

CITY OF HAMILTON

BY-LAW NO. 16-080

To Adopt:

Official Plan Amendment No. 51 to the Urban Hamilton Official Plan

Respecting:

Lands located at the southwest corner of Binbrook Road East and Southbrook Drive, known municipally as 2605 Binbrook Road East, Glanbrook

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

1. Amendment No. 51 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 30th day of March, 2016.

F. Eisenberger
Mayor

R. Caterini
City Clerk

Amendment No. 51 to the Urban Hamilton Official Plan

The following text constitutes Official Plan Amendment No. 51 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend Map B.5.1-1 – Binbrook Village Secondary Plan Land Use Plan by establishing a Site Specific Policy Area in order to permit residential uses on the ground floor of a mixed commercial and residential building.

2.0 Location:

The lands affected by this Amendment are located at 2605 Binbrook Road East, within the City of Hamilton (former Township of Glanbrook).

3.0 Basis:

The basis for permitting the Amendment is as follows:

The Amendment:

- is consistent with the PPS and conforms to Places to Grow (Growth Plan for the Greater Golden Horseshoe);
- implements the intent of the “Mixed Use – Medium Density – Pedestrian Predominant” designation in the Binbrook Village Secondary Plan which promotes mixed commercial and residential development on the subject lands; and,
- maintains the intent for commercial uses along the principal pedestrian predominant streets identified in the Urban Hamilton Official Plan and Binbrook Village Secondary Plan by only permitting residential uses on the ground floor which do not abut the public streets.

4.0 Changes:

4.1 Mapping Changes:

4.1.1 Map B.5.1-1 – Binbrook Village Secondary Plan Land Use Plan is

amended by identifying the subject lands as Site Specific Policy – Area G, as shown on Appendix “A”, attached.

4.2 Text Changes:

4.2.1 Volume 2: Chapter B, Glanbrook Secondary Plans, Section B.5.1 – Binbrook Village Secondary Plan, is amended by:

a) Adding a new Site Specific Policy – Area G to read as follows:

“Site Specific Policy – Area G (OPA 51)

B.5.1.13.7 That notwithstanding Section E.4.3.4(d) of Volume 1 – Pedestrian Predominant Streets, the following policy shall apply to the lands located at 2605 Binbrook Road East (lands located at the southwest corner of Binbrook Road East and Southbrook Drive), and identified as Site Specific Policy – Area G on Map B.5.1-1 – Binbrook Village Secondary Plan Land Use Plan:

a) Notwithstanding Policy E.4.3.4(d) of Volume 1 – Pedestrian Predominant Streets, residential units shall be permitted on the ground floor of a mixed use building facing onto Binbrook Road East or Southbrook Drive, provided that the residential units are not located within any portion of the building immediately adjacent to Binbrook Road East or Southbrook Drive.”

5.0 Implementation:

An implementing Zoning By-law Amendment will give effect to this Amendment.

This is Schedule “1” to By-law No. 16-080 passed on the 30th day of March, 2016.

**The
City of Hamilton**

F. Eisenberger
MAYOR

R. Caterini
CITY CLERK

