



DEVELOPMENT LAND SALE

4345, 4351 & 4363 MORGAN CRESCENT

WEST VANCOUVER, BC

56,140 SF POTENTIAL TOWNHOME DEVELOPMENT SITE



Brad Newman-Bennett

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NEARBY AMENITIES INCLUDE

- CAULFIELD VILLAGE SHOPPING CENTRE - SAFEWAY
- DUNDARAVE VILLAGE CENTRE - IGA
- EASY ACCESS TO HIGHWAY 1



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ASKING PRICE

Call Listing Agent

Preliminary conversations with the District of West Vancouver Planning staff are positive within the OCP framework provided here:

Expanding missing middle (e.g., triplex, townhouse, mixed-use) options with an estimated 300-350 new units district wide.

2.1.4 Increase “missing middle” housing options with ground-oriented multi-family on appropriate sites along the Marine Drive Transit Corridor by:

- a. Considering proposals for sites adjacent to and across the road from “neighbourhood hubs” such as schools, places of worship, parks, recreational facilities, local commercial nodes, and existing multi-family uses;
- b. Reviewing designs in relation to site characteristics (e.g., site area, configuration, access) and compatibility with neighbourhood context and character, and;
- c. Considering a range of housing types including duplexes, triplexes, fourplexes, rowhouses, and townhouses to a maximum of three storeys.



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Flexible Terms and Deal Structure are welcome and will be considered on a case-by-case basis.

Contact Listing Agent for details of conversations with District of West Vancouver Planning staff to date.