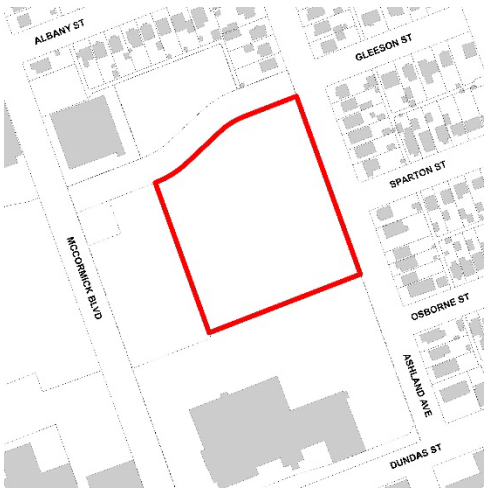


# NOTICE OF PLANNING APPLICATION

## Intent to Remove Holding Provision

### 447 Ashland Avenue



**File:** H-9694

**Applicant:** Extendicare Inc.

#### What is Proposed?

Removal of Holding Provision(s) regarding:

- Regarding compatible development with adjacent land uses
- Regarding addressing concerns of site contamination
- To ensure the orderly development of lands:  
Traffic Impact Study
- To ensure the orderly development of the lands:  
Stormwater and Sanitary
- To encourage high quality urban design
- To ensure the orderly development of lands and  
Land Use Compatibility

## LEARN MORE & PROVIDE INPUT

Please provide any comments by **February 12, 2024**

Archi Patel

[apatel@london.ca](mailto:apatel@london.ca) & [bpage@london.ca](mailto:bpage@london.ca)

519-661-CITY (2489) ext. 5069

City of London, 300 Dufferin Avenue, 6<sup>th</sup> Floor,

London ON PO BOX 5035 N6A 4L9

File: H-9694

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

**Susan Stevenson**

519-661-CITY (2489) ext. 4004

# Application Details

## Request to Remove Holding Provision(s)

Possible change to Zoning By-law Z.-1 by deleting the of Holding h-5, h-67, h-120, h-149, h-203, h-204 and h-205 Provisions from the subject lands. The removal of the holding provision(s) is contingent on:

h-5: Purpose: 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. Permitted Interim Uses: Existing uses. (Z.-1-94236)

h-67: Purpose: 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: Purpose: To ensure the orderly development of lands, the "h-120" symbol shall not be deleted until a Traffic Impact Study has been completed and the accepted recommendations have been implemented through a development agreement all to the satisfaction of the City Engineer and the General Manager of Planning and Development.

h-149: Purpose: To ensure the orderly development of the lands the symbol shall not be deleted until sanitary and stormwater servicing reports have been prepared and confirmation that sanitary and stormwater management systems are implemented to the satisfaction of the City Engineer.

h-203: Purpose: To ensure the orderly development of lands, the "h-203" symbol shall not be deleted until a development agreement associated with plan of subdivision provides for the dedication and construction of Gleeson Street to municipal standards, between Ashland Avenue and McCormick Boulevard, as proposed in the Concept Plan, attached as Schedule "1" of the amending by-law, as part of a future development proposal.

h-204: Purpose: To encourage high quality urban design for the redevelopment of the former McCormick factory site, a development which, with minor variations at the discretion of the Managing Director, Planning and City Planner, 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" of the amending by-law, will be assessed during the site plan approval/review process and a development agreement is entered into with the City of London prior to the removal of the "h-204" symbol.

h-205: Purpose: To ensure the orderly development of lands, the "h-205" symbol shall not be deleted until a Land Use Compatibility report associated with a site plan is undertaken which provides direction on how the proposed sensitive land uses can be appropriately designed, buffered and/or separated from the existing major facilities to prevent or mitigate potential adverse effects.

## 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
- Opportunities to view any file materials in-person by appointment can be arranged through the file Planner.

## Reply to this Notice of Application

The Planning and Environment Committee will not hear representations from the public on this matter; however, inquiries and comments regarding the amendment may be made by contacting the City's Planner listed on the first page of this Notice. The Delegated Authority for the City of London will consider removing the holding provision as it applies to the lands described above, no earlier than February 12, 2024.

## Notice of Collection of Personal Information

Personal information collected 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 this Notice, will be made available to the public, including publishing on the City's website. Questions about this collection should be referred to Evelina Skalski, Manager, Records and Information Services 519-661-CITY(2489) ext. 5590.

**Accessibility**

Alternative accessible formats or communication supports are available upon request. Please contact [plandev@london.ca](mailto:plandev@london.ca) for more information.