PLAN PHASE 2	MSLM

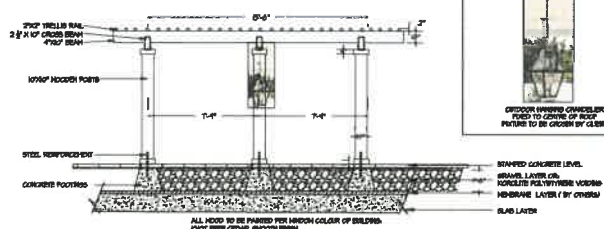
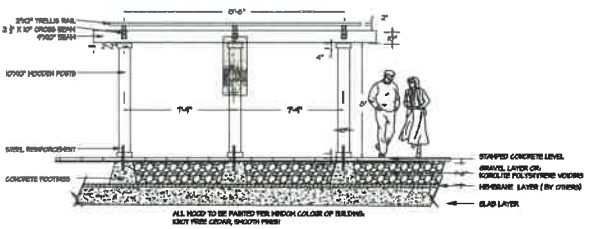
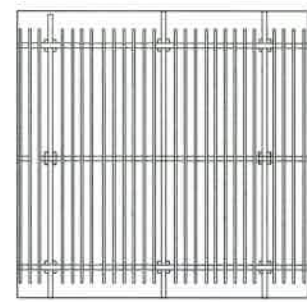
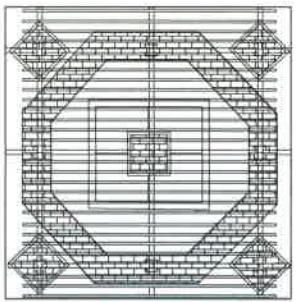
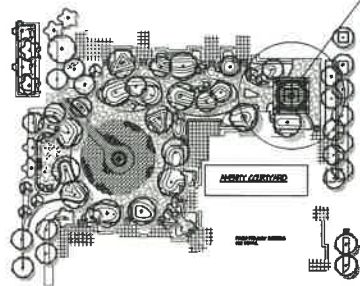
PROJECT:
**MONTROSE SQUARE
MULTI FAMILY
BUILDINGS C & D**
2160 KELLY AVE
PORT COQUITLAM, BC

DRAWING TITLE:
OUTDOOR DINING ROOM

DATE: MAY 23 2018	DRAWING NUMBER:
SCALE: 1/4" = 1'-0"	L8
DRAWN: TK	
DESIGN: TK	
CHECK: MM	
MSLA PROJECT NUMBER:	07026

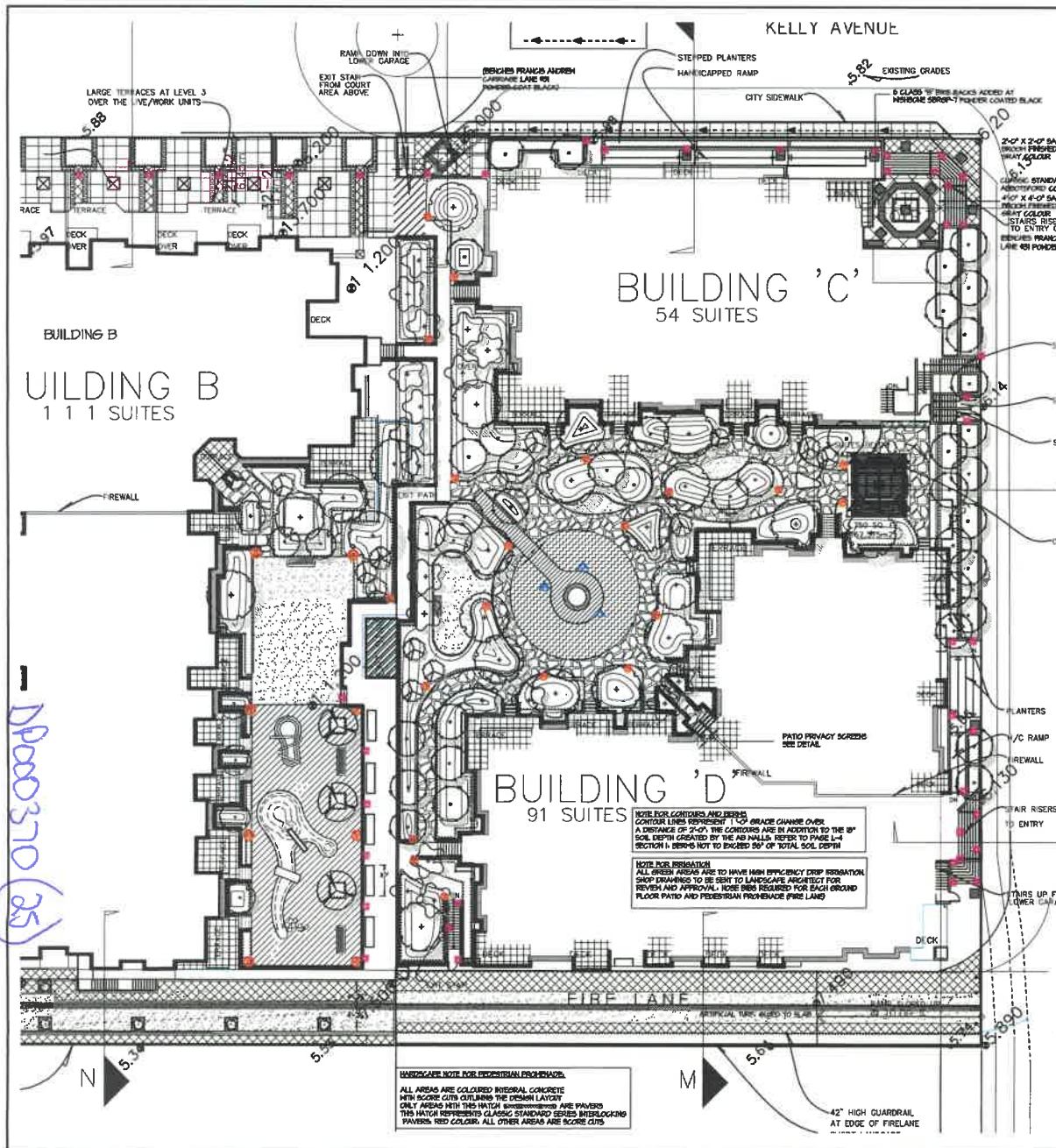
7026-N OF PHASE 2.2P

OUTDOOR DINING ROOM WITH CHANDELIER



1
1.6 OUTDOOR DINING ROOM WITH CHANDELIER
SCALE: 1/4" = 1'-0"

DP00370 (24)



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PROJECT:
MONTROSE SQUARE
MULTI FAMILY
BUILDINGS C & D
2180 KELLY AVE
PORT COQUITLAM, BC

DRAWING TITLE:

LIGHTING

PLAN

DATE: 10/07/02	DRAWING NUMBER:
SCALE: 1/8" = 1'-0"	L10
DRAWN: MFLM	
DESIGN: TK	