



NOTICE OF PLANNING APPLICATION AND PUBLIC MEETING

Official Plan and Zoning By-law Amendments

**3680 and 3700 Colonel Talbot Road, 3645 Bostwick Road,
and 6985, 6595 and 6555 Royal Magnolia Avenue**

File: OZ-26096

Applicant: York Developments

What is Proposed?

Official Plan and Zoning amendments to allow:

- Adding a site-specific policy to The London Plan to permit a maximum of 2,500 m² of commercial GFA within a portion of the subject lands and reposition the Green Space Place Type to align with the proposed revised location of the park adjacent to the SWM block;
- Redesignate portions of the subject lands from Medium Density Residential to Low Density Residential and reposition the Open Space and Environmental Review designation within the subject lands in SWAP;
- Adding R2-1 and R4-6 Special Provisions Zones and revising existing zoning to support the proposed development.



LEARN MORE & PROVIDE INPUT

You are invited to provide comments for consideration by Council, and/or attend a public meeting of the Planning and Environment Committee at which Council will consider this application, to be held:

Meeting Date and Time: Tuesday, September 29, 2026, no earlier than 1:00 p.m.

Please monitor the City's website closer to the meeting date to find a more precise meeting start time:
<https://london.ca/government/council-civic-administration/council-committee-meetings>

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 consideration by Council, comments must be provided by **August 26, 2026**

For more information and/or to provide comments:

Archi Patel

apatel@london.ca

519-661-CITY (2489) ext. 5069

Planning & Development, City of London

London ON PO Box 5035 N6A 4L9

File: OZ-26096

london.ca/planapps

To speak to your Ward 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: August 12, 2026

Application Details

The application proposes amendments to The London Plan, the Southwest Area Secondary Plan, and the Zoning By-law. in association with draft Approved Plans of Subdivision 39T-24501(Sunset Creek Subdivision) and 39T-17503 (Magnolia Fields Subdivision). A Redline Revision to the Draft Approved Plan of Subdivision, reflecting the proposed changes, will be submitted at a later date.

The proposed amendments are summarized below.

Requested Amendment to The London Plan and Southwest Area Secondary Plan (SWAP)

To amend the Official Plan, The London Plan, to **REVISE** Map 1 – Place Types of The London Plan to redesignate the Green Space Place Type applied to park block (Block 22) of the Draft Approved Plan of Subdivision (39T-24501) to reflect the proposed revised location of the park block adjacent to the SWM block (Block 30); and to **ADD** a site-specific policy to Map 7 – Specific Policy Areas of The London Plan to permit a maximum of 2,500 m² of commercial gross floor area (GFA) within Block 20 of the Draft Approved Plan of Subdivision (39T-24501). Additionally, to amend the Southwest Area Secondary Plan to **REVISE** Schedule 8 – Bostwick Residential Neighbourhood by redesignating portions of the subject lands, including Blocks 37, 40, 41, 42 and 43 of the Draft Approved Plan of Subdivision, from Medium Density Residential to Low Density Residential. Additionally, to **REVISE** Schedule 9 – North Lambeth Residential by redesignating portions of the subject lands, including Blocks 13, 14, 15 and 33 of the Draft Approved Plan of Subdivision (39T-17503), from Medium Density Residential to Low Density Residential and repositioning the Open Space and Environmental Review designation applied to park block (Block 22) of the Draft Approved Plan of Subdivision (39T-24501) to reflect the proposed revised location of the park block adjacent to the SWM block (Block 30).

Requested Zoning By-law Amendment

The application proposes to change the zoning of the subject lands to permit the proposed residential and commercial uses and to establish site-specific regulations. The proposed zoning is summarized below.

To change the zoning of 3680 and 3700 Colonel Talbot Road **FROM** a Residential R6 Special Provision/Residential R8 Special Provision/Residential R9 Special Provision (R6-5(120)/R8-4(111)/R9-3(25)*H32*D120) Zone, Residential R6 Special Provision/Residential R8 Special Provision/Residential R9 Special Provision (R6-5(120)/R8-4(112)/R9-3(25)*H32*D120) Zone, Residential R6 Special Provision/Residential R8 Special Provision/Residential R9 Special Provision/Convenience Commercial CC6 Special Provisions (R6-5(120)/R8-4(112)/R9-3(25)*H32*D120/CC6(14)) Zone, Residential R6 Special Provision/Residential R8 Special Provision (R6-5(119)/R8-4(110)) Zone, Residential R8 Special Provision/Convenience Commercial CC6 Special Provision (R8-4(49)/CC6(11)) Zone, Residential R9 Special Provision (R9-7(51)*H24) Zone, holding Residential R6 Special Provision/Residential R8 Special Provision (h8*h125*R6-5(63)/R8-3(6)) Zone, holding Residential R6 Special Provision/Residential R8 Special Provision/Residential R9 Special Provision (h8*h125*R6-5(64)/R8-4(52)/R9-3(18)*H24*D100), holding Residential R6 Special Provision/Residential R8 Special Provision/Residential 9 Special Provision (h8*h125*R6-5(64)/R8-4(52)/R9-3(17)*H32*D100) Zone, holding Residential 9 Special Provision/Commercial Convince CC6 Special Provision (h8*h125*R9-3(16)*H24*D100/CC6(13)) and an Open Space OS1 **TO** a Residential R6 Special Provision/Residential R8 Special Provision/Residential R9 Special Provision (R6-5(120)/R8-4(112)/R9-3(25)*H32*D120) Zone, Residential R2 Special provision/Residential R4 Special Provision (R2-1(_)/R4-6(_)), Residential R6 Special Provision/Residential R8 Special Provision/Residential R9 Special Provision/Convenience Commercial CC6 Special Provisions (R6-5(120)/R8-4(112)/R9-3(25)*H32*D120/CC6(14)) Zone, holding Residential R6 Special Provision/Residential R9 Special Provision/Commercial Convince CC6 Special Provision (h8*h125*R6-5(120)/R9-3(16)*H24*D100/CC6(13)) and an Open Space OS1 Zone.

Area 1 (Blocks 18 and 19 (39T-24501)):

The application proposes to extend the R8-4(112) Zone currently applied to Block 19 to Block 18, replacing the existing R8-4(111) Zone.

Area 2 (Block 20 (39T-24501)):

The application proposes to revise the CC6(14) Zone to accommodate the proposed neighbourhood-oriented commercial plaza, including increased total commercial GFA, increased maximum GFA for individual uses, single-use buildings and accessory drive-through facilities.

Areas 3 to 8 and the eastern portion of Area 1 (Block 23 (39T-17503, Phase 1), Block 13 to 15, and 22 (39T-24501), Block 42 & 43 (39T-17503, Phase 1), Block 37 (39T-17503, Phase 3), Block 41 (39T-17503, Phase 3), Block 40 (39T-17503, Phase 3), Eastern portion of Block 18 & 19 (39T-24501)) :

The application proposes Residential R2 Special Provision/ Residential R4 Special Provision (R2-1(_)/R4-6(_)) Zones to permit the proposed low-rise residential development, including single detached, semi-detached, duplex and street townhouse dwellings.

Area 4 (Block 22 (39T-24501)):

The application proposes to reposition the OS1 Zone applied to the park block adjacent to the stormwater management block (Block 30).

Area 9 (Block 39 (39T-17503, Phase 3)):

The application proposes to add R6-5(120) as an additional permitted zoning permission to facilitate cluster housing opportunities adjacent to Bostwick Road.

Royal Magnolia Avenue:

The application proposes to remove the maximum 6.0 metre main building setback requirement from the R1-3(23), R2-1(17), R2-3(5), R4-6(12) and R8-4(50) Zones applicable along the Royal Magnolia Avenue corridor.

The specific regulations proposed for the R2-1 Special Provision, R4-6 Special Provision and CC6(14) Zones are summarized in the table below.

Zone	Regulation	Required	Proposed by Applicant
R2-1(_) Area 3 to 8 and eastern portion of Area 1	Front Yard Setback, Main Dwelling (minimum)	4.5 metres	3.0 metres
	Front Yard Setback, Garages (minimum)	6.0 metres	6.0 metres
	Interior Side Yard (minimum)	Refer to Residential R2 Zone - Sections 6.3.2 (a), (b), (c), (d) and (e)	1.2 metres
	Lot Coverage (Maximum)	45%	45%
	Other Provision		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.
	Other Provision	Minimum Lot Area for Semi-Detached 430 m ² , and Minimum Lot	Semi-detached dwelling lots may have a minimum lot

		Area for One Unit of Semi-Detached 200 m ² Minimum Lot Frontage for Semi-Detached 18 m, and Minimum Lot Frontage for One Unit of Semi-Detached 8.5 metres	frontage of 14.0 metres, or 7.0 metres minimum for one unit of a semi-detached dwelling.
R4-6() Area 3 to 8 and eastern portion of Area 1	Lot Frontage (Minimum)	5.5 metres per unit	7.0 metres per unit
	Front Yard Setback, Main Dwelling (minimum)	4.5 metres	3.0 metres
	Front Yard Setback, Garages (minimum)	6.0 metres	6.0 metres
	Interior Side Yard (minimum)	Refer to Residential R4 Zone – Table 8.3	1.2 metres
	Other Provision		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.
CC6(14) Area 2	Additional Uses		i) Notwithstanding Section 29.3 3) to the contrary, single use buildings are permitted. ii) Notwithstanding Section 29.3 4) to the contrary, drive-through facilities are permitted as an accessory use.
	Regulation		Dwelling Units are restricted to the 2nd floor and above, and the regulations of the R8-4(112) Zone shall apply if dwelling units are included in the building.
	Ground Floor Height (Minimum)		4.0 metres
	Total Gross Floor Area (Maximum)	1000 m ²	2500 m ²
	Other		Notwithstanding Section 29.3 to the contrary, the maximum gross floor area for all individual uses is 380 square metres (4,090 sq. ft.).

The London Plan and the Zoning By-law are available at london.ca.

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.

Planning Policies

The subject lands are designated Neighbourhoods and Green Space on Map 1 of The London Plan, which permits residential uses along with a limited range of neighbourhood-oriented retail, institutional, and office uses. Under the Southwest Area Secondary Plan, the lands are designated Low Density Residential, Medium Density Residential and Open Space and Environmental Review within the North Lambeth Residential Neighbourhood.

Notification of Council 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.

Right to Appeal to the Ontario Land Tribunal*

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

*Please see the *Planning Act* for updated appeal requirements.

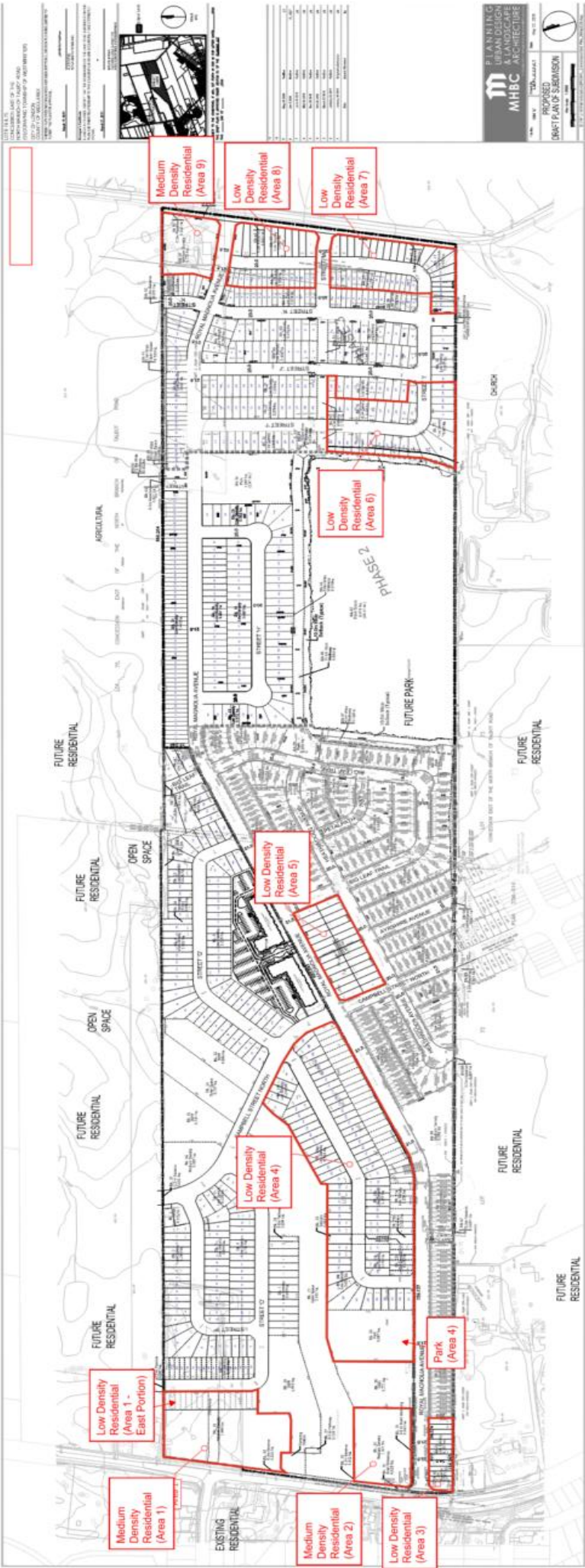
Notice of Collection of Personal Information

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 the Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

Accessibility

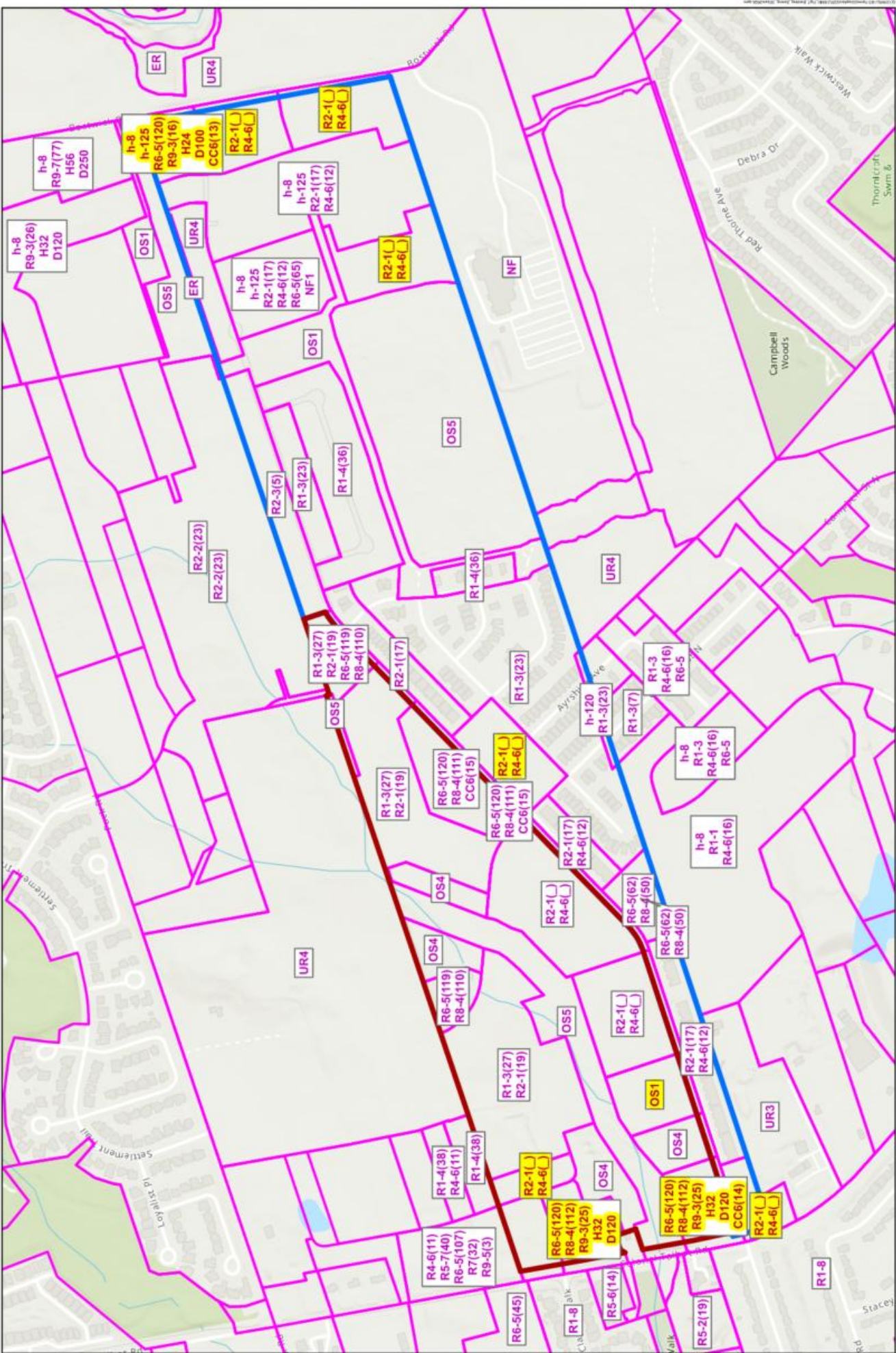
The City of London is committed to providing accessible programs and services for supportive and accessible meetings. We can provide you with American Sign Language (ASL) interpretation, live captioning, magnifiers and/or hearing assistive (t coil) technology. Please contact us at plandev@london.ca by September 18, 2026 to request any of these services.

Location Map



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

Requested Zoning



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