

Authority: Item 15 Planning & Economic
Development Committee
Report 04-022
(PD04311)
CM: December 15, 2004

Bill No. 335

CITY OF HAMILTON

BY-LAW NO. 04-335

To Adopt:

Official Plan Amendment No. 48 to the former Township of Glanbrook Official Plan;

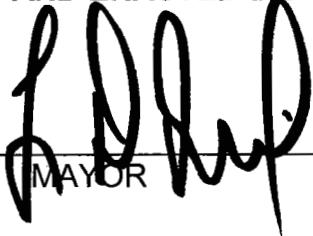
Respecting:

Lands known municipally as 3215 Binbrook Road, Glanbrook

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

1. Amendment No. 48 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.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in section 1 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED AND ENACTED this 15th day of December, 2004



MAYOR



CLERK

Amendment No. 48

to the

Official Plan for the former Township of Glanbrook

The following text together with Schedule “A” - Land Use Plan and Schedule “B”- Binbrook Village Secondary Plan, attached hereto, constitute Official Plan Amendment No.48 to the Official Plan of the former Township of Glanbrook.

Purpose:

The purpose of the Amendment is to repeal and replace a portion of Schedule “B” – Binbrook Village Secondary Plan - with a revised schedule to reflect the following changes for lands located on Part of Lot 2, Concession 4:

1. redesignation of a portion of land in the north west quadrant of the subject lands from “High Density Residential” to “Medium Density Residential” to also allow for low-rise apartments.
2. redesignation of a small parcel of land at the south east quadrant of the subject lands from “Medium Density Residential” to “Low Density Residential” to allow for single detached lots;
3. redesignation of a small parcel of land at the south east quadrant of the Subject lands from “Active Parkland” to “Low Density Residential” to allow for single detached lots;
4. redesignation of a small parcel of land at the south east quadrant of the subject lands from “Medium Density Residential” to “Elementary School” to allow for a westerly extension of the school site.
5. redesignation of a small parcel of land at the south east quadrant of the subject lands from “Active Parkland” to “Elementary School” to allow for a westerly extension of the school site.
6. redesignation of a small parcel of land at the south east quadrant of the subject lands from “Elementary School” to “Active Parkland” to allow for change of park site;
7. revision of policy B 2.2.3.3.2.1 (b), net residential density, from a maximum of 25 units per net residential hectare to a maximum of 30 units per net residential

hectare.

8. modification of the road pattern to reflect the current road orientation in Draft Plan of Subdivision;
9. effecting various housekeeping changes to the lands within Lot 2, Concession 4, Binbrook Village Secondary Plan, to align designations and the road pattern with those in the Draft Plan of Subdivision.

Location:

The lands affected by this Amendment are Part of Lot 2, Concession 4, located at 3215 Binbrook Road, with an area of 33.92 ha within the Binbrook Village Secondary Plan.

Basis:

The basis for the Amendment is as follows:

- The proposed residential redesignations will allow for a variety of housing types and lots sizes in the subject lands. This is consistent with and compatible with the residential development objectives for the Binbrook Village Secondary Plan.
- The proposed redesignation of portions of lands from “Medium Density Residential”, to “Elementary School” will not result in the loss of (net) overall density of housing units in the proposed development.
- The proposed redesignation of portions of lands from “Active Parkland” to “Elementary School” will not result in any loss of active parkland.
- The proposed changes in land use designations will maintain the general intent of the Binbrook Village Secondary Plan.
- The proposed development of the subject lands will be compatible with the proposed development to the north and south east.
- The proposed changes will result in the same services being provided to the community.
- The revision to the road pattern in the subject lands will not result in any negative impact on the neighbourhood design or the planned and existing flow of traffic.
- The increase in net residential densities in certain areas of the subject lands will fulfil the residential intensification objectives of the Binbrook Village Secondary Plan.
- The housekeeping amendments will update the Binbrook Village Secondary Plan to reflect current land use designations and road pattern in the subject lands.

Actual Changes:

- 1) Policy B.2.2.3.3.2.1 (b), Binbrook Village Secondary Plan, be amended by deleting the phrase "shall not exceed 25 units per net residential hectare" and replacing it with the phrase "shall not exceed 30 units per net residential hectare".
- 2) Schedule "A", Land Use Plan, be revised by identifying the subject lands as OPA No.48 as shown on the Schedule "A" attached to this Amendment.
- 3) That Schedule "B" – Binbrook Village Secondary Plan be repealed and replaced with a revised Schedule "B" Binbrook Village Secondary Plan.

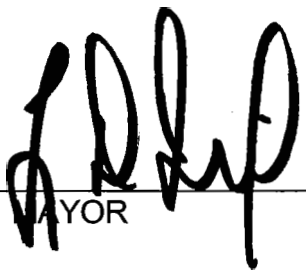
Implementation:

An implementing Zoning By-Law Amendment and Site Plan Agreement will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. 04-335, passed on the 15th day of December, 2004.

The

City of Hamilton



MAYOR



CLERK