

Colliers

For Sale: \$ Unpriced

Development Site Downtown London

369 York Street
London, ON N6A 4G1



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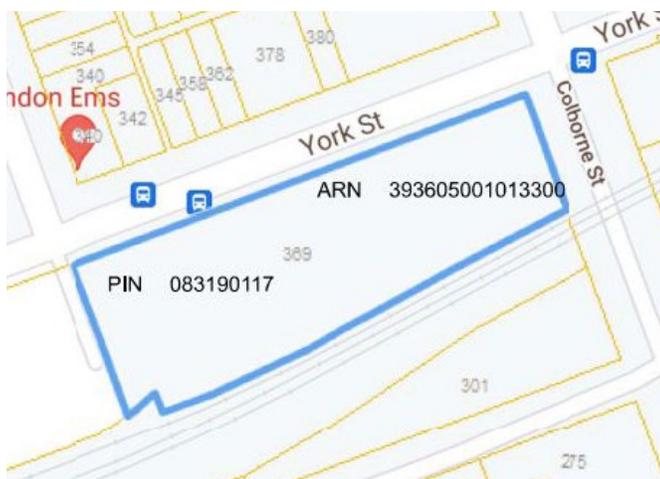
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Property Profile

\$ UNPRICED

3.685-acre development site in downtown London. Well located in London close to all downtown amenities including the Convention Centre, YMCA, hotels, Public Library, the CBC Radio broadcasting centre, as well as Via Rail, Covent Garden Market, Canada Life Place, Fanshawe College, various restaurants, pubs, retailers, and offices. The property has superior exposure to major arterial roads, and transit, and is well suited for high density apartment use. Concept available for 4 buildings with 1352 units. Other potential uses include office, hotels, restaurants, retail, convention centre, institutional uses, and senior apartment buildings. The site is within the boundaries of Downtown London. Building has been demolished. This is an opportunity to create a legacy development in London's core.

Property	369 York St., London ON
Lot Size	3.685 Acres
Frontage	718.82 ft
Depth	180.34 ft
Zoning	DA2, TSA5, D350, h-100, h-213
Legal Description	CROWN PLAN 30 LOTS 6 TO 9 S YORK PT LOT 10 S YORK ST PT LOTS 6 TO 10 N BATHURST ST PT WATERLOO ST PT YORK ST RP 33R12920 PART 2



Property Location



London is a Canadian city in southwestern Ontario, just north of Lake Erie and the U.S. border. It's home to the University of Western Ontario. Among the city's range of museums are Museum London, a showcase for regional art and historical artefacts, and the interactive Children's Museum. The city centre features numerous parks and greenways along the Thames River. The city hosts a number of musical and artistic exhibits and festivals, which contribute to its tourism industry, but its economic activity is centered on education, medical research, manufacturing, financial services, and information technology.

What's in Downtown London?

Canada Life Place
 Victoria Park
 Covent Garden Market
 London Convention Center
 Museum London
 London Music Hall
 Centennial Hall
 Grand Theatre
 Jonathon Bancroft-Snell Gallery

Wolf Performance Hall
 London Public Library
 Forest City Film Festival
 Citi-Plaza
 Tap Centre for Creativity
 City Hall
 Fanshawe College Downtown-Campus
 Canada Life Assurance Company
 DoubleTree by Hilton London
 Delta Hotels by Marriott-London Armouries

Sandman Hotel & Suites-London Downtown
 Hotel Metro
 Residence Inn by Marriott
 The Park Hotel London
 The Scots Corner
 Crabby Joe's
 Che RestoBar
 Happiness Cafe
 Armouries Grille
 Frank and Furter's

Property Zoning

DA2, TSA5, D350, h-13, h-100

DA2 Zone variation:

- a) Retail stores;
- b) Supermarkets;
- c) Amusement game establishments;
- d) Apartment buildings; (Z.-1-98577) (Z.-1-94263)
- e) Apartment hotel; (Z.-1-98577) (Z.-1-94263)
- f) Art galleries;
- g) Assembly halls;
- h) Bake shops;
- i) Clinics;
- j) Commercial parking structures;
- k) Commercial recreation establishments;
- l) Convenience stores;
- m) Day care centres;
- n) Dry cleaning and laundry depots;
- o) Duplicating shops;
- p) Dwelling units; (Z.-1-98577)
- q) Emergency care establishments;
- r) Film processing depots;
- s) Financial institutions;
- t) Funeral homes;
- u) Group home type 2;
- v) Hotels;
- w) Institutions;
- x) Laboratories;
- y) Laundromats;
- z) Libraries;
- aa) Medical/dental offices;
- bb) Museums;
- cc) Offices;
- dd) Patient testing centre laboratories;
- ee) Personal service establishments;
- ff) Places of Worship;
- gg) Printing establishments;
- hh) Private clubs;
- ii) Repair and rental establishments;
- jj) Restaurants;
- kk) Restaurants, outdoor patio;
- ll) Schools;
- mm) Senior citizen apartment buildings; (Z.-1-98577)
- nn) Service and repair establishments;
- oo) Service trades; Studios;
- pp) Taverns;
- qq) Theatres and cinemas;
- rr) Video rental establishments;
- ss) Lodging house class 2; (Z.-1-93172)
- tt) Place of Entertainment. (Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- uu) Artisan Workshop (Z.-1-172561)
- vv) Craft Brewery (Z.-1-172561)

TSA5 Zone

The following are permitted uses in the TSA5 Zone variation:

- a) Any use permitted in the TSA4 Zone variation.

TSA4 Zone permitted uses:

- a) Apartment buildings;
- b) Group home type 2;
- c) Handicapped persons apartment buildings;
- d) Lodging house class 2;
- e) Senior citizens apartment buildings;
- f) The following uses are permitted in association with apartment buildings, group homes type 2, handicapped persons apartment buildings, lodging houses class 2, and senior citizen apartment buildings:
 - i. Animal clinics;
 - ii. Antique stores;
 - iii. Art galleries;
 - iv. Artisan workshops;
 - v. Assembly halls;
 - vi. Bake shops;
 - vii. Boutique;
 - viii. Brewing on premises establishment;
 - ix. Catalogue stores;
 - x. Cinemas;
 - xi. Clinics;
 - xii. Commercial parking structures;
 - xiii. Commercial recreation establishments;
 - xiv. Commercial schools;
 - xv. Convenience service establishments;
 - xvi. Convenience stores;
 - xvii. Craft brewery;
 - xviii. Day care centres;
 - xix. Delicatessens;
 - xx. Dry cleaning and laundry depots;
 - xxi. Duplicating shops;
 - xxii. Film processing depots;
 - xxiii. Financial institutions;
 - xxiv. Florist shops;
 - xxv. Funeral homes;
 - xxvi. Gift shops;
 - xxvii. Grocery stores;
 - xxviii. Hair dressing establishments;
 - xxix. Hotels;
 - xxx. Institutions;
 - xxxi. Laboratories;
 - xxxii. Laundromats;
 - xxxiii. Liquor, beer and wine stores;
 - xxxiv. Libraries;
 - xxxv. Medical/dental offices;
 - xxxvi. Museums;
 - xxxvii. Offices;
 - xxxviii. Personal service establishments;
 - xxxix. Place of entertainment;
 - xl. Private clubs;
 - xli. Private schools;
 - xlii. Repair and rental establishments;
 - xliii. Restaurants;
 - xliv. Restaurants, outdoor patio;
 - xlvi. Retail stores;
 - xlvi. Service and repair establishments;
 - xlvii. Studios;
 - xlviii. Supermarkets;
 - xliv. Taverns;
 - l. Theatres;
 - li. Video rental establishments.

Property Zoning

DA2, TSA5, D350, h-13, h-100

D350:

Where the symbol “D” follows a single zone or a compound zone applying to certain lands on a zoning map, the number following the “D” specifies the maximum net residential density in units per hectare permitted on those lands, and this map designation takes precedence over any maximum density regulation set out in the relevant use zone.

Where, in a compound zone, a separate “D” symbol follows each individual zone, the relevant density shall apply only to the uses permitted in the associated zone.

Where the Lodging House Class 2 use is permitted in a zone and the symbol “D”, follows a single zone or a compound zone applying to certain lands on a zoning map, the number following the “D”, multiplied by three (3), specifies the maximum net lodging unit density in units per hectare permitted on those lands, and this map designation takes precedence over any maximum lodging unit density regulation set out in the relevant use zone. (Z.-1-96447)

Where a nursing home, rest home, retirement lodge, continuum-of-care facility, emergency care establishment or hospital is permitted in a zone which is subject to a density provision in the Zone Regulations or on the Zoning Maps, the number following the “D”, multiplied by three (3), specifies the maximum density in number of beds per hectare permitted for accommodations not defined as a dwelling unit(s) herein. For the above-noted uses, three (3) beds are equal to one (1) dwelling unit. (Z.-1-99688)

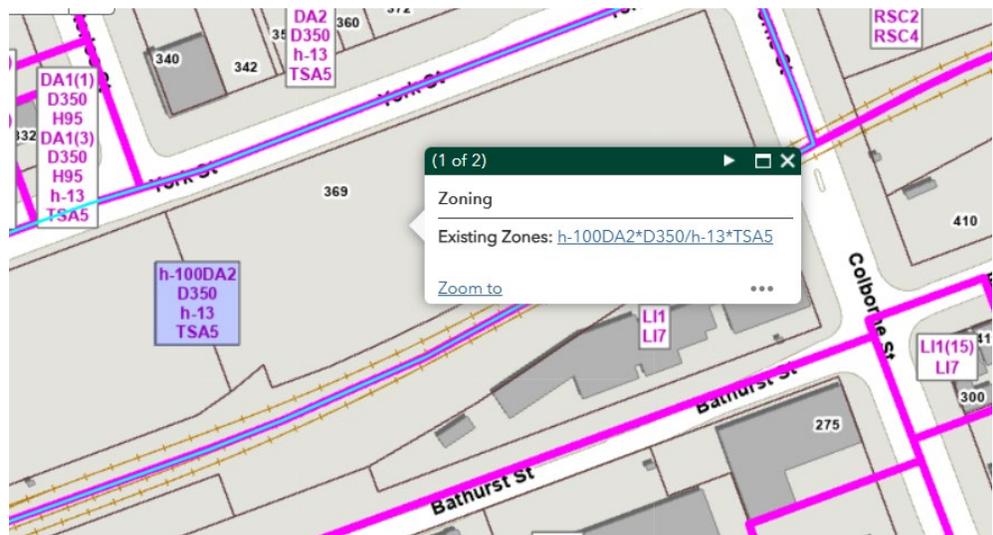
h-13:

Purpose: To ensure the orderly development of the lands the “h-13” symbol shall not be deleted until a servicing capacity report has been prepared and confirmation that a municipal sewer outlet is available to service the site to the satisfaction of the City. Development applications will have to satisfy this condition prior to development taking place.

h-100:

Purpose: To ensure that mitigating measures are undertaken in areas adjacent to transportation and utility corridors, an agreement shall be entered into, following consultation with relevant agencies, covering requirements for incorporating appropriate noise and/or vibration attenuation measures into the design of the development, prior to the removal of the “h-100” symbol. (Z.-1-051390)

Permitted Interim Uses:
Existing uses; any non-residential use permitted by the applicable zones





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