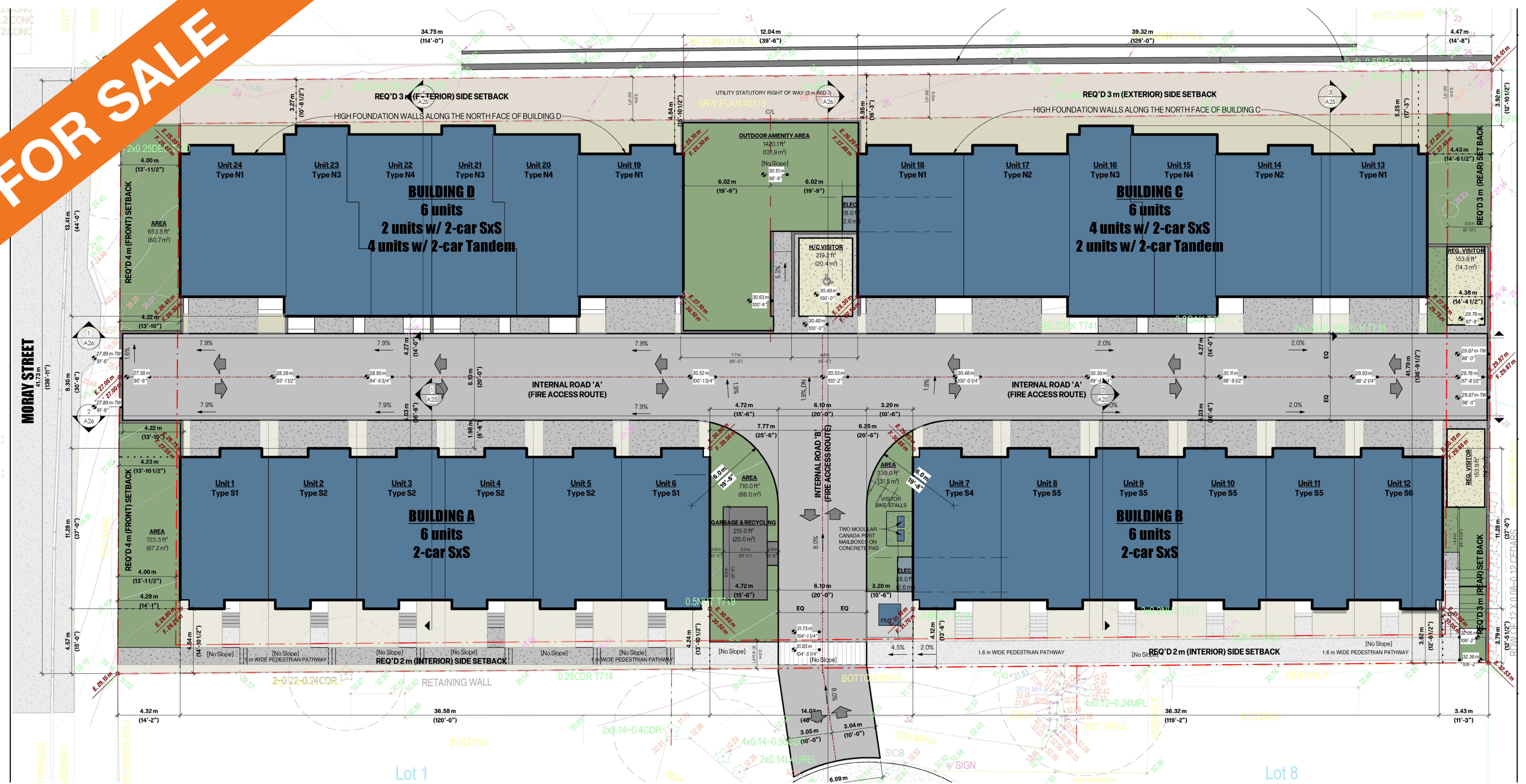


FOR SALE



3-STOREY WOOD-FRAME TOWNHOUSE DEVELOPMENT

112 MORAY STREET PORT MOODY BC



Isaac Foord PREC
Associate Vice President
778.875.6996
isaac@londonpacific.ca

Lucas Chavez
Associate
236.558.4480
lucas@londonpacific.ca

MOODY CENTRE NEIGHBOURHOOD

OPPORTUNITY SUMMARY

This offering represents an opportunity to acquire a townhouse development site in Port Moody, British Columbia. The 0.98-acre consolidated site at 112 Moray Street is proposed for 24 three-storey wood-frame townhomes across four buildings, with Rezoning and Development Permit applications currently in progress. Each townhome features a private garage, private outdoor space, and spacious 3 or 4-bedroom layouts well-suited for families.

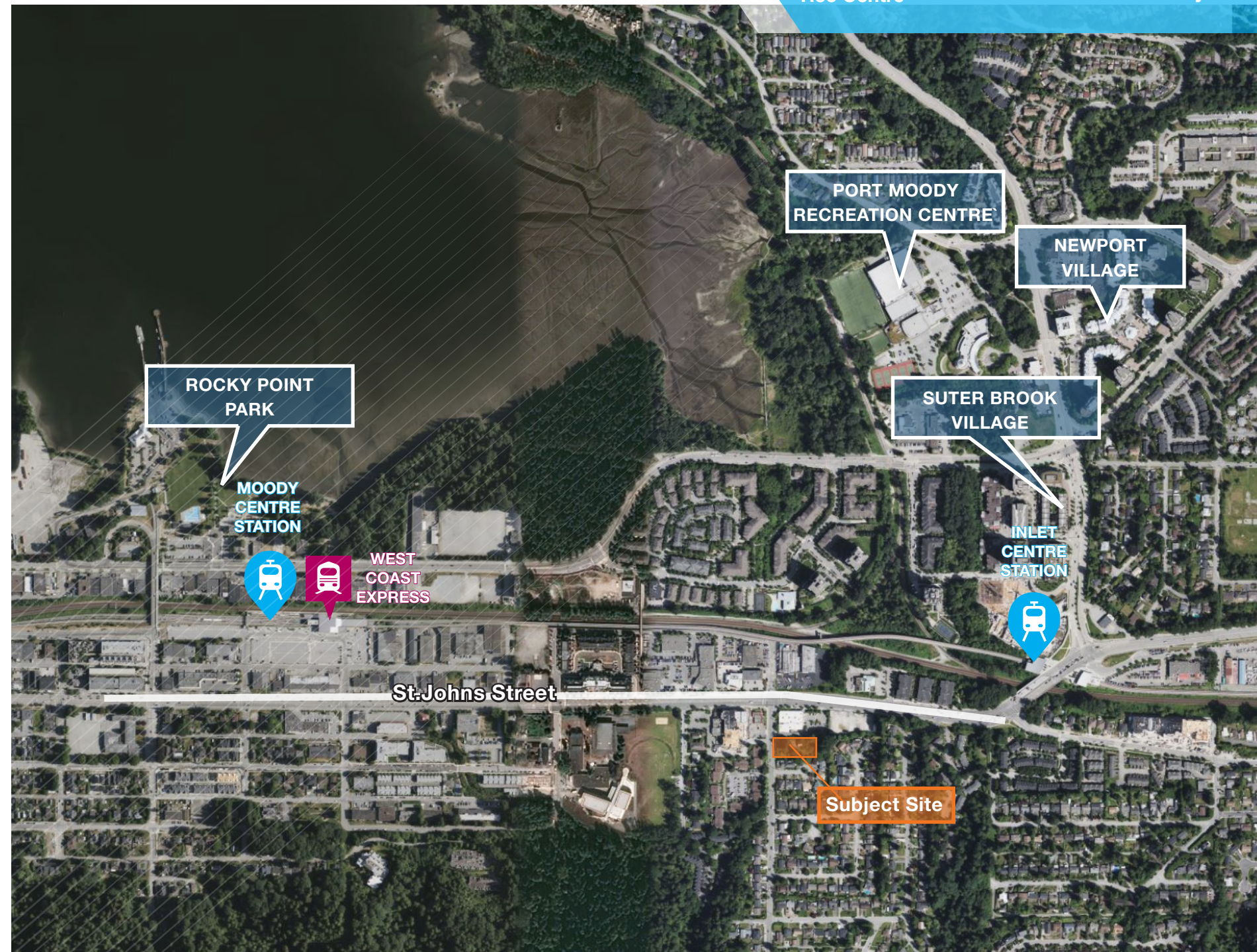
Port Moody offers an exceptional quality of life with access to the Westcoast Express, SkyTrain Evergreen Extension, Burrard Inlet, and Rocky Point Park. The subject site is within walking distance of Shoppers Drug Mart, Dairy Queen, and St. Johns Street transit connections, positioning this development to attract strong buyer demand in a supply-constrained market.

The site benefits from close proximity to established amenities, strong school catchments, and a municipality with a track record of supporting thoughtful residential densification in appropriate locations.

6 MIN
Port Moody Rec Centre

7 MIN
Rocky Point Park

15 MIN
Simon Fraser University



SALIENT FACTS

Address
112 Moray Street, Port Moody BC

Neighbourhood
Moody Centre

Current Zoning
RS1 – Single Family Residential

Proposed Zoning
RM44 (Rezoning in Progress)

Gross Site Area
0.98 Acres / 3,948 m²

Total GFA
40,470 SF / 3,754 m²

Unit Count
24 Residential Units

Unit Mix
3 & 4 Bedroom Townhomes

Parking
51 Stalls (resident, visitor, accessible)

FAR
0.95



HIGHLIGHTS

- 24 three-storey wood-frame townhomes across 4 buildings.
- Currently submitted for Rezoning and Development Permit approval
- 3 and 4 bedroom plans ranging from approximately 1,500 to 2,000 SQFT
- Consolidated site steps from St. Johns Street and Shoppers Drug Mart
- Access to the Westcoast Express, SkyTrain Evergreen Extension
- Port Moody is one of Metro Vancouver's most desirable communities with offering strong fundamentals for family-oriented residential development.

UNIT DIVERSITY

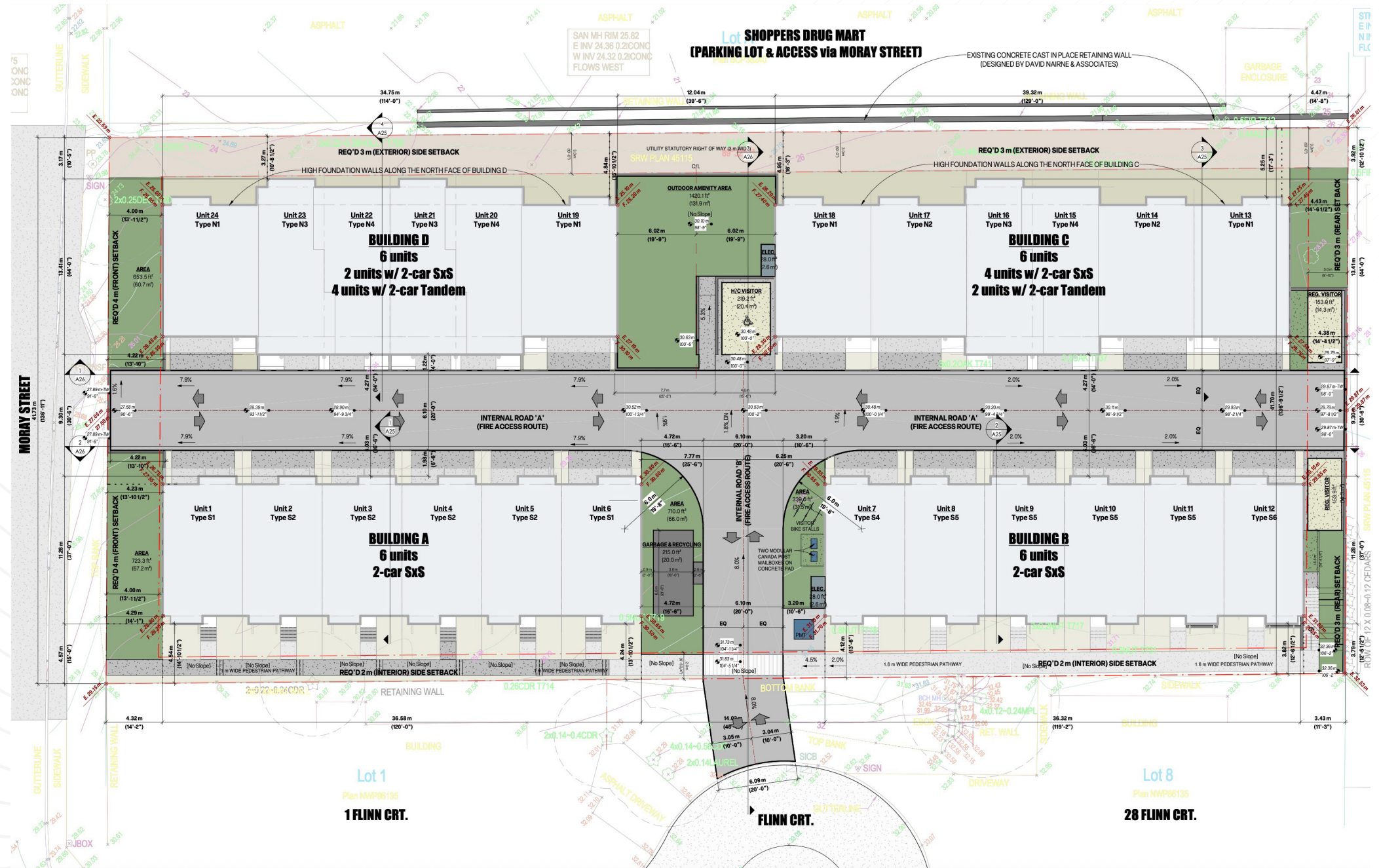
The proposed townhomes are thoughtfully designed for families, offering spacious 3 and 4 bedroom layouts.

More than 75% of units include wide side-by-side garages rather than tandem parking, significantly enhancing overall livability and functionality.

FORM & CHARACTER

The proposed townhomes are designed with a traditional, human-scaled character that responds thoughtfully to the surrounding neighbourhood.

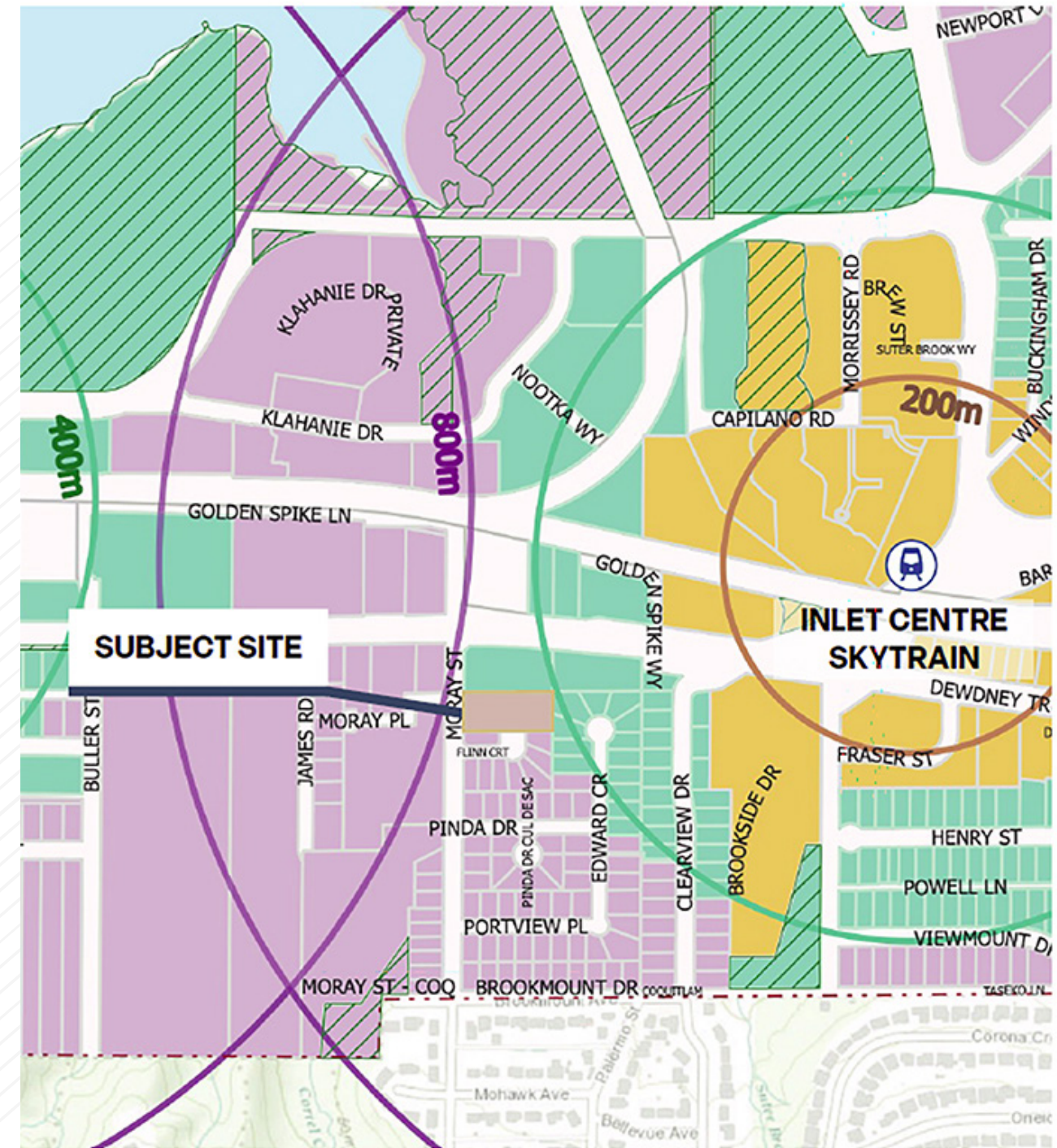
Varied rooflines, articulated façades, and individual unit entries help break down the perceived massing and create a more residential streetscape along Flinn Court and Moray Street.



MISSING MIDDLE HOUSING

The CITY'S HOUSING NEEDS REPORT identifies a strong need for family-oriented housing, with nearly 60% of future units requiring three or more bedrooms.

The site's current zoning no longer reflects the vision of City of Port Moody's newly adopted OCP, which designates the property for townhomes and supports family-oriented "missing middle" housing forms, encouraging ground-oriented housing that provides livable space for families while creating an appropriate transition between single detached neighbourhoods and higher-density areas.



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Associate Vice President
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isaac@londonpacific.ca

LUCAS CHAVEZ

Associate
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