CITY OF HAMILTON

BY-LAW NO. 18-
To Adopt:

Official Plan Amendment No. 93 to the Urban Hamilton Official Plan
Respecting:

235 Tanglewood Drive (Glanbrook)

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

1. Amendment No. 93 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 28th day of February, 2018.

F. Eisenberger
Mayor

R. Caterini
City Clerk
Urban Hamilton Official Plan
Amendment No. 93

The following text, together with Appendix “A” – Binbrook Village Secondary Plan Land Use Plan – Volume 2: Map B.5.1-1, attached hereto, constitutes Official Plan Amendment No. 93 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to amend the Binbrook Village Secondary Plan Land Use Plan by establishing a Site Specific Policy Area to permit the proposed development of 14 Street Townhouse Dwellings with a maximum density of 45 units per hectare.

2.0 Location:

The lands affected by this Amendment are known municipally as 235 Tanglewood Drive within the City of Hamilton (former Township of Glanbrook).

3.0 Basis:

The basis for permitting this Amendment is as follows:

- The proposal satisfies all characteristics and requirements of the low density residential policies, save and except the prescribed residential density range.
- The proposed Amendment is compatible with the existing and planned development in the immediate area.
- The proposed amendment is consistent with the Provincial Policy Statement, 2014 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2017.

4.0 Actual Changes:

4.1 Text Changes

Urban Hamilton Official Plan Volume 2 - Secondary Plans

4.1.1 Volume 2: Chapter B, Glanbrook Secondary Plans, Section B.5.1.13 Binbrook Village Secondary Plan is amended by adding a new Site Specific Policy - Area “O” as follows:
“Site Specific Policy – Area O

B.5.1.13.15 Notwithstanding Volume 2, Policy B.5.1.4.5 c) ii), for the lands located at 235 Tanglewood Drive, designated Low Density Residential 2h and identified as Site Specific Policy – Area “O” on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, the maximum net residential density shall be 45 units per hectare.”

4.2 Mapping Changes:

Urban Hamilton Official Plan Volume 2 - Secondary Plans

4.2.1 Urban Hamilton Official Plan Volume 2, Map B.5.1-1 – Binbrook Village Secondary Plan Land Use Plan, be amended by identifying the subject lands as Site Specific Policy - Area “O”, as shown on Appendix “A” attached to this Amendment.

5.0 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. 18-046, passed on the 28th day of February, 2018.

The City of Hamilton

F. Eisenberger
MAYOR

R. Caterini
CITY CLERK
Appendix A

APPROVED Amendment No. 93 to the Urban Hamilton Official Plan

Lands to be identified as Site Specific Policy Area "O"
(235 Tanglewood Drive, Ancaster)

Date: February 13, 2018
Revised By: AB/NB
Reference File No.: OPA-U-93(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

Urban Hamilton Official Plan
Binbrook Village Secondary Plan
Land Use Plan
Map B.5.1-1

Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

Reference File No.: OPA-U-93(G)
Revised By: AB/NB
Date: February 13, 2018

Appendix A

APPROVED Amendment No. 93 to the Urban Hamilton Official Plan

Lands to be identified as Site Specific Policy Area "O"
(235 Tanglewood Drive, Ancaster)