Ontario Land Tribunal
Tribunal ontarien de l'aménagement du territoire

ISSUE DATE: October 21, 2026 **CASE NO(S).:** OLT-26-000565

PROCEEDING COMMENCED UNDER subsection 22(7) of the *Planning Act, R.S.O. 1990, c. P. 13, as amended*.

Appellant:	Bluegrass Long Term Care Centre – Division of "Meadow Park" (London) Inc.
Subject:	Request to amend the Official Plan – Refusal of request
Description:	To permit the development of a 4-storey Long-Term Care Home
Reference Number:	OZ-26019
Property Address:	945 Bluegrass Drive
Municipality/UT:	City of London
OLT Case No:	OLT-26-000565
OLT Lead Case No:	OLT-26-000565
OLT Case Name:	Bluegrass Long Term Care Centre - Division of "Meadow Park" (London) Inc. v London (City)

PROCEEDING COMMENCED UNDER section 34(11) of the *Planning Act, R.S.O. 1990, c. P. 13, as amended*.

Appellant:	Bluegrass Long Term Care Centre – Division of "Meadow Park" (London) Inc.
Subject:	Application to amend the Zoning By-law – Refusal of application
Reference Number:	OZ-26019
Property Address:	945 Bluegrass Drive
Municipality/UT:	City of London
OLT Case No:	OLT-26-000566
OLT Lead Case No:	OLT-26-000565

Heard:	October 16, 2026, by Video Hearing

APPEARANCES:

Parties	**Counsel*/Representative**
Bluegrass Long Term Care Centre - Division of “Meadow Park” (London) Inc.	A. Baroudi
Canadian National Railway Company	Diana Dorcin
City of London	A. Hovius

MEMORANDUM OF ORAL DECISION DELIVERED BY J. INNIS ON OCTOBER 16, 2026 AND ORDER OF THE TRIBUNAL

INTRODUCTION

[1] This was the first Case Management Conference (“CMC”) respecting appeals brought by Bluegrass Long Term Care Centre (“Appellant”) pursuant to subsections 22(7) and 34(11) of the *Planning Act*. The appeals arise from the decision of the Council of the City of London (“City”) to refuse applications for an Official Plan Amendment and a Zoning By-law Amendment concerning the lands municipally known as 945 Bluegrass Drive (“Subject Property”). The applications propose the development of a four-storey long-term care facility containing 224 beds and a separate four-storey residential apartment building, containing 54 units.

SERVICE OF NOTICE OF CMC

[2] There is no issue with service of the Notice of this CMC, and so no further notice is required. The Tribunal is in receipt of the Affidavit of Service, which is marked as Exhibit 1.

REQUESTS FOR STATUS

[3] Counsel for Canadian National Railway Company (“CN”) attended the CMC and requested Party Status on the basis of CN’s direct and substantial interest in the appeal, given the proposed development’s immediate proximity to its ongoing railway operations. Counsel confirmed that CN understands the role and obligations of a party and is prepared to fulfill those obligations. The Tribunal is satisfied that CN meets the requirements for Party Status pursuant to subsection 17(44.2) of the *Planning Act*. With the consent of the Parties, the Tribunal granted CN Party Status.

[4] The Tribunal received three Participant Status requests from area residents. Having considered their proximity to the Subject Property and the concerns identified in their Participant Statements, the Tribunal granted Participant Status to the following individuals on consent:

- Sharon Bratt
- Rajani Ramsagar; and
- Jennifer Spinney

[5] No one else attended the CMC seeking either Party or Participant status.

MEDIATION AND SETTLEMENT

[6] The Tribunal reminded the Parties of the availability of Tribunal-led mediation as an option for resolving the appeals. The Parties were also encouraged to keep the Tribunal apprised of any developments regarding potential resolution efforts, including any interest in pursuing Tribunal-led mediation.

PROCEDURAL ORDER AND ISSUES LIST

[7] A draft Procedural Order ("PO") and Issues List ("IL") was provided to the Tribunal in advance of the CMC. However, given that Party Status was granted to CN at the CMC, the Parties requested an additional two weeks to review and revise the draft PO and IL to allow CN an opportunity to provide input.

[8] The Tribunal granted the request and directed the Parties to submit a revised draft PO and IL, on consent, no later than the end of business day on October 30, 2026. The Tribunal remains available to provide further direction should any matters relating to the draft PO and IL remain unresolved.

HEARING

[9] Upon request of the Parties, the Tribunal set a **five-day** hearing commencing on **Monday, March 8, 2027, at 10 a.m.** by video hearing.

[10] Parties and Participants are asked to log into the video hearing at least **15 minutes** before the start of the event to test their video and audio connections.

GoTo Meeting: https://global.gotomeeting.com/join/692665589

Access code: 692-665-589

[11] Parties and Participants 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 **GoToMeeting** or a web application is available: https://app.gotomeeting.com/home.html

[12] Persons who experience technical difficulties accessing the GoToMeeting application or who only wish to listen to the event can connect to the event by calling into an audio-only telephone line: **(Toll-Free) 1-888-299-1889 or +1 (647) 497-9373**. The **access code** is **as indicated above**.

[13] 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 hearing by video to ensure that they are properly connected to the event at the correct time. Questions prior to the hearing event may be directed to the Tribunal's Case Coordinator having carriage of this case.

[14] 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.

ORDER

[15] **The Tribunal Orders** that:

1. The date and particulars of the hearing are as set out above;

2. The Parties shall submit a revised Procedural Order and Issues List, on consent, to the Tribunal by October 30, 2026;

3. The Canadian National Railway Company is granted Party status; and

4. Sharon Bratt, Rajani Ramsagar, and Jennifer Spinney are granted Participant status.

[16] The Member may be spoken to through the Case Coordinator if any issues arise.

"J. Innis"

J. INNIS
MEMBER