

# LONDON PACIFIC

ROCKY POINT PARK

MOODY  
CENTRE  
STATION



MOODY STREET

HUGH STREET

ST JOHNS STREET

5 min  
350m

ST GEORGE STREET



## TOA 400 METRE TIER 2 DEVELOPMENT SITE

2901 - 2909 ST GEORGE STREET  
PORT MOODY, BC

Thomas Trowbridge Ret. AACI PREC  
604.420.2600 ext 207  
thomas@londonpacific.ca

John Westacott  
236.515.6002 | 604.420.2600 ext 225  
jwestacott@londonpacific.ca

# SITE SUMMARY

London Pacific is pleased to present 2901–2909 St George Street, Port Moody—a premier development site spanning 26,127 sq. ft. in the heart of Moody Centre. This property includes three rented single-family homes, offering site dimensions of 198 by 131 feet.

Strategically positioned in a Transit-Oriented Area (TOA) 400-Metre Tier 2 Mid-Rise, this site is just a 5-minute walk to Moody Centre Station and a 10-minute walk to Rocky Point and the vibrant Brewery District. With a base density of 4.0 FSR, developers have the potential opportunity to construct either a 6-storey wood-frame building or a 12-storey high-rise, ensuring flexibility and value for future development.



# OPPORTUNITY OVERVIEW

## SALIENT FACTS

Address  
2901, 2905 & 2909 St George St  
Port Moody, BC, V3H 2H4

PID  
011-453-907, 011-453-885 & 000-688-703

Gross Site Area  
26,127 sq. ft. | 0.60 ACRE

Dimension  
198 x 131 ft

Base Density  
4.0 FSR

Improvements  
3 Single Family Homes

Gross Taxes (2024)  
\$27,601

Tenure  
3 Tenancies at \$81,000 Per Annum Approx.

## DEVELOPMENT HIGHLIGHTS

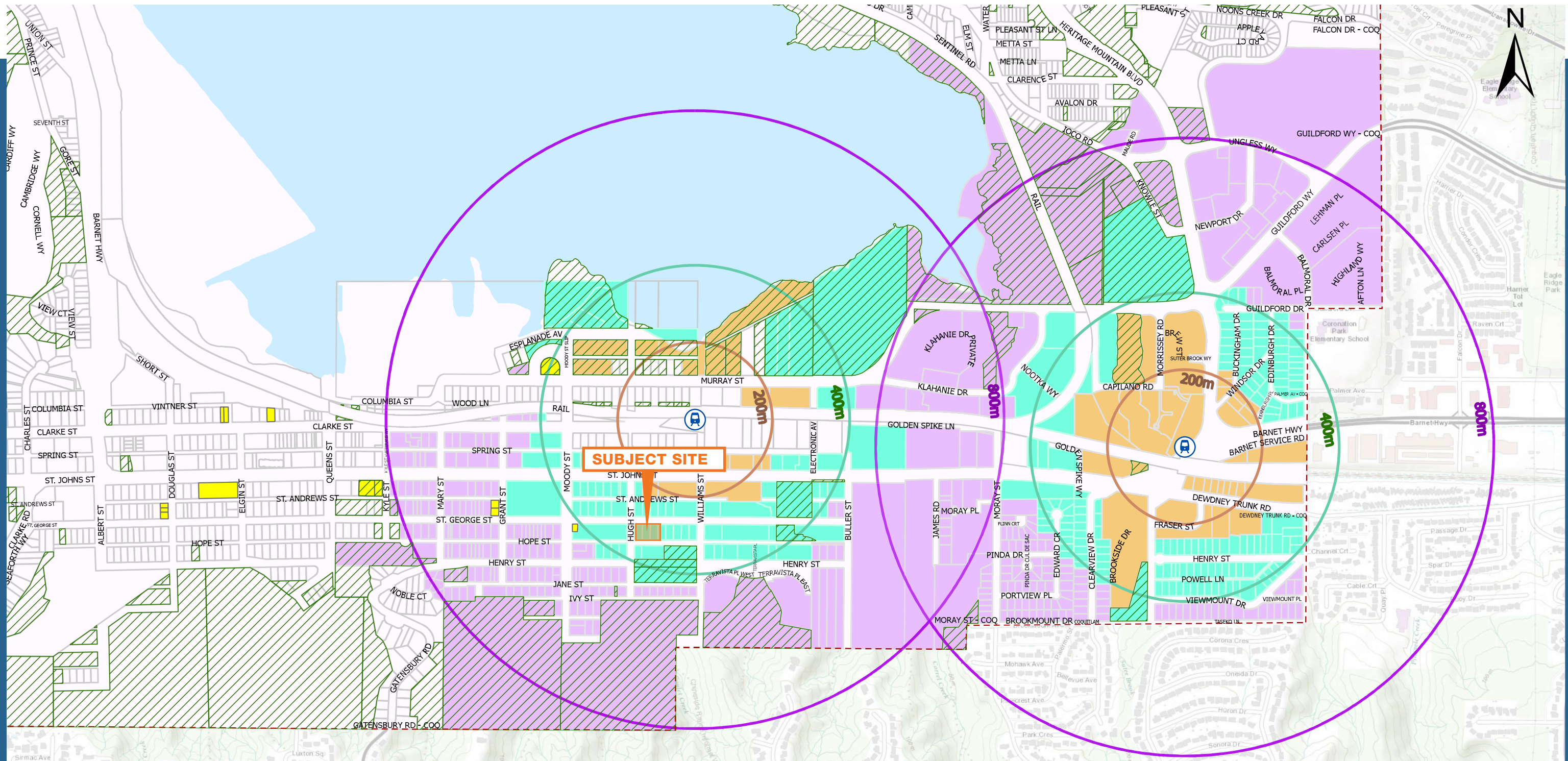
- + This fully assembled development site in Moody Centre is ideal for rental or strata projects. Positioned within 350 meters of Moody Centre Station, it presents a prime opportunity for Transit-Oriented Area (TOA) development.
- + TOA Development Opportunity located within 5 minutes walk of Moody Centre Station
- + Corner lot with 198 feet of frontage and 131 feet of depth, allowing for an exceptional development with efficient dimensions
- + Base Density of 4.0 FSR
- + No Parking Requirements



# LAND USE DESIGNATION

With the recent introduction of the new legislation by the Province of British Columbia, the subject site falls within 400 Metre Tier 2 the identified Transit Oriented Area. The prescribed building form includes high-rise and mid-rise structures up to 4.0 FSR and up to 12 storeys.

TOA Type	Transit Hub Type	Prescribed Distance	Minimum Allowable Density (FAR/FSR)	Minimum Allowable Height (Storeys)	Type of Building
TOA Type 1	1A) Rapid Transit	200m or less	Up to 5.0	Up to 20	Condo Tower
		201m - 400m	Up to 4.0	Up to 12	High-Rise, Mid-Rise
		401m - 800m	Up to 3.0	Up to 8	Mid-Rise








MOODY CENTRE






# CURRENT MARKET ANALYSIS

Located only 5 minutes walk from Moody Centre Station, St. George Street offers a rare development opportunity in Port Moody’s vibrant and rapidly expanding community. This prime location provides unmatched connectivity to downtown Vancouver alongside access to the area’s stunning natural landscapes. Moody Centre is known for its lively atmosphere, featuring popular breweries, eclectic restaurants, and unique shops that attract both residents and visitors. The nearby Rocky Point Park, with its scenic trails and waterfront, adds outdoor recreation and family-friendly activities to the mix. With the SkyTrain providing direct access to urban Vancouver and the area’s vibrant local culture, St. George Street stands as an attractive investment, promising a blend of lifestyle and connectivity that future residents will value.

## SALES

Project	KSANA	SITKA HOUSE	CHROMA
			
Release Date	Q2 2024	Q4 2022	Q2 2022
Developer	Vansoho Developments	Dulex Laidler Developments	Forte Living
Total Units	197	88	70
Sold Units	22	86	40
Status	Now Selling	Now Selling	Now Selling
Avg Price SF	\$1,013 / SF	\$1,100 / SF	\$994 / SF
Avg Total Price	\$672,632	\$589,600	\$770,350

## RENTAL

Project	PRECIDIA	SEASONS (WEST)	MERIDIAN	SEASONS (EAST)	MERA
					
Lease Start Date	Q1 2024	Q2 2024	Q3 2024	Q1 2024	Q2 2024
Developer	Ledingham McAllister	Qualex Landmark Living	Townline	Qualex Landmark Living	Marcon
Total Units	66	55	267	61	89
Leased Units	-	25	13	59	86
Status	Now Leasing	Now Leasing	Now Leasing	Now Leasing	Now Leasing
Avg Rent	\$2,672	\$2,894	\$3,076	\$2,763	\$2,852
Avg Price PSF	\$4.1	\$4.17	\$4.41	\$4.32	\$4.01

# DISTANCE



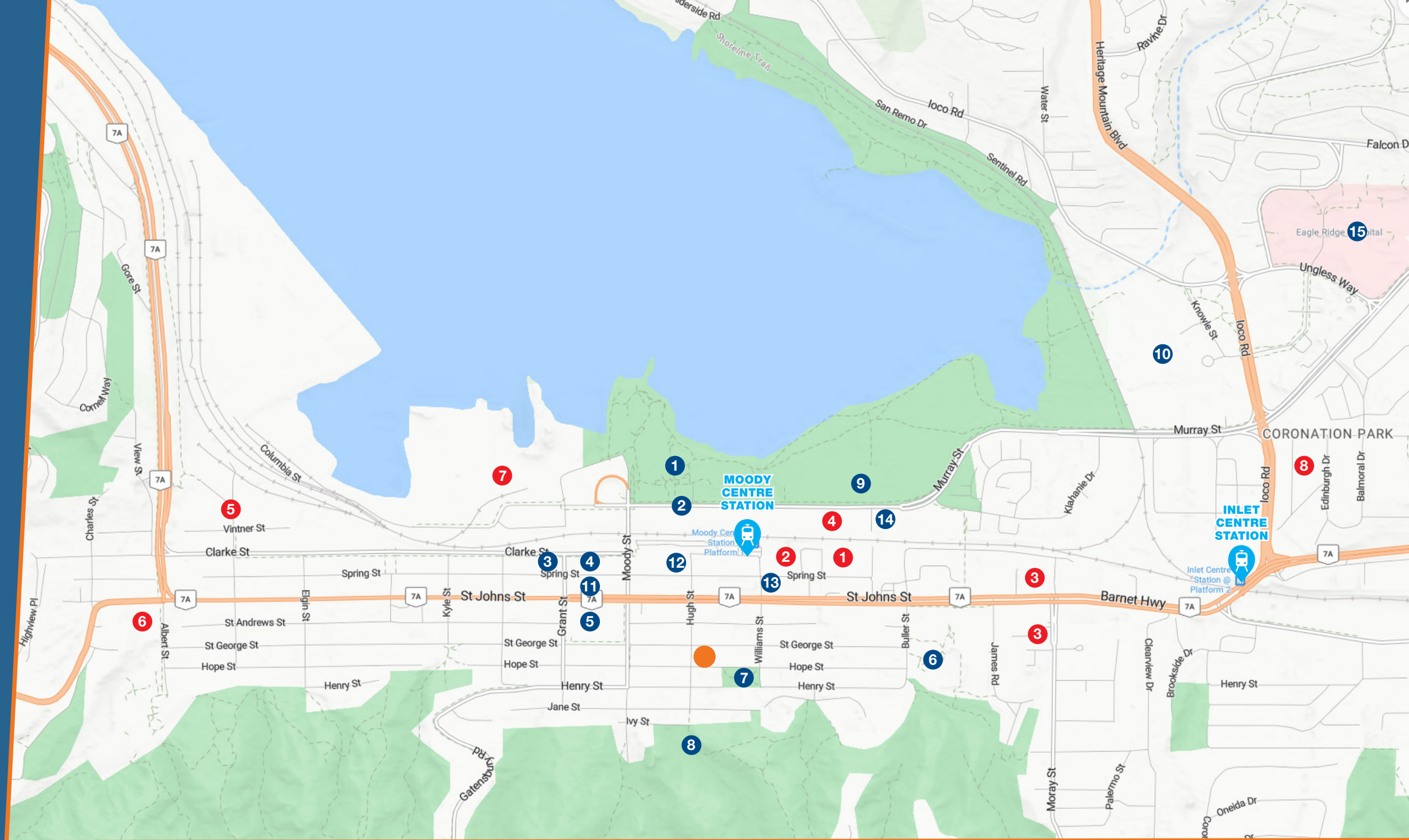
## WALKING

- 5 min Moody Centre Station
- 10 min Rocky Point Park
- 10 min Brewery District



## DRIVING

- 7 min Eagle Ridge Hospital
- 8 min Coquitlam Centre
- 8 min Burquitlam / Lougheed Centre
- 30 min Vancouver



## LEGEND

SUBJECT SITE

## AMENITIES

- |  |   |
|--|---|
| <b>1</b> ROCKY POINT PARK                  | <b>9</b> INLET FIELD PARK                           |
| <b>2</b> BREWERY DISTRICT                  | <b>10</b> PORT MOODY RECREATION COMPLEX             |
| <b>3</b> CHILDGARDEN PRESCHOOL             | <b>11</b> OXYGEN YOGA AND FITNESS                   |
| <b>4</b> ROCKY POINT DAYCARE               | <b>12</b> ENGINEERED BODIES STRENGTH & CONDITIONING |
| <b>5</b> MOODY ELEMENTARY SCHOOL           | <b>13</b> 30 MINUTE HIT                             |
| <b>6</b> ECOLE MOODY MIDDLE SCHOOL OR ARTS | <b>14</b> PORT MOODY URGENT AND PRIMARY CARE CENTRE |
| <b>7</b> CHIP KERR PARK                    | <b>15</b> 16 EAGLE RIDGE HOSPITAL & EMERGENCY ROOM  |
| <b>8</b> CHINES OFF-LEASH DOG PARK         |   |

## DEVELOPMENT APPLICATIONS

- |                                |
|--------------------------------|
| <b>1</b> BEEDIE                |
| <b>2</b> PCI                   |
| <b>3</b> ANTHEM (TWO PROJECTS) |
| <b>4</b> MOSAIC                |
| <b>5</b> WESTPORT VILLAGE      |
| <b>6</b> MARCON                |
| <b>7</b> FLAVELLE OCEANFRONT   |
| <b>8</b> WESGROUP              |

# OFFERING PROCESS

## NEXT STEPS

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Interested buyers are invited to sign a **Confidentiality Agreement**, available from the Listing Agents, to receive additional details about this offering. This will provide access to a complete data room containing Due Diligence materials, including:

- Arborist Report
- Environmental
- Geo Technical Report
- Land Title

Prospective purchasers are invited to submit offers to purchase the Property for consideration by the Vendors. Offers should be presented in the form of offer preferred by the Vendors, a copy of which is available through the Listing Agents upon request.

**Please contact our broker team today for more information.**



**THOMAS TROWBRIDGE** Ret. AACI PREC  
Vice President  
778.952.LAND | 604.420.2600 ext.207  
[thomas@londonpacific.ca](mailto:thomas@londonpacific.ca)



**JOHN WESTACOTT**  
Associate  
236.515.6002 | 604.420.2600 ext.225  
[jwestacott@londonpacific.ca](mailto:jwestacott@londonpacific.ca)

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**LONDON  
PACIFIC**

LONDON PACIFIC PROPERTY AGENTS INC. | T 604 420 2600 F 604 420 2206 | LONDONPACIFIC.CA

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