

# 121 Dundas Street



# For Lease

**Price:** \$14.00 per sf

**Area:** 1288 sf

**TMI:** \$5.76

**Lease Type:** Net

**Zoning:** DA 1

Nice, bright, well-finished retail space located in the JLC Block. This shop was built out as a retail floor with a full basement. This is an ideal location for a retail business. Zoning is broad, permitting a variety of uses and there are numerous incentive programs available through Mainstreet London.

<http://www.downtownlondon.ca/Invest-Downtown/Incentive-Programs>





## SECTION 20

### DOWNTOWN AREA (DA) ZONE

#### 20.1 GENERAL PURPOSE OF THE DA ZONE

This Zone provides for and regulates the City's most dominant and intensive commercial business area which serves the City and region. The permitted uses include a full range of commercial, service, and office uses with residential uses permitted above the first floor. Zone variations are established to emphasize the pedestrian-oriented shopping area and to regulate the scale of retail permitted.

The primary difference between the DA1 Zone and the DA2 Zone variation is that the DA1 Zone is applied to main retail shopping area centred along Dundas and Richmond Streets. The DA2 Zone variation is applied to the other peripheral areas of the Downtown and permits ground level office and residential uses.

#### 20.2 PERMITTED USES

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 DA Zone variation for any use other than the following uses:

##### 1) DA1

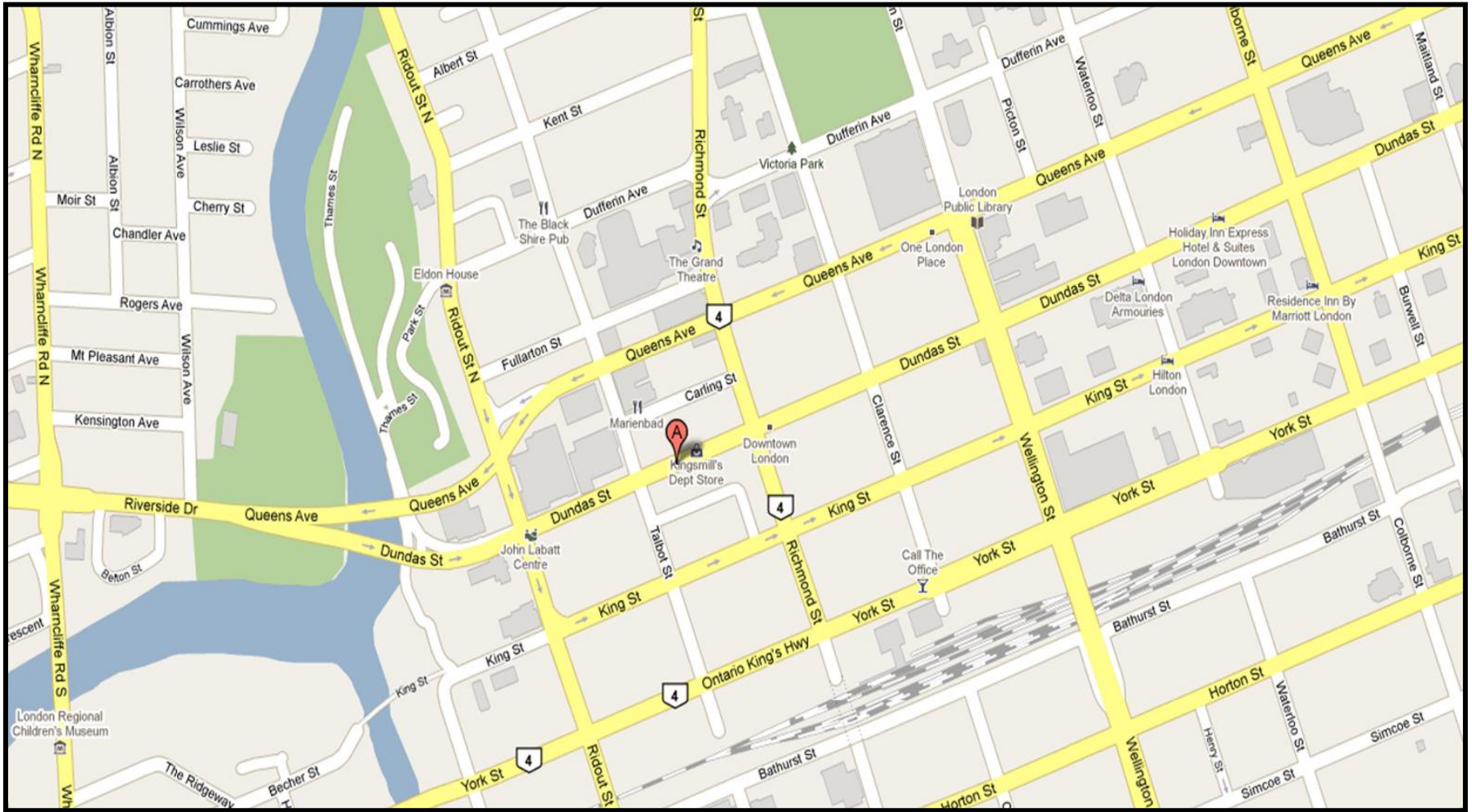
The following are permitted uses in the DA1 Zone variation:

- a) (deleted by Z.-1-96435)
- b) [Retail stores;](#)
- c) [Supermarkets;](#)
- d) [Amusement game establishments](#) restricted to locations within shopping centres, entertainment complexes and hotels;  
(Deleted and replaced by Z.-1-96458 - O.M.B. File No. R 980046 - Order Issue Date: June 25, 1998)
- e) [Apartment buildings](#) with dwelling units restricted to the rear portion of the ground floor or on second floor or above with any or all of the other permitted uses in the front portion of the ground floor;  
(Z.-1-94263)(Z.-1-98618)
- f) [Apartment hotels](#) with rooms 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;  
(Z.-1-94263) (Z.-1-98618)
- g) [Art galleries;](#)
- h) [Assembly halls;](#)
- i) [Bake shops;](#)
- j) [Churches;](#)
- k) [Clinics;](#)
- l) [Commercial parking structures;](#)
- m) [Commercial recreation establishments;](#)
- n) [Convenience stores;](#)
- o) [Day care centres;](#)
- p) [Dry cleaning and laundry depots;](#)
- q) [Duplicating shops;](#)



- r) [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;(Z.-1-98618)
- s) [Emergency care establishments](#);
- t) [Film processing depots](#);
- u) [Financial institutions](#);
- v) [Funeral homes](#);
- w) [Group homes type 2](#);
- x) [Hotels](#);
- y) [Institutions](#);
- z) [Laboratories](#);
- aa) [Laundromats](#);
- bb) [Libraries](#);
- cc) [Medical/dental offices](#);
- dd) [Museums](#);
- ee) [Offices](#), with the exception of service offices, restricted to the second floor and above;(Z.-1-00819)
- ff) [Patient testing centre laboratories](#);
- gg) [Personal service establishments](#);
- hh) [Printing establishments](#);
- ii) [Private clubs](#);
- jj) [Repair and rental establishments](#);
- kk) [Restaurants](#);
- ll) [Restaurants, outdoor patio](#);
- mm) [Schools](#);
- nn) [Senior citizen apartment buildings](#) with units restricted to the rear portion of the ground floor or on the second floor or above with any or all the other permitted uses in the front portion of the ground floor;(Z.-1-98618)
- oo) [Service and repair establishments](#);
- pp) [Service trades](#);
- qq) [Studios](#);
- rr) [Taverns](#);
- ss) [Theatres and cinemas](#);
- tt) [Video rental establishments](#);
- uu) [Lodging house class 2](#); (Z.-1-93172)
- vv) [Place of Entertainment](#).  
(Z.-1-96458 - O.M.B. File No. R 980047 - Order Issue Date: June 25, 1998)
- ww) [Accessory 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; (Z.-1-98618)
- xx) [Brewing on Premises Establishment](#);(Z.-1-021027)





# Location, Location, Location!

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- Strategic positioning within the John Labatt Centre block offers an abundance of both pedestrian and vehicle traffic
  - Excellent visibility with the storefront facing directly across from Kingsmill's department store
  - Adjacent to Hotel Metro - London's premiere boutique hotel
  - Steps away from the newly developed luxury apartment building The Renaissance
  - Located within walking distance to some of the city's best restaurants
  - Minutes from the London Convention Centre and the Hilton hotel
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# Links to London

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