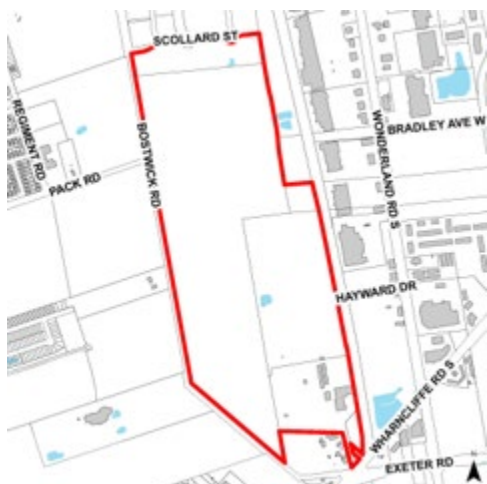




PUBLIC MEETING NOTICE

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

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



File: 39T-25507 / OZ-26066

Applicant: MHBC Planning

What is Proposed?

Draft Plan of Subdivision, Official Plan and Zoning 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 (Hayward Drive), and Street 'A' (Yorkville Street, and seven (7) new neighbourhood streets.

YOU ARE INVITED!

Further to the Notice of Application you received on June 12, 2026, you are invited to a public meeting of the Planning and Environment Committee to be held:

Meeting Date and Time: Tuesday, August 11, 2026, no earlier than Time 1:00 p.m.

Meeting Location: The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details.

For more information contact:

Michael Clark
mclark@london.ca
519-661-CITY (2489) ext. 4586
Planning & Development, City of London
300 Dufferin Avenue, 6th Floor,
London ON PO Box 5035 N6A 4L9
File: 39T-25507 / OZ-26066
london.ca/planapps

To speak to your Ward Councillor:

Councillor Anna Hopkins
ahopkins@london.ca
519-661-CITY (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: July 23, 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 / Hayward Drive, and Yorkville Street (Street A), and seven (7) new neighbourhood streets.

Requested Amendment to The London Plan

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;
- Map 7 – Specific Policy Areas to create a new policy area
- Neighbourhoods Place Type Policies – New Specific Policy Area to permit the proposed heights and uses described in the zoning by-law amendment below; and,
- Environmental Policies – New Special Policy Area to permit the balanced cut-fill to the Thornicroft Drain subject to the approval of the Conservation Authority and the City.

The requested amendments to the Southwest Area Secondary Plan necessary to facilitate this proposal are as follows:

- Schedules 4 & 8 – To align the proposed land uses with the Southwest Area Secondary Plan; and,
- Section 9.0 – New Specific Policy Area to permit the proposed heights, densities, and land uses described in the zoning by-law amendment below.

The City may also consider alternative amendments to the Maps and Special Policies of 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 London Plan and the Zoning By-law are 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;
- Minimum exterior yard depth (dwelling) of 3.0 metres;
- Maximum height of 32 metres (9 storeys); and
- Maximum density of 120 units per hectare.

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;
- Maximum height of 56 metres (16 storeys)
- Maximum density of 320 units per hectare

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;
- Minimum exterior yard depth (dwelling of 3.0 metres;
- Maximum height of 76 metres (23 storeys);
- Maximum density of 120 units per hectare;
- An exemption to the height for indoor rooftop amenity space; and
- 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.

The City may also contemplate alternative zoning such as a different base zone, additional permitted uses, additional special provisions (i.e., height and/or density), and/or the use of holding provisions.

Environmental Impact Studies (EIS) were prepared for 3514 Bostwick Road, 1875 Wharncliffe Road South, and 3341 Wonderland Road South and for 3080 Bostwick Road- Blocks 7, 8, and 9 by Natural Resource Solutions Inc., dated April 2026, has been submitted with the application for the Draft Plan of Subdivision. The EIS reports are available for viewing the application-specific page at london.ca/planapps.

Planning Policies

Any change to the Zoning By-law must conform to the policies of the Official Plan, London's long-range planning document. The subject lands are in 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 and to change the Official Plan designation and zoning of land located within 120 metres of a property you own, or your landlord has posted the public meeting notice in your building. The City reviews and makes decisions on such planning applications in accordance with the requirements of the Planning Act. If you previously provided written or verbal comments about this application, we have considered your comments as part of our review of the application and in the preparation of the planning report and recommendation to the Planning and Environment Committee. The additional 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.

Attend This Public Participation Meeting

The Planning and Environment Committee will consider the requested Draft Plan of Subdivision, Official Plan and zoning changes at this meeting, which is required by the Planning Act. You will be invited to provide your comments at this public participation meeting. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourhood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting. The Council Decision will inform the decision of the Director, Planning & Development, who is the Approval Authority for Draft Plans of Vacant Land Condominium.

What Are Your Legal Rights?

Notification of Council and 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.

If you wish to be notified of the decision of the City of London on the proposed official plan amendment and/or zoning by-law amendment, 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 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.

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 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.

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

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, 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

The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by August 4, 2026 to request any of these services.

Requested Draft Plan of Subdivision



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

Requested Official Plan Designations

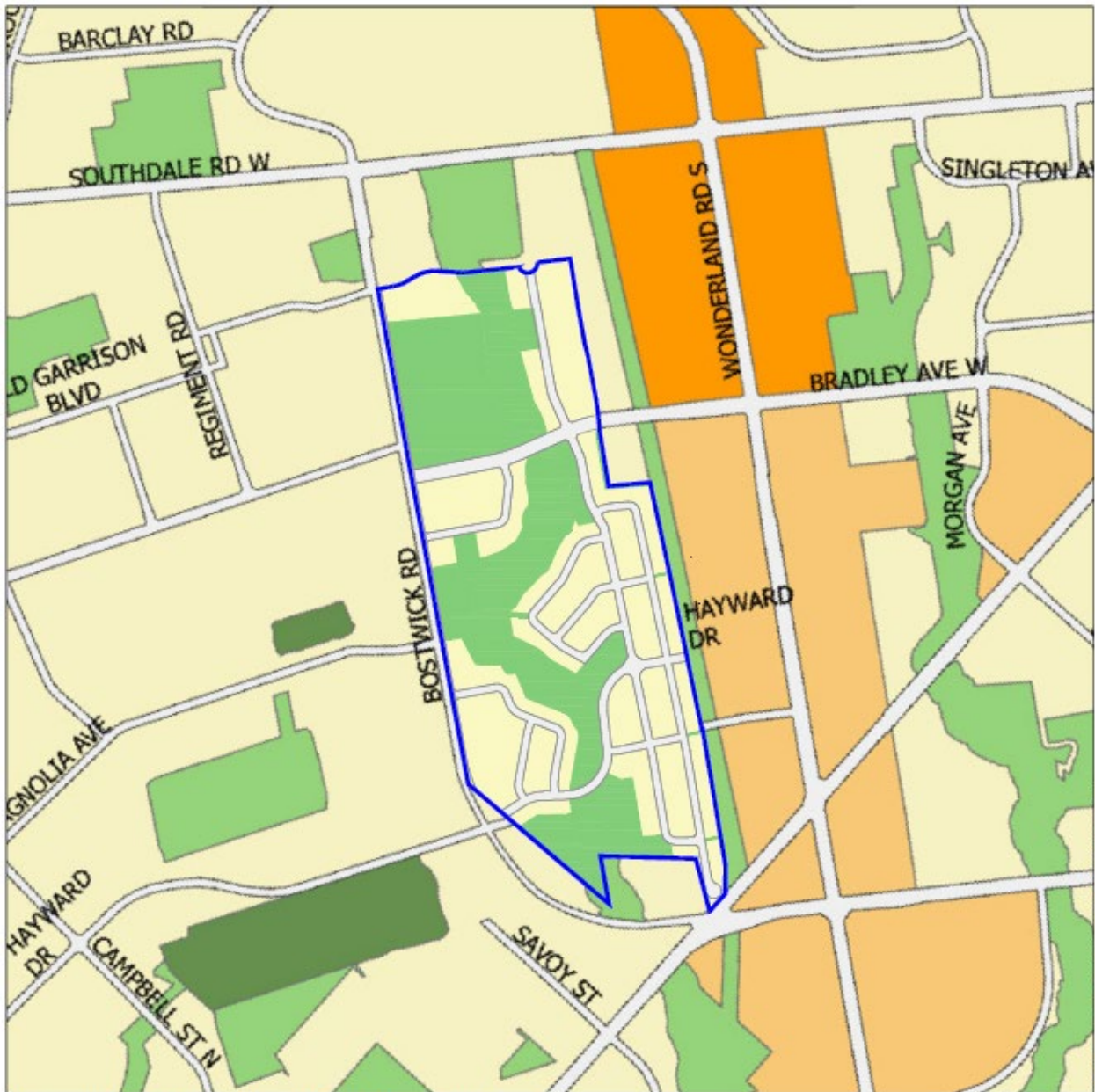


Figure 3 - The London Plan: Map 1 - Proposed Place Types

- Subject Lands
- Neighbourhoods
- Green Space
- Environmental Review
- Shopping Area
- Major Shopping Area



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

Requested Zoning



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

LJ Light Industrial Zone



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