



# PLANNING AND DESIGN REPORT

**PREPARED FOR:**

**Zoning By-Law Amendment  
W3 Lambeth Farms Inc.**

3645 Bostwick Road, London;  
Blocks 44 and 45  
File no. 1094CU

**January 2026**

*Your Vision*

*Designed | Planned | Realized*

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# 1.0 Introduction

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## 1.1 Overview

MHBC has been retained by W3 Lambeth Farms Inc. c/o York Developments (the 'Applicant') to assist with a Zoning By-law Amendment ('ZBA') application respecting Blocks 44 and 45 of Magnolia Fields Subdivision (the 'subject lands' or 'Site'). This advancing subdivision development is located on lands addressed as 3700 Colonel Talbot Road and 3645 Bostwick Road, London. The development is situated within the City's Urban Growth Boundary, with the subject lands located entirely within both the Bostwick Residential Neighbourhood of the City's Southwest Planning Area and the City's Talbot planning district.

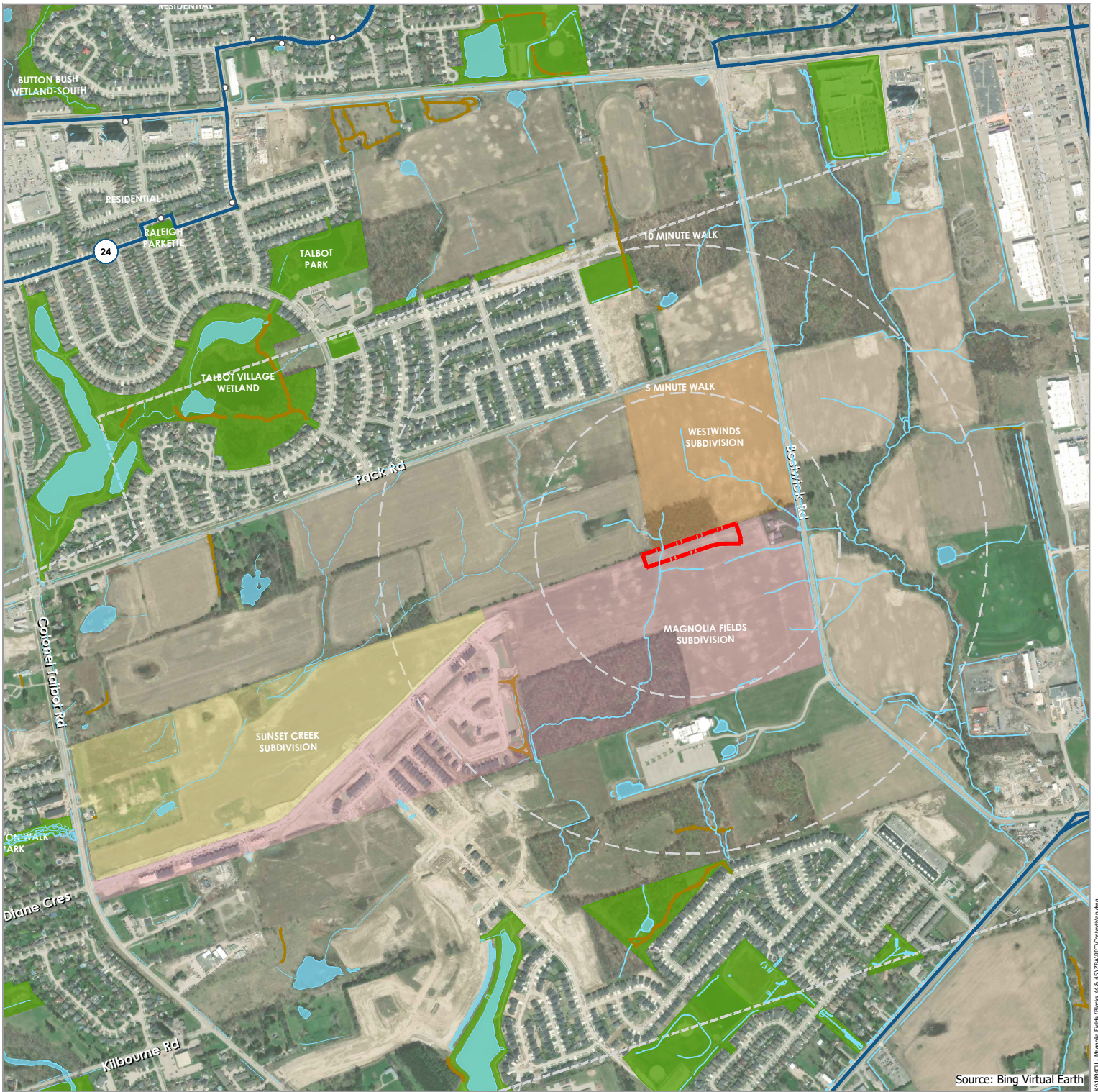
Magnolia Fields Subdivision ('Magnolia Fields') received Draft Plan Approval from the City of London Approval Authority on October 18, 2019, with the approval currently extended to April 21, 2026. The approved Draft Plan includes 21 low density residential blocks, 13 street townhouse blocks, two apartment/medium density residential blocks, four commercial/residential mixed-use blocks, two cluster/low-rise blocks and blocks to accommodate parks, multi-use pathways, open space and environmental review. The first phase of the subdivision was registered on July 13, 2022, as Plan 33M-821 and the second phase is proceeding to registration. Collectively, these phases encompass the central and western portions of Magnolia Fields. The subject lands are located within the third phase of the subdivision, which comprises the eastern portion of the development. Both blocks are also situated within the existing boundaries of 3645 Bostwick Road.

**Figure 1** of this Report illustrates the general site context; **Appendix A** of this Report includes the approved Magnolia Fields Draft Plan of Subdivision.

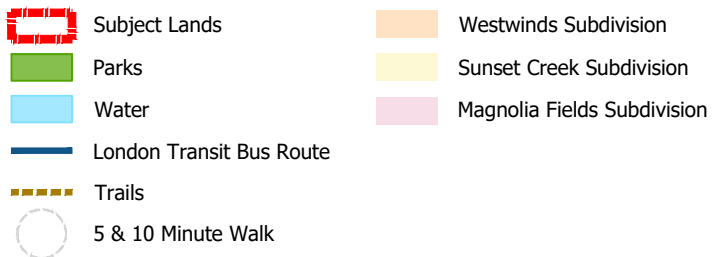
The Applicant is proposing to rezone Block 44 for low-rise residential purposes and Block 45 for open space purposes. Specifically, street townhouses are proposed for Block 44 and Block 45 is to be retained as an ecological buffer from the adjacent vegetation feature; referred to as 'Patch 10066' in City inventories.

The planning merits of this ZBA application are evaluated in detail within this Report and are summarized below:

- The proposal helps facilitate the development of vacant lands within an approved Draft Plan of Subdivision that, in conjunction with the third project phase, would broaden housing choice and increase housing supply in the Bostwick Residential Neighbourhood. The development would also be adequately serviced by municipal infrastructure and would be accessible by way of the City's road, multi-use pathway and sidewalk networks;
- The townhouse permissions associated within the proposed amendment would align with the Low Density Residential designation applied to Block 44 pursuant to Schedule 8 (Bostwick Residential Neighbourhood Land Use Designations) of the City's Southwest Area Secondary Plan ('SWASP');



**Figure 1 - Context Map**



- The Woodland Dripline Review prepared by MTE Consultants Inc. ('MTE') in support of this application recommends that both a 5.0 m wide open space block (Block 45) and 5.0 m wide easement on Block 44 be provided for the long-term protection of Patch 10066; and
- In our opinion, this proposal is consistent with the Provincial Planning Statement (2024) and conforms to the policies of the City's Official Plan and SWASP.

In light of these considerations, it is our opinion that this proposal is appropriate for the subject lands, compatible with the local development context and should not generate significant land use conflicts with adjacent properties

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## 1.2 Report Framework

This Planning and Design Report has been prepared for submission to the City of London in support of the aforementioned ZBA application and includes the following primary components:

- An introduction and general description of the subject lands, surrounding uses and existing conditions, to provide an understanding of the locational context;
- A review of the planning permissions applicable to the property; and
- An assessment of the proposal relative to: the policy framework of the Provincial Planning Statement, The London Plan and the SWASP, and the development regulations of the City's Zoning By-law.

The following documents were primary references reviewed in the preparation of this Report:

- Provincial Planning Statement;
- City of London Official Plan (The London Plan);
- City of London Southwest Area Secondary Plan; and
- City of London Zoning By-law No. Z.-1.

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## 1.3 Planning Applications

A Pre-Application Consultation meeting was held with City of London staff on January 24, 2024 to review the submission requirements for the development concept. As set out in the associated Record of Pre-Application Consultation issued by the City, the following plans and reports have been prepared in support of the project and are enclosed with the planning applications noting that the block boundaries for the Draft Plan would be unchanged with implementation of this proposal:

- Planning and Design Report;
- Zoning Data Sheet;
- Site Plan (conceptual);
- Woodland Dripline Review;
- Block 44 Parking Plan; and
- 'Redlined' Draft Plan

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# 2.0 Site Location & Surrounding Land Uses

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## 2.1 Site Description

The subject lands are situated entirely within the Bostwick Residential Neighbourhood of the City's Southwest Planning District, and are within the City's Urban Growth Boundary. The Site forms part of a developing, suburban residential community, with a variety of developments advancing or planned proximate to the subject lands. Further, there are a variety of non-residential uses located in the vicinity of the Site, including the Wonderland Road South commercial corridor to the east, commercial/industrial uses fronting Wharncliffe Road South to the south, the StarTech.com Community Centre (501 Southdale Road West) to the northeast and the Forest City Community Church (3725 Bostwick Road) to the south. London Transit bus service is currently provided along Southdale Road West north of the Site, Wharncliffe Road South south of the Site, and Wonderland Road South east of the Site.

The subject lands are located within phase three of Magnolia Fields, which comprises the eastern portion of the subdivision development. The Site, which measures approximately 0.97 ha in area, integrates the following two components:

- Block 44 is an urban reserve block located on the north side of the Royal Magnolia Avenue road allowance and positioned between the future Street 'K' and Street 'L' road allowances. This development block measures 0.84 ha in area, has 260 m of lot frontage and a typical depth of 30.0 m (all measurements herein are approximations); and
- Block 45 is an environmental review block established to provide an interim ecological buffer for Patch 10066. This block is situated immediately north of Block 44, is 5.0 m in width and measures 0.13 ha in area.

Patch 10066 has been evaluated by MTE as part of the development application for the lands immediately north of Block 45; addressed as 3563 Bostwick Road and advancing as the 'Westwinds Subdivision' (City File: 39T-24502). The Subject Lands Status Report and Environmental Impact Study prepared by MTE, dated September 20, 2023 (revised April 22, 2025) prepared for the Westwinds Subdivision helped to inform the Woodland Dripline Review that recommends maintaining Block 45 as a 5.0 m wide open space block.

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## 2.2 Surrounding Land Uses

The Site is located within an advancing residential subdivision (Magnolia Fields) designed to accommodate a mix of residential forms, complementary commercial uses, community activities, parks and open space.

Table 1.0 summarizes the diverse mix of uses in the immediate vicinity of the subject lands.

**Table 1.0 – Surrounding Land Uses**

| Relative Location    | Existing Land Uses                                                                                                                                                                   |
|----------------------|--------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
| <b>TO THE NORTH:</b> | Vegetation patch (Patch 10066); future open space corridor, future medium to high density residential development (Westwinds Subdivision).                                           |
| <b>TO THE EAST:</b>  | Future development lands comprised of: Street 'K' road allowance; low and medium density residential blocks.                                                                         |
| <b>TO THE SOUTH:</b> | Future development lands comprised of: Royal Magnolia Avenue road allowance; low density residential, park and school blocks. Forest City Community Church is located further south. |
| <b>TO THE WEST:</b>  | Future development lands comprised of: 15 m wide walkway block (Block 52); Street 'L' road allowance; future low density residential development.                                    |

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## 3.0 Description of Proposal

W3 Lambeth Farms Inc. is seeking to amend the Zoning By-law permissions applying to the subject lands to permit the majority of these lands to be developed for low density residential uses. This application is intended to amend the zoning permissions to Block 44, currently zoned for urban reserve uses, and Block 45, which currently is zoned to provide an interim ecological buffer function.

Section 5 of this Report sets out the proposed zoning structure for Blocks 44 and 45. In effect, the proposed rezoning would establish permissions for street townhouse forms on Block 44, with a 5.0 m wide ecological buffer established to the rear of these lots (Block 45). Additionally, pursuant to the recommendations of the Woodland Dripline Review, a 5.0 m wide development easement is proposed for the rear portion of Block 44 to provide additional long-term protection for Patch 10066.

The Site Plan concept prepared by Stantec included as **Appendix B** to this Report illustrates that 29 townhouse units are proposed for Block 44. This equates to a residential density of 34 units/ha. Further, as illustrated the Parking Plan also prepared by Stantec (**Appendix C**), 15 on-street parking spaces are proposed proximate to Block 44.

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# 4.0 Planning Analysis

The proposed Zoning By-law Amendment must be assessed in terms of applicable policies prescribed by the Province of Ontario and the City of London. The following discussion outlines how the proposal addresses relevant policies of the Provincial Planning Statement, the City of London Official Plan (The London Plan) and the City of London Southwest Area Secondary Plan.

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## 4.1 Provincial Planning Statement

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### 4.1.1 Framework and Vision

The Provincial Planning Statement, 2024 was issued under Section 3 of the Planning Act and came into effect October 20, 2024. The PPS provides overall policy direction on matters of provincial interest related to land use planning and development and sets the policy foundation for regulating the development and use of land province wide. Generally, Chapter 1 of the PPS details that this policy instrument provides a vision for land use planning in Ontario that: prioritizes growth in urban and rural settlements; prioritizes compact and transit-supportive design, where locally appropriate; prioritizes the supply and mix of housing options; and optimizes investments in infrastructure and public service facilities to support convenient access to housing, quality employment, services and recreation.

With respect to housing policy, the vision set out in Chapter 1 of The PPS states that, “Every community will build homes that respond to changing market needs and local demand” and, “Providing a sufficient supply with the necessary mix of housing options will support a diverse and growing population and workforce, now and for many years to come”.

The role of the PPS is also defined in Chapter 1:

“The Provincial Planning Statement provides policy direction on matters of provincial interest related to land use planning and development. As a key part of Ontario’s policy-led planning system, the Provincial Planning Statement sets the policy foundation for regulating the development and use of land province-wide ...”

The proposal has been evaluated with consideration for the policy direction and provisions of the PPS. Based on this analysis, it is our opinion that specific policies in Chapter 2 (Building Homes, Sustaining Strong and Competitive Communities); Chapter 4 (Wise Use and Management of Resources) and Chapter 5 (Protecting Public Health and Safety) are particularly relevant to this proposal.

### **Chapter 2: Building Homes, Sustaining Strong and Competitive Communities**

Given the character and intended location of the requested additional uses, in our opinion, the following policies contained within Section 2.1 (Planning for People and Homes), Section 2.2 (Housing), and Section 2.3 (Settlement Areas and Settlement Area Boundary Expansions) have applicability to the proposed ZBA application:

## Policy Review

Policy 2.1.6 requires that planning authorities support the achievement of complete communities by:

- “a) accommodating an appropriate range and mix of land uses, *housing options*, transportation options with *multimodal access*, employment, *public service facilities* and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;”

Policy 2.2.1 directs that an appropriate range and mix of housing options and densities be provided to meet projected needs of current and future residents of the regional market area by:

- “c) promoting densities for new housing which efficiently use land, resources, *infrastructure* and *public service facilities*, and support the use of *active transportation*,”

Policy 2.3.1 directs that settlement areas are to be the focus of growth and development. Policy 2.3.1.2 further prescribes that land use patterns within settlement areas are to be based on a density and mix of uses that achieve several objectives, including:

- “a) efficiently use land and resources;
- b) optimize existing and planned *infrastructure* and *public service facilities*,”

## Policy Analysis

Given the following primary considerations, in our opinion, the proposal and facilitating ZBA application are consistent with the direction set out in the referenced policies of Chapter 2:

- The proposal would permit the development of additional street townhouses within the developing residential subdivision to promote housing options and to support an appropriate range and mix of housing within Magnolia Fields to respond to market demand;
- The subject lands are well served by amenities including parkland, open space, and community facilities;
- Sidewalk and pathway connections to the active transportation network proximate to the Site will be provided to promote community connectivity and to help reduce the generation of greenhouse gas emissions; and
- It is anticipated that existing and planned public service facilities provided in the local community would accommodate the needs of residents of this development.

## **Chapter 4: Wise Use and Management of Resources**

Chapter 4 provides policy direction for natural heritage, water, agriculture, minerals and petroleum, mineral aggregate resources, cultural heritage and archaeology. In our opinion, the following policies contained within Section 4.1 (Natural Heritage), and Section 4.2 (Water) have applicability to the proposed ZBA application:

Pursuant to Map 5 (Natural Features) of The London Plan, the subject lands are adjacent to identified Valleylands and Watercourse features. The subject lands are also adjacent to an Unevaluated Vegetation Patch (Patch 10066).

#### Policy Review

Policy 4.1.1 directs that natural features and areas shall be protected for the long-term. Additionally, Policy 4.1.2. states:

"The diversity and connectivity of natural features in an area, and the long-term *ecological function* and biodiversity of *natural heritage systems*, should be maintained, restored or, where possible, improved, recognizing linkages between and among *natural heritage features and areas*, *surface water features and ground water features*."

Policy 4.1.8 generally prescribes that development and site alteration shall not be permitted on lands adjacent to significant natural heritage features unless it has been demonstrated that the development would have no negative impacts on these natural features or their ecological functions.

Policy 4.2.1 of the PPS directs that, "Planning authorities shall protect, improve or restore the quality and quantity of water by:

- c) identifying *water resource systems*;
- d) maintaining linkages and functions of *water resource systems*;"

Further, Policy 4.2.2 requires that, "*Development and site alteration* shall be restricted in or near *sensitive surface water features* and sensitive ground water features such that these features and their related *hydrologic functions* will be protected, improved or restored, which may require mitigative measures and/or alternative development approaches."

#### Policy Analysis

In conjunction with project planning, MTE completed a Woodland Dripline Review that was informed by the Subject Land Status Report and Environmental Impact Study ('SLSR/EIS') prepared for the Westwinds Subdivision.

With respect to the recommendation for Block 45, the following is stated in the Woodland Dripline Review:

"The woodland dripline, as surveyed in 2025, is still primarily contained within the 5 m ER block. As a result, the previously proposed 5 m ER block, converted to Open Space, is appropriate to protect the woodland. This buffer is recommended to be naturalized with a native woodland edge seed mix."

Further, in relation to the 5.0 m wide easement proposed for Block 45, MTE provides the following assessment in the report:

"On occasion, the driplines of some trees extend beyond this line up to an additional 5 m ... A larger buffer is not considered necessary to protect these trees that would be preserved through site specific tree preservation plans, since the understorey is active farmland and the adjacent woods is to undergo invasive species management

Therefore, to incorporate the remainder of the dripline, an additional 5 m easement at the back of the Block 44 townhouses is proposed to maintain the full extent of the Patch #10066 edge ... No hard surfaces (e.g., parking, buildings, accessory structures) will be constructed in this easement. Long term maintenance of the buffer and easement will be managed by the owner of the townhouse block to mitigate against potential issues such as encroachment and landscape management.”

MTE concludes in the report that, “It is MTE’s opinion that a 5 m Open Space Block and 5 m easement would provide long-term protection of the adjacent Patch #10066.”

Given that recommended mitigation prescribed in the Woodland Dripline Review is to be implemented and considering comments regarding the EIS/SLSR below in relation to water resources, in our opinion, the proposal is consistent with the policy direction of Chapter 4.

## **Chapter 5: Protecting Public Health and Safety**

Chapter 5 provides policy direction relating to natural and human-made hazards. In our opinion, the following policies contained within Section 5.2 (Natural Hazards) have applicability to the proposed ZBA application.

Pursuant to Map 6 (Hazards and Natural Resources) of The London Plan, the subject lands contain a Watercourse. The northwestern portion of the subject lands are within the regulation limit of the Upper Thames River Conservation Authority (UTRCA).

### Policy Review

Policy 5.2.1 directs that, “Planning authorities shall, in collaboration with conservation authorities where they exist, identify *hazardous lands* and *hazardous sites* and manage development in these areas, in accordance with provincial guidance.”

### Policy Analysis

In correspondence dated January 18, 2024, UTRCA staff identified that the Site is regulated. It is also identified in this correspondence that the Applicant’s rationale to advance the rezoning is based on the findings of the EIS, which at that time had not been accepted. With City of London acceptance of the SLSR/EIS and Woodland Dripline Review recommendations in relation to the intended land use for Blocks 44 and 45, in our opinion, the proposal satisfies Policy 5.2.1.

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## **4.1.2 Summary**

In light of these considerations and our broader evaluation of this proposal relative to the policies of the 2024 PPS, with the implementation of applicable SLSR/EIS and Woodland Dripline Review recommendations, it is our opinion that the proposed ZBA is consistent with this policy document.

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## 4.2 City of London Official Plan (The London Plan)

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### 4.2.1 Status

The City of London Council adopted a new Official Plan on June 23, 2016, and the Ministry of Municipal Affairs issued its approval of The London Plan, with modifications, on December 30, 2016. Several policies and schedules of this Official Plan applicable to the Site were appealed and were subject to adjudication by the Ontario Land Tribunal and its predecessors (Case No. OLT-22-002286). The Tribunal, in its Decision issued May 25, 2022, resolved the final phase of the general policy appeals and ordered The London Plan to be fully in-force (excluding outstanding site-specific appeals).

### 4.2.2 Place Type and Street Classification

**Figure 2** of this Report illustrates that the Site is primarily designated Neighbourhoods pursuant to Map 1 (Place Types) of The London Plan.

With respect to street classification, Map 3 of The London Plan categorizes the nearest sections of Pack Road and Bostwick Road as Civic Boulevards. Adjacent to the Site, Royal Magnolia Avenue is identified as a Neighbourhood Connector, with the Street 'K' road allowance being categorized as a Neighbourhood Street.

### 4.2.3 Policy Overview

Considering this land use framework and the scope of the proposal, it is our opinion that the Our Strategy, Our City, City Building, Place Type, Secondary Plans and Our Tools parts of The London Plan contain policies relevant to the application.

The following discussion (1) summarizes, in our opinion, the core policies of The London Plan respecting this proposal and (2) evaluates the merits of this project relative to this policy framework.

### 4.2.4 Our Strategy

The Our Strategy part of The London Plan contains a series of policies that address the core values, vision and key directions of the Plan to help guide planning and city building activities. The core values of this Official Plan are set out in Policy 52 and include a number of themes relating to development proposals (e.g., be collaborative, be inclusive, think sustainable). Further, Policy 53 defines the vision for The London Plan to provide a focus for planning decisions: "London 2035: Exciting, Exceptional, Connected".

Policies 54 to 63 define eight key directions to help achieve this broad vision and to guide planning development to the year 2035 (being The London Plan's 20-year planning horizon). In our opinion, the following key directions and associated planning strategies have particular relevance to this proposal:

"55\_Direction #1 Plan strategically for a prosperous city

11. Plan for cost-efficient growth patterns that use our financial resources wisely.



**Figure 2 - The London Plan Map 1: Place Types**

- |                                                                                    |                         |                                                                                     |                      |
|------------------------------------------------------------------------------------|-------------------------|-------------------------------------------------------------------------------------|----------------------|
|  | Subject Lands           |  | Main Street          |
|  | Green Space             |  | Farmland             |
|  | Environmental Review    |  | Rural Neighbourhoods |
|  | Neighbourhoods          |  | Water Course         |
|  | Shopping Area           |                                                                                     |                      |
|  | Future Community Growth |                                                                                     |                      |



#### 58\_Direction #4 Become one of the greenest cities in Canada

4. Protect and enhance the health of our Natural Heritage System.

#### 59\_ Direction #5 Build a mixed-use compact city

5. Ensure a mix of housing types within our neighbourhoods so that they are complete and support aging in place.

#### 61\_ Direction #7 Build strong, healthy and attractive neighbourhoods for everyone

1. Plan for healthy neighbourhoods that promote active living, provide healthy housing options, offer social connectedness, afford safe environments, and supply well distributed health services.
2. Design complete neighbourhoods by meeting the needs of people of all ages, incomes and abilities, allowing for aging in place and accessibility to amenities, facilities and services.
3. Implement “placemaking” by promoting neighbourhood design that creates safe, diverse, walkable, healthy, and connected communities, creating a sense of place and character.

#### 62\_ Direction #8 Make wise planning decisions

1. Ensure that all planning decisions and municipal projects conform with *The London Plan* and are consistent with the *Provincial Policy Statement*.
2. Plan for sustainability – balance economic, environmental, and social considerations in all planning decisions.
9. Ensure new development is a good fit within the context of an existing neighbourhood.”

It is our opinion that intent of the proposed ZBA supports key directions set out in the referenced policies, as this application:

- Proposes an appropriate development strategy for these lands, recognizing the environmental features adjacent to the Site and the development context of the neighbourhood;
- Supports the efficient use of planned servicing infrastructure, transportation, parkland and active transportation networks within, and proximate to Magnolia Fields;
- Encourages housing types within an advancing residential development area in a manner that would function cohesively with the planned and existing low and medium density residential uses, while also broadening housing choice in the community; and
- Promotes the use of the designated residential lands in a manner that is in keeping with Provincial and City planning policies, is compatible with the local development context, promotes a connected community, and should not generate adverse land use impacts.

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### 4.2.5 Our City

The Our City part of The London Plan contains policies and schedules relating to the City Structure Plan that have particular relevance to this project.

Policy 69 of this Official Plan states that the City Structure Plan establishes a framework for London's growth for the 20-year planning horizon and informs other policies of the Plan. Policy 70 of this Official Plan further prescribes that, "All of the planning we do will be in conformity with the City Structure Plan ... Planning and development applications will only be approved if they conform with the City Structure Plan."

Policy 69 also identifies that the City Structure Plan is set out in five associated frameworks: growth, green, mobility, economic, and community. Policies 71 to 146 provide direction relating to each of these frameworks. Within this policy structure, it is identified that the subject lands are located within the City's Urban Growth Boundary pursuant to Figure 1 of the Growth Framework.

The Our City part provides Community Framework policies pertaining to neighbourhoods. Policy 142 provides that the community framework establishes a high-level structure for defining neighbourhoods and planning districts. As discussed, the subject lands are located within the Bostwick Residential Neighbourhood and the Talbot planning district.

Policies 144 and 145 provides planning direction for Neighbourhoods:

"144\_ Neighbourhoods can exist within any of the place types, but generally do not exist within industrial and institutional areas. Neighbourhoods include those properties that front onto the major streets that bound them. The Place Type chapters of this Plan provide policies that will guide neighbourhood development over the next 20 years.

145\_ Our neighbourhoods can be further grouped into Planning Districts as illustrated in Figure 19. These larger geographic areas can be useful in describing clusters of neighbourhoods that have many similar characteristics. They can also be useful as higher-order units for collecting statistics, delivering programs, and considering the distribution of services such as parks, shopping areas, and various neighbourhood and social service facilities."

Additionally, Our City policies detail the City's strategy for growth servicing and financing (Policies 166 and 183). The principal objective of these policies is described in Policy 166, "The city's structure could not operate successfully without sustainable, secure, reliable, and affordable infrastructure." Further, Policy 168 states that municipal services will be planned on a long-term basis to support the City Structure Plan.

In our opinion, the following policies of this section are also relevant to this proposal:

"172\_ The City shall be satisfied that adequate municipal infrastructure services can be supplied prior to any development or intensification proceeding ....

173\_ Planning and development approvals will be discouraged where planned servicing capacity to accommodate the proposed use is not expected to become available within a five year time frame."

In our opinion, the ZBA application is supportive of the referenced policies, as, in effect, this proposal would:

- Permit the development of a residential block within an advancing subdivision consisting of community amenities and comparable residential uses;

- Support residential types that are appropriate and compatible with existing and planned development within the Bostwick Residential Neighbourhood and the Talbot planning district; and
- Promote servicing arrangements that would support the intent, and components, of the aforementioned policies. Additional details respecting servicing are included in technical reports related to the larger subdivision.

Given these core considerations, in our opinion, this proposal supports the intent, and components, of the aforementioned policies.

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## 4.2.6 City Building

Within the City Building part of this Official Plan, the City Design chapter provides a series of urban design policies. Policies 189 to 306 of this Official Plan define the City Design policies that are intended to guide the character and form of development in the City.

The overarching objectives of these policies are outlined in Policy 193:

“In all of the planning and development we do and the initiatives we take as a municipality we will design for and foster:

1. A well-designed built form throughout the city.
2. Development that is designed to be a good fit and compatible within its context.
3. A high-quality, distinctive and memorable city image.
4. Development that supports a positive pedestrian environment.
5. A built form that is supportive of all types of active mobility and universal accessibility.
6. High-quality public spaces that are safe, accessible, attractive and vibrant.
7. A mix of housing types to support ageing in place and affordability.
8. Sustainably designed development that is resilient to long-term change.
9. Healthy, diverse and vibrant neighbourhoods that promote a sense of place and character.”

In our opinion, the project description presented in this Report demonstrates that the proposal has been designed to achieve these objectives. Further, it is our opinion that the proposed development aligns with the intent of the character, street network, streetscape, public space, site layout and building form policies set out in the City Design section of the Official Plan. Of particular relevance to this proposal are those policies related to character, placemaking and site layout, including the following:

“197\_ The built form will be designed to have a sense of place and character consistent with the planned vision of the place type, by using such things as topography, street patterns, lotting patterns, streetscapes, public spaces, landscapes, site layout, buildings, materials and cultural heritage.

199\_ All planning and development proposals within existing and new neighbourhoods will be

required to articulate the neighbourhood's character and demonstrate how the proposal has been designed to fit within that context. The Our Tools chapter and the Residential Intensification policies in the Neighbourhoods Place Type chapter of this Plan provide further guidance for such proposals.

- 204\_ Natural heritage is an important contributor to the character of an area and influences the overall street network. Neighbourhoods should be designed to preserve or create views to natural heritage features and landmarks through lotting patterns, street patterns, or building placement.
- 243\_ Public facilities, parks, trails, seating areas, play equipment, open spaces and recreational facilities should be integrated into neighbourhoods to allow for healthy and active lifestyles.
- 252\_ The site layout of new development should be designed to respond to its context and the existing and planned character of the surrounding area.
- 253\_ Site layout should be designed to minimize and mitigate impacts on adjacent properties.
- 255\_ Site layout will promote connectivity and safe movement for pedestrians, cyclists, and motorists between, and within, sites.
- 256\_ Buildings should be sited so that they maintain and reinforce the prevailing street wall or street line of existing buildings."

It is our opinion that the land use pattern and street townhouse permissions associated with this proposal are in keeping with the aforementioned design direction. Most notably, the conceptual lot layout and the planned housing types are to contribute to a definable sense of place and a recognizable community character for Magnolia Fields.

---

## 4.2.7 Place Type

### 4.2.7.1 *Neighbourhoods*

#### Vision and Objectives:

As discussed, the Site is primarily located within the Neighbourhoods place type. Policy 916 of The London Plan describes that this place type: should be vibrant and an exciting place to live, that helps residents connect with one another and provide a sense of community well-being and quality of life.

Eight principal elements are also defined in this Policy to help achieve the vision statement:

- "1. A strong neighbourhood character, sense of place and identity.
2. Attractive streetscapes, buildings, and public spaces.
3. A diversity of housing choices allowing for affordability and giving people the opportunity to remain in their neighbourhoods as they age if they choose to do so.
4. Well-connected neighbourhoods, from place to place within the neighbourhood and to other locations in the city such as the downtown.
5. Lots of safe, comfortable, convenient, and attractive alternatives for mobility.

6. Easy access to daily goods and services within walking distance.
7. Employment opportunities close to where we live.
8. Parks, pathways, and recreational opportunities that strengthen community identity and serve as connectors and gathering places.”

Further, Policy 918 provides additional direction regarding how this broad vision will be achieved, including these policies which, in our opinion, are relevant to this proposal:

- “1. Through the review of all planning and development applications, neighbourhoods will be designed to create and enhance a strong neighbourhood character, sense of place and identity.
2. Neighbourhoods will be planned for diversity and mix and should avoid the broad segregation of different housing types, intensities, and forms.
12. Neighbourhoods will be designed to protect the Natural Heritage System, adding to neighbourhood health, identity and sense of place.”

In our opinion, the proposed layout integrates several components to support the broad vision of the Neighbourhoods place type and the related objectives of Policy 918. Most notably:

- The proposed street townhouse layout is intended to contribute to the distinctive character of Magnolia Fields and to respond to the local development context;
- The proposed townhouse forms would complement existing and planned development proximate to the subject lands and to help meet market demand in the Bostwick community;
- The planned open space block (Block 45) and 5.0 m wide easement on Block 44 are intended to support the long-term protection of Patch 10066; and
- The proposed development is located in close proximity to the community park and pathway system planned for Magnolia Fields.

#### Use, Form and Intensity:

Several residential forms and secondary uses (e.g., retail/service commercial activities, community facilities, small-scale offices) are permitted in the Neighbourhoods place type contingent, in part, on the adjacent road network. As discussed, the Site fronts the future extension of Royal Magnolia Avenue, which is identified as a Neighbourhood Connector, and has flankage on Street 'K', which is categorized as a Neighbourhood Street.

Development permissions in this designation are also related to the location of properties within the aforementioned City Structure Plan. In this regard, the Site is located outside of both Central London and the Primary Transit Area as identified on Figure 20 (City Structure Composite) of the Official Plan.

Tables 10 and 11 of the Official Plan generally specify the following land use, development intensity and residential type permissions applicable to lands with these attributes:

- Lands located at the intersection Neighbourhood Streets and Neighbourhood Connectors may be developed for a limited range of low density residential types, as follows: single detached,

semi-detached, multiplex (up to four units), converted dwellings, townhouses, additional residential units, home occupations, group homes, small-scale community facilities, and stacked townhouses.

- Building heights at these locations are permitted to range from one to three storeys.

Policy 920 of The London Plan provides that where development is being considered at the intersection of two streets of different classifications, that (1) the development will be oriented towards the higher-order street and that (2) it must be demonstrated that the development will be a good fit and will not undermine the character of the lower order street. Additionally, Policy 930 states that public parks and public recreation facilities are permitted in the Neighbourhoods place type.

In our opinion, the street townhouse layout proposed for Block 44 illustrated in Appendix B is in keeping with the land use permissions of the Neighbourhoods place type applicable to these lands.

---

#### 4.2.7.2 Green Space

Pursuant to Map 5 (Natural Features) of The London Plan, the subject lands are adjacent to identified Valleylands and Watercourse features (refer to **Figure 3** of this Report). The subject lands are also adjacent to an Unevaluated Vegetation Patch (Patch 10066). Also, according to Map 6 (Hazards and Natural Resources), the subject lands contain a Watercourse and are within the UTRCA regulation limit (refer to **Figure 4** of this Report).

Additionally, in conjunction with approval of the Westwinds Subdivision, the natural corridor planned for the development adjacent to Block 45 has been redesignated from Environmental Review to Green Space pursuant to Official Plan Amendment No. 163.

Policy 757 of The London Plan sets out that the Green Space place type is made up of a system of public parks and recreational areas, and private open spaces. Policy 762 further prescribes that lands in the Green Space place type can be utilized for passive/active recreational uses, community facilities, private green space, agricultural, woodlot management, conservation and stormwater management (depending on the natural heritage features contained on the lands and potential hazards).

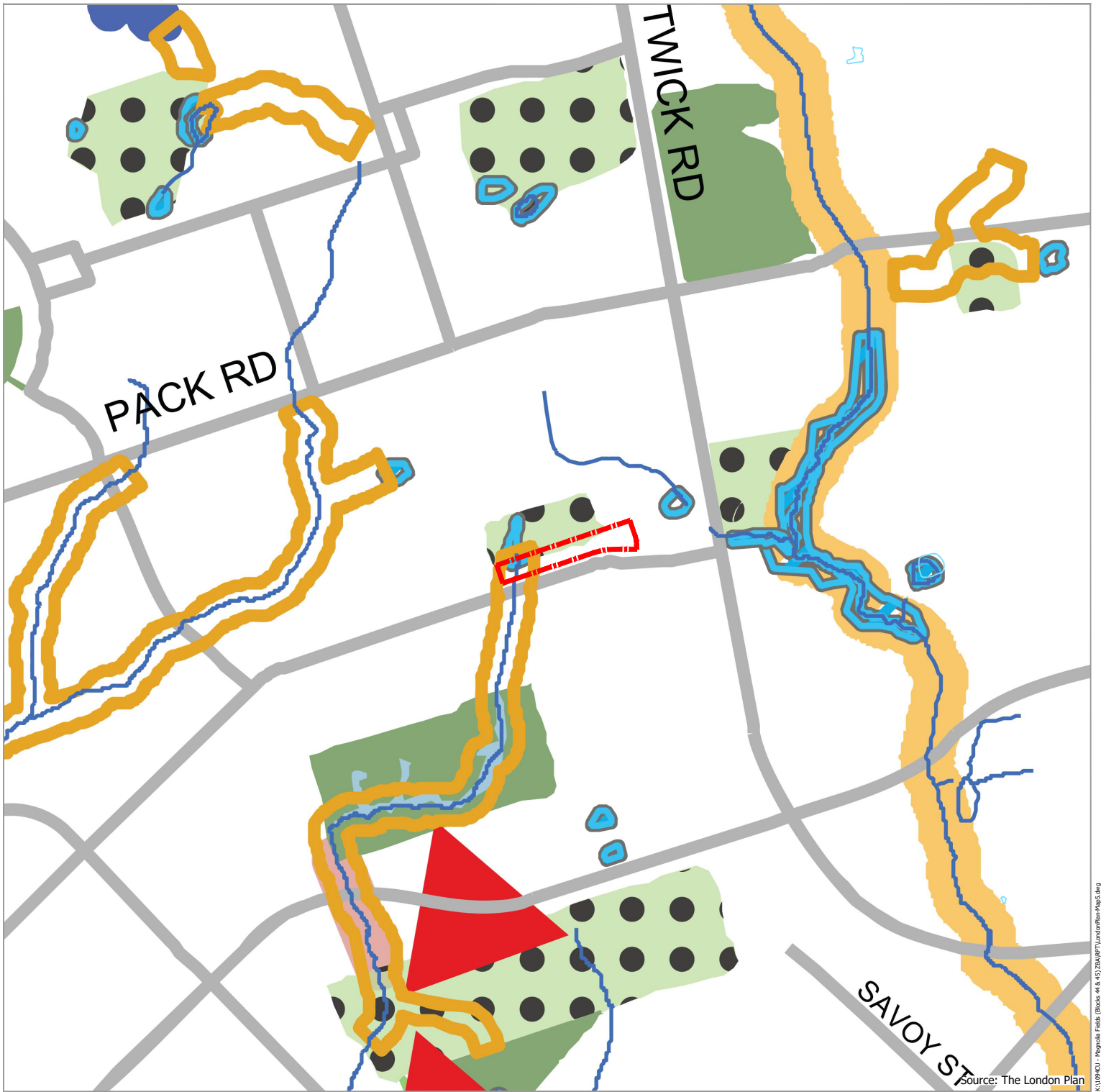
Block 45 currently functions as an ecological buffer for the adjacent Patch 10066 situated within 3563 Bostwick Road. It is our opinion that this use is in keeping with the intent and permissions of the Green Space place type (i.e., conservation). Further, pursuant to the interpretation policies of Policy 43, in our opinion, Block 45 can be reasonably interpreted to be situated within the Green Space place type applied to Patch 10066.

---

#### 4.2.8 Secondary Plans

Policy 1556 of The London Plan identifies the purpose of Secondary Plans at the outset of this part of the Plan:

"1556\_ Where there is a need to elaborate on the parent policies of The London Plan, or where it is important to coordinate the development of multiple properties, a secondary plan may be prepared by the City of London. Secondary plans will allow for a comprehensive study of a secondary planning area, considering all of the City Building and Environmental Policies of this Plan."



**Figure 3 - The London Plan Map 5: Natural Heritage**

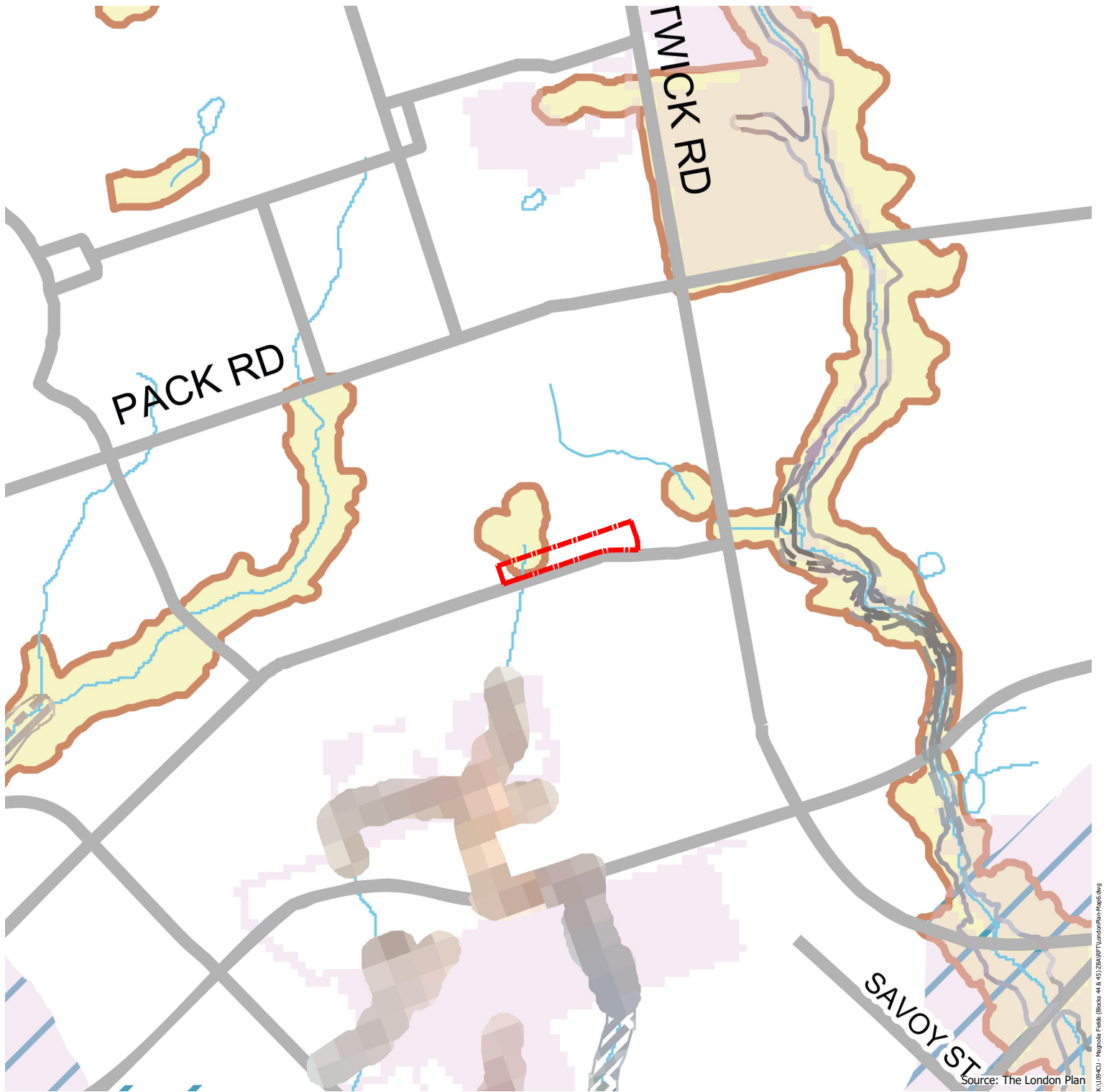
- |                                   |                                           |
|-----------------------------------|-------------------------------------------|
| Subject Lands                     | Valleylands                               |
| Potential Naturalization Areas    | Conservation Authority Boundary           |
| Unevaluated Wetlands              | Upland Corridors                          |
| Provincially Significant Wetlands | Environmentally Significant Areas (ESA)   |
| Significant Woodlands             | Unevaluated Vegetation Patches            |
| Significant Valleylands           | Areas of Natural and Significant Interest |

Watercourses/ Ponds



K:\109401 - Nigrola Field (Bosch 44 & 45) 25/09/2017\LondonPlan-Map5.dwg

Source: The London Plan



**Figure 4 - The London Plan Map 6: Hazard and Natural Resources**

-  Subject Lands
-  Conservation Authority Regulation Limit
-  Riverine Erosion Hazard Limit for Confined Systems
-  Riverine Erosion Hazard Limit for Unconfined Systems
-  Significant Groundwater Recharge Areas

-  Wellhead Protection Area
-  Highly Vulnerable Aquifers
-  Water Courses/ Ponds



Policy 1558 also states the following in relation to the status of the Secondary Plans:

“Secondary plans will be adopted by City Council and form part of The London Plan. Where there is a conflict or inconsistency between the parent policies or maps of The London Plan and the policies or maps of a secondary plan, the secondary plan policies or maps will prevail.”

The Southwest Area Secondary Plan (SWASP) provides specific policy direction in relation to land use, development intensity and building form and is considered in Section 4.3 of this Report.

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## 4.2.9 Our Tools

### 4.2.9.1 Zoning By-law Amendments

Within the Our Tools part of the Official Plan, Policy 1635 prescribes that the Zoning By-law may be used to prohibit the use of land except for such purposes as are set out in the by-law. Moreover, per Policy 1637, City Council may consider applications for amendments to the Zoning By-law from a person or public body, consistent with the provisions of the Planning Act.

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### 4.2.9.2 Evaluation Criteria

The development of low-rise residential uses on the Site has been evaluated in the context of the Evaluation Criteria for Development Applications component of Our Tools (Policies to 1577 to 1579).

In our opinion, the proposal demonstrates consistency with the PPS and conformity with the policy direction and provisions of The London Plan, including the use policies of the Neighbourhoods place type and applicable policies prescribed for SWASP. It is also our opinion that the use proposed for the Site should not generate significant adverse land use impacts for adjacent developments. Further commentary presented in this Report also identifies that, in our opinion, the proposal represents an appropriate development of the lands that would integrate effectively within the local development setting.

---

### 4.2.9.3 Community Consultation Strategy

With respect to compatibility considerations set out in Policy 1578, W3 Lambeth Farms Inc. intends to carry out public consultation for these applications consistent with the requirements of the Planning Act.

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### 4.2.9.4 Guideline Documents

Policy 1712 identifies that, “City Council may adopt guideline documents to provide direction for the implementation of the policies of this Plan or to guide development of a specific area”. Policy 1716 itemizes a number of approved guidelines, including the City of London Placemaking Guidelines which, in our opinion, is of particular relevance to this proposal.

#### City of London Placemaking Guidelines

The City of London Placemaking Guidelines document, dated November 2007, are intended to promote liveable communities, an identifiable character and a sense of place. The following summarizes the principal (core) guidelines that provide design direction for this proposal in the context of the larger Magnolia Fields design (paraphrased):

- Establish key social and pedestrian connections between new development and the existing

fabric of the city.

- Develop an overall concept plan which clearly identifies the relationship between land uses, built form and natural features of the community.
- Develop the concept plan with specific built form types and requirements in mind while allowing for future flexibility.
- Develop a circulation plan identifying where linkages will be established to support pedestrian, automobile, cycling movements throughout the community.
- Design pedestrian environments that provide a sense of safety and separation from automobile traffic.
- Orient buildings, their massing, architectural elements and habitable areas so that they promote an eyes-on-the-street approach to streetscapes and public spaces.
- Design buildings and spaces to encourage social interaction.
- Design convenient pedestrian linkages to focal points and public transit.
- Avoid architectural designs that are ubiquitous and non-descript because they do not contribute to a sense of place.

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#### 4.2.10 Summary

In light of these considerations and commentary provided in this Report, it is our opinion that the proposal supports the vision and guiding objectives of the Neighbourhoods place type and conforms to the land use permissions and broader policies of the SWASP (considered subsequently) and The London Plan.

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### 4.3 Southwest Area Secondary Plan

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#### 4.3.1 Overview & Vision

The subject lands form part of the Bostwick Residential Neighbourhood in the City's Southwest Area Secondary Plan. Section 1.2 of the SWASP identifies an extensive vision statement for this Secondary Plan. In our opinion, the following component of the vision statement largely defines the fundamental objective of this planning document:

"This Plan ... places an emphasis on promoting sustainable growth patterns, attractive urbanism, strong neighbourhoods, the protection of significant natural heritage features and built and cultural heritage, and the qualities that are unique to the southwest quadrant of the city."

---

#### 4.3.2 Planned Function and Development Characteristics

Section 5.0 of the SWASP outlines that this Secondary Plan includes a policy framework that is based on specific Neighbourhood Areas. The policies of these neighbourhoods set out specific functions and characteristics for local development and help achieve the broad vision of this Plan.

Section 9.0 i) provides that the function and purpose of the Bostwick Residential Neighbourhood is as follows:

“The Bostwick Neighbourhood will provide for residential development with the highest intensity of all of the Residential Neighbourhood Areas in the Southwest Planning Area, to support activities in the Wonderland Boulevard Neighbourhood. The focus for new development is to be on a mix of low to mid-rise housing forms, ranging from single detached dwellings to low rise apartment buildings within individual subdivisions and throughout the neighbourhood...”

Further, with respect to development character, it is stated in Subsection ii) that, “The residential areas will develop as traditional suburban neighbourhoods, with characteristics similar to those found in the older areas of the city, reflecting a compact development, a diversity of building types, and walkable amenities to enhance the day to day living experience.”

---

### 4.3.3 Development Policies

The SWASP includes land use policies that are intended to support the planning vision and objectives developed for this planning area. **Figure 5** of this Report identifies the land use pattern for the Site delineated on Schedule 8 (Bostwick Residential Neighbourhood Land Use Designations) of the SWASP. As illustrated, the subject lands are predominantly designated Low Density Residential.

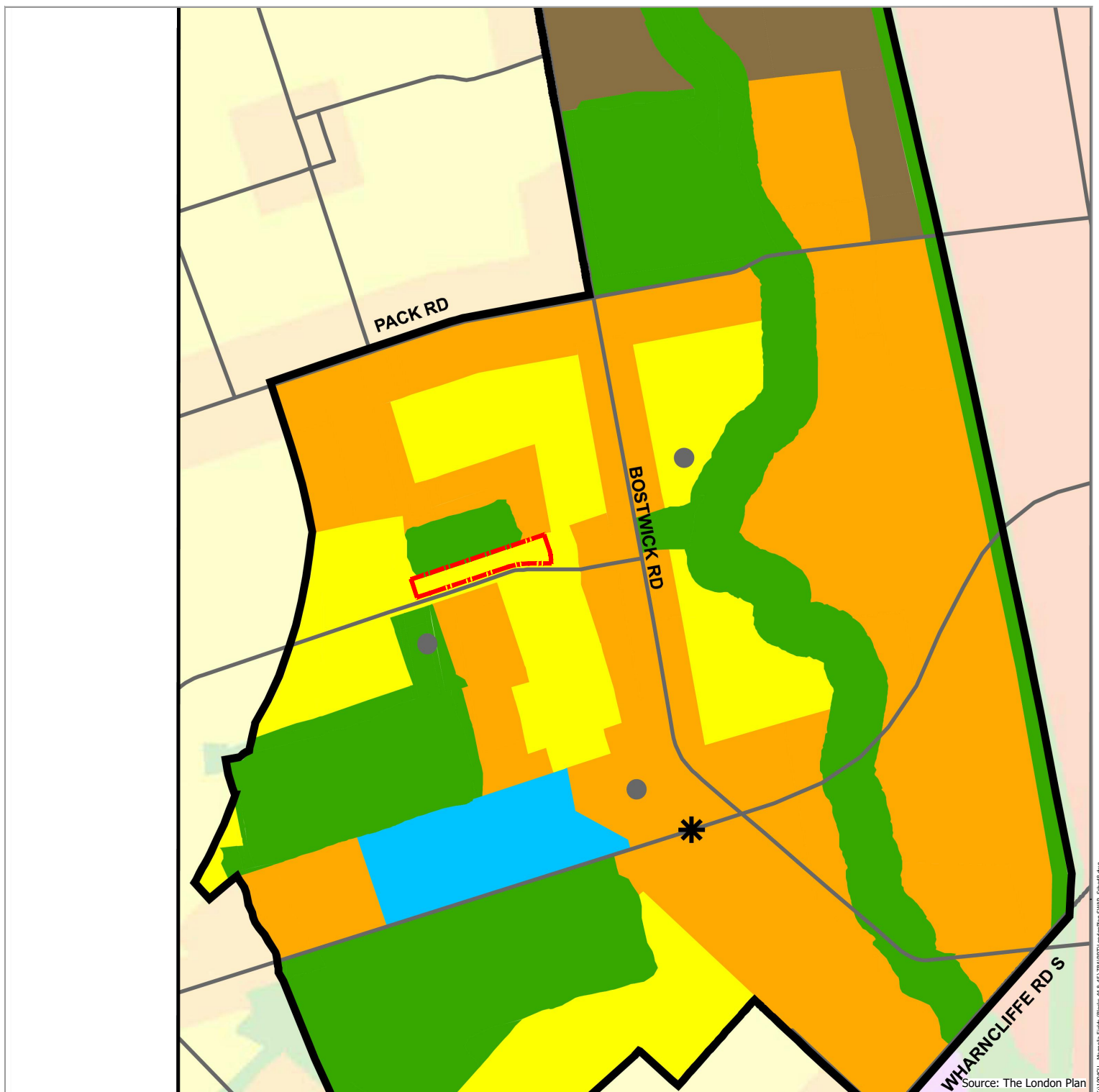
Pursuant to Section 1.1 of the Secondary Plan, the permitted use policies of the SWASP prevail over those prescribed in the Official Plan where more detailed or alternate direction is provided in the Secondary Plan.

Section 9.1 sets out development policies for the Low Density Residential designation within this Neighbourhood as summarized below, and satisfied by the Block 44 proposal:

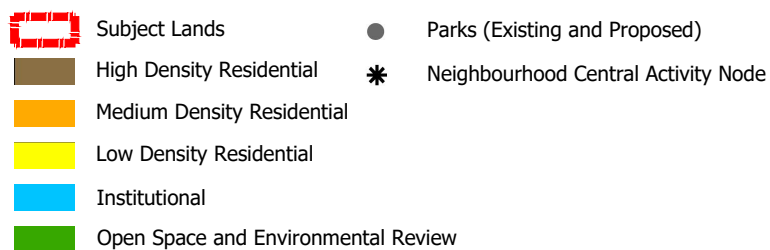
- Intent: encourage a mix of housing types, forms and intensities; generally at an intensity that is higher than is found in more recent suburban neighbourhoods and also higher than other Neighbourhood areas within the SWASP.
- Permitted Uses: low density forms such as single detached, semi-detached and duplex dwellings, triplexes and fourplexes, townhouses or cluster houses and low-rise apartment buildings; a limited range of convenience and personal service commercial uses, small-scale eat-in restaurants, civic and institutional uses such as parks and schools (among others).
- Built Form and Intensity: a minimum density of 25 units per hectare and a maximum density of 40 units per hectare. Building heights shall not exceed four storeys.

Additionally, in conjunction OPA 163, the natural corridor planned for the development adjacent to Block 45 is designated Open Space and Environmental Review pursuant to Official Plan Amendment. Pursuant to the interpretation policies of 16.13 of the SWASP, in our opinion, Block 45 can be reasonably interpreted to be situated within the Open Space and Environmental Review designation.

Generally, Section 4.3 of the SWASP identifies that the Open Space and Environmental Review designation applies to lands within the Southwest Planning Area that are intended for active and passive recreation which are components of the city's natural heritage system (including ecological buffers). The intended use of Block 45 is consistent with these permissions.



**Figure 5 - Southwest Area Secondary Plan Schedule 8: Bostwick Residential Neighbourhood Land Use Designations**



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### 4.3.4 Neighbourhood Design

Section 1.3 i) of the SWASP identifies several objectives to achieve diverse and connected communities. In our opinion, the following objectives have applicability to this project given its context within the Bostwick Residential Neighbourhood:

- "a) Provide for a range of land uses including residential, open space, public, commercial, office and mixed-use and community facilities.
- b) Foster a sense of community interaction by connecting diverse land uses within and between neighbourhoods using the linear park and open space systems and a system of connected streets and blocks...
- g) Enhance the public realm, including streetscapes, public spaces and infrastructure...
- i) Integrate the new community with surrounding neighbourhoods."

The proposed Block 44 townhouse development has been designed with consideration for the above-noted objectives in order to facilitate a connected, residential development with nearby complimentary uses. In this regard, the intent of the design layout is to promote housing choice and to encourage compact, efficient development that respects the character of Magnolia Fields. Further, connectivity between the planned development and adjacent neighbourhoods would be provided by way of a vehicular and pedestrian transportation network comprised of higher-order roads, local streets, sidewalks, walkways and multi-use pathways. It is anticipated that through detailed design, the public realm would also be enhanced through the provision of an attractive streetscape/walkway design (integrating street trees and enhanced landscaping elements at prominent locations).

---

### 4.3.5 Housing Choice

Section 1.3 ii) of the SWASP states that range and mix of housing types, densities and housing designs are to be provided within Southwest Planning Area neighbourhoods. A series of related policy objectives are also defined in this Section, including the following which have particular relevance to this proposal:

- "a) Ensure that a range and mix of housing types is provided within developments to achieve a balanced and inclusive residential community.
- b) Ensure that housing developments and designs achieve compact residential development.
- c) Achieve an urban form which makes effective use of land, services, community facilities and related infrastructure.
- d) Ensure that the community caters to the needs of all ages, stages of life and income groups."

In light of the following considerations, in our opinion, the residential elements of the development are in keeping with the policy objectives noted above:

- Collectively, the elements of the subdivision layout are intended to accommodate a variety of housing choices related to dwelling type, location, design and accessibility; and

- The street townhouse arrangement aligns with the residential density requirements set out in the SWASP in support of related policy objectives. In this regard, the density requirements prescribed in the Secondary Plan are intended to encourage compact, walkable communities that utilize land and services in an efficient manner.

---

### 4.3.6 Urban Design

Urban design policies within the SWASP provide direction regarding the treatment of the public realm, building forms and site design. During the development of the concept plan, an assessment of these policies was completed to align the project with the design direction of the Secondary Plan.

Section 3.9 provides an overview of the intent of the urban design policies, which includes:

“Throughout the Southwest Area Plan the public realm, which includes public rights-of-way and public space, will play a pivotal role in determining the urban design outcomes within the planning area and the Neighbourhood Areas. The buildings and public spaces constructed within the study area will directly respond to the design of the public right-of-way. This is why there is a strong reliance on a high-quality public realm. By ensuring there is integration between the private and public realm, neighbourhoods can be created that are vibrant and dynamic with a character that encourages social interaction.”

In our opinion, the following policies provided in Section 3.9 have relevance to this application and are satisfied by the proposal and the existing block layout:

- All development, and residential areas, shall be designed in a form that is to be compact, pedestrian-oriented and transit-friendly.
- The length of the block contributes significantly to creating a pedestrian-friendly environment. Blocks should be short and regular in length for efficient walking and for variation in routes.

---

### 4.3.7 Commentary

Given these considerations, it is our opinion that with a site-specific rezoning, the proposed street townhouse arrangement planned for Block 44 complies with the policies of the Secondary Plan. In addition, in our opinion, the residential and open space elements of this proposal are (1) in keeping with the vision for the Bostwick Residential Neighbourhood and (2) would help achieve the vision and principles developed for the Southwest Planning Area.

In summary, it is our opinion that the proposal conforms to the policy direction and permissions of the SWASP.

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# 5.0 City of London Zoning By-law Z.-1

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## 5.1 Existing Zoning

**Figure 6** of this Report illustrates that the Block 44 is zoned 'Urban Reserve (UR4)' pursuant to Schedule "A" of the City of London Zoning By-law No. Z.-1 ('Zoning By-law'). Pursuant to Section 49.1 of the Zoning By-law, the UR4 Zone is applied to areas which are generally intended for residential development over the long-term. In accordance with Section 49.2 of the Zoning By-law, permitted uses in the UR4 Zone structure include:

- Existing dwellings;
- Agricultural uses except for mushroom farms, commercial greenhouses livestock facilities and manure storage facilities;
- Conservation lands;
- Managed woodlot;
- Wayside pit;
- Passive recreation use;
- Farm Gate Sales;
- Kennels;
- Private outdoor recreation clubs; and
- Riding stables.

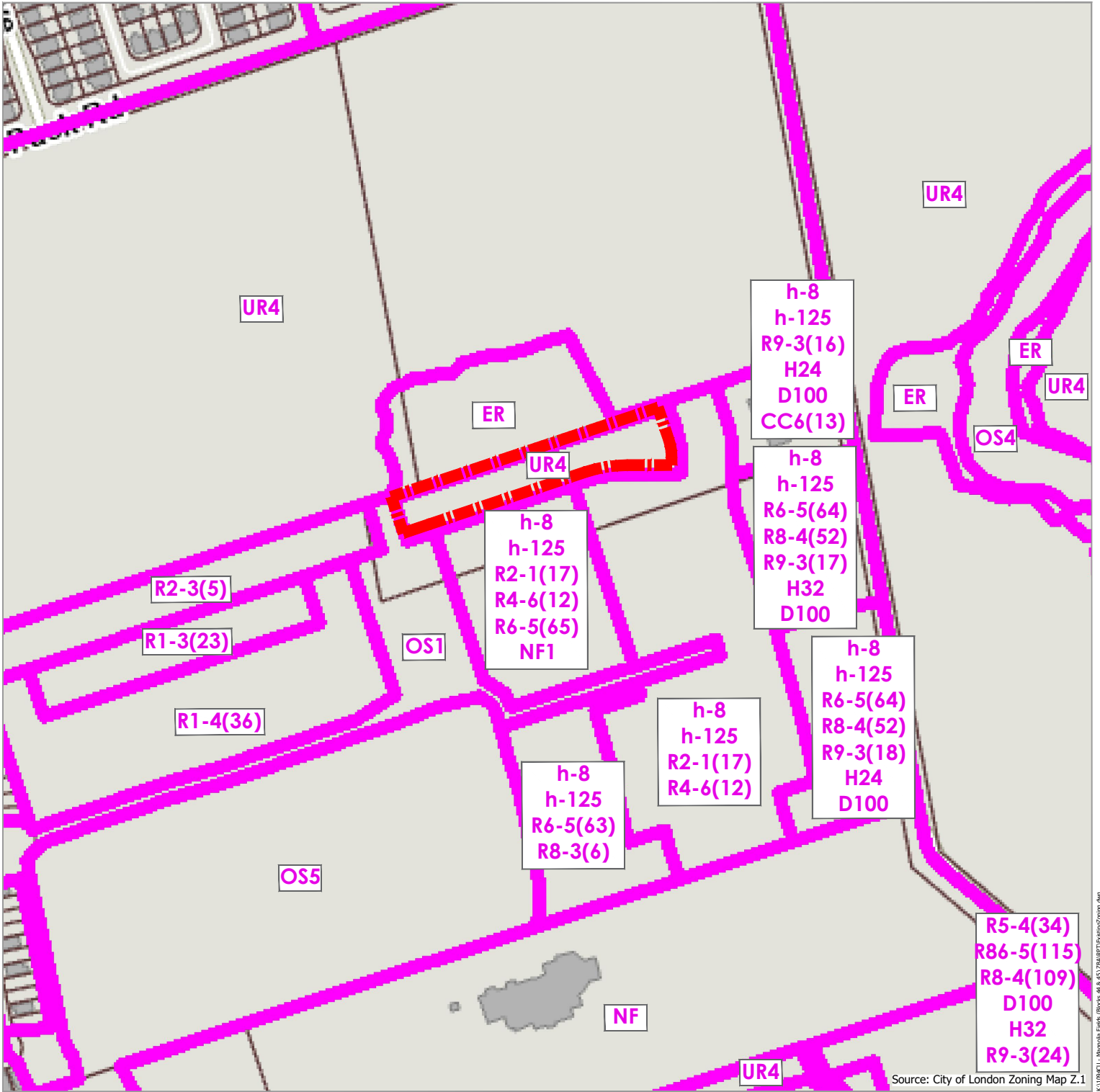
Figure 6 also identifies that Block 45 is zoned 'Environmental Review (ER)' pursuant to Schedule "A" of the Zoning By-law. Pursuant to Section 37.1 of the Zoning By-law, the ER Zone applies to lands that are generally intended to remain in a natural condition until their significance is determined through the completion of more detailed environmental studies. In accordance with Section 37.2 of the Zoning By-law, permitted uses in the ER Zone structure include:

- Conservation lands;
- Conservation works;
- Passive recreational uses;
- Managed woodlot; and
- Agricultural uses.

---

## 5.2 Proposed Zoning

Given the zoning permissions described above, the existing UR4 Zone structure does not expressly permit street townhouses as proposed for Block 44 (as described in Section 3.0 of this Report). Following an analysis of the Zoning By-law, it was identified that the proposed street townhouse layout is largely in keeping with the 'Residential R4 Special Provision (R4-6(12))' Zone structure. The R4-6(12) Zone is applied to other townhouse blocks within Magnolia Fields under Section 8.4 of the Zoning By-law, and specifies the following site-specific regulations.



**Figure 6 - Existing Zoning**

 Subject Lands



"R4-6(12) 3700 Colonel Talbot Road and 3645 Bostwick Road

a) Regulations:

- i) Lot Frontage  
(Minimum) 7.0 metres (23.0 feet)
- ii) Front Yard Setback, Dwelling(s)  
(Minimum) 3 metres (9.8 feet)
- iii) Front Yard Setback, Dwelling(s) for lots fronting on Neighbourhood  
Connectors (Royal Magnolia Avenue and Campbell Street North)  
(Minimum) 3 metres (9.8 feet)  
(Maximum) 6 metres (19.7 feet)
- iv) Front Yard Depth, Garages  
(Minimum) 6 metres (19.7 feet)
- v) Interior Side Yard  
(Minimum) 1.2 metres (3.9 feet)
- vi) Garages shall not project beyond the façade of the dwelling or façade  
(front face) of any porch, **whichever is closer to the front lot line**, and  
shall not occupy more than 50% of lot frontage."

Based on the conceptual Site Plan prepared by Stantec, the proposed townhouse configuration aligns with most R4-16(12) Zone provisions. Lot coverage represents the one regulation that is not satisfied. Pursuant to Table 8.3 of the Zoning By-law, a maximum of 45% lot coverage is permitted in the R4-6 Zone. For Block 44, a 49.2% lot coverage is calculated for interior lots in the proposed townhouse configuration, given the reduced rear yard setback resulting from the 5.0 m wide ecological buffer associated with Block 45. With inclusion of this buffer area, the typical interior lot would have a lot coverage of 42.3%.

To address this matter, a site-specific provision under Section 8.4 of the Zoning By-law is proposed to accommodate the Block 44 lot design:

"R4-6( ) 3645 Bostwick Road

a) Regulations:

- i) Lot Frontage  
(Minimum) 7.0 metres (23.0 feet)
- ii) Front Yard Setback, Dwelling(s)  
(Minimum) 3 metres (9.8 feet)
- iii) Front Yard Setback, Dwelling(s) for lots fronting on Neighbourhood  
Connectors (Royal Magnolia Avenue)  
(Minimum) 3 metres (9.8 feet)  
(Maximum) 6 metres (19.7 feet)
- iv) Front Yard Depth, Garages

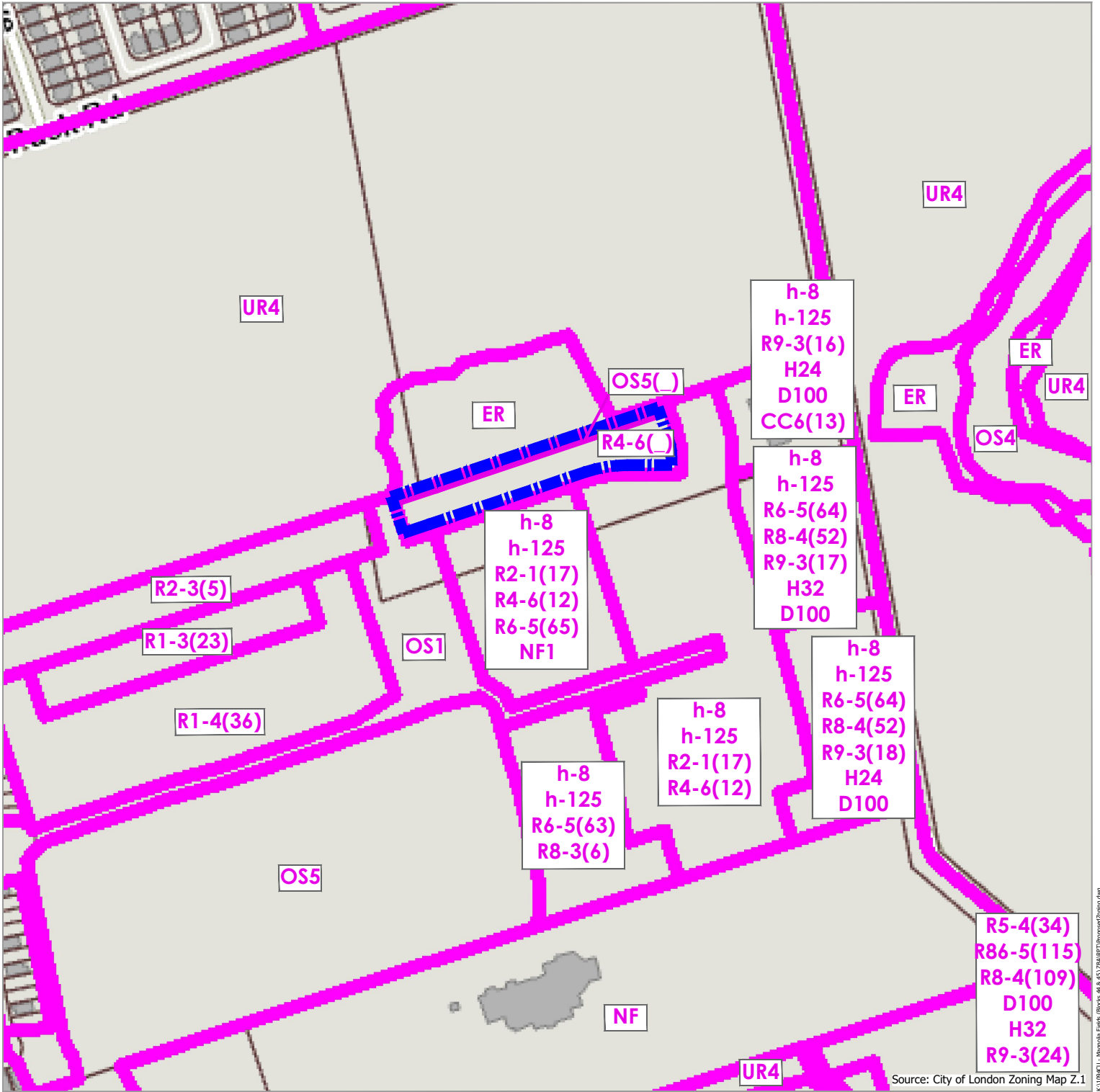
- |                                                                                                                                                                                                                            |                       |
|----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|-----------------------|
| (Minimum)                                                                                                                                                                                                                  | 6 metres (19.7 feet)  |
| v) Interior Side Yard<br>(Minimum)                                                                                                                                                                                         | 1.2 metres (3.9 feet) |
| vi) Lot Coverage<br>(%) Maximum                                                                                                                                                                                            | 50                    |
| vii) Garages shall not project beyond the façade of the dwelling or façade<br>(front face) of any porch, <b><u>whichever is closer to the front lot line</u></b> , and<br>shall not occupy more than 50% of lot frontage." |                       |

Further, the Open Space (OS5) Zone is proposed for Block 45 to reflect the approved zoning for the adjacent natural corridor within Westwinds Subdivision. Section 36.2 1) of the Zoning By-law prescribes that a limited range of conservation, passive recreation and managed woodlot uses are permitted in the OS5 Zone. Additionally, Table 36.3 prescribes that lands in this zone are to have a minimum lot area of 4,000 m<sup>2</sup> and a minimum lot frontage of 15.0 m.

In light of the lot configuration for Block 45, a site-specific OS5 special provision is proposed under Section 36.4 e) of the Zoning By-law to permit the rezoning of these lands from the ER Zone:

- |                               |                      |
|-------------------------------|----------------------|
| "OS5(____)                    | 3645 Bostwick Road   |
| a)                            | Regulations:         |
| i) Lot Area<br>(Minimum)      | 1,250 m <sup>2</sup> |
| ii) Lot Frontage<br>(Minimum) | 5.0 metres"          |

**Appendix D** to this Report contains Zoning Data Sheets prepared by MHBC for both the R4-6(\_\_\_\_) and OS5 Zones. **Figure 7** of this Report illustrates the proposed zoning structure for Blocks 44 and 45.



**Figure 7 - Proposed Zoning**

 Subject Lands



# 6.0 Conclusions

In conclusion, the requested amendment to the City's Zoning By-law is appropriate for the Site, compatible with the existing development context and in keeping with the framework of planning policy. This assessment is based, in part, on consideration of the following merits:

- The proposal helps facilitate the development of vacant lands within an approved Draft Plan of Subdivision that, in conjunction with the third project phase, would broaden housing choice and increase housing supply in the Bostwick Residential Neighbourhood. The development would also be adequately serviced by municipal infrastructure and would be accessible by way of the City's road, multi-use pathway and sidewalk networks;
- The townhouse permissions associated within the proposed amendment would align with the Low Density Residential designation applied to Block 44 pursuant to Schedule 8 (Bostwick Residential Neighbourhood Land Use Designations) of the City's Southwest Area Secondary Plan;
- The Woodland Dripline Review prepared by MTE in support of this application recommends that both a 5.0 m wide open space block (Block 45) and 5.0 m wide easement on Block 44 be provided for the long-term protection of Patch 10066; and
- In our opinion, this proposal is consistent with the Provincial Planning Statement (2024) and conforms to the policies of the City's Official Plan and SWASP. Additionally, the proposed zoning structure would appropriately implement the intended development and conservation plan.

Given the noted considerations and the commentary presented in this Report, it is recommended that the City of London approve the Zoning By-law Amendment application, as proposed.

Respectfully submitted,  
**MHBC**



Scott Allen, MA, RPP  
Partner



Yara Elmahdy, BES  
Planner

# A

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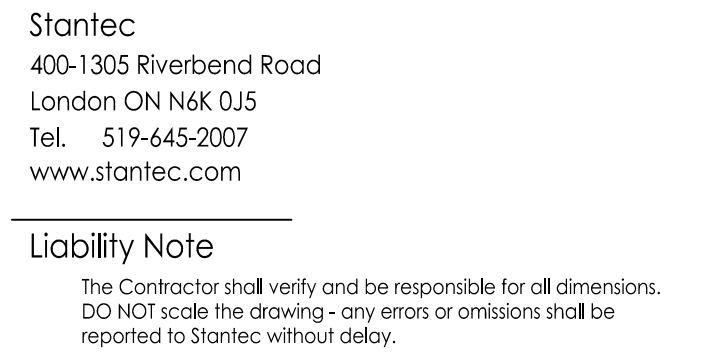
## **Appendix A: Draft Plan of Subdivision (Magnolia Fields)**



# B

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## Appendix B: Site Plan (Concept)

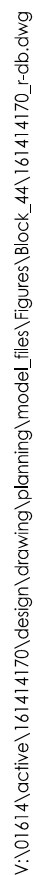


\*\*Garbage to stored internally and brought out to curb on garbage collection day.

1. THIS IS A COMPILED PLAN AND SHOULD NOT BE CONSIDERED A PLAN OF SURVEY.
2. ONTARIO BASE MAPPING USED FOR AREAS AND DIMENSIONS, LEGAL PLAN REQUIRED FOR PRECISE CALCULATIONS.

Permit-Seal

|                          |                                                                                                                                                                                                                                                                                                |
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| Project No.<br>161414170 | <div style="display: flex; align-items: center;"> <div style="flex: 1;">Scale</div> <div style="flex: 2; text-align: center;">  <p style="font-size: small; margin: 0;">HORIZ - 1 : 500</p> </div> </div> |
| Drawing No.              | <div style="display: flex; justify-content: space-between;"> <div>Sheet</div> <div>Revision</div> </div>                                                                                                                                                                                       |
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# C

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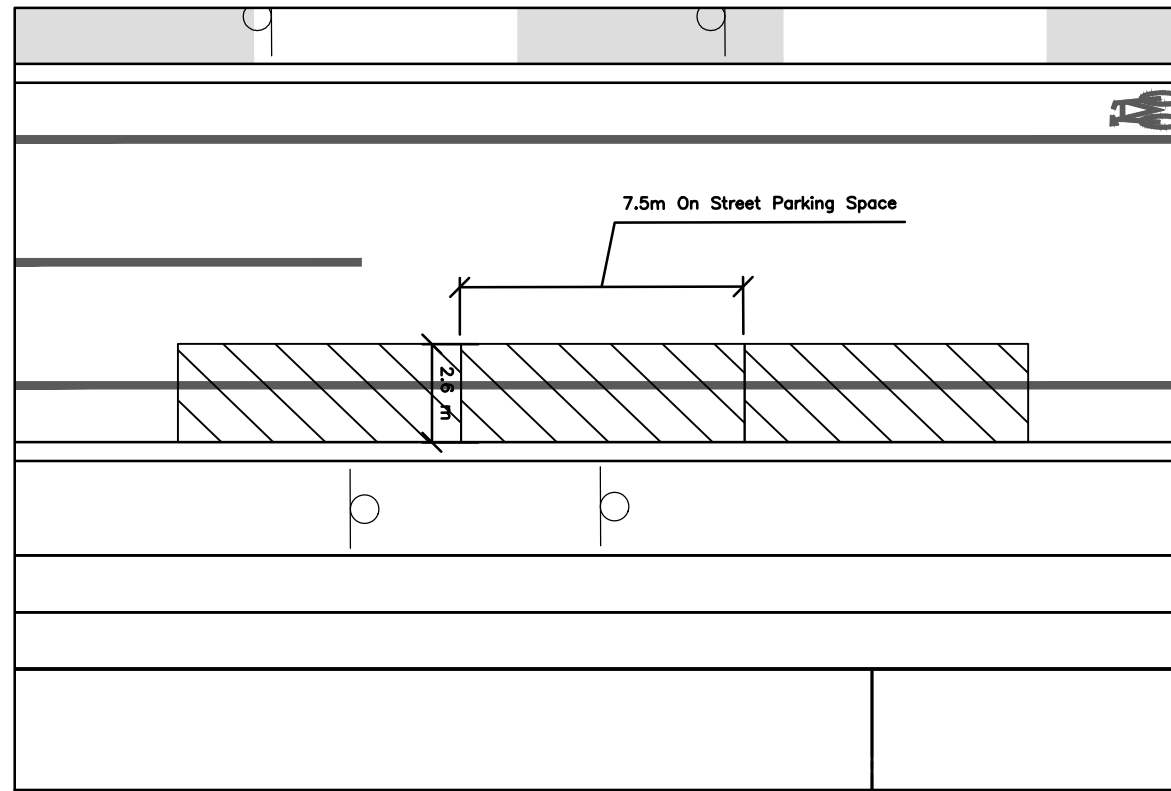
## Appendix C: Parking Plan

**LEGEND**

|                                                                                   |                                               |
|-----------------------------------------------------------------------------------|-----------------------------------------------|
|  | LIMIT OF SITE                                 |
|  | STANDARD STREET PARKING<br>SPACE (7.5 x 2.6m) |

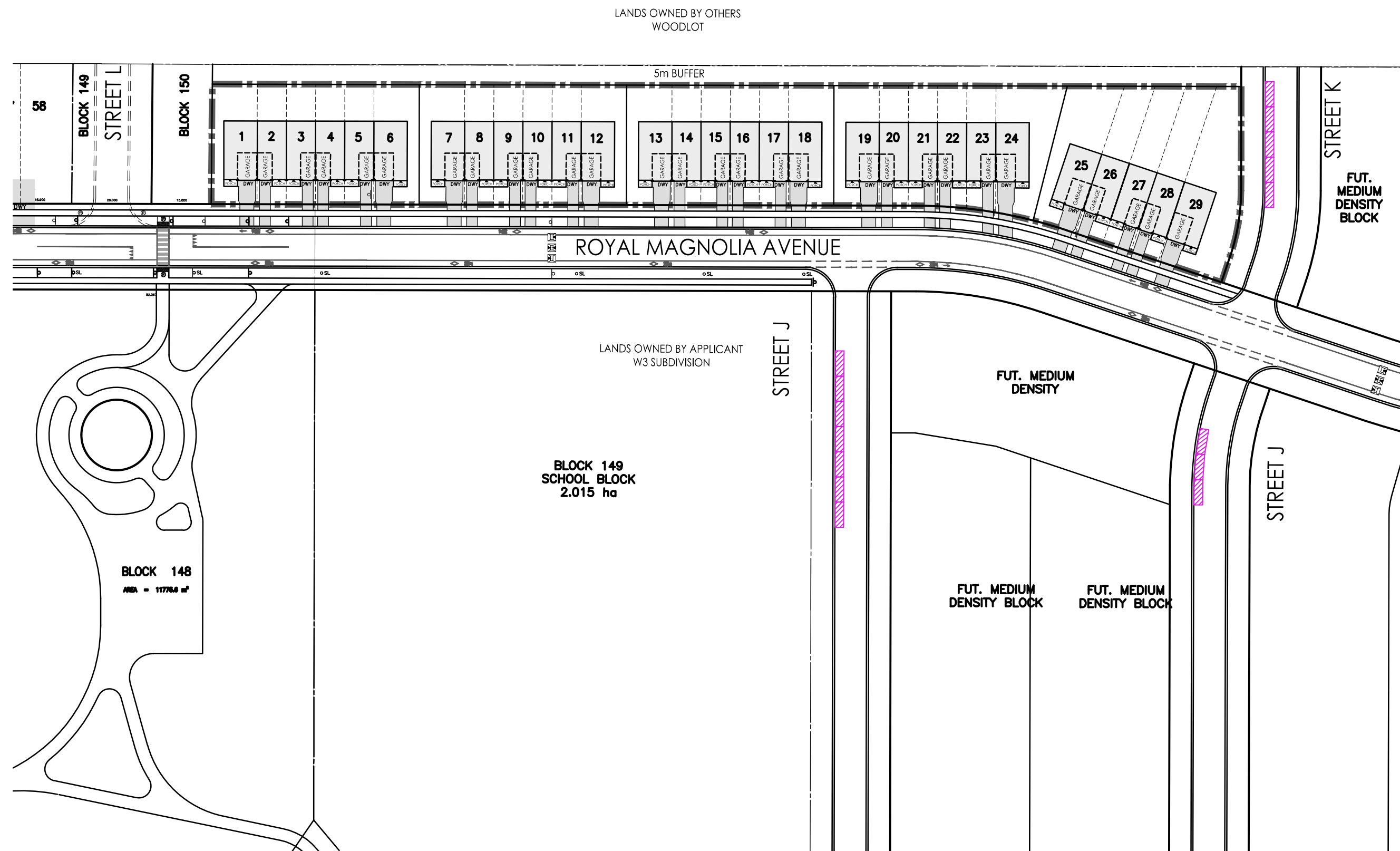
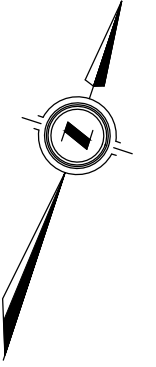
 LIMIT OF SITE  
STANDARD STREET PARKING SPACE (7.5 x 2.6m)

|                                                                      |             |
|----------------------------------------------------------------------|-------------|
| BLOCK 44 DESIGN DATA:                                                |             |
| TOTAL NUMBER OF SINGLE FAMILY LOTS (LESS THAN 11m)                   | = 29 LOTS   |
| TOTAL NUMBER OF STREET PARKING THAT IS REQUIRED (1 SPACE PER 2 LOTS) | = 15 SPACES |
| TOTAL NUMBER OF STREET PARKING PROVIDED                              | = 15 SPACES |



### ON STREET PARKING DETAIL

Scale 1:200

[illegible]

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12/22/2025 3:46:35 PM by:Kerwell, Cynthia

# D

## Appendix D: Zoning Data Sheets

ZONING DATA SHEET – ZONING BY-LAW AMENDMENT

To be completed by Applicant as part of Complete Application

File No.

|                                                                                                          |                                            |
|----------------------------------------------------------------------------------------------------------|--------------------------------------------|
|                                                                                                          |                                            |
| Municipal street address: 3645 Bostwick Road                                                             |                                            |
| Legal Description: PART LOTS 74 & 75, ETR, WESTMINSTER TWP, DESIGNATED AS PARTS 1, 2 & 3, PLAN 33R-20809 |                                            |
| Street Frontage / Street Flankage (name): Bostwick Road and Royal Magnolia Avenue                        |                                            |
| Existing Zone(s) in Z.-1 Zoning By-law: UR                                                               | Proposed Zone(s) in Zoning By-law: R4-6( ) |

| (a) Use                                                             | Street Townhouses         | Street Townhouses    |
|---------------------------------------------------------------------|---------------------------|----------------------|
| (b) Lot Area (m²) Min                                               | 145                       | 220 (interior lots)  |
| (c) Lot Frontage (m) Min                                            | 7.0                       | 7.3 (typical)        |
| (d) Front Yard Depth (m) Main Building/<br>Garage (m) Min           | 3.0 to 6.0                | 6.0                  |
| (e) Rear Yard Depth (m) Min                                         | 7.0 (no rear yard access) | 9.2 (typical)        |
| (f) Interior Yard Depth (m) Min                                     | 1.2 and 0.0               | 3.0 and 0.0          |
| (g) Interior Yard Depth (m) Min                                     |                           |                      |
| (h) Exterior Yard Depth (m) Min                                     | 6                         | 6.2                  |
| (i) Lot Coverage (%) Max                                            | 45                        | 49.2 (interior lots) |
| (j) Landscaped Open Space (% Min)                                   | 30                        | 40.2 (interior lots) |
| (k) Height (m) Max                                                  | 12.0                      | ~7.0                 |
| (l) Off-street Parking Min (rate/number)                            | 1 space/unit = 29         | 58                   |
| (m) Bicycle Parking Min (rate/number)                               |                           |                      |
| (n) Parking Area Coverage (%) Max                                   |                           |                      |
| (o) Parking Set Back Min                                            |                           |                      |
| (p) Gross Floor Area (m²) Max                                       |                           |                      |
| (q) Gross Floor Area For Specific Uses<br>(m²) Max                  |                           |                      |
| (r) Yard Encroachments (if applicable)                              |                           |                      |
| (s) Density Max (rate/number) (see<br>Section 3.4 1) for mixed-use) |                           |                      |
| (t) Special Provisions                                              |                           |                      |
| (u) Other By-law Regulations                                        |                           |                      |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
|-----------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                               |
| <div><div>NOTE:</div><div><div><div>• Please be sure to carefully review and include data / details related to:<div><div>- General Provisions (Section 4) of the Zoning By-law</div><div>- Zones and Zone Symbols (Section 3) of the Zoning By-law</div><div>- Regulations Section and Table for Proposed Zone</div><div>- Zoning By-law Definitions</div></div></div></div><div><div>• The Applicant is responsible for submitting complete &amp; accurate information on the Zoning Data Sheet and associated plans.</div></div><div><div>• Failure to provide complete &amp; accurate information on the Zoning Data Sheet and associated plans will result in processing delays, and may require the submission of a revised Zoning By-law amendment application.</div></div></div></div> |

ZONING DATA SHEET – ZONING BY-LAW AMENDMENT

To be completed by Applicant as part of Complete Application

File No.

|                                                                                                          |                                           |
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|                                                                                                          |                                           |
| Municipal street address: 3645 Bostwick Road                                                             |                                           |
| Legal Description: PART LOTS 74 & 75, ETR, WESTMINSTER TWP, DESIGNATED AS PARTS 1, 2 & 3, PLAN 33R-20809 |                                           |
| Street Frontage / Street Flankage (name): Bostwick Road and Royal Magnolia Avenue                        |                                           |
| Existing Zone(s) in Z.-1 Zoning By-law: ER                                                               | Proposed Zone(s) in Zoning By-law: OS5( ) |

| (a) Use                                                             | Conservation lands | Conservation lands |
|---------------------------------------------------------------------|--------------------|--------------------|
| (b) Lot Area (m²) Min                                               | 4,000              | 1,290              |
| (c) Lot Frontage (m) Min                                            | 15.0               | 5.0                |
| (d) Front Yard Depth (m) Main Building/<br>Garage (m) Min           |                    |                    |
| (e) Rear Yard Depth (m) Min                                         |                    |                    |
| (f) Interior Yard Depth (m) Min                                     |                    |                    |
| (g) Interior Yard Depth (m) Min                                     |                    |                    |
| (h) Exterior Yard Depth (m) Min                                     |                    |                    |
| (i) Lot Coverage (%) Max                                            |                    |                    |
| (j) Landscaped Open Space (% Min)                                   |                    |                    |
| (k) Height (m) Max                                                  |                    |                    |
| (l) Off-street Parking Min (rate/number)                            |                    |                    |
| (m) Bicycle Parking Min (rate/number)                               |                    |                    |
| (n) Parking Area Coverage (%) Max                                   |                    |                    |
| (o) Parking Set Back Min                                            |                    |                    |
| (p) Gross Floor Area (m²) Max                                       |                    |                    |
| (q) Gross Floor Area For Specific Uses<br>(m²) Max                  |                    |                    |
| (r) Yard Encroachments (if applicable)                              |                    |                    |
| (s) Density Max (rate/number) (see<br>Section 3.4 1) for mixed-use) |                    |                    |
| (t) Special Provisions                                              |                    |                    |
| (u) Other By-law Regulations                                        |                    |                    |

|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
|-------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------------|--|
|                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                                 |  |
| <p><b>NOTE:</b></p> <ul style="list-style-type: none"><li>• Please be sure to carefully review and include data / details related to:<ul style="list-style-type: none"><li>- General Provisions (Section 4) of the Zoning By-law</li><li>- Zones and Zone Symbols (Section 3) of the Zoning By-law</li><li>- Regulations Section and Table for Proposed Zone</li><li>- Zoning By-law Definitions</li></ul></li><li>• The Applicant is responsible for submitting complete &amp; accurate information on the Zoning Data Sheet and associated plans.</li><li>• Failure to provide complete &amp; accurate information on the Zoning Data Sheet and associated plans will result in processing delays, and may require the submission of a revised Zoning By-law amendment application.</li></ul> |  |

