

**LONDON**PACIFIC

# FOR SALE - "BALMORAL"

LOW-RISE DEVELOPMENT OPPORTUNITY



**102-132 Balmoral Dr and 260 Guildford Dr, Port Moody**

Thomas Trowbridge

PERSONAL REAL ESTATE CORPORATION

604.420.2600 ext 207

[thomas@londonpacific.ca](mailto:thomas@londonpacific.ca)

Grant L. Gardner

PERSONAL REAL ESTATE CORPORATION

604.420.2600 ext 205

[grantgardner@londonpacific.ca](mailto:grantgardner@londonpacific.ca)

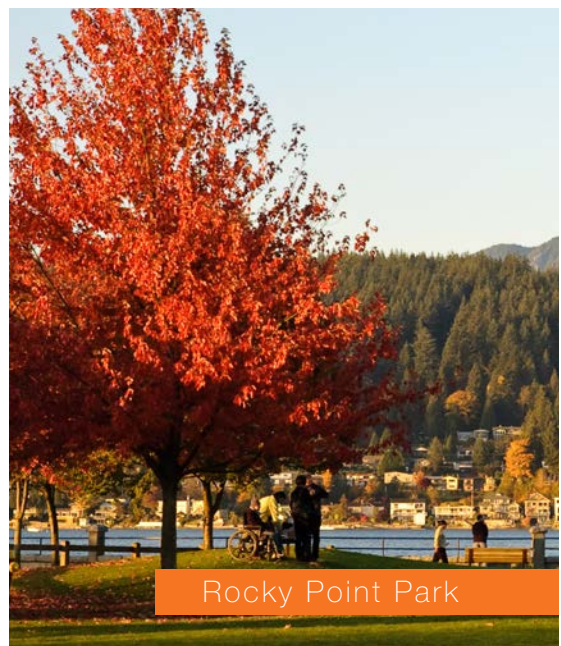
THE DETAILS

# DEVELOPMENT OPPORTUNITY

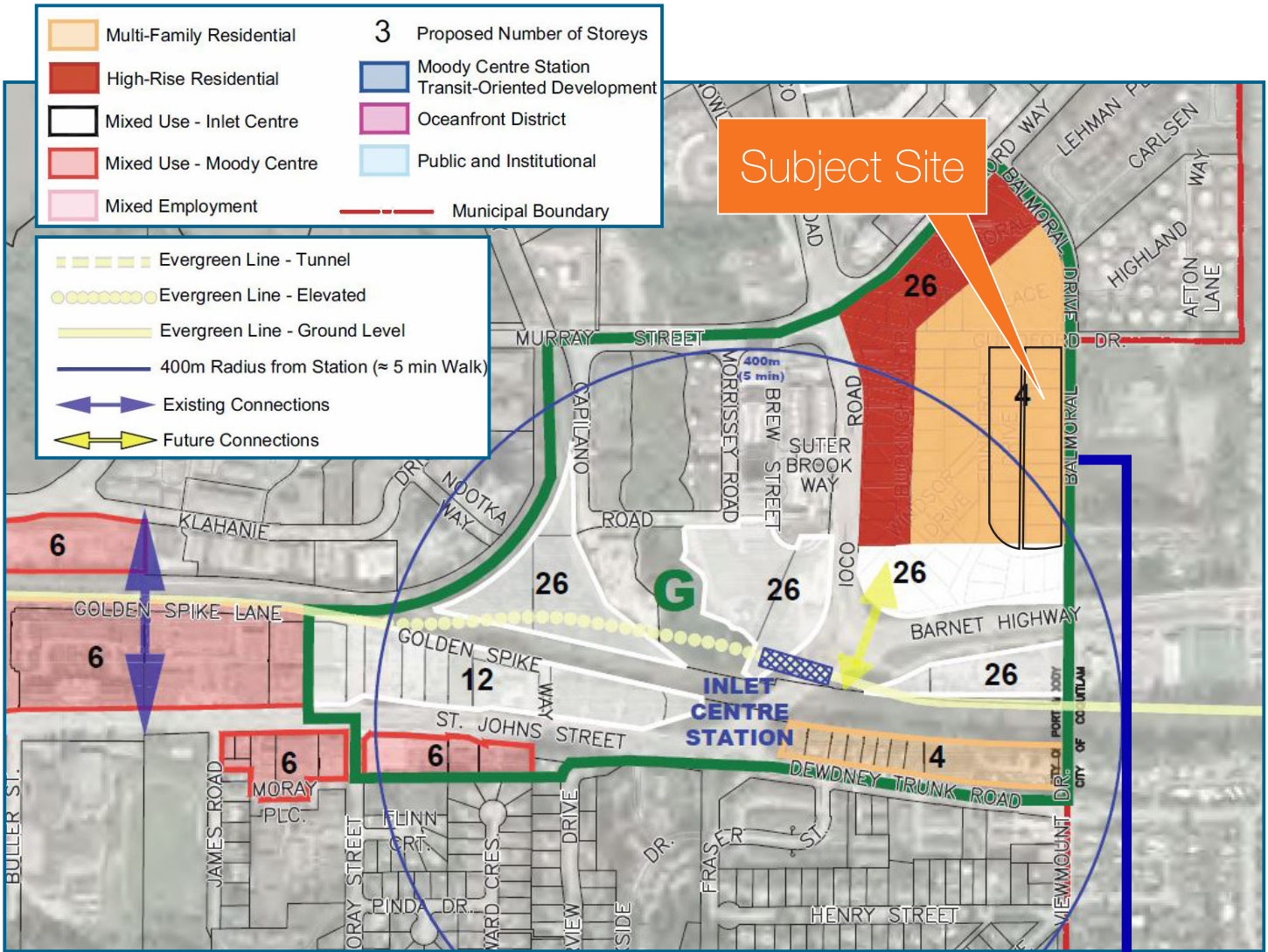


This is the Tri-Cities premier development site with an unbeatable downtown Port Moody location. This site is designated for low-rise residential use in the City of Port Moody's freshly minted Coronation Park Neighborhood Plan. Please contact the city of Port Moody Planning Department for guidance on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

It's anticipated that there will be water views from all westerly facing units above the 2nd floor along Balmoral Drive.



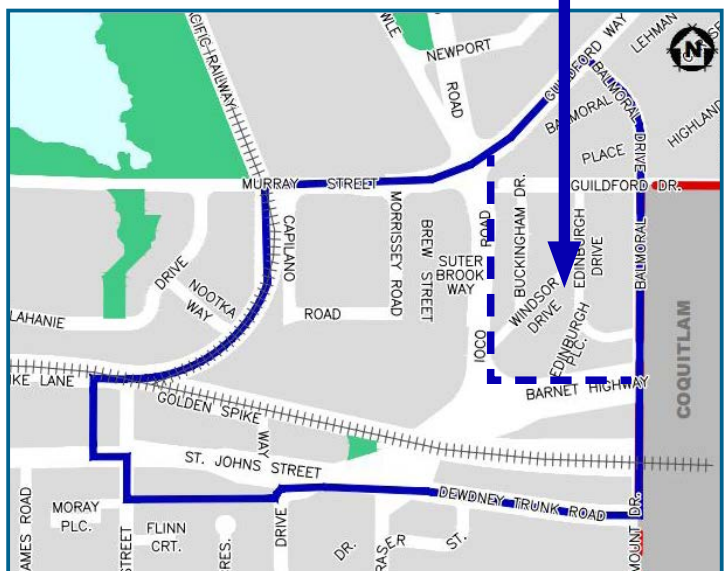
# OCP MAP



**\*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:

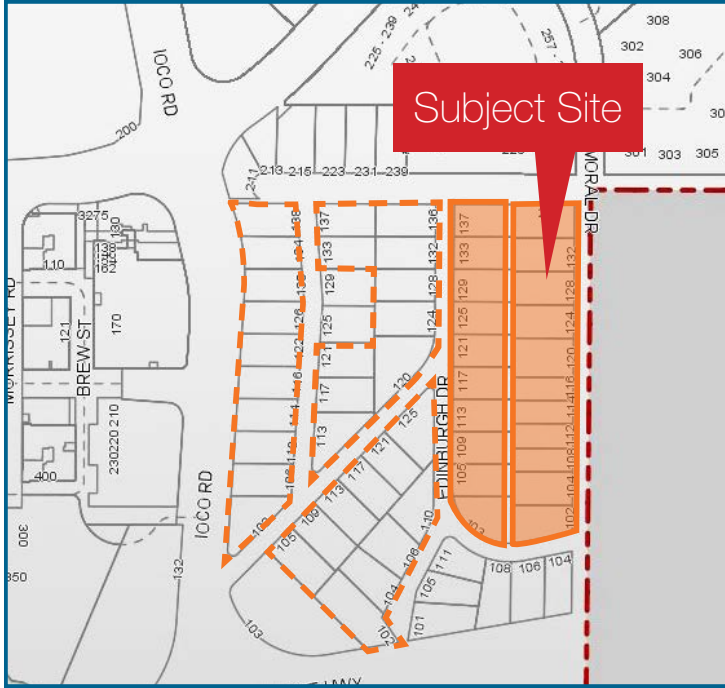
- Providing a mix of housing options
- Enhancing the network of pedestrian connections, particularly to Inlet Centre Station



\*City of Port Moody Official Community Plan Bylaw No. 2955

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.

Land Use Designation:  
Low-rise residential - 4 storeys max  
Mix of apartment & townhome

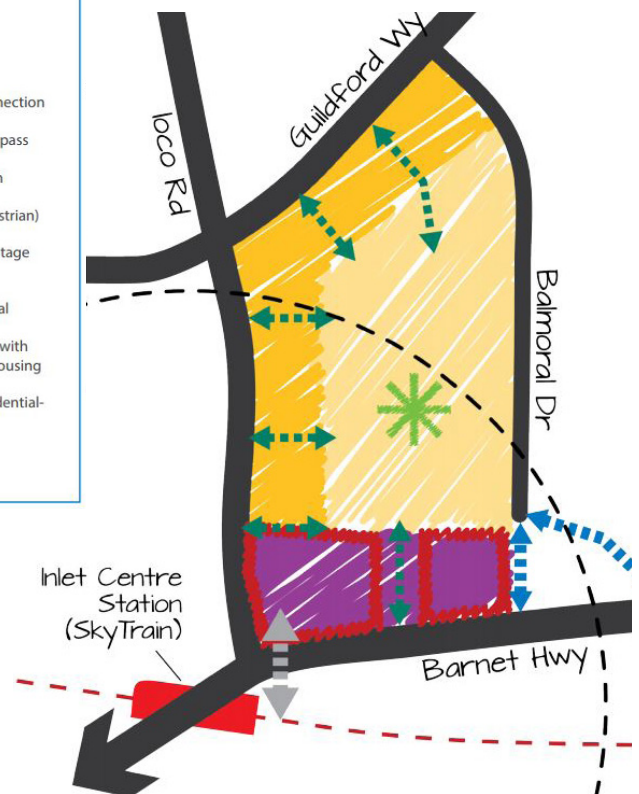
Gross Site Area:  
Approx. 93,511 SQFT

CAC:  
Approx. \$6/SF on additional net  
residential floorspace (current policy)

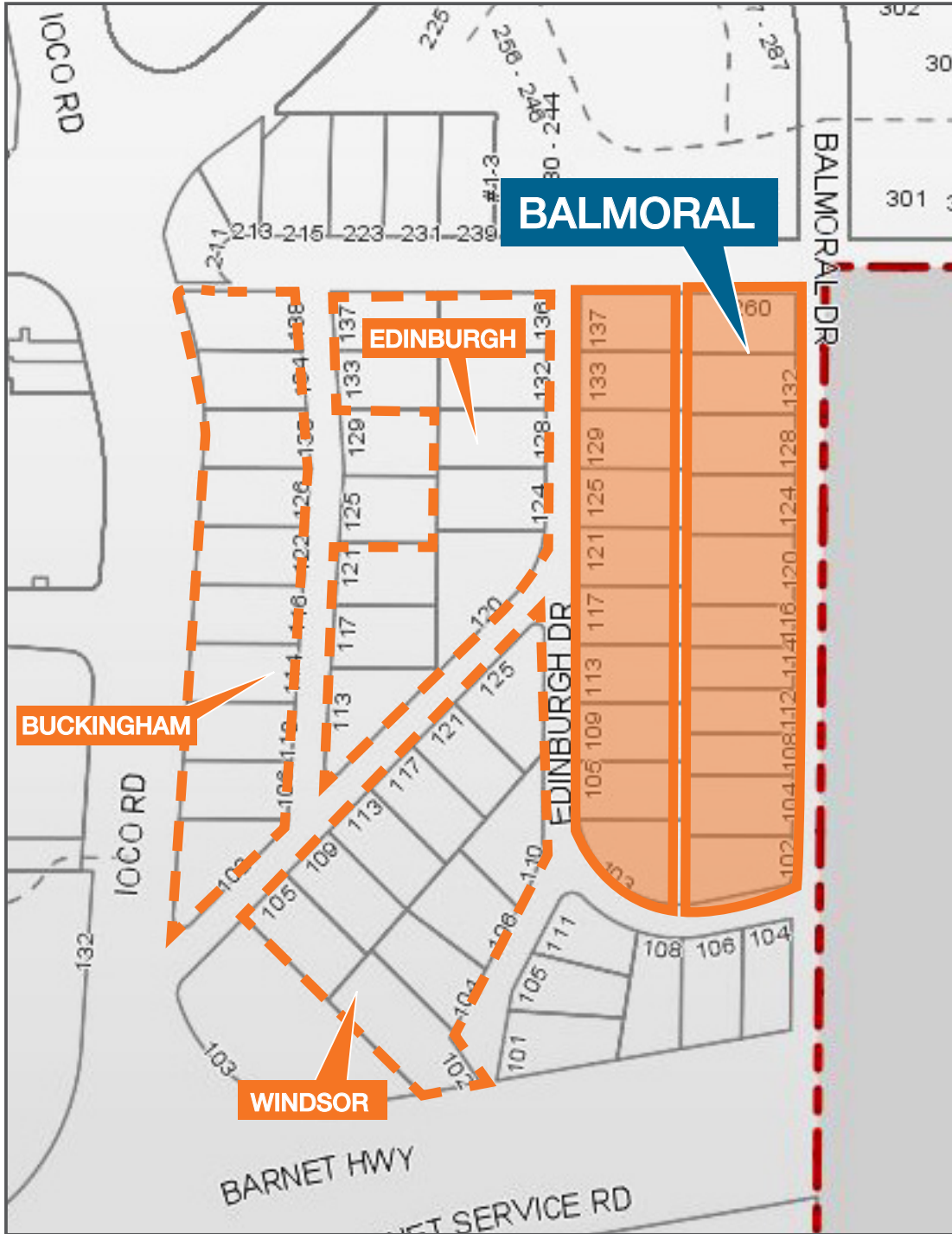
Dimensions:  
Approx 130' (depth) x 721' (frontage)

**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)



# SITE CONTEXT



Please contact agent for further details on the other assemblies in Coronation Park  
THOMAS TROWBRIDGE PREC | GRANT L. GARDNER PREC | JERRY LEE 604-420-2600

AMMENITIES

# PORT MOODY

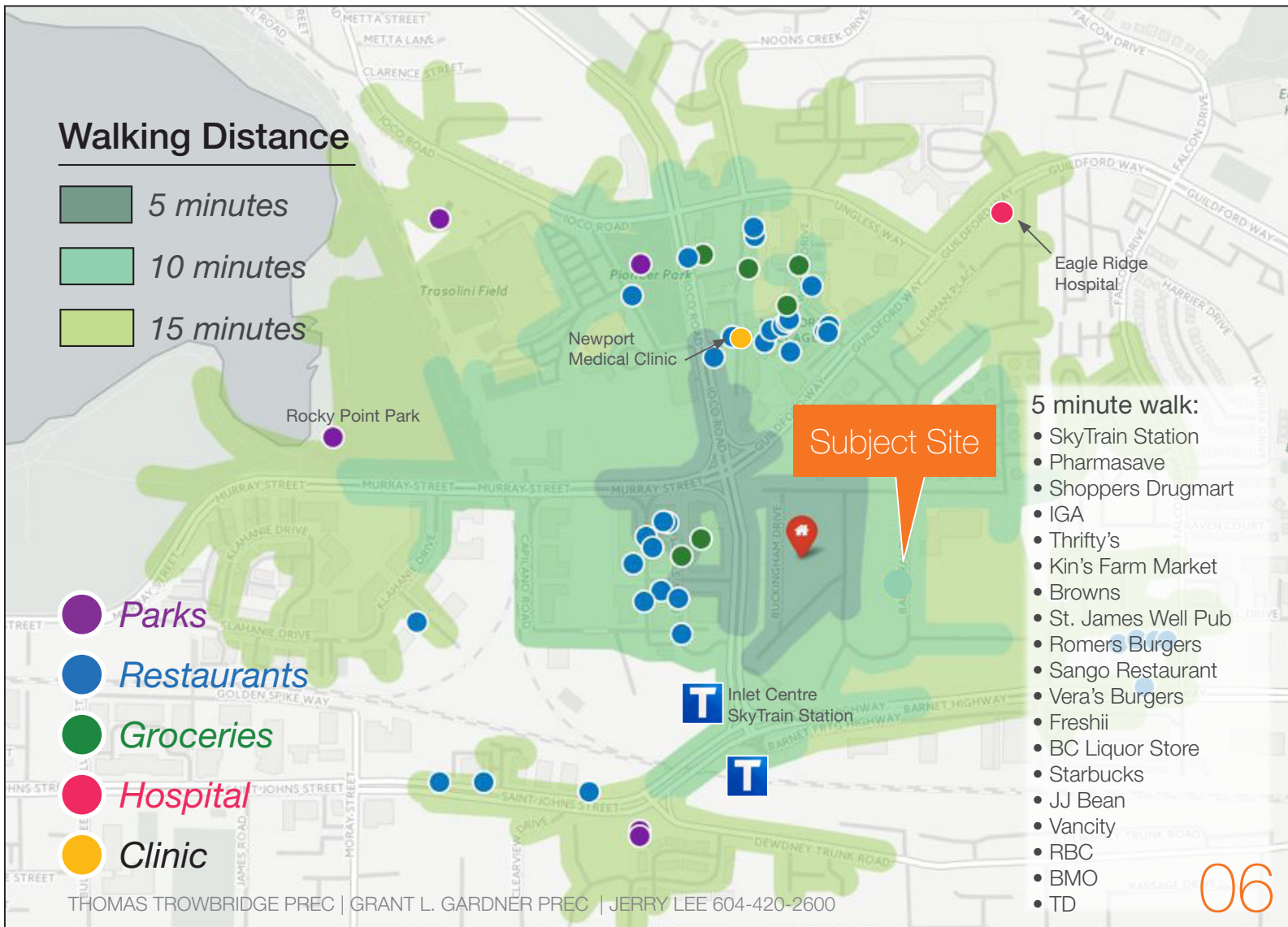
Located in the city core, this is Port Moody's premier wood-frame development site. End users can enjoy just about any convenience one could ask for including Thrifty's and IGA Shopping Centres, the City of Port Moody Library and Recreation Complex, coffee shops, BC Liquor Store, banks and the 10 acre 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

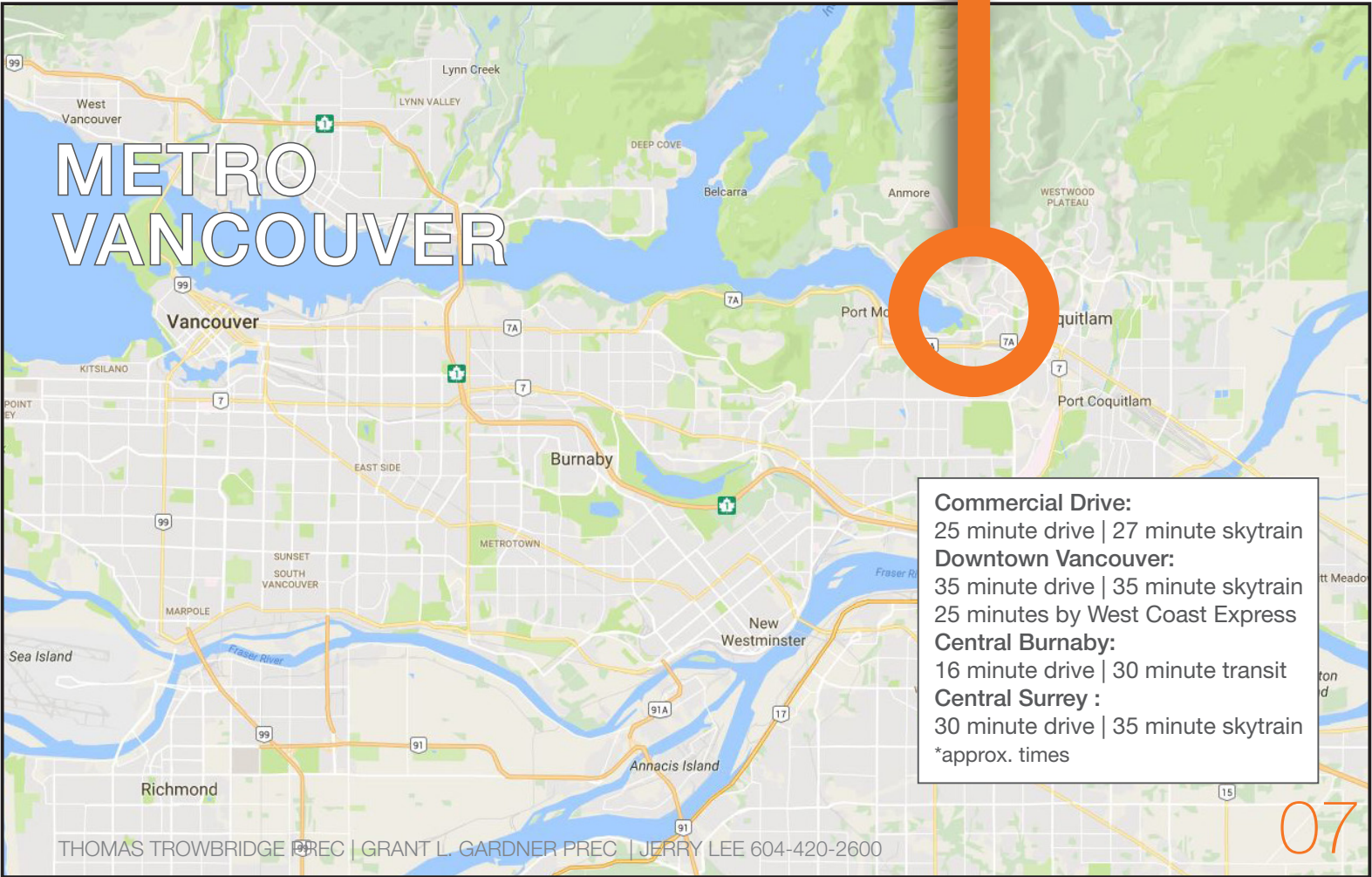
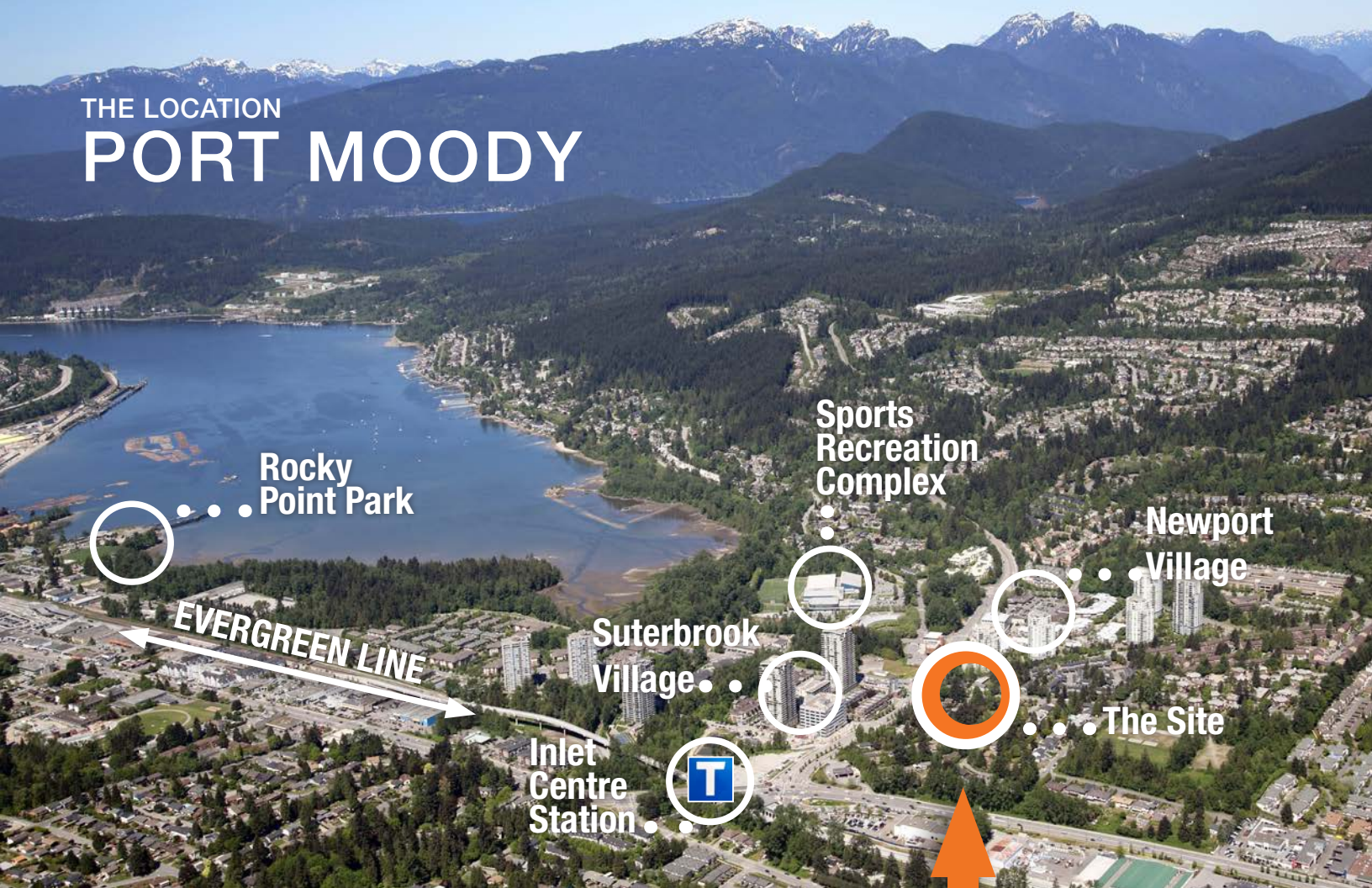


Rocky Point Kayak



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  
PACIFIC**  
REDEFINING LAND

LONDON PACIFIC PROPERTY AGENTS INC. | T 604 420 2600 F 604 420 2206 | [LONDONPACIFIC.CA](http://LONDONPACIFIC.CA)

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