

Authority: Item 11, Planning Committee
Report 18-002 (PED18034)
CM: February 14, 2018
Ward: 11

Bill No. 046

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

o

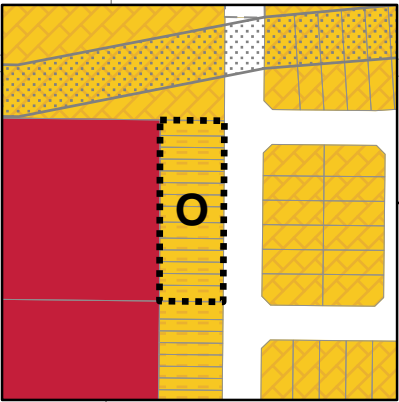
Lands to be identified as
Site Specific Policy Area "O"

(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
- ES Elementary School
- Utility
- SWM Storm Water Management

Other Features

- Area or Site Specific Policy
- Gateway
- WT 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: October 2016



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