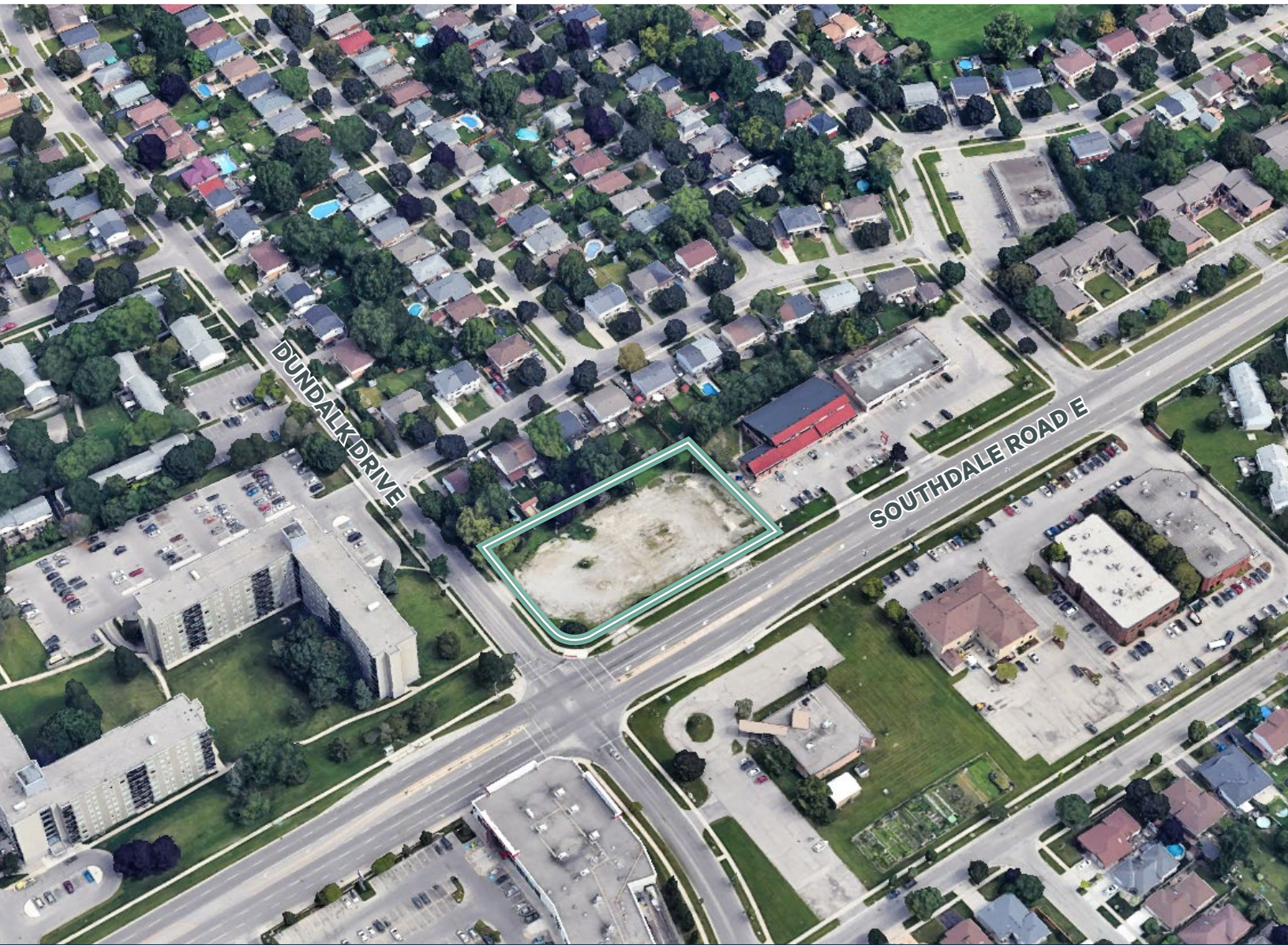


400 Southdale Road E

LONDON, ON | AVAILABLE FOR SALE



0.974 ACRE CORNER INFILL LOT ALONG SOUTHDAL RD E AND DUNDALK DRIVE

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PROPERTY INFORMATION

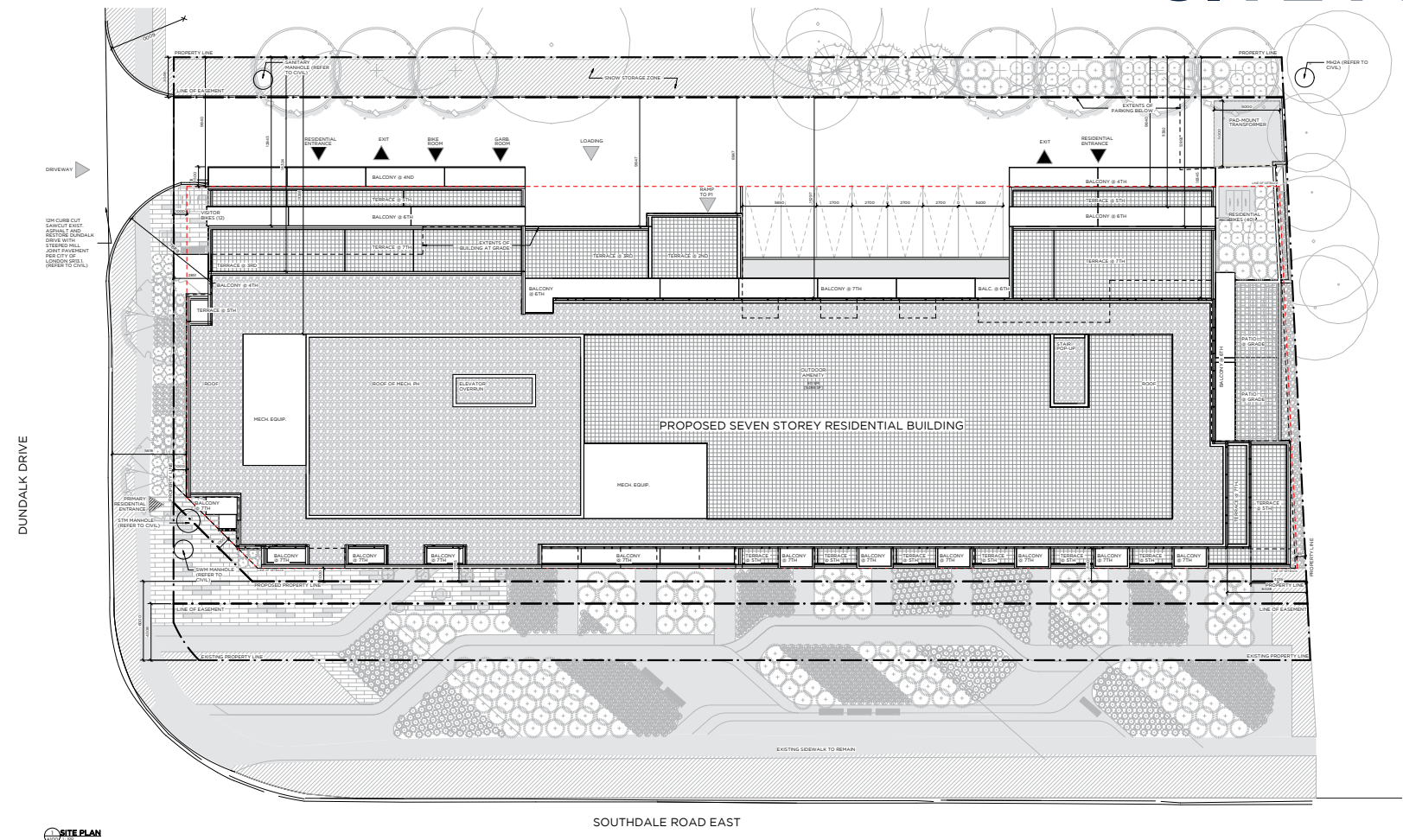
0.974 Acre Corner Infill Lot Along Southdale Road East and Dundalk Drive.

LOT SIZE	0.974 Acre
SERVICES	All servicing on site
FRONTAGE	Approx. 278 Ft. along Southdale Rd E and 141 Ft. along Dundalk Dr.
ZONING	h-101*R9-1*B-78
OFFICIAL PLAN	Neighbourhoods
PROPERTY TAXES (2024)	\$24,644.15
SALE PRICE	\$4,300,000

2024 DEMOGRAPHIC SNAPSHOT

	All of London	0-1 KM	0-3 KM	0-5 KM
Total Population	618,376	11,880	71,547	151,727
% Population change (2024-2029)	9.7%	8.0%	7.3%	7.2%
Average Household Income	\$110,170	\$100,947	\$99,136	\$92,713
Total Expenditure Per Household	\$119,466	\$105,428	\$104,289	\$95,495

SITE PLAN



CONCEPT DRAWING



ZONING INFORMATION

PERMITTED USES

Residential R9 Zone

No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R9 Zone variation for any use other than the following uses:

- a) Apartment buildings;
- b) Lodging house class 2; (Z.-1-93172)
- c) Senior citizens apartment buildings
- d) Handicapped persons apartment buildings
- e) Continuum-of-care facilities. (Z.-1-01915)

h-101 Purpose

To ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the Planning Act, R.S.O. 1990, c. P.13, prior to the removal of the “h-101” symbol. Notwithstanding this, residential developments of 10 or fewer units are exempt from Public Site Plan Meetings, as per Bill 23, More Homes Built Faster Act, 2022.

Permitted Interim Uses:

- Residential Developments of 10 units or fewer. (Z.-1-94236 deleted and replaced by Z.-1-233100)

B-78

The Bonus Zone shall be implemented through one or more agreements to facilitate the development of a residential apartment building, with a maximum height of 7-storeys plus mechanical (29.2m) and a maximum density of 462 units per hectare, which substantively implements the Site Plan and Elevations attached as Schedule “1” to the amending by-law, and provides for affordable housing in return for the following facilities, services and matters:

- Exceptional Building Design
 - The building design shown in the various illustrations contained in Schedule “1” of the amending by-law is being bonused for features which serve to support the City’s objectives of promoting a high standard of design.
 - The building oriented to the corner of Southdale Road East and Dundalk Street providing a well-defined built edge and creating a positive public interface and human scale at street level;
 - The inclusion of building step backs, from 7-storeys to 6-storeys and 5-storeys with a variety of building materials and building articulation to break up the massing of the building;
 - Purpose-designed amenity space on top of the 7-storey apartment building and parking structure;
- Underground parking
- Provision of Affordable Housing by requiring that LJM Developments enter into an agreement with the Corporation of the City of London (“the City”) to facilitate the transfer of ownership at no cost of four (4) new one-bedroom condominium units constructed within the development for the purposes of affordable housing, in a form prescribed by the City.
It being noted that a future development agreement will provide for the four new one-bedroom units and will include the following through further agreements as necessary:
 - Assurances of the specific location, size, fixtures, and features of the bonus units are defined as to the City’s satisfaction. This includes any common and general attributes, (such as storage lockers, parking, or other building resident amenities) for each bonus unit.

- A purchase agreement, inclusive of securities as applicable, reflecting the process for the no-cost transfer of the 4 new one-bedroom units and any associated services and features upon condominium plan registration, in a form satisfactory to the City.
- Confirmation that the associated condominium declaration and by-laws shall in no way limit the use and function of the units for affordable rental housing in accordance with applicable residential rental laws.
It is further recognized that, upon ownership, the City will retain and maintain the units within the function and business of affordable rental housing as managed through the City’s Housing Stability Services. The City, as owner, would therefore be required to address costs associated with condominium and other standard fees. These factors have been considered within the bonus provisions and will be subject to separate reporting and details. The following special regulations apply within the bonus zone upon the execution and registration of the required development agreement(s):

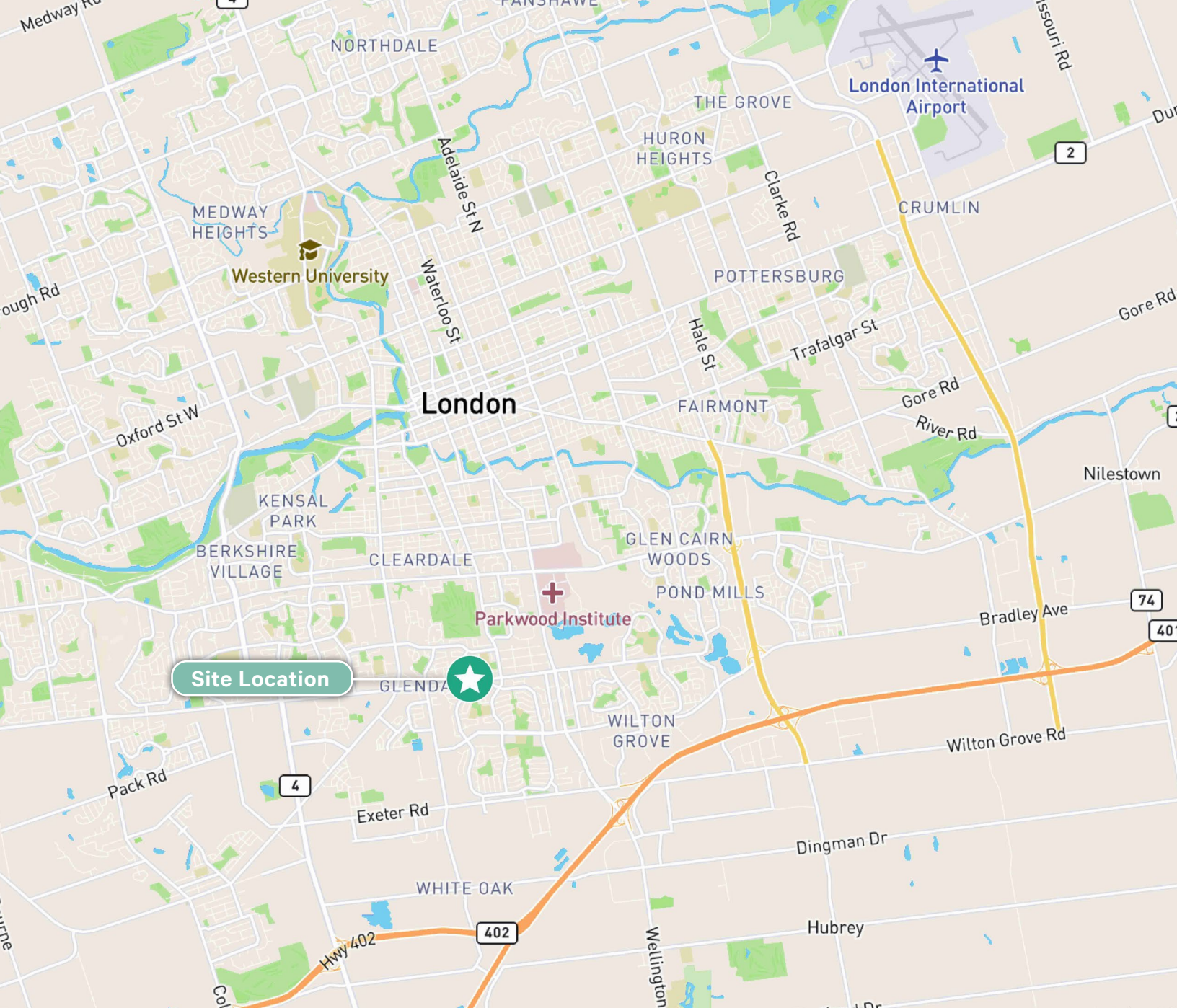
Permitted Uses:

- i. Apartment building

Regulations:

i. Height (Maximum):	29.2 metres
ii. Density (Maximum):	462 units per hectare
iii. Front Yard Setback (Minimum):	1.0 metres
iv. Exterior Side Yard Setback (Minimum):	1.0 metres
v. Interior Side Yard Setback (Minimum):	9.84 metres
vi. Rear Yard Setback (Minimum):	0.65 metres
vii. Landscaped Open Space (Minimum):	15%
viii. Aisle Width for Access and Driveway (Minimum):	6.5 metres
ix. Parking (Minimum):	1.06 spaces per unit
x. Accessible Parking (Minimum):	7 spaces
xi. Bicycle Parking 0.45m (width) x 1.1m (height) x 1.85m (length where as 0.6m (width) x 1.5m (height) x 1.9m (length) is required	
xii. Balcony yard encroachment of 1.8m in all yards, no closer than 1.05m to the lot line whereas 1.5m balcony yard encroachment in all yards, no closer than 3.0m to the lot line is required (Z.-1-212954)	





For more information, please contact:

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