

FIRST &

ROYAL

# HOMES WITHIN REACH IN **THE HEART OF NEW WESTMINSTER**

AC • PARKING • STORAGE



189 MODERN HOMES INSPIRED BY THE STORIED HISTORY OF NEW WESTMINSTER. FIRST & ROYAL MARKS AREVA LIVING'S FIRST CHAPTER IN PRESERVING NEW WESTMINSTER'S PAST FOR FUTURE GENERATIONS TO ENJOY.

FIRST & ROYAL OFFERS HOME BUYERS THE UNMATCHED OPPORTUNITY TO OWN ATTAINABLE REAL ESTATE IN METRO VANCOUVER WITHOUT HAVING TO CROSS A BRIDGE.







INSPIRED BY  
HISTORY  
DESIGNED FOR  
TOMORROW





# THE PERFECT SETTING FOR A THRIVING COMMUNITY

## HONOURING THE PAST. ROOTED IN THE PRESENT.

First & Royal is the newest project from Areva Living, the development team behind New Westminister's revitalized Columbia Theatre, as well as the restored EMN Woods Cottage. Originally built in 1890, the cottage is one of the few remaining heritage homes that predates the city's Great Fire. With its stunning wood and stucco exteriors, First & Royal takes cues from the past, while featuring thoroughly modern home interiors designed for today's work and play. First & Royal doubles down on Areva's commitment to preserve the best of New West's history, while creating a community for the next generation of residents.



### 1859

City of New Westminister was established and became the first capital city of the new colony of British Columbia.

*City of New Westminister map, by R.J. Williams, Ottawa. 1892. Source: City of Vancouver Archives Map 617*



### 1898

The "great fire" wiped out most of Downtown New Westminister.



### 1930s

Columbia Street became known as the "Golden Mile", a prime shopping and services destination, the main commercial service centre for the Fraser Valley and surrounding areas.



### Today

Downtown New Westminister is experiencing a major rise in popularity with lots of new development, a bustling waterfront and burgeoning foodie scene.





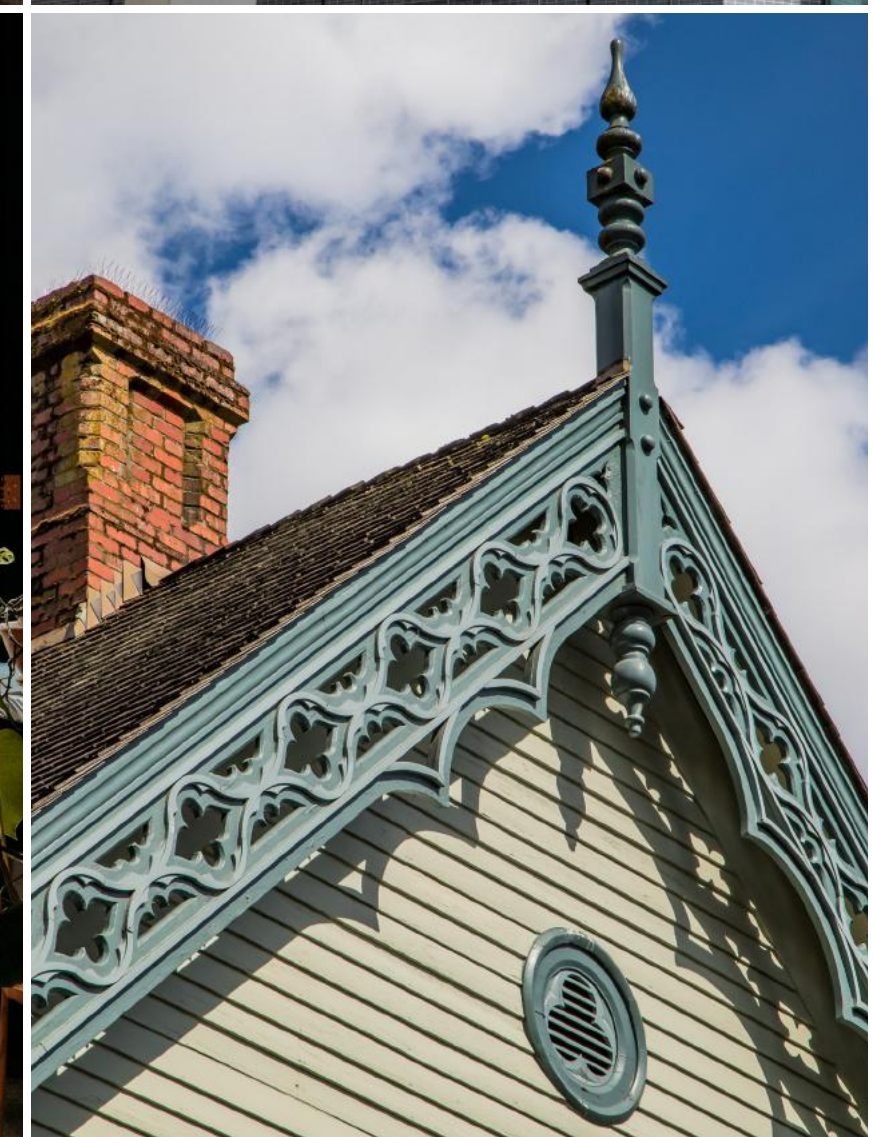
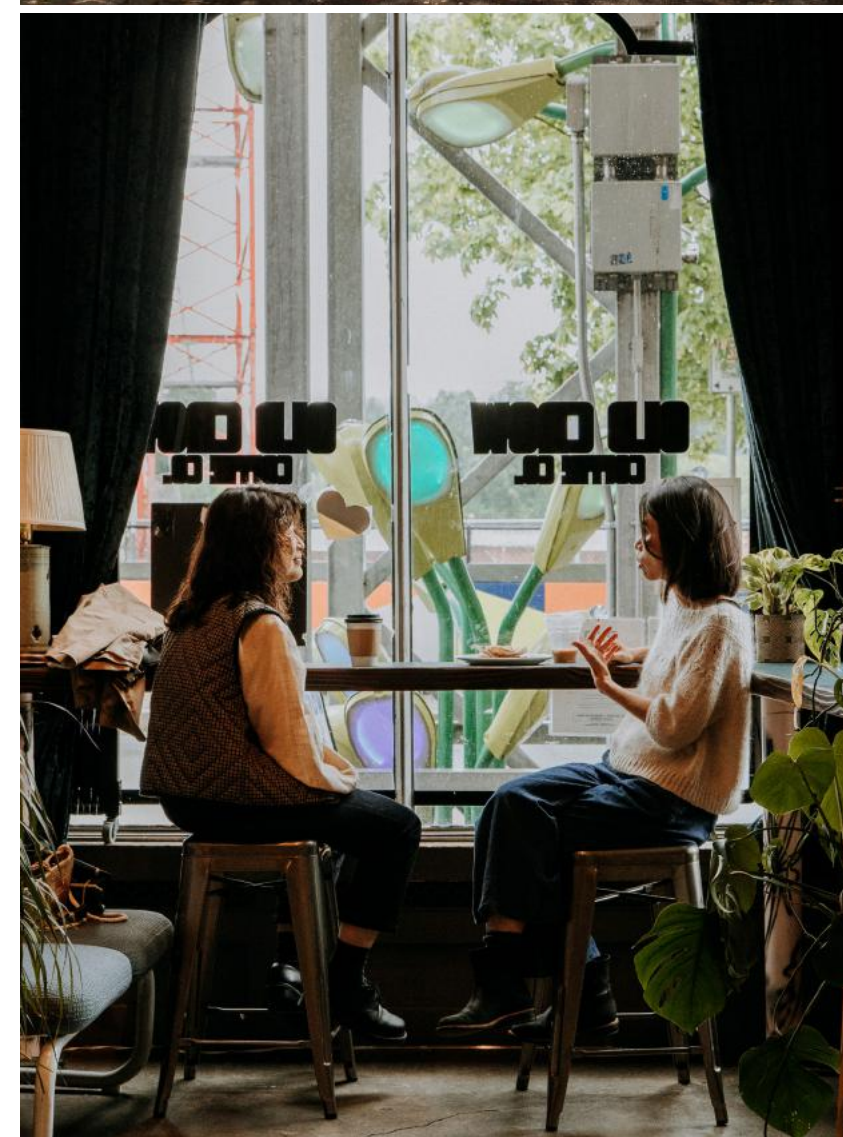
# ALL THE COOL WITHOUT BIG CITY HOME PRICES



## THE ORIGINAL DOWNTOWN

From home, it's just steps to Queen's Park. The 75 acre green space features mature trees, trails, picnic shelters, playgrounds, sports fields, and an off-leash dog area. Head a few blocks south to take in the Fraser River's majestic sweep and explore New West's rejuvenated waterfront.

A short stroll away, downtown New Westminster is buzzing. Think historic brick façades, unique owner-run businesses, and a global range of dining options, with the Columbia SkyTrain station and designated bike paths connecting to the wider world. Today, it's a hub for young artistic and creative professionals who seek a flourishing, inviting community in the lower mainland—minus the burden of big city home prices.





WHAT MAKES  
NEW WEST LIVING  
UNIQUE?

AUTHENTICITY

ARTISTRY

CRAFTMANSHIP



SUBRAAZ ABDULLAH  
PIVA MODERN ITALIAN

“WE—MY PARTNERS AND I—FELT IT WAS IMPORTANT TO OPEN OUR RESTAURANT IN A HUB AREA. WE SEE EVERYONE FROM ALL OVER THE LOWER MAINLAND VISITING OUR CITY, AND IT FEELS REALLY GOOD TO FEED THEM!”

PIVA Modern Italian is helping to put New Westminster on the map for Lower Mainland foodies. They're drawn by its elevated rustic fare, award-winning wine program, and convenient, central location.

Named for one of the founders' grandfathers—who emigrated from Northern Italy to the Interior in 1917—PIVA boasts menu items that take advantage of locally-sourced, seasonal ingredients. At the top of the must-try list: PIVA's Wild Boar Meatballs, a favourite among regulars and newcomers alike.







LAUREN BOWLER  
GREAT WALL TEA CO.

“NEW WEST FOLKS ARE LOYAL, SUPPORTIVE, AND CONNECTED TO THEIR NEIGHBOURS AND COMMUNITY IN A TRULY UNIQUE AND INCREDIBLE WAY.”

Great Wall Tea Co.'s founder has powerful childhood memories of making trips to the New Westminster Quay. “Ever since those visits, New Westminster has been special to me,” says Bowler.

Today, the Quay has become River Market, a walkable attraction packed with local businesses—and Great Wall Tea Co. is among them. Clientele gather regularly at the tea bar to hang out, chat, and sample new offerings. In River Market, Great Wall is hard to miss: It features a literal wall of tea, tins packed with responsibly-sourced looseleaf from around the world.



JORDEN FOSS  
STEEL & OAK BREWERY

“THE PEOPLE HERE TRULY DO SUPPORT LOCALS. IF YOU ARE HERE, THEY WANT YOU TO STAY HERE AND HAVE YOUR FRIENDS MOVE HERE. EVERYONE WHO LIVES HERE IS NEW WEST’S BIGGEST CHEERLEADER.”

Made with great care and the finest ingredients, Steel & Oak's beers are available in discerning shops, bars, and restaurants throughout BC.

But you'll have to visit in person to truly appreciate what Steel & Oak has achieved. Their tasting room is a fan favourite among locals, and a popular pilgrimage site for beer enthusiasts across the Lower Mainland. Steel & Oak's success is a testament both to the power of local support, and to the tastes of local residents—who clearly know how to appreciate the finer things in life.







# DOWNTOWN AESTHETIC WITHIN A LOCAL COMMUNITY SETTING

Situated in the heart of downtown New Westminster, First & Royal is a bustling metropolitan hub. From historic brick façades, to unique owner-run businesses, to a wide range of global cuisine, the area has everything to offer.

Closer to home, it's steps away from Queen's Park-75 acres of green space, featuring mature trees, trails, playgrounds, sports facilities, a petting zoo, and an off-leash area for your four-legged companion.



- FIRST & ROYAL SITE
- FIRST & ROYAL PRESENTATION CENTRE

**PARKS**

- 1. Queen's Park
- 2. Rainbow Playland
- 3. Tennis Courts
- 4. Rose Garden
- 5. Queen's Park Arena
- 6. Sports Complex
- 7. Baseball Diamond
- 8. Off-leash Dog Areas
- 9. Albert Crescent Park
- 15. Westminster Pier Park
- 39. Tipperary Park

**RESTAURANTS & SHOPPING**

- 10. Stefanos
- 11. Georgie's Local Kitchen & Bar
- 12. Taverna Greka
- 14. Met Bar & Grill
- 16. Patsara Thai
- 17. Sushi Yen
- 19. Pizzeria Ludica
- 20. Gastronomica Italia
- 21. Begbie's Tavern
- 22. Hive Cafe
- 23. Old Crow Coffee Co
- 24. Donuteria
- 25. El Santo
- 27. Piva
- 28. Kelly O'Bryan's
- 29. River Market
- 31. Safeway + Shops at New West
- 33. Starbucks

- 34. Save on Foods
- 35. BC Liquor Store
- 40. The Old Bavaria Haus
- 41. Taqueria Playa Tropical
- 42. Kozak Ukrainian Eatery
- 43. London Drugs
- 44. Royal City Centre Shopping

**RECREATION, CIVIC & SCHOOLS**

- 13. Columbia SkyTrain Station
- 18. New West Police Dept
- 26. Anvil Centre
- 30. New Westminster SkyTrain Station
- 32. Landmark Cinemas
- 36. Douglas College
- 37. École Qayqayt Elementary
- 38. City Hall
- 45. Fraser River Middle School



STORIED  
LIVING  
IMPECCABLY  
DESIGNED



First & Royal's design infuses a historical aesthetic throughout the exterior of the building while introducing modern, sleek interiors that will suit any style.

Private outdoor balconies for each home extend the living space and invite the surrounding natural beauty in.

Thoughtfully designed floor plans, abundant windows, modern kitchens, and sophisticated touches.

INVESTMENTS



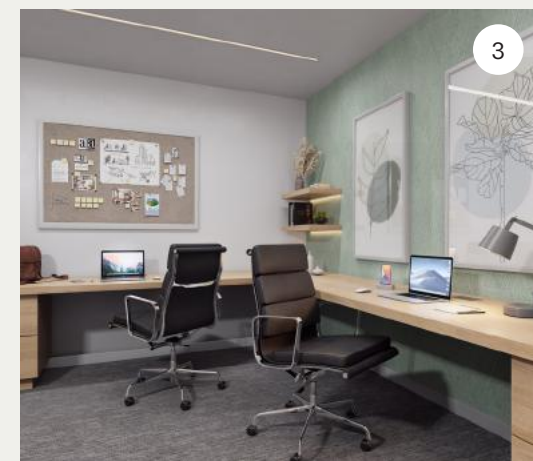
# MODERN AMENITIES WITH THE BEST ROOFTOP IN NEW WESTMINSTER



1



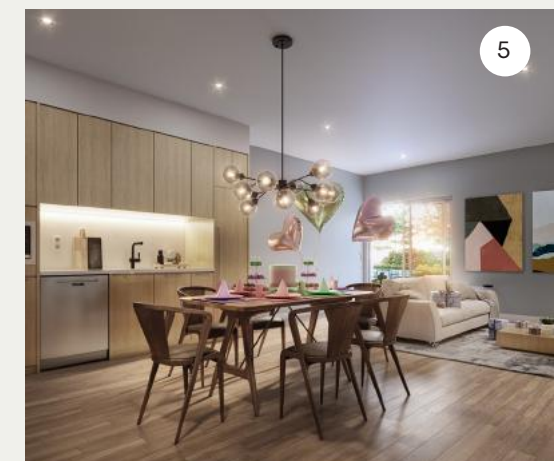
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3



4



5

First & Royal was designed to bring friends and families together. Amenities such as a rooftop oasis equipped with an outdoor theatre, BBQ spaces, and children's and dog play areas provide opportunities for get-togethers all year round. Rooftop gatherings are a chance to soak in scenic sunsets and Fraser River views.



The building offers a variety of amenities for every kind of resident. Office pods on each floor for the remote working professionals, whilst a gym, event room, and indoor theatre offer the perfect space for downtime.



1. ROOFTOP AMENITY SPACE
2. FULLY-EQUIPPED GYM
3. OFFICE PODS ON EACH FLOOR
4. COZY INDOOR SCREENING ROOM
5. KITCHEN & LOUNGE





AREVA  
LIVING



We are Areva Living, a team with decades of experience in developing beautiful, functional, long-lasting projects. We build our homes with confidence, strength, and human values.

Our goal is to build quality homes that last a lifetime and more. Homes that will be your family's sanctuary, that are the foundation of happy and supportive communities, and that collect soul as they age, like a London terrace or a villa in Italy. We take a continuous-improvement approach, always asking, What more can we do? We hope you will notice the results in the numerous small and big things that, altogether, make our homes different.

With backgrounds in development, construction and engineering, our team members have created projects locally in Vancouver, across Canada, and around the world. And our partnerships with over 30 of the finest Vancouver-based architectural and engineering firms guarantee an exceptional level of quality and expertise in residential home building.

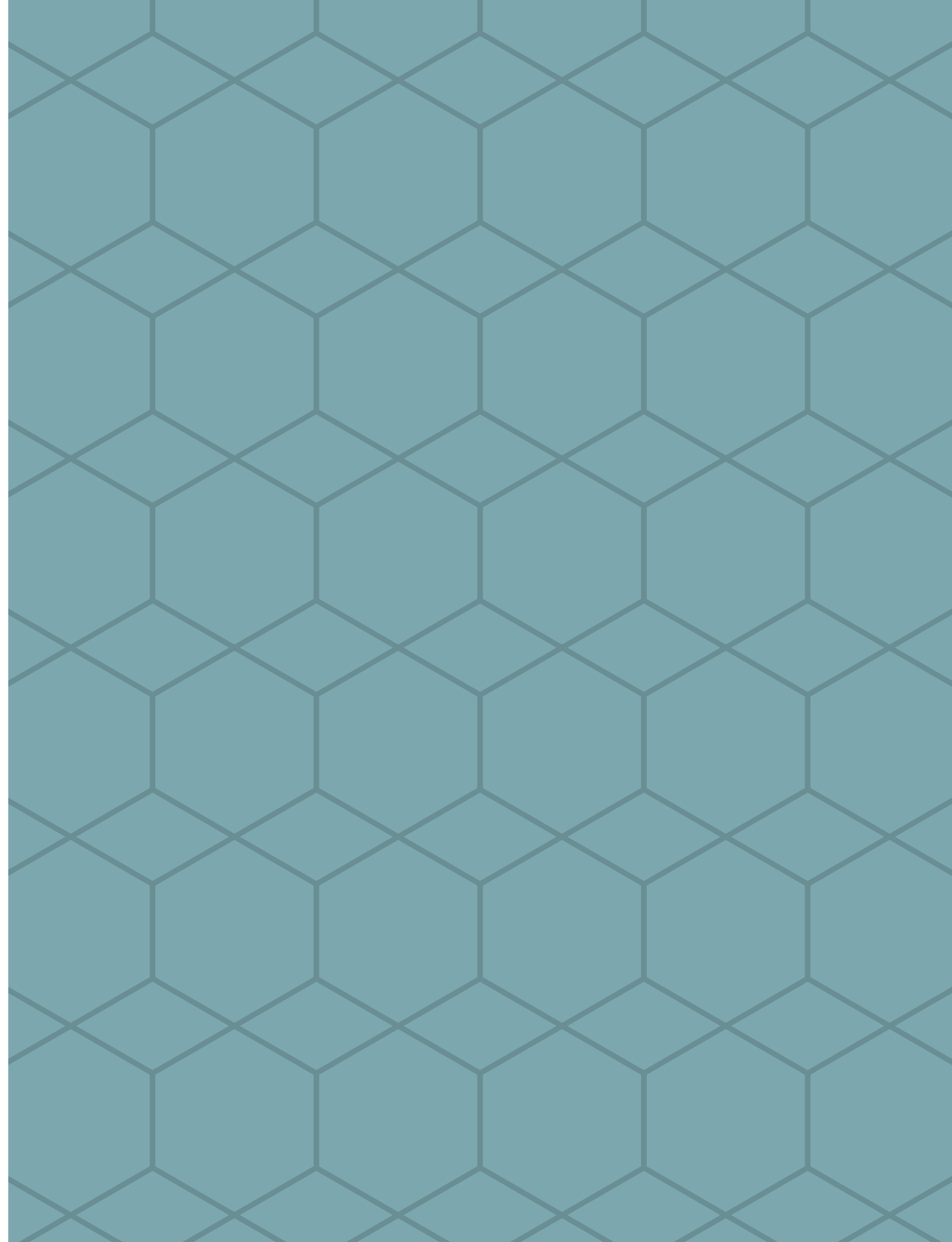
SALES & MARKETING



INTERIOR DESIGNER

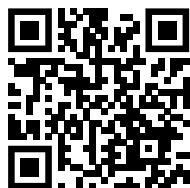


ARCHITECT





# FIRST & ROYAL



FirststandRoyal.com | 236-862-5460

#### Presentation Centre

317 Columbia Street, New Westminster BC  
236-862-5460 | info@firstandroyal.com

#### Development Site

Corner of First St and Royal Ave  
New Westminster

#### Development

  
AREVA  
LIVING

#### Sales & Marketing



The developer reserves the right to make modifications to the building design, specifications and floorplans as deemed necessary in their sole discretion. Prices are subject to change without notice. Renderings are artistic interpretations only, final building design may vary from what's depicted. View studies are not guaranteed. Buyer to verify any feature deemed important. This is not an offering for sale. Any such offerings may only be made with a Disclosure Statement. E.&O.E. Sales & Marketing by Key Marketing.