



For Sale

Development site in South London

1160 Wharncliffe Rd. S.,
London, Ontario

The Project Site

Asking price **\$9,500,000**



Click to view aerial video

view on www.collierscanada.com

Colliers Canada | London

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Colliers Southwestern Ontario, Brokerage

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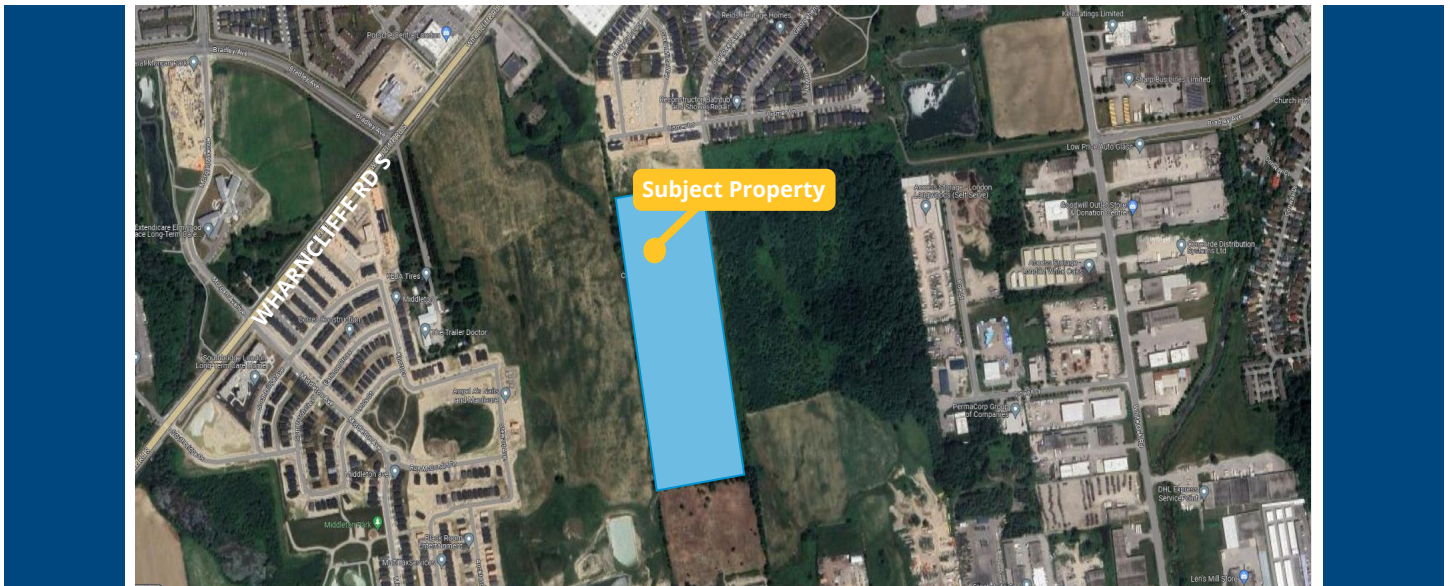
Property Details

Subject Property	1160 WHARNCLIFFE RD S LONDON ON N6L
Municipality	LONDON CITY
PIN	082093260
ARN	393608005014005
Measurements	654.7ft. x 1319.0ft. x .06ft. x 406.0ft. x 650.79ft. x 1716.15ft. x .94ft.
Site	geo: 25.768 ACRES
Zoning	UR4, UR6
Official Plan (London Plan)	Neighborhoods

Legal Description

PT LT 33 CON 2 WESTMINSTER DESIGNATED AS PTS 1 & 2 33R20105 EXCEPT PARTS 11 & 12 ON 33R20821; SUBJECT TO EASEMENT OVER PART 2 33R20105 AS IN 427835 (PARTIAL RELEASE AS IN ER1234474); TOGETHER WITH AN EASEMENT OVER PT LT 33 CON 2 WESTMINSTER BEING PTS 9, 10, 11, 12, 13, 14 & 15 33R20083 AS IN ER575056 TOGETHER WITH AN EASEMENT OVER PT LT 33 CON 2 WESTMINSTER BEING PTS 4, 5, 6, 7 & 8 33R20083 AS IN 427835 PARTIAL RELEASE ER575060, ER575063 & ER575066 CITY OF LONDON

25.768 acres of residential development land in south London neighborhood of Longwoods. Fronting on the future Bradley Avenue extension, with access from Exeter Road. Draft plan of subdivision includes approximately 15 acres of residential development including mix of single family and medium density residential units. Connection to municipal services will be through future Bradley Avenue extension corridor and development lands to the west, east and south.



Area Overview

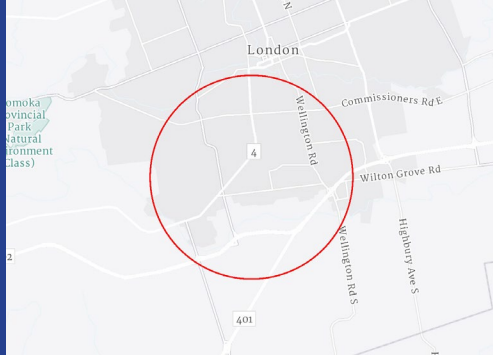
Longwoods is a neighbourhood in south London. It is flanked by the neighbourhood of White Oaks to the west and Bostwick to the east. The main subdivision in Longwoods in the north end of the neighborhood features single detached homes and townhomes. This subdivision is unique as many of the streets are named after significant Canadian artists. There is a large commercial complex, Wonderland Westwood Power Centre, located at the intersection of Wharncliffe Road and Southdale Road in the neighborhood. The neighborhood is also close to White Oaks Mall and Westmount Shopping Centre. Other amenities within and accessible to the neighborhood include Paul Haggis Park, Earl Nichols Arena, and the YMCA.

Students in the neighbourhood attend White Oaks and Sir Arthur Carty elementary schools and Westminster and Regina Mundi secondary schools. The local area continues to see new expansion and growth as both residential and commercial projects continue to infill this south London neighbourhood.



Demographic Trends & Key Indicators

| 5 km radius



112,930 Population 45,639 Households 2.4 Avg Household Size 40.4 Median Age CA\$85,689 Median Household Income 59.6% Tenure: Owned 61,018 Workforce Population 56,624 Employed 4,394 Unemployed

Average Annual Household spending



CA\$109,466 Household Expenditures



CA\$15,903 Principal Accommodation (Shelter)

Population by Generation



9,755 Silent Generation: born 1975 and before



26,866 Baby boomers: born between 1946 and 1964



20,505 Generation x: born between 1965 and 1980



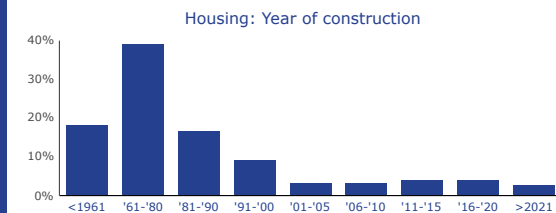
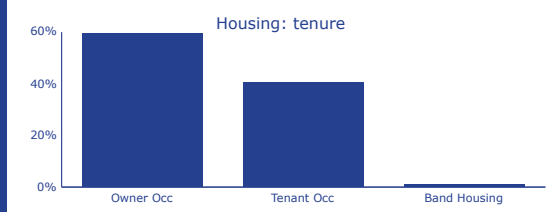
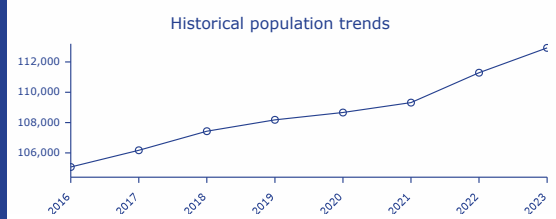
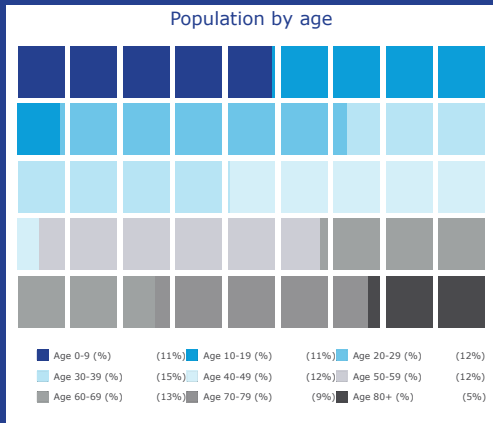
24,770 Millennials: born from 1981 to 1998



25,450 Generation z: born from 1999 to 2016

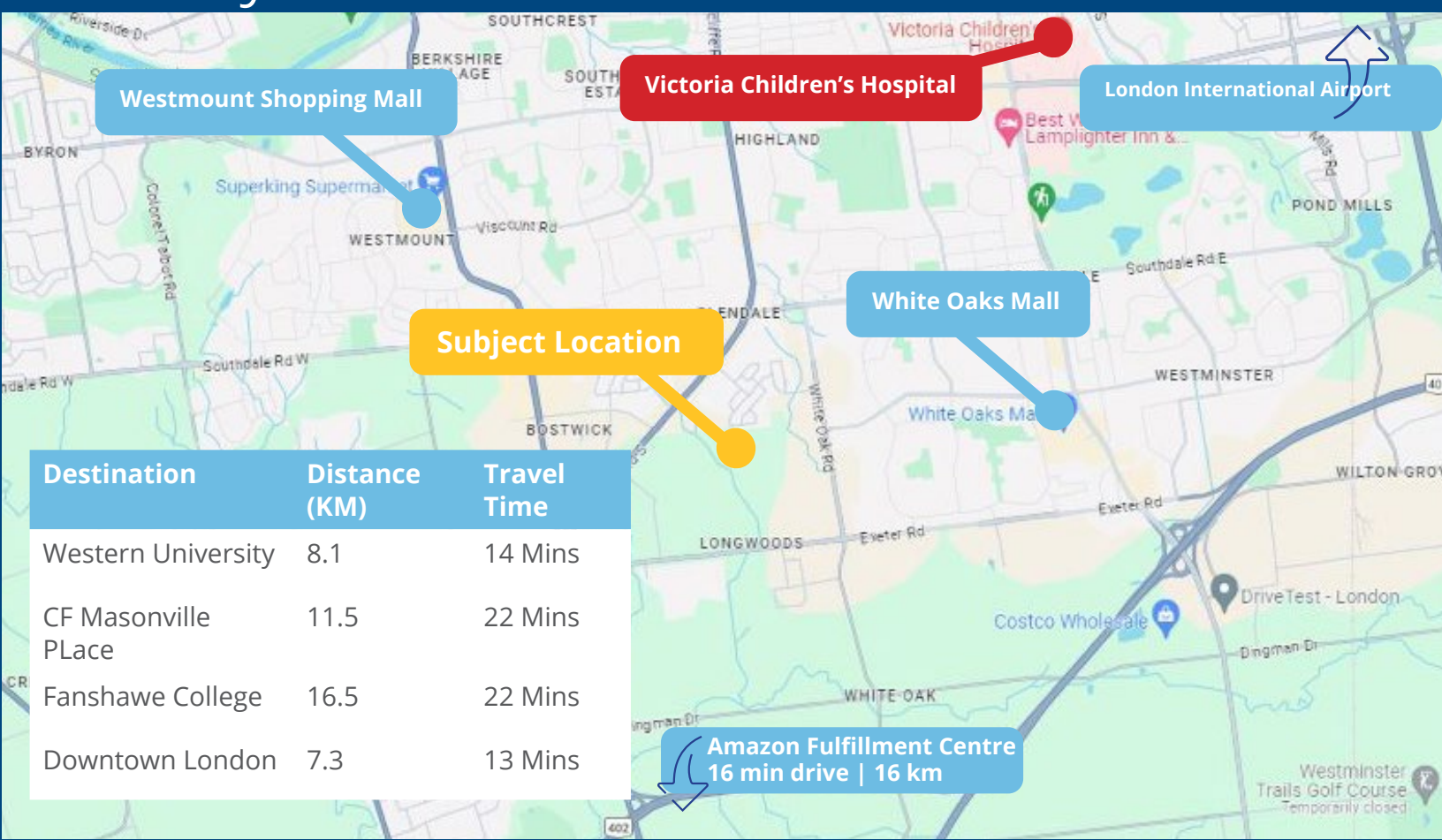


5,585 Alpha: born 2017 to present



EnviroNics, EnviroNics 2021 Time Series

Nearby Ammenities



Destination	Distance (KM)	Travel Time
Western University	8.1	14 Mins
CF Masonville Place	11.5	22 Mins
Fanshawe College	16.5	22 Mins
Downtown London	7.3	13 Mins

Amazon Fulfillment Centre
16 min drive | 16 km

ZONING: UR4 UR6

PERMITTED USES

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 UR Zone or UR Zone variation for any use other than the following uses:

UR4

The following are permitted uses in the UR4 Zone variation;
a) Permitted uses in the UR3 Zone variation;

UR6

The following are permitted uses in the UR6 Zone variation;
a) Permitted uses in the UR5 Zone variation;

UR1

The following are permitted uses in the UR1 Zone variation:
a) Existing dwellings;
b) Agricultural uses except for mushroom farms, commercial greenhouses livestock facilities and manure storage facilities;
c) Conservation lands;
d) Managed woodlot;
e) Wayside pit;
f) Passive recreation use;
g) Farm Gate Sales (Z.-1-192806)

UR3

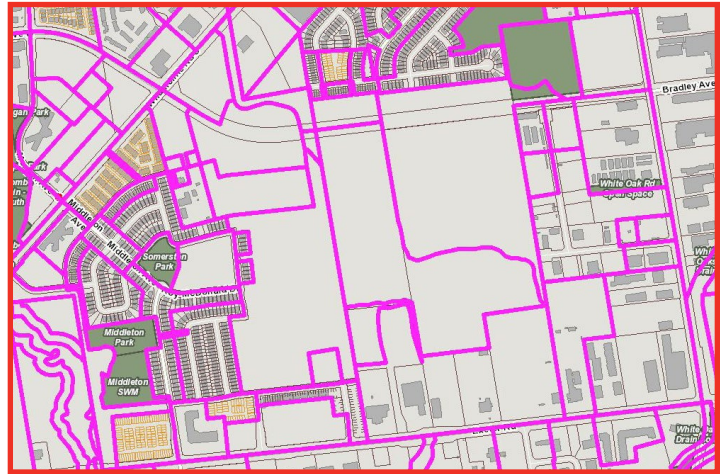
The following are permitted uses in the UR3 Zone variation:

- a) Permitted uses in the UR1 Zone variation;
- b) Kennels;
- c) Private outdoor recreation clubs;
- d) Riding stables;

UR5

The following are permitted uses in the UR5 Zone variation;

- a) Permitted uses in the UR3 Zone variation;
- b) Existing defined industrial uses;



SUBJECT PROPERTY > SW ONTARIO LOCATION Distances to Major Centres



TRAVEL DISTANCES

To Downtown amenities	1.2 km / 3 min
To Kitchener-Waterloo	111 km / 1 hr 20 min
To Hamilton	127 km / 1 hr 18 min
To Toronto	191 km / 2 hr
To Sarnia	112 km / 1 hr 9 min
To Windsor (downtown)	190 km / 2 hr 3 min
To Niagara Falls	209 km / 2 hr 2 min
To Goderich	102 km / 1 hr 24 min



Contact us



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Confidentiality Agreement

RECO Information Guide

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