

FOR SALE

LONDONPACIFIC



TRANSIT-ORIENTED

Tri-Cities Premier Site | Port Moody

# HIGH-RISE

DEVELOPMENT OPPORTUNITY

101, 105, 111 Edinburgh Place &  
104, 106, 108 Edinburgh Drive, Port Moody

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Land Use Designation

## High-rise Residential

FSR + Bonus Density

Estimated 2.5 FSR Base Density -

Option to purchase additional density from the city.

Gross Site Area

Approx. 51,535 SQFT (1.183 Acres)

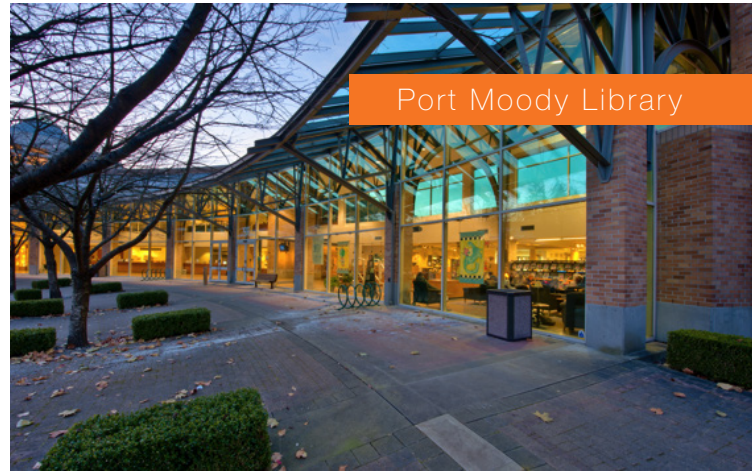
CAC

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)



Newport Pavillion



Port Moody Library

### TRANSIT-ORIENTED

# DEVELOPMENT OPPORTUNITY

This is the Tri-Cities premier tower site; the site is designated for high-density residential use in the City of Port Moody's Coronation Park Neighbourhood Plan. Similar development sites approved by the City of Port Moody have densities ranging from 2.4 FSR – 3.5FSR. Please contact the city of Port Moody for guidance on acceptable densities for this site.

It's anticipated that there will be water views from all westerly facing units above the 4th floor.

### Moody Brewers Row



Vibrant Food Culture



# TRANSIT-ORIENTED LOCATION

## 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 Neighbourhood bounded by Balmoral and Guilford Way.

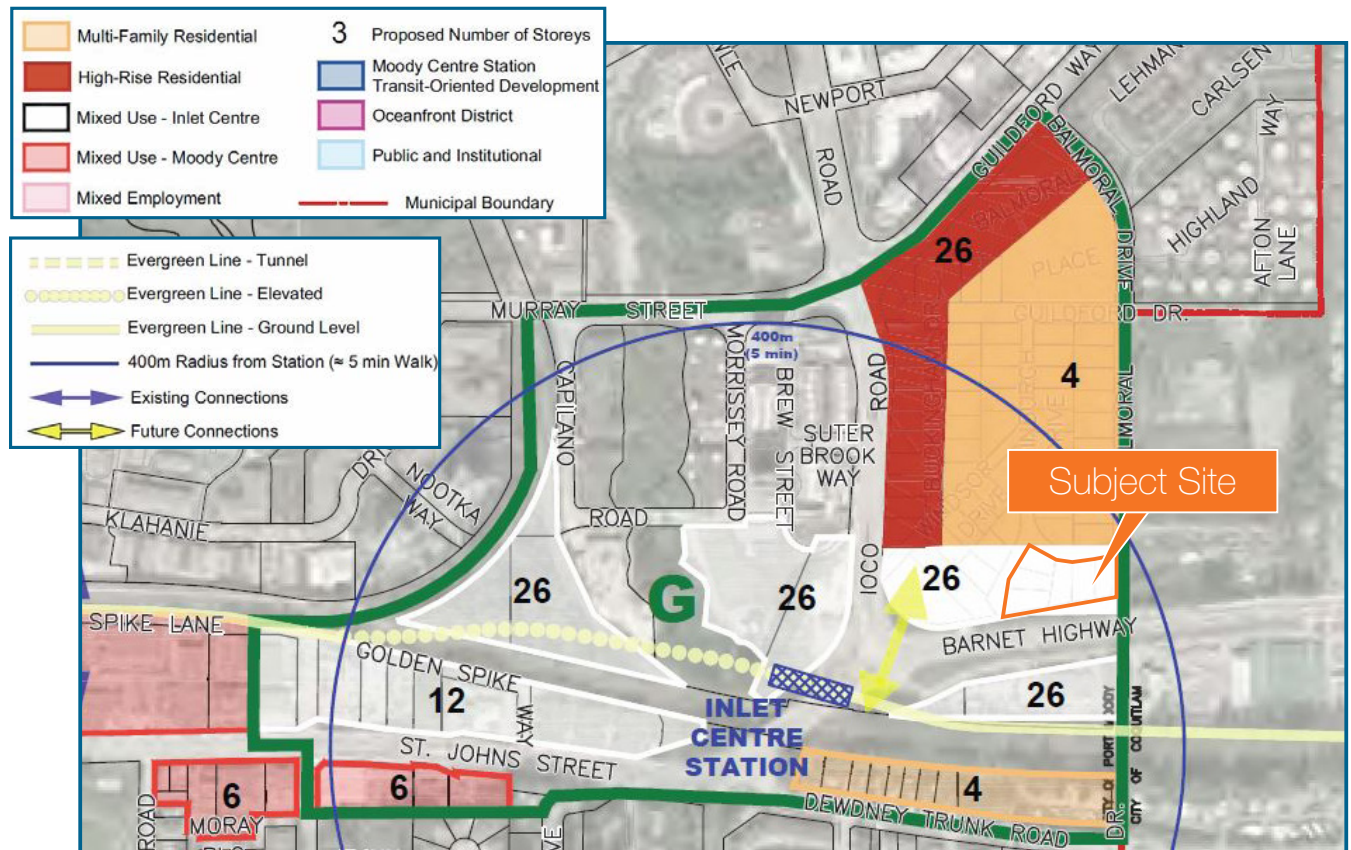
The objective of the land use designation for this area is to create a range of uses and concentrate density on the periphery of the neighbourhood with easy access to the skytrain station. Further objectives and policy directions related to new development in this area include:

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



Evergreen Skytrain - Inlet Centre Station is within a 10-minute walk from the subject site.

## OCP MAP



# NEIGHBOURHOOD COMMUNITY PLAN

The City of Port Moody's approved Neighbourhood Community Plan (NCP) specific to Coronation Park supports high density multi-family use for this site.

## Neighbourhood Community Plan (NCP):

In July 2015 the City of Port Moody embarked on the development of the 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 approximately 4,500 people.



**LEGEND**

- 400m TOD radius (5 min. walk)
- SkyTrain
- New ped/bike connection
- New ped/bike overpass
- New transportation connection (vehicle/bike/pedestrian)
- Potential retail frontage at-grade
- Low-Rise Residential
- Hi-Rise Residential with ground-oriented housing
- Hi-Rise Mixed Residential-Commercial Use
- Parkland (1 acre) (location TBD)



## 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

## LAND-USE CONCEPT:

**Hi-Rise Mixed Residential:**  
Slender Towers on 3-storey podia, with ground-oriented housing. Max 26 storeys



AMMENITIES

# PORT MOODY

Located in the city core, this is Port Moody's premier high-rise 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 Liquore Store, banks and the 10 acre Rocky Point Park all within 15 minutes walking distance.

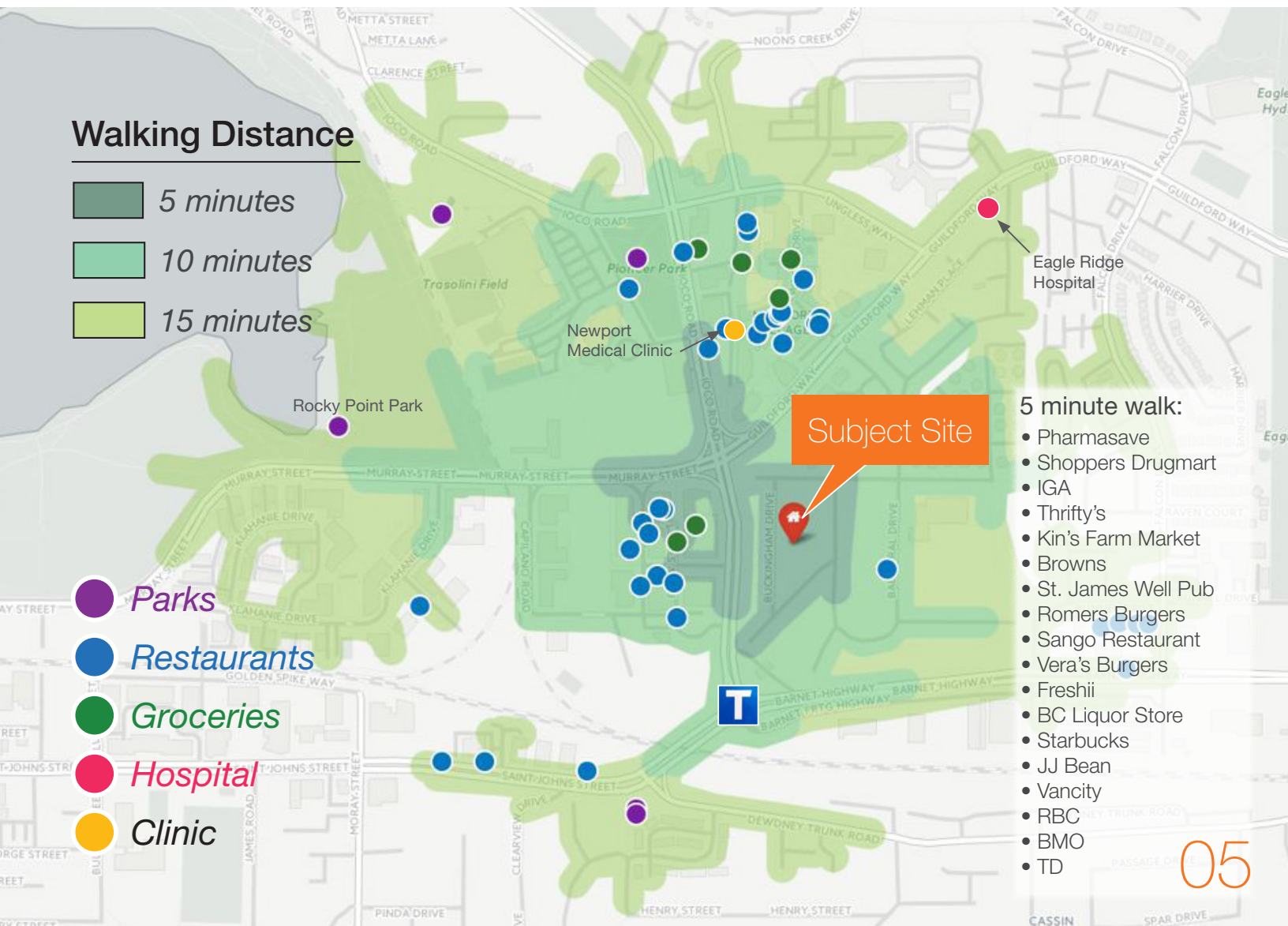
Future residents can take part in a wide range of recreational activities with Sasamat and Butzen Lakes only a 10 minutes' drive away accompanied with world class hiking. In addition and perhaps best of all, the site is within 450 m to the Inlet Centre Skytrain Station and 1500m to the Westcoast Express Line which are 35 minutes and 25 minutes, respectively, to downtown Vancouver.



P.M. Recreation Complex



Rocky Point Kayak





THE LOCATION

# PORT MOODY



**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

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REDEFINING LAND

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