

STRATA  
WIND-UP 

NWS1205

# DEWDNEY PLACE

FOR SALE



3339, 3341 & 3343 DEWDNEY TRUNK ROAD, PORT MOODY

**LONDON**  
**PACIFIC**

LONDON PACIFIC PROPERTY AGENTS INC. [WWW.LONDONPACIFIC.CA](http://WWW.LONDONPACIFIC.CA)



# DEVELOPMENT OPPORTUNITY

## NWS1205 DEWDNEY PLACE



Dewdney Place, **Strata Plan NWS 1205**, is a residential strata community consisting of 16 townhomes in the Inlet Neighborhood of Port Moody.

The subject property is 58,370 square feet of developable land designated **Medium Density** and well positioned in close proximity (250 metres) to the Inlet Centre Station of the Evergreen Line.

Strata Plan NWS 1205 has retained London Pacific as their Exclusive Agent to market "For Sale" this incredible multi-family strata or market rental development opportunity.



NWS1205  
**DEWDNEY  
PLACE**



## SALIENT FACTS



Address

**3339, 3341 & 3343 Dewdney Trunk Road, Port Moody**

Legal Plan

**Strata Plan NWS 1205**

Location

**City of Port Moody**

Gross Site Area

**± 58,370 SF**

Current Zoning

**CD**

OCP Land Use Designation

**Medium Density**

Proposed Zoning

**RM8 @ 2.4 FSR / Six-Storey Form**

Improvement

**16 Strata Townhouse units**

(with equal proportionate share of unit entitlement on destruction)

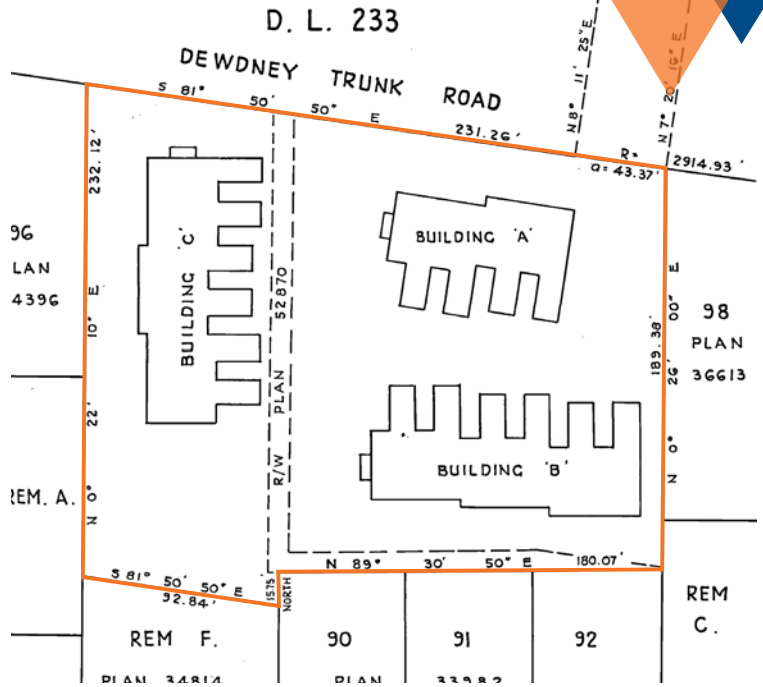
Current Rentable Area

**± 21,888 SQFT (1,368 X 16 units)**

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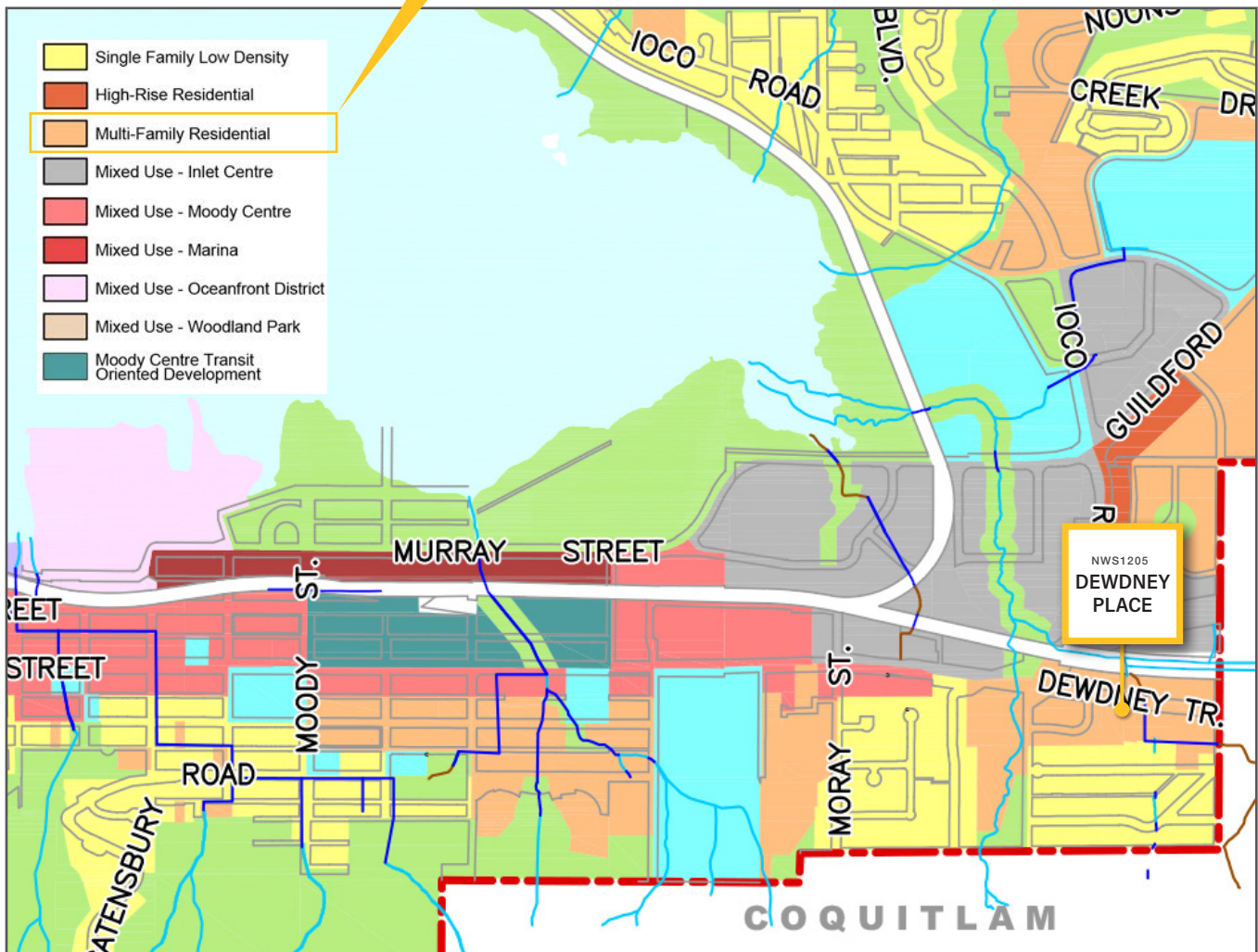


# LAND USE DESIGNATION

The subject site falls within the Multi-Family Residential land use designation of the City of Port Moody. The Multi-Family Residential designation is intended to support the development of low to medium density attached housing. Built form of the apartment structures range from 3 to 6 storeys in height, depending upon area specific policies.



The 3300 block of Dewdney Trunk Road is designated for the development of multi-family housing to a maximum height of 4 storeys, with the exception of redevelopment as a rental housing project to a maximum height of 6 storeys, as seen at 3370 Dewdney Trunk Road.





# LOCATION

Bordering Inlet Centre where Port Moody's higher density residential and commercial development has been focused to date, Dewdney Place is in close proximity to Port Moody's City Hall, Library, Community Theatre, Recreation Complex, Fire hall, and Eagle Ridge Hospital. Inlet Centre is characterized by beautiful parks and trails, incredible amenities, and a vibrant retail serviced centre of local and artisan shopping, provisions, and eateries.

Dewdney Place is located within 250 metres of the Inlet Centre Skytrain Station and a 15-minute walk from the Westcoast Express Line at Moody Centre Station. These provide transit times of 35 minutes and 25 minutes respectively to downtown Vancouver.



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## THE OFFER PROCESS

Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendors. Offers should be presented in the form of offer preferred by the Vendors, a copy of which is available through the Listing Agents upon request.

The sale of the Property will be subject to the termination (wind-up) of [Strata NWS 1205](#) in accordance with the applicable provincial legislation. Legislation will require the approval of the offer by 80% of the Strata Owners in a Special General Meeting of the Strata Corporation and subsequent approval by the Supreme Court of British Columbia.

Prospective purchasers are invited to sign a Confidentiality Agreement (available from the Listing Agents) to receive further information about this offering and to gain access to a Confidential Offering Memorandum.

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