

**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 30<sup>th</sup> day of March, 2016.

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F. Eisenberger  
Mayor

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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 30<sup>th</sup> day of March, 2016.

**The  
City of Hamilton**


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F. Eisenberger  
MAYOR

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R. Caterini  
CITY CLERK

Appendix A  
APPROVED Amendment No. 51  
to the Urban Hamilton Official Plan

 Lands to be identified as Site Specific  
Policy Area "G"  
(2605 Binbrook Road East)





Date:  
March 14, 2016

Revised By:  
GM/NB

Reference File No.:  
OPA-U-51(G)

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
-  Elementary School
-  Utility
-  Storm Water Management

Other Features

-  Area or Site Specific Policy
-  Gateway
-  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



Date: Aug. 16, 2013



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