

Authority: Item 8, Planning Committee
Report: 14-002 (PED14003)
CM: February 12, 2014

Bill No. 025

CITY OF HAMILTON

BY-LAW NO. 14 - 025

To Adopt:

Official Plan Amendment No. 13 to the Urban Hamilton Official Plan

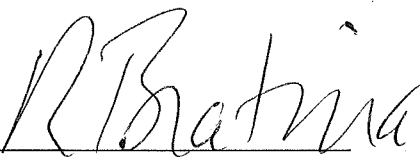
Respecting:

3450 Binbrook Road (Glanbrook)

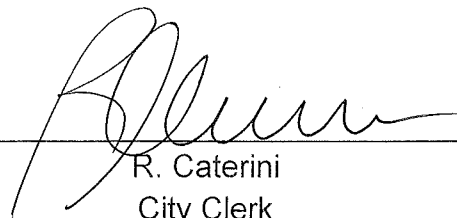
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 13 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 12th day of February, 2014.



R. Bratina
Mayor



R. Caterini
City Clerk

Urban Hamilton Official Plan Amendment No. 13

The following text, together with:

1. Appendix "A" (Volume 2: Map B.5.1-1 - Binbrook Village Secondary Plan - Land Use Plan); and,
2. Appendix "B" (Volume 2: Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages), attached hereto, constitute Official Plan Amendment 12 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is for a redistribution of the densities within Binbrook Village, the inclusion of a utility designation for stormwater management purposes, removal of the parkettes and local commercial designations on Map B.5.1-1, and removal of the Open Space Linkages from Map B.5.1-2, in order to permit the development of a Draft Plan of Subdivision.

2.0 Location:

The lands affected by this Amendment are referred to as "Fairgrounds West" and are known municipally as 3450 Binbrook Road, in the former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement, and conforms to the Greenbelt Plan and the Growth Plan for the Greater Golden Horseshoe, Places to Grow, as it represents an opportunity for growth in the Settlement Area, in a compact form providing for a range of density and housing forms, where full municipal services, public infrastructure and services are available.

- The proposed amendment will permit a development which is compatible with existing land uses in the immediate area and represents good planning by, among other things, providing for the development of a complete community, enhancing and continuing the streetscape within the neighbourhood while making efficient use of a vacant parcel of land and existing infrastructure within the urban boundary.

4.0 Actual Changes:

4.1 Text Changes:

Urban Hamilton Official Plan Volume 2 – Chapter B.5.1 – Binbrook Village Secondary Plan

- 4.1.1 Volume 2 – Chapter B.5.1 – Binbrook Village Secondary is amended by adding a new site specific policy, as follows:

Site Specific Policy – Area F

- "5.1.13.6 Notwithstanding Policy B.5.1.4.5 c) ii), for the lands designated Low Density Residential 2h, located at 3450 Binbrook Road, known as "Fairgrounds West", a maximum density of 51 units per net hectare shall be permitted."

4.2 Mapping Changes:

Urban Hamilton Official Plan Volume 2 – Chapter B.5.1 – Binbrook Village Secondary Plan

- 4.2.1 Urban Hamilton Official Plan Volume 2: Map B.5.1-1 - Binbrook Village Secondary Plan - Land Use Plan, be amended by deleting and replacing the proposed land use designations and road network with those shown in "Inset 1", as shown on Appendix "A" attached to this amendment.

- 4.2.2 Urban Hamilton Official Plan Volume 2: Map B.5.1-2 - Binbrook Village Secondary Plan - Open Space Linkages, be amended by:

- deleting the Open Space Linkages; and,
- deleting and replacing the proposed road network, with those shown in "Inset 1", and adding lands to the Woodlot designation,

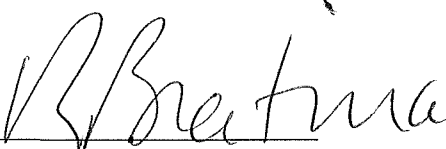
as shown on Appendix "B" attached to this amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Draft Plan of Subdivision will give effect to the intended uses on the subject lands.

This is Schedule "1" to By-law No. 14-025 passed on the 12th day of February, 2014.

**The
City of Hamilton**



R. Bratina
Mayor



R. Caterini
City Clerk

Appendix A
Amendment No. 13
to the Urban Hamilton Official Plan

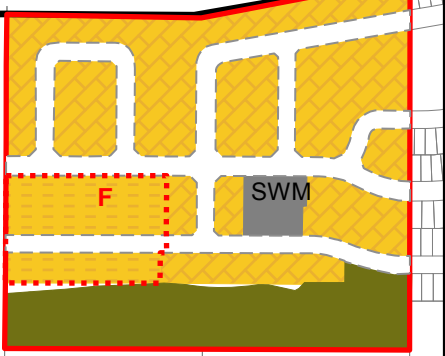
Delete the Land Use Designations of the Subject Lands and replace with the Land Use Designations and Road Network as shown in Inset 1

Date:
February 2014

Revised By:
AC/NB

Reference File No.:
OPA-U-13(G)

Inset 1



Legend

Residential Designations

- Low Density Residential 2d
- Low Density Residential 2e
- Low Density Residential 2h
- Low Density Residential 3e

Commercial and Mixed Use Designations

- Local Commercial
- District Commercial
- Mixed Use - Medium Density
- Mixed Use - Medium Density - Pedestrian Predominant

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- Institutional
- ES Elementary School
- Utility
- SWM Storm Water Management

Other Features

- Area or Site Specific Policy
- Gateway
- WT Water Tower
- Pipeline
- Proposed Roads
- Secondary Plan

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Urban Hamilton Official Plan
Binbrook Village
Secondary Plan
Land Use Plan
Map B.5.1-1

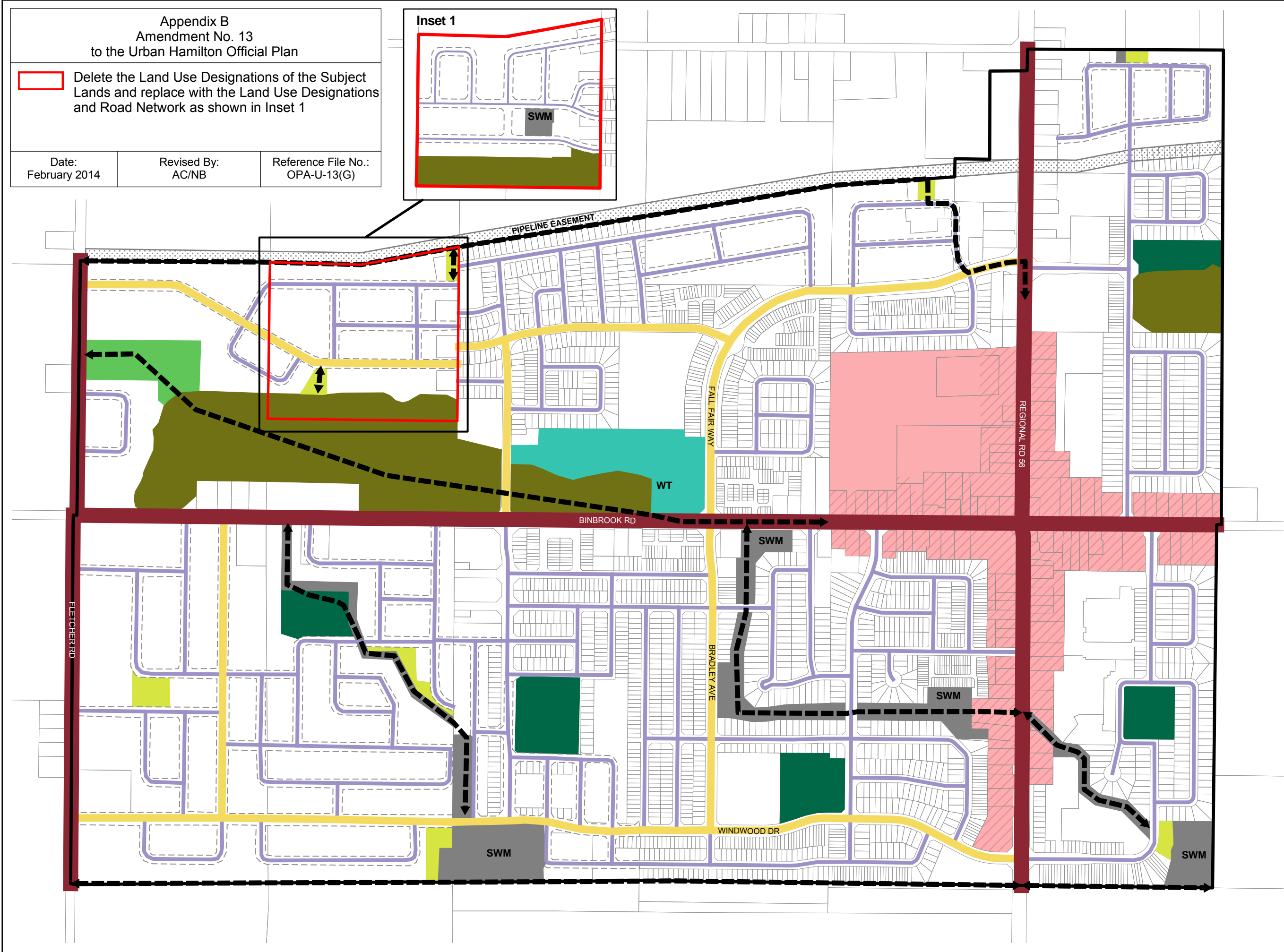


Not To Scale

Date: Aug. 16, 2013



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Legend

Commercial and Mixed Use Designations

- Mixed Use - Medium Density
- Mixed Use - Medium Density - Pedestrian Predominant

Open Space Designations

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Storm Water Management Facilities

- SWM Storm Water Management
- Drainage Channel/ Public Walkway

Road Hierarchy

- Arterial
- Collector
- Local
- Proposed Roads

Other Features

- WT Water Tower
- Open Space Linkages
- Secondary Plan Boundary

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date:

Urban Hamilton Official Plan
Binbrook Village
Secondary Plan
Open Space Linkages
Map B.5.1-2



Date: XXXX X, 2013

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