

359 Wellington Road & 657 Base Line Road E

LONDON, ON | AVAILABLE FOR SALE



0.547 ACRE INFILL DEVELOPMENT LOT WITH PRIME EXPOSURE ALONG WELLINGTON ROAD

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PROPERTY INFORMATION

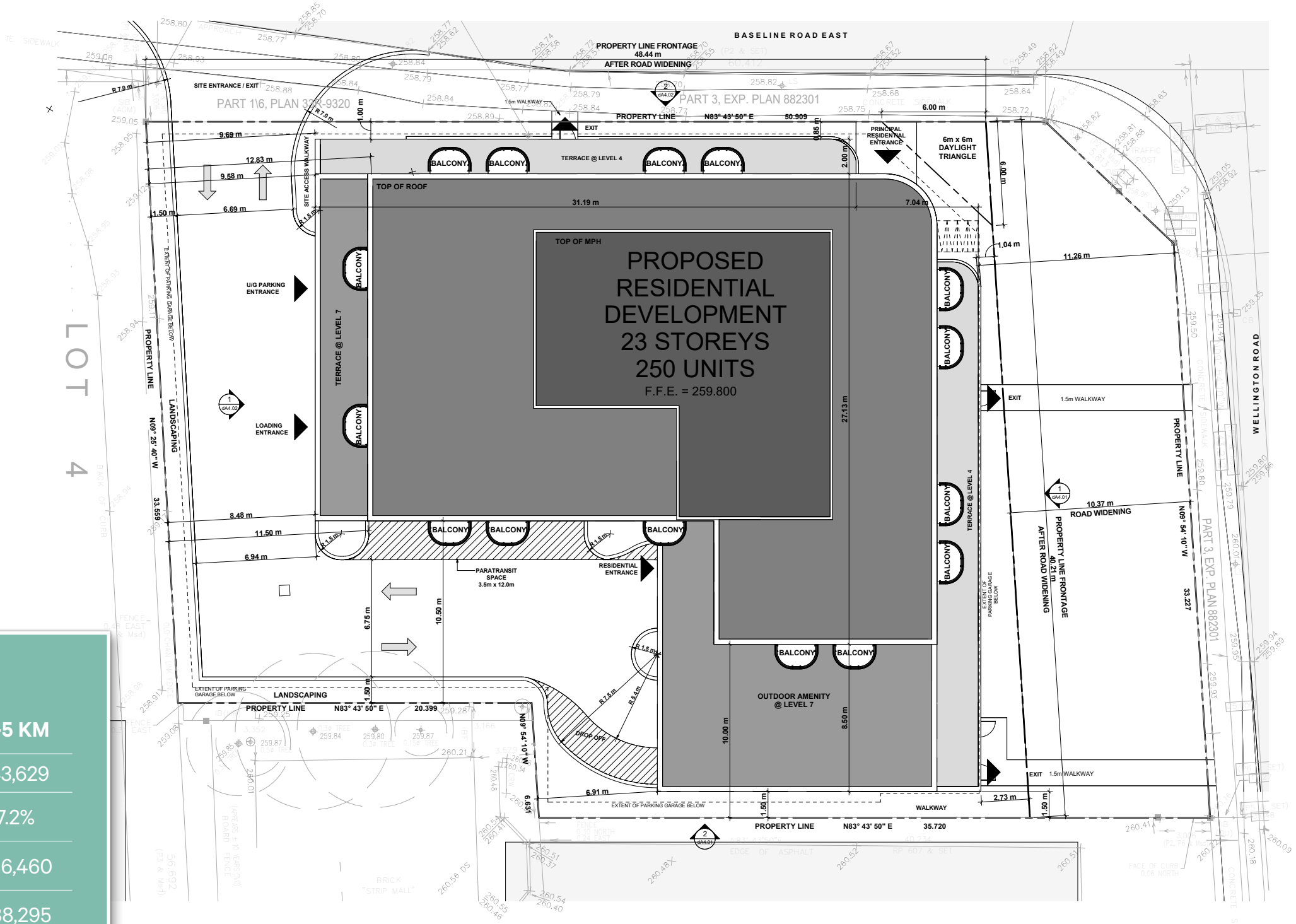
0.547 Acre Infill Development Lot With Prime Exposure Along Wellington Road.

LOT SIZE	0.547 Acre (0.379 + 0.168)
SERVICES	All servicing on site
FRONTAGE	Approx. 109 Ft. along Wellington Rd. and 170 Ft. along Base Line Rd. E
ZONING	R9-7(58)*H73
OFFICIAL PLAN	Rapid Transit Corridors / Neighbourhoods
PROPERTY TAXES (2024)	\$27,194.78 (359 Wellington Rd.) \$4,499.14 (657 Base Line Rd. E)
SALE PRICE	\$4,600,000.00

2024 DEMOGRAPHIC SNAPSHOT

	All of London	0-1 KM	0-3 KM	0-5 KM
Total Population	618,376	4,597	42,116	143,629
% Population change (2024-2029)	9.7%	2.3%	6.6%	7.2%
Average Household Income	\$110,170	\$97,690	\$90,609	\$86,460
Total Expenditure Per Household	\$119,466	\$102,251	\$93,015	\$88,295

SITE PLAN



ZONING INFORMATION

PERMITTED USES

Residential R9 Zone

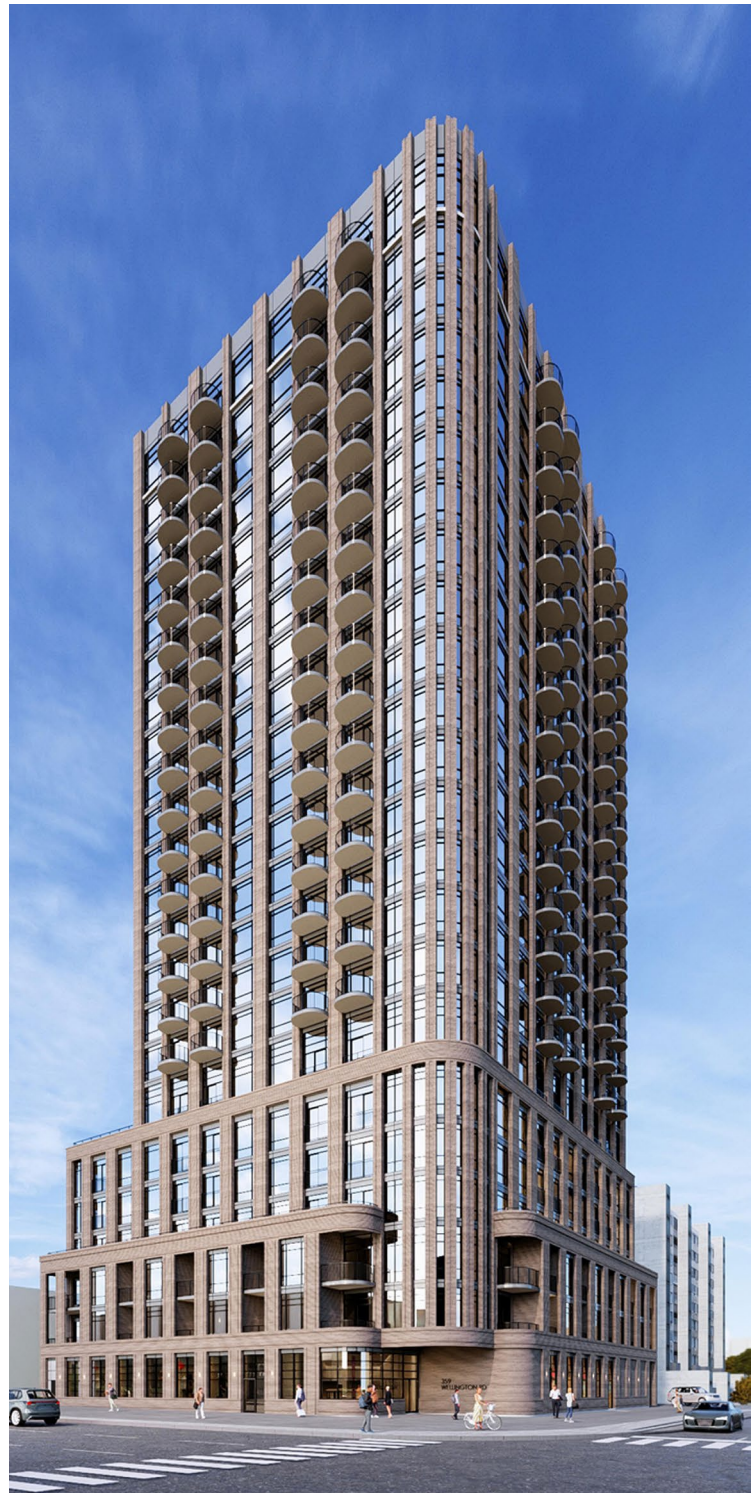
No person shall erect or use any building or structure, or use any land or cause or permit any building or structure to be erected or used, or cause or permit any land to be used, in any Residential R9 Zone variation for any use other than the following uses:

- 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)

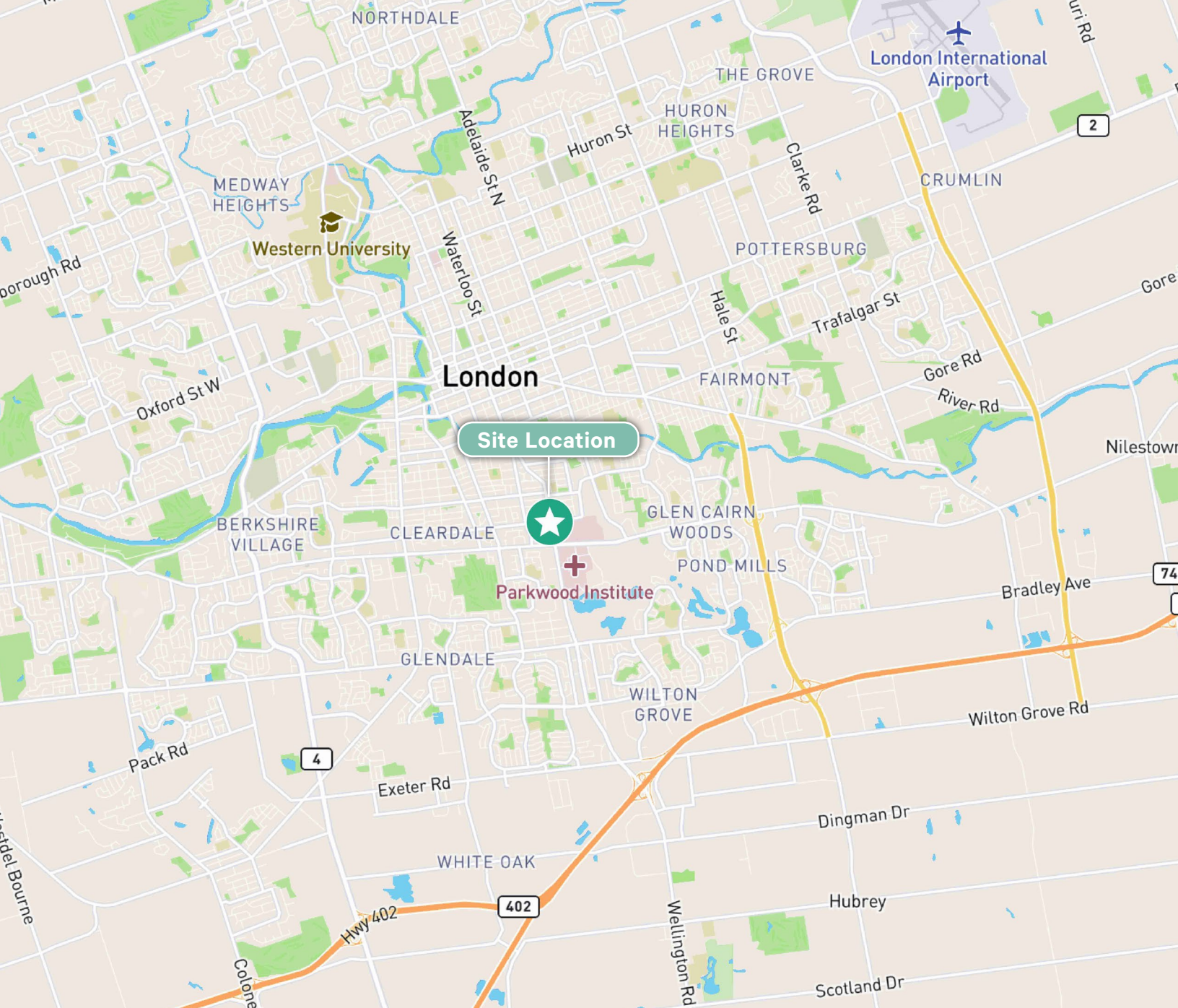
R9-7(58) 359 Wellington Road & 657 Base Line Road East

- a) Regulations
 - Height (maximum): 75 metres
 - Density (maximum): 1391 units per hectare
 - Front Yard Setback (minimum) from the ultimate ROW of Wellington Road: 0.8 metres
 - Exterior Side Yard Setback (minimum): 0.8 metres
 - Interior Side Yard Setback - south (minimum): 1.5 metres
 - Rear Yard Setback – main building (minimum): 8.4 metres
 - Rear Yard Setback – parking garage (minimum): 0.3 metres
 - Landscaped Open Space (% minimum): 14%
 - Lot coverage (maximum): 65%, excluding canopies
 - Building floor plate above the 6th storey: 800 square metres
 - Tower setback above the 6th storey – south (minimum): 10 metres
 - Tower setback above the 6th storey – west (minimum): 11.5 metres
 - Interior amenity space (minimum): 400m2
 - Common outdoor amenity space – rooftop (minimum): 150m2
 - Percentage of units to be 2 or more bedrooms (minimum): 30%
 - Ground floor height (minimum) fronting public streets: 4.0 metres
 - Principal Building Entrance shall face towards intersection of Wellington Road and Base Line Road East
 - To permit unlimited encroachments for balconies and canopies.

CONCEPT DRAWING







For more information, please contact:

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