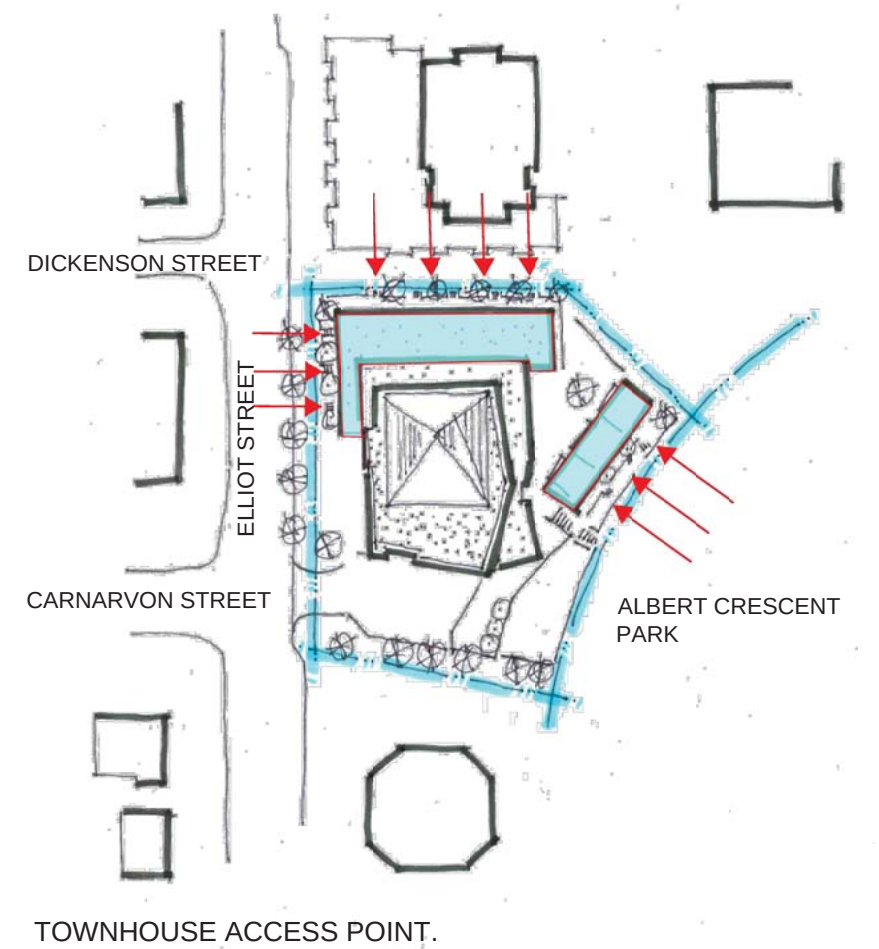
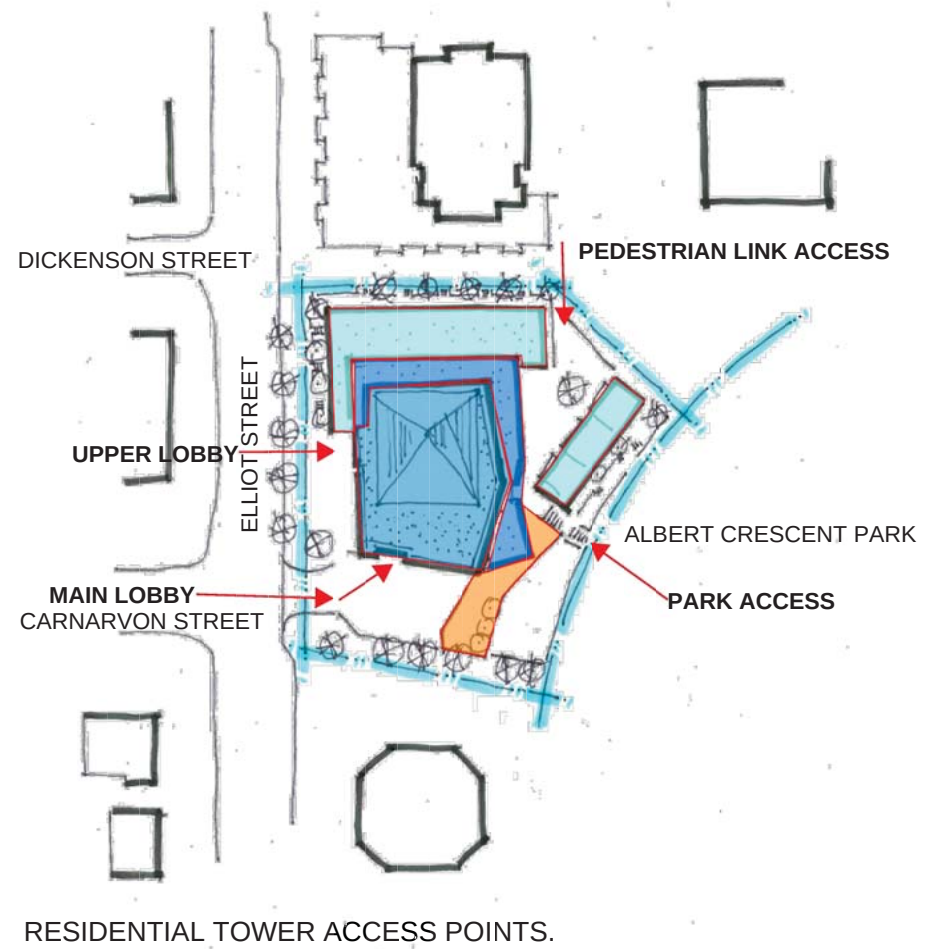
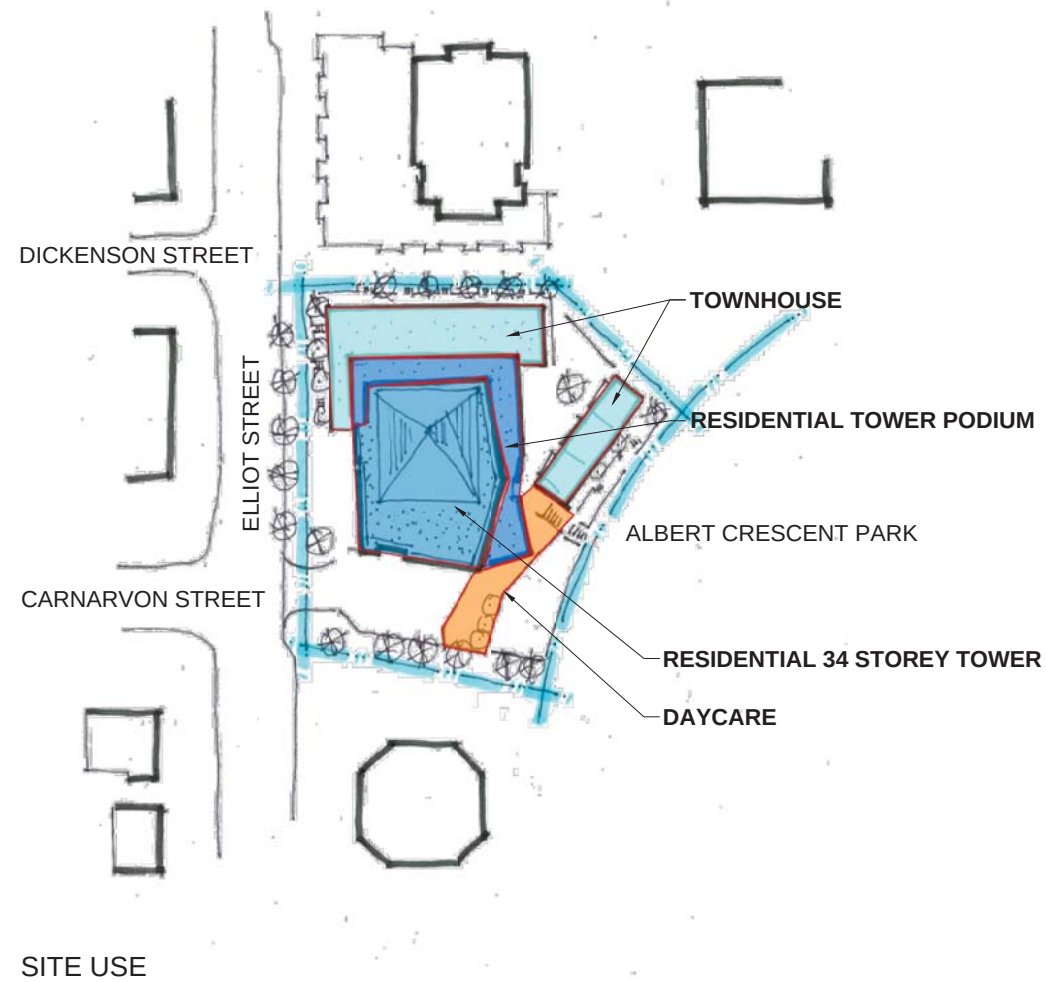
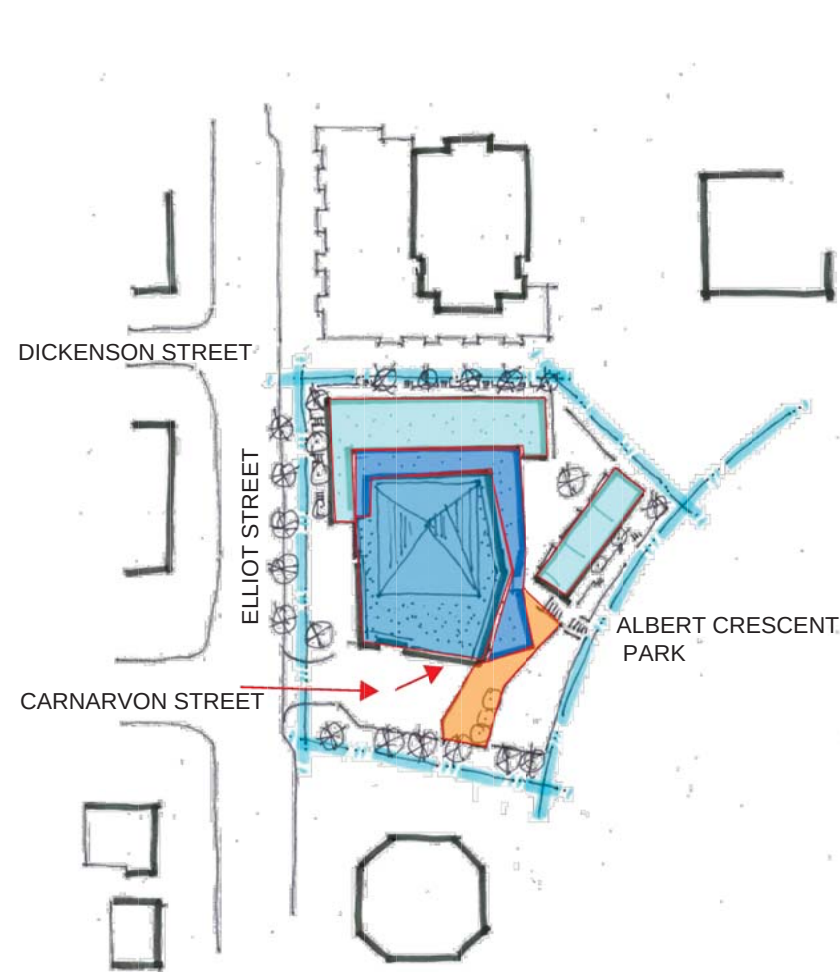
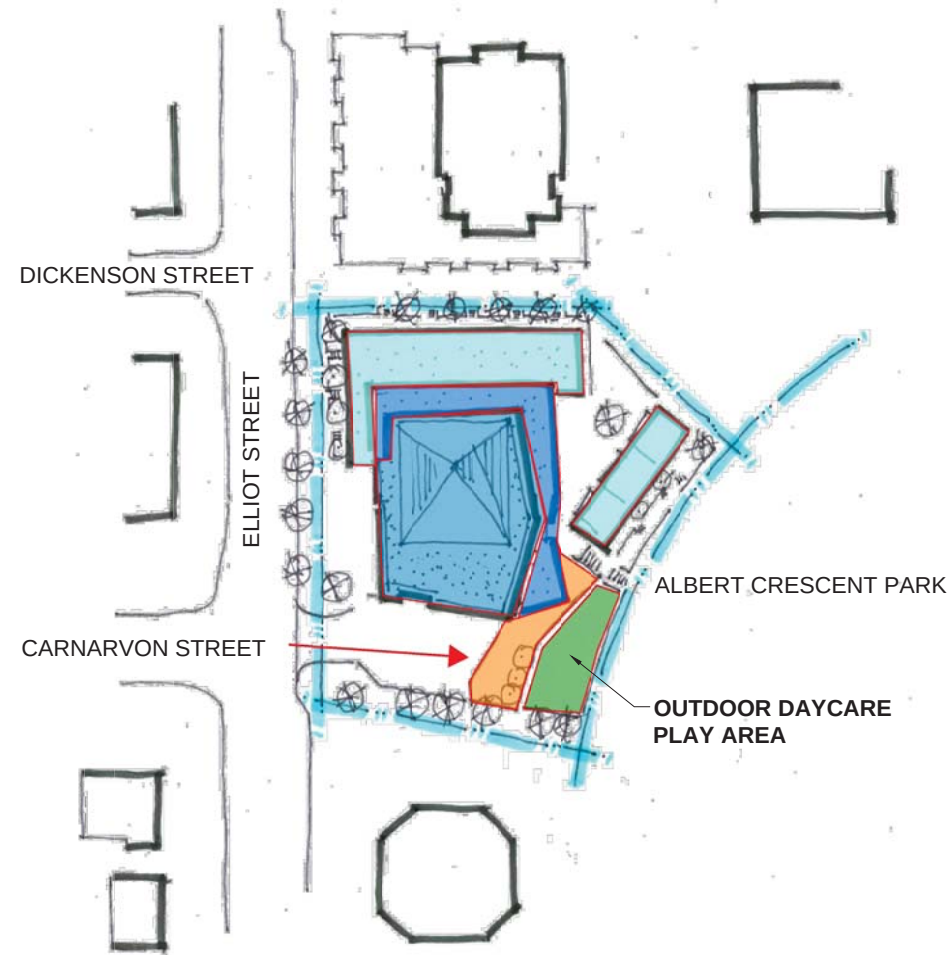


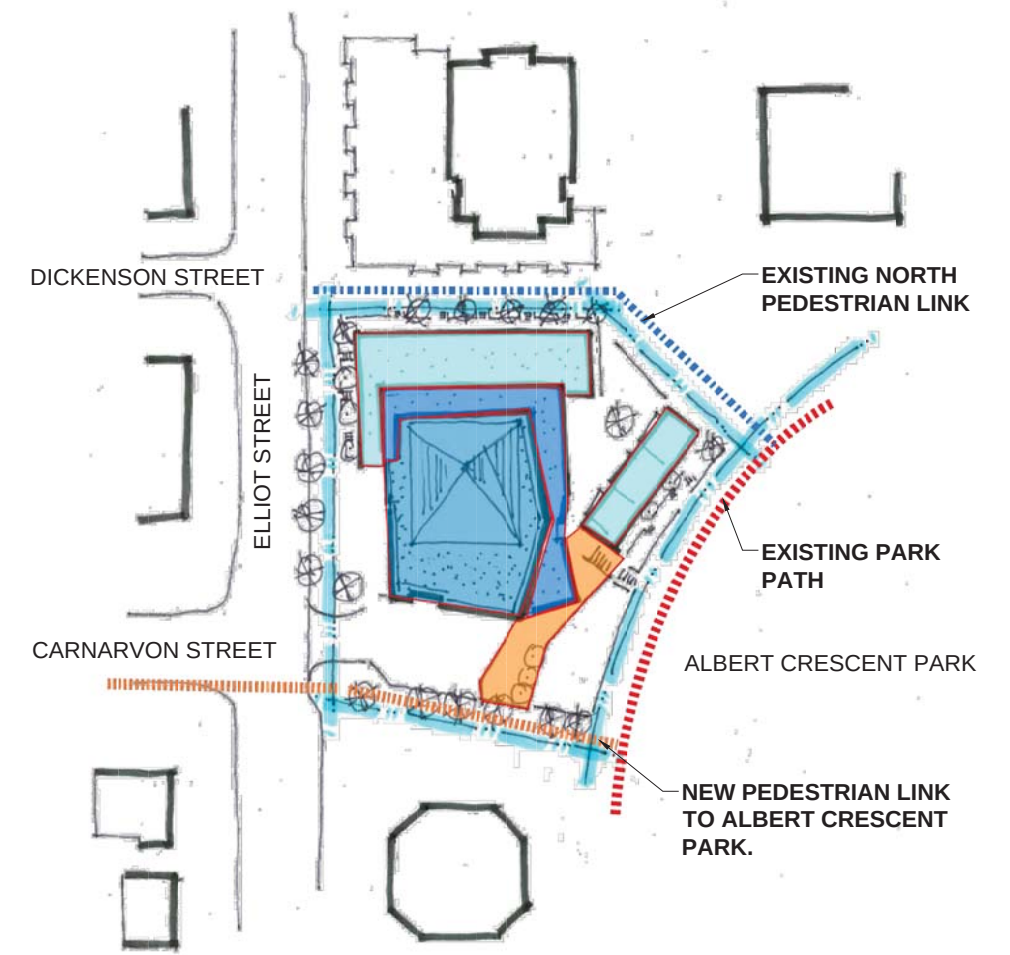




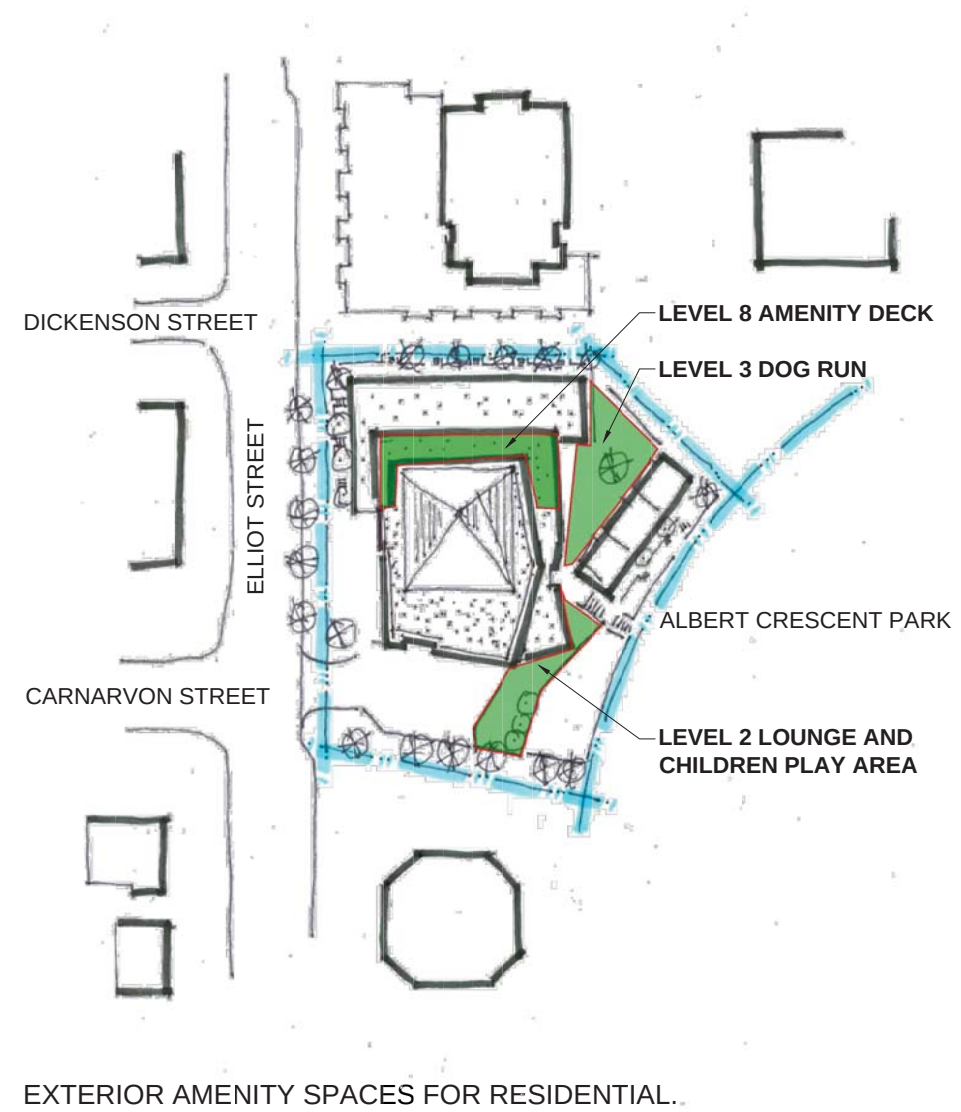
LOADING, PARKADE GARBAGE PICKUP ACCESS POINT.

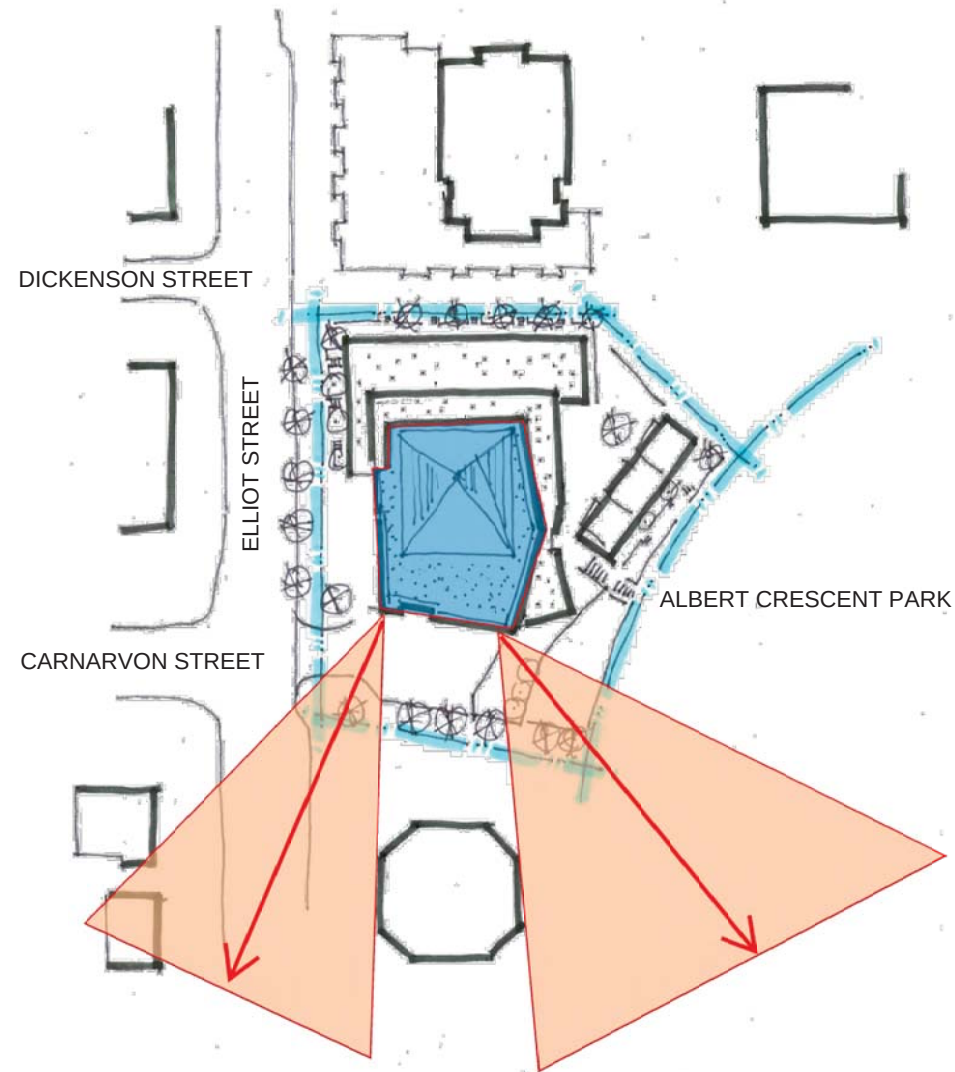


DAYCARE ACCESS.

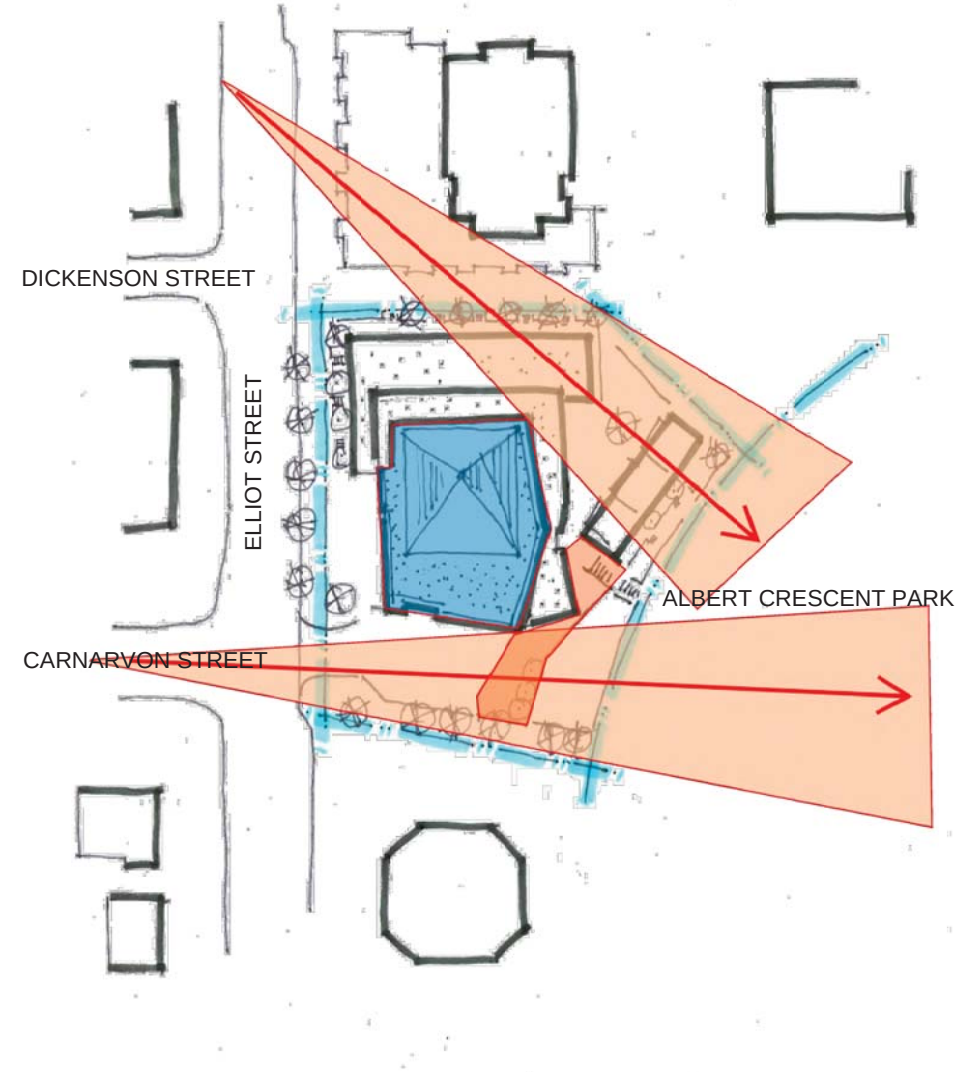


PEDESTRIAN CIRCULATION AROUND SITE

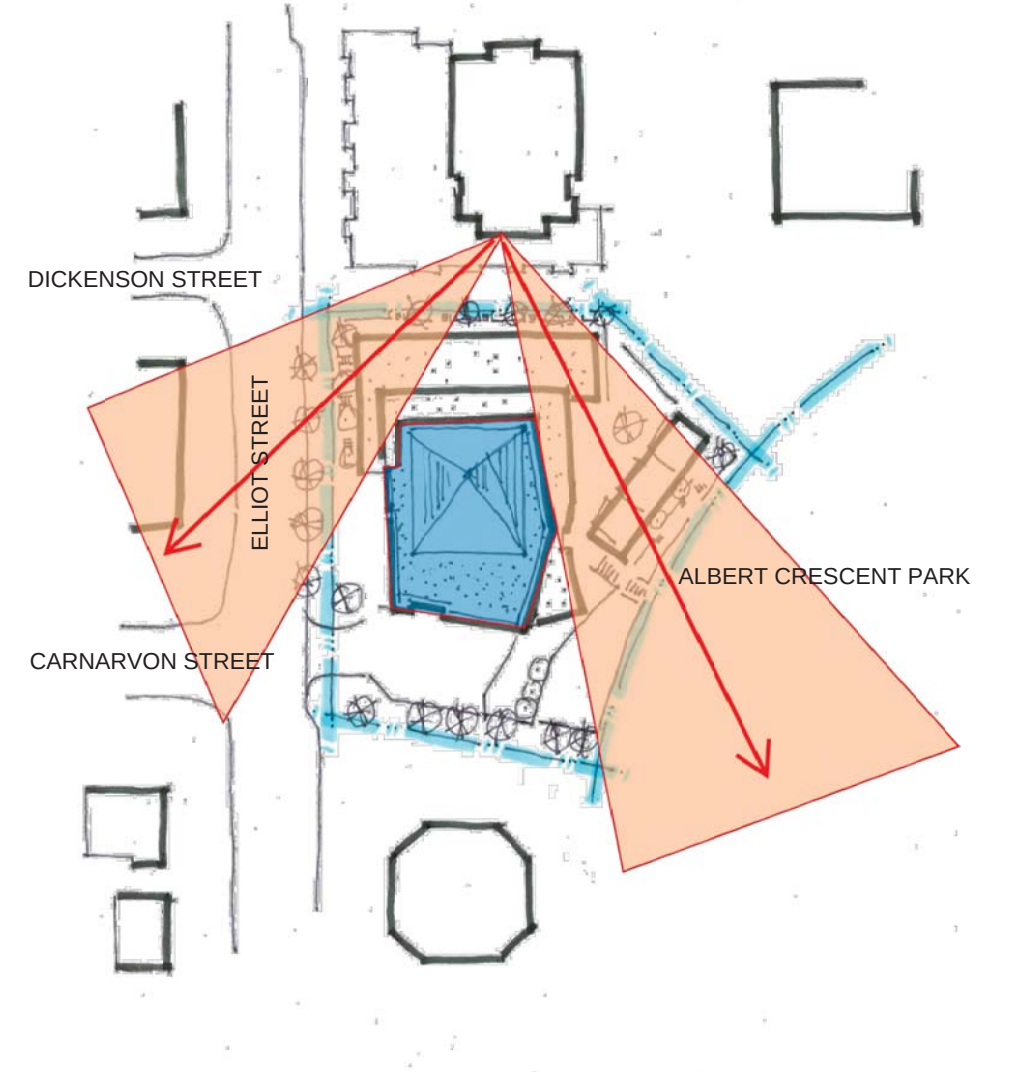




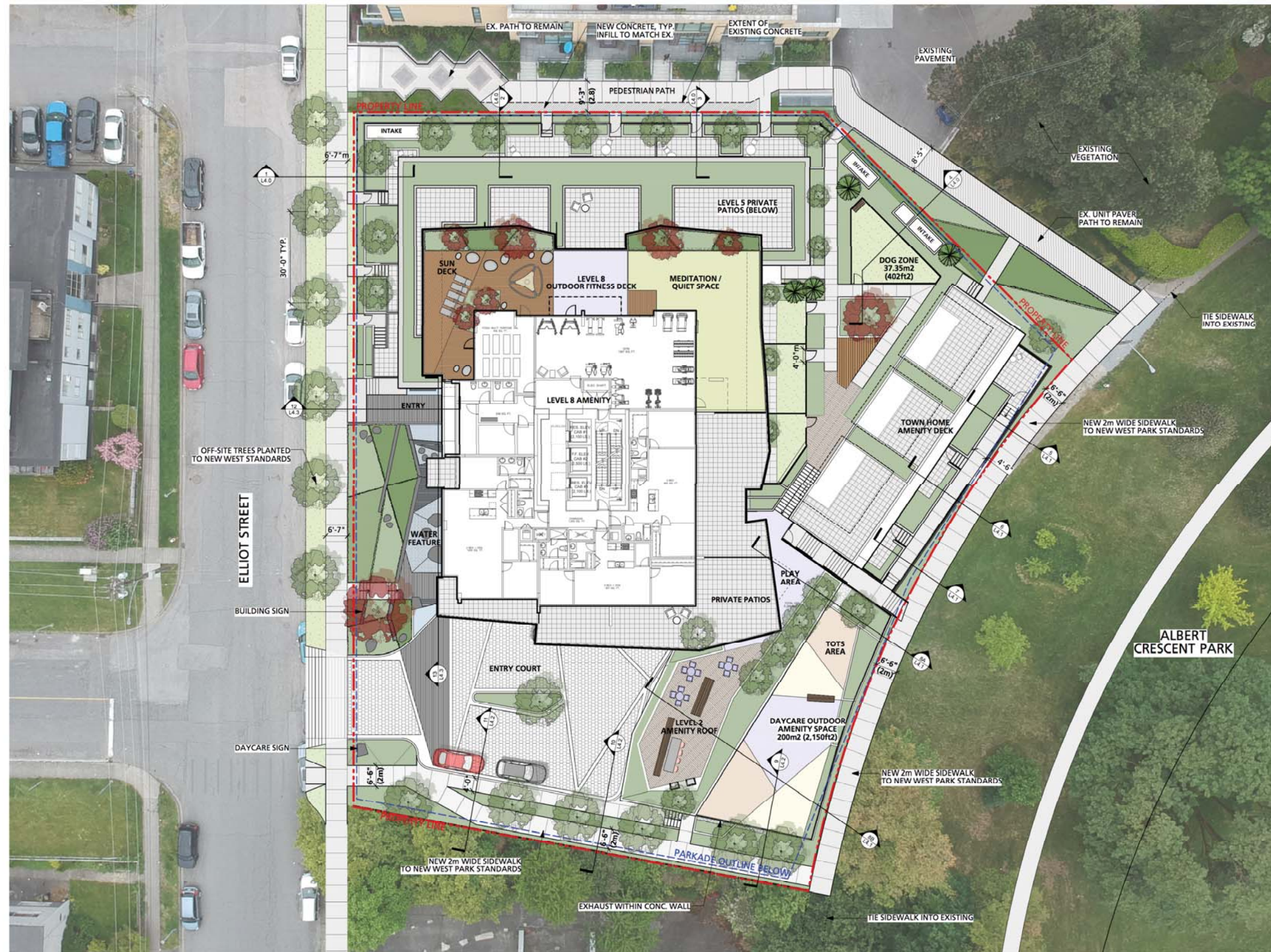
VIEW OPPORTUNITIES TO FRASER RIVER FROM TOWER.



VIEW CORRIDORS FROM NORTH AND WEST



VIEW CORRIDORS TO FRASER RIVER FROM EXISTING BUILDING TO THE NORTH.



2	Re-issued for Rezoning / Development Permit	05/26/2020
1	Issued for Rezoning / Development Permit	12/5/2019
Revision No.		Date

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Client:

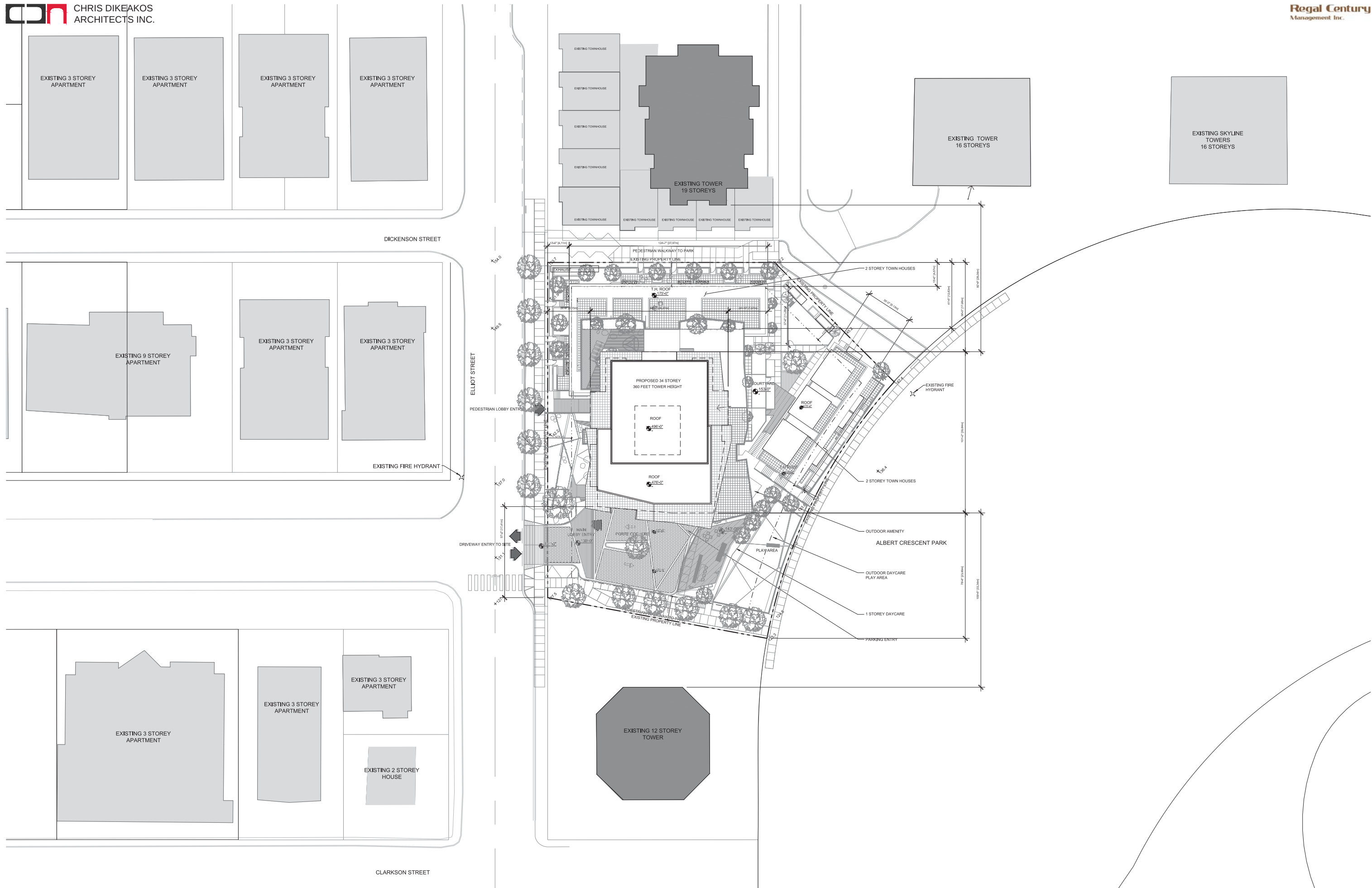
Regal Century
Management Inc.

Project Title:
**51 Elliot Street,
New Westminster**

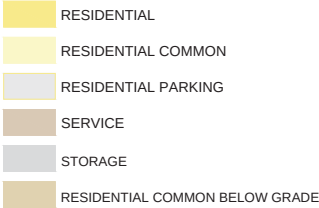
Drawing Title:
**Landscape
Context Plan**

Project North:
1/16"=1'-0" @ 24x36
Sheet No.:
Scale:
Job No.:
17-038
Drawn By: TH
Checked By: MP

L0.0





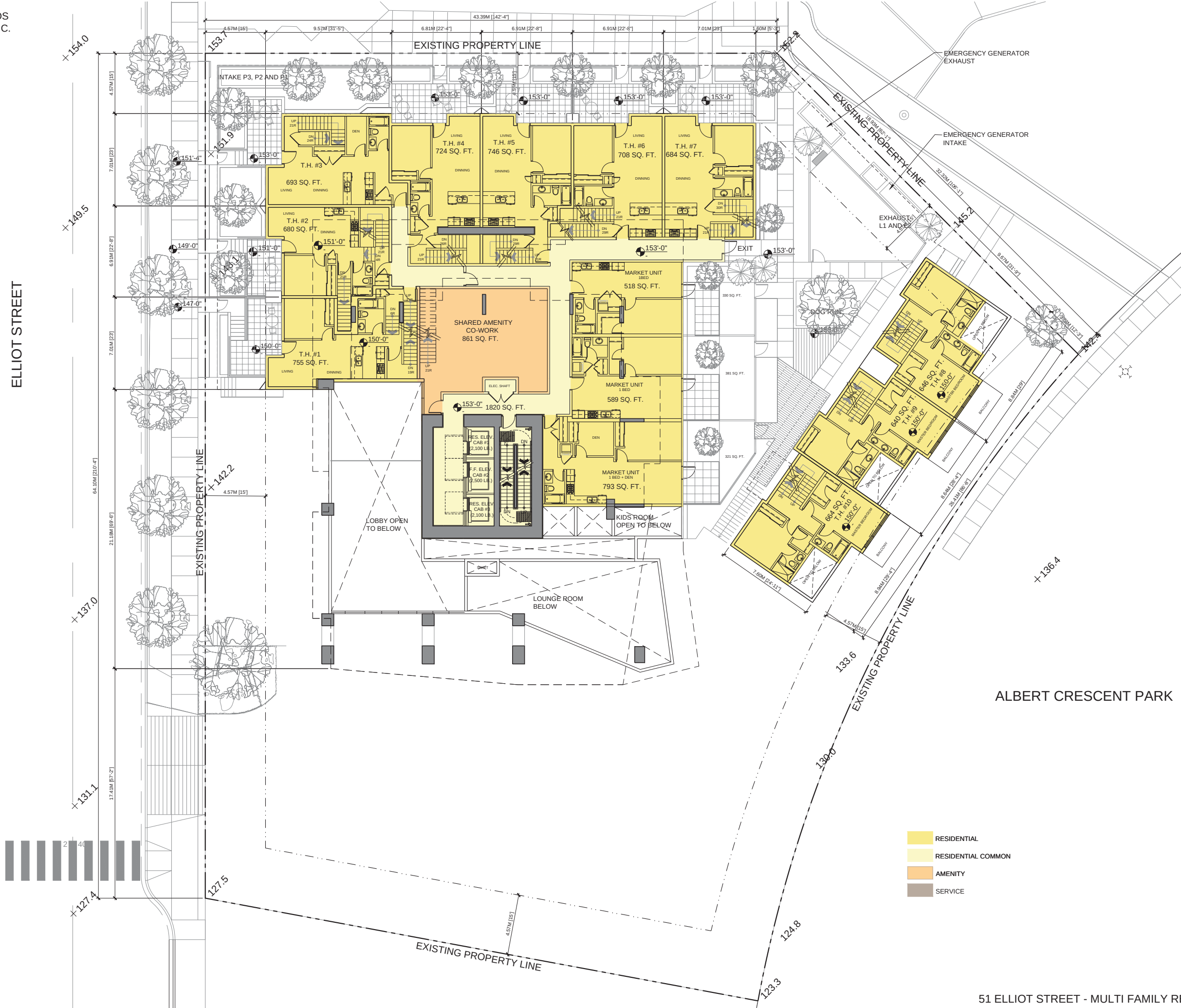


June 05, 2020



L3 FLOOR PLAN

June 05, 2020





SOUTH WEST OVERALL

June 04, 2020

51 ELLIOT STREET - MULTI FAMILY RESIDENTIAL A600



VIEW LOOKING FROM CARNARVON ST



ELLIOT STREET LOBBY

June 04, 2020

51 ELLIOT STREET - MULTI FAMILY RESIDENTIAL A611



SOUTH ENLARGED - ELLIOT STREET

June 04, 2020

51 ELLIOT STREET - MULTI FAMILY RESIDENTIAL A604



SOUTH EAST OVERALL

June 04, 2020

51 ELLIOT STREET - MULTI FAMILY RESIDENTIAL A603



EAST ENLARGED - ALBERT CRESCENT PARK

June 04, 2020

51 ELLIOT STREET - MULTI FAMILY RESIDENTIAL A606



OVERALL NORTH EAST VIEW

June 04, 2020

51 ELLIOT STREET - MULTI FAMILY RESIDENTIAL A614

51 ELLIOT STREET - NEW WEST MINSTER 6.0 FAR

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	Amenity Market	Amenity Shared	Daycare	GFA	Efficiency	Adaptable	Amenity (Max 5%)	Rental	Daycare	Net Area-FAR (GFA Minus Exclusions)	
L34		Mech	5,877 sf							34	4,805			1,072	-	-	-	-	5,877	81.8%	120	-	-	-	5,757	
L33			5,877 sf							33	4,805			1,072	-	-	-	-	5,877	81.8%	120	-	-	-	5,757	
L32			7,560 sf							32	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L31			7,560 sf							31	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L30			7,560 sf							30	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L29			7,560 sf							29	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L28			7,560 sf							28	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L27			7,560 sf							27	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L26			7,560 sf							26	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L25			7,560 sf							25	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L24			7,560 sf							24	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L23			7,560 sf							23	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L22			7,560 sf							22	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L21			7,560 sf							21	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L20			7,560 sf							20	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L19			7,560 sf							19	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L18			7,560 sf							18	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L17			7,560 sf							17	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L16			7,560 sf							16	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L15			7,560 sf							15	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L14			7,560 sf							14	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L13			7,560 sf							13	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L12			7,560 sf							12	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L11			7,560 sf							11	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L10			7,560 sf							10	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L9			7,560 sf							09	6,312			1,248	-	-	-	-	7,560	83.5%	110	-	-	-	7,450	
L8			3,087 sf	2,311						08	3,087			1,000	-	-	-	2,311	6,398		-	2,311	-	-	4,087	
L7										07	-	8,933	1,485	-	-	-	-	-	10,418	85.7%	60	-	10,418	-	-	
L6										06	-	8,933	1,485	-	-	-	-	-	10,418	85.7%	60	-	10,418	-	-	
L5			10,413 sf							05	8,979			1,434	-	-	-	-	10,413	86.2%	60	-	-	-	10,353	
L4			7,425 sf	1,216 sf	5,483 sf					04	6,008	-	-	1,417	5,483	-	1,216	-	14,124		60	1,216	-	-	12,848	
L3			3,720 sf	861 sf	6,840 sf					03	1,900			1,820	6,940		861		11,521		-	861	-	-	10,660	
L2			1,571 sf	2,742 sf	2,254 sf					02	-			1,571	2,254		2,742		6,567		-	2,742	-	-	3,825	
Mezz										01	-			197				197		-	-	-	-	197		
L1			4,220 sf	1,885						01	-			1,821	-		1,885	4,220	7,926		-	1,885	-	4,220	1,821	
P1										P1																
P2										P2																
P3										P3																
TOTALS											181,072	17,866	2,970	41,356	14,677	0	9,015	4,220	271,176		3,120	9,015	20,836	4,220	234,105	
											Max 5% = 13,559 sf															
																						0% 27% 26% 19% 9% 5% 1% 4% 90% 10% 41%				
															20% Required				Total Required				10% Required 40% Required			
																						Total Stalls				
																						Total with Deductions				