



NOTICE OF PLANNING APPLICATION

Draft Plan of Subdivision

1899 North Routledge Park & 1790 Blue Heron Drive



File: 39T-26504

Applicant: Waterstone Hyde Park Inc.

What is Proposed?

Draft Plan of Subdivision to allow:

- A residential subdivision consisting of a mix of single detached and semi-detached dwellings, a mid-rise apartment building, a “Future Development” block, parkland/open space, pedestrian connections and servicing right-of-way blocks.
- The extension of North Routledge Park, and the creation of two new municipal right-of-way (Street ‘A’ and Street ‘B’).

LEARN MORE & PROVIDE INPUT

Please provide any comments by **June 22, 2026**

Archi Patel

apatel@london.ca

519-661-CITY (2489) ext. 5069

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

File: 39T-26504

london.ca/planapps

Kirsten Hoekstra

khoekstr@london.ca

519-661-CITY (2489) ext. 7812

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

Corrine Rahman

crahman@london.ca

519-661-CITY (2489) ext. 4007

**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 22, 2026

Application Details

Requested Draft Plan of Subdivision

Consideration of a Draft Plan of Subdivision consisting of eighty-seven (87) lots for single detached dwellings, twenty-eight (28) lots for semi-detached dwellings, one (1) “Future Development” block, one (1) medium density residential block, two (2) parkland/open space blocks, two (2) pedestrian connection and servicing right-of-way blocks, the extension of North Routledge Park, and the creation of two new municipal right-of-way (Street ‘A’ and Street ‘B’).

Please note that applications to amend the Zoning By-law and Official Plan will be made at a future date.

Planning Policies

The subject lands are in the Neighbourhoods Place Type in The London Plan, permitting a broad range of residential uses including single detached, semi-detached, townhouse dwellings and apartment buildings.

How Can You Participate in the Planning Process?

You have received this Notice because someone has applied for a Draft Plan of Subdivision on land 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 & Development staff’s recommendation to the City’s Planning and Environment Committee. Planning considerations usually include such matters as land use, development intensity, and form of development.

What Are Your Legal Rights?

Notification of Approval Authority’s Decision

If you wish to be notified of the Approval Authority’s decision in respect of the proposed draft plan of subdivision, you must make a written request to the Director, Planning & Development, City of London, 300 Dufferin Ave., P.O. Box 5035, London ON N6A 4L9, or at plandev@london.ca. You will also be notified if you provide written comments, or make a written request to the City of London for conditions of draft approval to be included in the Decision.

Right to Appeal 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 is not entitled to appeal the decision of the Director, Planning & Development 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.

For more information go to <https://olt.gov.on.ca/appeals-process/forms/>

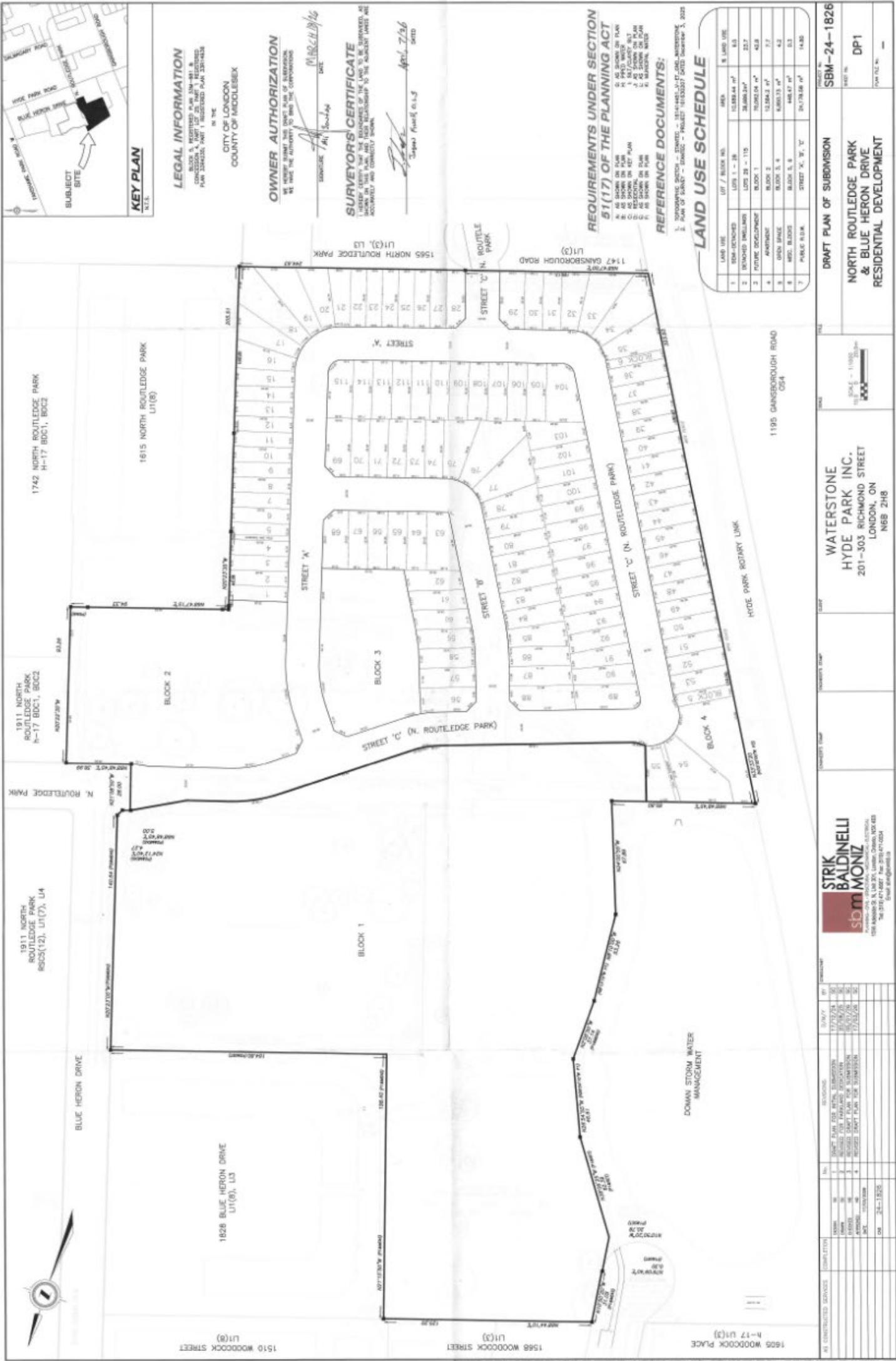
Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, 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 may also be posted to the City of London's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

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

Requested Draft Plan of Subdivision



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