



## ST JOHNS & DOUGLAS

A PRIME DEVELOPMENT OPPORTUNITY LOCATED AT  
THE GATEWAY TO PORT MOODYS URBAN CORE

2105 - 2109  
St Johns Street  
Port Moody

LONDON  
PACIFIC


# SITE SUMMARY

London Pacific is proud to present an exclusive opportunity to acquire a 17,416 Sqft development site located on St. Johns Street, at the gateway to Port Moody's Urban Core.

Designated as Multifamily Residential in the Official Community Plan, and strategically located near amenities and major transportation routes, this potential development site offers immense opportunities for investors and developers looking to capitalize on Port Moody's rapid growth and vibrant community.

Due to its strategic positioning, the city has described the site as "A node that anchors Port Moody" and has indicated that they would support a high-rise building of up to 26-28 storeys, as documented in a recent meeting.

 SUBJECT SITE

 Listed with London Pacific



## OFFERING HIGHLIGHTS

- Mid- High Density Development Site
- **Rental** or **Strata** Development Opportunity
- Prime Location at the gateway to Port Moody's Urban Core
- Potential for up to 28 Storeys as documented by the City
- Close Proximity to schools, parks, shopping, and lifestyle amenities

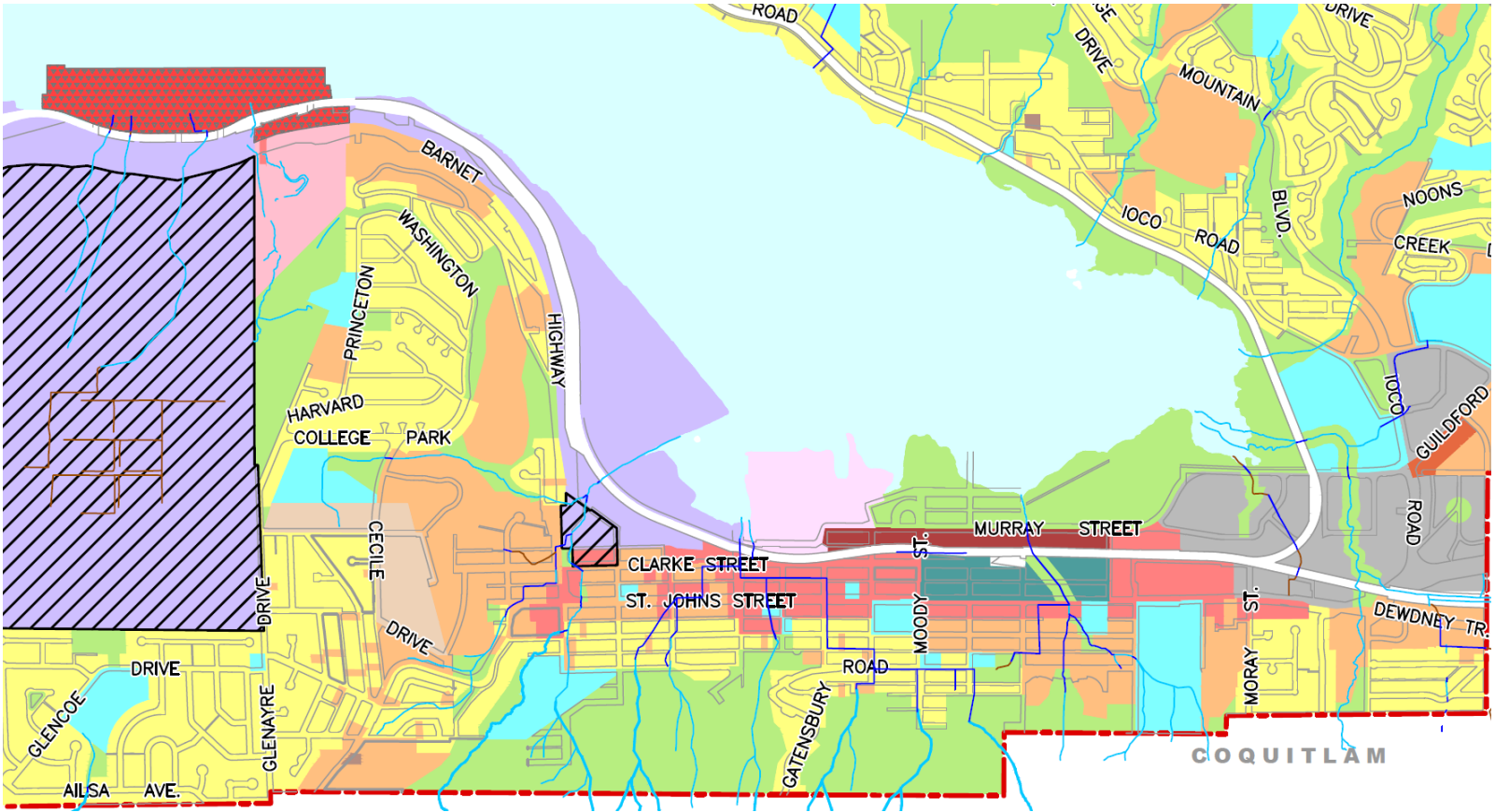
COMMERCIAL  
REAL ESTATE  
**REDEFINED**

# DEVELOPMENT OVERVIEW

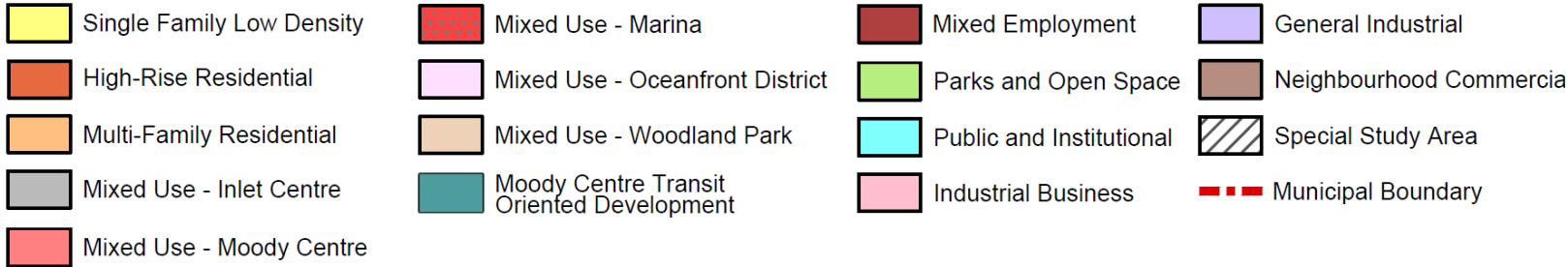
In line with the City’s Official Community Plan (OCP) vision, the Multifamily designation under the Westport Local Plan permits a **mid-rise structure of up to 6 stories**. However, given this **site’s strategic location** at the **gateway to the downtown core**, discussions with the city have revealed a broader vision. The city has described this development opportunity as **“a node that anchors the city”** and has indicated they could support a mixed-use development of up to **26-28 Storeys** in a recent, documented meeting.

This remarkable opportunity is designed to cultivate a mix of high-density residential options at the very entrance of the downtown hub. This progressive designation grants developers the flexibility to envision a vibrant project that adeptly addresses the growing demand for **rental accommodations and strata ownership**.

This prime development prospect is situated adjacent to Barnet Highway & St Johns Street, marking the entrance to the city’s bustling Urban Heart. Its accessibility to schools, hospitals, parks, and an efficient transit system, all set within a thriving market and enriched by numerous amenities, underscores the property’s remarkable potential for development.



Civic Address	Lot Size (SF)	Current Zoning	Proposed OCP Designation	Potential CD Zoning
2105 St Johns Street	8,708	RT	6 Storeys	26-28 Stories
2109 St Johns Street	8,708	RS1	6 Storeys	26-28 Stories





10

9

8

1

2


6


7

5

4

3

 SUBJECT SITE





 Listed with London Pacific





- |                                      |                                              |
|--------------------------------------|----------------------------------------------|
| 1. Heritage Quarter                  | 6. Rocky Point Park                          |
| 2. Eagle Ridge Hospital              | 7. Rocky Point Viewpoint                     |
| 3. PoMoArts (Port Moody Arts Centre) | 8. Barnet Highway                            |
| 4. Moody Elementary                  | 9. Clarke Street                             |
| 5. Moody Centre                      | 10. Westport Village - 3 Highrise Tower Site |

# CURRENT MARKET ANALYSIS

Port Moody's Wood Frame development within the City is experiencing unprecedented revenue levels, with the four ongoing projects achieving average sales prices surpassing \$960 per square foot. Notably, Portwood- Umbra (phase 1), launched in Q1 2023, is demonstrating robust sales at approximately \$990 per square foot, accompanied by strong absorption rates. This remarkable performance indicates a sustained demand for wood frame properties and promising development prospects in this community throughout 2024 and beyond.

Highrise developments around the Port Moody area are also seeing great revenue numbers and absorption rates, the following four developments are averaging sales of about 54 units monthly, with a combined average price exceeding \$1,161 per square foot. Notably, the Gardena- Phase 1 project, which began sales in the summer of 2023, boasts a monthly sales rate of nearly 78.8 units at an average price of \$1,137 per square foot. This outstanding success suggests that the demand for high-rise living spaces is likely to remain strong, with bright prospects for growth in the area continuing into 2024 and further.

PROJECT	Stika House	Chroma	Hue	Umbra
				
Release Date	01/12/2022	05/05/2022	17/02/2022	23/04/2023
Developer	Dulex Laidler Developments	Forte Living	Marcon	Edgar Development
Total Units	88	70	222	219
Sold Units	86	39	155	125
Status	Now Selling	Now Selling	Now Selling	Now Selling
Average Price/SF	\$1100	\$994	\$982	\$990
Average Total Price	\$589,600	\$770,350	\$720,788	\$886,050

PROJECT	Elmwood	Komo	Gardena - Phase 2	Gardena - Phase 1
				
Release Date	02/07/2022	03/06/2023	01/10/2023	08/05/2023
Developer	Marcon	Strand	Intracorp	Intracorp
Total Units	335	250	150	337
Sold Units	250	213	68	315
Status	Tempo	Grand Opening	By Appointment	By Appointment
Average Price/SF	\$1,203	\$1,165	\$1,140	\$1,137
Average Total Price	\$790,371	\$756,085	\$727,320	\$733,365

# PORT MOODY

Located just east of Vancouver, Port Moody is a thriving community celebrated for its stunning landscapes, seamless transportation, and welcoming ambiance. A quick SkyTrain connection brings Vancouver's offerings close, complemented by efficient bus routes and road networks. Families love Port Moody for its top-rated schools and recreational spots like Rocky Point Park with its pools and playgrounds, and Buntzen Lake Park, ideal for outdoor activities. With a flourishing business scene, particularly in tech, and its allure for tourists, Port Moody strikes the perfect balance between work, play, and nature

Moody Centre Station



Rocky Point Park



## GRANT L. GARDNER PREC

---

Senior Vice President  
604.420.2600 (Ext:205)  
grantgardner@londonpacific.ca

## JERRY H. LEE PREC

---

Associate Vice President  
604.229.5888  
jerry@londonpacific.ca

**LONDON  
PACIFIC**

London Pacific Property Agents Inc. | T 604 420 2600 F 604 420 2206 | [londonpacific.ca](http://londonpacific.ca)

E & O.E.: All information contained herein is from sources we deem reliable, and we have no reason to doubt its accuracy; however, no guarantee or responsibility is assumed thereof, and it shall not form any part of future contracts. Properties are submitted subject to errors and omissions and all information should be carefully verified. All measurements quoted herein are approximate. \* Personal Real Estate Corporation.

This publication is the property of London Pacific Property Agents Inc. and is protected by domestic and international copyright, trade name and other laws, and other rights unless otherwise specified. Any modification, reproduction, alteration or adaptation is strictly prohibited. © London Pacific Property Agents Inc. reserves all rights.