

Authority: Item 7, Planning Committee
Report: 19-012 (PED19121)
CM: August 16, 2019
Ward: 11

Bill No. 19-206

CITY OF HAMILTON

BY-LAW NO. 19-

To Adopt:

**Official Plan Amendment No. 125 to the
Urban Hamilton Official Plan**

Respecting:

**2341 and 2365 to 2431 Regional Road 56 and 250 Tanglewood Drive
(Glanbrook)**

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

1. Amendment No. 125 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 11th day of September, 2019.

F. Eisenberger
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 125

The following text, together with:

Appendix “A”	Volume 1, Schedule B – Natural Heritage System
Appendix “B”	Volume 1, Schedule E-1 – Urban Land Use Designations
Appendix “C”	Volume 2, Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan
Appendix “D”	Volume 2, Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages

attached hereto, constitutes Official Plan Amendment No. 125 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to change the land use designations, refine the natural heritage features, and establish two Specific Policy Areas within the Binbrook Village Secondary Plan to facilitate the orderly development of a plan of subdivision with higher net residential densities, and to permit commercial uses on a portion of the subject lands.

2.0 Location:

The lands affected by this Amendment are generally located southeast of Cemetery Road and Regional Road 56 and known municipally as 2341 and 2365 to 2431 Regional Road 56 and 250 Tanglewood Drive, in the former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed Amendment is in keeping with the policies of the Urban

Hamilton Official Plan and the Binbrook Village Secondary Plan to provide a diversity of housing opportunities suitable for different segments of the population and to make the most efficient use of urban lands.

- The proposed development is considered to be consistent with, and complementary to, the planned and existing 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, 2019.

4.0 Actual Changes:

4.1 Volume 1 – Parent Plan:

Schedule Changes

Schedule B – Natural Heritage System

4.1.1 That Volume 1, Schedule B – Natural Heritage System be amended by removing the “Parks & General Open Space” identification from a portion of the subject lands, as shown on Appendix “A”, attached to this Amendment.

Schedule E-1 – Urban Land Use Designations

4.1.2 That Volume 1, Schedule E-1 – Urban Land Use Designations be amended by:

- a) redesignating a portion of the lands from “Neighbourhoods” to “District Commercial”; and
- b) redesignating a portion of the lands from “Utility” to “Neighbourhoods”,

as shown on Appendix “B” attached to this Amendment.

4.2 Volume 2 – Secondary Plans

Text Changes

4.2.1 Chapter B-5 – Glanbrook Secondary Plans

- a. That Volume 2, Chapter B.5 – Glanbrook Secondary Plans, Section B.5.1 – Binbrook Village Secondary Plan be amended by adding Area Specific Policy – Area Q, as follows:

“Area Specific Policy – Area Q

B.5.1.13.17 For the lands located east of Regional Road No. 56 and north of the pipeline easement, designated “Low Density Residential 2d” and identified as Area Specific Policy Area Q on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, the following policies shall apply:

- a) In addition to Policy B.5.1.4.5(a)(i), maisonette dwellings shall also be permitted; and,
- b) In addition to Policy B.5.1.4.5(a)(ii), a density of 26 – 48 units per net residential hectare shall be permitted.”

- b. That Volume 2, Chapter B.5 – Glanbrook Secondary Plans, Section B.5.1 – Binbrook Village Secondary Plan be amended by adding Site Specific Policy – Area R, as follows:

“Site Specific Policy – Area R

B.5.1.13.18 Notwithstanding Policy B.5.1.4.5(e)(ii), for the lands located east of Regional Road No. 56 and north of the pipeline easement, designated “Low Density Residential 3e” and identified as Site Specific Policy – Area R on Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use

Plan, a density of 41 – 85 units per net residential hectare shall be permitted.”

Schedule and Map Changes

Map B.5.1-1 – Binbrook Village Secondary Plan - Land Use Plan

4.2.2 That Volume 2, Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan be amended by:

- a) redesignating a portion of the lands from “Low Density Residential 2e” to “Low Density Residential 3e”;
- b) redesignating a portion of the lands from “Low Density Residential 2h” to “Low Density Residential 3e”;
- c) redesignating a portion of the lands from “Low Density Residential 2e” to Low Density Residential 2d”;
- d) redesignating a portion of the lands from “Low Density Residential 2h” to “Low Density Residential 2d”;
- e) redesignating a portion of the lands from “Utility” to “Low Density Residential 2d”;
- f) redesignating a portion of the lands from “Parkette” to “Low Density Residential 2d”;
- g) redesignating a portion of the lands from “Low Density Residential 2e” to “District Commercial”;
- h) redesignating a portion of the lands from “Low Density Residential 2h” to “District Commercial”;
- i) adding Area Specific Policy – Area Q to a portion of the subject lands; and,
- j) adding Site Specific Policy – Area R to a portion of the subject lands,

as shown on Appendix “C” attached to this Amendment.

Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages

4.2.3 That Volume 2, Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages be amended by:

- a) Removing the “Parkette” identification from a portion of the subject lands;
- b) Removing the “Utility” identification from a portion of the subject lands; and,
- c) Adding “Local Road” identification to a portion of the subject lands,

as shown on Appendix “D” attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment and Site Plan will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 19-206 passed on the 11th day of September, 2019.

**The
City of Hamilton**

F. Eisenberger
Mayor

A. Holland
City Clerk

Appendix A
APPROVED Amendment No. 125
to the Urban Hamilton Official Plan



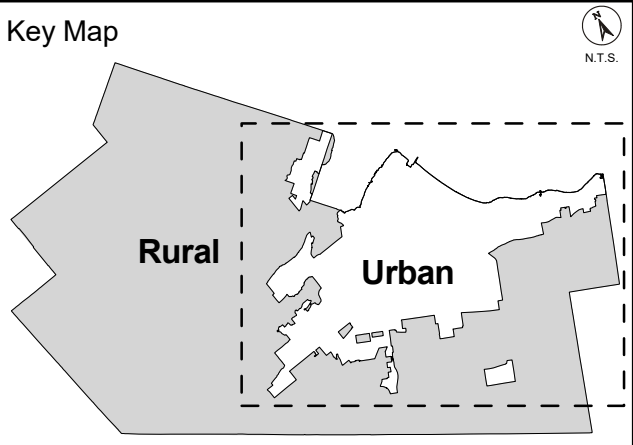
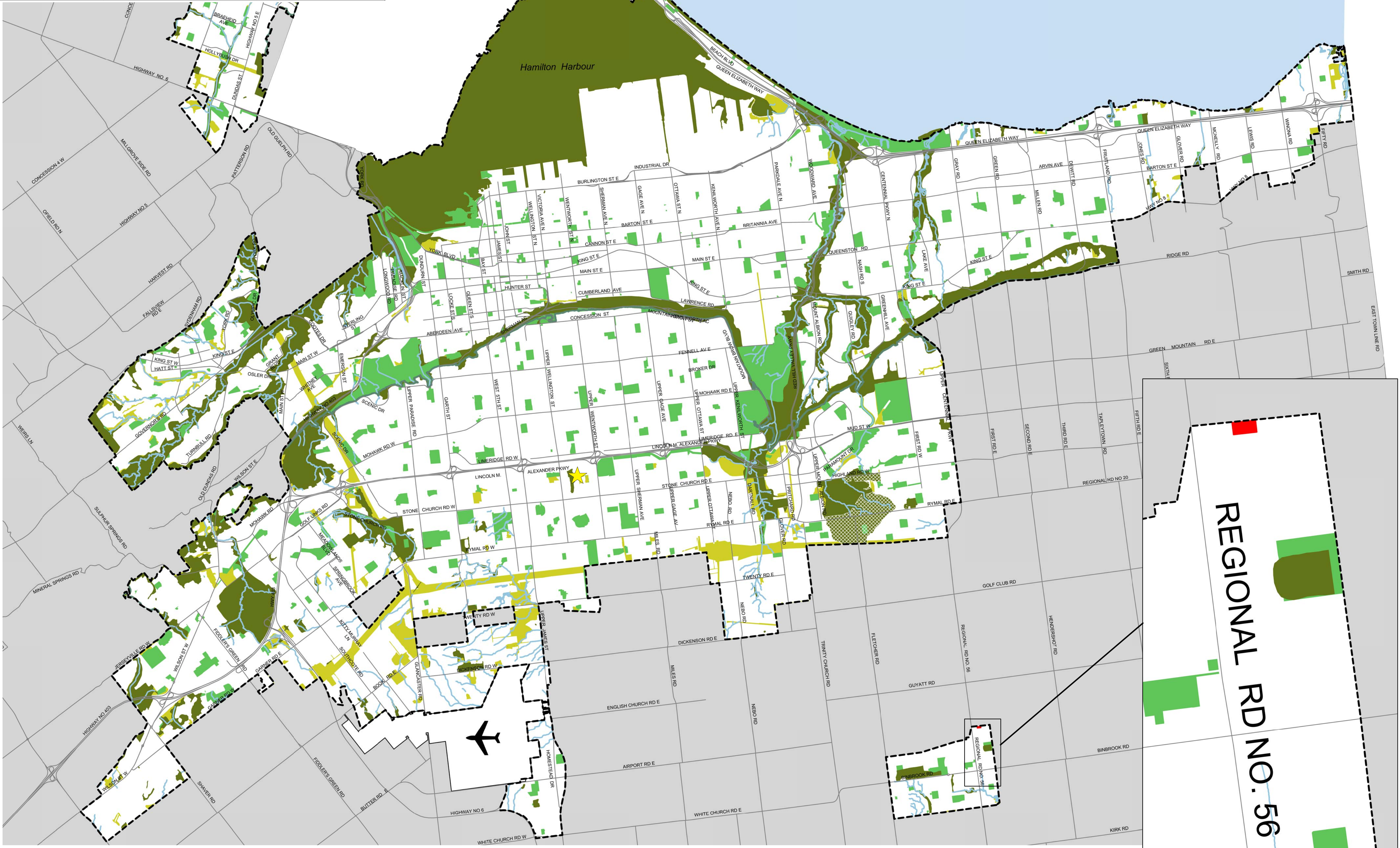
Remove "Parks and General Open Space"

(2341, 2365-2431 Regional Road No. 56 and 250 Tanglewood Drive, Glanbrook)

Date:
August 13, 2019

Revised By:
AB/NB

Reference File No.:
OPA-U-125(G)



Note: For Rural Natural Heritage Features refer to Schedule B of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal - see illustration on Schedules E and E-1, Volume 1.

★ Lands Under Appeal

- 313 Stone Church Road East & lands bounded by Stone Church Road East, Upper Wellington Street, Lincoln M Alexander Parkway and Upper Wentworth Street

Legend

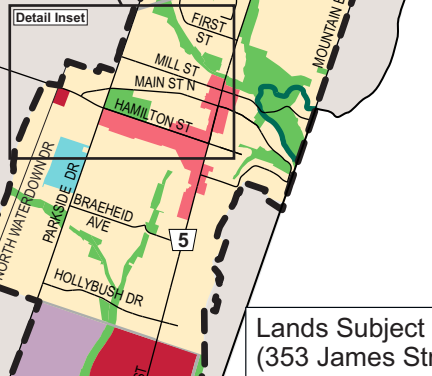
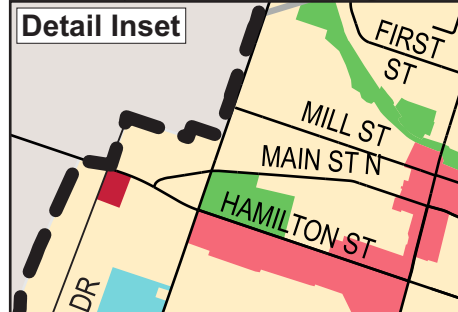
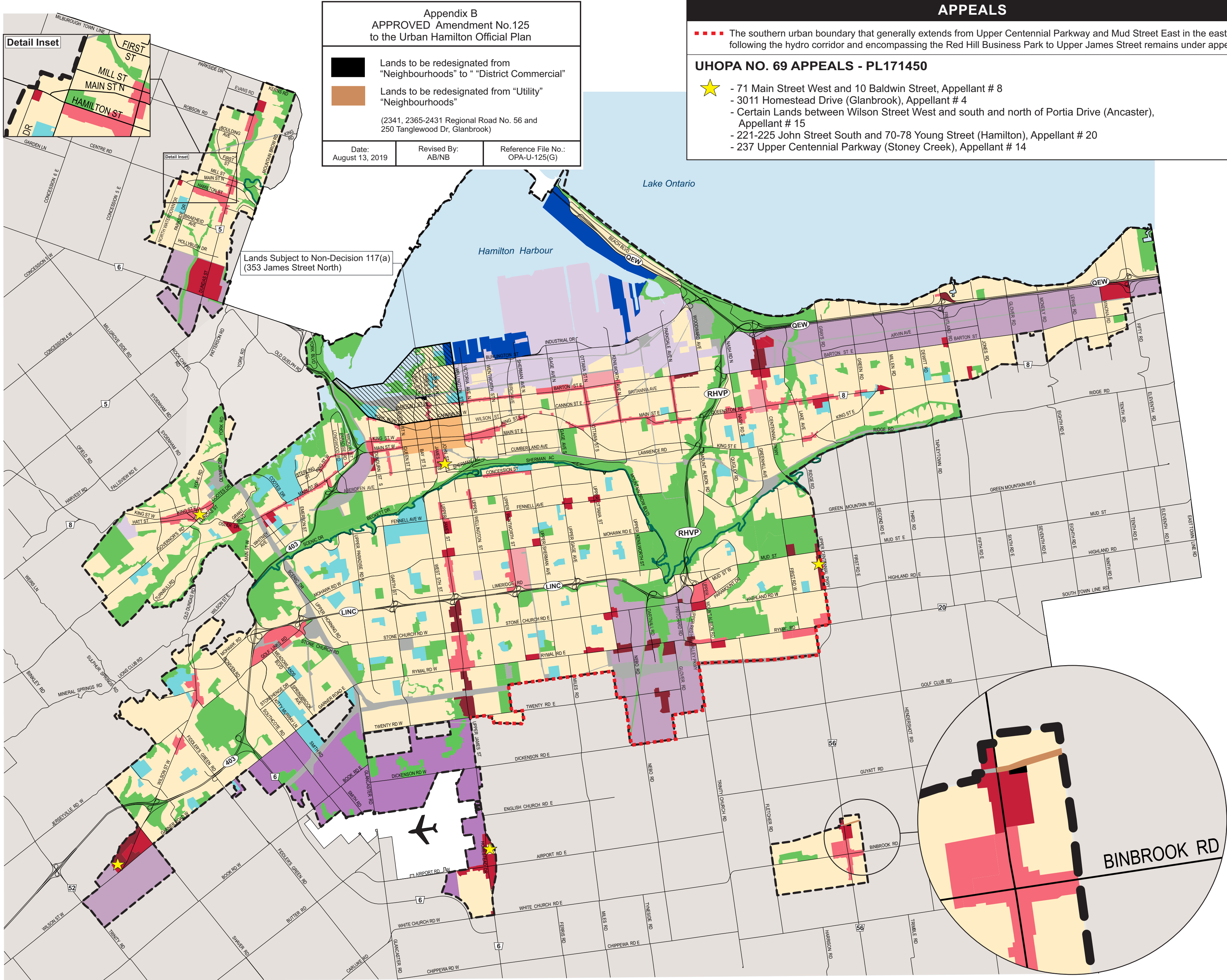
- Core Areas
- Area Specific Policy - USC-1 and USC-2 in Volume 3
- Linkages
- Parks & General Open Space (Excluding Parkettes)
- Streams

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

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

Urban Hamilton Official Plan
Schedule B
Natural Heritage System



Lands Subject to Non-Decision 117(a)
(353 James Street North)

Appendix B
APPROVED Amendment No.125
to the Urban Hamilton Official Plan

Lands to be redesignated from
"Neighbourhoods" to "District Commercial"

Lands to be redesignated from "Utility"
"Neighbourhoods"

(2341, 2365-2431 Regional Road No. 56 and
250 Tanglewood Dr, Glanbrook)

Date:
August 13, 2019

Revised By:
AB/NB

Reference File No.:
OPA-U-125(G)

APPEALS

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east,
following the hydro corridor and encompassing the Red Hill Business Park to Upper James Street remains under appeal.

UHOPA NO. 69 APPEALS - PL171450

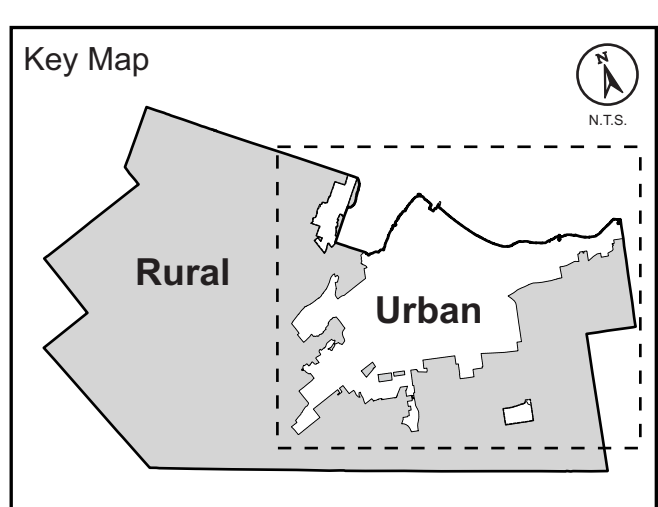
- 71 Main Street West and 10 Baldwin Street, Appellant # 8

- 3011 Homestead Drive (Glanbrook), Appellant # 4

- Certain Lands between Wilson Street West and south and north of Portia Drive (Ancaster),
Appellant # 15

- 221-225 John Street South and 70-78 Young Street (Hamilton), Appellant # 20

- 237 Upper Centennial Parkway (Stoney Creek), Appellant # 14



Note: For Rural Land Use Designations, refer
to Schedule D of the Rural Hamilton
Official Plan.

Neighbourhoods

Open Space

Institutional

Utility

Commercial and Mixed Use Designations

Downtown Mixed Use Area

Mixed Use - High Density

Mixed Use - Medium Density

District Commercial

Arterial Commercial

Employment Area Designations

Industrial Land

Business Park

Airport Employment Growth District

Shipping & Navigation

Other Features

Rural Area

John C. Munro
Hamilton International Airport

Niagara Escarpment

Urban Boundary

Municipal Boundary

Lands Subject to Non Decision 113 West
Harbour Setting Sail

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

Urban Hamilton Official Plan Schedule E-1 Urban Land Use Designations

Not To Scale

Date: June 3, 2019

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

© Teranet Land Information Services Inc. and its licensors. [2009] May Not
be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY

Appendix C
APPROVED Amendment No. 125
to the Urban Hamilton Official Plan

- Lands to be redesignated from "Low Density Residential 2e" to "Low Density Residential 3e"
- Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 3e"
- Lands to be redesignated from "Low Density Residential 2e" to Low Density Residential 2d"
- Lands to be redesignated from "Low Density Residential 2h" to "Low Density Residential 2d"
- Lands to be redesignated from "Utility" to Low Density Residential 2d"
- Lands to be redesignated from "Parkette" to "Low Density Residential 2d"
- Lands to be redesignated from "Low Density Residential 2e" to "District Commercial"
- Lands to be redesignated from "Low Density Residential 2h" to "District Commercial"
- Lands to be identified as Area Specific Policy Area "Q"
- Lands to be identified as Site Specific Policy Area "R"
(2341, 2365-2431 Regional Road No. 56 and 250 Tanglewood Dr, Glanbrook)

Date:
June 5, 2019

Revised By:
AB/NB

Reference File No.:
OPA-U-125(G)

Legend

Residential Designations

- Low Density Residential 2d
- Low Density Residential 2e
- Low Density Residential 2h
- Low Density Residential 3c
- Low Density Residential 3e

Commercial and Mixed Use Designations

- Local Commercial
- District Commercial
- Mixed Use - Medium Density
- Mixed Use - Medium Density - Pedestrian Focus

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 Boundary

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: May 7, 2019

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
© Teranel Land Information Services Inc. and its licensors, [2009]
May Not be Reproduced without Permission. THIS IS NOT A PLAN OF SURVEY

Appendix D
APPROVED Amendment No. 125
to the Urban Hamilton Official Plan

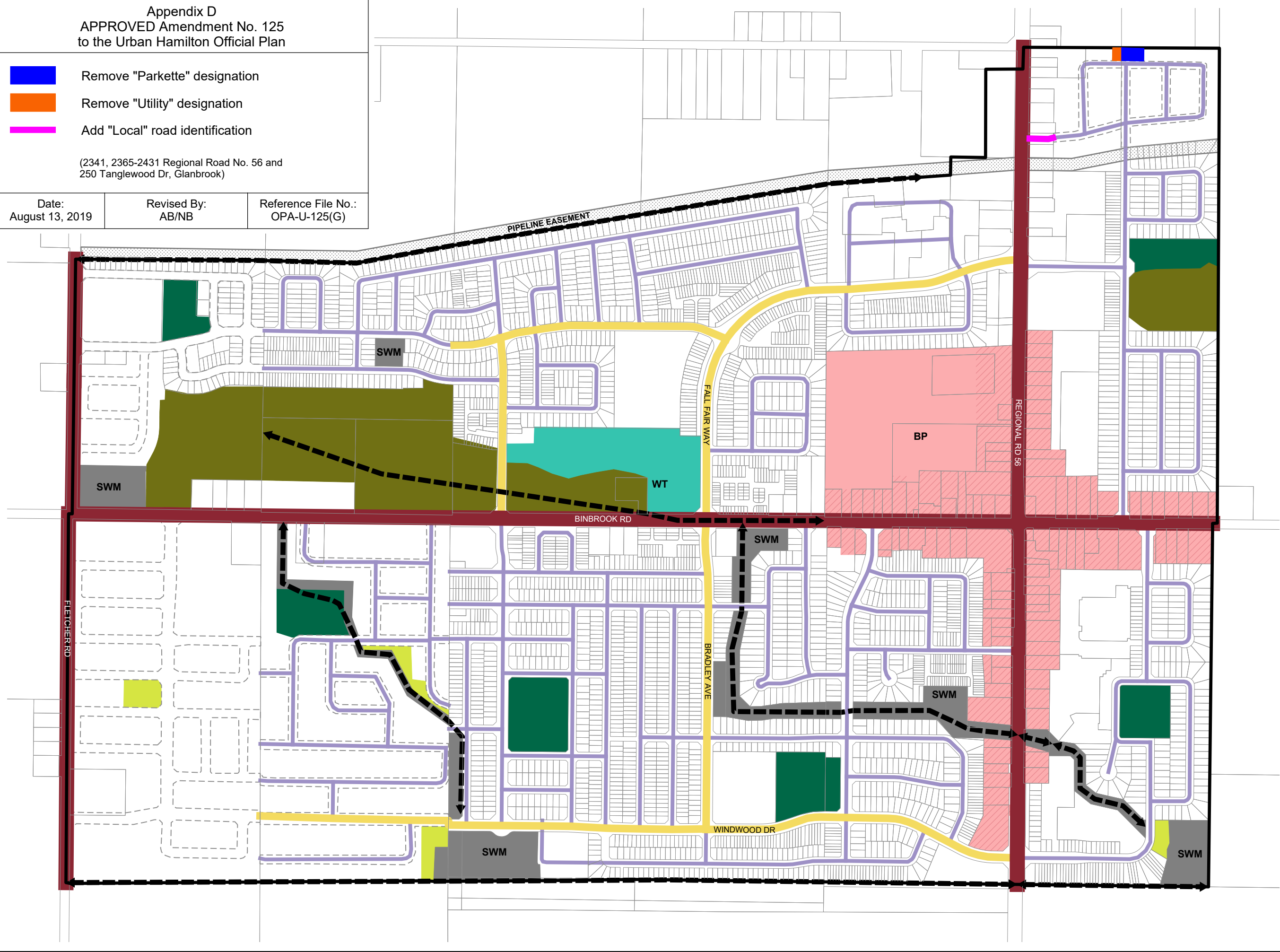
-  Remove "Parkette" designation
-  Remove "Utility" designation
-  Add "Local" road identification

(2341, 2365-2431 Regional Road No. 56 and
250 Tanglewood Dr, Glanbrook)

Date:
August 13, 2019



Revised By:
AB/NB

Reference File No.:
OPA-U-125(G)








Legend



Commercial and Mixed Use Designations

-  Mixed Use - Medium Density
-  Mixed Use - Medium Density - Pedestrian Focus


Open Space Designations

-  Parkette
-  Neighbourhood Park
-  Community Park
-  General Open Space
-  Natural Open Space





Storm Water Management Facilities

-  SWM Storm Water Management
-  Drainage Channel/ Public Walkway

Road Hierarchy

-  Arterial
-  Collector
-  Local
-  Proposed Roads

Other Features

-  BP Binbrook Park
-  WT Water Tower
-  Open Space Linkages
-  Secondary Plan Boundary

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

Urban Hamilton Official Plan
Binbrook Village
Secondary Plan
Open Space Linkages
Map B.5.1-2



Not To Scale

Date: January 2019



PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT
© Teranet Land Information Services Inc. and its licensors, [2009]
May Not be Reproduced without Permission. THIS IS NOT A PLAN
OF SURVEY