Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

ISSUE DATE: July 27, 2026 **CASE NO(S).:** OLT-26-000331

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

Appellant:	Hampton Group Inc. and Ravensworth Inc.
Subject:	By-law No. Z.I-263426
Description:	Appealing Zoning By-law No. Z.I-263426
Reference Number:	Z.-1-263426
Property Address:	Various Properties
Municipality:	City of London
OLT Case No.:	OLT-26-000331
OLT Lead Case No.:	OLT-26-000331
OLT Case Name:	Hampton Group Inc. and Ravensworth Inc. v. London (City)

Heard: July 17, 2026 by video hearing

APPEARANCES:

Parties	**Counsel**
Hampton Group Inc. and Ravensworth Inc.	Jessica De Marinis Jennifer Meader (*in absentia*)
City of London	Laura McFalls

MEMORANDUM OF ORAL DECISION DELIVERED BY S. BOBKA ON JULY 17, 2026 AND ORDER OF THE TRIBUNAL

INTRODUCTION

[1] This was the first Case Management Conference ("CMC") for an appeal by

Hampton Group Inc. and Ravensworth Inc. (together “Appellant”) pursuant to s. 34(19) of the *Planning Act* regarding Zoning By-law No. Z.-1-263426 ("ZBA") which was passed by the Council of the City of London (“City”) to temporarily restrict the development of new Additional Residential Units (“ARU”) pending completion of a land use study.

[2] On November 4, 2025, the City passed a resolution directing Staff to bring forward a by-law to amend the provisions related to ARUs in Zoning By-law No. Z.-1. Interim Control By-law ICBL CP-1600-300 (“ICBL”) was passed as a result.

[3] On March 3, 2026, the City passed the ZBA, which amends Zoning By-law No. Z.-1 to give effect to the interim control provisions established under the ICBL on all lands within the City. The ZBA introduces amendments to the parent Zoning By-law No. Z.-1, and specifically the ARU regulations set out in Section 4.37. The amendments relate to maximum bedroom counts and gross floor area for ARUs.

[4] On March 12, 2026, the Notice of Passing of the ZBA was delivered.

[5] On March 25, 2026, the Appellant appealed the ZBA.

NOTICE

[6] The Tribunal received an Affidavit of Service, declared by Michael Schulthess, and marked it as **Exhibit 1.** Upon review, and with no concerns raised at the CMC, the Tribunal determined that proper notice of this CMC had been provided and that no further notice was required.

STATUS REQUESTS

[7] The Tribunal did not receive any requests for either Party or Participant status, and the matter will proceed with the Parties as identified.

UPDATE

[8] Counsel for the Appellant said that the Parties were working well together and had provided a draft Procedural Order ("PO"), on consent, for consideration by the Tribunal. She explained that the Issues List was still in draft form but confirmed that a final version would be provided within one week of this CMC. Based on the issues identified, the Parties anticipated that three hearing days would be required for the hearing on the Merits ("Hearing") and requested that these be set in February 2027, subject to availability on the Tribunal's calendar.

[9] Counsel for the City confirmed that the City agreed with the scheduling of Hearing dates at this time. She clarified that the Parties each anticipated calling one land use planning witness.

TRIBUNAL-LED MEDIATION

[10] The Tribunal highlighted the availability of Tribunal-led mediation and directed the Parties to contact the Case Coordinator to begin an intake assessment, if interested.

NEXT STEPS

[11] Upon consideration, the Tribunal agreed with the proposed path forward and scheduled a three-day Merit hearing to begin on **Wednesday, February 17, 2027,** at **10 a.m**.

[12] Parties are asked to log in to the event at least **15 minutes** before it begins to test their video and audio connections:

GoTo Meeting: https://global.gotomeeting.com/join/656004293

Access code: 656-004-293

[13] Parties are asked to access and set up the application well in advance of the event to avoid unnecessary delay. The desktop application can be downloaded at **GoTo Meeting** or a web application is available: https://app.gotomeeting.com/home.html

[14] Persons who experience technical difficulties accessing the GoTo Meeting application or who only wish to listen to the event can connect to it by calling in to an audio-only telephone line: **+1 (647) 497-9373 or (Toll Free) 1-888-299-1889**. The access code is: **656-004-293**.

[15] Individuals are directed to connect to the event on the assigned date at the correct time. It is the responsibility of the persons participating in the event to ensure that they are properly connected at the correct time. Questions prior to the event may be directed to the Tribunal's Case Coordinator.

[16] As of March 30, 2026, all hearing events are governed by the Tribunal's Artificial Intelligence Practice Direction. This Practice Direction requires a party, participant, or witness to include a declaration within each submitted document if generative AI was used to create or generate content.

[17] The Parties were directed to provide the revised PO, including the finalized Issues List, to the Tribunal for consideration by **Friday, July 24, 2026**. It has since been received and approved, and will govern the proceedings.

ORDER

[18] **THE TRIBUNAL ORDERS** that:

a. A three-day Merit Hearing is set as outlined in paragraph [11] above;

b. The revised Procedural Order, included as **Schedule 1**, is approved and will govern the proceedings.

[19] The Member is not seized and there will be no further notice.

"S. Bobka"

S. BOBKA
MEMBER

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SCHEDULE 1

ISSUE DATE: July 27, 2026 **CASE NO(S).: OLT-24-000956**

PROCEEDING COMMENCED UNDER subsection 34(19) of the *Planning Act, R.S.O. 1990, c.P.13, as amended*

Applicant/Appellant:	Hampton Group Inc. and Ravensworth Inc.
Subject:	By-law No. Z.I-263426
Description:	Appealing Zoning By-law No. Z.I-263426
Reference Number:	Z.-1-263426
Property Address:	Various Properties
Municipality/UT:	City of London
OLT Case No.:	OLT-26-000331
OLT Lead Case No.:	OLT-26-000331
OLT Case Name:	Hampton Group Inc. and Ravensworth Inc. v. London (City)

1. The Tribunal may vary or add to the directions in this procedural order at any time by an oral ruling or by another written order, either on the parties' request or its own motion.

Organization of the Hearing

2. The video hearing will begin on **February 17**, **2027**, at **10:00am**.

3. The parties' initial estimation for the length of the hearing is **3** days. The parties are expected to cooperate to reduce the length of the hearing by eliminating redundant evidence and attempting to reach settlements on issues where possible.

4. The parties and participants identified at the case management conference are set out in Attachment 1 (see the sample procedural order for the meaning of these terms).

5. The issues are set out in the Issues List attached as Attachment 2. There will be no changes to this list unless the Tribunal permits, and a party who asks for changes

may have costs awarded against it.

6. The order of evidence shall be as set out in Attachment 3 to this Order. The Tribunal may limit the amount of time allocated for opening statements, evidence in chief (including the qualification of witnesses), cross-examination, evidence in reply and final argument. The length of written argument, if any, may be limited either on the parties' consent, subject to the Tribunal's approval, or by Order of the Tribunal.

7. Any person intending to participate in the hearing should provide a mailing address, email address and a telephone number to the Tribunal as soon as possible – ideally before the case management conference. Any person who will be retaining a representative should advise the other parties and the Tribunal of the representative's name, address, email address and the phone number as soon as possible.

8. Any person who intends to participate in the hearing, including parties, counsel and witnesses, is expected to review the Tribunal's Video Hearing Guide, available on the Tribunal's website.

9. A party, participant, or witness who intends to submit document(s) to the Tribunal must include a declaration within each submitted document if generative AI was used to create or generate content. A declaration is not required if AI was used to merely suggest changes, provide recommendations, or critique content already created by a human who then considered and manually implemented the changes.

Requirements Before the Hearing

10. A party who intends to call witnesses, whether by summons or not, shall provide to the Tribunal and the other parties a list of the witnesses and the order in which they will be called. This list must be delivered on or before **October 30**, **2026**, and in accordance with paragraph 22 below. A party who intends to call an expert witness must include a copy of the witness' Curriculum Vitae and the area of expertise in which the witness is prepared to be qualified.

11. Expert witnesses in the same field shall have a meeting on or **November 10**, **2026**, and use best efforts to try to resolve or reduce the issues for the hearing. Following the experts' meeting the parties must prepare and file a Statement of Agreed Facts and Issues with the OLT case co-ordinator on or before **November 20**, **2026**.

12. An expert witness shall prepare an expert witness statement, which shall list any reports prepared by the expert, or any other reports or documents to be relied on at the hearing. Copies of this must be provided as in paragraph 13 below. Instead of a witness statement, the expert may file his or her entire report if it contains the required information. If this is not done, the Tribunal may refuse to hear the expert's testimony.

13. Expert witnesses who are under summons but not paid to produce a report do not have to file an expert witness statement; but the party calling them must file a brief outline of the expert's evidence as in paragraph 14 below. A party who intends to call a witness who is not an expert must file a brief outline of the witness' evidence, as in paragraph 14 below.

14. On or before **November 27**, **2026**, the parties shall provide copies of their expert witness statements to the other parties and to the OLT case co-ordinator and in accordance with paragraph 22 below.

15. On or before **January 4**, **2027**, the parties shall confirm with the Tribunal if all the reserved hearing dates are still required.

16. On or before **February 3**, **2027**, the parties shall provide copies of their visual evidence to all of the other parties in accordance with paragraph 22 below. If a model will be used, all parties must have a reasonable opportunity to view it before the hearing.

17. Parties may provide to all other parties and the OLT case co-ordinator a written response to any written evidence on or before **December 16**, **2026**, and in accordance with paragraph 22 below.

18. The parties shall cooperate to prepare a joint document book which shall be shared with the OLT case co-ordinator on or before **February 3**, **2027**.

19. A person wishing to change written evidence, including witness statements, must make a written motion to the Tribunal. *See Rule 10 of the Tribunal's Rules with respect to Motions, which requires that the moving party provide copies of the motion to all other parties 15 days before the Tribunal hears the motion.*

20. A party who provides written evidence of a witness to the other parties must have the witness attend the hearing to give oral evidence, unless the party notifies the Tribunal at least 7 days before the hearing that the written evidence is not part of their record.

21. The parties shall prepare and file a preliminary hearing plan with the Tribunal on or before **February 3**, **2027** with a proposed schedule for the hearing that identifies, as a minimum, the parties participating in the hearing, the preliminary matters (if any to be addressed), the anticipated order of evidence, the date each witness is expected to attend, the anticipated length of time for evidence to be presented by each witness in chief, cross-examination and re-examination (if any) and the expected length of time for final submissions. The parties are expected to ensure that the hearing proceeds in an efficient manner and in accordance with the hearing plan. The Tribunal may, at its discretion, change or alter the hearing plan at any time in the course of the hearing.

22. All filings shall be submitted electronically unless otherwise directed. Electronic copies may be filed by email, an electronic file sharing service for documents that exceed 10MB in size, or as otherwise directed by the Tribunal. The delivery of documents by email shall be governed by the *Rule* 7.

23. No adjournments or delays will be granted before or during the hearing except for serious hardship or illness. The Tribunal's Rule 17 applies to such requests.

This Member is not seized.

So orders the Tribunal.

BEFORE:

Name of Member: Sarah Bobka

Date: July 27, 2026

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TRIBUNAL REGISTRAR

SUMMARY OF DATES

DATE	EVENT
October 30, 2026	Exchange of witness lists (names, disciplines and order to be called)
November 10, 2026	Experts meeting prior to this date
November 20, 2026	Agreed Statement of Facts, if matters agreed to
November 27, 2026	Exchange of Witness Statements, summoned witness outlines, Expert Reports and Participant Statements
December 16, 2026	Exchange of written response to written evidence (if any)
January 4, 2027	Parties shall confirm with the Tribunal if all the reserved hearing dates are still required
February 3, 2027	Exchange of visual evidence (if any)
February 3, 2027	Final Hearing Plan filed with the Tribunal
February 3, 2027	Finalize Joint Document Book
February 17, 2027	Hearing commences (3 days)

ATTACHMENT 1 – PARTIES AND PARTICIPANTS

PARTIES

1. Appellant – Hampton Group Inc. and Ravensworth Inc.
   Jennifer Meader
   TMA Law
   25 Main Street West
   Hamilton, Ontario, L8P 1H1

   Tel: (416) 605-0508
   Email: jmeader@tmalaw.ca

2. Municipality – City of London
   Laura McFalls
   300 Dufferin Avenue
   London, ON N6A 4L9

   Tel: 226.559.2043
   Email: lmcfalls@london.ca

ATTACHMENT 2 – ISSUES LIST

NOTE: The identification of an issue on the Issues List does not constitute an acknowledgement by the Tribunal or any Party that the issue is relevant or appropriate, or that the Tribunal has jurisdiction over it. The identification of an issue by a Party indicates that Party's intent to tender evidence and/or make submissions on it, for the purpose of fairly identifying to the other Parties the case they need to meet. No Party shall make submissions or tender evidence on an issue not identified on the Issues List without leave of the Tribunal.

1. Does the ZBL have appropriate regard for matters of provincial interest as set out in section 2 of the *Planning Act*, including provisions (e), (f), (h), (j), (p), (q), and (r)?

2. Is the ZBA consistent with the applicable policies of the Provincial Planning Statement, 2024, including but not limited to policies in Section 2.1.6 and 2.2.1?

3. Does the ZBA conform to the intensification and neighbourhood policies of the London Plan, particularly within the Neighbourhoods Place Type, and including but not limited to Policies:

    a. 937;
    b. 939;
    c. 753;
    d. 966;
    e. 968; and
    f. 970

4. Are the regulations set out in the ZBA necessary and appropriate? If not, what modifications should be made?

5. Is the ZBA in the public interest and does it constitute good planning?

ATTACHMENT 3 – ORDER OF EVIDENCE

1. Appellant – Hampton Group Inc. and Ravensworth Inc.
2. Municipality – City of London
3. Appellant – Hampton Group Inc. and Ravensworth Inc. in Reply