

**LONDON**PACIFIC

# FOR SALE - “EDINBURGH”

LOW-RISE DEVELOPMENT OPPORTUNITY



**120 Windsor Dr, 124-136 Edinburgh Dr & 113-137 Buckingham Dr, Port Moody**

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PERSONAL REAL ESTATE CORPORATION

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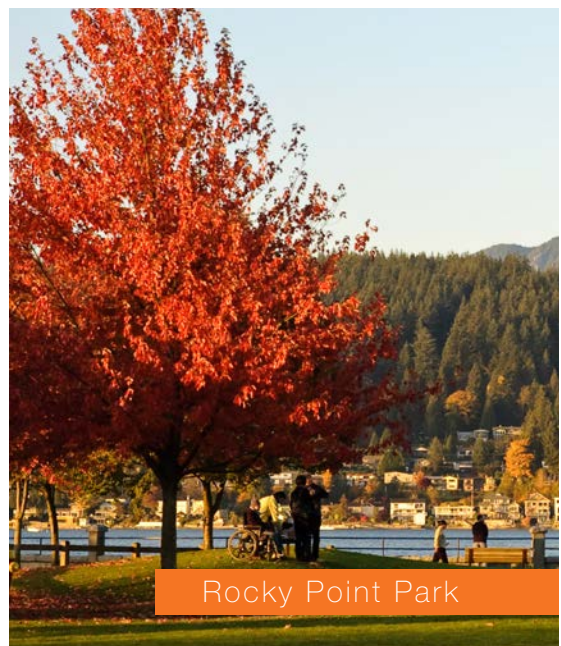
THE DETAILS

# DEVELOPMENT OPPORTUNITY



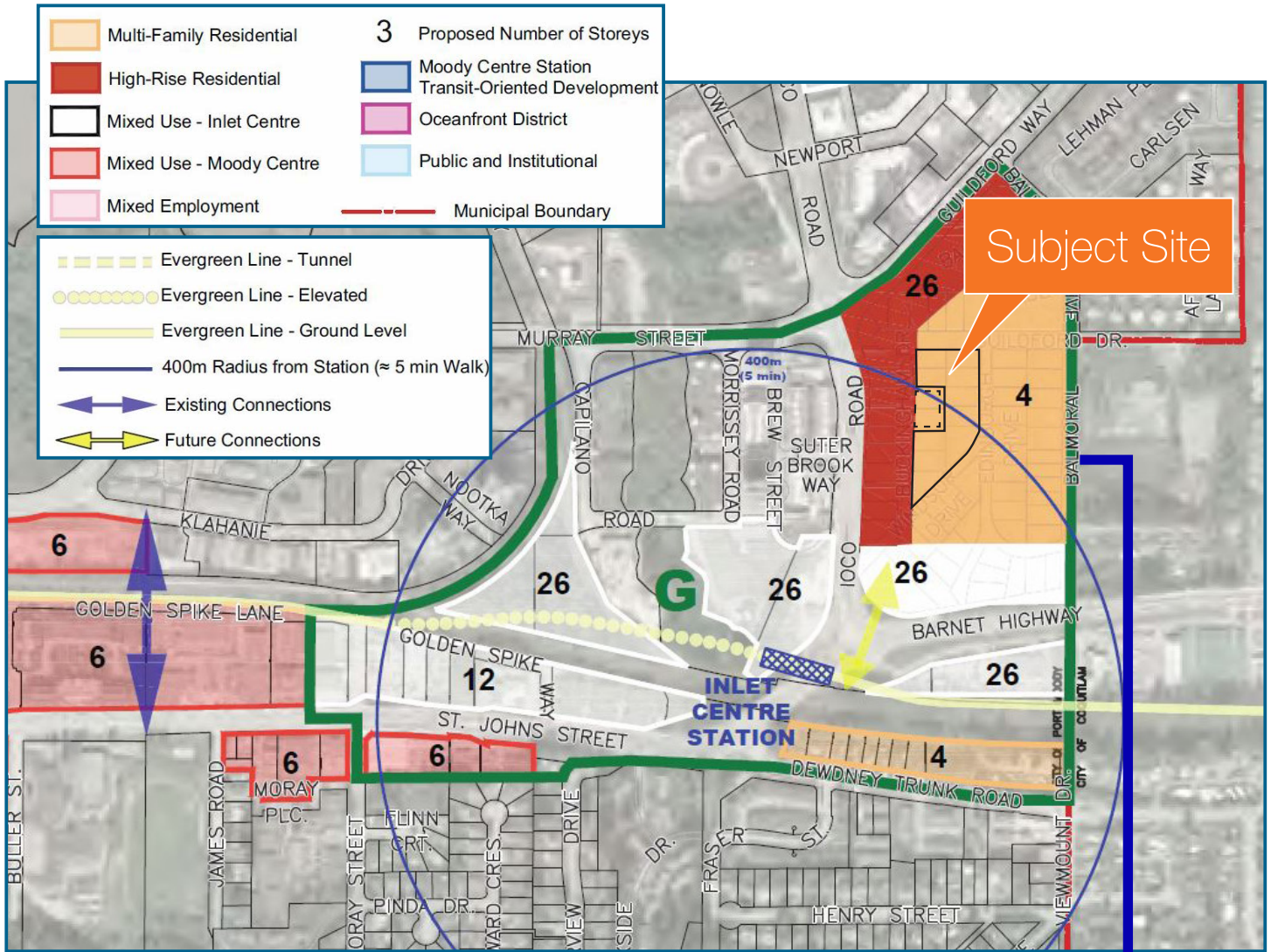
This is the Tri-Cities premier development site with an unbeatable downtown Port Moody location. This site is designated for low-rise residential use in the City of Port Moody's freshly minted Coronation Park Neighborhood Plan. Please contact the city of Port Moody Planning Department for guidance on acceptable densities, height and site coverage.

It's anticipated that there will be water views from all westerly facing units above the 3rd floor.





# OCP MAP



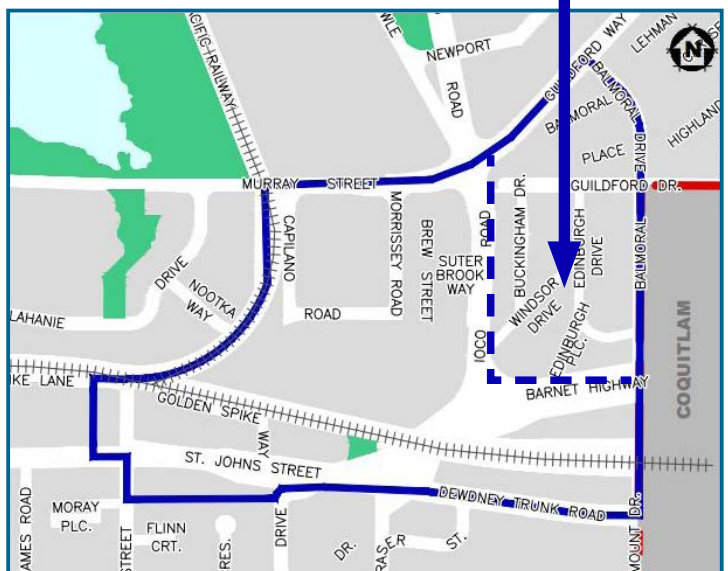
Subject Site

## \*THE INLET CENTRE STATION TRANSIT ORIENTED DEVELOPMENT

The Inlet Centre Station Transit Oriented Development area encompasses the area of north Dewdney Trunk Road within a 400 metre radius of the proposed Inlet Centre Evergreen rapid transit station. This area also includes the Coronation Park neighborhood bounded by Balmoral and Guilford Way.

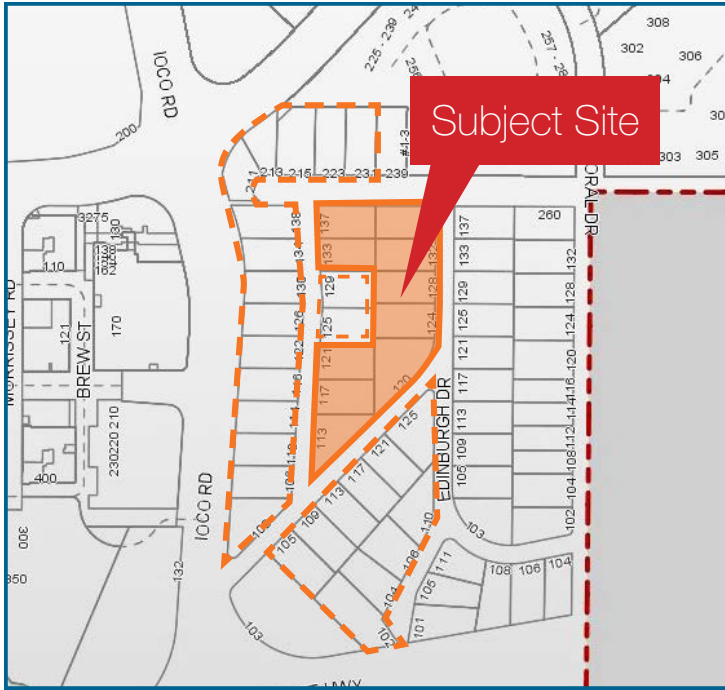
The objectives of the new land use designation changes for this area are to create a range of uses and concentrate density within closest proximity to the proposed transit station. Further objectives and policy directions related to the new development in this area include:

- Providing a mix of housing options
- Enhancing the network of pedestrian connections, particularly to Inlet Centre Station



THE SITE

# PORT MOODY - CORONATION PARK NCP



The City of Port Moody recently approved a Neighbourhood Community Plan (NCP) specific to Coronation Park which supports low-rise residential use for this site.

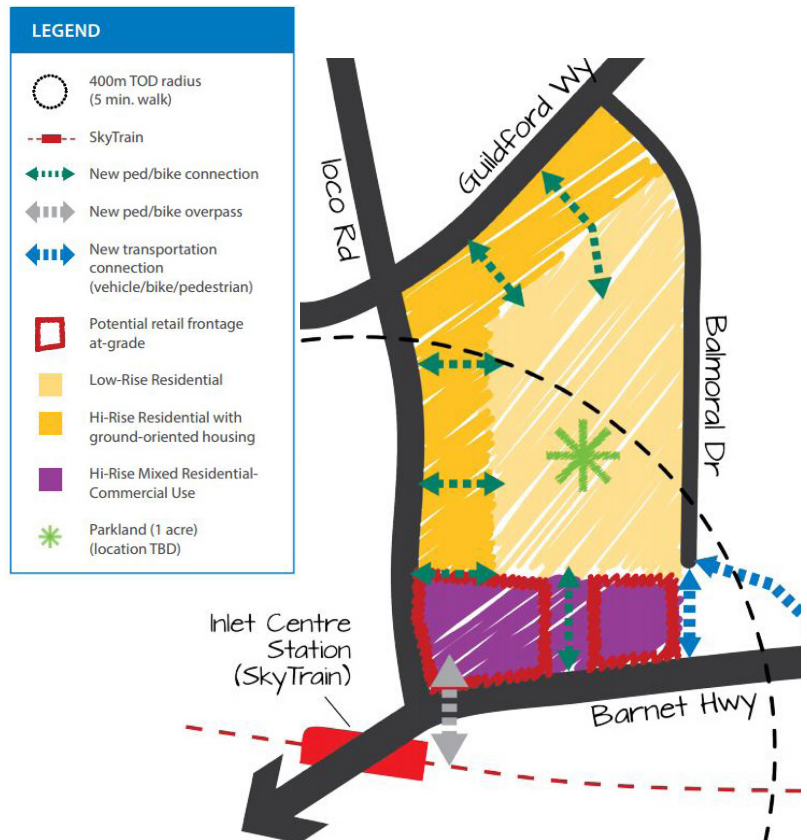
**Neighbourhood Community Plan (NCP):**  
In July 2015 the City of Port Moody embarked on the development of a Coronation Park Neighbourhood Plan. After numerous community consultations and workshops, the city's planning department has finalized a landuse map and amended the City's Official Community Plan which invisions an increase of approximatly 4,500 people.

## LAND-USE CONCEPT:

- Low-Rise Residential:**  
Mix of townhomes and apartments  
Max 4 storeys.

## NEIGHBOUROOD COMMUNITY PLAN TIMELINE:

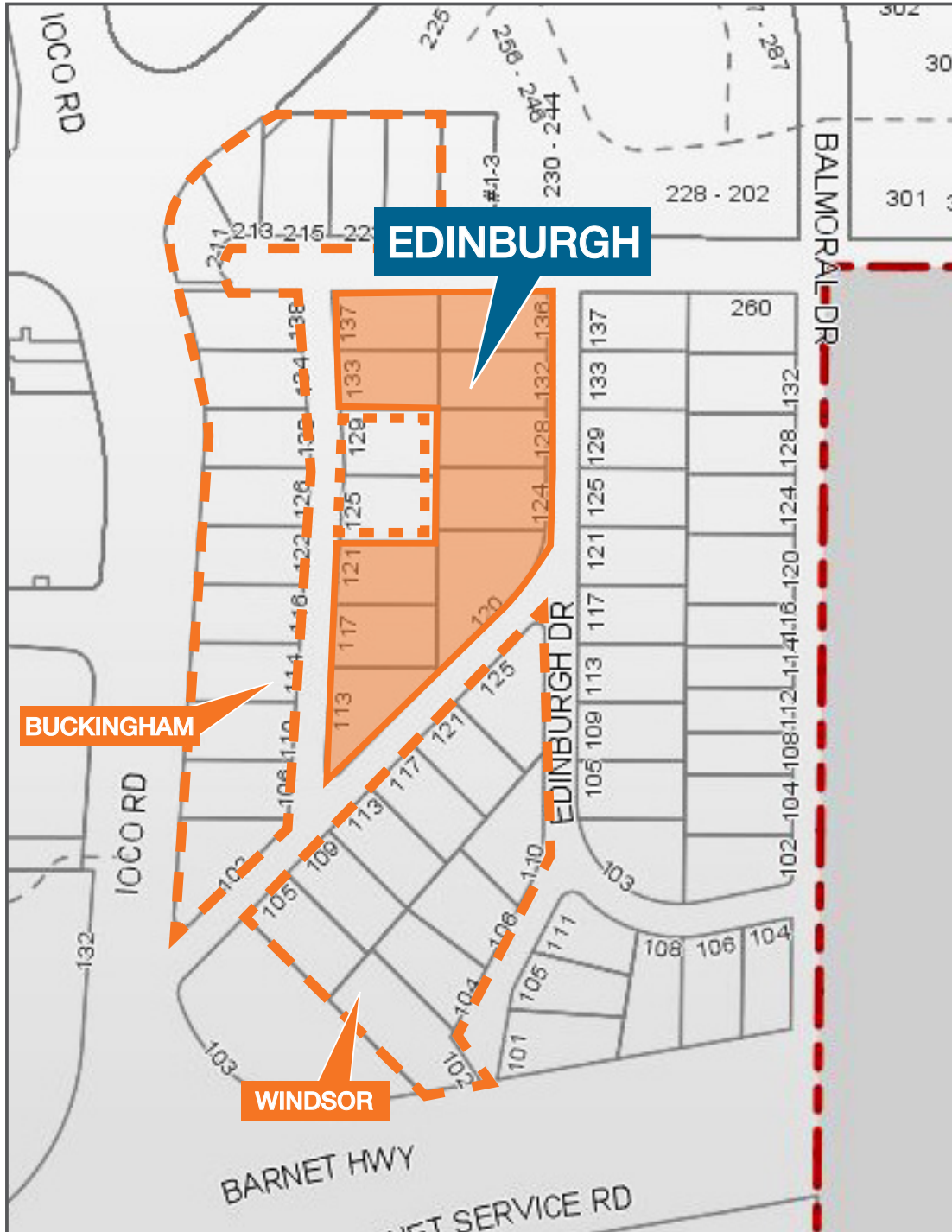
- **June 18, 2015** Community Dialogue
- **July 7, 2015** Visioning Session
- **May 18, 2016** Open House
- **Sept. 15, 2016** Open House - Recommended Land-Use Concept
- **Jan. 17, 2017** Recommended Land-Use Concept expected to be presented by Council
- **April 25, 2017** Public hearing and 3rd reading
- **May 9, 2017** 4th Reading / Adoption





# SITE CONTEXT

Edinburgh is one of three assemblies that make up Coronation Park. See Edinburgh in the context of the other three assemblies below.



Please contact agent for further details on the other assemblies in Coronation Park  
GRANT GARDNER | DEAN ANDAG | JERRY LEE 604-420-2600

Land Use Designation

Low-rise residential - 4 storeys max  
Mix of apartment & townhome

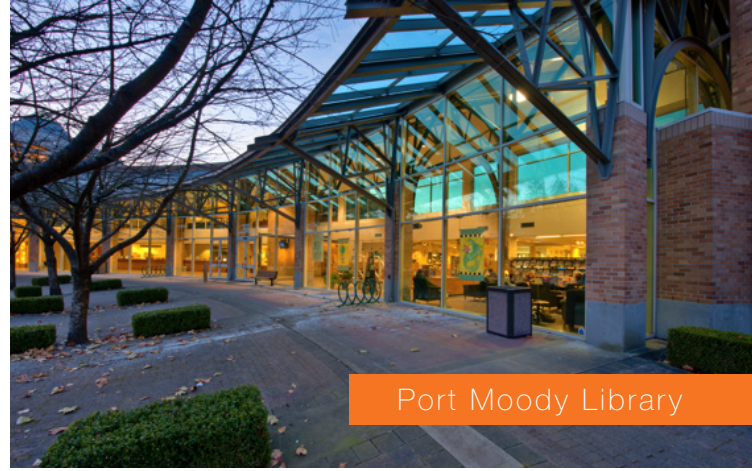
Gross Site Area

Approx. 95,667 SQFT (2.2 Acres)

CAC

Approx. \$6/SF on additional net  
residential floorspace up to 2.5 FSR

(Please consult the City of Port Moody to confirm  
both the bonus density & CAC policies)



Port Moody Library



Burrard Inlet

CORONATION PARK

# PROPERTY INFORMATION

ADDRESS	PID	SIZE (SQFT)	DIMENSIONS (FT)
120 Windsor Dr	004-966-775	13,356	Irregular
124 Edinburgh Dr	001-437-054	9,740	Approx. 131 x 76
128 Edinburgh Dr	009-864-326	9,093	Approx. 130 x 70
132 Edinburgh Dr	009-864-300	9,104	Approx. 130 x 70
136 Edinburgh Dr	004-886-721	9,104	Approx. 130 x 70
113 Buckingham Dr	009-864-351	9,519	Irregular
117 Buckingham Dr	003-785-831	9,336	Approx. 122 x 76
121 Buckingham Dr	000-557-129	9,007	Approx. 122 x 76
133 Buckingham Dr	009-864-377	8,504	Approx. 130 x 70
137 Buckingham Dr	009-864-385	8,904	Approx. 130 x 70
<b>TOTAL</b>		<b>95,667</b>	



AMMENITIES

# PORT MOODY

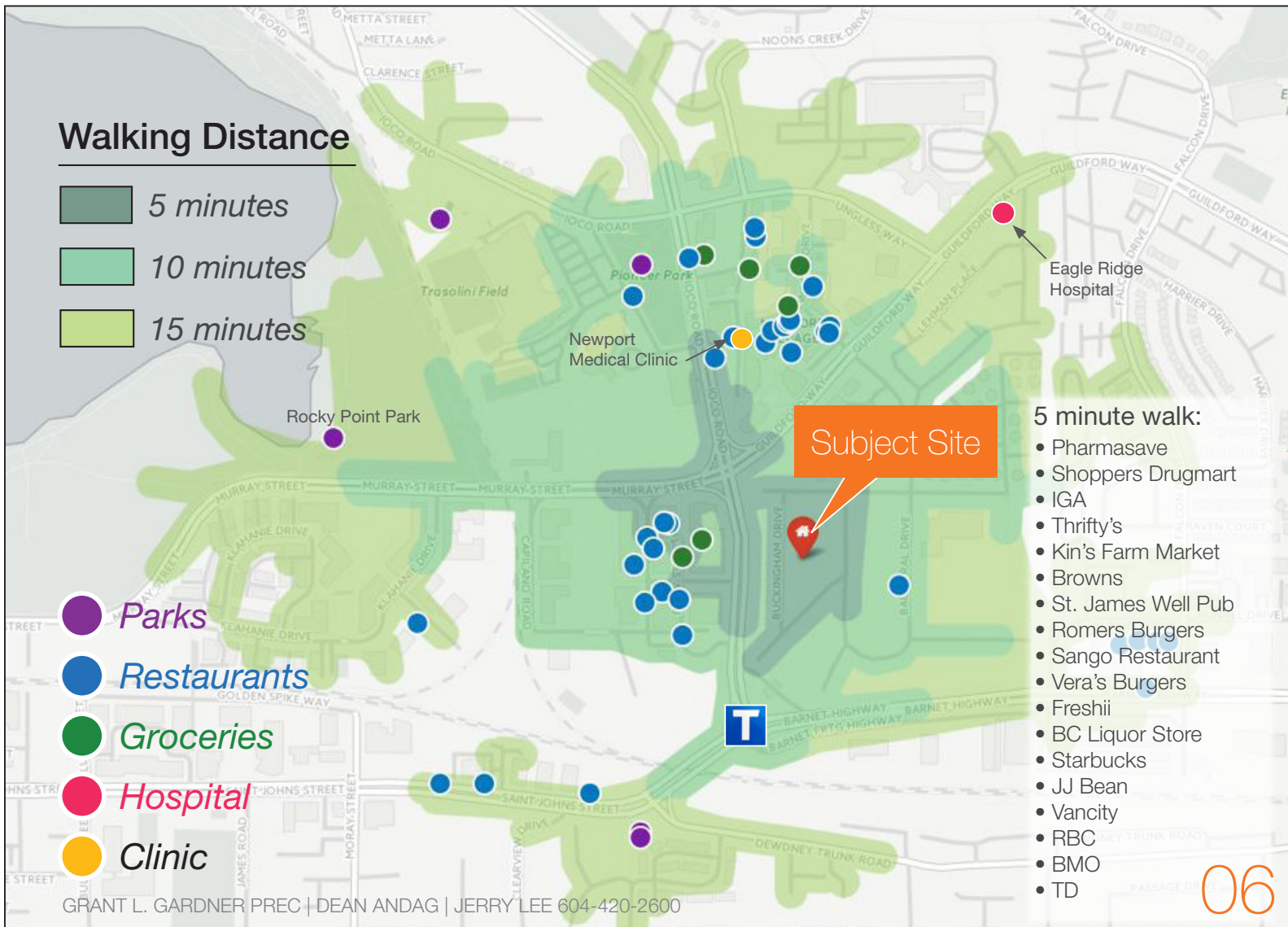
Located in the city core, this is Port Moody's premier wood-frame development site. End users can enjoy just about any convenience one could ask for including Thrifty's and IGA Shopping Centres, the City of Port Moody Library and Recreation Complex, coffee shops, BC Liquor Store, banks and the 10 acre Rocky Point Park all within 15 minutes walking distance. Future residents can take part in a wide range of recreational activities with Sasamat and Butzen Lakes only a 10 minutes' drive away accompanied with world class hiking. In addition and perhaps best of all, the site is within 450m to the Inlet Centre Skytrain Station and 1500m to the Westcoast Express Line which are 35 minutes and 25 minutes, respectively, to downtown Vancouver.



P.M. Recreation Complex



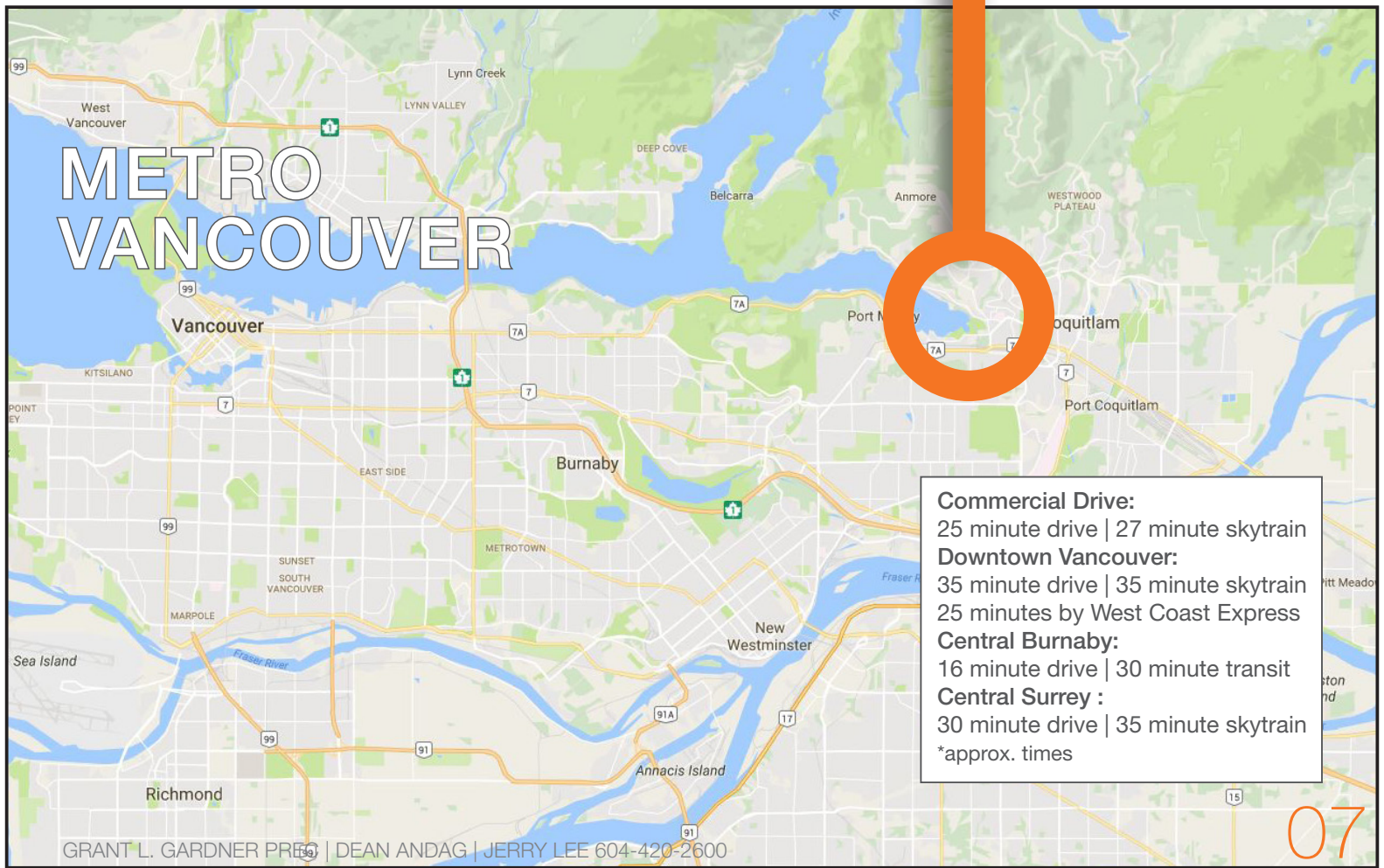
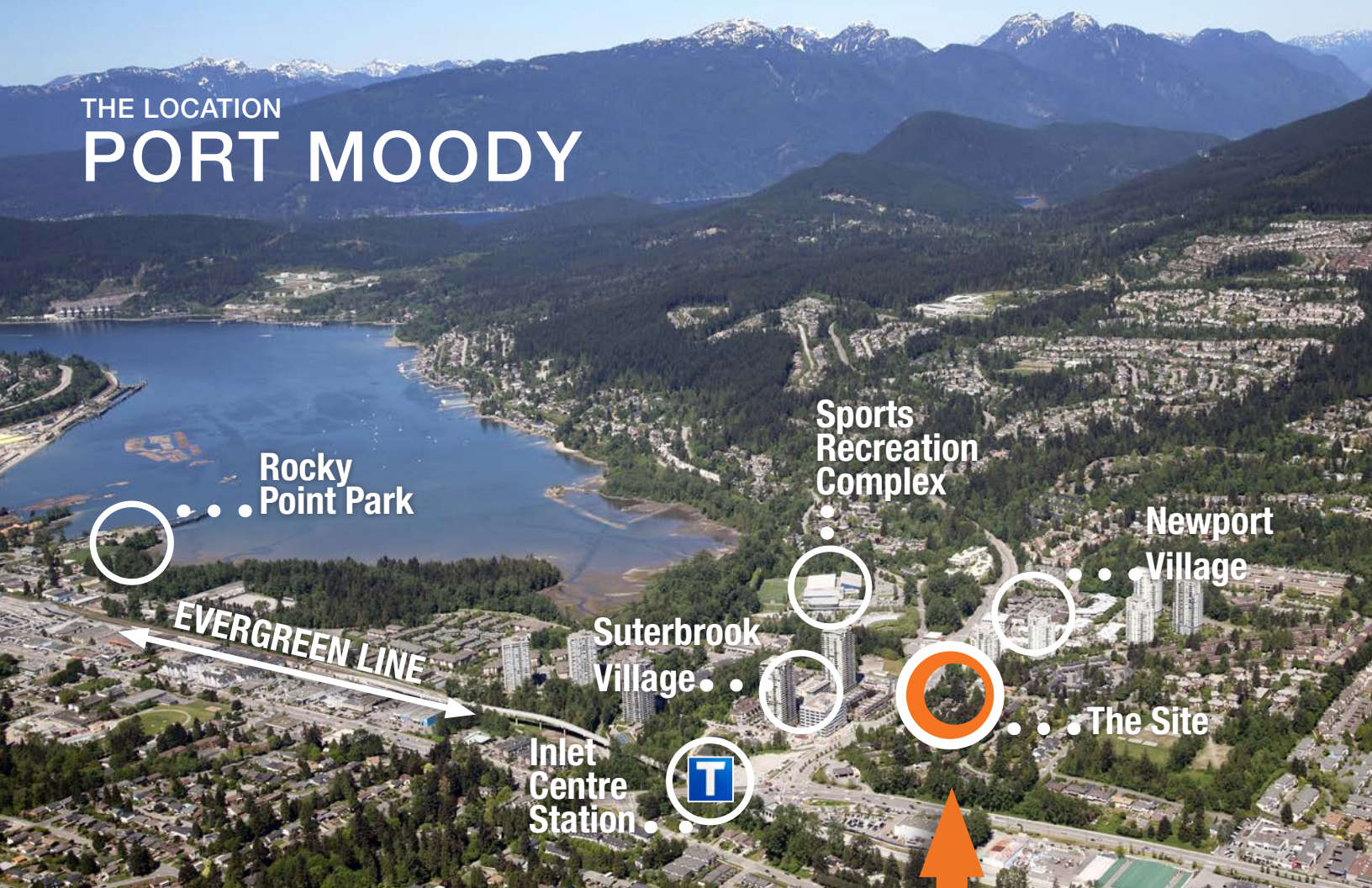
Rocky Point Kayak





THE LOCATION

# PORT MOODY



## METRO VANCOUVER

**Commercial Drive:**  
25 minute drive | 27 minute skytrain

**Downtown Vancouver:**  
35 minute drive | 35 minute skytrain  
25 minutes by West Coast Express

**Central Burnaby:**  
16 minute drive | 30 minute transit

**Central Surrey :**  
30 minute drive | 35 minute skytrain

\*approx. times



**LONDON  
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REDEFINING LAND

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