

1031-1089
CECILE DRIVE
PORT MOODY, BC



FOR SALE

RARE MULTIFAMILY REDEVELOPMENT LAND OPPORTUNITY

STRATA WIND-UP (30 UNITS)

**PORTWOOD BY
EDGAR DEVELOPMENTS**

**SUBJECT
PROPERTY**

**SITUATED DIRECTLY ACROSS FROM UPCOMING PORTWOOD,
A 23-ACRE COMMUNITY, FEATURING BUILDINGS RANGING FROM
4 TO 19 STOREYS, OFFERING OVER 2,000 RESIDENTIAL UNITS**



1031-1089 CECILE DRIVE PORT MOODY, BC

PROPERTY & LAND USE SUMMARY

The Property is strategically located at the intersection of Cecile Drive and the transition from Clarke Road to St. Johns Street. Spanning approximately 131,191 square feet (3.0 acres), the site currently includes 30 strata units, offering a prime redevelopment opportunity. Zoned RM-3, with ongoing Official Community Plan (OCP) land use changes, the site is designated for Multi-Family Residential development, with potential for a six-storey building.

Port Moody is currently updating its Official Community Plan, Port Moody 2050. Due to recent housing initiatives and legislation by the provincial government, the city has temporarily paused public engagement, set to resume in early 2025. With growing demand for housing, there is significant potential to increase building heights and densities across various locations in Port Moody, providing opportunities for substantial redevelopment on this site.

LOCATION OVERVIEW

Located in the vibrant city of Port Moody, this redevelopment land parcel offers an exceptional investment opportunity in one of Metro Vancouver's most sought-after areas. Port Moody has emerged as a hotspot for real estate development, attracting both investors and home buyers alike.

With its picturesque waterfront, abundant green spaces, and convenient access to transit, amenities, and employment hubs, Port Moody has become a prime destination for those seeking an urban lifestyle with a touch of natural beauty. This redevelopment land parcel offers an excellent investment opportunity in a prime Metro Vancouver area. Its strategic location ensures proximity to key amenities and convenient connectivity to transit hubs. Wood frame construction, known for its cost-effectiveness, sustainability, and design versatility, enhances the parcel's appeal. This parcel is poised to attract keen interest from developers seeking to capitalize on the city's growth and demand for sustainable housing options.



1031-1089 CECILE DRIVE PORT MOODY, BC

SALIENT DETAILS

ADDRESS	1031 - 1089 Cecile Drive, Port Moody
STRATA LOTS	30
YEAR BUILT	1969
LOT AREA	±3.0 acres / 131,191 sf
GROSS TAXES (2024)	\$84,155.68
ASKING PRICE	Please contact listing agents

NEWPORT VILLAGE
9 MINUTE DRIVE

ROCKY POINT PARK
4 MINUTE DRIVE

MURRAY STREET

BARNET HIGHWAY

CLARKE STREET

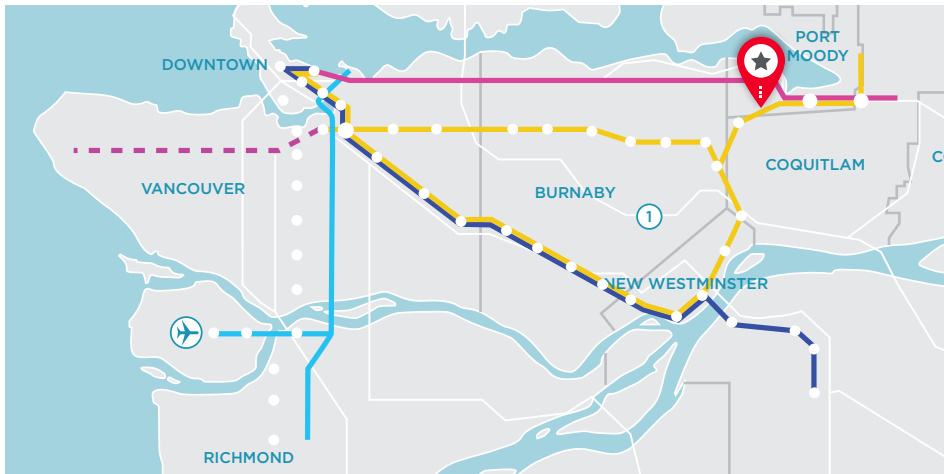
CECILE DRIVE

SUBJECT PROPERTY

POTENTIAL TO ASSEMBLE THIS
PROPERTY (STRATA WIND-UP)

TRANSPORTATION

Transit-Oriented Development (TOD) best defines the future and direction of Port Moody's planning and development goals. Concentrating urban growth around the key transit hubs characterizes the residential and economic development future of Port Moody. The Evergreen Line (formally known as the "Millennium Line Evergreen Extension") runs from Burnaby's Lougheed Town Centre Station to the west and Coquitlam's Lafarge Lake-Douglas station to the east. This increases capacity and acts as a catalyst for future growth since Port Moody's two stations – Moody Centre and Inlet Centre – lie between the Evergreen Line's service routes. Port Moody's Regional Context Statement, the municipality's role in the Metro Vancouver's Regional Growth Strategy, demonstrates how the City will accommodate its share of anticipated regional growth by encouraging high density mixed use developments with pedestrian-oriented urban communities around its transit stations.



AVAILABLE REPORTS AND DOCUMENTS

- Environmental Phase I assessment
- Environmental Setback analysis
- Conceptual Plan (.pdf format)
- Evergreen Line Information
- Detailed Site Survey
- Strata Documents
- Title Searches

DEMOGRAPHICS

	1 km	3 km	5 km
Population (2024)	8,687	62,110	156,859
Population (2029)	8,562	67,205	172,615
Projected Annual Growth (2024 - 2029)	-1.2%	5.1%	6.2%
Average Household Income (2024)	\$129,264	\$111,253	\$118,925

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