

Bill No. 170

CITY OF HAMILTON

BY-LAW NO. 11-170

To Adopt:

Official Plan Amendment No. 83 to the former Township of Glanbrook Official Plan;


Respecting:

**Lands Located at the northeast corner of Binbrook Road and Fall Fair Way,
known municipally as 310 Fall Fair Way, Glanbrook**

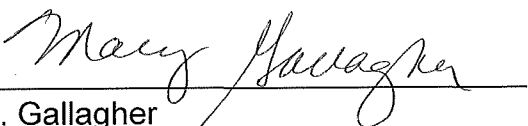
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 83 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 29th day of June, 2011



R. Bratina
Mayor



M. Gallagher
Acting City Clerk

Amendment No. 83

to the

Official Plan for the former Township of Glanbrook

The following text constitutes Official Plan Amendment No. 83.

Purpose:

The purpose of the amendment is to expand the types of residential uses permitted for lands designated as "High Density Residential" at the northeast corner of Binbrook Road and Fall Fair Way.

Location:

The lands affected by this Amendment are known as part of Block 74, Plan 62M-1078, in the former Township of Glanbrook, located at the northeast corner of Binbrook Road and Fall Fair Way.

Basis:

The intent of the Amendment is to permit townhouse and maisonette dwelling units within the "High Density Residential" designation on this site, in addition to the uses already permitted in the "High Density Residential" designation. The basis for the redesignation is as follows:

- This proposed amendment is consistent with the Provincial Policy Statement and Growth Plan for the Greater Golden Horseshoe as it makes efficient use of available resources and planned capacity, it provides for a site design that is compact and promotes a vibrant streetscape, and it contributes to the development of complete communities in terms of providing a variety of housing forms which are designed to meet the housing needs for all types of residents within the community of Binbrook.
- This proposed amendment is consistent with the development principles and the general residential policies of the Binbrook Village Secondary Plan, as the policies encourage the use of innovative and varied housing types and designs, and as the proposed form of development considers and is sensitive to existing residential uses and is responsive to a variety of housing needs.
- The proposed mix of unit types will provide increased compatibility with existing uses in the surrounding area, while maintaining appropriate densities.

Text Changes

- 1) That a new policy be added to the Binbrook Village Secondary Plan as policy B.2.2.7:

B.2.2.7 Notwithstanding Section B.2.2.3.3.2.3(a) of the Binbrook Village Secondary Plan, for the lands designated as "High Density Residential", known municipally as 310 Fall Fair Way, part of Block 74, Plan 62M-1078, with an area of approximately 1.56 hectares, street townhouses and block townhouses, in conjunction with maisonettes, shall also be permitted.

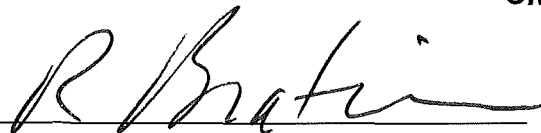
Implementation:

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

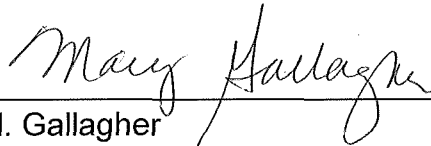
This is Schedule "1" to By-law No. 11-170, passed on the 29th day of June, 2011.

The

City of Hamilton



R. Bratina
Mayor



M. Gallagher
Acting City Clerk