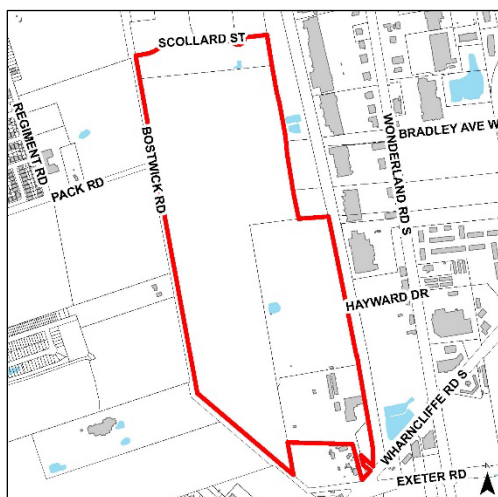




REVISED NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision, Official Plan and Zoning By-law Amendments

**3080 & 3514 Bostwick Road, 1875 Wharncliffe
Road S., and 3341 Wonderland Road S.**



File: 39T-25507 / OZ-26066

Applicant: MHBC Planning

What is Proposed?

Draft Plan of Subdivision, Official Plan and Zoning By-law amendments to allow:

- A residential subdivision consisting of low, medium, and high density residential and mixed uses, open space containing the Thornicroft Drain, and parks; served by extensions to Bradley Avenue, Kilbourne Road, and 'Street A', and eight (8) new neighbourhood streets

LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 15, 2026**

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Planning and Development, City of London, 300 Dufferin Avenue, 6th Floor,
London ON PO BOX 5035 N6A 4L9

File: 39T-25507 / OZ-26066

london.ca/planapps

You may also discuss any concerns you have with your Ward Councillor:

Councillor Anna Hopkins

ahopkins@london.ca

519-661-2489 ext. 4009

**If you are a landlord, please post a copy of this notice where your tenants can see it.
We want to make sure they have a chance to take part.**

Date of Notice: May 25, 2026

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of five (5) high density residential blocks, six (6) medium density apartment blocks, five (5) cluster housing blocks, eighteen (18) street townhouse blocks, fourteen (14) low density residential blocks, nine (9) designated walkway blocks, seven (7) open space blocks for the Thornicroft Drain, four (4) stormwater management facilities, three (3) park blocks, four (4) reserve blocks, and one (1) road widening block; served by extensions to Bradley Avenue, Kilbourne Road, and 'Street A', and eight (8) new neighbourhood streets.

Overall, the applicant estimates that Draft Plan of Subdivision will provide 4,748 residential units within 48 development blocks based on assumed residential densities or conceptual layouts. Collectively, the net residential density of these block arrangements is 118 units/ha. Based on the proposed zoning, a maximum of approximately 4,904 residential units would be permitted.

Since the original Notice of Application, which was circulated on September 3, 2025, the Applicant has revised the Draft Plan of Subdivision to include three high density residential blocks and one open space block for the Thornicroft Drain, located south of Scollard Street at 3080 Bostwick Road. The size and location of the high and medium density residential blocks was revised, and the location and orientation of the central municipal park was revised.

Requested London Plan Amendment

The requested Official Plan amendments necessary to facilitate this proposal are as follows:

- Map 1- Place Types- amended to align the Green Space Place Type with the complete corridor, environmental features outside the complete corridor, and the flooding hazard, and to remove the Environmental Review Place Type;
- Map 3- Street Classifications- to update the alignments of the Bradley Avenue and Kilbourne Road extensions, and to add Street A as a Neighbourhood Connector north of Kilbourne Road;
- Map 4- Active Mobility Network- to realign the proposed Cycling and Walking Route with the accepted alignment in the subdivision;
- Map 5- Natural Heritage- consistent with the recommendations of an accepted EIS;
- Map 6- Hazard and Natural Resources- as several of the development blocks are within the Conservation Authority Regulated Area; and,
- Map 7- Specific Policy Areas- as the proposal does not align with the land uses, heights, and densities of the Southwest Area Secondary Plan and the London Plan.

Requested Zoning By-law Amendment

To change the zoning from an Urban Reserve (UR4) Zone, Urban Reserve Special Provision (UR4(12)) Zone, Urban Reserve / Temporary (UR4/T-52) Zone, Open Space (OS4) Zone, Environmental Review (ER) Zone, and a Holding Light Industrial Special Provision (h-108*LI8(6)) Zone to a Residential Special Provision (R1-3(_)) Zone (Blocks 1-14), Residential Special Provision (R2-1(_)) Zone (Blocks 15-32 and 52-54), Residential Special Provision (R4-6(_)) Zone (Blocks 15-32 and 52-54), Residential Special Provision (R6-5(_)) Zone (Blocks 33-37), Residential Special Provision (R6-5(*)) Zone (Blocks 38-48), Residential Special Provision (R8-4(_)) Zone (Blocks 33-37), Residential Special Provision (R9-3(_)*H32*D120) Zone (Blocks 38-43), Residential Special Provision (R9-7(_)*H56*D320) Zone (Blocks 44-48), Residential Special Provision (R9-7(_)*H76D*320) Zone (Blocks 44, 46, and 47), Residential Special Provision (R9-7(*)*H76*D320) Zone (Block 45), Open Space (OS1) Zone (Blocks 71-73), Open Space (OS4) Zone (Blocks 65-68), and an Open Space (OS5) Zone (Blocks 49-54 and 74-76). Changes to the currently permitted zones are summarized below.

The Official Plan and Zoning By-law is available at london.ca.

Requested Zoning (Please refer to attached map)

Zone: Residential Special Provision (R1-3(_)) Zone

Where: Blocks 1-14

Permitted Uses: Single detached dwellings

Requested Special Provisions:

- Minimum front yard setback of 3.0 metres;
- Minimum interior side yard setback of 1.2 metres; and,
- Maximum lot coverage of 45%.

Zone: Residential Special Provision (R2-1(_)) Zone

Where: Blocks 15-32 and 52-54

Permitted Uses: Single detached dwellings; semi-detached dwellings; duplex dwellings; and converted dwellings (maximum 2 dwelling units).

Requested Special Provisions:

- Minimum front yard setback of 3.0 metres;
- Minimum interior side yard setback of 1.2 metres; and,
- Minimum lot frontage of 14.0 metres for semi-detached dwelling lots, or a minimum of 7.0 metres for one unit of a semi-detached dwelling.

Zone: Residential Special Provision (R4-6(_)) Zone

Where: Blocks 15-32 and 52-54

Permitted Uses: Street townhouse dwellings

Requested Special Provisions:

- Minimum front yard setback of 3.0 metres;
- Minimum lot frontage of 7.0 metres per unit; and,
- Minimum interior side yard setback of 1.2 metres.

Zone: Residential Special Provision (R6-5(_)) Zone

Where: Blocks 33-37

Permitted Uses: Single detached dwelling; semi-detached dwelling; duplex dwelling; triplex dwelling; townhouse dwelling; stacked townhouse dwelling; apartment buildings; and fourplex dwellings.

Requested Special Provisions:

- Minimum front yard depth (dwelling) of 3.0 metres;
- Minimum exterior yard depth (dwelling) of 3.0 metres;
- Maximum density of 100 units per hectare; and,
- Maximum height of 4 storeys.

Zone: Residential Special Provision (R6-5(*)) Zone

Where: Blocks 38-48

Permitted Uses: Single detached dwelling; semi-detached dwelling; duplex dwelling; triplex dwelling; townhouse dwelling; stacked townhouse dwelling; apartment buildings; and fourplex dwellings.

Requested Special Provisions:

- Maximum building height of 9 storeys;
- Maximum density of 120 units per hectare;
- Minimum front yard depth (dwelling) of 3.0 metres; and,
- Minimum exterior yard depth (dwelling) of 3.0 metres;

Zone: Residential Special Provision (R8-4(_)) Zone

Where: Blocks 33-37

Permitted Uses: Apartment buildings; handicapped person's apartment buildings; lodging house class 2; stacked townhousing; senior citizen apartment buildings; emergency care establishments; and continuum-of-care facilities.

Requested Special Provisions:

- Maximum density of 100 units per hectare;
- Minimum front yard depth (dwelling) of 3.0 metres; and,
- Minimum exterior yard depth (dwelling) of 3.0 metres;

Zone: Residential Special Provision (R9-3(_))•H32•D120) Zone

Where: Blocks 38-43

Permitted Uses: Apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; and continuum-of-care facilities.

Requested Special Provisions:

- Minimum front yard depth (dwelling) of 3.0 metres; and,
- Minimum exterior yard depth (dwelling) of 3.0 metres;

Zone: Residential Special Provision (R9-7(_))•H56•D320) Zone

Where: Blocks 44-48

Permitted Uses: Apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; and continuum-of-care facilities.

Requested Special Provisions:

- Minimum front yard depth (dwelling) of 3.0 metres; and,
- Minimum exterior yard depth (dwelling) of 3.0 metres;

Zone: Residential Special Provision R9-7 Zones (R9-7()•H76•D320) & (R9-7(*)•H76•D320)

Where: Blocks 44, 45, 46, and 47

Permitted Uses: Apartment buildings; lodging house class 2; senior citizens apartment buildings; handicapped persons apartment buildings; and continuum-of-care facilities.

Requested Special Provisions:

- Minimum front yard depth (dwelling) of 3.0 metres; and,
- Minimum exterior yard depth (dwelling) of 3.0 metres;
- Apartment buildings, handicapped persons apartment buildings, lodging house class 2, senior citizen apartment buildings, and continuum-of-care facilities with any of the other uses listed below on the ground floor:
 - a) Animal clinics;
 - b) Art galleries;
 - c) Artisan Workshop
 - d) Bake shops;
 - e) Boutique;
 - f) Catalogue stores;
 - g) Commercial recreation establishments;
 - h) Commercial schools;
 - i) Convenience service establishments;
 - j) Convenience stores;
 - k) Day care centres;
 - l) Delicatessens;
 - m) Duplicating shops;
 - n) Financial institutions;
 - o) Florist shops;
 - p) Gift shops;
 - q) Grocery stores;
 - r) Hair dressing establishments;
 - s) Institutions;
 - t) Laundromats;
 - u) Libraries;
 - v) Liquor, beer and wine stores;
 - w) Medical/dental offices;
 - x) Museums;
 - y) Offices;
 - z) Personal service establishments;
 - aa) Place of entertainment;
 - bb) Private clubs;
 - cc) Private schools;
 - dd) Repair and rental establishments;
 - ee) Restaurants, outdoor patio;
 - ff) Restaurants;
 - gg) Retail stores;
 - hh) Service and repair establishments;
 - ii) Studios;
 - jj) Supermarkets;
 - kk) Taverns;
 - ll) Video rental establishments

Zone: Open Space (OS1) Zone

Where: Blocks 71-73

Permitted Uses: Conservation lands; conservation works; cultivation of land for agricultural/horticultural purposes; golf courses; private parks; public parks; recreational golf courses; recreational buildings associated with conservation lands and public parks; campgrounds; and managed forests.

Zone: Open Space (OS4) Zone

Where: Blocks 65-68

Permitted Uses: Conservation lands; conservation works; golf courses without structures; private parks without structures; public parks without structures; recreational golf courses without structures; cultivation or use of land for agricultural/horticultural purposes; and sports fields without structures.

Zone: Open Space (OS5) Zone

Where: Blocks 49-54 and 74-76

Permitted Uses: Conservation lands; conservation works; passive recreation uses which include hiking trails and pathways; and managed woodlots.

Planning Policies

The subject lands are within the “Neighbourhoods”, “Green Space”, and “Environmental Review” Place Types on Map-1 of The London Plan. The Neighbourhoods Place Type permits a broad range of residential uses that align with the surrounding built forms. Permitted uses within the Green Space Place Type are dependent upon the natural heritage features and areas, the hazards that are present, and the presence of natural resources which are to be protected. Permitted uses may include district, city-wide and regional parks; private green spaces such as cemeteries and private golf courses; and agriculture, woodlot management and urban gardens. Permitted uses within the Environmental Review include agriculture, woodlot management, horticulture, conservation, and recreational uses.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision within 120 metres of a property you own, or your landlord has posted the notice of application in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the *Planning Act*. The ways you can participate in the City’s planning review and decision-making process are summarized below.

See More Information

You can review additional information and material about this application by:

- contacting the City’s Planner listed on the first page of this Notice; or
- viewing the application-specific page at london.ca/planapps.
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner

Reply to this Notice of Application

We are inviting your comments on the requested changes at this time so that we can consider them as we review the application and prepare a report that will include Planning and Development staff’s recommendation to the City of London Approval Authority. Planning considerations usually include such matters as land use, development intensity, and form of development.

What Are Your Legal Rights?

Notification of Council Decision

If you wish to be notified of the decision of the City of London on the official plan amendment, zoning by-law amendment, or in respect of the proposed plan of subdivision you must make a written request to the City Clerk, 300 Dufferin Ave., P.O. Box 5035, London, ON, N6A 4L9, or at docservices@london.ca. You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Clerk of the Committee.

Right to Appeal to the Ontario Land Tribunal

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the proposed official plan (or official plan amendment) is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to add the person or public body as a party.

If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the City of London to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the City of London before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If a person or public body would otherwise have the ability to appeal the decision of the Council of the Corporation of the City of London but does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body is not entitled to appeal the decision to the Ontario Land Tribunal.

If a person or public body does not make oral submissions at a public meeting, if one is held, or make written submissions to the City of London in respect of the proposed plan of subdivision before the approval authority gives or refuses to give approval to the draft plan of subdivision, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

*Please see the Planning Act for updated appeal requirements.

Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, if one is held, or through written submissions on this subject, is collected under the authority of the Municipal Act, 2001, as amended, and the Planning Act, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting, if any, may also be posted to the City of London's website. Questions about this collection should be referred to the Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

Alternative accessible formats or communication supports are available upon request. Please contact developmentsservices@london.ca for more information.

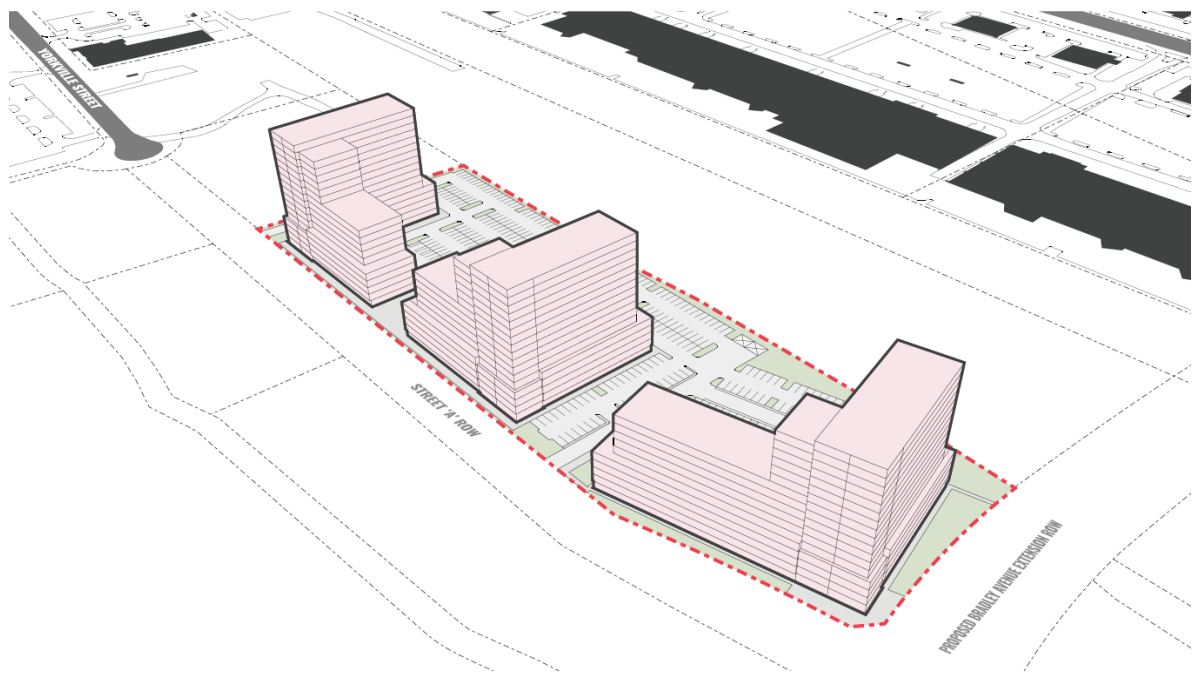
Requested Draft Plan of Subdivision



The above image represents the applicant’s proposal as submitted and may change.

Concepts and Renderings for High Density Blocks

Block 45 – Looking Northeast



Block 44 – Looking Southeast



Block 47



The above images represent the applicant’s proposal as submitted and may change.

Proposed Zoning Map

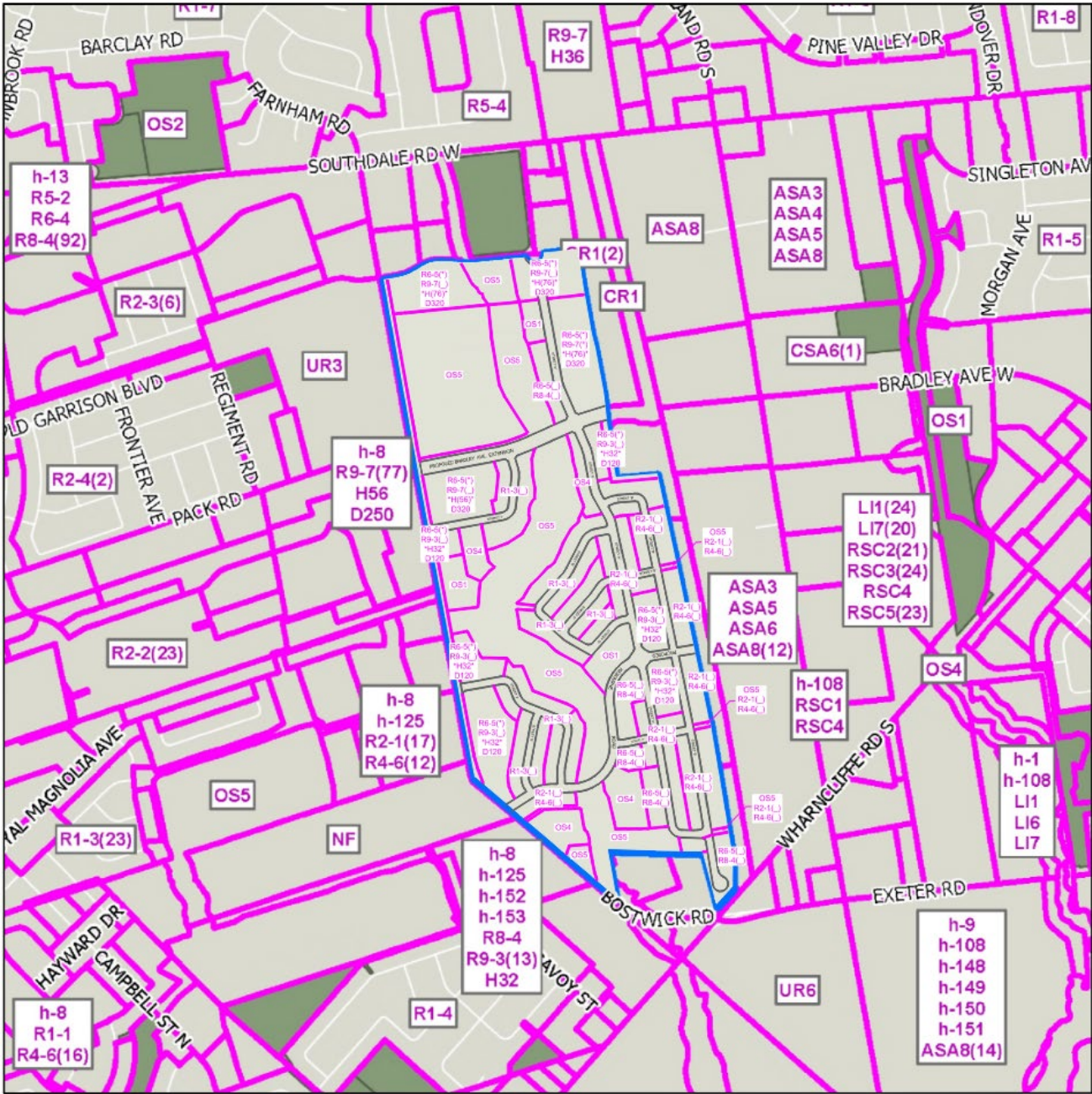


Figure 7 - Proposed Zoning By-law No. Z,-1 City of London

- Subject Lands

Z,-1 Zones

ASA Associated Shopping Area Commercial Zone

RSC Restricted Service Commercial Zone

CC Convenience Commercial Zone

CR Commercial Recreation Zone

RO Restricted Office Zone

CF Community Facility Zone

ER Environmental Review Zone
- OS Open Space Zone

UR Urban Reserve Zone

R1 Residential R1 Zone

R2 Residential R2 Zone

R5 Residential R5 Zone

R9 Residential R9 Zone

h Holding Zones

H Height Maximum (storeys)

D Density

NF Neighbourhood Facility Zone

LI Light Industrial Zone

The above image represents the applicant's proposal as submitted and may change.