



PROPERTY REPORT

114 MOODY ST
Port Moody
V3H 2P8
Canada

PID: 027-322-416

JULY 19, 2023



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BC LTSA - Ownership

Status	Content
REGISTERED	CA2892522 New Westminster, 09*
CANCELLED	BB600323 New Westminster, JE*

BC LTSA - Notes

PARCEL IDENTIFIER (PID): 027-322-416

SHORT LEGAL DESCRIPTION:S/BCS2629/////1
MARG:
TAXATION AUTHORITY:
1 Port Moody, City of

FULL LEGAL DESCRIPTION: CURRENT
STRATA LOT 1 DISTRICT LOT 201 GROUP 1 NEW WESTMINSTER DISTRICT
STRATA PLAN BCS2629
TOGETHER WITH AN INTEREST IN THE COMMON PROPERTY IN PROPORTION TO THE UNIT
ENTITLEMENT OF THE STRATA LOT AS SHOWN ON FORM V

MISCELLANEOUS NOTES:

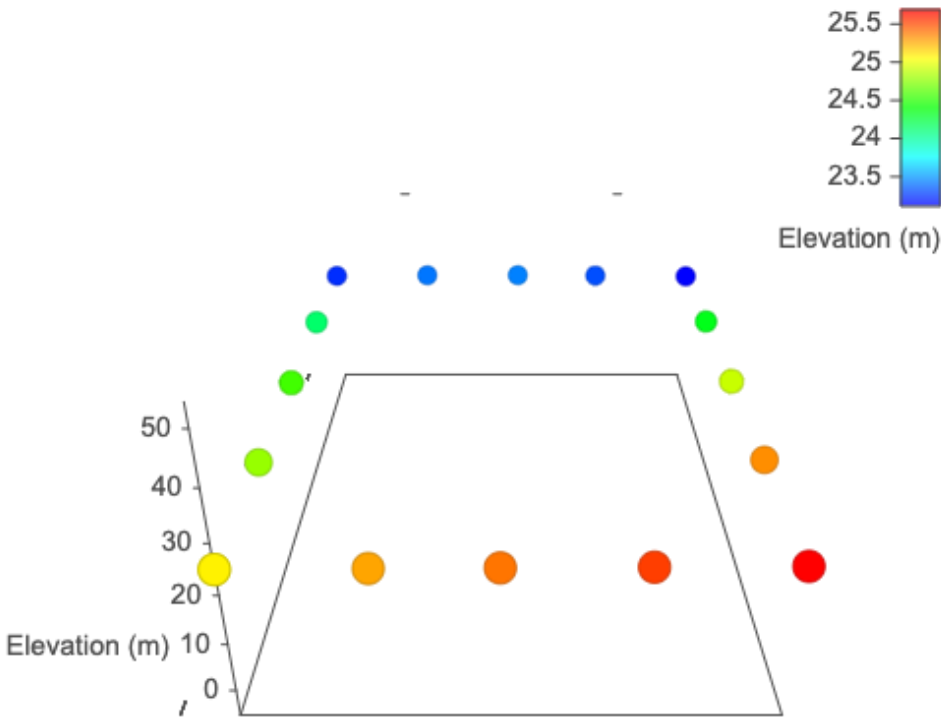
ASSOCIATED PLAN NUMBERS:
STRATA PLAN BCS2629

AFB/IFB: MN: N PE: 0 SL: 1 TI: 1

Estimated Lot Dimensions and Topography



The lot dimensions shown are estimated and should be verified by survey plan.



Max Elevation: 25.69 m | Min Elevation: 23.11 m | Difference: 2.58 m

Detailed Tax Report

Property Information

Prop Address	114 MOODY ST	Jurisdiction	CITY OF PORT MOODY
Municipality	CITY OF PORT MOODY	Neighborhood	COMMERCIAL
Area	PORT MOODY	SubAreaCode	VPMPM
PropertyID	027-322-416	BoardCode	V
PostalCode	V3H 2P8		

Property Tax Information

TaxRoll Number	03269001	Gross Taxes	\$13,549.10
Tax Year	2022	Tax Amount Updated	07/16/2022

More PIDS

027-322-416

More PIDS2

Legal Information

PlanNum	Lot	Block	LotDist	LandDist	Section	Twndship	Range	Meridian
BCS2629	1		201	36				

Legal FullDescription

STRATA LOT 1, PLAN BCS2629, DISTRICT LOT 201, GROUP 1, NEW WESTMINSTER LAND DISTRICT, TOGETHER WITH AN INTEREST IN THE COMMON

Land & Building Information

Width		Depth
Lot Size		Land Use
Actual Use	COMMERCIAL STRATA-LOT	
Year Built		
BCA Description	STRATA GENERAL COMMERCIAL	Zoning
WaterConn		
BCAData Update	04/10/2023	

Supplementary Property Info

BedRooms	Foundation
Full Bath	Half Bath2
Half Bath3	Stories
Pool Flg	Carport
Garage S	Garage M

Actual Totals

Land	Improvement	Actual Total
\$1,338,000.00	\$290,000.00	\$1,628,000.00

Municipal Taxable Totals

Gross Land	Gross Improve	Exempt Land	Exempt Improve	Municipal Total
\$1,338,000.00	\$290,000.00	\$0.00	\$10,000.00	\$1,618,000.00

School Taxable Totals

Gross LandSch	Gross ImproveSch	Exempt LandSch	Exempt ImproveSch	School Total
\$1,338,000.00	\$290,000.00	\$0.00	\$10,000.00	\$1,618,000.00

Sales History Information

Sale Date	Sale Price	Document Num	SaleTransaction Type
11/29/2012	\$610,000.00	CA2892522	MULTIPLE PROPERTY TRANSACTION
11/15/2007	\$0.00	BB600323	REJECT - NOT SUITABLE FOR SALES ANALYSIS

Walk Score

114 MOODY ST Port Moody, V3H 2P8



Very Walkable

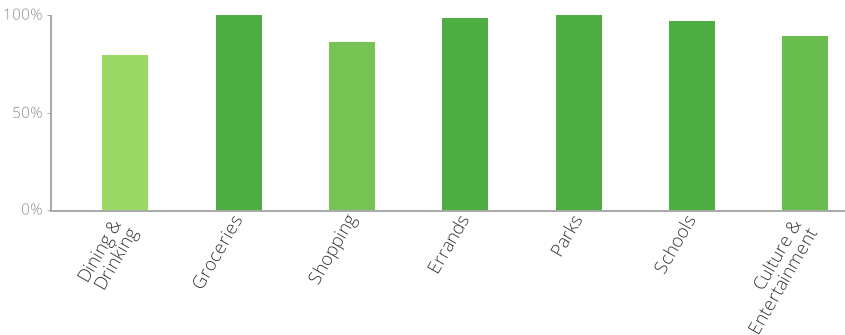
Most errands can be accomplished on foot



Bikeable

Some bike infrastructure

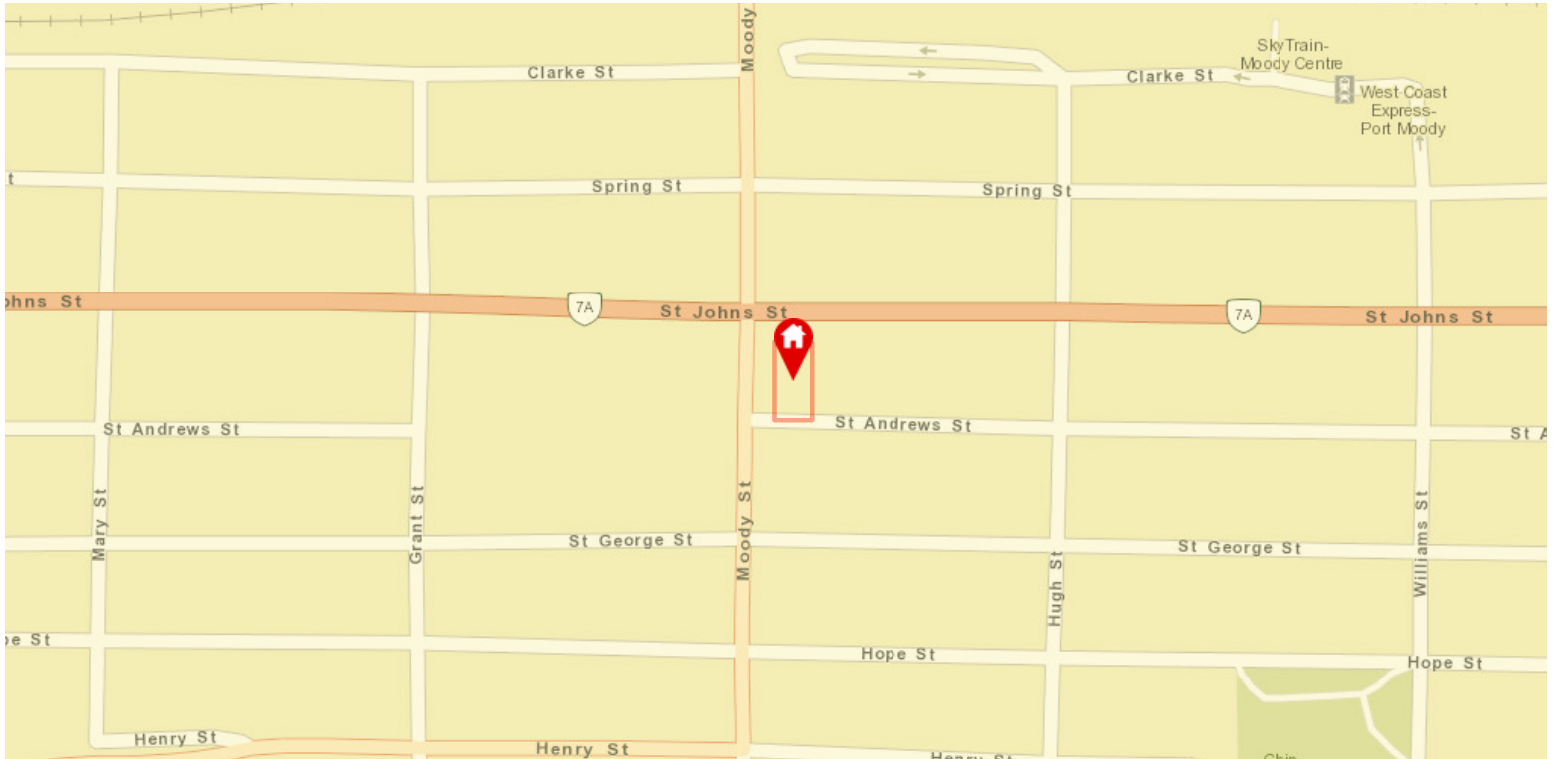
The Walk Score here is 78 out of 100 based on these categories. [View a map](#) of what's nearby.



Get scores for your address



Sub Areas



Subject Property Designations:

Area: Port Moody

Sub-Area: Port Moody Centre

Area Code: PM

Sub-Area Code: PM

Layer Legend:

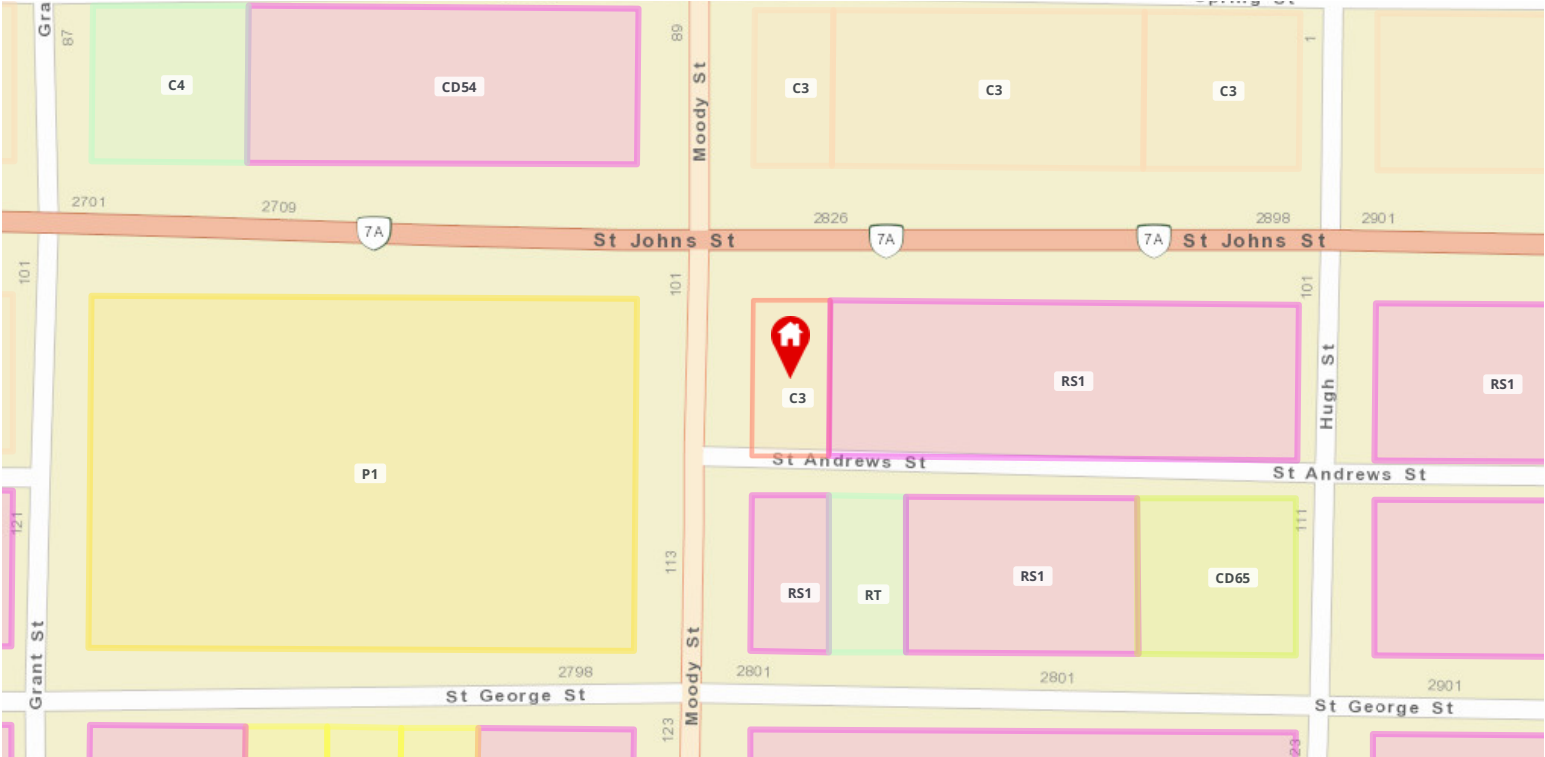
● Port Moody Centre

Land Use

Subject Property Designation Summary

Datasource	Subject Property Designation
Zoning	Code: C3 Description: General Commercial
Official Community Plan	Mixed Use - Moody Centre
Neighbourhood Community Plan	Not Applicable
Local Area Plan	Not Applicable
Development Permit Area	Development Permit Area 2
Agricultural Land Reserve	Status: Not in Agricultural Land Reserve
Floodplain Data	Status: Not in Floodplain
Frequent Transit Development Areas	Not Applicable
Port of Vancouver	Not Applicable

Zoning



Subject Property Designations:

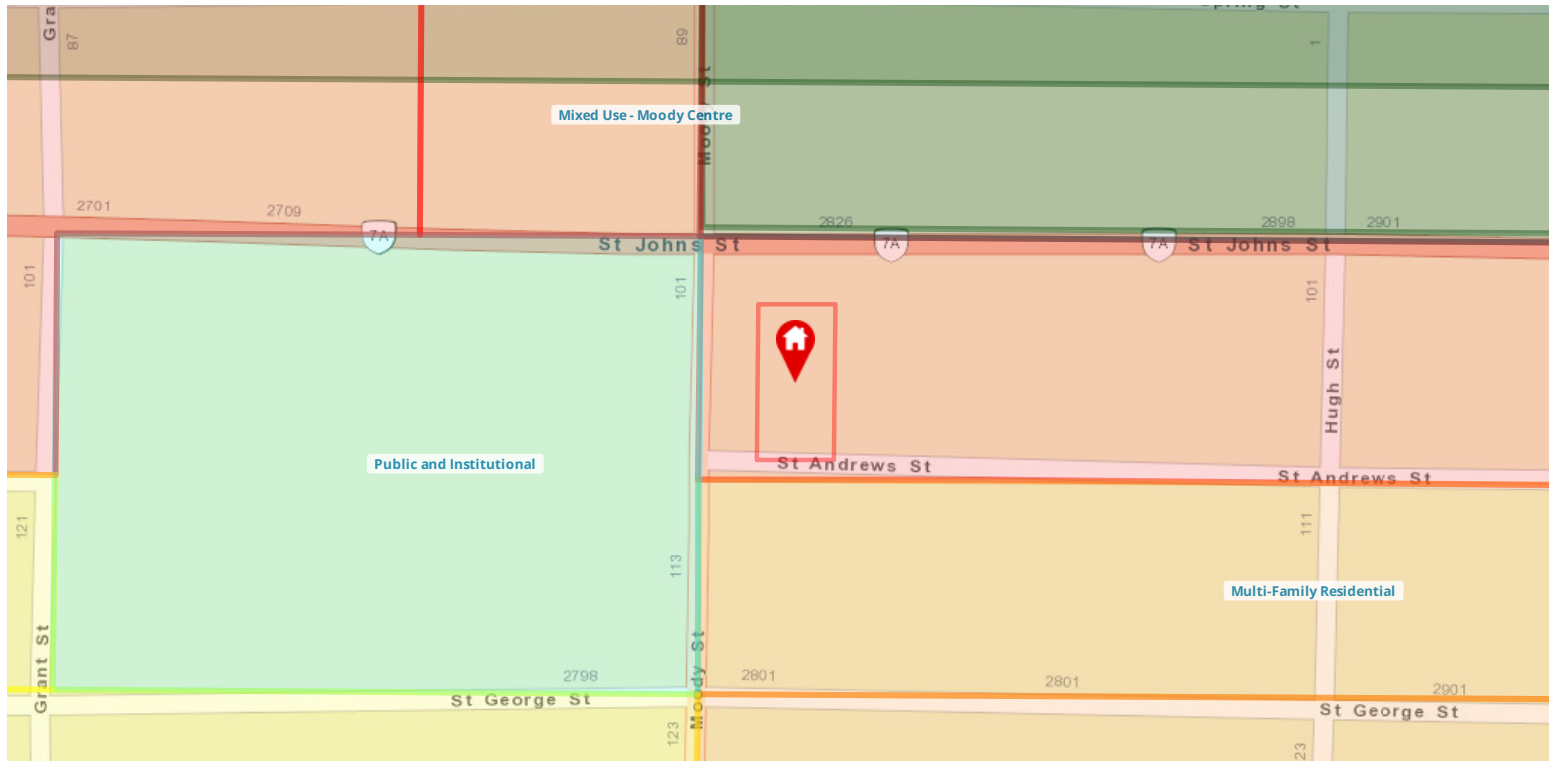
Code: C3
Description: General Commercial

Layer Legend:

	Code	Description
	C3	General Commercial
	RS1	Single Detached Residential
	RT	Semi-Detached Residential
	P1	Civic Institutional
	CD54	Comprehensive Development Zone 54
	CD65	Comprehensive Development Zone 65
	RS1-S	Single Detached Residential - Small Lot
	C4	Service Station Commercial

Land Use

Official Community Plan



Subject Property Designations:

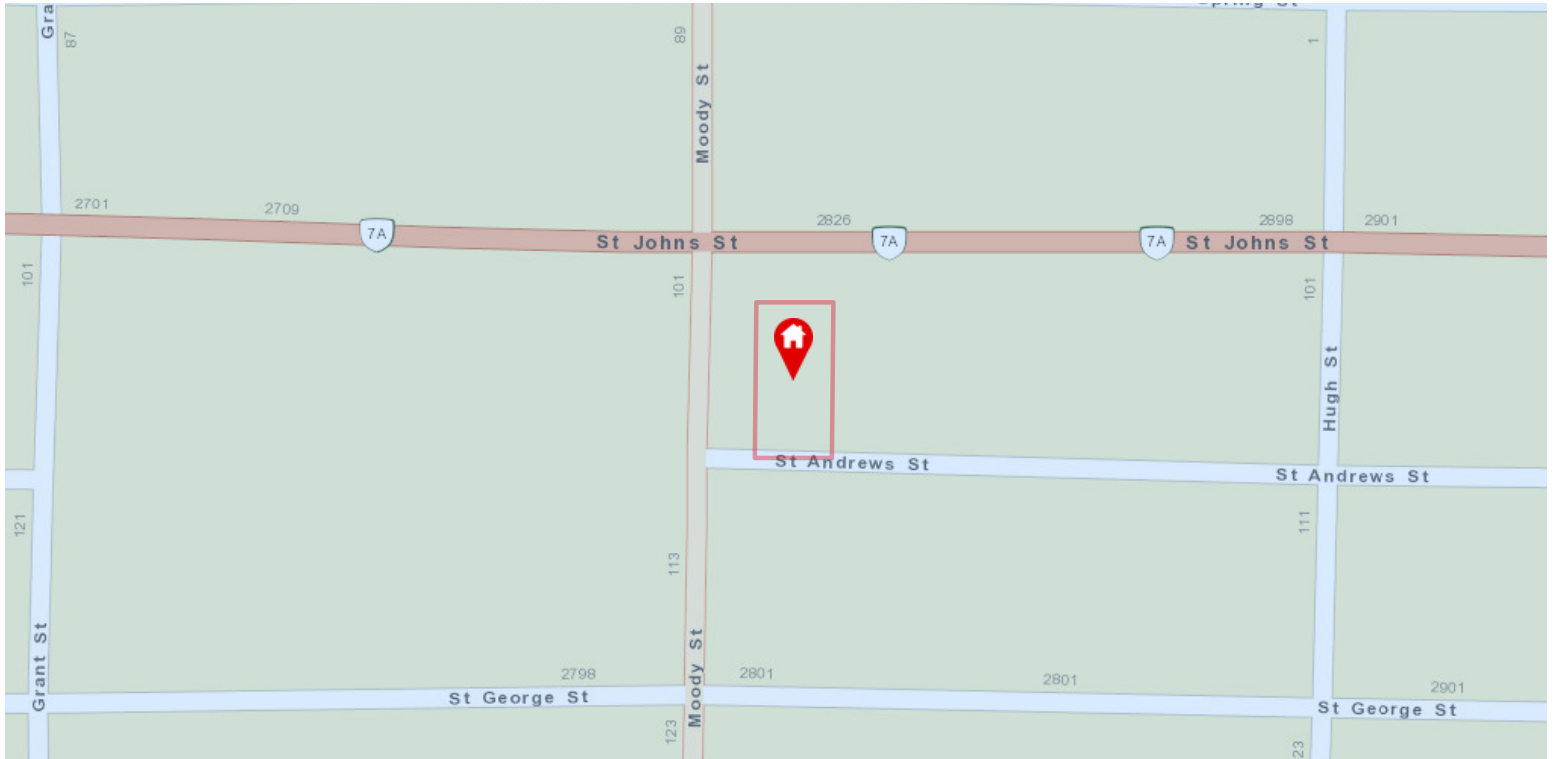
Mixed Use - Moody Centre

Layer Legend:

- Mixed Use - Moody Centre
- Multi-Family Residential
- Moody Centre Transit Oriented Development
- Public and Institutional
- Moody Centre Station Transit Oriented Development
- Spring Street Promenade
- Single Family Low Density

Land Use

Development Permit Area



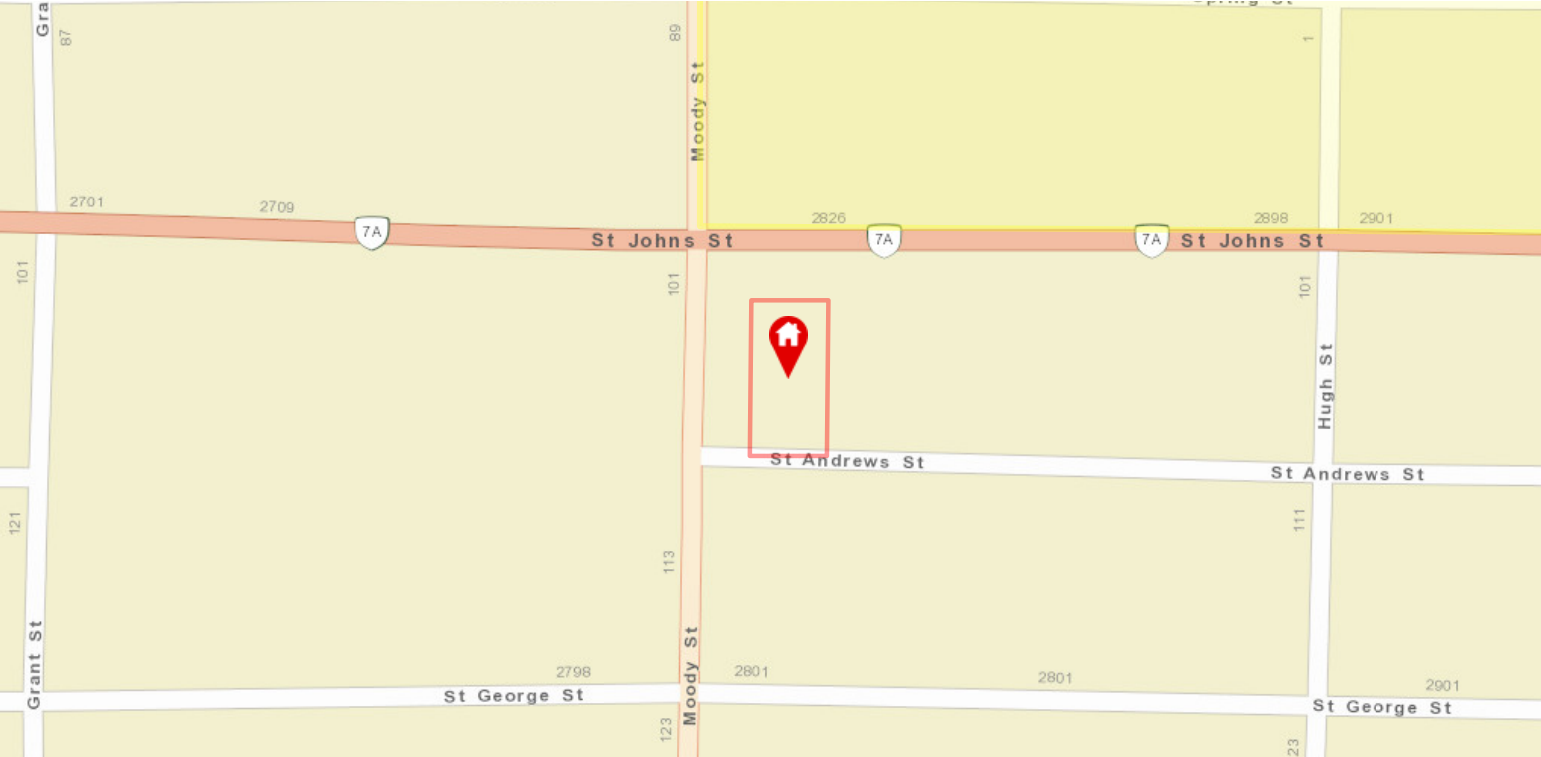
Subject Property Designations:

Development Permit Area 2

Layer Legend:

● Development Permit Area 2

Frequent Transit Development Areas



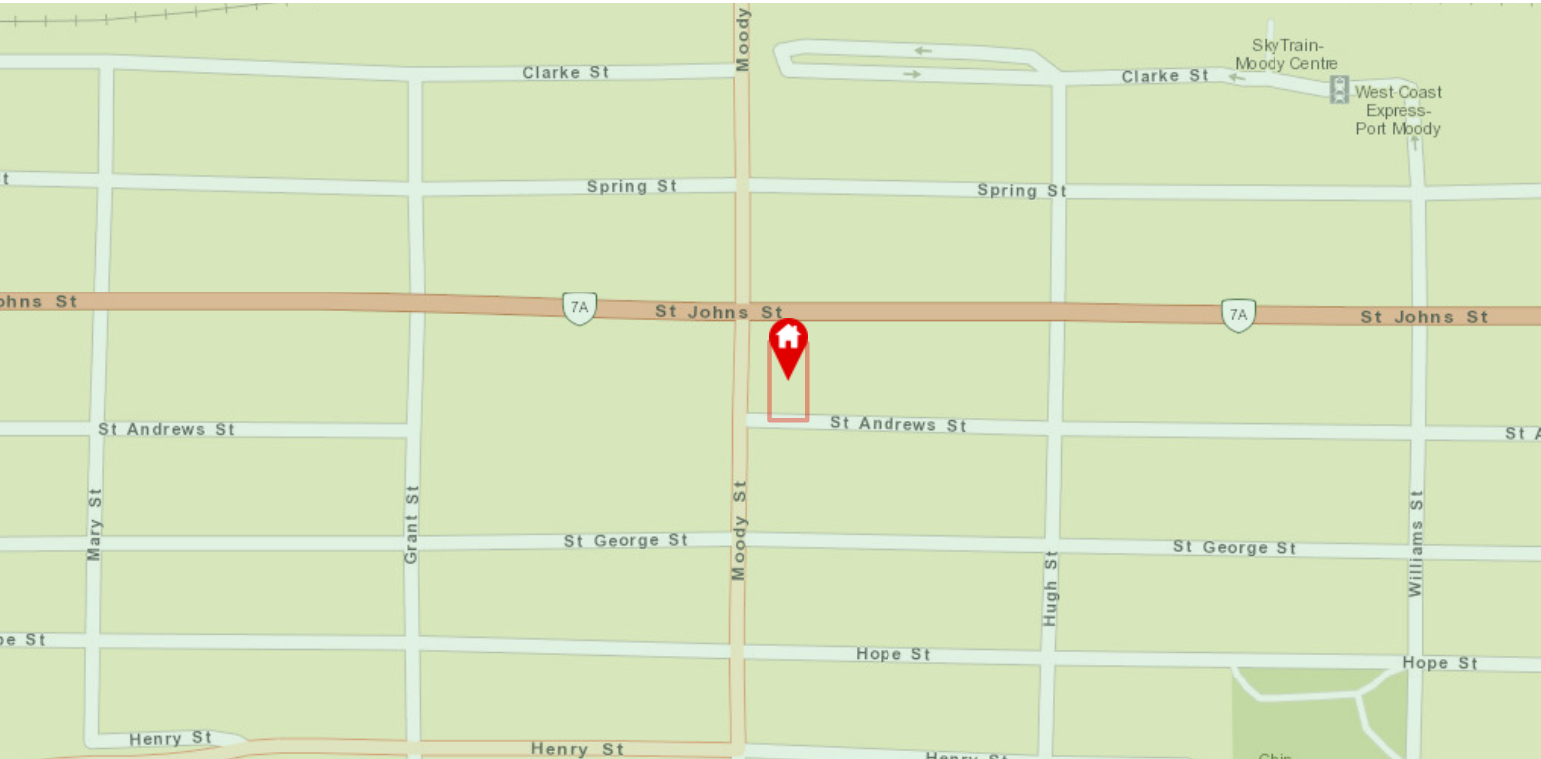
Subject Property Designations:

Not Applicable

Layer Legend:

Moody

Municipal Boundaries



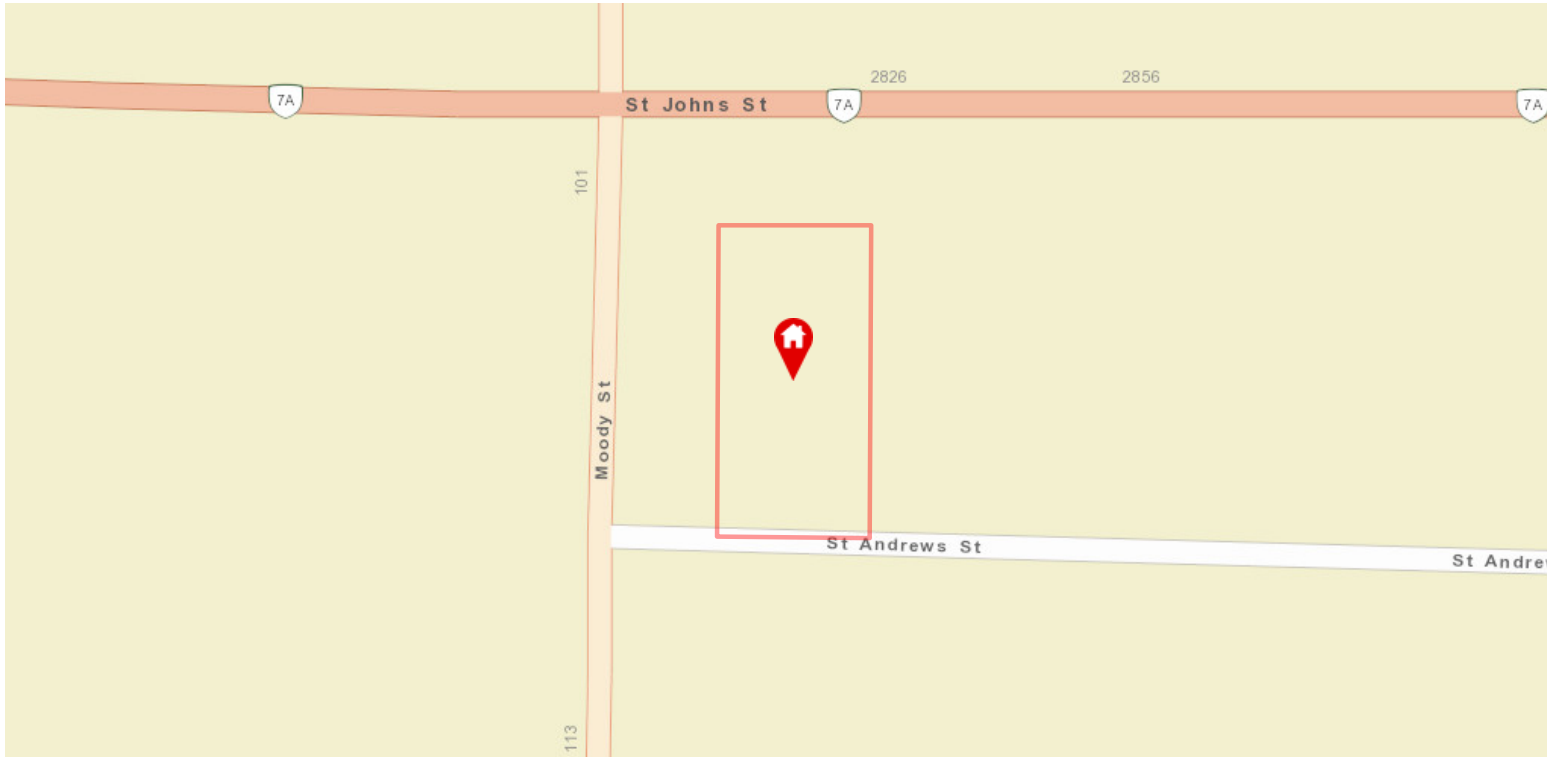
Subject Property Designations:

Name: City of Port Moody

Layer Legend:

- City of Port Moody

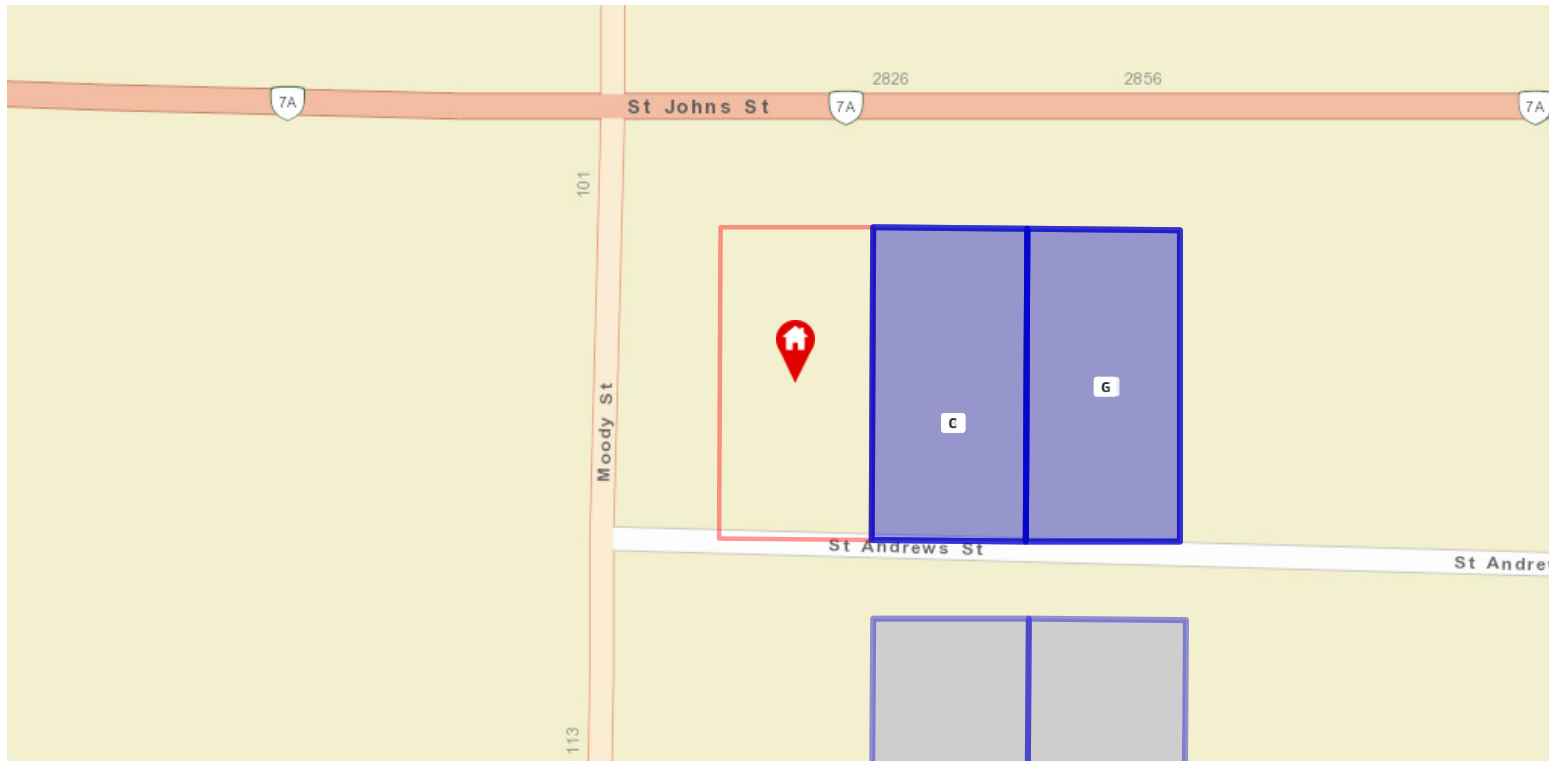
Tie Lines



Subject Property Designations:

Property is not a Tied Parcel

Active Development



Subject Property Designations:

No Development Applications

Layer Legend:

Label	Details
A	Application: SA000056 Application Type: SUBDIVISION Subject: Subdivision Application Applicant: MARA + NATHA ARCHITECTURE LTD. Date: 02/14/2023 Address: 2805 ST JOHNS ST PORT MOODY BC V3H 2B9 Status: ACTIVE Description: None
B	Application: REZ00034 Application Type: REZONING Subject: Rezoning Application - 6 Story Cmrc Bldg - CD Zone Applicant: MARA + NATHA ARCHITECTURE LTD. Date: 02/14/2023 Address: 2805 ST JOHNS ST PORT MOODY BC V3H 2B9 Status: ACTIVE Description: To rezone the property(ies) from RS1 to CD Zone, 6 story commercial building.
C	Application: DP000060 Application Type: DEVELOPMENT PERMIT Subject: Development Permit Application - HAZARDOUS LANDS Applicant: MARA + NATHA ARCHITECTURE LTD. Date: 02/14/2023 Address: 2805 ST JOHNS ST PORT MOODY BC V3H 2B9

Label	Details
	Status: ACTIVE Description: None
D	Application: REZ00029 Application Type: REZONING Subject: Rezoning Application Applicant: CITYSTATE CONSULTING GROUP Date: 06/22/2022 Address: 2804 ST GEORGE ST PORT MOODY BC V3H 2H3 Status: ACTIVE Description: https://engage.portmoody.ca/2804-2808-st-george-street-rezoning
E	Application: DP000057 Application Type: DEVELOPMENT PERMIT Subject: Development Permit Application - FORM & CHARACTER Applicant: MARA + NATHA ARCHITECTURE LTD. Date: 02/14/2023 Address: 2811 ST JOHNS ST PORT MOODY BC V3H 2B9 Status: ACTIVE Description: 6 Story Commercial building. 3 levels retail, 1 level office, 2 levels of office + restaurant spaces.
F	Application: REZ00034 Application Type: REZONING Subject: Rezoning Application - 6 Story Cmrc Bldg - CD Zone Applicant: MARA + NATHA ARCHITECTURE LTD. Date: 02/14/2023 Address: 2811 ST JOHNS ST PORT MOODY BC V3H 2B9 Status: ACTIVE Description: To rezone the property(ies) from RS1 to CD Zone, 6 story commercial building.
G	Application: SA000056 Application Type: SUBDIVISION Subject: Subdivision Application Applicant: MARA + NATHA ARCHITECTURE LTD. Date: 02/14/2023 Address: 2811 ST JOHNS ST PORT MOODY BC V3H 2B9 Status: ACTIVE Description: None
H	Application: REZ00029 Application Type: REZONING Subject: Rezoning Application Applicant: CITYSTATE CONSULTING GROUP Date: 06/22/2022 Address: 2808 ST GEORGE ST PORT MOODY BC V3H 2H3 Status: ACTIVE Description: https://engage.portmoody.ca/2804-2808-st-george-street-rezoning

Inactive Development



Subject Property Designations:

No Development Applications

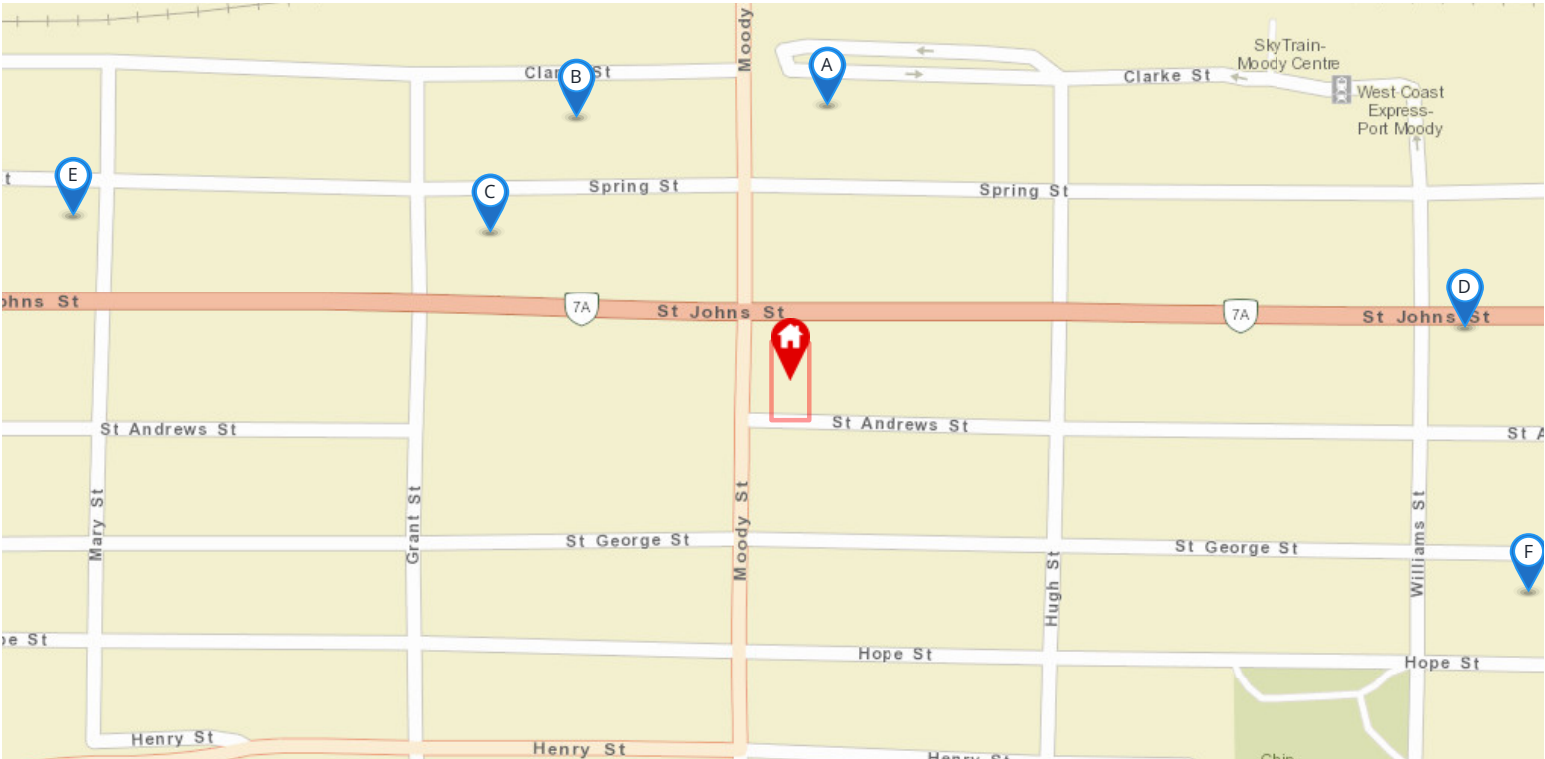
Layer Legend:

Label	Details
A	Application Type: Pre Application Applicant: Mara + Natha Architecture Inc Date: - Address: 2805 St Johns St Comment: Under Review; Under Review Status: Removed from City's Data Base Description: A proposed 5 storey mixed use building. Ground floor retail, office and residential above.
B	Application: PA000078 Application Type: PRE-APPLICATION Subject: Pre-Application Applicant: MARA + NATHA ARCHITECTURE LTD. Date: 06/16/2022 Address: 2805 ST JOHNS ST PORT MOODY BC V3H 2B9 Status: COMPLETED Description: A 6 storey commercial building is proposed with 3 levels of underground parking, 3 levels of retail stores (1st, 2nd & 3rd), 3 levels of offices (4th, 5th & 6th) with a restaurant on the 5th and a restaurant on the 6th level. Requesting density and building height relaxations.
C	Application: PA000078 Application Type: PRE-APPLICATION Subject: Pre-Application Applicant: MARA + NATHA ARCHITECTURE LTD. Date: 06/16/2022 Address: 2811 ST JOHNS ST PORT MOODY BC V3H 2B9 Status: COMPLETED

Label Details

	Description: A 6 storey commercial building is proposed with 3 levels of underground parking, 3 levels of retail stores (1st, 2nd & 3rd), 3 levels of offices (4th, 5th & 6th) with a restaurant on the 5th and a restaurant on the 6th level. Requesting density and building height relaxations.
D	Application Type: OCP Amendment Date: Aug 04 2020 Address: Moody Centre Code: Moody Centre Comment: CPAC: scheduled for October 15, 2020 Committee of the Whole: scheduled for October 20, 2021 Status: Removed from City's Data Base Description: OCP amendment proposing changes to boundary of TOD area and an increase in building heights from 26 up to 36 storeys in selected locations. The Master Plan may require additional policy/design guideline changes. Perkins + Will
E	Application Type: Applicant: Trillium Date: - Address: 2824-2832 St George St, 123 & 127 Hugh St, 2823-2831 St Andrews St Comment: ; Status: Removed from City's Data Base Description: 12 townhouses
F	Application Type: Applicant: Trillium Date: - Address: 2824-2832 St George St, 123 & 127 Hugh St, 2823-2831 St Andrews St Comment: ; Status: Removed from City's Data Base Description: 12 townhouses
G	Application Type: Applicant: Trillium Date: - Address: 2824-2832 St George St, 123 & 127 Hugh St, 2823-2831 St Andrews St Comment: ; Status: Removed from City's Data Base Description: 12 townhouses

BC Contaminated Sites



Subject Property Contaminated Site:

Not Applicable

Layer Legend:

Label	Details
A	Address: 2806 SPRING STREET, PORT MOODY Common Name: 2806 SPRING STREET Site ID: 21108 Env Remediation Site ID: 65818767 Regional File No: - Victoria File No: 26250-20/21108 Description: LATS/LONGS VERIFIED WITH GOOGLE EARTH OCT 2017 Go to BC Contaminated Sites Registry
B	Address: 2713- 2725 CLARKE STREET, PORT MOODY Common Name: 2713- 2725 CLARKE STREET, PORT MOODY Site ID: 13574 Env Remediation Site ID: 65823166 Regional File No: - Victoria File No: 26250-20/13574 Description: SITE CREATED BY SITE PROFILE, ENTERED 2011-12-06 LOCATION CONFIRMED USING ICIS DECEMBER 6, 2011 Go to BC Contaminated Sites Registry
C	Address: 2706 ST. JOHNS STREET, PORT MOODY Common Name: 2706 ST. JOHNS STREET, PORT MOODY Site ID: 5165 Env Remediation Site ID: 65813929 Regional File No: 26250-20/5165 Victoria File No: -

Label	Details
	Description: SITE CREATED BY SITE PROFILE, ENTERED 1998-06-24. Go to BC Contaminated Sites Registry
D	Address: 3001, 3003, 3017 ST. JOHNS STREET, PORT MOODY Common Name: 3001 ST. JOHNS STREET PORT MOODY, BC Site ID: 10005 Env Remediation Site ID: 65816338 Regional File No: - Victoria File No: 26250-20/10005 Description: LATS AND LONGS DERIVED FROM 2006-07-28 NOTICE OF INDEPENDENT REMEDIATION Go to BC Contaminated Sites Registry
E	Address: 2528 ST. JOHN'S STREET, PORT MOODY Common Name: BURGER BROTHERS RESTAURANT Site ID: 363 Env Remediation Site ID: 65810944 Regional File No: 26250-20/0155 Victoria File No: 26250-20/0829 Description: LOCATION DERIVED BY BC ENVIRONMENT REFERENCING RECTIFIED NAD 83 ORTHOPHOTOGRAPHY ON AUGUST 20/96. Go to BC Contaminated Sites Registry
F	Address: 3021 ST. GEORGE STREET, PORT MOODY Common Name: 3021 ST. GEORGE STREET, PORT MOODY Site ID: 22202 Env Remediation Site ID: 65824998 Regional File No: - Victoria File No: 26250-20/22202 Description: LOCATION CONFIRMED USING GOOGLE EARTH ADDRESS CONFIRMED BY CONSULTANT Go to BC Contaminated Sites Registry