SUBJECT: Application for an Amendment to the Glenbrook Official Plan for the Rear of the Property Known as 3089 Binbrook Road (Part 6, Plan 62R-17464) (Binbrook) (PED07197) (Ward 11)

RECOMMENDATION:

That approval be given to amended Official Plan Amendment Application OPA-07-04, by Losani Homes, owner, for Official Plan Amendment No.______, to amend Schedule ‘A’, Land Use Plan, from “Binbrook Community Core” to “Residential”, and Schedule ‘B’, Binbrook Village Secondary Plan, from “Community Core” to “Low Density Residential”, of the Official Plan for the former Township of Glenbrook, on the rear of the lands known as 3089 Binbrook Road (Part 6, Plan 62R-17464), as shown on Appendix ‘A’ to Report PED07197, on the following basis:

(a) That the draft Official Plan Amendment, attached as Appendix ‘B’ to Report PED07197, be adopted by City Council.

EXECUTIVE SUMMARY:

The purpose of the application is to facilitate the future creation of one new lot for development of a single detached dwelling. The proposal has merit and can be supported since the changes in designation are consistent with the Provincial Policy Statement, and conform to the Hamilton-Wentworth Official Plan. The proposal is considered to be compatible with the surrounding neighbourhood.
BACKGROUND:

Proposal

The purpose of the application is to amend the Glanbrook Official Plan by redesignating the rear of the land at 3089 Binbrook Road (Part 6 on Plan 62R-17464) (see Appendix ‘C’) from “Binbrook Community Core” to “Residential” on Schedule ‘A’, Land Use Plan, and from “Community Core” to “Low Density Residential” on Schedule ‘B’, Binbrook Village Secondary Plan, to allow for the development of one single detached dwelling fronting onto Great Oak Trail (see Appendix ‘A’).

Details of Submitted Application

Location: 3089 Binbrook Road
          Part 6, 62R-17464, Binbrook

Owner: Losani Homes

Agent: Armstrong Hunter & Associates

Description:

Frontage: 15.24 metres
Area: 452.55 square metres

Servicing: Full municipal servicing

EXISTING LAND USE AND ZONING

<table>
<thead>
<tr>
<th>Subject Lands</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Vacant (Single Detached Dwelling fronting on Binbrook Road)</td>
<td>Existing Residential “ER” Zone</td>
<td></td>
</tr>
</tbody>
</table>

| Surrounding Lands | | |
|-------------------|-------------------|
| North             | Single Detached Dwellings | Existing Residential “ER” Zone |
| South             | Street Townhouse Dwellings | Residential Multiple “RM2-201” Zone |
| East              | Single Detached Dwellings | Existing Residential “ER” Zone |
| West              | Residential        | Existing Residential “ER” Zone |
SUBJECT: Application for an Amendment to the Glanbrook Official Plan for the Rear of the Property Known as 3089 Binbrook Road (Part 6, Plan 62R-17464) (Binbrook) (PED07197) (Ward 11) - Page 3 of 5

ANALYSIS/RATIONALE:

1. The proposal has merit and can be supported for the following reasons:

   (i) It is consistent with the Provincial Policy Statement.

   (ii) It conforms to the Hamilton-Wentworth Official Plan.

   (iii) The proposal is compatible with the existing and planned development in the neighbourhood.

2. The subject land is currently designated “Binbrook Community Core” in the Glanbrook Official Plan. By re-designating the rear portion of the property (Part 6 – Appendix ‘C’) to residential, a smaller commercial parcel will be retained for future development (Part 5 – Appendix ‘C’) at the south-east corner of Binbrook Road and Great Oak Trail. A preliminary sketch for Part 5 (Appendix ‘D’) illustrates how the lands can be developed for mixed-use commercial and residential purposes without the need for land assembly. Future development of these lands would be subject to Site Plan Control, at which time matters such as access, parking, landscaping, grading, etc. would be reviewed in detail.

   A rezoning application will be required to rezone Part 5 from the Existing Residential “ER” Zone to a site-specific mixed use commercial and residential zone. Staff is of the opinion that the redesignation of the rear lands (Part 6) to “Residential” will not jeopardize the viability of the remaining lands for development.

3. The redesignation of Part 6 (Appendix ‘C’) to “Residential” (to permit the development of a single detached dwelling), is viewed as a logical extension of the existing residential designation while the remaining portion of the site fronting onto Binbrook Road will remain designated ‘Community Core’. In order to allow for the development of the dwelling, a severance application will be required. Once Part 6 is severed, it will no longer meet the current Existing Residential “ER” Zone requirements and would require a rezoning to an appropriate residential zone.

ALTERNATIVES FOR CONSIDERATION:

If the application is denied, the rear portion of the property will remain designated “Binbrook Community Core” and the current Official Plan policies will apply.

FINANCIAL/STAFFING/LEGAL IMPLICATIONS:

Financial  -  N/A.

Staffing  -  N/A.
Legal - As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider an application for an amendment to the official plan.

**POLICIES AFFECTING PROPOSAL:**

**Provincial Policy Statement**

The application is consistent with the Provincial Policy Statement since Policy 1.1.3.1 states that ‘Settlement Areas’ shall be the focus of growth.

**Hamilton Wentworth Official Plan**


**Glanbrook Official Plan**

The subject property is currently designated “Binbrook Community Core” on Schedule ‘A’, Land Use Plan and “Community Core” on Schedule ‘B’, Binbrook Village Secondary Plan. The following policies, among others, are currently applicable to the subject property:

“B.2.2.2.2.1 (c)  To permit and encourage mixed use commercial/residential uses within the Community Core.

B.2.2.2.2.1 (k)  To encourage the grouping of permitted uses in a coordinated manner, with shared access and parking facilities in order to maximize vehicular and pedestrian safety and to create an attractive Community Core area.

B.2.2.2.2.1 (l)  To ensure that all permitted commercial development provide adequate off-street parking, loading and manoeuvring space.”

Staff is of the opinion that the redesignation of the rear land will not jeopardize the future development of the remaining lands for future commercial purposes. In addition, the development of a single detached dwelling is considered compatible with the existing residential development.

**RELEVANT CONSULTATION:**

The following Departments/Agencies had no comments or objections:

- Public Works Department (Forestry Section)
- Public Works Department (Traffic Engineering and Operations Section)
Corporate Services Department (Budgets Section) recommended that the applicant/owner make a financial contribution for the watermain installed on Binbrook Road between the Water Tower site and Regional Road 56. This payment will be a condition of future development approval.

Public Consultation

In accordance with the Public Participation Policy that was approved by Council on May 29, 2003, this application was pre-circulated to all property owners within 120 metres of the subject property on April 2, 2007. A total of sixty-seven notices were circulated. A sign was also posted on the property on March 23, 2007. To date, no formal responses have been received. Notice of the Public Meeting and posting of a sign on the property have been given in accordance with the requirements of the Planning Act.

CITY STRATEGIC COMMITMENT:

By evaluating the “Triple Bottom Line”, (community, environment, economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

Community Well-Being is enhanced. ☑ Yes ☐ No
The public is involved in the definition and development of local solutions.

Environmental Well-Being is enhanced. ☑ Yes ☐ No
Ecological function and the natural heritage system are protected.
The proposal is within the Urban Area relieving pressure to expand into the Rural Area.

Economic Well-Being is enhanced. ☑ Yes ☐ No
Investment in Hamilton is enhanced and supported.

Does the option you are recommending create value across all three bottom lines? ☑ Yes ☐ No

Do the options you are recommending make Hamilton a City of choice for high performance public servants? ☐ Yes ☑ No

:DF

Attaches. (4)
--DRAFT--

Amendment
to the

Former Township of Glanbrook Official Plan

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

Purpose

The purpose of this Amendment is to redesignate the subject lands from “Binbrook Community Core” to “Residential” on Schedule A Land Use Plan, and to redesignate Schedule B Binbrook Village Secondary Plan, from “Community Core” to “Low Density Residential” in order to permit one single detached dwelling.

Location

The lands affected by the Amendment are located in Binbrook Village in the former Township of Glanbrook, south of Binbrook Road and on the east side of Great Oak Trail. The lot is known municipally as 3089 Binbrook Road.

Basis:

The basis for the redesignation is as follows:

- The proposed amendment is consistent with the Provincial Policy Statement policies that focus growth in settlement areas;

- The proposed amendment is considered to be compatible with the existing and proposed development in the area; and,

- The proposed amendment creates a logical extension of the existing residential designation while the portion of the site fronting onto Binbrook Road will remain "Community Core".
Actual Changes

Schedule Changes

1. Schedule “A”, Land Use Plan, shall be revised by redesignating the subject lands from “Binbrook Community Core” to “Residential” and identifying the subject land as OPA No. xx as shown on the Schedule “A” attached to this Amendment.

2. That Schedule “B” Binbrook Village Secondary Plan shall be revised by redesignating the subject lands from “Community Core” to “Low Density Residential” as shown on the attached Schedule B to this Amendment.

Implementation:

A future implementing Zoning By-Law Amendment will give effect to the intended use on the subject land.

This is Schedule “1” to By-law No. _____, passed on the xx day of xxx, 2007.

The City of Hamilton

__________________________       ______________________________
Fred Eisenberger               Kevin C. Christenson
Mayor                          City Clerk