



For Sale

27 Clarke Road

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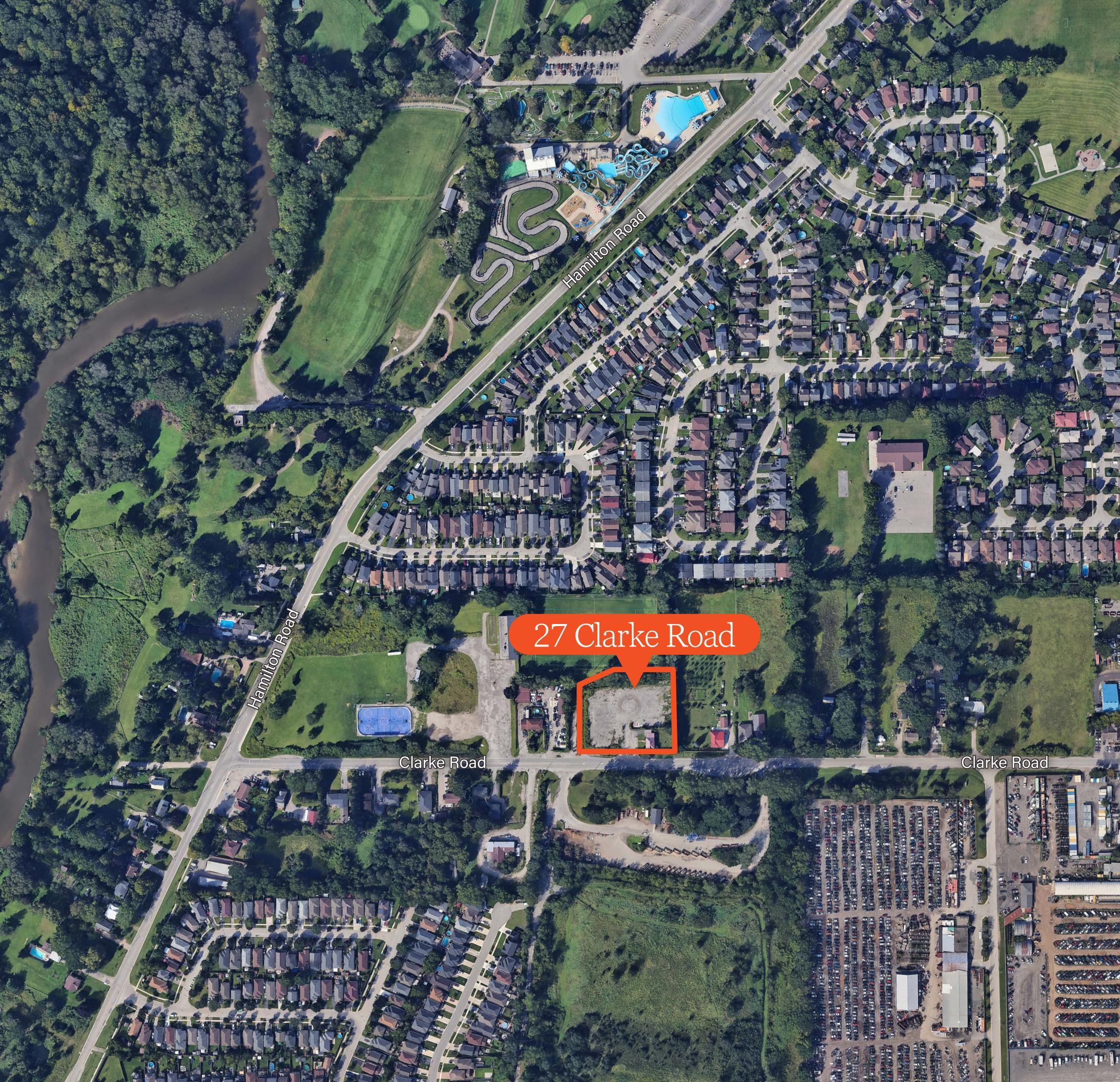
London, ON

Multi-family Development Opportunity

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Humanizing Real Estate



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Property Details



1.7 Acres (approx.)

Site Area

318 Ft

Frontage



Designated
Neighbourhood
As per The London Plan



\$3,300,000
Price



Site Context

- Proposed 6-story multi-unit residential development, featuring 109 apartments and 7 townhouses
- ZBA pending imminent approval
- The property spans approximately 73,441 square feet
- Currently, the site features a single-detached house with an attached garage
- Both existing structures are planned for demolition as part of the proposed development
- The land is currently zoned as Light Industrial Zone (LI)

The project proposes a mix of 1, 2, and 3-bedroom apartments to align with provincial policies aimed at increasing housing availability around Ontario's metropolitan areas. The development also features a diverse housing mix, including 2-story townhouses, to accommodate a broad range of potential homeowners.

A regional analysis of the surrounding area was carried out. The context surrounding the subject site includes a diverse range of land uses, including residential neighborhoods, light industrial areas, commercial-industrial zones, and green spaces, as outlined in The London Plan.

The development of a thoughtfully designed 6-story apartment and townhouse building will establish a high design standard for future projects in the area, create a streetscape along Clarke Road, and foster interaction with the roadway in a region where most existing developments are inward-facing.



Document's available: Urban Design.

Document's pending: Project Feasibility Study (By SVN)

Current Land Use Zoning: Light Industrial

Please note, the contents of this document reflect our understanding based on current information and policies available at the time of preparation and may be subject to change.

7.3 Light Industrial

This designation is intended for industries which have a limited impact on the surrounding environment and which are frequently small in scale. Such industries can normally be located in closer proximity to other land uses without significant conflicts if appropriate site planning techniques are utilized. Uses permitted in the Light Industrial designation will be required to meet higher development and operating standards when located near residential areas and major entryways to the City. Certain non-industrial uses may also be permitted, provided that they are complementary to, and supportive of, the surrounding industrial area.

Main Permitted Uses

- Industrial uses that involve assembling, fabricating, manufacturing, processing and/or repair activities;
- Research and communication facilities; printing and publishing establishments; warehouse and wholesale outlets; technical, professional and business services such as architectural, engineering, survey or business machine companies; service trades; and contractor's shops that do not involve open storage;
- Automobile service stations or gas bars;
- Convenience stores; restaurants; personal service establishments; medical/dental offices and clinics; and financial institutions;
- Hotels or motels;
- Private clubs and commercial recreation establishments;
- Day care centres;
- A major recreation or institutional use such as the Western Fairgrounds;
- Outdoor patios in association with Craft Brewery and Artisan Workshop

Official Plan: Neighbourhood

The London Plan

The subject site is designated as 'Neighbourhoods' on Map 1 of the London Plan. Development within the 'Neighbourhoods' Place Type is intended to support a range of housing types, create visually appealing streetscapes, and foster well-connected communities, all while ensuring easy access to essential services, employment, parks, and recreational amenities (Policy 916). The permissible land uses within the 'Neighbourhoods' Place Type are contingent on the classification of the street upon which the property faces (Policy 920_4).

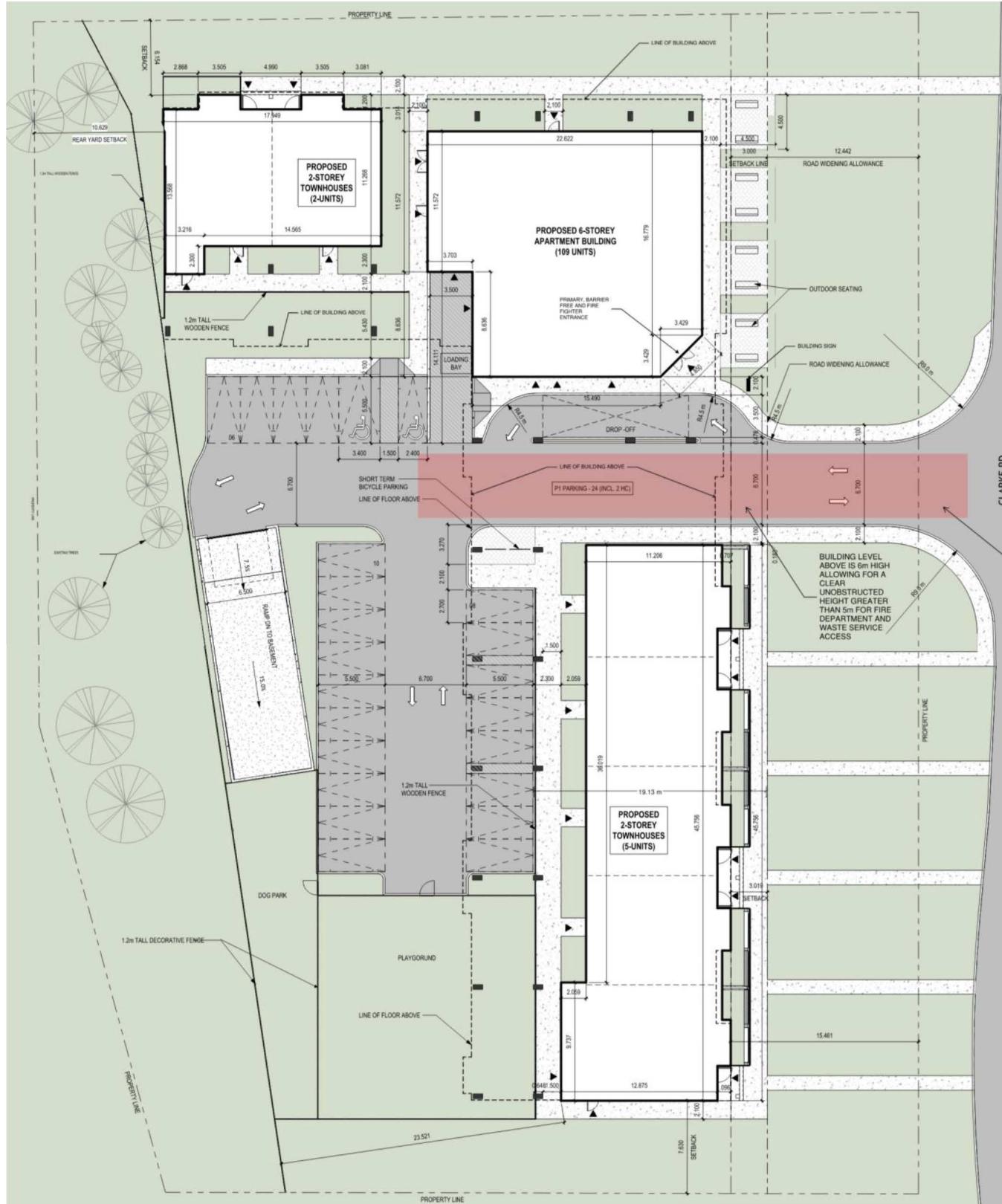
Clarke Road, categorized as an 'Urban Thoroughfare' on Map 3 of the London Plan, allows for a variety of residential uses, including single-detached, semi-detached, duplex, townhouse, and triplex homes, as well as stacked townhouses, fourplexes, and low-rise apartment buildings (Table 10). The minimum permitted building height is two storeys, with a typical maximum of four storeys and an upper height limit of six storeys (Table 11). As such, the proposed six-storey apartment structure complies with the zoning regulations for the site.

Proposals for residential intensification within the 'Neighbourhoods' designation must adhere to the 'City Design' principles outlined in the London Plan, as well as the "Additional Urban Design Considerations for Residential Intensification" set out in Policy 953. The London Plan underscores that "residential intensification is essential to fulfilling the goals and objectives of the London Plan," and that it "should enhance neighbourhoods by contributing positively to their established character, quality, and sustainability" (Policy 937).

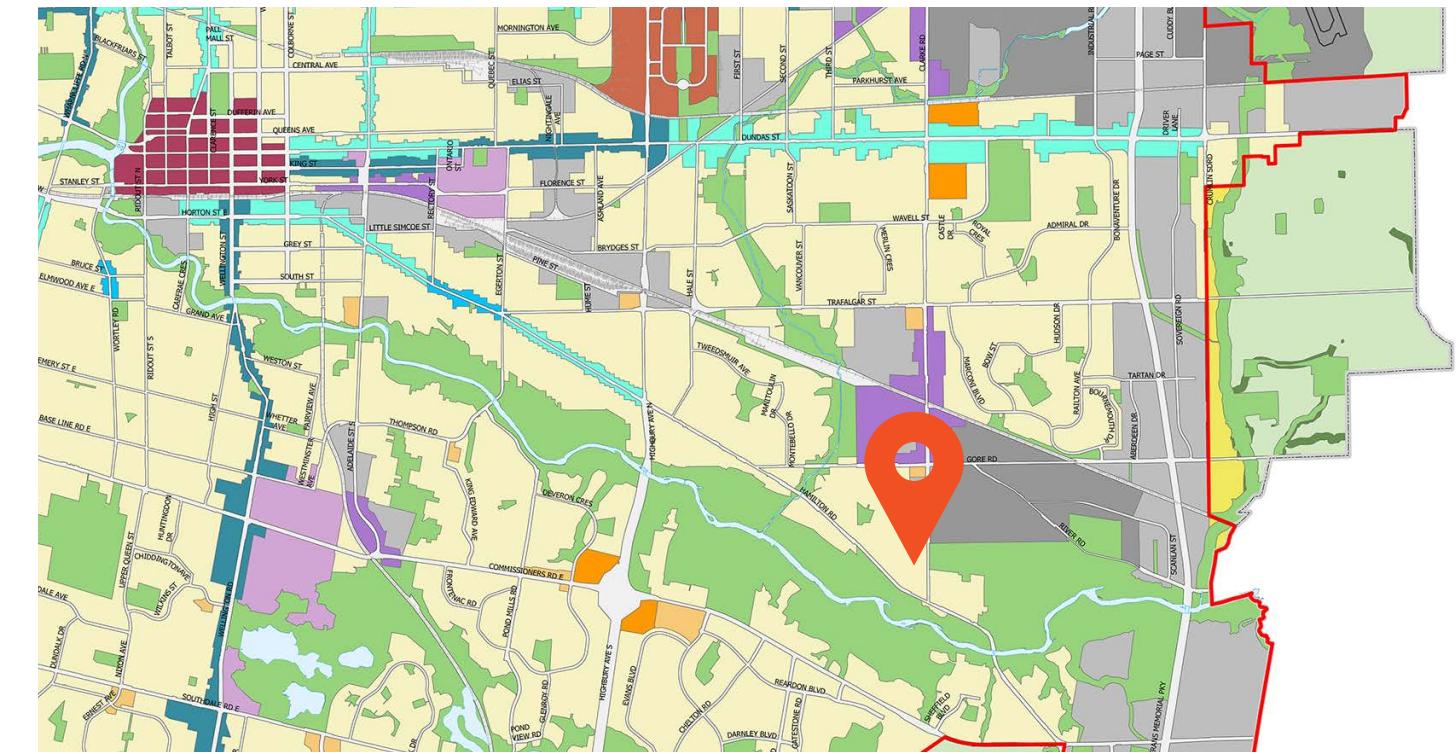
The proposed intensification is well-suited to the context of the neighbourhood and aligns with the City Design policies of the London Plan (Policies 197, 940, 953_1). These guiding principles have shaped the design approach for the site, with a comprehensive explanation of the design response provided in Part II of this Brief.



Site Plan



The London Plan Land Use Map



Subject Property: Designated Neighbourhood

LEGEND

PLACE TYPES

Green Space	Institutional
Environmental Review	Heavy Industrial
Downtown	Light Industrial
Transit Village	Commercial Industrial
Rapid Transit Corridors	Future Community Growth
Urban Corridors	Future Industrial Growth
Shopping Area	Farmland
Major Shopping Area	Rural Neighbourhoods
Main Street	Waste Management Resource Recovery Area
Neighbourhoods	Urban Growth Boundary

BASE MAP FEATURES

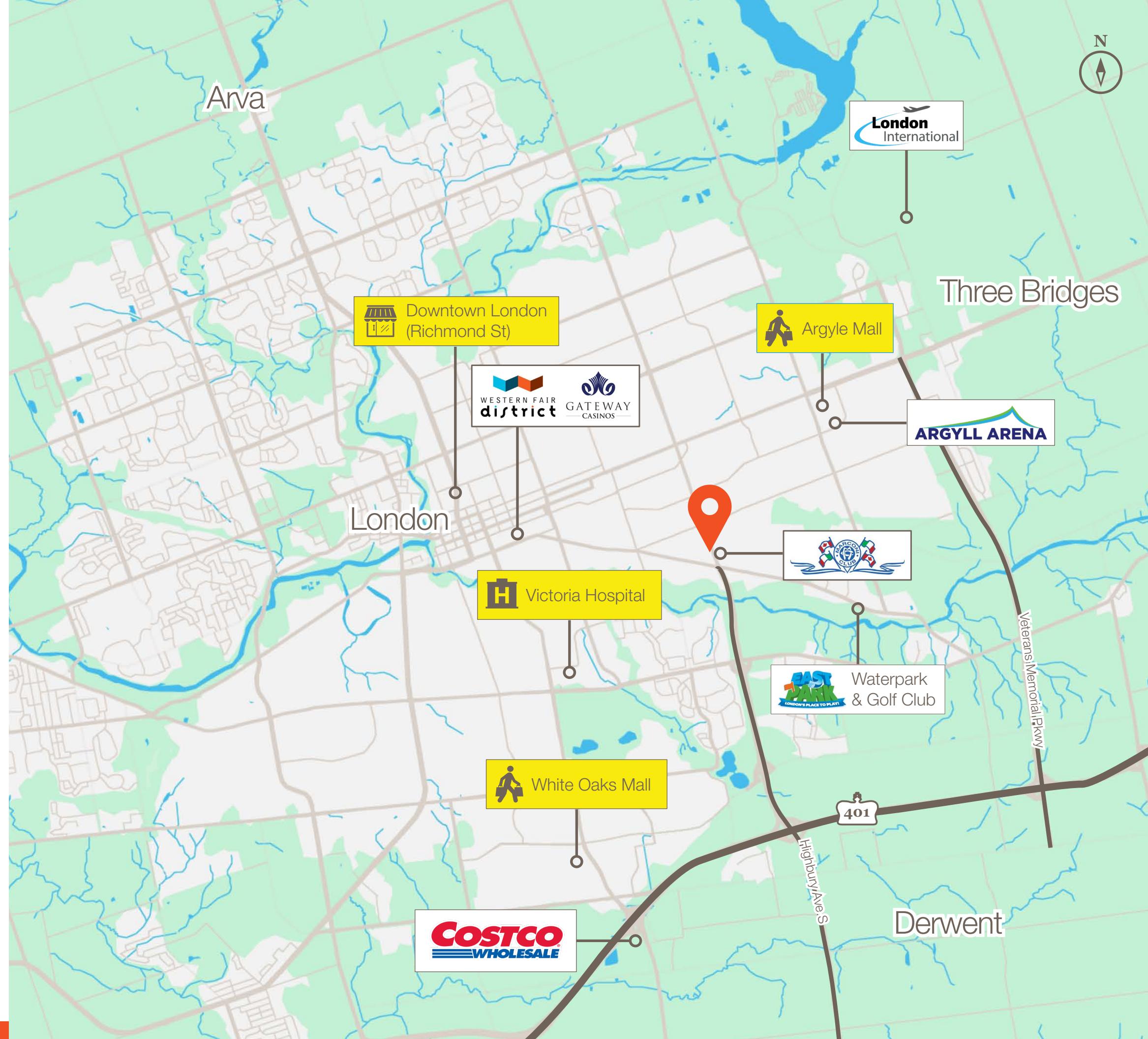
Streets (See Map 3)
Railways
Water Courses/Ponds

Amenities Map

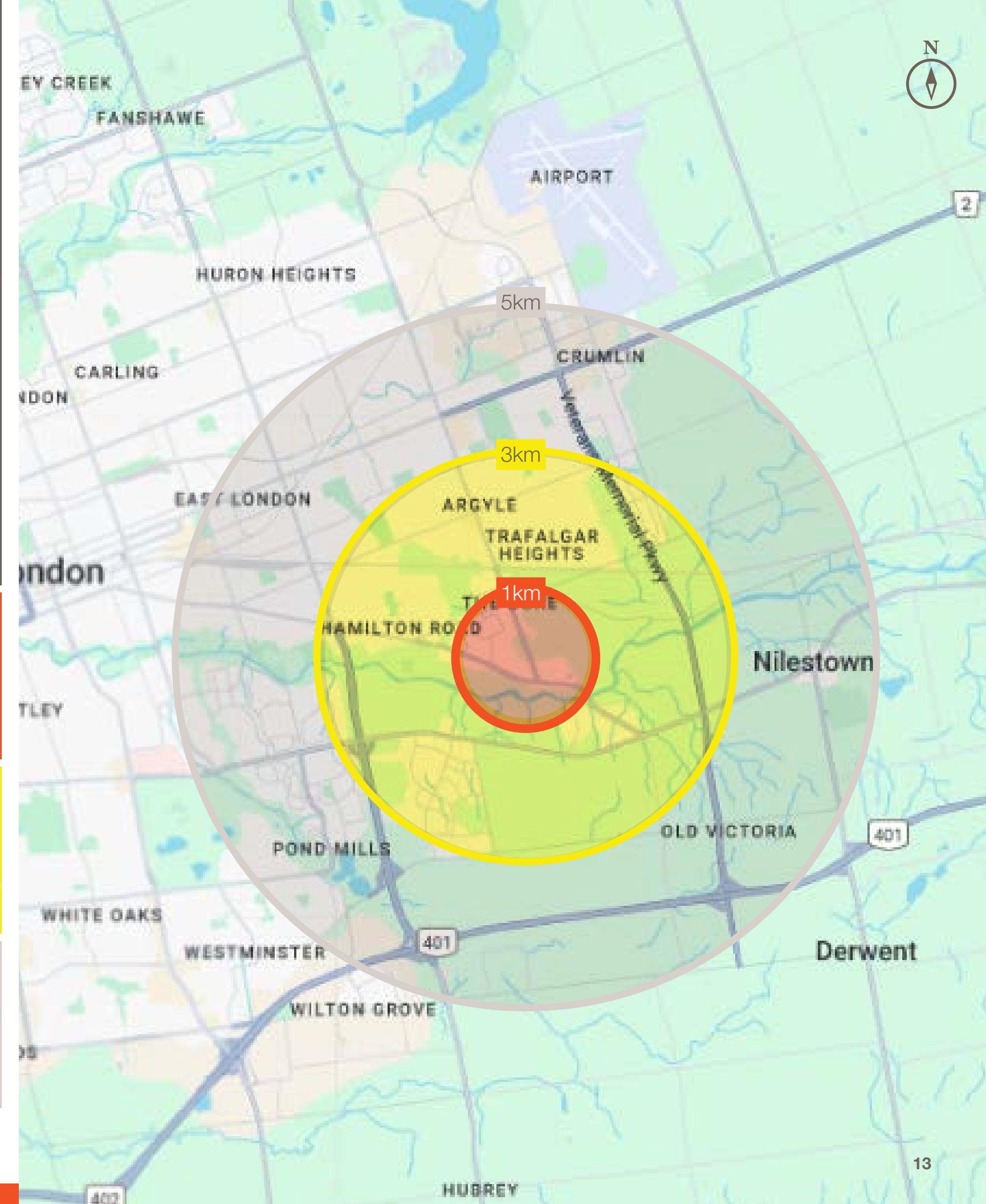
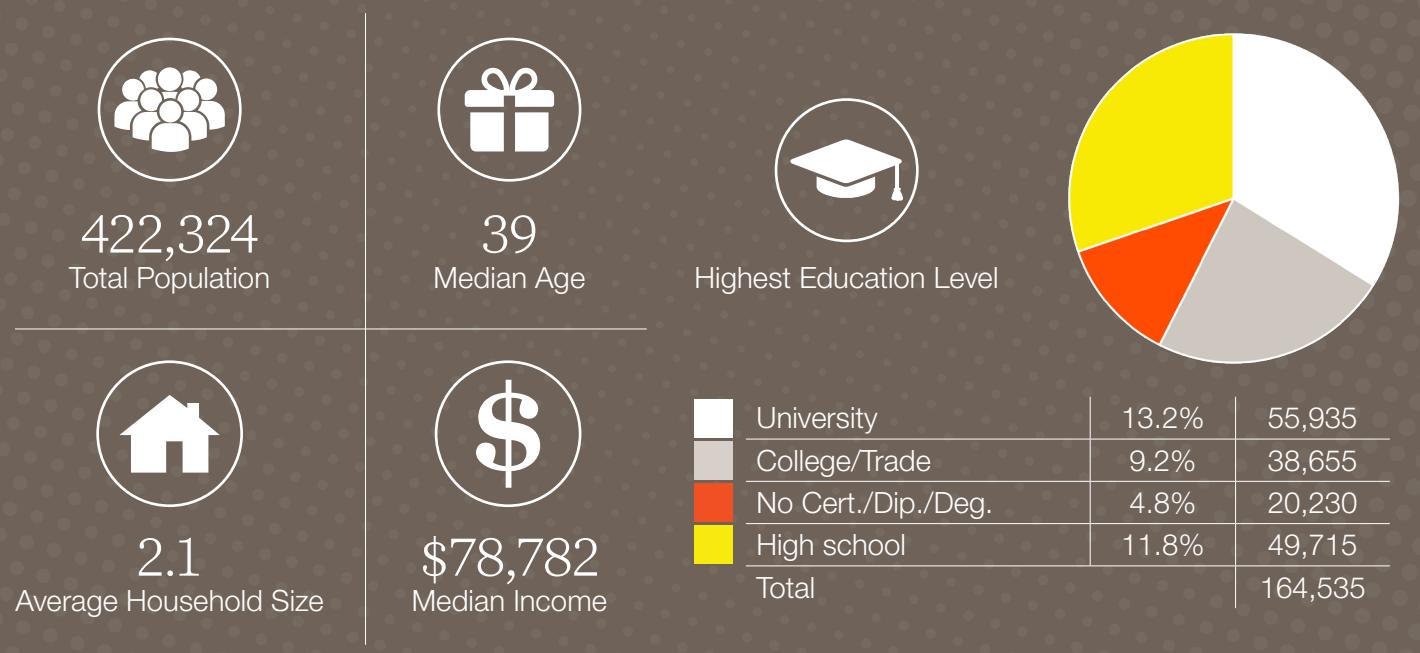
The Neighbourhood

The property at 27 Clarke Road is located within the Argyle planning district, which is a large, diverse neighbourhood in the east end of London, Ontario. The neighbourhood features a mix of housing styles, including single-detached homes, duplexes, townhouses, and apartment buildings.

Residents have convenient access to a range of amenities. The Argyle Mall commercial area is a major hub nearby, offering various shops and services. A smaller shopping plaza is also located at the intersection of Clarke Road and Trafalgar Street. The area is family-oriented, with access to public elementary and secondary schools, parks, and recreational facilities like the Argyle Arena. The neighbourhood is well-connected by road networks, including proximity to Hamilton Road and Highway 401, as well as public transit routes.



London Demographics



Photos of London



Downtown London



Western University



Covent Garden Market



Western Fair District



East Park Waterpark

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