



*Concept image - final materials, colours and finishes may vary.

161 Bonaventure Drive, London ON

Residential Development Site For Sale

Asking: \$3,750,000

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Property Overview



Zoned for 8 storeys



125 units permitted



Surface and underground parking proposed



Close to shopping and restaurants

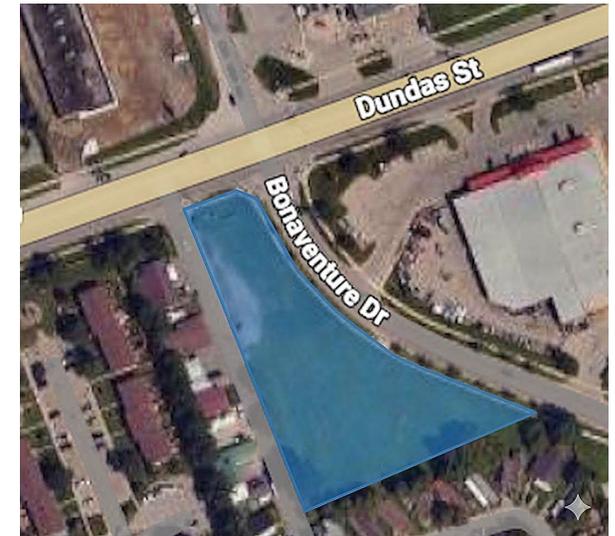


Walking distance to public school

Excellent residential development site with zoning in place to permit an 8-storey, 125-unit apartment building. The approved concept includes 55 surface parking spaces and 102 underground stalls, providing a total of 157 parking spaces. The site spans approximately 1.34 acres, offering a strong opportunity for a high-density, multi-residential project in a desirable location.

Asking: \$3,750,000

Address	161 Bonaventure Drive London East, ON N5V 1R4
Legal Description	PARCEL 55-1, SECTION 33M208 BLOCK "55" PLAN 33M208; SUBJECT TO LT165051 LONDON/ LONDON TOWNSHIP
Site Area	1.34 Acres
Category	Designated
Use	Residential
Zoning	R9-7(36), H30
Possession Remarks / Type	Flexible
Utilities	Available
Water	Municipal
Sewers	Sanitary+Storm Available
Property Tax	\$11,217.46 / 2025 / Annual
HST Applicable to Sale Price	In Addition To



Concept image



Concept image

Location Overview

- On a transportation route
- Close to shopping and restaurants
- Walking distance to public school
- Excellent exposure

Nearby:

1. Lynn's Bakery Deli & Catering
2. Tim Hortons
3. Malibu Restaurant East
4. American Plaza Motel
5. Argyle Mall
6. London Residency Inn
7. The Home Depot
8. Forest City Public School

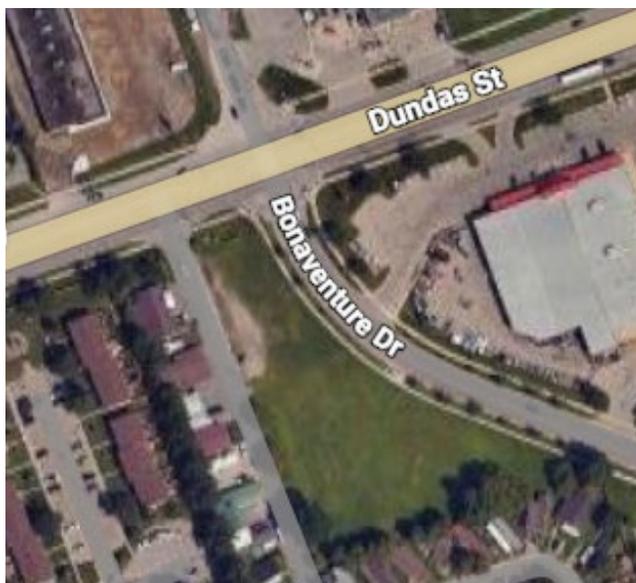


161

Bonaventure Drive
London ON



Concept Image



Concept Image



SITE PLAN & GROUND FLOOR PLAN - 55 SPACES
 SCALE: 1" = 20'-0"

NO.	DESCRIPTION	DATE



AM	<input type="checkbox"/> ARCHITECT
ENR	<input type="checkbox"/> ENGINEER
AM	<input type="checkbox"/> ARCHITECT
ENR	<input type="checkbox"/> ENGINEER
PW	<input type="checkbox"/> PROFESSIONAL WRITER

Site Plan



U/G PARKING - 102 SPACES
SCALE: 1" = 20'-0"

NO.	DESCRIPTION	DATE



Author: []
 Checker: []
 Approver: []

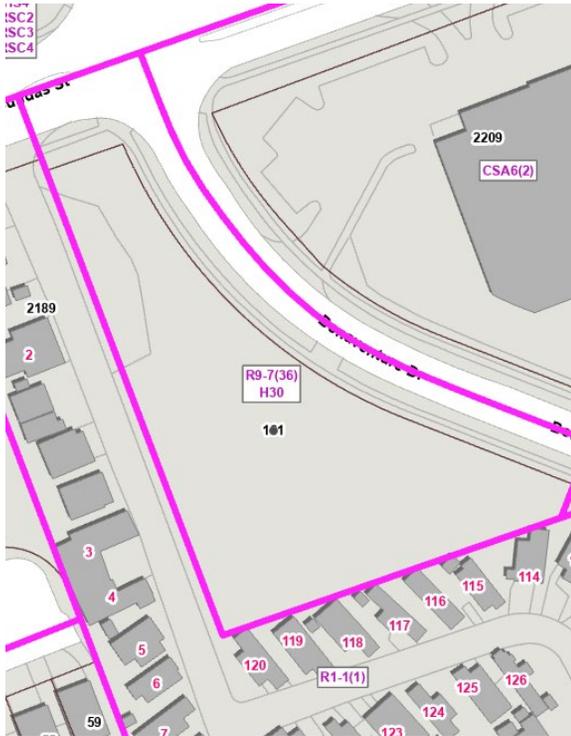
BONADVENTURE CROSSINGS
 BONADVENTURE CROSSINGS (LONDON) LIMITED
 LONDON, UK

U/G PARKING PLAN

DATE: 22-04-19
 SHEET: SP3

Site Plan

Property Zoning



R9-7 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 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)

R9-7(36) 161 Bonaventure Drive

- a) Regulations
 - i. Density (Maximum): 232 Units per hectare
 - ii. Interior Side Yard Depth (Minimum): 12.0 metres (39.3 feet)
 - iii. Exterior Side Yard Depth (Minimum): 2.0 metres (6.5 feet)
 - iv. Rear Yard Depth (Minimum): 16.0 metres (52.4 feet)
 - v. Parking Area Setback From North Lot Line (Minimum): 15 metres (49.2 feet)
 - vi. No access shall be provided along Bonaventure Drive within the first 60 metres of the intersection, south of the Dundas Street Frontage. (Z.-1-233095)

H30 HEIGHT "H"

Where the symbol "H" follows a zone applying to certain lands on a zoning map, the number following the "H" specifies the maximum height in metres permitted on these lands.





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