

**AVISON
YOUNG**



Land for sale

2.4-acre development opportunity

1503 Hyde Park Road, London



Get more information:

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Land for sale

1503 Hyde Park Road

London, Ontario



2.4 acres
lot size



371' wide x 283' deep
lot dimensions



371 feet
frontage



Vacant undeveloped
existing use



Municipal at lot line
services



Flat
topography



BDC1(2), BDC2
zoning



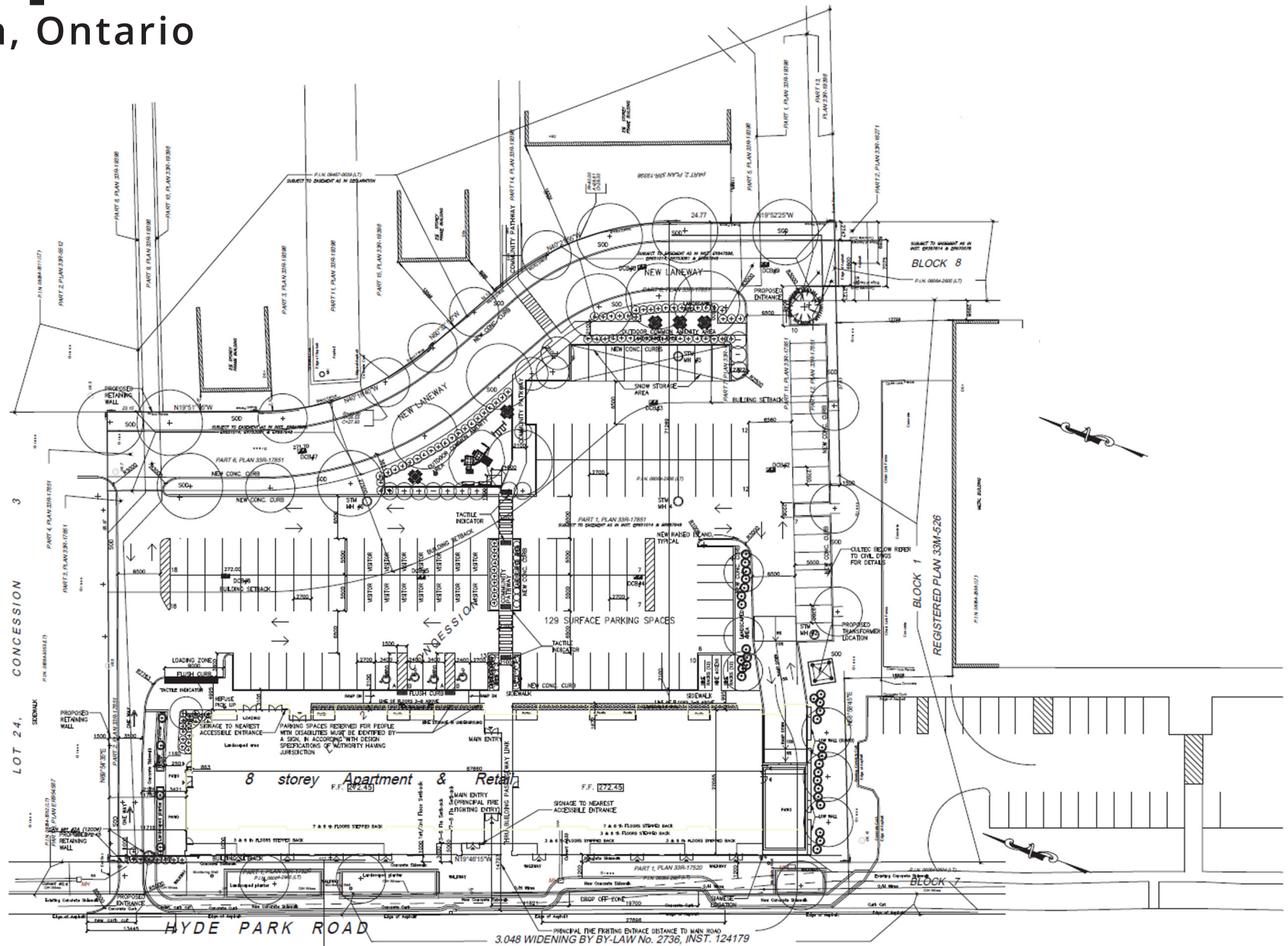
\$4,000,000
asking price



About the opportunity

- **Prime location in London's growing corridor** - the property is in northwest London, within one of the city's emerging mid-rise residential hubs with strong development momentum
- **Flexible development potential** - opportunity for commercial retail, mixed-use development with residential above, or a purely residential project
- **City-supported density** - the site allows for development up to 8 storeys, making it ideal for a modern mid-rise residential or mixed-use concept
- **Strong investment opportunity** - surrounded by residential communities, offering excellent long-term value for investors and developers
- **Excellent accessibility** - close to major roads, amenities, and public transit, making it attractive for both residents and commercial tenants

1503 Hyde Park Road
London, Ontario



Zoning

Permitted uses

BDC uses

- Animal hospital
 - Apartment buildings, with any or all of the other permitted uses on the first floor
 - Bake shops
 - Clinics
 - Commercial recreation establishments
 - Commercial parking structures and/or lots
 - Converted dwellings
 - Day care centres
 - Dry cleaning and laundry depots
 - Duplicating shops
 - Emergency care establishments
 - Existing dwelling
 - Financial institutions
 - Grocery stores
 - Laboratories
 - Laundromats
 - Libraries
 - Medical / dental offices
 - Offices
 - Personal service establishments
 - Private clubs
 - Restaurants
 - Retail stores
 - Service and repair establishments
 - Studios
- Video rental establishments
 - Lodging house class 2
 - Cinemas
 - Brewing on premises establishment
 - Food store
 - Animal clinic
 - Convenience store
 - Post office
 - Convenience service establishments
 - Dwelling units restricted to the rear portion of the ground floor or on the second floor or above with any or all of the other permitted uses in the front portion of the ground floor
 - Bed and breakfast establishments
 - Antique store
 - Police stations
 - Artisan workshop
 - Craft brewery
- BDC1 variation uses:**

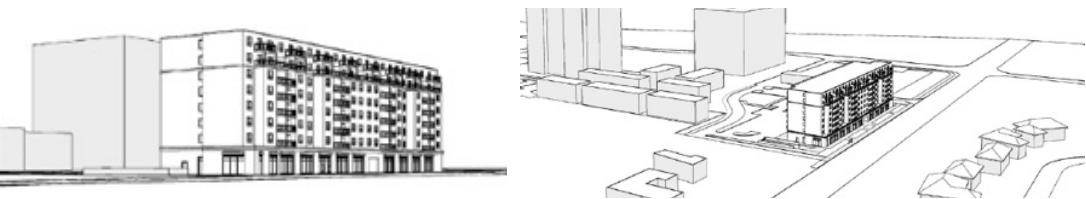
 - Any use permitted in the BDC zone
 - Hotels
 - Restaurants
 - Taverns

BDC1(2) uses

Regulations	
Parking standard for apartment buildings (minimum)	1 space per unit
Parking standard (minimum)	1 per 25 square metres
Density (maximum)	150 units per hectare
Height (maximum)	8-storey or 27.5 metres
Rear and interior side yard depth (minimum)	1m per 1m of main building height, measured from lot line abutting a residential zone
Front yard setback (1st & 2nd storeys)	1m (min), 2m (max)
Step backs	Step back for the 3rd to 6th storeys (min): 2m plus the setback established for the 1st and 2nd storeys.
	Step back for the 7th and 8th storeys (min) 4m plus the setback established for the 1st and 2nd storeys.
	Balconies may be permitted to project 2.1m into the required 7 and 8 storey setbacks.

The primary entrance for the residential uses shall be designated and oriented towards Hyde Park Road.

The minimum width of the ground floor facade facing the front lot line shall be greater than or equal to 75% of the measurement of the front lot front line.



Land for sale



10KM RADIUS DEMOGRAPHICS

326,514
POPULATION

274,241
DAYTIME POPULATION

39
MEDIAN AGE

140,290
HOUSEHOLDS

\$95,723
AVG. HOUSEHOLD INCOME

Get more information

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YOUNG**

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MANAGED
COMPANIES**
Platinum member