

## Report to Planning and Environment Committee

**To:** Chair and Members  
Planning & Environment Committee

**From:** Scott Mathers, MPA, P.Eng.  
Deputy City Manager, Planning and Economic Development

**Subject:** The Corporation of the City of London  
2060 Jetstream Road, Z-9592, Ward 3  
Public Participation Meeting

**Date:** May 1, 2023

## Recommendation

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of The Corporation of the City of London relating to the property located at 2060 Jetstream Road:

- (a) Consistent with Policy 43\_1 of The London Plan, the subject lands, 2060 Jetstream Road, **BE INTERPRETED** to be located within the Heavy Industrial Place Type;
- (b) the proposed by-law attached hereto as Appendix "A" **BE INTRODUCED** at the Municipal Council meeting May 16, 2023 to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, to change the zoning of the subject property **FROM** a Light Industrial (LI2) Zone, **TO** a Heavy Industrial Special Provision (HI1(\_)) Zone.

## Executive Summary

### Summary of Request

The applicant has requested to rezone the subject site from a Light Industrial (LI2) Zone to a Heavy Industrial Special Provision (HI1(\_)) Zone in order to align with the existing zone on the westerly adjacent lot (roll number 030330077040000), which is zoned a Holding Heavy Industrial (h\* HI1) Zone and is also owned by the applicant.

### Purpose and Effect of Recommended Action

The purpose and effect of the recommended action is to align the zoning of the subject lands with the adjacent westerly lot in order to help facilitate the future sale and development of the subject site in a more efficient manner. A special provision would recognize the existing reduced lot frontage of 45.3 metres, whereas a minimum of 75 metres is required.

### Rationale of Recommended Action

1. The recommended amendment is consistent with the Provincial Policy Statement, 2020;
2. The recommended amendment conforms to the policies of The London Plan, including but not limited to the Key Directions and Heavy Industrial Place Type;
3. The recommended amendment would align the zoning of the property to that of the westerly adjacent lot (roll number 030330077040000), simplifying the future development of the sites together as one.

## Linkage to the Corporate Strategic Plan

Building a Sustainable City – London's growth and development is well planned and sustainable over the long term.

## Analysis

### 1.0 Background Information

#### 1.1 Previous Reports Related to this Matter

None.

#### 1.2 Property Description

The subject lands, municipally known as 2060 Jetstream Road, is located on the north side of the cul-de-sac at the end of Jetstream Road, south of Veterans Memorial Parkway, in the Airport Planning District. The site is currently vacant with an area of approximately 0.78 hectares and a frontage of 45.3 metres along Jetstream Road.

The surrounding area consists of a mix of industrial uses and vacant lands intended for future industrial uses. The area south and southeast of the subject lands are in the Light Industrial Place Type and are mainly zoned for light industrial uses. The lands to the west and directly south are in the Heavy Industrial Place Type and zoned for heavy industrial and general industrial uses.



Figure 1: Photo of Subject Site

#### 1.3 Current Planning Information

- The London Plan Place Type – Light Industrial Place Type
- Existing Zoning – Light Industrial (LI2) Zone

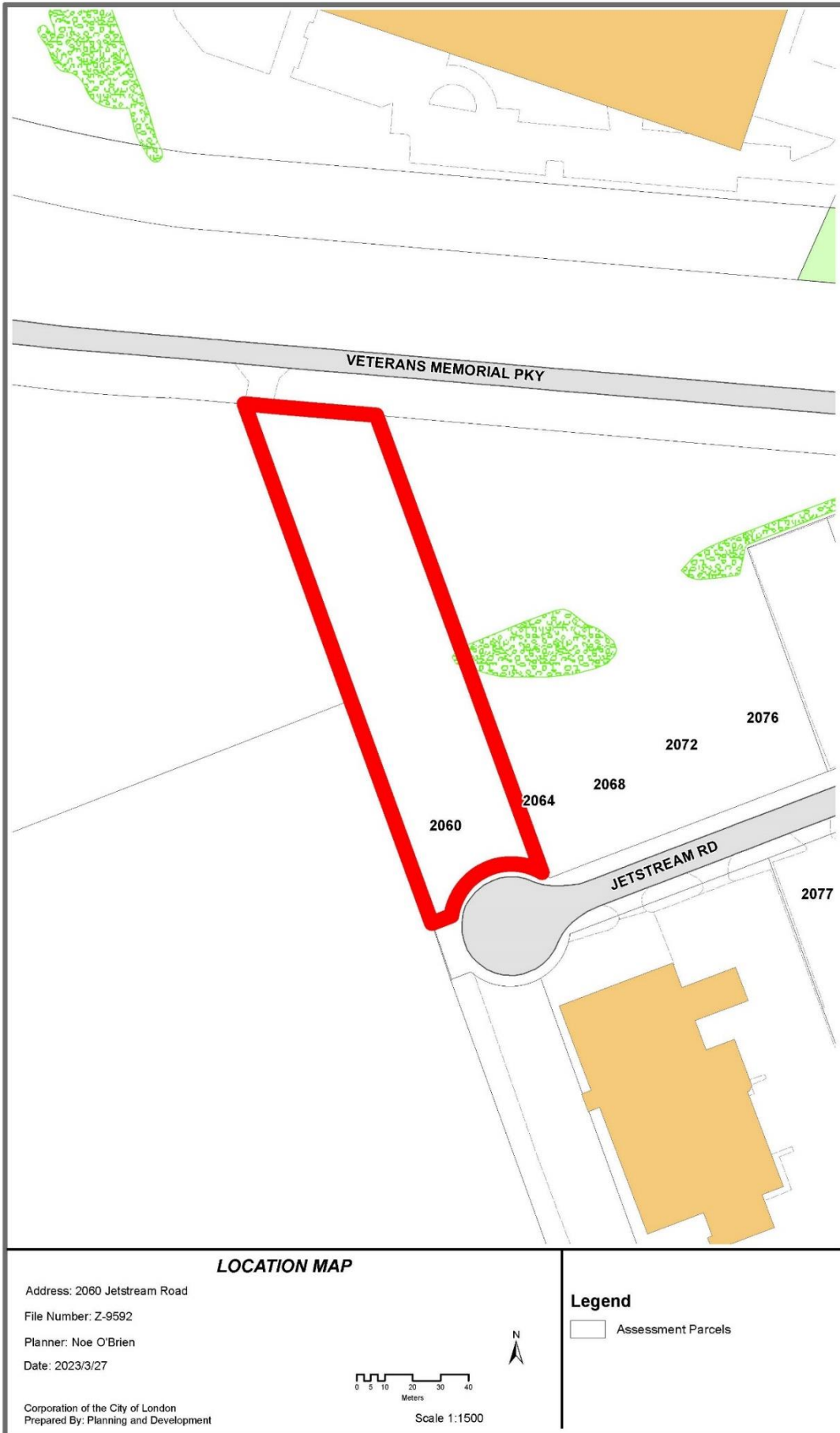
#### 1.4 Site Characteristics

- Current Land Use – Vacant industrial land
- Frontage – 45.3 metres
- Area – 0.78 hectares
- Shape – Irregular

## 1.5 Surrounding Land Uses

- North – Veterans Memorial Parkway
- East – Vacant industrial land
- South – Industrial use, vacant industrial land
- West – Vacant industrial land

## 1.6 Location Map



## 2.0 Discussion and Considerations

### 2.1 Development Proposal

The applicant has requested to rezone the subject lands from the existing Light Industrial (LI2) Zone to a Heavy Industrial Special Provision (HI1(\_)) Zone. The special provision would permit the existing 45.3 metre frontage, whereas a minimum of 75 metres is required in the HI1 Zone.

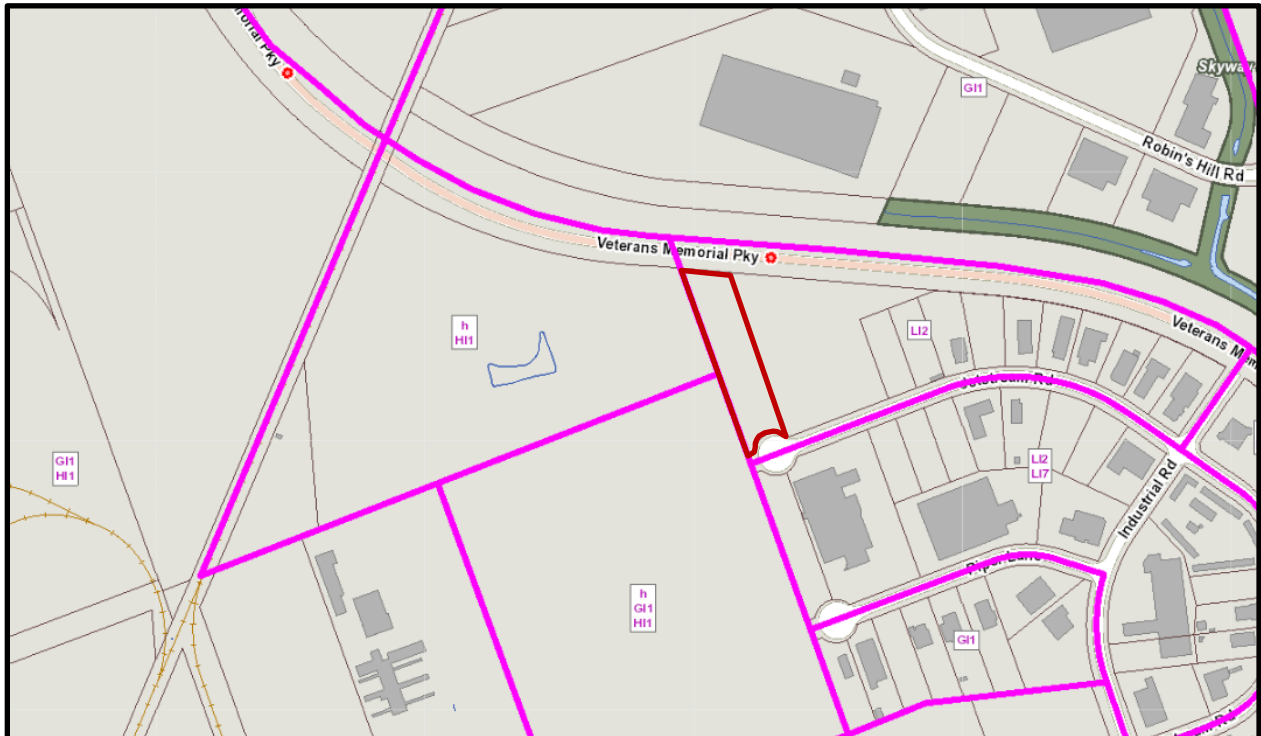


Figure 2: Existing zoning of subject lands

The change to an HI1( ) Zone would align the zoning of the subject lands to that of the property to the west, which is also owned by the applicant. By having one consistent HI1 Zone (with the only provision regarding frontage at 2060 Jetstream Road) on the two properties, future development of the subject lands and the adjacent site could be continuous over the two lots rather than being split by existing zones. This application does not include any further proposed development or site alterations.

### 2.2 Requested Amendment

The applicant has requested to rezone the subject lands from the existing Light Industrial (LI2) Zone to a Heavy Industrial Special Provision (HI1(\_)) Zone. The special provision would permit the existing 45.3 metre frontage, whereas a minimum of 75 metres is required in the HI1 Zone.

### 2.3 Community Engagement (see more detail in Appendix B)

Through the community engagement process, no phone calls or written responses were received.

## 3.0 Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change. Refer to Appendix C for further details on the characteristics of the proposed application related to the City's climate action objectives.

## 4.0 Financial Impact/Considerations

There are no direct municipal financial expenditures associated with this application.

## 5.0 Key Issues and Considerations

### 5.1 Key Issue and Consideration #1: Interpretation of The London Plan

The subject lands may be considered to be located in either the Light Industrial Place Type or the Heavy Industrial Place Type given it's location on Map 1 – Place Types of The London Plan, as generally depicted in Figure 3. Policy 43\_1. of The London Plan addresses interpretation of Place Type boundaries:

*“The boundaries between place types as shown on Map 1 – Place Types, of this Plan, are not intended to be rigid, except where they coincide with physical features (such as streets, railways, rivers or streams). The exact determination of boundaries that do not coincide with physical features will be interpreted by City Council. Council may permit minor departures from such boundaries, through interpretation, if it is of the opinion that the intent of the Plan is maintained and that the departure is advisable and reasonable. Where boundaries between place types do coincide with physical features, any departure from the boundary will require an amendment to the Plan.”*



Figure 3: Map of the Place Types adjacent to the subject lands (light grey: Light Industrial Place Type, dark grey: Heavy Industrial Place Type)

Policy 1113\_ of The London Plan details how the vision of the Industrial Place Type will be met. Policy 1113\_2 identifies the need to understand the needs and demands of sectors the City hopes to attract and plan for industrial lands in strategically attractive locations. Policy 1113\_3 mentions that to meet the Place Type's vision, a broad industrial land base must be promoted to accommodate a wide range of target industrial sectors and uses. Lastly, Policy 1113\_8 mentions that development should capitalize upon the proximity to highways (401 and 402) by providing opportunities for highway frontage and sites accessible to the highways.

The subject lands are intended to be developed comprehensively with the adjacent lot to the west in the future. As the existing Place Type boundary between the two lots does not coincide with any physical feature, and interpretation of the lands as being in the Heavy Industrial Place Type would fit with Place Type policy by taking advantage of the site's proximity to the highway, and assisting in planning for industrial lands at strategic locations, it is recommended the subject lands be interpreted to be within the Heavy Industrial Place Type.

## 5.2 Key Issue and Consideration #2: Change of Zone

The requested amendment would change the zoning of the subject lands from the existing LI2 Zone to an HI1( ) Zone.

### *Provincial Policy Statement, 2020*

The Provincial Policy Statement (PPS), 2020 provides policy direction on matters of provincial interest related to land use planning and development. In accordance with Section 3 of the Planning Act, all planning decisions “shall be consistent with” the PPS. Section 1.1 of the PPS encourages healthy, livable, and safe communities which are sustained by promoting efficient development and land use patterns. The PPS directs municipalities to make sufficient land available to accommodate a mix of land uses to meet projected needs for up to a 25-year time horizon and does not limit planning for infrastructure to accommodate employment areas beyond the 25-year time horizon (PPS, Policy 1.1.2).

Section 1.3.1. of the PPS directs planning authorities to provide for a range of employment uses, to provide opportunities for a diversified economic base, and for planning authorities to identify and facilitate investment in such lands. 1.3.1 c) specifically directs municipalities to facilitate investment by tracking market-ready sites.

Section 1.3.2. of the PPS also directs planning authorities to protect and preserve employment areas for current and future uses and ensure the necessary infrastructure is provided to support current and future needs. Policy aims to protect employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations.

### *The London Plan*

The London Plan provides Key Directions (54\_) that must be considered to help the City effectively achieve its vision. These directions give focus and a clear path that will lead to the transformation of London that has been collectively envisioned for 2035. Under each key direction, a list of planning strategies is presented. These strategies serve as a foundation to the policies of the plan and will guide planning and development over the next 20 years.

Relevant Key Directions include: Direction #1: Plan strategically for a prosperous city (promoting growth for varied businesses and economic opportunities), and Direction #8: Make wise planning decisions (requiring planning decisions to regard long-term goals for the city).

As indicated previously, the lands are recommended to be interpreted as being in the Heavy Industrial Place Type. The Heavy Industrial Place Type contemplates industrial uses with significant planning impacts on surrounding uses (through, noise, odour, vibrations, hazardous materials etc.). The uses are separated from other uses to avoid land use conflicts.

The conversion from an LI2 Zone to an HI1( ) Zone would add the following new permitted uses: Armaments, munitions and explosive manufacturing industries; Manufacturing and assembly industries; Processed goods industries; Raw materials processing industries; Storage depots; Terminal centres; Transport terminals; Warehouse establishments; Waste treatment facilities; Residential and other source recycling facility; Specialized recycling facility; In-Vessel composting facility; Channel composting facility; Impounding Yard; Tow Truck Business. The change of these uses would reflect the intention of the site to be used and developed in tandem with the westerly site, which is already zoned HI1 with a holding provision (which is not proposed to be removed). The proposed uses would fall within the scope of uses contemplated in the Heavy Industrial Place Type.

The proposed change supports these Key Directions by assisting in facilitating growth in industrial land and planning at a long-term scale and is in keeping with the contemplated uses of the Heavy Industrial Place Type.

## **Conclusion**

The recommended amendment is consistent with the Provincial Policy Statement 2020, and conforms to the policies of The London Plan, including but not limited to the Key Directions and the Heavy Industrial Place Type. The recommended amendment will facilitate future development of the subject lands in a more comprehensive manner.

**Prepared by:** Noe O'Brien  
Planner I, Development Services

**Submitted by:** Mike Corby, MCIP, RPP  
Manager, Planning Implementation

**Recommended by:** Heather McNeely, MCIP, RPP  
Director, Planning and Development

**Submitted by:** Scott Mathers, MPA, P.Eng.  
Deputy City Manager, Planning and Economic  
Development

## Appendix A

Bill No. (number to be inserted by Clerk's Office)  
2023

By-law No. C.P.-XXXX-\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land consisting of the property municipally known as 2060 Jetstream Road.

WHEREAS The Corporation of the City of London has applied to rezone an area of land consisting of 2016 Huron Street and the adjacent lot to the west (roll number 030330007120000), as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

- 1) Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2060 Jetstream Road, as shown on the attached map comprising part of Key Map No. A104, from a Light Industrial (LI2) Zone to a Heavy Industrial Special Provision (HI1(\_)) Zone.
- 2) Section Number 42.4a) of the Heavy Industrial (HI1) Zone is amended by adding the following Special Provision:

HI1( )            2060 Jetstream Road

a) Regulations

i) Lot Frontage                    45.3 metres (148.6 feet)

The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

PASSED in Open Council on May 16, 2023.

Josh Morgan  
Mayor

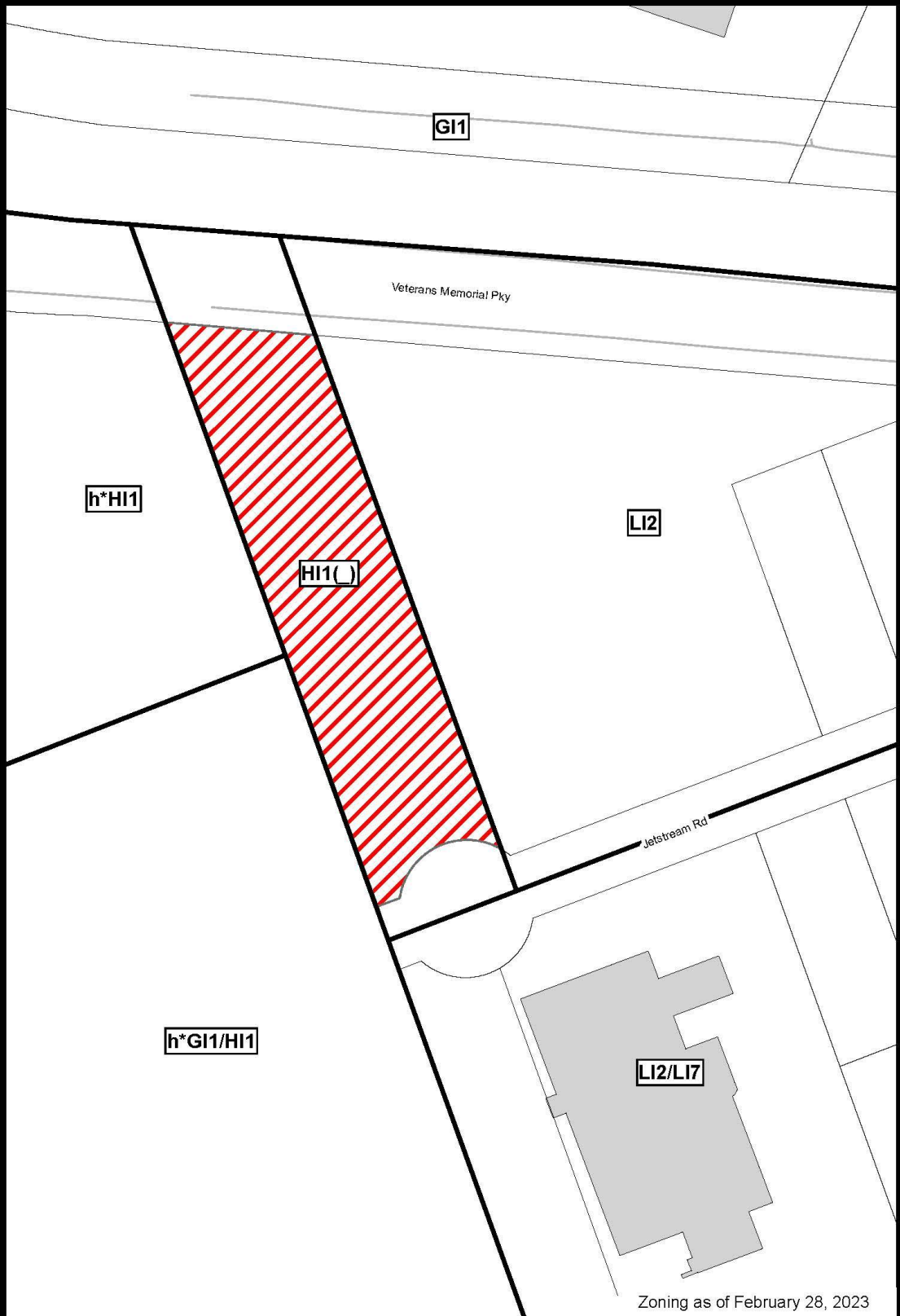
Michael Schulthess  
City Clerk

First Reading – May 16, 2023  
Second Reading – May 16, 2023




Third Reading – May 16, 2023

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)




File Number: Z-9592  
Planner: NO  
Date Prepared: 2023/3/27  
Technician: JI  
By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 5 10 20 30 40 Meters 



## Appendix B – Public Engagement

### Community Engagement

#### Notice of Application:

On March 15, 2023, Notice of Application was sent to prescribed agencies and City departments.

**Public liaison:** On March 15, 2023, Notice of Application was sent to 9 property owners in the surrounding area. Notice of Application was also published in the *Public Notices and Bidding Opportunities* section of *The Londoner* on Thursday March 16, 2023. A “Planning Application” sign was also posted on the site.

No replies were received.

**Nature of Liaison:** The purpose and effect of this zoning change is to match the zoning of the subject lands to that of the adjacent western lot. Possible change to Zoning By-law Z.-1 FROM a Light Industrial (LI2) Zone which permits a range of light and medium intensity industrial uses, TO a Heavy Industrial Special Provision (HI1(\_)) Zone. Special provision would recognize the existing lot frontage of 45.3 metres, whereas 75 metres is the minimum required.

#### **Agency/Departmental Comments**

##### London Hydro (April 4, 2023)

London Hydro has no objection to this proposal or possible official plan and/or zoning amendment. Any new or relocation of the existing service will be at the expense of the owner.

##### Parks Planning and Design (April 5, 2023)

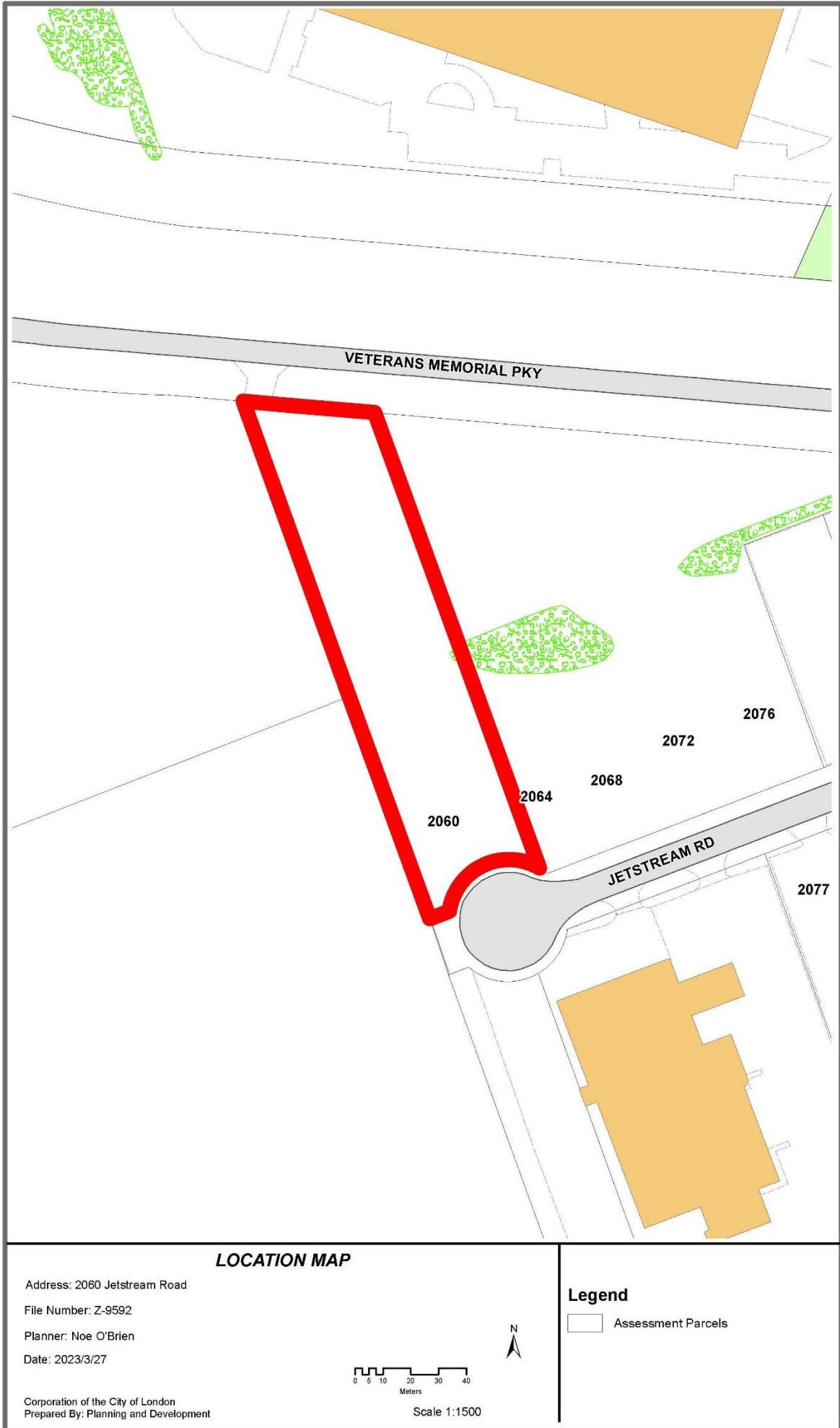
No comment, Parkland Dedication is waived for industrial uses, pursuant to By-law CP-25.

##### Engineering (April 6, 2023)

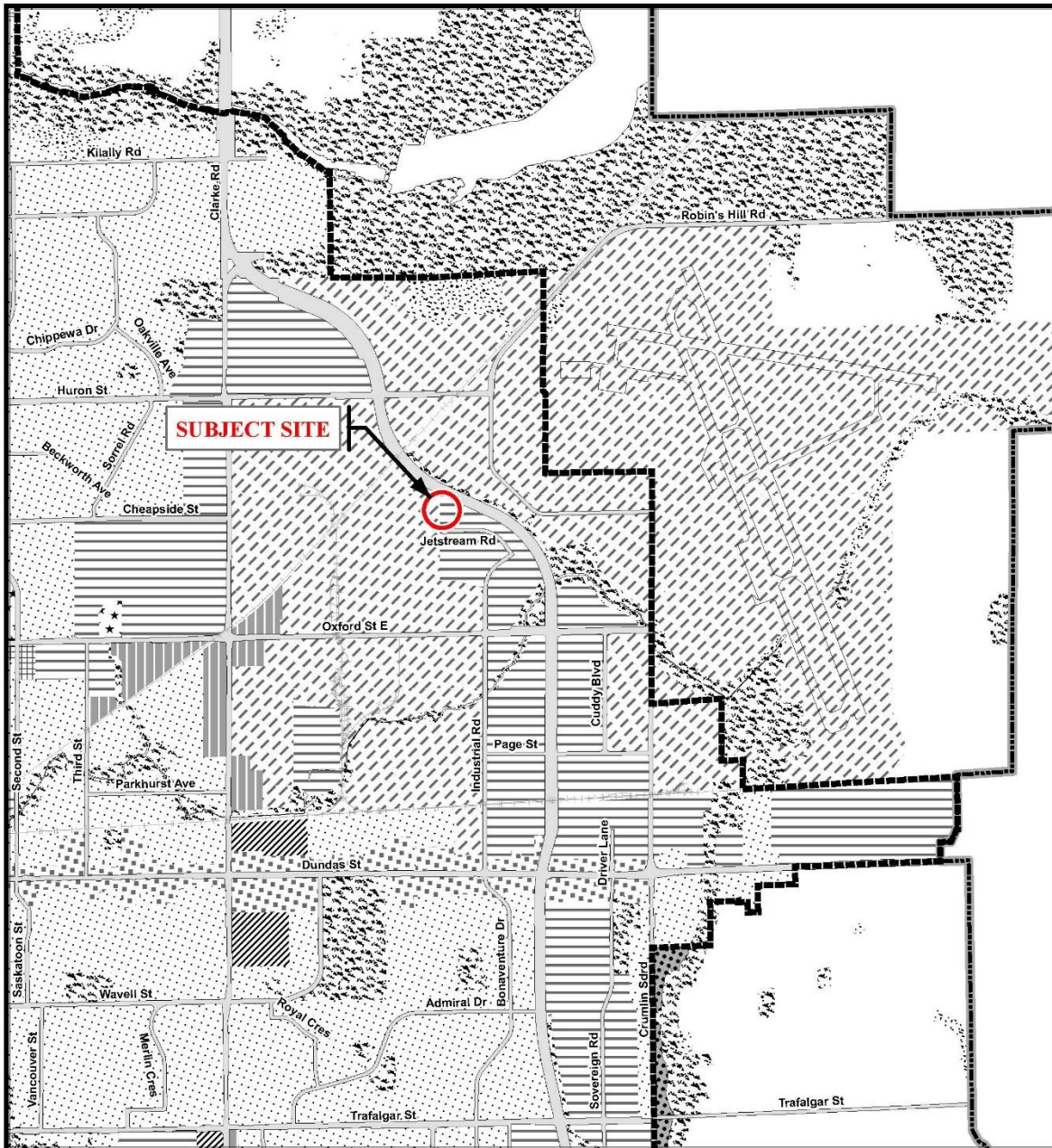
No comments or concerns.

# Appendix C – Relevant Background

## Location Map



# The London Plan



## Legend

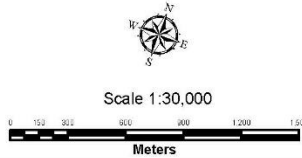
Downtown	Future Community Growth	Environmental Review
Transit Village	Heavy Industrial	Farmland
Shopping Area	Light Industrial	Rural Neighbourhood
Rapid Transit Corridor	Future Industrial Growth	Waste Management Resource Recovery Area
Urban Corridor	Commercial Industrial	Urban Growth Boundary
Main Street	Institutional	
Neighbourhood	Green Space	

*This is an excerpt from Planning & Development's working consolidation of Map 1 - Place Types of the London Plan, with added notations.*

## CITY OF LONDON Official Plan

### LONDON PLAN MAP 1 - PLACE TYPES -

PREPARED BY: Planning & Development



File Number: Z-9592  
Planner: NO  
Technician: JI  
Date: 2023/4/17

# Zoning By-Law No. Z-1 – Zoning Excerpt



**COUNCIL APPROVED ZONING FOR THE SUBJECT SITE: LI2**

1) **LEGEND FOR ZONING BY-LAW Z-1**

R1 - SINGLE DETACHED DWELLINGS  
 R2 - SINGLE AND TWO UNIT DWELLINGS  
 R3 - SINGLE TO FOUR UNIT DWELLINGS  
 R4 - STREET TOWNHOUSE  
 R5 - CLUSTER TOWNHOUSE  
 R6 - CLUSTER HOUSING ALL FORMS  
 R7 - SENIOR'S HOUSING  
 R8 - MEDIUM DENSITY/LOW RISE APTS.  
 R9 - MEDIUM TO HIGH DENSITY APTS.  
 R10 - HIGH DENSITY APARTMENTS  
 R11 - LODGING HOUSE

DA - DOWNTOWN AREA  
 RSA - REGIONAL SHOPPING AREA  
 CSA - COMMUNITY SHOPPING AREA  
 NSA - NEIGHBOURHOOD SHOPPING AREA  
 BDC - BUSINESS DISTRICT COMMERCIAL  
 AC - ARTERIAL COMMERCIAL  
 HS - HIGHWAY SERVICE COMMERCIAL  
 RSC - RESTRICTED SERVICE COMMERCIAL  
 CC - CONVENIENCE COMMERCIAL  
 SS - AUTOMOBILE SERVICE STATION  
 ASA - ASSOCIATED SHOPPING AREA COMMERCIAL

OR - OFFICE/RESIDENTIAL  
 OC - OFFICE CONVERSION  
 RO - RESTRICTED OFFICE  
 OF - OFFICE

RF - REGIONAL FACILITY  
 CF - COMMUNITY FACILITY  
 NF - NEIGHBOURHOOD FACILITY  
 HER - HERITAGE  
 DC - DAY CARE

OS - OPEN SPACE  
 CR - COMMERCIAL RECREATION  
 ER - ENVIRONMENTAL REVIEW

OB - OFFICE BUSINESS PARK  
 LI - LIGHT INDUSTRIAL  
 GI - GENERAL INDUSTRIAL  
 HI - HEAVY INDUSTRIAL  
 EX - RESOURCE EXTRACTIVE  
 UR - URBAN RESERVE

AG - AGRICULTURAL  
 AGC - AGRICULTURAL COMMERCIAL  
 RRC - RURAL SETTLEMENT COMMERCIAL  
 TGS - TEMPORARY GARDEN SUITE  
 RT - RAIL TRANSPORTATION

"h" - HOLDING SYMBOL  
 "D" - DENSITY SYMBOL  
 "H" - HEIGHT SYMBOL  
 "B" - BONUS SYMBOL  
 "T" - TEMPORARY USE SYMBOL

**CITY OF LONDON**

PLANNING SERVICES / DEVELOPMENT SERVICES

**ZONING  
 BY-LAW NO. Z-1  
 SCHEDULE A**



THIS MAP IS AN UNOFFICIAL EXTRACT FROM THE ZONING BY-LAW WITH ADDED NOTATIONS

FILE NO:

Z-9592

NO

MAP PREPARED:

2023/03/27

Jl

1:1,500

0 5 10 20 30 40  
 Meters

## Appendix D – Climate Emergency

On April 23, 2019, Council declared a Climate Emergency. Through this declaration the City is committed to reducing and mitigating climate change. The following are characteristics of the proposed application related to the City's climate action objectives:

### Infill and Intensification

Located within the Built Area Boundary: Yes  
Located within the Primary Transit Area: No  
Net density change: N/A  
Net change in affordable housing units: N/A

### Complete Communities

New use added to the local community: No  
Proximity to the nearest public open space: ~500m, 3M Anniversary Park  
Proximity to the nearest commercial area/use: ~600m  
Proximity to the nearest food store: ~600m  
Proximity to nearest primary school: Chippewa Public School, ~2.1km  
Proximity to nearest community/recreation amenity: ~500m, 3M Anniversary Park  
Net change in functional on-site outdoor amenity areas: N/A

### Reduce Auto-dependence

Proximity to the nearest London Transit stop: 1.0km  
Completes gaps in the public sidewalk network: N/A  
Connection from the site to a public sidewalk: N/A  
Connection from the site to a multi-use pathway: N/A  
Site layout contributes to a walkable environment: N/A (to be addressed in future applications).  
Proximity to nearest dedicated cycling infrastructure: ~2.7km (Fanshawe College Boulevard and Cheapside Street)  
Secured bike parking spaces: N/A  
Secured bike parking ratio: N/A  
New electric vehicles charging stations: N/A  
Vehicle parking ratio: N/A

### Environmental Impacts

Net change in permeable surfaces: N/A  
Net change in the number of trees: N/A  
Tree Protection Area: No  
Landscape Plan considers and includes native and pollinator species: N/A  
Loss of natural heritage features: No  
Species at Risk Habitat loss: No  
Minimum Environmental Management Guideline buffer met (Table 5-2 EMG, 2021): N/A

### Construction

Existing structures on site: No  
Existing structures repurposed/adaptively reused: N/A  
Green building features: N/A  
District energy system connection: N/A