

**LONDON**PACIFIC

# FOR SALE - “BUCKINGHAM”

HIGH-RISE DEVELOPMENT OPPORTUNITY



**102-138 Buckingham Dr | Port Moody**

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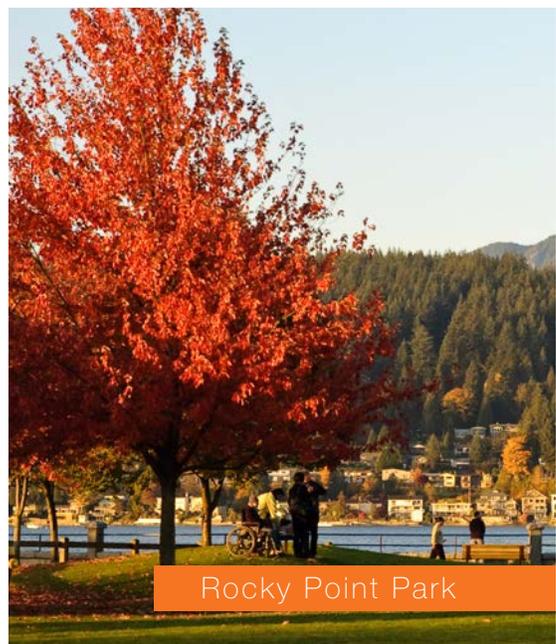
THE DETAILS

# DEVELOPMENT OPPORTUNITY

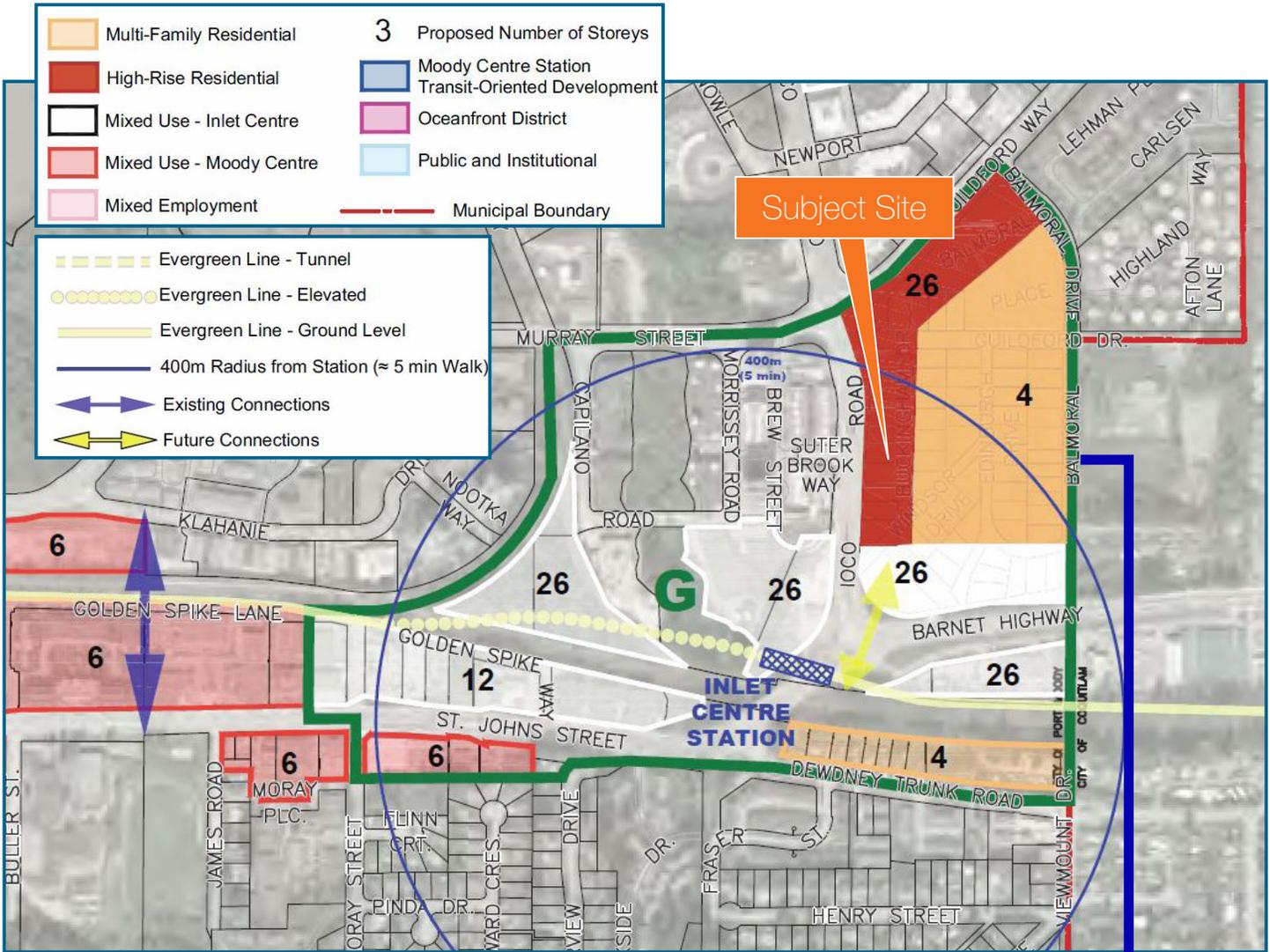


This is the Tri-Cities premier development site; One of Port Moody's largest land assemblies (3.14 acres) with an unbeatable downtown Port Moody location. This site is designated for high-density residential use in the City of Port Moody's freshly minted Coronation Park Neighborhood Plan. Similar development sites approved by the City of Port Moody have densities ranging from 2.4FSR – 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.



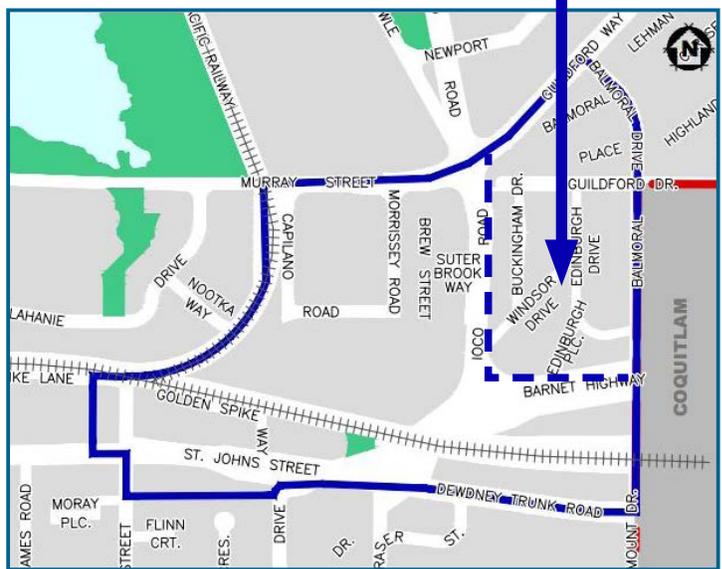
# OCP MAP



**\*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.

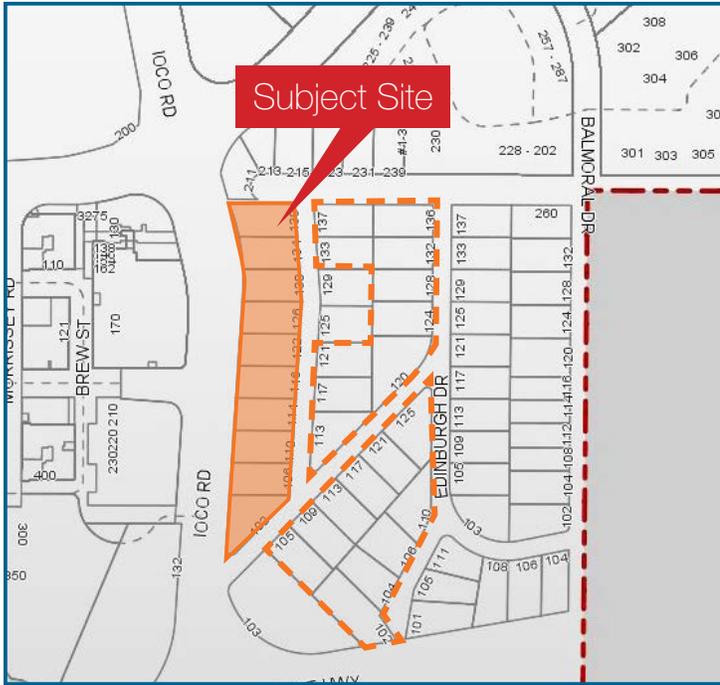
The objectives of the new land use designation changes for this area are to create a range of uses and concentrate density within closest proximity to the proposed transit station. Further objectives and policy directions related to the new development in this area include:

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



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 high density multi-family use for this site.

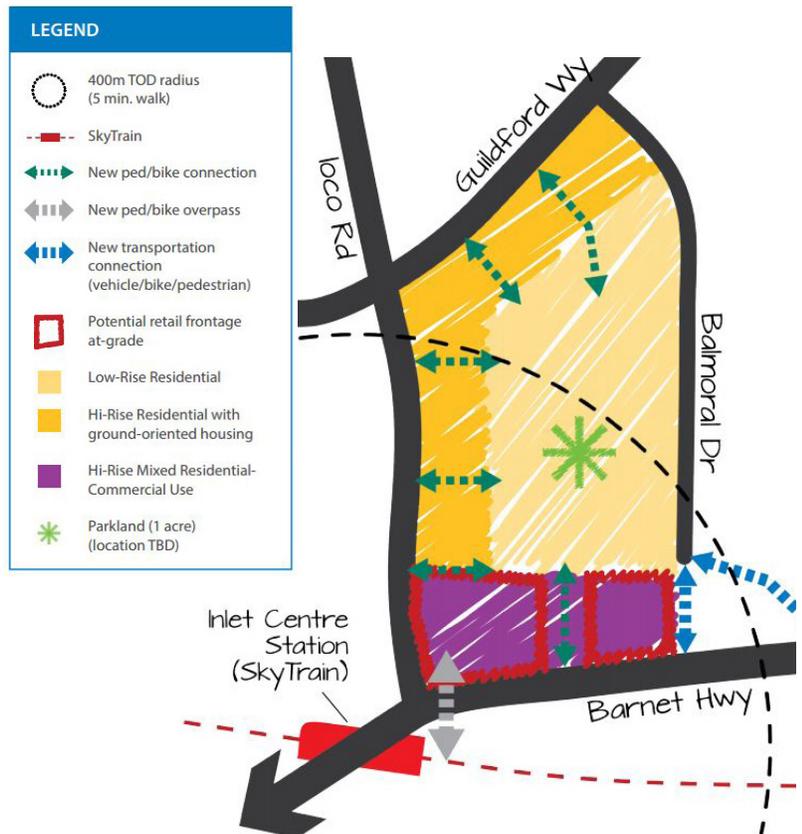
**Neighbourhood Community Plan (NCP):** In July 2015 the City of Port Moody embarked on the development of a Coronation Park Neighbourhood Plan. After numerous community consultations and workshops, the city's planning department has finalized a landuse map and amended the City's Official Community Plan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

## LAND-USE CONCEPT:

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

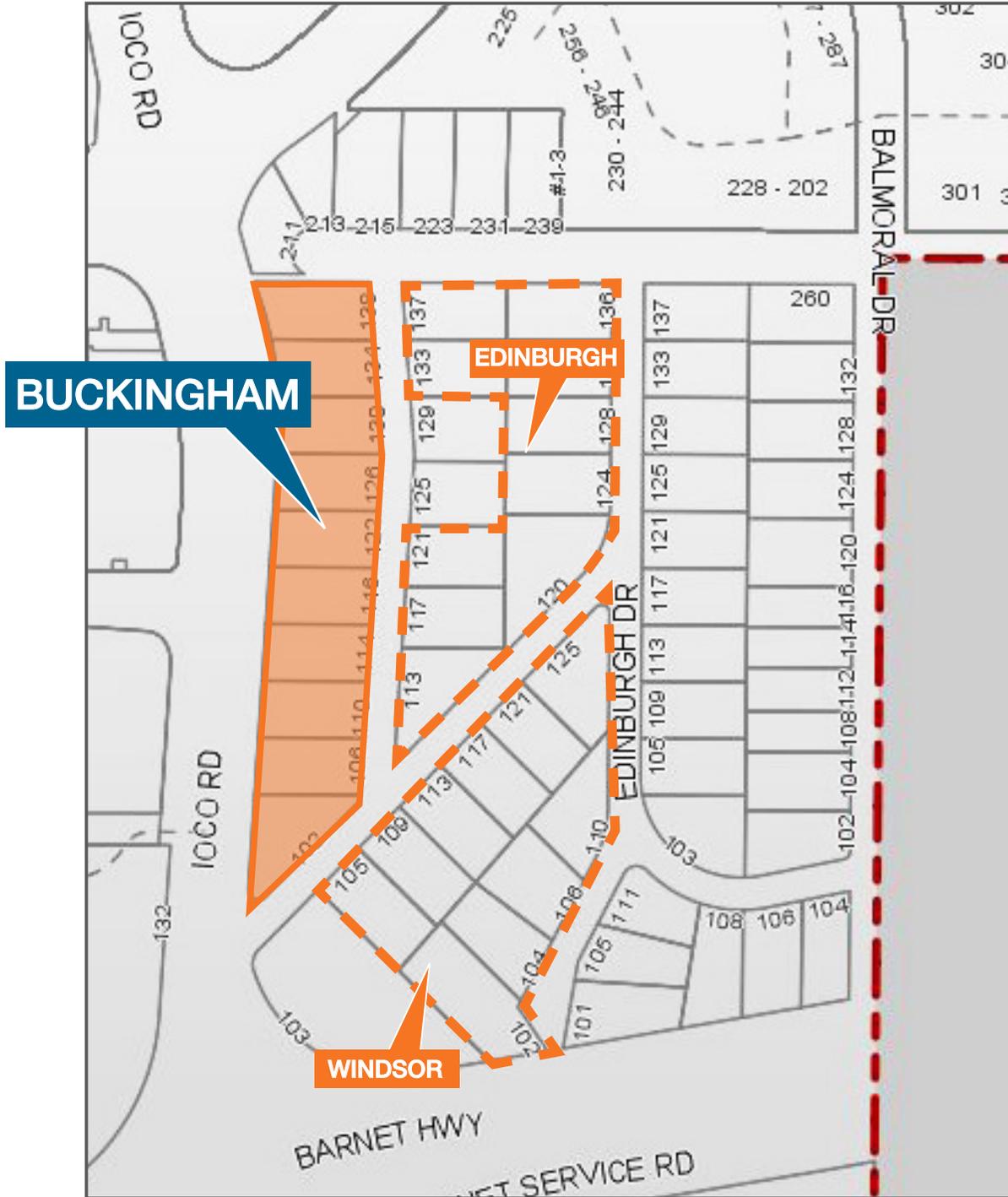
## NEIGHBOUROOD COMMUNITY PLAN TIMELINE:

- **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

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



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

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. 91,695 SQFT

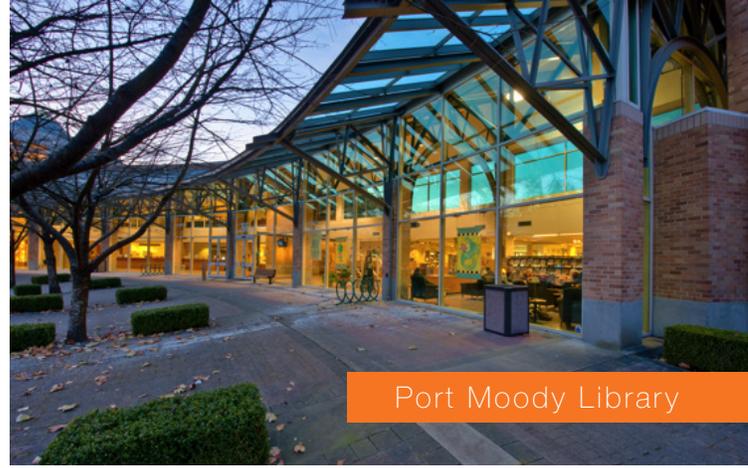
Gross Buildable Area

Approx. 229,237 SQFT

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)
102 Windsor Dr	007-327-846	10,045	Approx. 128 x 131
106 Buckingham Dr	009-864-296	9,093	Approx. 128 x 71
110 Buckingham Dr	009-864-253	9,093	Approx. 128 x 71
114 Buckingham Dr	001-754-904	9,093	Approx. 128 x 71
116 Buckingham Dr	002-135-299	9,093	Approx. 128 x 71
122 Buckingham Dr	009-893-423	9,093	Approx. 128 x 71
126 Buckingham Dr	009-893-415	9,124	Approx. 130 x 70
130 Buckingham Dr	009-893-385	8,850	Approx. 125 x 71
134 Buckingham Dr	009-893-377	8,720	Approx. 121 x 72
138 Buckingham Dr	009-893-351	9,491	Approx. 133 x 71
<b>TOTAL</b>		<b>91,695</b>	

AMMENITIES

# PORT MOODY

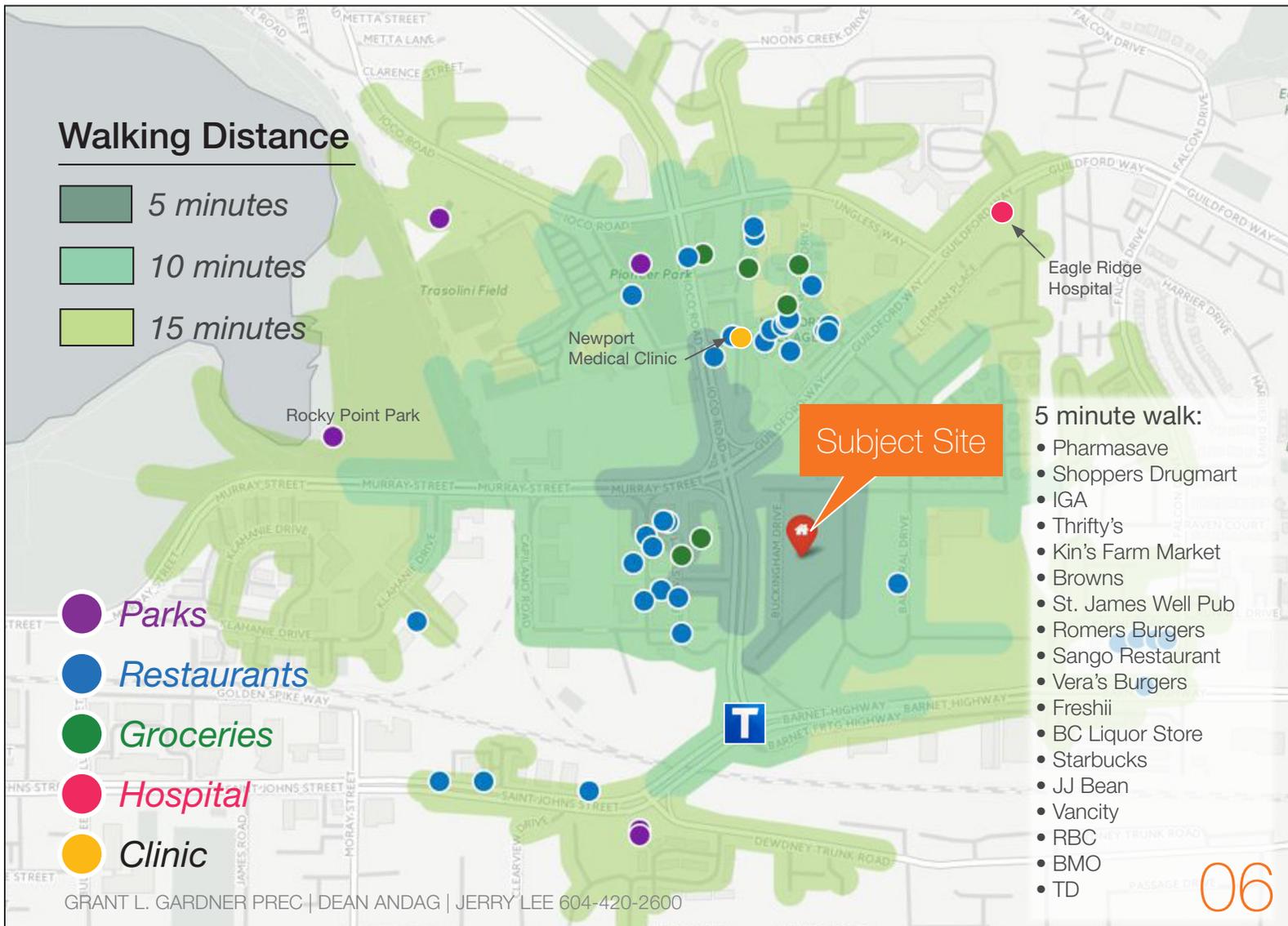
Located in the city core, this is Port Moody's premier high-rise development site. End users can enjoy just about any convenience one could ask for including Thrifty's and IGA Shopping Centres, the City of Port Moody Library and Recreation Complex, coffee shops, BC Liquore Store, banks and the 10 acre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

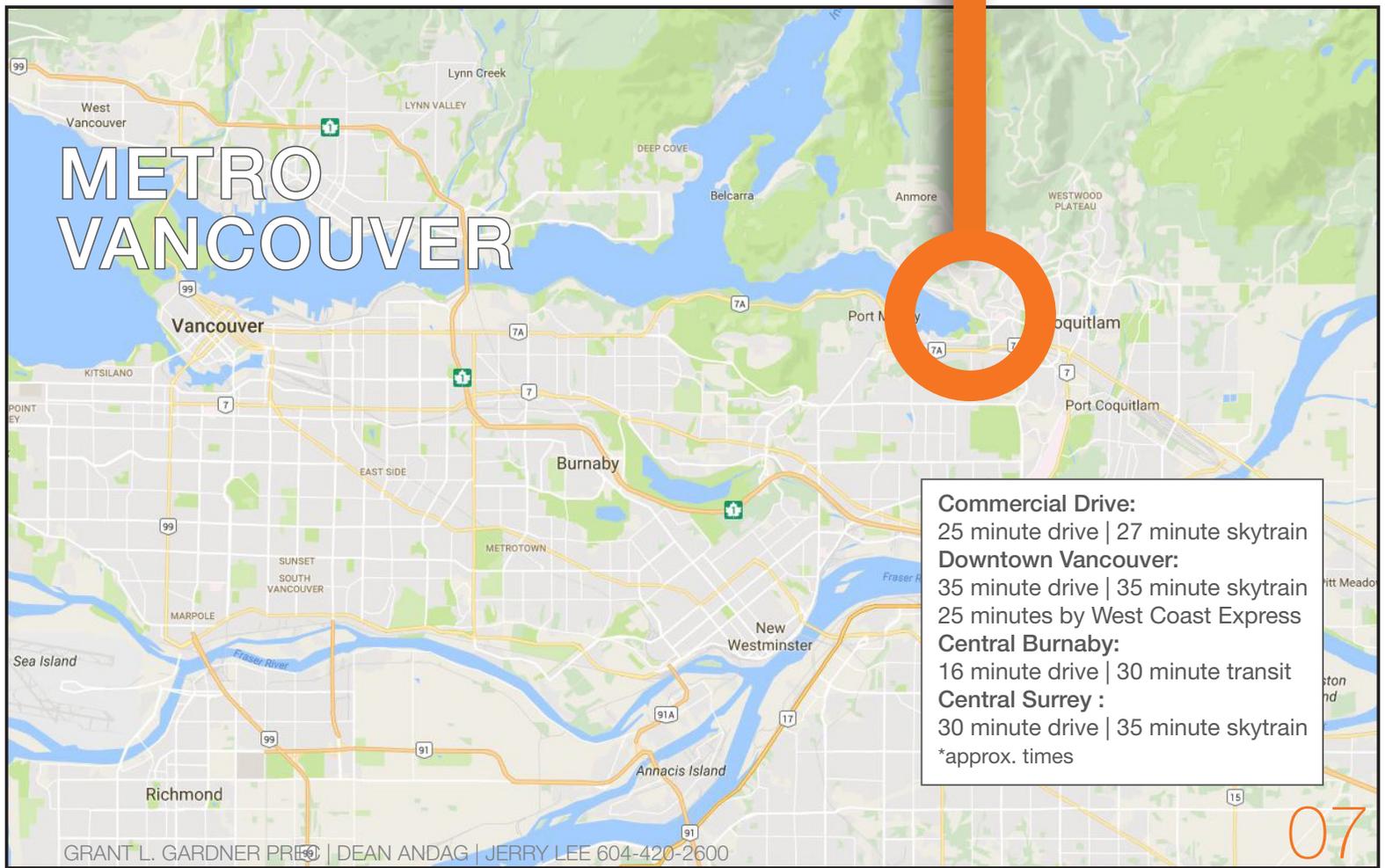
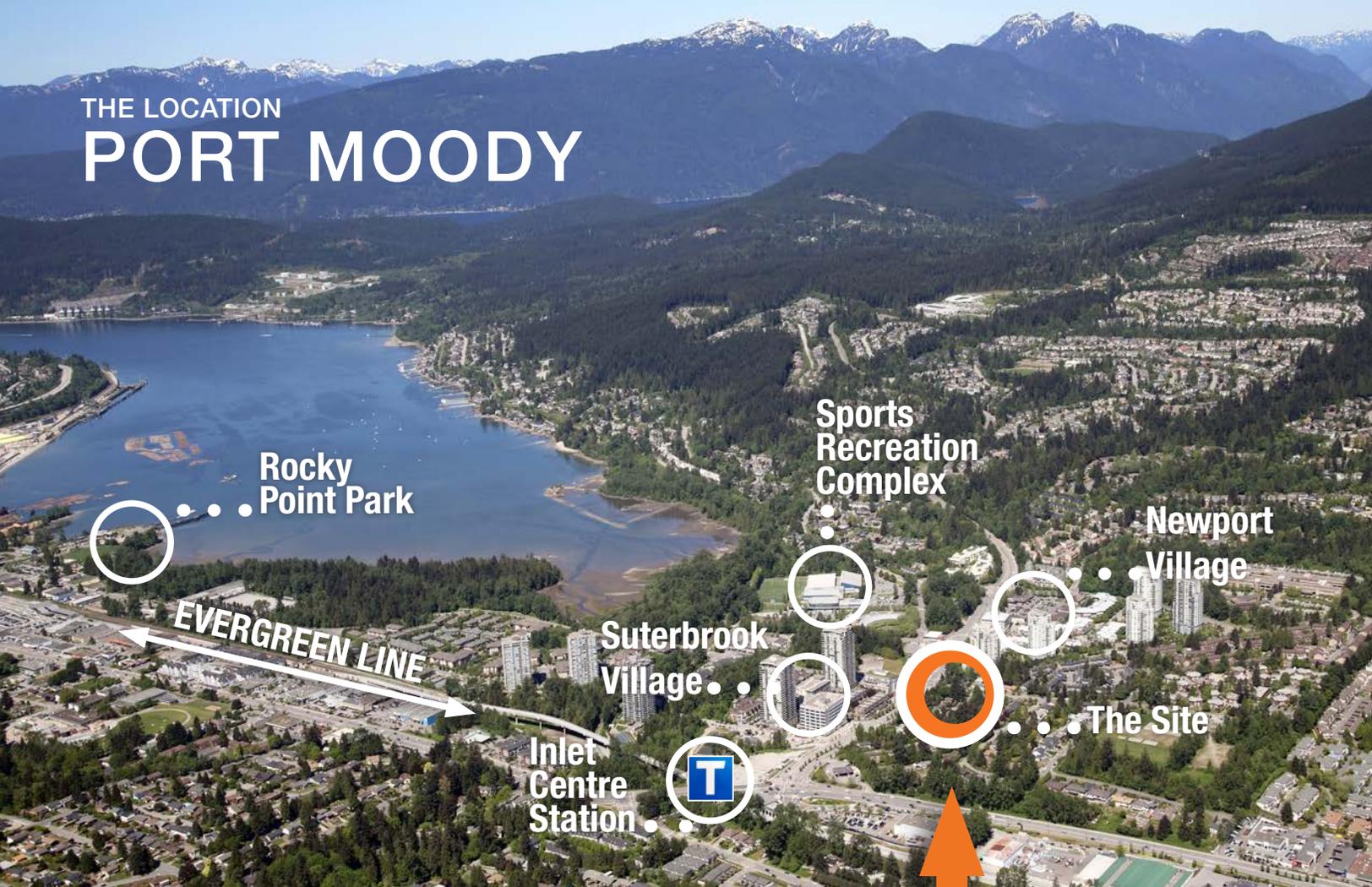


Rocky Point Kayak



THE LOCATION

# PORT MOODY



**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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