

LONDON PACIFIC LAND ASSEMBLY

\$2.29B+

In Sales

800+

Arces Sold

14

Expert Brokers

39

Years of Experience



**INLET DISTRICT
PORT MOODY**

ASSEMBLED BY LONDON PACIFIC

LAND ASSEMBLY 101

As TOA legislation promises to change the landscape of Metro Vancouver and the Fraser Valley, it is critical that property owners seek out commercial real estate advice from London Pacific. For 4 decades we've been the most active and successful land assembly specialists in Metro Vancouver. Our reputation and network ensures that your site is being presented to the right developer group. There is no other brokerage that you should trust to educate, advise and maximize the value of your most important asset.

WHAT IS LAND ASSEMBLY

Combining multiple properties to form larger development sites, owners can realize higher returns. The whole is greater than the sum of the parts.

“The whole is greater than the sum of the parts.”

We qualify and pre-assemble sites to minimize risk, create collaboration between neighbours and achieve shorter transactional timelines with maximum financial success.

HOW IT WORKS AND WHO CAN PARTICIPATE

Selling your home as part of a land assembly is a COMMERCIAL real estate transaction.

Complex contractual Terms and Conditions along with municipal policy to gain approval may be required. You need a Commercial Land Broker with a proven track record in development land sales to guide you.

Not every homeowner can take part in land assembly. An increase in land value can be achieved through assembly if your property is designated for higher density. Our team is aware of where and how land-use might be changing in your neighbourhood and we have the most recent updates when it comes to TOA legislation and roll out.

Start the conversation with our team today. Knowledge is power.

LAND ASSEMBLY OPPORTUNITIES



2175 - 2197 WEST 13TH AVE VANCOUVER

Gross Site Area: 18,750 SQFT
Parcels Assembled: 6
Development Potential: High-rise



11824 - 11838 90 AVE DELTA

Gross Site Area: 42,393 SQFT
Parcels Assembled: 3
Development Potential: Apartment



10498 - 10526 131A, SURREY

Gross Site Area: 79,023 SQFT
Parcels Assembled: 3
TOA: Tier 3 up to 3.0 FSR



112 MORAY ST, PORT MOODY

Gross Site Area: 43,560 SQFT
Parcel Assembled: 1
TOA: Type 3 up to 3.0 FSR



12452 - 12470 113 AVE, SURREY

Gross Site Area: 44,478 SQFT
Parcels Assembled: 3
TOA: Type 3 up to 3.0 FSR



14447 - 14475 104A AVE SURREY

Gross Site Area: 110,814 SQFT
Parcels Assembled: 4
Development Potential: Apartment

INLET DISTRICT PORT MOODY

FORMERLY CORONATION PARK



ONE OF THE **TOP 100** COMMERCIAL LAND DEALS BY **BUSINESS IN VANCOUVER 2022**

Thomas Trowbridge and **Grant L. Gardner** of London Pacific brokered the largest land assembly in Metro Vancouver's history to Wesgroup Properties. This 9 year community engagement process saw three Terms of Council and transitioned 2 real estate market cycles.

Inlet District's first phase will be comprised of two 26-storey residential towers atop a four-storey podium (with office, grocery and daycare) along loco Road.

The subsequent three phases will see four more towers built (one 26-storeys and the other three 31-storeys) as well as three six-storey residential buildings and a 2,000 sq. ft. civic amenity space to be managed by the city. In total, the project includes 2,486 market condos and 101 market rental units. 10% of rental units will be set aside for seniors and tenants will be able to participate in a program that gives them a discount on the purchase of a new home in a Wesgroup project.

https://www.tricitynews.com/local-news/coronation-park-is-no-more-historic-port-moody-development-project-now-called-inlet-district-8150434#google_vignette



58
Single Family Home Lots



\$157.2 M
Sold Price



14.83
Acres

"Thank you Thomas for your professionalism, charisma and patience! Thomas sold my home in what I believe is the largest land assembly in Canada. I received double the value of my home! I would most definitely recommend Thomas to anyone! He is the most experienced, hardworking and sincerest Land Broker/Realtor I know!"

Almerina Michelin, Homeowner, City of Port Moody



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2024 LAND ASSEMBLY HIGHLIGHTS

VANCOUVER



1110-1160 W KING EDWARD AVE`

Assembly: 5 lots
Gross Site Area: ± 48,450 Sqft
Sold Price: Contact Broker
Buyer: Amica King Ed & Osler

This site feature flat, rectangular, deep lots, ideally located in coveted Shaughnessy. A Senior care housing project is currently underway.



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COQUITLAM



537-559 APPIAN WAY & 542-564 PERTH AVE

Assembly: 12 lots
Gross Site Area: ± 139,647 Sqft
Sold Price: \$50,603,500
Buyer: Anthem Properties Group Ltd

This site is located in the Whiting + Appian Neighbourhood within the Burquitlam Lougheed Area Plan. The permitted use includes 6 storey multifamily development: strata condo and purpose built market rental.



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2024 LAND ASSEMBLY HIGHLIGHTS

SURREY

SOLD



9774 134 STREET & 13430 98 AVENUE

Assembly: 2 lots
Gross Site Area: ± 21,837 Sqft
Sold Price: \$6,170,000
Buyer: Contact Broker

This site located Surrey's City Centre will yield a six storey wood-frame development. Surrey City Centre will be the Fraser Valley's metropolitan centre connected to regional destination via rapid transit.



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CHILLIWACK

SOLD



45768 - 45798 WELLINGTON AVE

Assembly: 5 lots
Gross Site Area: ± 46,920 Sqft
Sold Price: Contact Broker
Buyer: Whitetail Homes

This medium density site designated RES3A allows for RES4 up to 450 UPH. This development will represent an exciting step forward in providing much-needed rental housing to the area, supporting the growth and revitalization of Chilliwack's downtown core.



JOHN WESTACOTT

Associate
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"John is a great agent and he was very helpful to our team in putting a multi-family land deal together. We would be pleased to work with John again the future!"

Luc Gosselin, Whitetail Homes Ltd

2024 LAND ASSEMBLY HIGHLIGHTS

PENTICTON



1635 MAIN STREET

Off-market transaction

Gross Site Area: ± 49,092 Sqft

Sold Price: Contact Broker

Buyer: Contact Broker

Located close to the industrial employment lands, Penticton Regional Hospital, a new master planned 1,500 unit condo project on Government St. This future development will include premium commercial/retail spaces along the coveted “Restaurant Row” stretch of Main St.



ALEXANDER LOUGHEED

Associate

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“I have been impressed with Alexander’s focus, interactions and comprehension of the real estate transaction. Highly recommended!”

Investor/Developer - Penticton, BC

LAND ASSEMBLY OPPORTUNITIES



721 - 739 SMITH AVE & 704 ROBINSON ST, COQUITLAM

Gross Site Area: 44,478 SQFT

Parcels Assembled: 5

TOA: Type 1 401-800m up to 3.0 FSR



701 - 705 SMITH AVE 710 - 726 DUCKLOW ST, COQUITLAM

Gross Site Area: 177,498 SQFT

Parcels Assembled: 8

TOA: Type 1 401-800m up to 3.0 FSR



2666 - 2692 KINGSFORD AVE BURNABY

Gross Site Area: 52,377 SQFT

Parcels Assembled: Strata Wind-up

TOA: Type 1 200m or less up to 5.0 FSR



2105 - 2109 ST JOHNS PORT MOODY

Gross Site Area: 17,416 SQFT

Parcels Assembled: 2

Development Potential: Mixed-use



7008 GREENWOOD ST BURNABY

Gross Site Area: 26,244 SQFT

Parcel Assembled: 1

Development Potential: Apartment



2620-2698 MOORCROFT COURT, 6858-6898 BEECHCLIFFE DRIVE, 6871-6899 BROMLEY COURT BURNABY

Gross Site Area: 156,312 SQFT

Parcels Assembled: Strata Wind-up

TOA: Type 1 200m or less up to 5.0 FSR

2024 PROJECT SALES



OUR GOAL IS TO ACCELERATE YOUR PROJECT'S SALES BY TURNING BUYERS INTO HOMEOWNERS

Jerry Lee supports developers with Project Sales. Our commercial real estate experience in development land, delivers a sales team well versed in land economics and buildable cost. In this way, London Pacific represents an undeniable advantage for developers bringing their latest achievements to market. Working with you and your marketing team, we'll create a risk-attentive and tailor-made sales strategy for your project.

Jerry Lee worked with Westbury Properties to market and sell AURA - 46 Scandinavian inspired and designed residences capturing a balance of luxury and modernized living only a 5 minute walk to the Joyce-Collingwood Skytrain Station.

Full services provided included: Unit pricing, Marketing & social media, Buyer relations, Key hand over, Deficiency walk throughs, Offer contracts, Contract addendums and notices.



46
Multi-family Units



\$40M
Total Sales Volume



3.5 Years
Project Marketing to Key Turnover



100% Presold
In 30 Days



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