

FOR SALE

0.927 ACRES
Residential Development Land



475 GREY STREET

London, ON

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Royal LePage® Signature Realty, Brokerage
8 Sampson Mews, Unit 201, North York, ON
Independently Owned & Operated

Royal LePage® Real Estate Services Ltd., Brokerage
255-55 St Clair Avenue West, Toronto, ON

PROPERTY OVERVIEW

\$2,600,000.00

Property Features

- Royal LePage Commercial & REC Commercial are pleased to offer a residential development opportunity located at 475 Grey Street, London, Ontario.
- The subject lands consist of a single parcel of land, known municipally as 475 Grey Street, located at the southeast corner of Grey Street and Maitland Street.
- The current zoning is Residential R8 Special Provision (R8-4) and permitted uses to be Apartment buildings; handicapped person's apartment buildings; lodging house class 2; Stacked town housing ; senior citizen apartment buildings; emergency care establishments; continuum-of-care facilities.
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- The rectangular shaped subject lands have a frontage of approximately 34.3 meters (112 feet) along Grey Street and 86.9 meters (285.3 ft) along Maitland Street, and a site area of approximately 0.375 hectares (0.927 acres).
- Special Provision(s): None Height: Maximum height: 9.0 meters.
- Overview: 2 blocks of 2.5 storey-stacked townhouses for a total of 36 residential units which is known municipally as 475 Grey Street and 130 Maitland Street, London, ON.
- Serviced and shovel ready.
- Located at the intersection of a Neighbourhood Connector Street and a Neighbourhood Street within an existing neighbourhood.
- The recommended amendment would permit development at an intensity that is appropriate for the site and the surrounding neighbourhood.
- The recommended amendment would help to achieve the vision of the Neighbourhoods Place Type, providing a range of housing choice to accommodate a diverse population of various ages and abilities.
- At 475 Grey Street, in addition to the uses permitted within the Low Density Residential, the development of two (2), 2.5-storey (11.0 meter) stacked townhouse buildings three units high with a total of thirty-six (36) residential units may be permitted with a maximum density of 96 units per hectare.
- Special Provision(s): Density 96 units per hectare, Front yard setback 3.2 meters, Exterior side yard setback 3.3 meters, Rear yard setback 3.3 meters, Balcony setback 1.5 meters from lot line, Parking supply 0.9 spaces per unit.
- Height: Maximum height: 13 meters A Planning Justification & Design Report, Servicing Report, Noise, Vibration & Safety Report, Tree Preservation & Landscape Plan, and a Site Concept Plan & Renderings were prepared to assist in the evaluation of this application.

PROPERTY PHOTOS



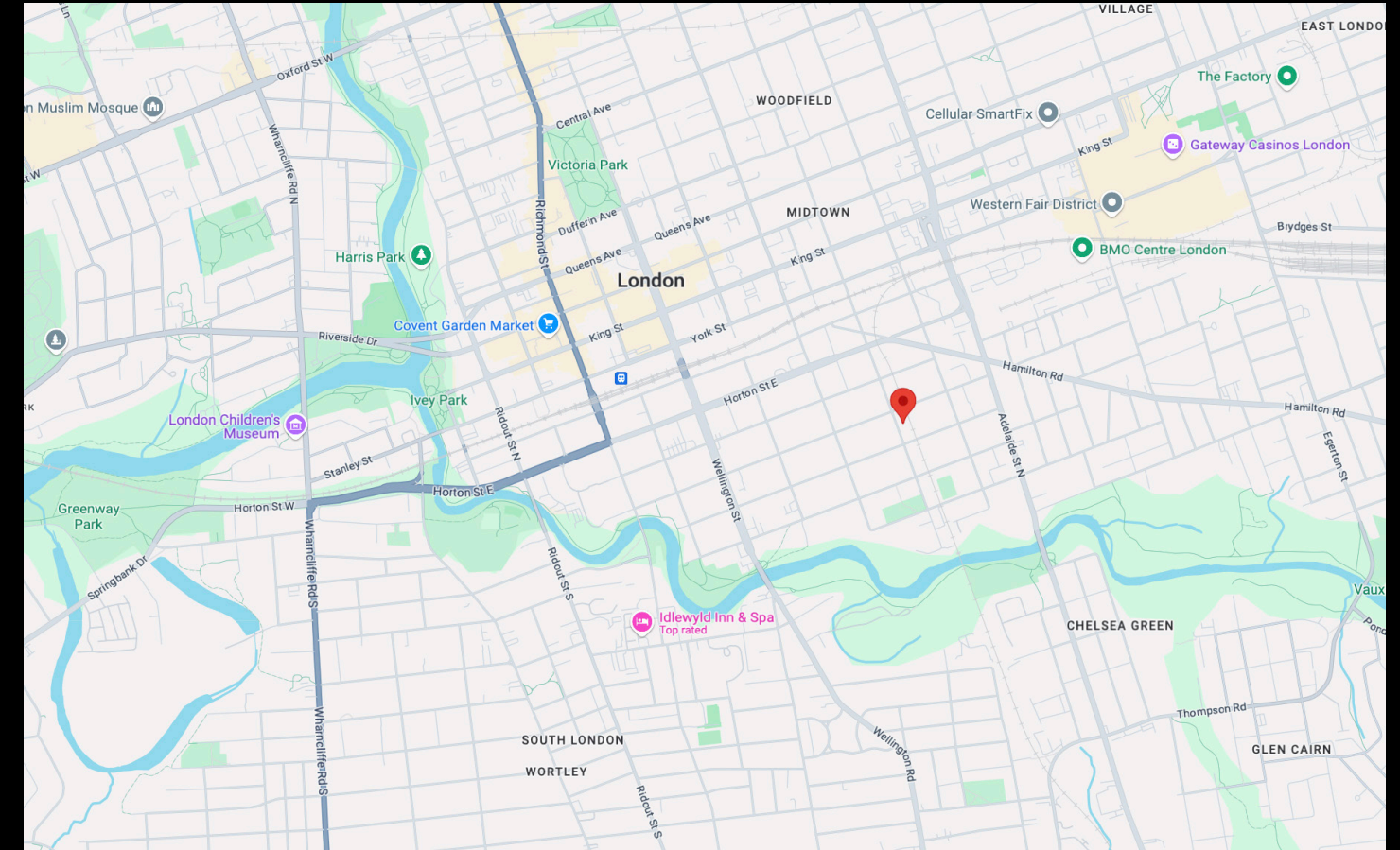
RENDERINGS



LOT BOUNDARY



LOCATION MAP



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