

Authority: Item 14, Planning and Economic
Development Committee
Report: 08-021 (PED08249)
CM: November 12, 2008

Bill No. 263

CITY OF HAMILTON

BY-LAW NO. 08-263

To Adopt:

Official Plan Amendment No. 68 to the former Township of Glanbrook Official Plan

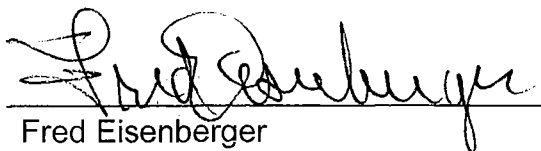
Respecting:

**“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**

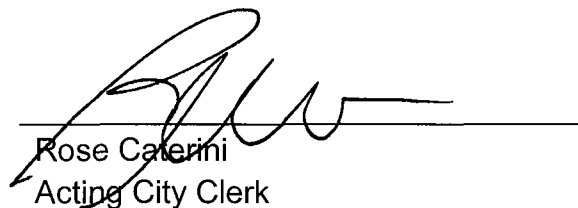
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 68 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 and ENACTED this 12th day of November, 2008



Fred Eisenberger
Mayor



Rose Caterini
Acting City Clerk

Amendment No. 68

to the

Official Plan for the former Township of Glanbrook

The following text together with Schedule "A" – Rymal Road Secondary Plan, Land Use Plan, attached hereto, constitute Official Plan Amendment No. 68 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 "**Local Commercial**";
- Redesignate Block 1 from "Stormwater Management Area" to "**Medium to High Density Residential**";
- Include policy to permit an opportunity for live / work units within portions of the "Medium to High Density Residential" designation fronting onto the east side of Trinity Church Road and the west side of Dakota Drive;
- Redesignate Block 3 from "Service (Recreational) Commercial" to "**Low to Medium Density Residential**"; and,
- Include policy to permit individual accesses onto Trinity Church Road.

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 Rd. and Rymal Rd. E., 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 and medium-high residential and local commercial land uses as part of the Subdivision known as "Summit Park - Phase 5".

The basis for the redesignations is as follows:

- The proposed amendment is consistent with 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 Local Commercial from Medium to High Density:

- The proposed amendment will refine current designations from general approximations to more practical boundaries based on a detailed road layout and site design.

Redesignation to Medium to High Density Residential from Stormwater Management Area:

- The proposed amendment will meet stormwater management objectives as identified in the secondary plan without the need for an on-site stormwater management (SWM) pond as the recommendations of the Hannon Creek Subwatershed Environmental Assessment (EA) recommends SWM ponds to be downstream in more efficient locations thus reducing need for development-specific facilities. As the policies of the Rymal Road Secondary Plan provide opportunities to consider alternative land uses if stormwater management facilities are not required without the need for a Plan amendment, this redesignation is considered a housekeeping amendment as it will clarify the alternative future land use.

Redesignation to Low to Medium Density Residential from Service (Recreational) Commercial:

- The proposed amendment will create a logical extension of the existing “Low to Medium Density Residential” designation by including those lands fronting onto Trinity Church Road.
- Adequate Service (Recreational) Commercial uses are conveniently located to service future residents of the subject lands and surrounding community.

The basis for the policy changes is as follows:

Live / Work Units:

- The General Residential policies of the Township of Glanbrook Official Plan

acknowledge that the residential designation may contain limited individual local commercial uses with a gross leaseable floor area of up to 250 square metres, provided they serve the needs of local residents and are compatible with surrounding development. This policy may be implemented at the secondary plan level by permitting limited opportunities for live / work units along Trinity Church Road and Dakota Boulevard. The intent of the General Residential policies will be maintained by limiting live / work opportunities that serve local residents to units along higher-order road frontages where compatibility with surrounding land uses can be managed by separating the said uses from internal residential lands and local roads.

Trinity Church Road:

- The Trinity Church Arterial Corridor Class EA completed by the City of Hamilton in March 2008 has resulted in a recommendation to extend the Trinity Church Road arterial corridor further to the west. As a result, the Trinity Church Arterial corridor originally envisioned at the time of drafting of the original Rymal Road Secondary Plan is no longer valid. Considering the less prominent role of the existing Trinity Church Road, it is appropriate to permit individual residential accesses.

Actual Changes

Map Changes:

1. That Schedule "I", Rymal Road Secondary Plan Land Use Plan, be revised by:
 - Redesignating Block 1 from "Medium to High Density Residential" to "Local Commercial" as shown on the attached Schedule "A" to this Amendment.
 - Redesignating Block 2 land from "Stormwater Management Area" to "Medium to High Density Residential" as shown on the attached Schedule "A" to this Amendment.
 - Redesignating Block 3 from "Service (Recreational) Commercial" to "Low to Medium Density Residential" as shown on the attached Schedule "A" to this Amendment.

Text Changes:

1. That Section B.2.2.1 *General Policies for all Residential Designations*, be amended by removing the period (.) at the end of Subsection B.2.2.1.(c) and adding the following in its place:

“ 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.”

2. That Section B.3.2.2.1 *General Policies for all Residential Designations*, be further amended by deleting existing Subsection B.3.2.2.1.(g) and replacing it with the following:

"B.3.2.2.1 (g) Direct access to individual dwelling units along Arterial Roads shall not be permitted except for dwelling units fronting onto Trinity Church Road, or for infill development or other similar situations where the City has determined that no other alternative access options are available."

3. That Section B.3.2.2.5 *Medium-High Density Residential*, be amended by adding Subsection B.3.2.2.5 (f) as follows:

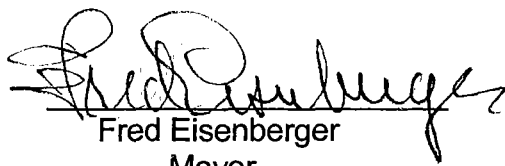
"B.3.2.2.5 (f) Notwithstanding Section B.3.2.2.5 (a) and B.3.2.2.1 (c), within the Medium-High Density Residential area between Trinity Church Road and Dakota Boulevard, Live / Work housing units containing grade-related commercial uses shall be permitted on lands abutting Trinity Church Road and Dakota Boulevard subject to provision of an acceptable site plan and building elevations illustrating the nature and function of the development and demonstrating compatibility with adjacent development and adequate provision for on-street parking. Within such live/work units, permitted commercial uses shall include retail, personal services, and offices."

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. 08-263 passed on the 12th day of November, 2008.

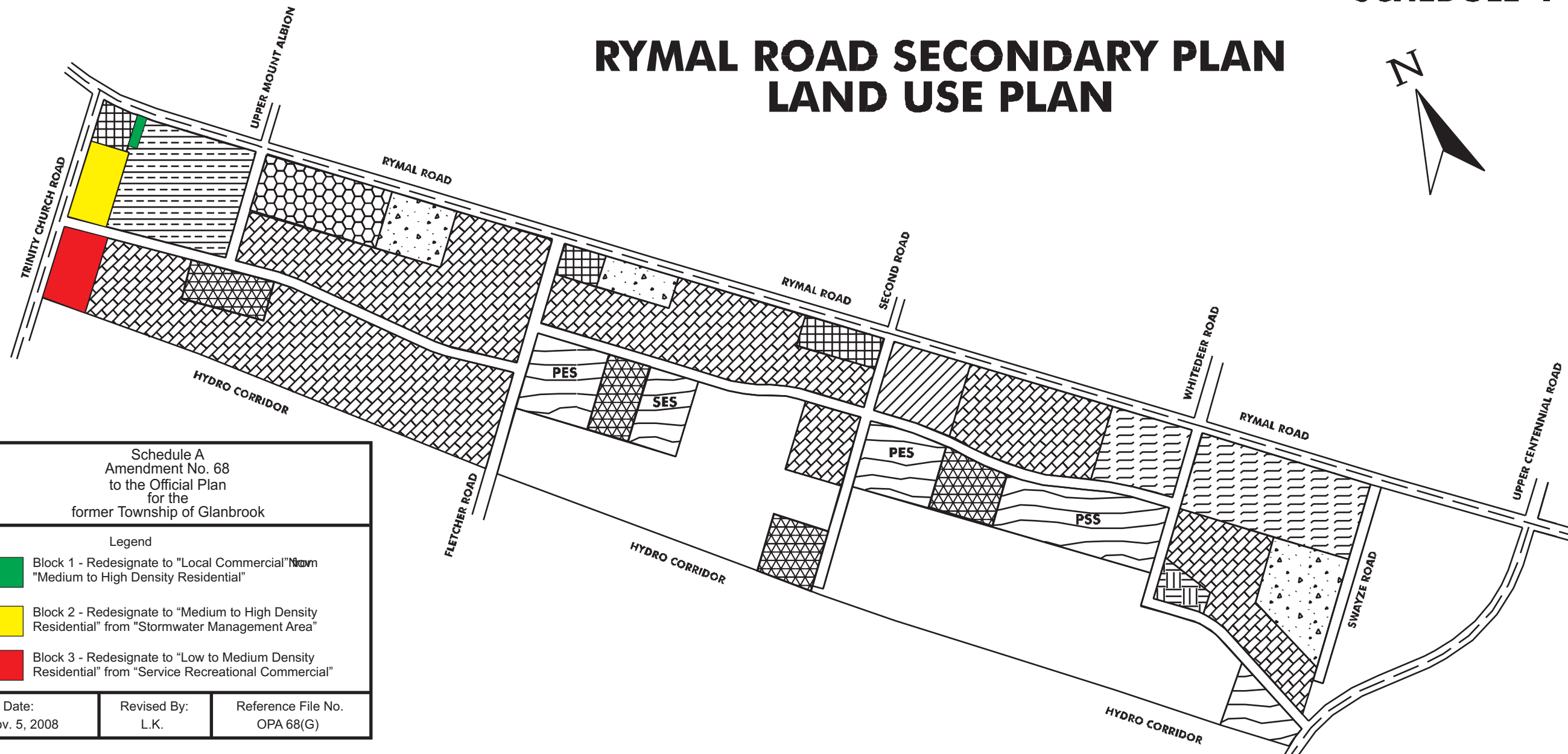
The City of Hamilton


Fred Eisenberger
Mayor


Rose Caterini
Acting City Clerk

SCHEDULE "I"

**RYMAL ROAD SECONDARY PLAN
LAND USE PLAN**



Schedule A
Amendment No. 68
to the Official Plan
for the
former Township of Glanbrook

Legend

- Block 1 - Redesignate to "Local Commercial" from "Medium to High Density Residential"
- Block 2 - Redesignate to "Medium to High Density Residential" from "Stormwater Management Area"
- Block 3 - Redesignate to "Low to Medium Density Residential" from "Service Recreational Commercial"

Date: Nov. 5, 2008	Revised By: L.K.	Reference File No. OPA 68(G)
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LEGEND

	LOW DENSITY RESIDENTIAL		MEDIUM TO HIGH DENSITY RESIDENTIAL		INSTITUTIONAL		PSS - PUBLIC SECONDARY SCHOOL		ARTERIAL ROAD
	LOW TO MEDIUM DENSITY RESIDENTIAL		PARKETTE		LOCAL COMMERCIAL		PES - PUBLIC ELEMENTARY SCHOOL		COLLECTOR ROAD
	MEDIUM DENSITY RESIDENTIAL		STORM WATER MANAGEMENT AREA		SERVICE RECREATIONAL COMMERCIAL		SES - SEPARATE ELEMENTARY SCHOOL		LOCAL ROAD
							NEIGHBOURHOOD PARK		
							NEIGHBOURHOOD COMMERCIAL		GENERAL COMMERCIAL