

Authority: Item 8, Economic Development
and Planning Committee
Report: 10-007 (PED10083)
CM: April 14, 2010

Bill No. 087

CITY OF HAMILTON

BY-LAW NO. 10-087

To Adopt:

Official Plan Amendment No. 79 to the former Township of Glanbrook;

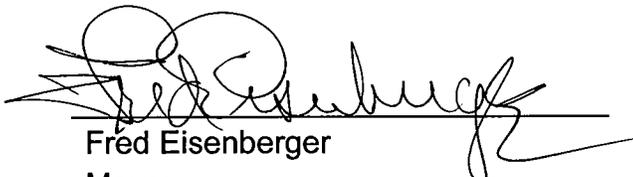
Respecting:

**“Summit Park, Phase 5”
Lands Located Within Part of Lot 5, Block 5, Concession 1, Geographic Township
of Binbrook, and Block 136, Registered Plan 62M-1033**

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 79 to the Official Plan of the former Township of Glanbrook Planning Area consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 28th day of April 28, 2010


Fred Eisenberger
Mayor


Rose Caterini
City Clerk

Amendment

to the

Former Township of Glanbrook Official Plan

The following text, together with Schedule "A" - Rymal Road Secondary Plan, Land Use Plan, attached hereto, constitutes Official Plan Amendment No. 79 of the Official Plan of the former Township of Glanbrook.

Purpose:

The purpose of this Amendment is to:

- Redesignate Block 1 from "**Medium to High Density Residential**" to "**Institutional**".
- Redesignate Blocks 2 and 3 from "**Medium to High Density Residential**" to "**Low to Medium Density Residential**".
- Include policy to permit an increase to the maximum gross leasable floor area of any individual commercial establishment, and the maximum gross leasable floor area of any group of local commercial uses, for the lands currently designated "Local Commercial" at the southeast corner of the intersection of Rymal Road East and Trinity Church Road.
- Remove policy respecting Live / Work units on the lands that are being redesignated from "Medium to High Density Residential".

Location:

The property affected by the Amendment is located within the Rymal Road Secondary Plan, in the former Township of Glanbrook. The subject lands are located to the Southeast of the intersection of Trinity Church Road and Rymal Road East, to the West of Dakota Blvd., and to the North of the Hydro Corridor.

Basis:

The intent of the Amendment is to permit a development consisting of low-medium residential, a secondary school site, and local commercial land uses as part of the Subdivision known as "Summit Park - Phase 5".

The basis for the re-designations is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement, 2005 and Places to Grow Growth Plan objective to encourage compact urban development.
- The proposed amendment maintains the general intent of the Regional Official Plan and local Glanbrook Official Plan - Rymal Road Secondary Plan to provide a mix of uses, opportunity for a variety of housing types, and tenures.
- The proposed amendment is considered to be consistent with, and complementary to, the planned and existing development in the immediate area.

Redesignation to Institutional from Medium to High Density Residential:

- The particular locations of other designated Institutional lands within the secondary plan area do not fulfil the objectives of the Hamilton-Wentworth District School Board (HWDSB) with respect to facilities planning. Further, the designated school sites within the Rymal Road Planning Area are not advanced enough, from a timing perspective, to fulfil the project delivery requirements of the HWDSB. The HWDSB has advised that the site within the "Summit Park - Phase 5" subdivision represents the most likely candidate for fulfilling their locational and timing requirements to receive provincial funding.

Redesignation to Low to Medium Density Residential from Medium to High Density Residential:

- Blocks 2 and 3 represent the remaining lands north of Pinehill Drive, net of the school lands and Local Commercial block. Given their frontage onto Pinehill Drive and 30 metre depth, they are most conducive to freehold-type street townhouse units and, therefore, most appropriately designated "Low to Medium Density Residential".

The basis for the policy changes is as follows:

Removal of Reference to Live/Work Units:

- As the "Medium to High Density" designation to which the live/work unit policies apply are being re-designated to "Institutional", policies permitting live/work units are no longer necessary and are, therefore, being removed for housekeeping purposes.

Local Commercial Floor Area Size Policies:

- The intent of the “Local Commercial” policy is to encourage the development of a variety of small scale local commercial establishments within the Rymal Road Secondary Plan Area to serve the convenience needs of the nearby residents and the pass-by travelling public. Allowing a unit size of not more than half of the total gross leasable floor area will maintain this intent of the “Local Commercial” designation.

Actual Changes

Map Changes:

1. That Schedule “I”, Rymal Road Secondary Plan Land Use Plan, be revised by:
 - Re-designating Block 1 from “Medium to High Density Residential” to “Institutional”, as shown on the attached Schedule “A” to this Amendment.
 - Re-designating Blocks 2 and 3 lands from “Medium to High Density Residential” to “Low to Medium Density Residential”, as shown on the attached Schedule “A” to this Amendment.

Text Changes:

1. That Section B.3.2.5.3 (f), Local Commercial, be amended by adding “*and the southeast corner of Rymal Road East and Trinity Church Road*” following “*Fletcher Road*”, so that the Subsection reads:

“(f) Notwithstanding Sections B.2.1.2.c and B.3.2.5.3.c, the following shall apply to the lands located at the southeast corner of Rymal Road East and Fletcher Road *and the southeast corner of Rymal Road East and Trinity Church Road:*

The maximum gross leasable floor area of any group of Local Commercial uses shall be 2,500 square metres. The maximum gross leasable floor area of any individual commercial establishment shall be not more than half of the total gross leasable floor area provided on the site.”

2. That Section B.2.2.1 *General Policies for all Residential Designations*, be amended by removing “*and limited opportunities for Live/Work housing units on residentially designated lands on the east side of Trinity Church Road and the west side of Dakota Boulevard.*” at the end of Subsection B.2.2.1.(c).
3. That Section B.3.2.2.5 *Medium-High Density Residential*, be amended by deleting

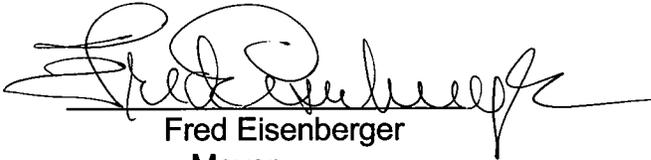
Subsection B.3.2.2.5 (f) in its entirety.

Implementation:

An implementing Zoning By-law Amendment will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 10-087 passed on the 28th day of April, 2010.

The City of Hamilton

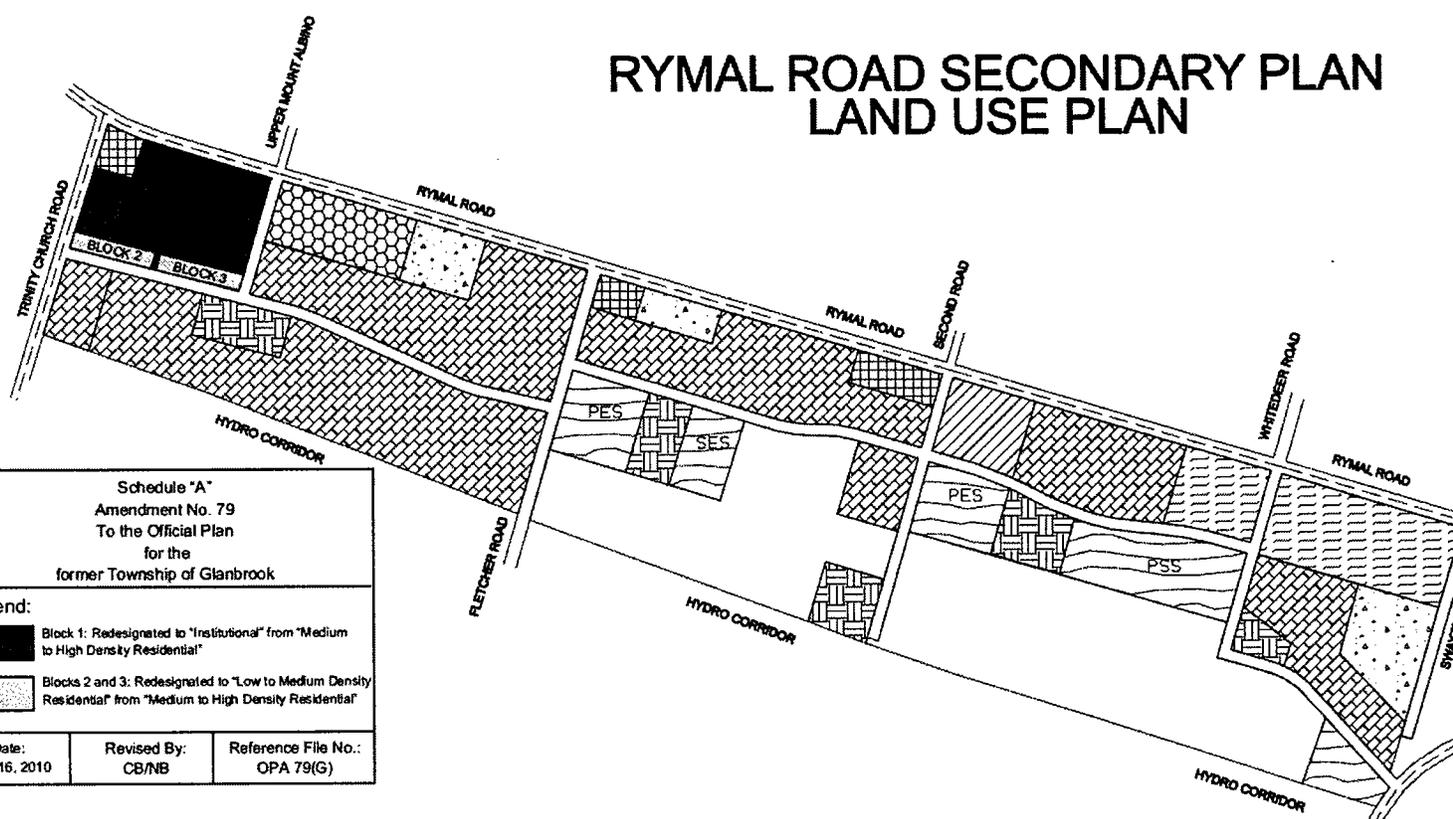


Fred Eisenberger
Mayor



Rose Caterini
City Clerk

RYMAL ROAD SECONDARY PLAN LAND USE PLAN



Schedule "A"
Amendment No. 79
To the Official Plan
for the
former Township of Glanbrook

Legend:

- Block 1: Redesignated to "Institutional" from "Medium to High Density Residential"
- Blocks 2 and 3: Redesignated to "Low to Medium Density Residential" from "Medium to High Density Residential"

Date: April 16, 2010	Revised By: CB/NB	Reference File No.: OPA 79(G)
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LEGEND

LOW DENSITY RESIDENTIAL	MEDIUM TO HIGH DENSITY RESIDENTIAL	INSTITUTIONAL	
LOW TO MEDIUM DENSITY RESIDENTIAL	PUBLIC PARK	LOCAL COMMERCIAL	<ul style="list-style-type: none"> PSS - PUBLIC SECONDARY SCHOOL PES - PUBLIC ELEMENTARY SCHOOL SES - SEPARATE ELEMENTARY SCHOOL
MEDIUM DENSITY RESIDENTIAL	STORM WATER MANAGEMENT AREA	SERVICE RECREATIONAL COMMERCIAL	
		NEIGHBOURHOOD COMMERCIAL	GENERAL COMMERCIAL