

LONDONPACIFIC

FOR SALE - “WINDSOR”

HIGH-RISE MIXED USE DEVELOPMENT OPPORTUNITY



105-125 Windsor Dr and 102-110 Edinburgh Pl, Port Moody

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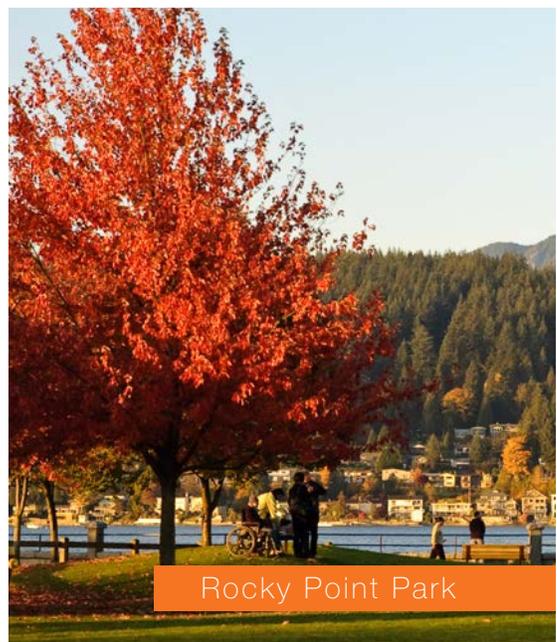
THE DETAILS

DEVELOPMENT OPPORTUNITY

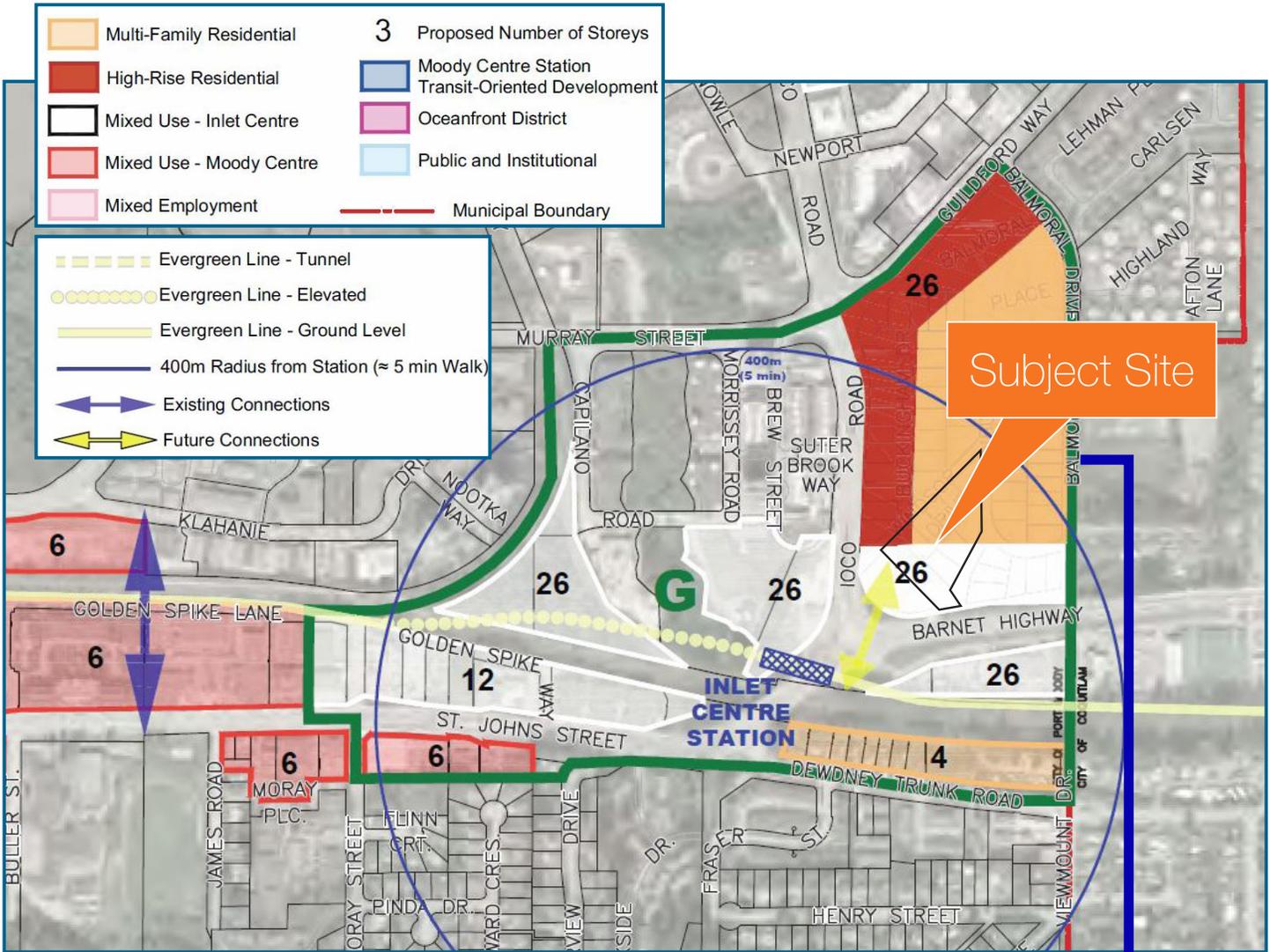


This is the Tri-Cities premier development site with an unbeatable downtown Port Moody location. This site is designated for a combination of low-rise and high-rise mixed use residential in the City of Port Moody's freshly minted Coronation Park Neighborhood Plan. Please contact the city of Port Moody 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.



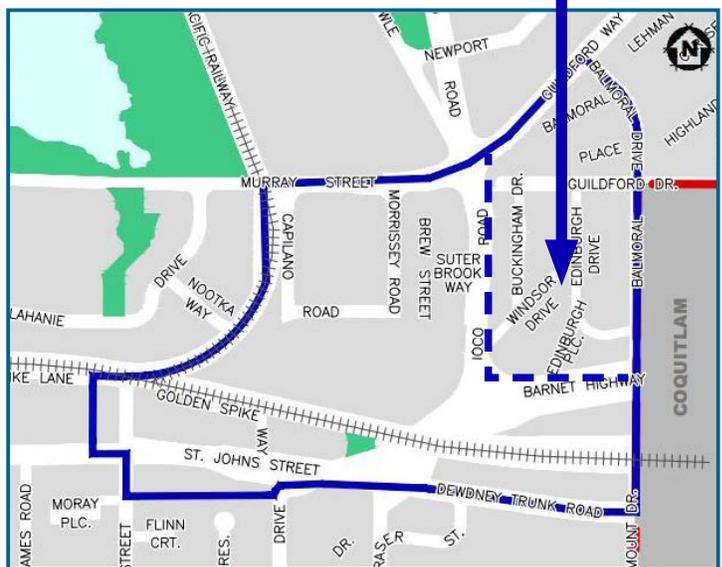
OCP MAP



***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 hi-rise residential & commercial use for this site.

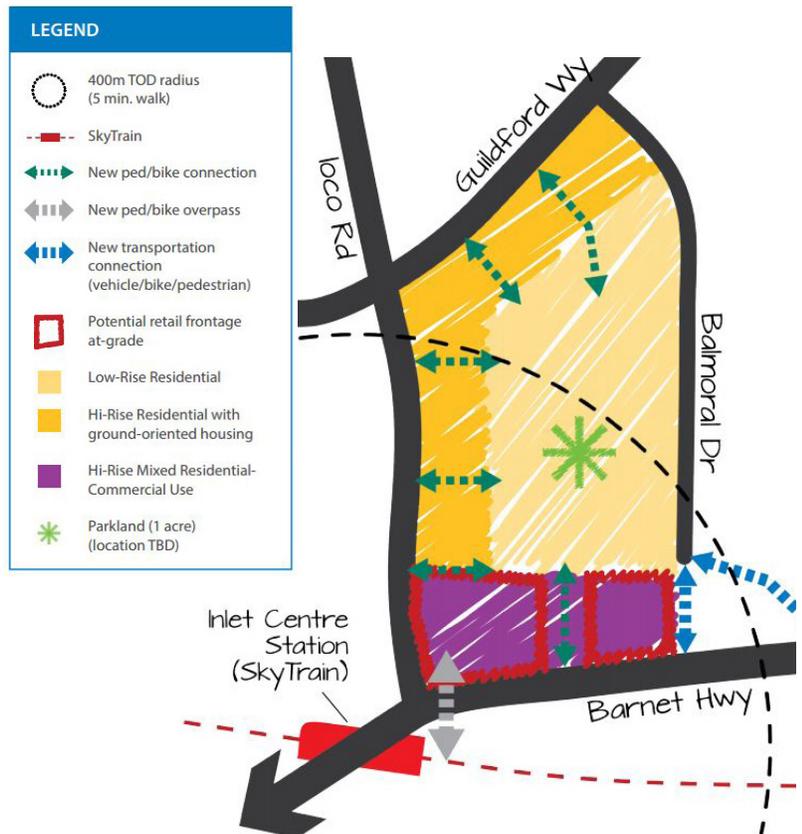
Neighbourhood Community Plan (NCP):
In July 2015 the City of Port Moody embarked on the development of a Coronation Park Neighbourhood Plan. After numerous community consultations and workshops, the city's planning department has finalized a landuse map and amended the City's Official Community Plan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

LAND-USE CONCEPT:

Hi-Rise Mixed Use:
Slender towers on 3-storey podia, with ground-oriented retail & commercial. 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

Windsor is one of three assemblies that make up Coronation Park.
See Windsor 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 / Low Rise Residential

FSR + Bonus Density

Estimated 2.5 FSR Base Density -

Option to purchase additional density from the city.

Gross Site Area

Approx. 99,538 (2.29 Acres)

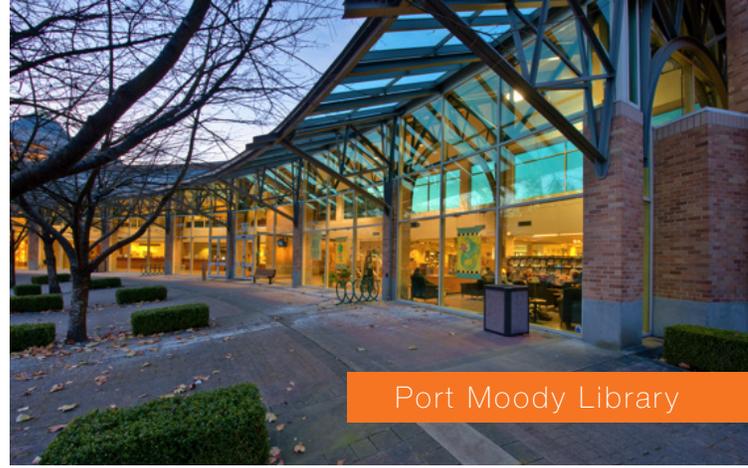
Gross Buildable Area

Approx. 248,845 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)
105 Windsor Dr	003-986-080	9,980	Approx. 140 x 71
109 Windsor Dr	001-528-718	9,683	Approx. 137 x 71
113 Windsor Dr	009-893-229	9,376	Approx. 132 x 71
117 Windsor Dr	009-893-211	9,069	Approx. 128 x 72
121 Windsor Dr	009-893-181	8,761	Approx. 123 x 71
125 Windsor Dr	000-702-480	10,914	Irregular
102 Edinburgh Pl	003-986-080	14,052	Approx. 159 x 82
104 Edinburgh Pl	009-893-300	9,357	Approx. 137 x 65
106 Edinburgh Pl	009-263-217	8,949	Approx. 98 x 95
110 Edinburgh Pl	002-259-869	9,397	Irregular
TOTAL		99,538	

AMMENITIES

PORT MOODY

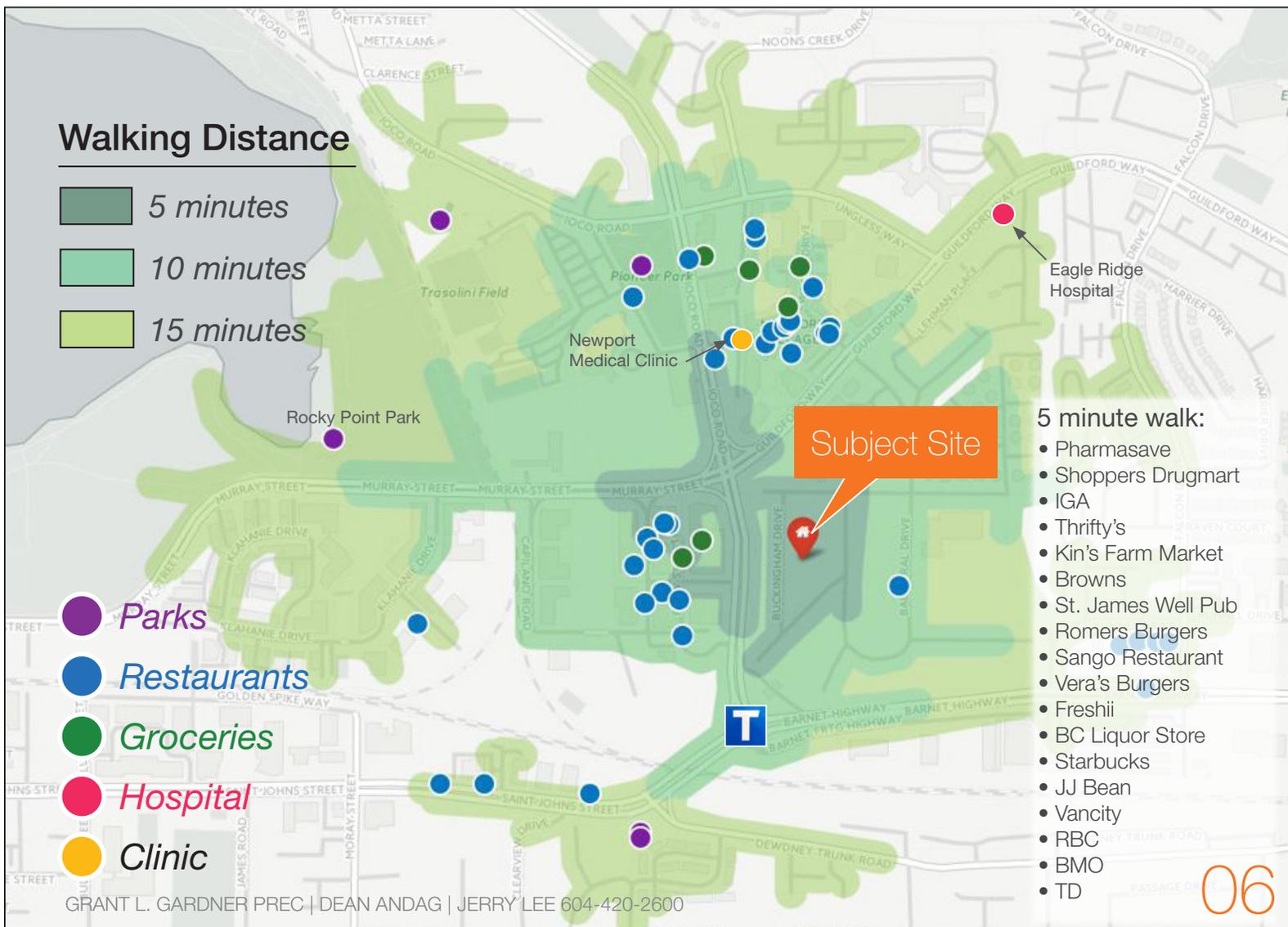
Located in the city core, this is Port Moody's premier high-rise development site. End users can enjoy just about any convenience one could ask for including Thrifty's and IGA Shopping Centres, the City of Port Moody Library and Recreation Complex, coffee shops, BC Liquore Store banks and the 10 acre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

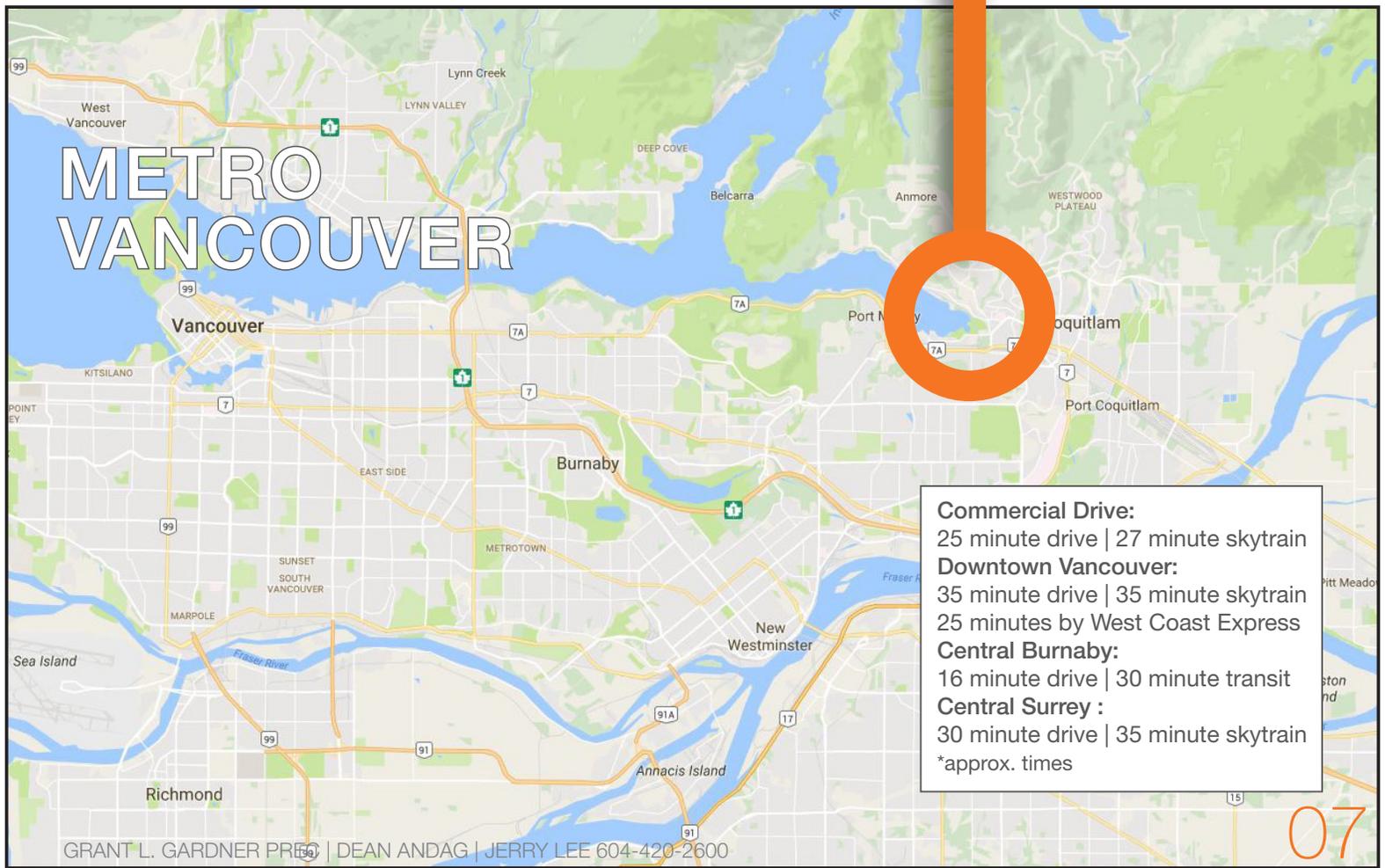
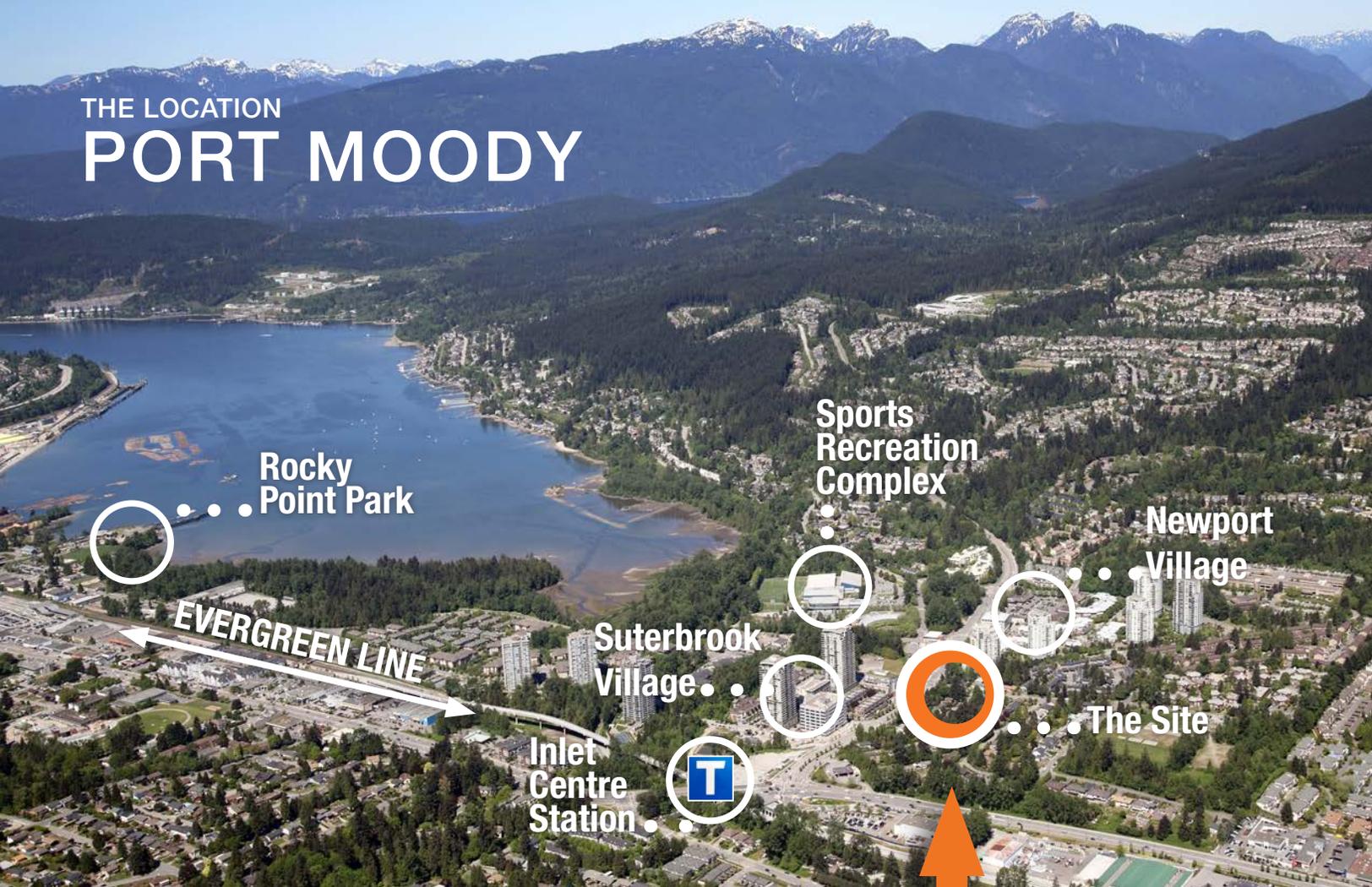


Rocky Point Kayak



THE LOCATION

PORT MOODY



METRO VANCOUVER

Commercial Drive:
25 minute drive | 27 minute skytrain

Downtown Vancouver:
35 minute drive | 35 minute skytrain

Central Burnaby:
25 minutes by West Coast Express

Central Surrey:
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

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