

FOR SALE

31,582 SF Transit-Oriented Development Opportunity in Port Moody

*Less than 400m from
Inlet Centre Skytrain Station*

3344-3346 Viewmount Drive | Port Moody, BC

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Colliers



Inlet Centre
Skytrain Station





Coquitlam
Town Centre

Property Overview



Transit Oriented Location

Short walk to the Inlet Centre Skytrain, with easy access to the West Coast Express with connections throughout Metro Vancouver



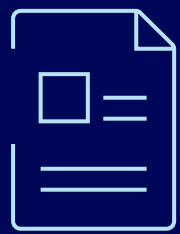
Amenity Rich

Close proximity to Port Moody Recreation Complex, Eagle Ridge Hospital and 15 min drive to Simon Fraser University



Development Potential

- Up to 12-Storeys via Bill 47 transit Oriented Areas Designation Bylaw
- No minimum parking requirement

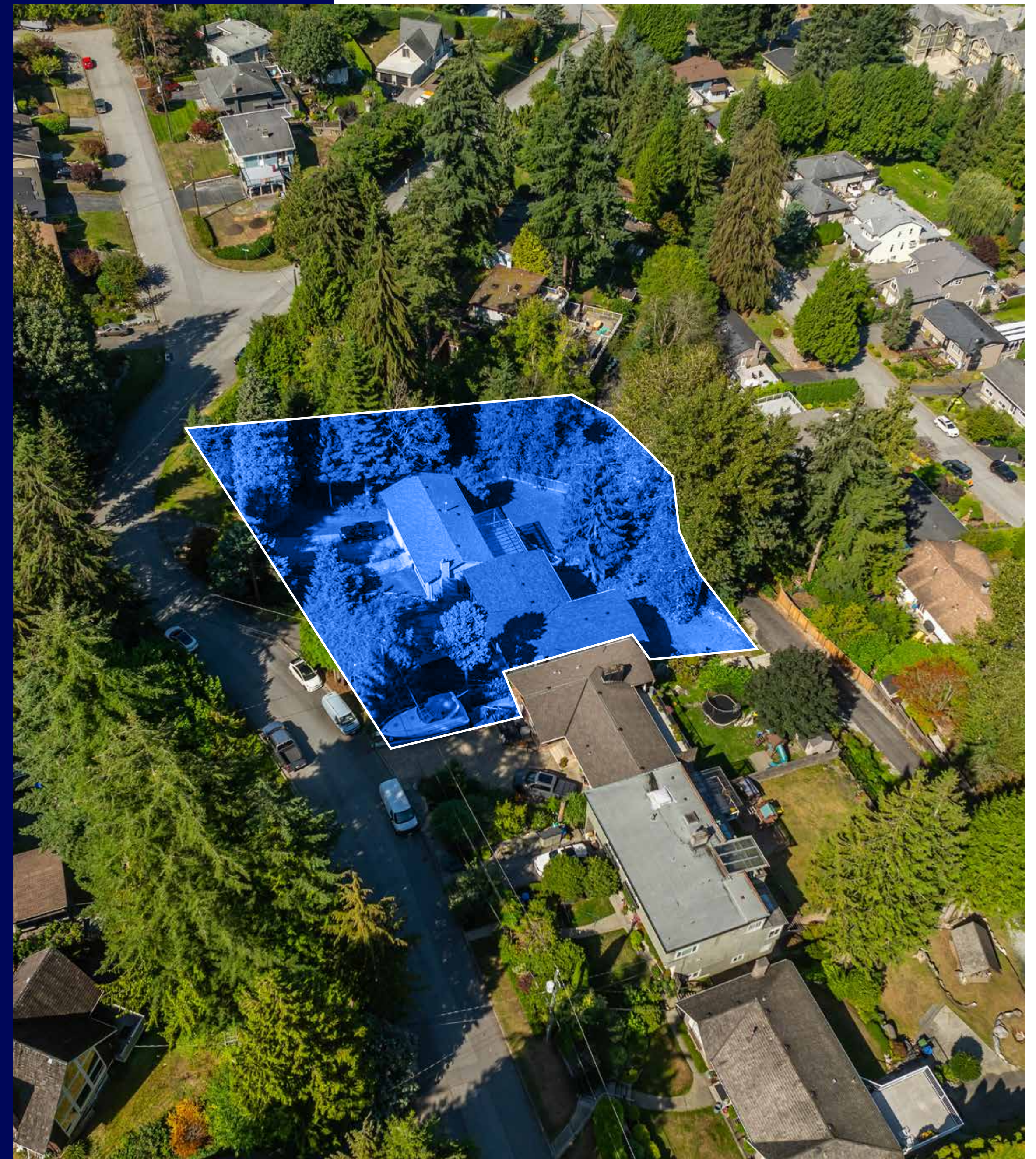


Reports

Environmental Assessment and Geotechnical Investigation available in the data room

Salient *Facts*

Civic Address	3344-3346 Viewmount Drive Port Moody, BC
PID	008-667-501, 008-667-390
Legal Address	LOT 10 & 11, BLOCK 28, PLAN NWP20152, DISTRICT LOT 233, GROUP 1, NEW WESTMINSTER LAND DISTRICT
Current Zoning	RS-1 - Single Detached Residential
Land Use	Single Family Dwelling
OCP	Designated Transit-Oriented Areas in Port Moody as prescribed in Bill 47
Site Area	31,582 SF
Maximum Density	4.0 FAR
Gross Buildable Area	126,328 SF
Maximum Building Height	12 Storeys
Asking Price	\$8,580,000 \$272 per SF of Land \$68 per Buildable SF



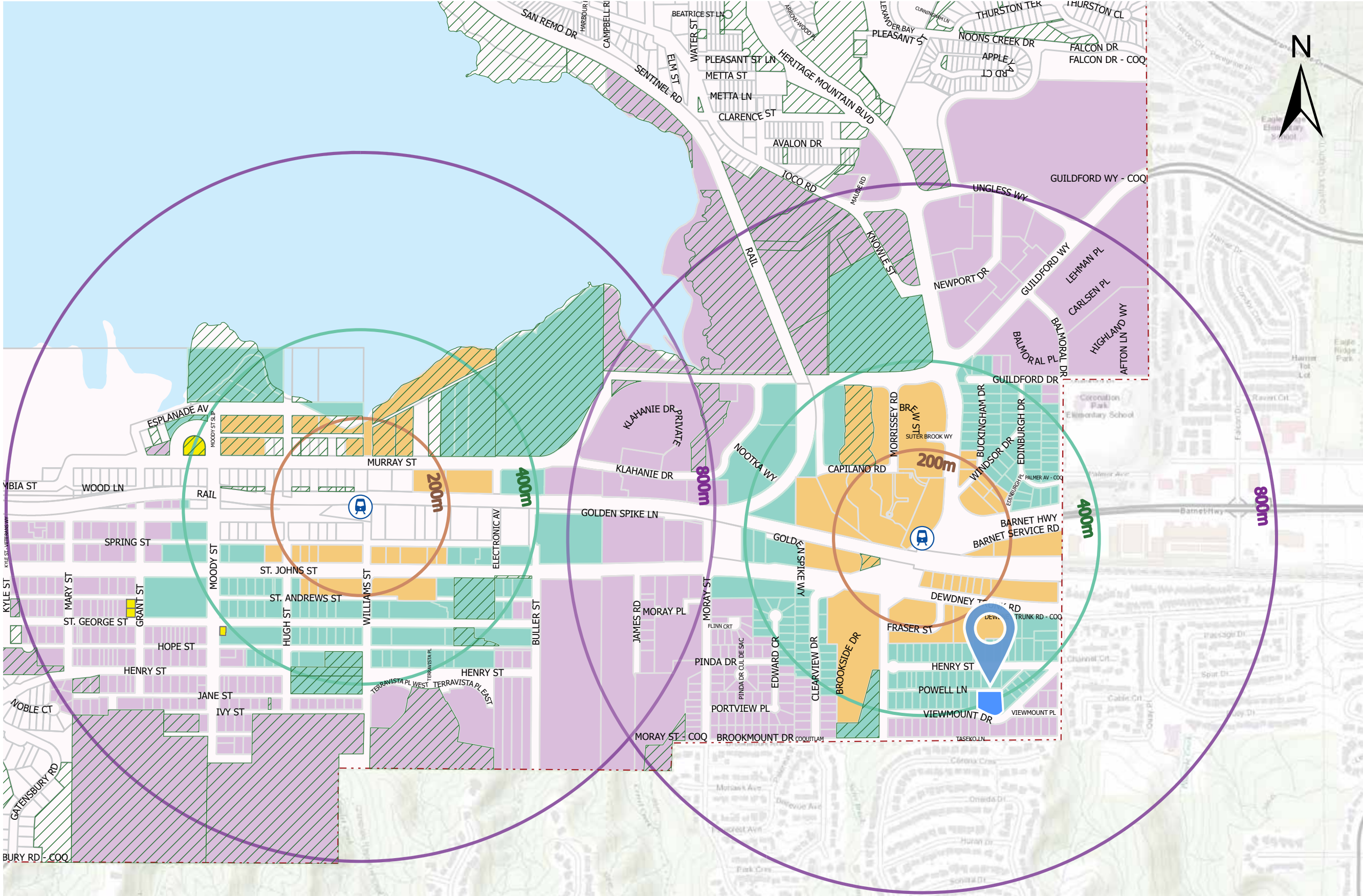
Site *Plan*



Transit Oriented Areas

Bill 47 Legislation

Inlet Centre Station

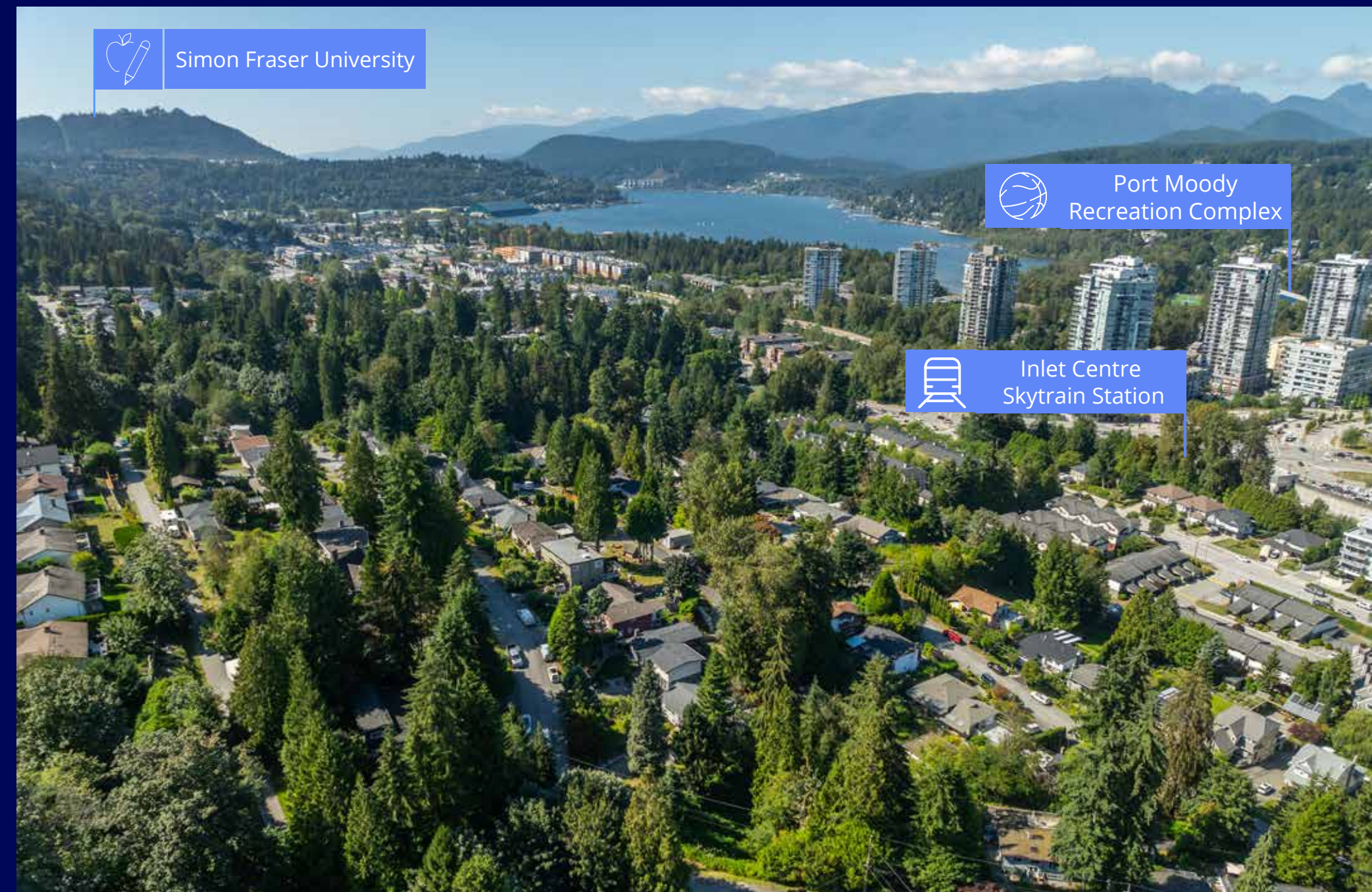


In December 2023, the Province of British Columbia (BC) made amendments to the Local Government Act (LGA) and Vancouver Charter (VC) to establish transit-supportive densities adjacent to transit stations. These areas are referred to as Transit-Oriented Areas (TOAs) in the new legislation. TOAs are designated around prescribed transit stations to help achieve the goals of transit-oriented development such as mode shift and creating complete communities.

Minimum Allowable Density Framework (FAR/FSR and Building Height)				
TOA Type	Tier	Prescribed Distance	Minimum Allowable Density (FAR/FSR)	Minimum Allowable Height (Storeys)
SkyTrain	1	Less than 200	Up to 5.0	Up to 20
	2	200-400	Up to 4.0	Up to 12
	3	400-800	Up to 3.0	Up to 8
Bus/WCE	4	Less than 200	Up to 4.0	Up to 12
	5	200-400	Up to 3.0	Up to 8

Location Overview

The Property is located in Port Moody, nestled at the eastern end of Burrard Inlet. The city is known for its stunning waterfront views and extensive parks. Port Moody is also recognized for its vibrant arts scene, with galleries, theaters, and cultural events. The city is well-connected to the rest of the Greater Vancouver area by public transit, making it a popular residential area for those who appreciate a mix of outdoor recreation and city amenities. With the recent expansion of the Millennium Line and the Evergreen Extension, the neighbourhood has seen a surge in development and investment from prominent firms. With its prime location close to Inlet Centre Station, the area is centrally located and accessible to all regions in Greater Vancouver.



Inlet Centre Skytrain Station



Port Moody Recreation Complex



Eagle Ridge Hospital

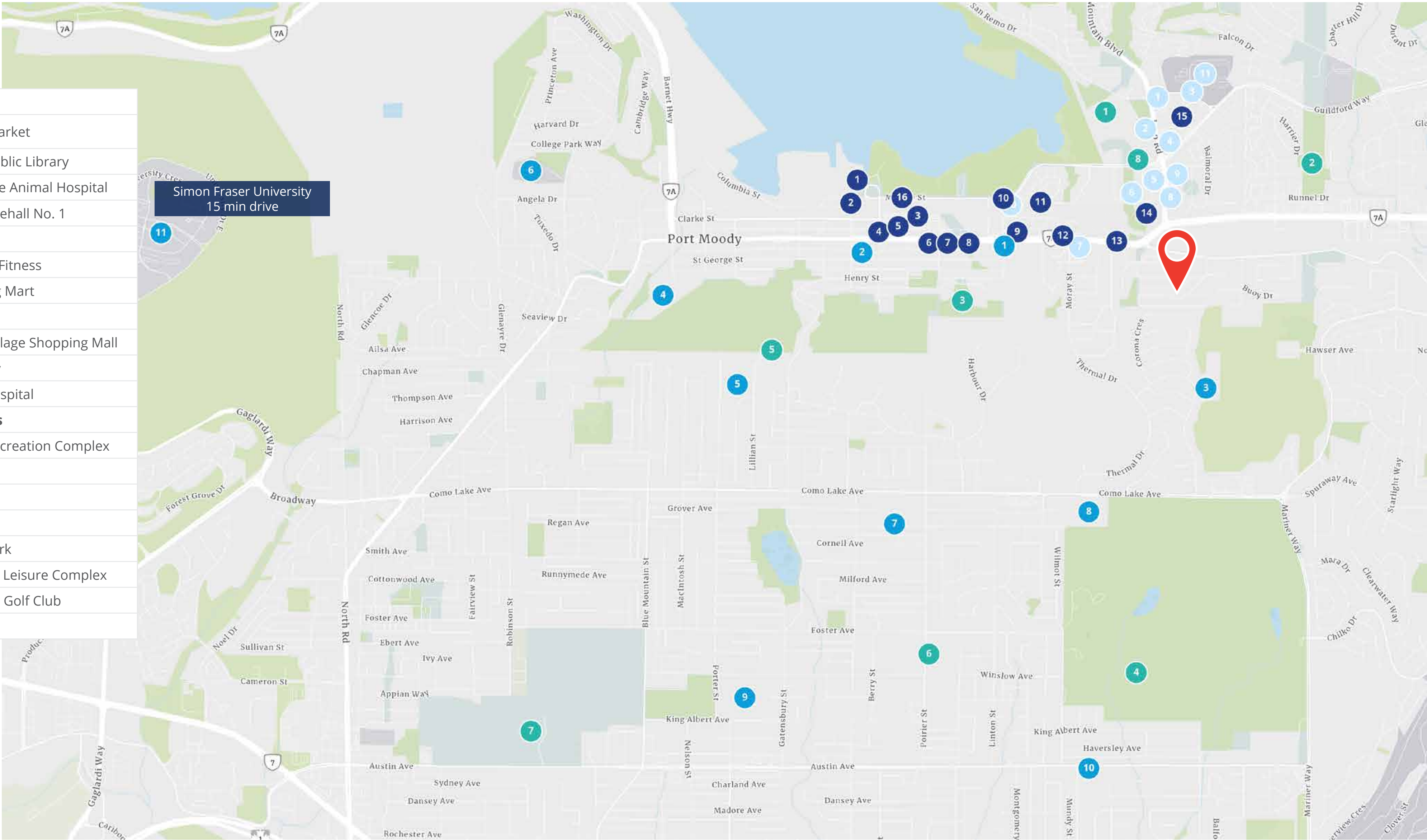


Simon Fraser University



Nearby Amenities

Schools	Services & Retail
1 École Moody Middle School of the Arts	1 Meiga Supermarket
2 Moody Elementary	2 Port Moody Public Library
3 Baker Drive Elementary	3 Newport Village Animal Hospital
4 Port Moody Secondary School	4 Port Moody Firehall No. 1
5 Harbour View Elementary	5 Thrifty Foods
6 Seaview Community School	6 Orangetheory Fitness
7 Parkland Elementary	7 Shoppers Drug Mart
8 Hillcrest Middle School	8 Fitness World
9 Hazel Trembath Elementary	9 Suter Brook Village Shopping Mall
10 Mundy Road Elementary	10 Inlet Pharmacy
	11 Eagle Ridge Hospital
Restaurants & Cafes	Recreation & Parks
1 The Boathouse Restaurant	1 Port Moody Recreation Complex
2 Pajo's Fish & Chips	2 Harrier Park
3 The Hard Bean Brunch Co.	3 Chip Kerr Park
4 Taps and Tacos	4 Mundy Park
5 MunChi German Foods	5 Rocky Point Park
6 Omega Cafe	6 Poirier Sport & Leisure Complex
7 Timbertrain Coffee Roasters	7 The Vancouver Golf Club
8 Sushi Modo	8 Inlet Theatre
9 Crisp Cuisine	
10 Elmo Baking Co	
11 Caffè Divano	
12 Rivas Restaurant	
13 CakeYa	
14 JJ Bean Coffee Roasters	
15 St James Well Pub	
16 Yellow Dog Brewing Co.	



Neighbourhood *Aerials*

North



East



South



West





For more details on this offering, please contact the listing brokers.

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