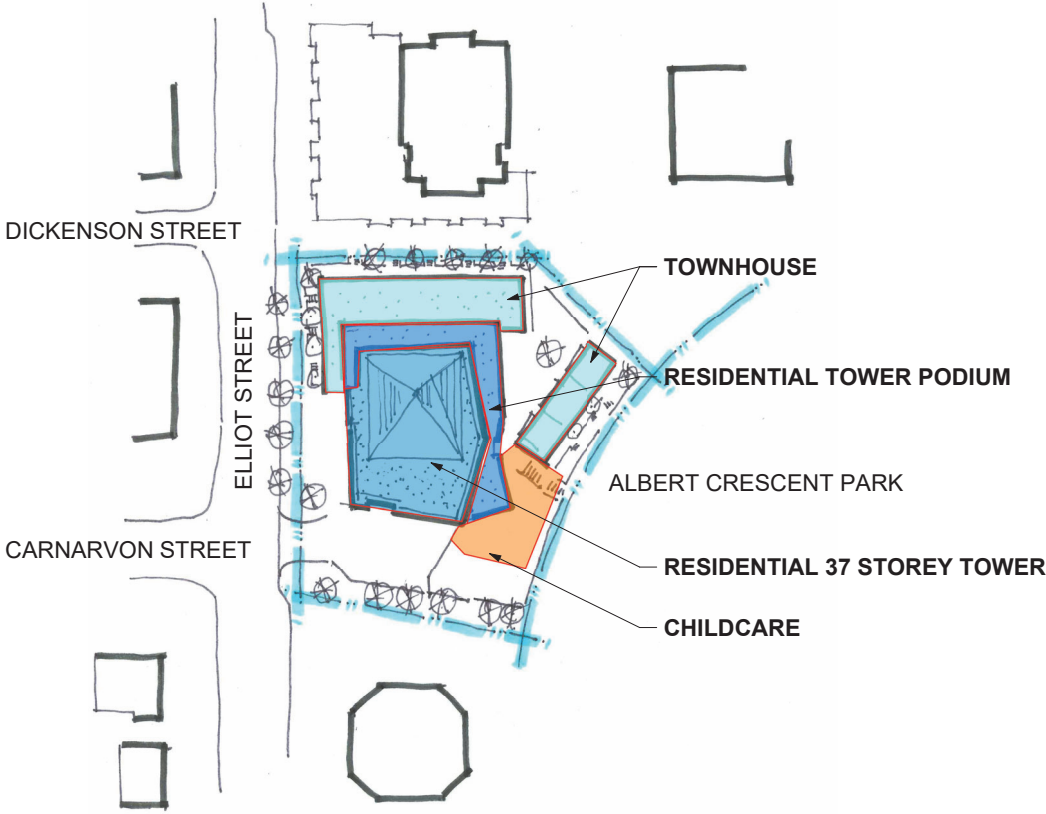
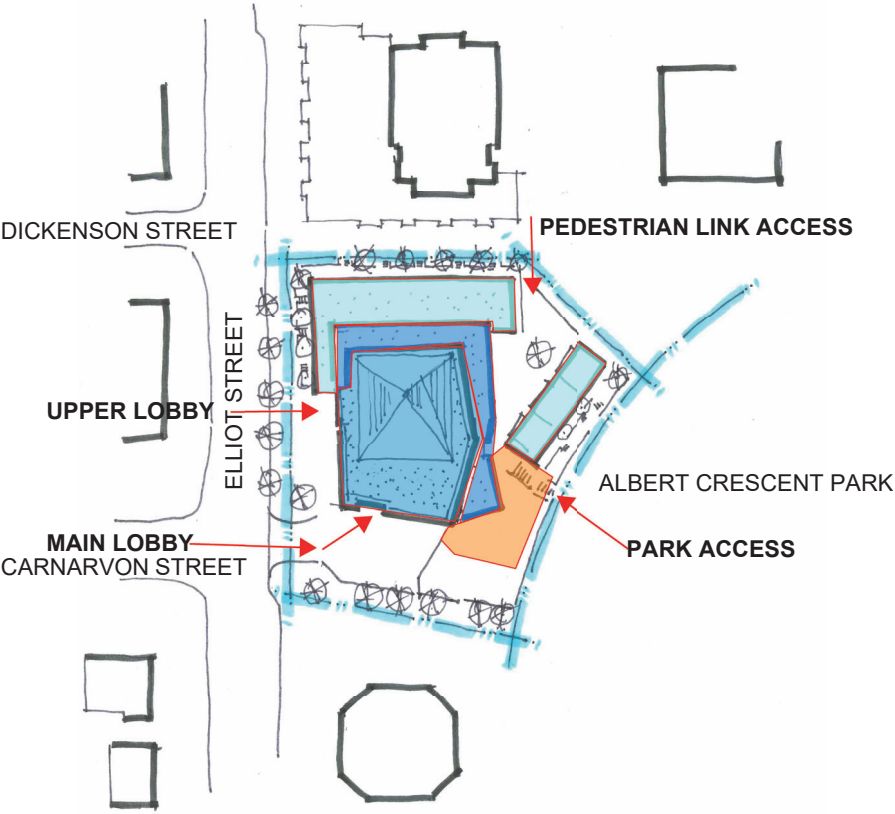


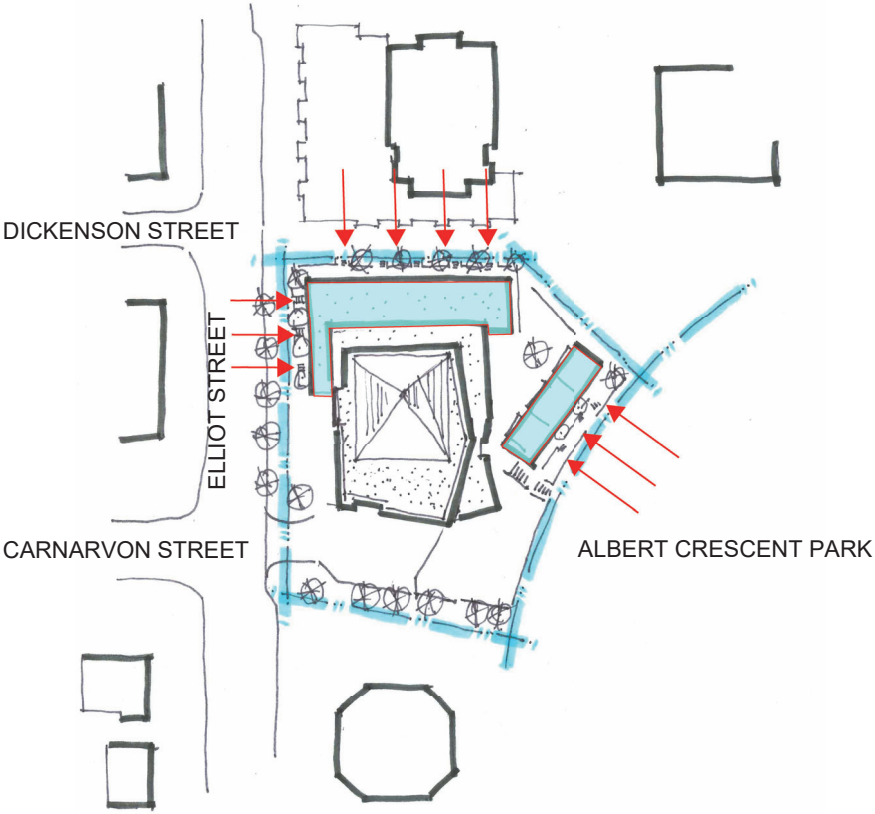
Attachment #4
Proposal Drawings



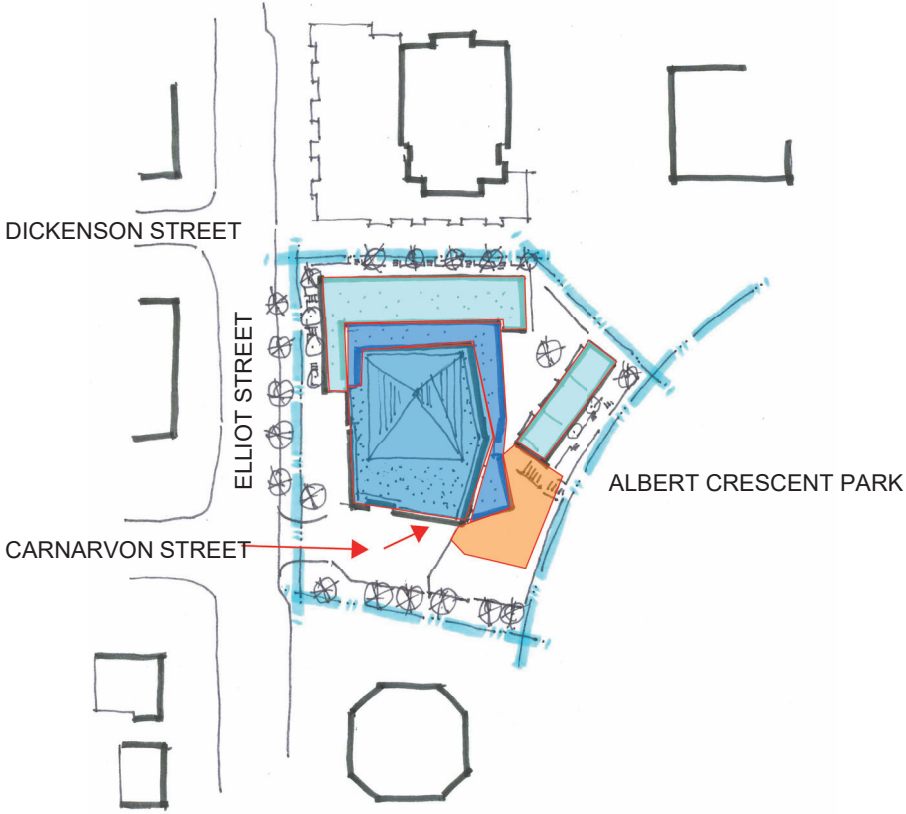
SITE USE



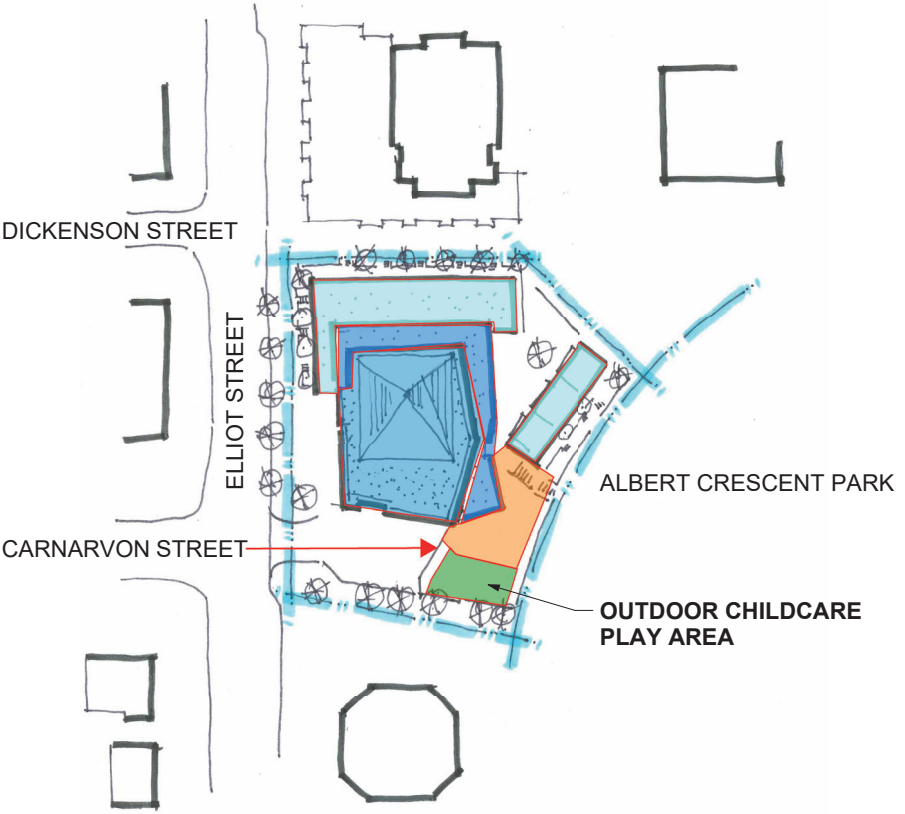
RESIDENTIAL TOWER ACCESS POINTS.



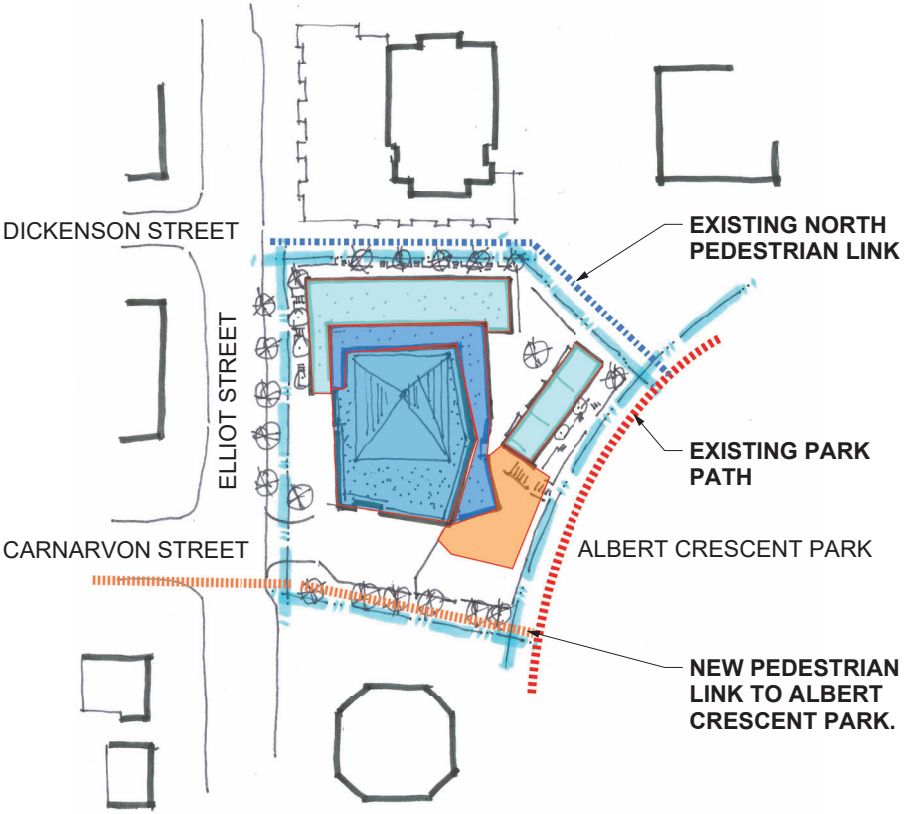
TOWNHOUSE ACCESS POINT.



LOADING, PARKADE GARBAGE PICKUP ACCESS POINT.



CHILDCARE ACCESS.



PEDESTRIAN CIRCULATION AROUND SITE.

No.	Description	Date
1	Issued for Rezoning / Development Permit	2019-12-05
2	Re-Issued for Rezoning / Development Permit	2020-05-26
3	Re-Issued for Rezoning / Development Permit	2023-08-04
4	Issued for Rezoning Response	2023-10-26
5	Re-Issued for Rezoning Response	2024-01-19

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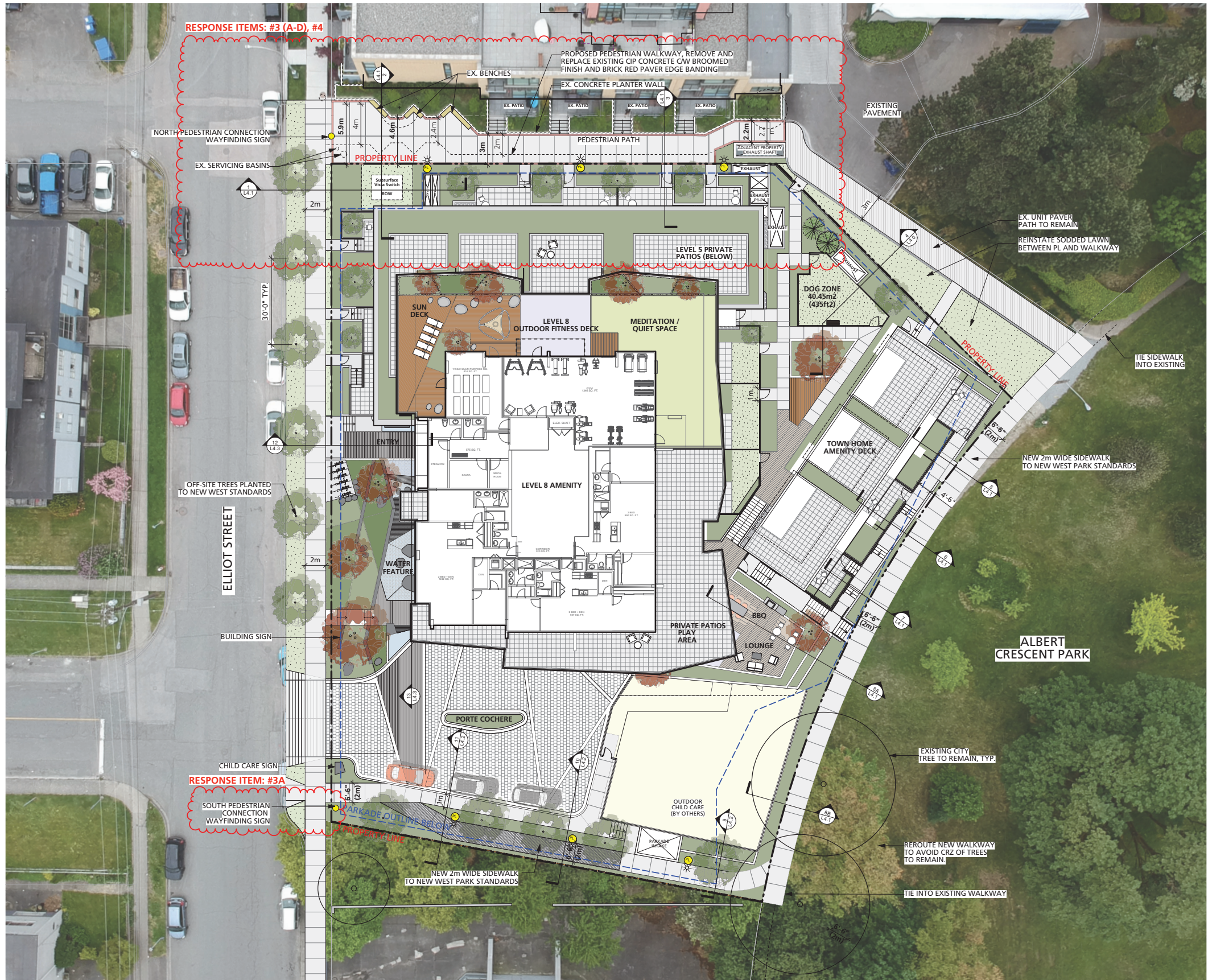
Regal Century
Management Inc.

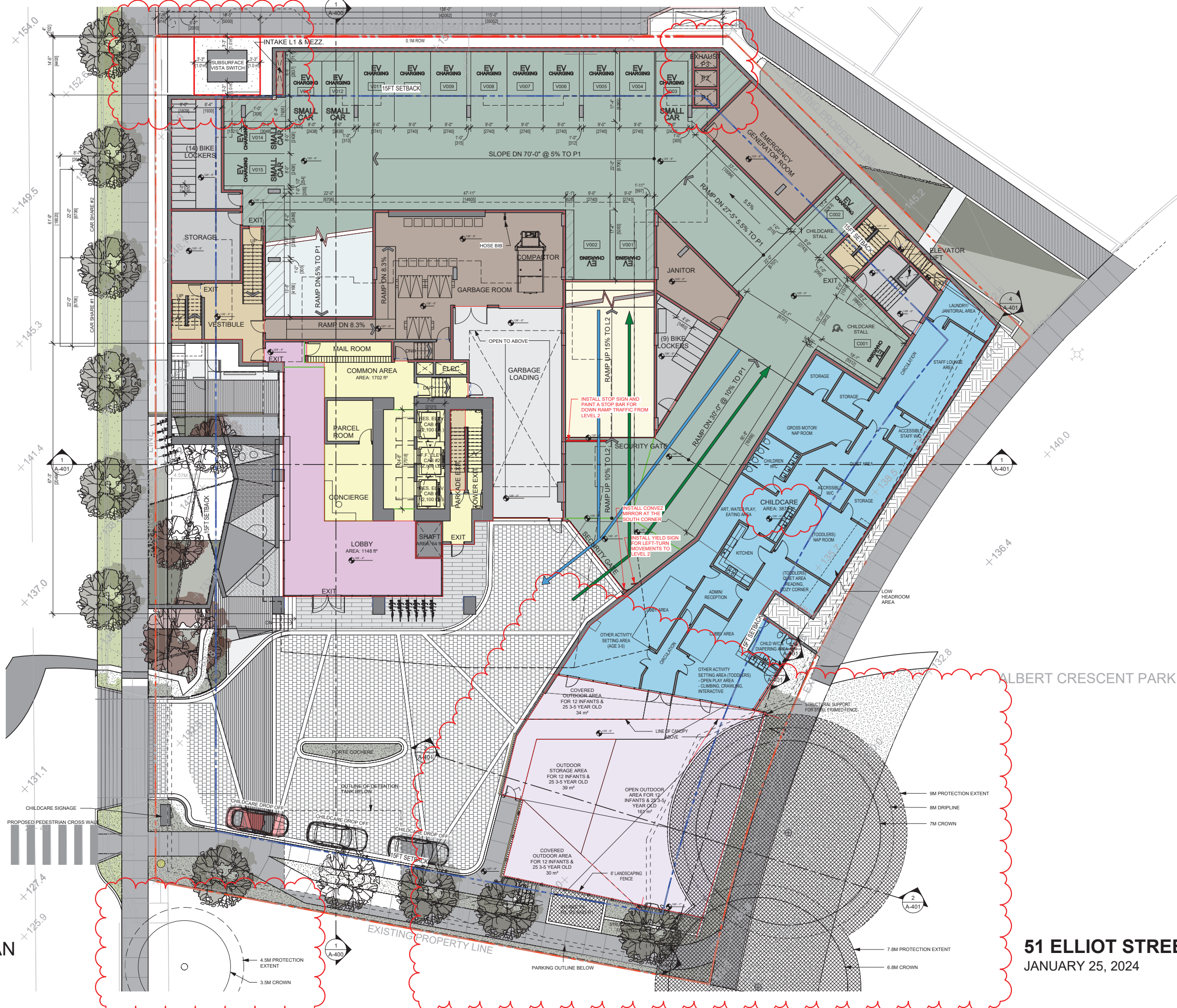
51 Elliot Street,
New Westminster

Landscape
Context Plan

P

Job No.: 17-038





AREA SCHEDULE	
Area Use Type	Area
CHILDCARE	3875 ft²
CHILDCARE OUTDOOR AREA	2832 ft²
GARBAGE LOADING	1117 ft²
LOBBY	1148 ft²
MECH.	54 ft²
RENTAL PARKING	537 ft²
RESIDENTIAL COMMON	1702 ft²
RESIDENTIAL COMMON BELOW GRADE	728 ft²
RESIDENTIAL PARKING	869 ft²
SERVICE	2473 ft²
STORAGE	1213 ft²
VISITOR PARKING	8723 ft²
	25270 ft²

PARKING SCHEDULE - L1			
Level	Comments	Count	use
T/O SLAB-L1	H/C	1	CHILDCARE
T/O SLAB-L1	REGULAR	1	CHILDCARE
CHILDCARE: 2			
T/O SLAB-L1	REGULAR	11	VISITOR
T/O SLAB-L1	SMALL	4	VISITOR
VISITOR: 15			
T/O SLAB-L1: 17			

BIKE STALL SCHEDULE - L1			
Level	Comments	Count	use
T/O SLAB-L1	HORIZONTAL	22	BIKE LOCKERS
BIKE LOCKERS: 22			
T/O SLAB-L1: 22			

AREAS

- CHILDCARE
- CHILDCARE OUTDOOR AREA
- GARBAGE LOADING
- LOBBY
- MECH.
- RENTAL PARKING
- RESIDENTIAL COMMON
- RESIDENTIAL COMMON BELOW GRADE
- RESIDENTIAL PARKING
- SERVICE
- STORAGE
- VISITOR PARKING

L1 FLOOR PLAN
SCALE: 3/32" = 1'-0"





ELEVATION SOUTH WEST ELLIOT STREET
SCALE: 1" = 20'-0"



- MATERIAL LEGEND**
- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
SOLARBAN 60 ANNEALED #2 BLUE
 - ② WINDOW WALL - SPANDREL PANEL
VITRUM - EQUINOX
 - ③ WINDOW WALL - SPANDREL PANEL
VITRUM - ANCHOR GRAY
 - ④ WATER FEATURE
 - ⑤ METAL AND GLASS GUARDRAIL
 - ⑥ STONE
BASALT
 - ⑦ FROSTED GLASS PRIVACY SCREEN
WHITE
 - ⑧ ARCHITECTURAL PAINTED CONCRETE
WHITE
 - ⑨ METAL PANEL
SEMI GLOSS BLACK
 - ⑩ METAL PANEL
WHITE
 - ⑪ CEMENT PANEL
SWISS PEARL - GRANITE 622
 - ⑫ PARKADE ENTRY GATE
BLACK
 - ⑬ MECHANICAL LOUVERS
 - ⑭ ALUMINUM WINDOW MULLION
GREY
 - ⑮ ALUMINUM WINDOW MULLION
BLACK
 - ⑯ GLASS FINS
BLUE
 - ⑰ METAL FENCING
WHITE

ELEVATION NORTH WEST
SCALE: 1" = 20'-0"



- MATERIAL LEGEND
- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
SOLARBAN 60 ANNEALED #2 BLUE
 - ② WINDOW WALL - SPANDREL PANEL
VITRUM - EQUINOX
 - ③ WINDOW WALL - SPANDREL PANEL
VITRUM - ANCHOR GRAY
 - ④ WATER FEATURE
 - ⑤ METAL AND GLASS GUARDRAIL
 - ⑥ STONE
BASALT
 - ⑦ FROSTED GLASS PRIVACY SCREEN
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 - ⑧ ARCHITECTURAL PAINTED CONCRETE
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 - ⑨ METAL PANEL
SEMI GLOSS BLACK
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 - ⑭ ALUMINUM WINDOW MULLION
BLACK
 - ⑮ ALUMINUM WINDOW MULLION
BLACK
 - ⑯ GLASS FINS
BLUE
 - ⑰ METAL FENCING
WHITE

ELEVATION NORTH EAST
SCALE: 1" = 20'-0"



ELEVATION SOUTH EAST
SCALE: 1" = 20'-0"

MATERIAL LEGEND

- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
SOLARBAN 60 ANNEALED #2 BLUE
- ② WINDOW WALL - SPANDREL PANEL
VITRUM - EQUINOX
- ③ WINDOW WALL - SPANDREL PANEL
VITRUM - ANCHOR GRAY
- ④ WATER FEATURE
- ⑤ METAL AND GLASS GUARDRAIL
- ⑥ STONE
BASALT
- ⑦ FROSTED GLASS PRIVACY SCREEN
WHITE
- ⑧ ARCHITECTURAL PAINTED CONCRETE
WHITE
- ⑨ METAL PANEL
SEMI GLOSS BLACK
- ⑩ METAL PANEL
WHITE
- ⑪ CEMENT PANEL
SWISS PEARL - GRANITE 622
- ⑫ PARKADE ENTRY GATE
BLACK
- ⑬ MECHANICAL LOUVERS
- ⑭ ALUMINUM WINDOW MULLION
GREY
- ⑮ ALUMINUM WINDOW MULLION
BLACK
- ⑯ GLASS FINS
BLUE
- ⑰ METAL FENCING
WHITE



ENLARGED ELEVATION SOUTH WEST
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
SOLARBAN 60 ANNEALED #2 BLUE
- ② WINDOW WALL - SPANDREL PANEL
VITRUM - EQUINOX
- ③ WINDOW WALL - SPANDREL PANEL
VITRUM - ANCHOR GRAY
- ④ WATER FEATURE
- ⑤ METAL AND GLASS GUARDRAIL
- ⑥ STONE
BASALT
- ⑦ FROSTED GLASS PRIVACY SCREEN
WHITE
- ⑧ ARCHITECTURAL PAINTED CONCRETE
WHITE
- ⑨ METAL PANEL
SEMI GLOSS BLACK
- ⑩ METAL PANEL
WHITE
- ⑪ CEMENT PANEL
SWISS PEARL - GRANITE 622
- ⑫ PARKADE ENTRY GATE
BLACK
- ⑬ MECHANICAL LOUVERS
- ⑭ ALUMINUM WINDOW MULLION
GREY
- ⑮ ALUMINUM WINDOW MULLION
BLACK
- ⑯ GLASS FINS
BLUE
- ⑰ METAL FENCING
WHITE



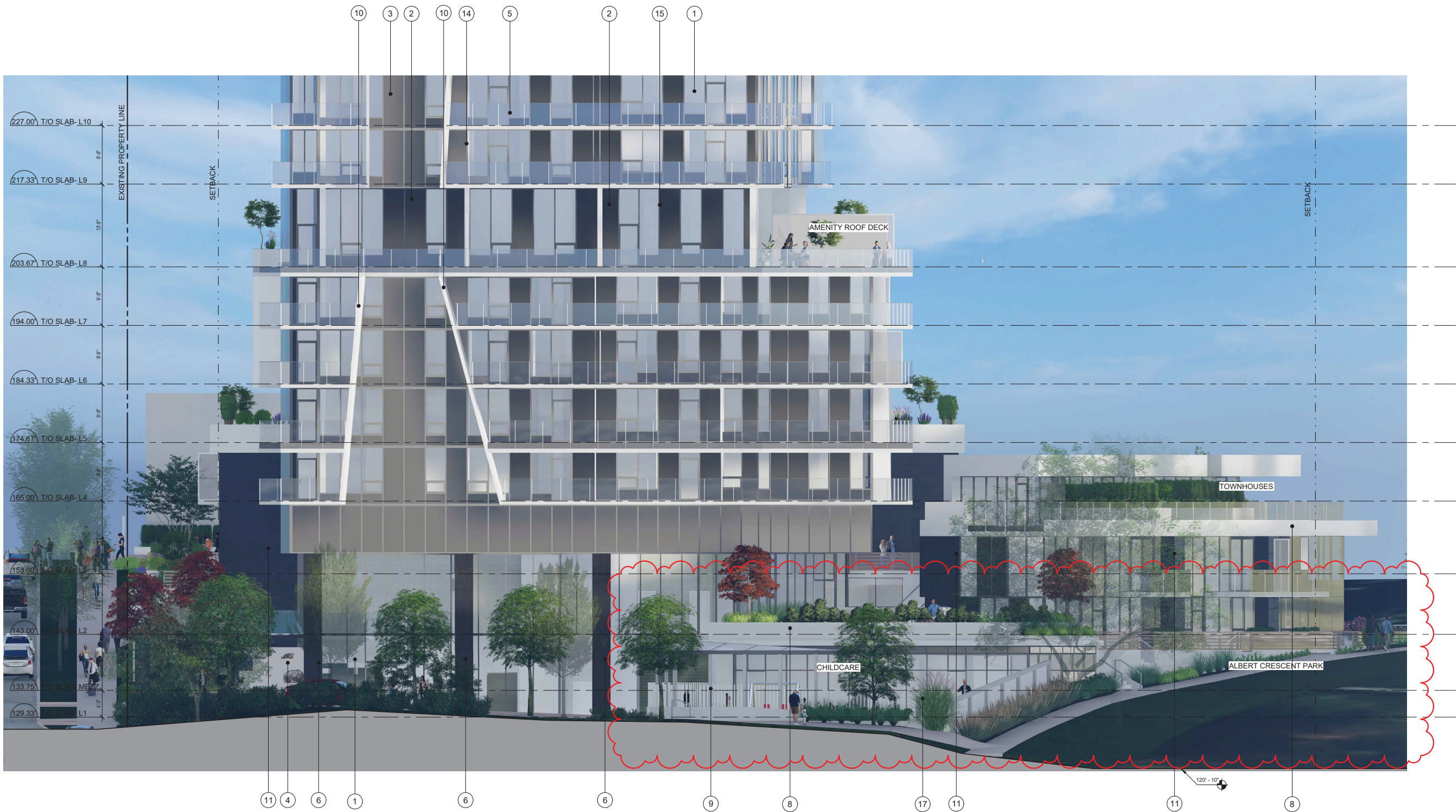
ENLARGED ELEVATION NORTH WEST
SCALE: 1/8" = 1'-0"

MATERIAL LEGEND

- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
SOLARBAN 60 ANNEALED #2 BLUE
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VITRUM - EQUINOX
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- ⑮ ALUMINUM WINDOW MULLION
BLACK
- ⑯ GLASS FINS
BLUE
- ⑰ METAL FENCING
WHITE



ENLARGED ELEVATION NORTH EAST
SCALE: 1/8" = 1'-0"



- MATERIAL LEGEND**
- ① DOUBLE GLAZED WINDOW WALL - VISION PANEL
SOLARBAN 60 ANNEALED #2 BLUE
 - ② WINDOW WALL - SPANDREL PANEL
VITRUM - EQUINOX
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 - ⑮ ALUMINUM WINDOW MULLION
BLACK
 - ⑯ GLASS FINS
BLUE
 - ⑰ METAL FENCING
WHITE

ENLARGED ELEVATION SOUTH EAST
SCALE: 1/8" = 1'-0"



SOUTH WEST OVERALL

51 ELLIOT STREET
JANUARY 25, 2024

A-600



NORTH VIEW OVERALL

51 ELLIOT STREET
JANUARY 25, 2024

A-602









**NORTH ENLARGED - ELLIOT STREET
TOWNHOUSES**

51 ELLIOT STREET
JANUARY 25, 2024

A-608



AERIAL OF NORTH PEDESTRIAN WALKWAY
SCALE:

51 ELLIOT STREET
JANUARY 25, 2024

A-609

51 ELLIOT STREET - NEW WEST MINSTER

Development Data													Unit Mix Analysis																											
Floor Level		Daycare Building		TOWER (Market / Rental)		Floor Level		Unit Area	Rental Unit Area	Rental Common	Residential Common (Hallways, Core)	Town houses	Town houses Parkside	Amenity Market Guest Room	Amenity Shared	Daycare	GFA	Efficiency	Exclusions					Market										Rental						
																				Adaptable	Amenity (Max 5%)	Mech	Shaft	Rental	Daycare	Net Area-FAR (GFA Minus Exclusions)	Studio	1 Bd	1 Bd + Den	2 Bd	2 Bd + Den	3 Bd	3 Bd + Den	3 Bd + Den (TH)	Total MARKET	2 Bd	3 Bd	Adaptable	TOTAL UNITS	
L37						L37		sf			sf	sf		sf	sf		sf	%	sf	sf			sf	sf	sf	46 m2 (500.00 sf)	46 m2 (500.00 sf)	48 m2 (520.00 sf)	72 m2 (780.00 sf)	79 m2 (850.00 sf)	84 m2 (900.00 sf)	125 m2 (1,350.00 sf)	111 m2 (1,200.00 sf)		67 m2 (725.00 sf)	86 m2 (925.00 sf)	1BR	2BR/3BR		
L36						L36		4,860			1,017	-	-	-	-	-	5,877	82.7%	120	-		29	-	-	5,728	46.45 m2 (500 sf)	53.88 m2 (580 sf)	65.03 m2 (700 sf)	84.54 m2 (910 sf)	91.97 m2 (990 sf)	120.77 m2 (1,300 sf)	148.64 m2 (1,600 sf)	130.06 m2 (1,400 sf)	4			0	4		
L35						L35		4,860			1,017	-	-	-	-	-	5,877	82.7%	120	-		29	-	-	5,728	0	0	0	0	0	2	2		4			0	4		
L34						L34		6,427			1,172	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	2	2	2	1	1	0		8			1	3	8	
L33						L33		6,427			1,172	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	2	2	2	1	1	0		8			1	3	8	
L32						L32		6,427			1,172	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	2	2	2	1	1	0		8			1	3	8	
L31						L31		6,427			1,172	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	2	2	2	1	1	0		8			1	3	8	
L30						L30		6,427			1,172	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	2	2	2	1	1	0		8			1	3	8	
L29						L29		6,427			1,172	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	2	2	2	1	1	0		8			1	3	8	
L28						L28		6,427			1,172	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	2	2	2	1	1	0		8			1	3	8	
L27						L27		6,427			1,172	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	2	2	2	1	1	0		8			1	3	8	
L26						L26		6,427			1,172	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	2	2	2	1	1	0		8			1	3	8	
L25						L25		6,427			1,172	-	-	-	-	-	7,599	84.0%	110	-		29	-	-	7,400	0	2	2	2	1	1	0		8			1	3	8	
L24						L24		6,427			1,172	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	2	2	2	1	1	0		8			1	3	8	
L23						L23		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L22						L22		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L21						L21		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L20						L20		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L19						L19		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L18						L18		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L17						L17		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L16						L16		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L15						L15		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L14						L14		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L13						L13		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L12						L12		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L11						L11		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L10						L10		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L9						L9		6,430			1,169	-	-	-	-	-	7,599	84.6%	110	-		29	-	-	7,460	0	3	3	2	1	0	0		9			1	3	9	
L8						L8		3,119			942	-	-	-	-	2,335	6,396		70	-		29	-	-	4,032	0	0	0	0	1	2	0	0	3			0	0	3	
L7						L7		7,073	2,170	89	1,155	-	-	-	-	-	10,417	88.2%	-	2,335		29	-	-	8,074	0	0	0	0	0	0	0	0	0	0	8	3	0	4	11
L6						L6		-	9,077	1,340	-	-	-	-	-	-	10,417	87.1%	-	-		29	-	-	10,328	0	6	4	4	3	0	0	0	0	13	0	0	3	0	13
L5						L5		9,044	-	-	1,373	-	-	-	-	-	10,417	86.8%	60	-		29	-	-	10,328	0	4	4	1	0	0	0	0	9	0	0	3	0	9	
L4						L4		6,008	-	-	1,416	4,999	484	852	584	-	14,123	77.9%	60	1,216		29	-	-	10,818	0	2	1	0	0	0	0	0	0	7	10	0	0	0	10
L3						L3		1,900	-	-	1,826	5,013	1,950	-	861	-	11,950	59.9%	-	861		29	-	-	10,690	0	0	0	0	0	0	0	0	3	3	0	0	0	3	
Mezz						Mezz		-	-	-	1,396	-	-	-	-	-	5,902		-	1,752		29	-	-	3,621	0	0	0	0	0	0	0	0	3	3	0	0	0	3	
L1						L1		-	-	-	197	-	-	-	-	-	197		-	-		29	-	-	1,756	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
P1						P1		01	-	-	1,839	-	-	-	-	1,205	3,875	8,919	-	-		53	-	-	3,875	0	0	0	0	0	0	0	0	0	0	0	0	0	0	
P2						P2					1,249	-	-	-	-	-	1,249			28,765					29,567															
P3						P3																																		