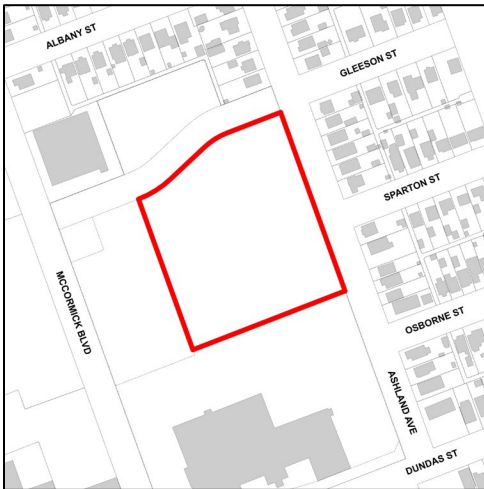




# NOTICE OF APPLICATION AND PUBLIC MEETING

## Site Plan Control Application

### 447 Ashland (part of 1156 Dundas Street)



**File: SPA23-074**

**Applicant: Extendicare c/o GSP Group Inc.**

#### What is Proposed?

Site Plan Approval to allow for the development of a long-term care facility with:

- A three storey building with a height of 13.5m
- A total of 192 beds
- A total of 79 vehicle parking spaces and 27 bicycle parking spaces

A request to sever approximately 1.5ha from the larger parcel has been submitted through application B.010/23.

## YOU ARE INVITED!

You are invited to a public meeting of the Planning and Environment Committee to be held:

**Meeting Date and Time:** Monday, September 11, 2023, no earlier than 4:00 p.m.

**Meeting Location:** The Planning and Environment Committee Meetings are hosted in City Hall, Council Chambers; virtual participation is also available, please see City of London website for details. Participants will have 5 minutes to provide comments to the Committee.

**Public Comments:** Please provide any public comments to the planner by August 31, 2023

For more information contact:

Planner: Sonia Wise

[swise@london.ca](mailto:swise@london.ca)

519-661-CITY (2489) ext.5887

Planning & Development, City of London,

300 Dufferin Avenue, 6<sup>th</sup> floor

London ON PO BOX 5035 N6A 4L9

[london.ca/planapps](http://london.ca/planapps)

To speak to your Ward Councillor:

Susan Stevenson

[sstevenson@london.ca](mailto:sstevenson@london.ca)

519-661-CITY (2489) ext.4004

**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 15, 2023

# Application Details

Commonly Used Planning Terms are available at [london.ca/planapps](http://london.ca/planapps).

## **Current Zoning**

**Zone:** h-5\*h-67\*h-120\*h-149\*h-203\*h-204-h-205\*R6-5(41); h-5\*h-67\*h-120\*h-149\*h-203\*h-204\*h-205\*R6-4(41)\*H15

**Permitted Uses:** single detached dwelling; semi-detached dwelling; duplex dwelling; triplex dwelling; townhouse dwelling; stacked townhouse dwelling; apartment building; fourplex dwelling; continuum-of-care facility; retirement homes; senior citizen apartment buildings

**Residential Density:** 125 units per hectare

**Height:** 13.5m – 15m

## **Holding Provisions**

h-5: The purpose of the “h-5” holding provision is to ensure that development takes a form compatible with adjacent land uses, agreements shall be entered into following public site plan review specifying the issues allowed for under Section 41 of the *Planning Act, R.S.O. 1990, c. P.13*, prior to the removal of the “h-5” symbol.

h-67: To address concerns of site contamination, a Record of Site Condition shall be carried out by a qualified professional and submitted to the Ministry of the Environment. The City of London will remove the “h-67” holding provision once the Ministry is satisfied that the Record of Site Condition is satisfactory.

h-120: To ensure the orderly development of lands, the ‘h-120’ requires a Traffic Impact Study to be completed and accepted, and the recommendations be implemented through a development.

h-149: To ensure the orderly development of the lands, sanitary and stormwater servicing reports have been prepared and confirmation that sanitary and stormwater management systems are implemented.

h-203: to ensure the orderly development of lands, a development agreement associated with a plan of subdivision that provides for the dedication and construction of Gleeson Street to municipal standards, between Ashland Avenue and McCormick Boulevard as proposed in the Concept I as part of a future development proposal.

h-204: To encourage high quality urban design for the redevelopment of the former McCormick factory site, a development which, with minor variations is consistent with the conceptual site plan attached as Schedule 1 to the amending by-law and with the Urban Design Guidelines attached as Schedule 2.

h-205: a Land Use compatibility report associated with a site plan is undertaken to provide direction on how the proposed sensitive land uses can be appropriately designed, buffered or separated from the existing major facilities to prevent or mitigate potential adverse impacts.

## **How Can You Participate in the Planning Process?**

Written comments may be mailed or emailed to Planning and Development, City of London, P.O. Box 5035, London ON, N6A 4L9. Please refer to the file number or municipal address in all correspondence with City staff. Your opinion on this application is important. Comments will be reviewed and summarized in a report that will be submitted to the Planning and Environment Committee of City Council for consideration. The ways you can participate in the City’s planning review and decision making process are summarized below. For more detailed information about the public process, go to the [Participating in the Planning Process](http://london.ca/participating-in-the-planning-process) page at [london.ca](http://london.ca).

## **See More Information**

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

- Contacting the City’s Planner listed on the first page of this Notice; or
- Viewing the application-specific page at [london.ca/planapps](http://london.ca/planapps)
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

## **Attend This Public Participation Meeting**

The Planning and Environment Committee will review and consider the proposed Site Plan. You will be invited to provide your comments at this public participation meeting.. Participants will have 5 minutes to provide their comments. A neighbourhood or community association may exist in your area. If it reflects your views on this application, you may wish to select a

representative of the association to speak on your behalf at the public participation meeting. Neighbourhood Associations are listed on the [Neighbourgood](#) website. The Planning and Environment Committee will make a recommendation to Council, which will make its decision at a future Council meeting.

## What Are Your Legal Rights?

### Notification of Council Decision

If you wish to be notified of the decision of the City of London on the proposed site plan application, 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](mailto:docservices@london.ca). You will also be notified if you speak to the Planning and Environment Committee at the public meeting about this application and leave your name and address with the Secretary of the Committee.

### Right to Appeal to the Ontario Land Tribunal

Under Section 41(12) of the *Planning Act*, only the owner has the right of appeal to the Ontario Land Tribunal of the Approval Authority's conditions of plan approval or the terms to be included in an agreement. In addition, only the owner can appeal to the Ontario Land Tribunal if the Approval Authority neglects to make a decision within 30 days from the date of acceptance of the application. As a result, it is most important that you provide your comments to the relevant staff member and attend the public meeting to present your concerns.

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

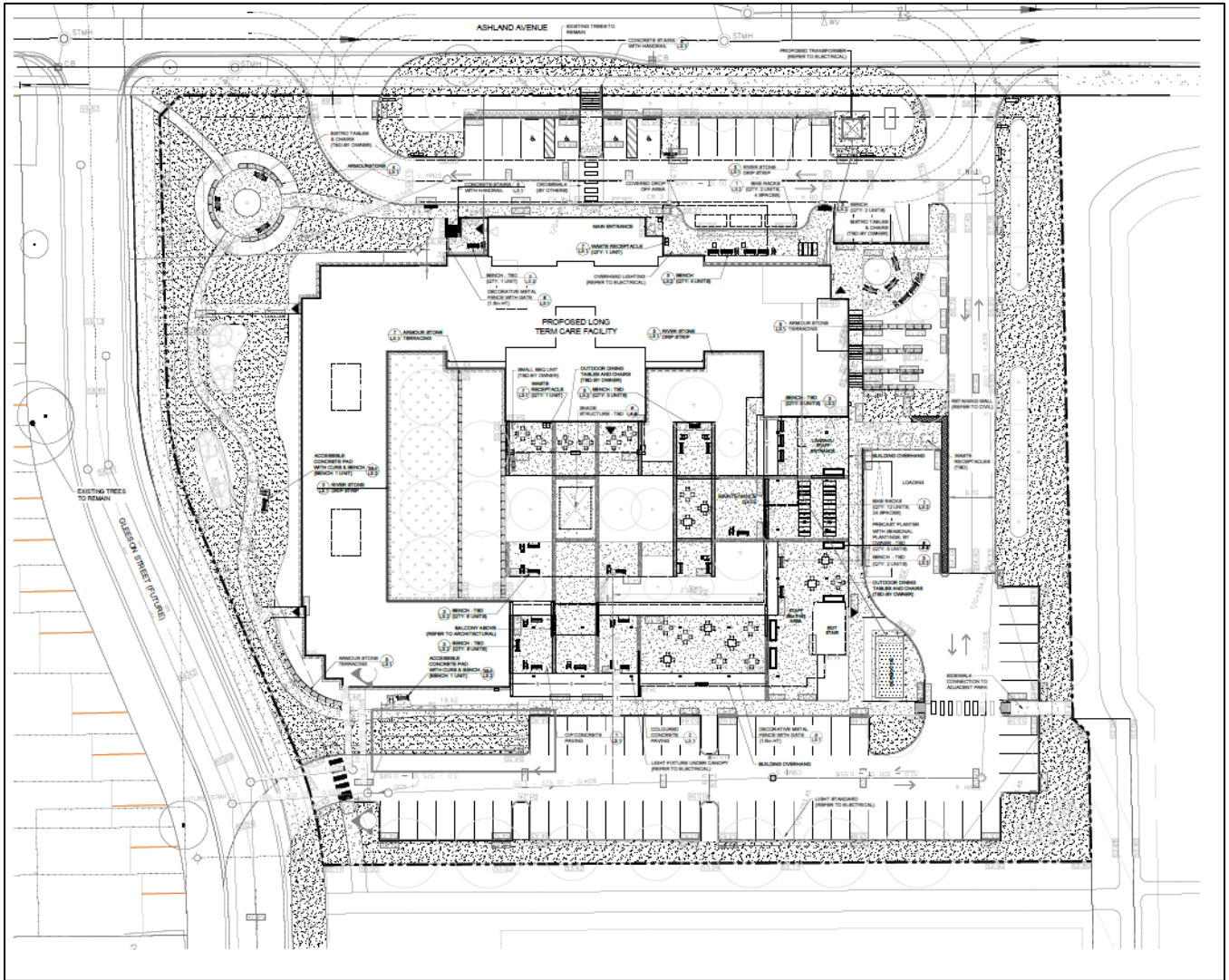
### Notice of Collection of Personal Information

Personal information collected and recorded at the Public Participation Meeting, or through written submissions on this subject, is collected under the authority of the *Municipal Act*, 2001, as amended, and the *Planning Act*, 1990 R.S.O. 1990, c.P.13 and will be used by Members of Council and City of London staff in their consideration of this matter. The written submissions, including names and contact information and the associated reports arising from the public participation process, will be made available to the public, including publishing on the City's website. Video recordings of the Public Participation Meeting may also be posted to the City of London's website. Questions about this collection should be referred to the City Clerk, 519-661-CITY(2489) ext. 4937.

**Accessibility – Alternative accessible formats or communication supports are available upon request. Please contact [accessibility@london.ca](mailto:accessibility@london.ca) or 519-661-CITY(2489) extension 2425 for more information.**



# Site Plan

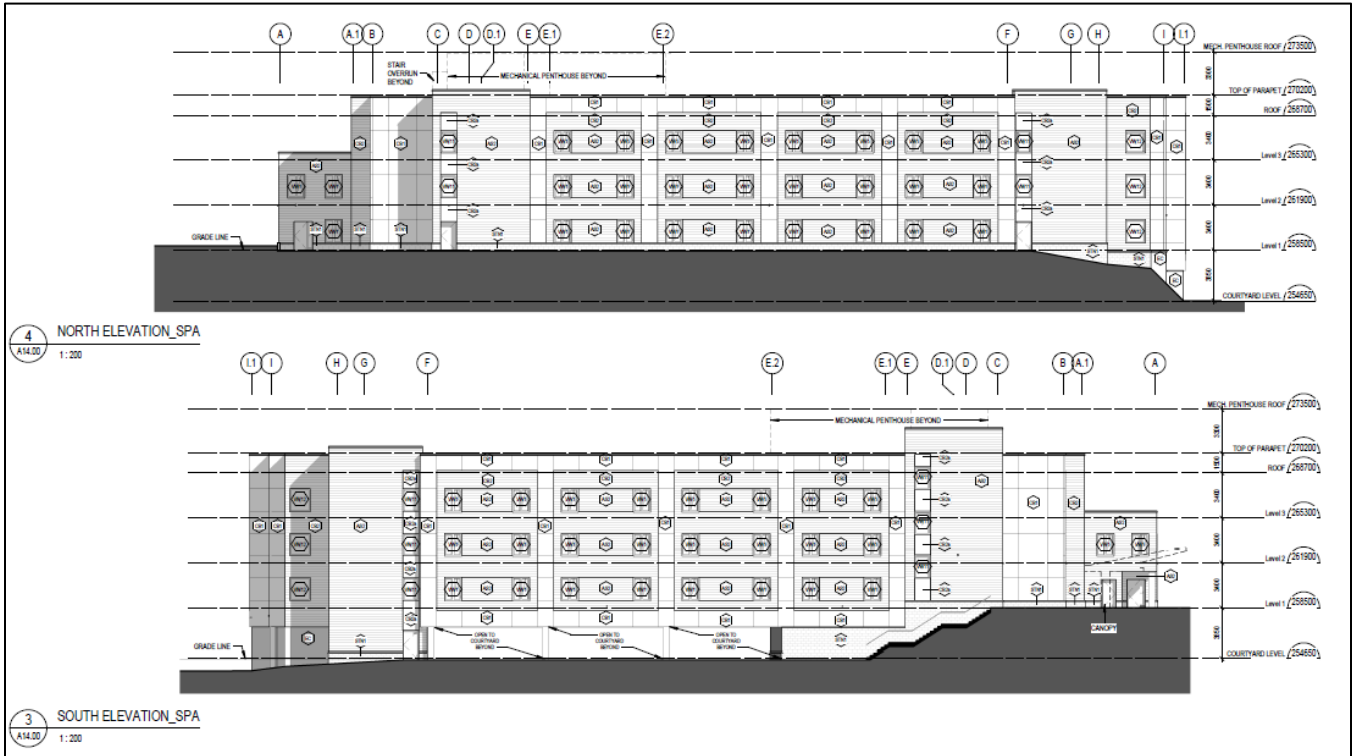


# Building Rendering



View from Ashland Avenue

# Building Elevations



**North and South Elevations**



**West and East Elevations**

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