



# 2000 HIGHVIEW PLACE

POWERED BY STRATA GONE



[StrataGone.com](http://StrataGone.com)

## NEW MASTER PLANNED COMMUNITY

### DEVELOPMENT OPPORTUNITY

For further information, please contact:

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|                 |                                       |
|-----------------|---------------------------------------|
| Site area       | Approx 5 Acres +/- 230,000 Sq Ft      |
| Current zoning  | RM3                                   |
| OCP designation | Multifamily Residential               |
| Current FAR     | Currently 0.75 and potential for more |
| Lot Coverage    | 50%                                   |
| Projected FAR   | 2-3                                   |
| List price      | Bid process                           |

# 2000 HIGHVIEW PLACE

2002-2060 HIGHVIEW PL

Please visit [StrataGone.com](http://StrataGone.com) for Marketing Video

## THE OFFERING

On behalf of the owners of the Strata Corporation NWS2 (collectively the "Vendor"), Sutton Group 1st West (the "Agent") is pleased to offer for sale 2002-2060 Highview Place, Port Moody (the "Property").

Covering an expansive **5 Acre** site, existing improvements include 30 stratified Town House units. The site is exceptionally located. Minutes from Inlet Centre station and Barnet Hwy and close proximity from Down Town Port Moody. The Property is a trophy redevelopment. Opportunity for a Purchaser to construct a high-end, master planned community comprised of multiple building forms.

## THE OFFERING PROCESS

The Vendor is a strata corporation. Any offer to purchase all 30 strata lots and common property comprising Strata Plan NWS2 is subject to the provisions of the Strata Property Act. All prospective purchasers will be advised of an offer submission date after an initial marketing period.

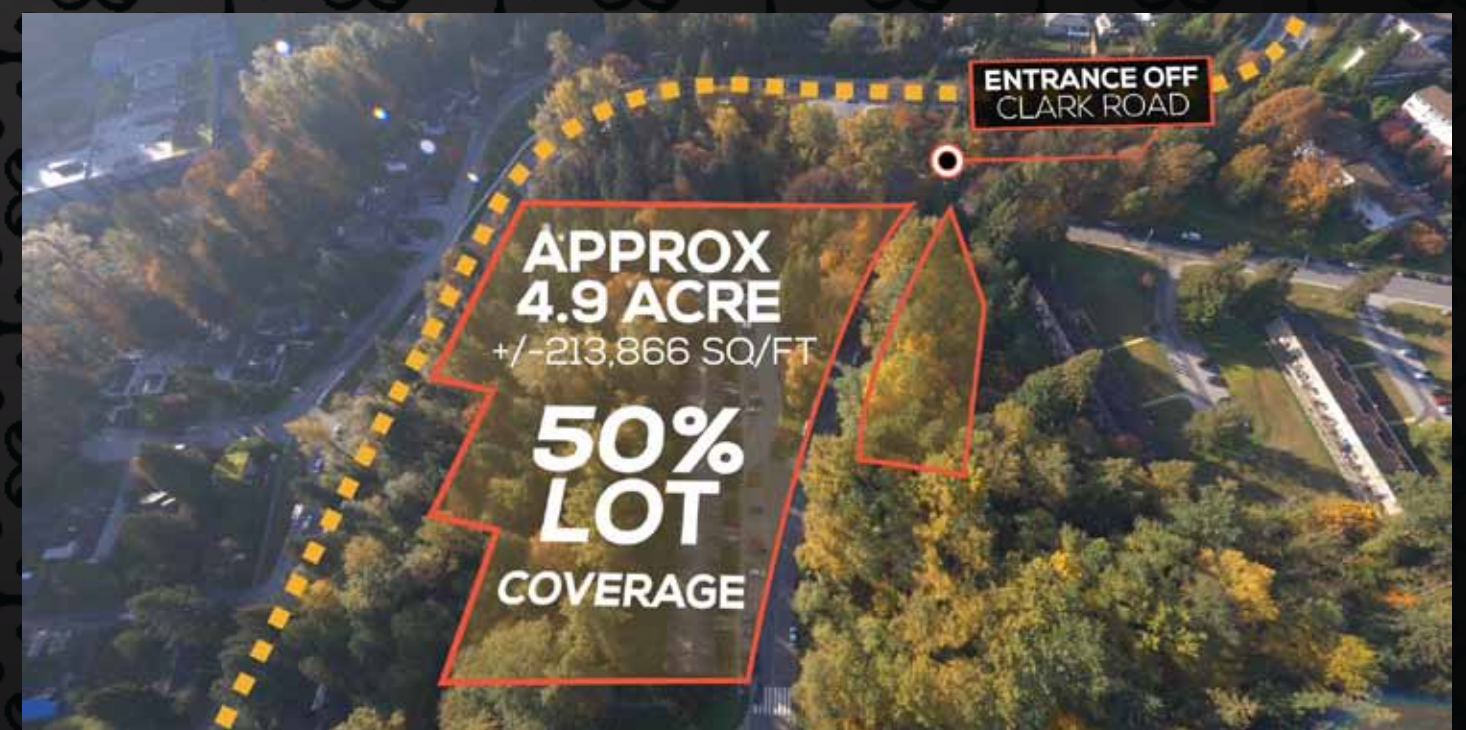
## SUBMISSION GUIDELINES

The Vendor has adopted an unpriced, modified bid process. Interested parties are invited to submit an offer in the form of a Letter of Intent (the form of which will be provided upon request) that addresses the requirements below:

1. Purchase Price and confirmation of the deposit's payable for the Property;
2. Name of the prospective Purchaser(s) and contact information;
3. Terms and conditions of closing;
4. Schedule of timing and events to complete Closing and;
5. Confirmation that the Property is being purchased on an "as-is" basis

## BID SUBMISSIONS DATE

December of 2018. Exact date will be announced to interested parties following the full marketing process.



## PROPERTY SUMMARY

|                        |                                           |
|------------------------|-------------------------------------------|
| ADDRESS                | 2002-2060 HIGHVIEW PL                     |
| YEAR BUILT             | 1969                                      |
| CURRENT IMPROVEMENTS   | 30 Stratified Units                       |
| SITE SIZE & DIMENSIONS | 5 Acres (Approx)*<br>230,000 SF (Approx)* |
| EXISTING BUILDING AREA | 38,155 SF (Approx)*                       |

\*All measurements are approx. & Subject to verification by the Purchaser

|                |                          |
|----------------|--------------------------|
| CURRENT ZONING | RM3                      |
| OCP LAND USE   | Multi-Family Residential |
| LOT COVERAGE   | 50%                      |
| LIST PRICE     | BID PROCESS              |

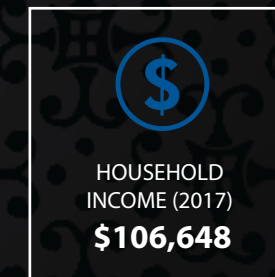
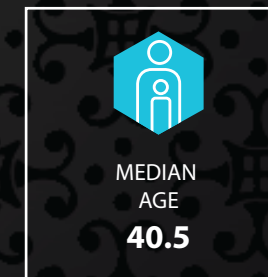
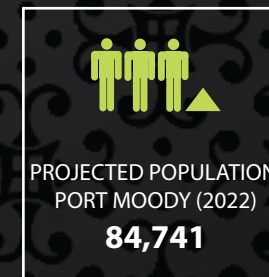
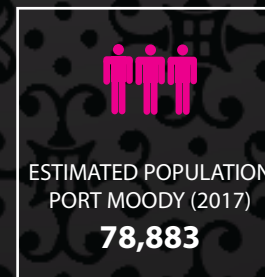


## LOCATION OVERVIEW

The offering provides an exceptional opportunity to acquire a large-scale trophy redevelopment site, currently improved with a townhouse complex comprising 30 townhouse units.

The property sits on an expansive 4.90 acre (230,000 SF) irregular shaped site located on the corner of Clarke Road and Cecile Drive in the City of Port Moody. The property features lush, green-space on East sloping lot providing privacy from the busy Clarke Road. Highview Place benefits from unparalleled exposure From Clarke Road connecting Lougheed town center to Port Moody city and Barnet highway.

The redevelopment of the Subject Property into a multi-phase, master planned community would enhance and significantly contribute to the current limited housing options in Metro Vancouver.



## CONNECTIVITY



EASY CONNECTION TO BARNET  
HIGHWAY (2 MINUTES) AND  
HIGHWAY 1 (12 MINUTES)



LOCATED NEAR A MAJOR TRANSIT  
ROUTE PROVIDING ACCESS TO  
MOST METRO VANCOUVER  
MUNICIPALITIES



QUICK ACCESS TO DOWNTOWN  
AND METRO VANCOUVER VIA  
THE SKYTRAIN EVERGREEN LINE



NUMEROUS PARKS, TRAILS  
AND RECREATIONAL FACILITIES  
LOCATED IN PORT MOODY

## OFFICIAL COMMUNITY PLAN AND VISION

Seaview Neighborhood Plan Area, as part of the Port Moody Official Community Plan designates the land use for Highview Place site as Multi-Family Residential. While the permitted density for those designations are not specifically stated in the plan, the following excerpt from Section 4.1.2 of the Port Moody OCP provides further details on each of the land uses.

The Multi-Family Residential designation is intended to support the development of low to medium density attached housing. Building forms will range from ground oriented duplexes, townhouses or stacked townhouses to apartment structures and will generally range from 3 to 6 storeys in height depending upon area specific policies.

A developer will have the opportunity to be the FRONT RUNNER in Seaview OCP PLAN to develop a mix of lower to Medium density developments in the form of townhomes and apartments on this site. The redevelopment of Highview place is an exciting and extremely rare opportunity for a developer to acquire and develop a strategic site with a stand-alone master planned community in the heart of one of the more sought after markets in Metro Vancouver knowing that once this site is developed, this model will be followed by others.

The western end of Moody Centre adjacent to Barnet Highway is envisioned as the western gateway to Port Moody. Future development in this area will strive to balance the local residential character and functions with new opportunities for locally serving commercial uses, as well as more diverse housing options.

To achieve this, a number of properties adjacent to Barnet Hwy have been designated as Mixed Use – Moody Centre with building heights ranging up to 6 storeys. The remainder of the proposed land use changes encourage multi-family residential forms including ground-oriented and apartment forms. Evergreen line connecting Lougheed Mall to Coquitlam Center through Port Moody has been the catalyst for the explosion in development and investment from prominent developers.



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