

## **Urban Hamilton Official Plan Amendment No. 131**

The following text, together with Appendix “A”, Volume 2, Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan, attached hereto, constitutes Official Plan Amendment No. 131 to the Urban Hamilton Official Plan.

### **1.0 Purpose and Effect:**

The purpose and effect of this Amendment is to establish a Site Specific Policy within the Binbrook Village Secondary Plan to permit an increased height for a mixed-use building within the Mixed Use – Medium Density – Pedestrian Focus designation.

### **2.0 Location:**

The lands affected by this Amendment are known municipally as 3033, 3047, 3055 and 3063 Binbrook Road, in the former Township of Glanbrook.

### **3.0 Basis:**

The basis for permitting this Amendment is:

- The proposed Amendment contributes to providing an appropriate range and mix of housing types by providing a form of housing that is not readily available.
- The proposed development will provide protection for an identified cultural heritage resource by integrating a historic structure into the proposed new building.
- The capacity of infrastructure and the transportation network is sufficient for the proposed development.
- The proposed Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019.

### **4.0 Actual Changes:**

#### **4.1 Volume 2 – Secondary Plans**

**Text**

4.1.1 Chapter B.5.0 – Glanbrook Secondary Plans – Section B.5.1 – Binbrook Village Secondary Plan

- a. That Volume 2, Chapter B.5.0 – Glanbrook Secondary Plans, Section B.5.1 – Binbrook Village Secondary Plan be amended by adding a new Site Specific Policy, as follows:

**"Site Specific Policy – Area S**

- B.5.1.13.19 Notwithstanding Policy B.5.1.5.1 h) and Policy B.5.1.10.2 a) specifically with respect to building height and roof pitch only of Volume 2, for the lands located at 3033, 3047, 3055 and 3063 Binbrook Road and identified as Site Specific Policy – Area S on Map B.5.1-1 Binbrook Village Secondary Plan – Land Use Plan, building heights shall not exceed six storeys."

**Maps**

4.1.2 Map

- a. That 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 S as shown on Appendix "A", 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.

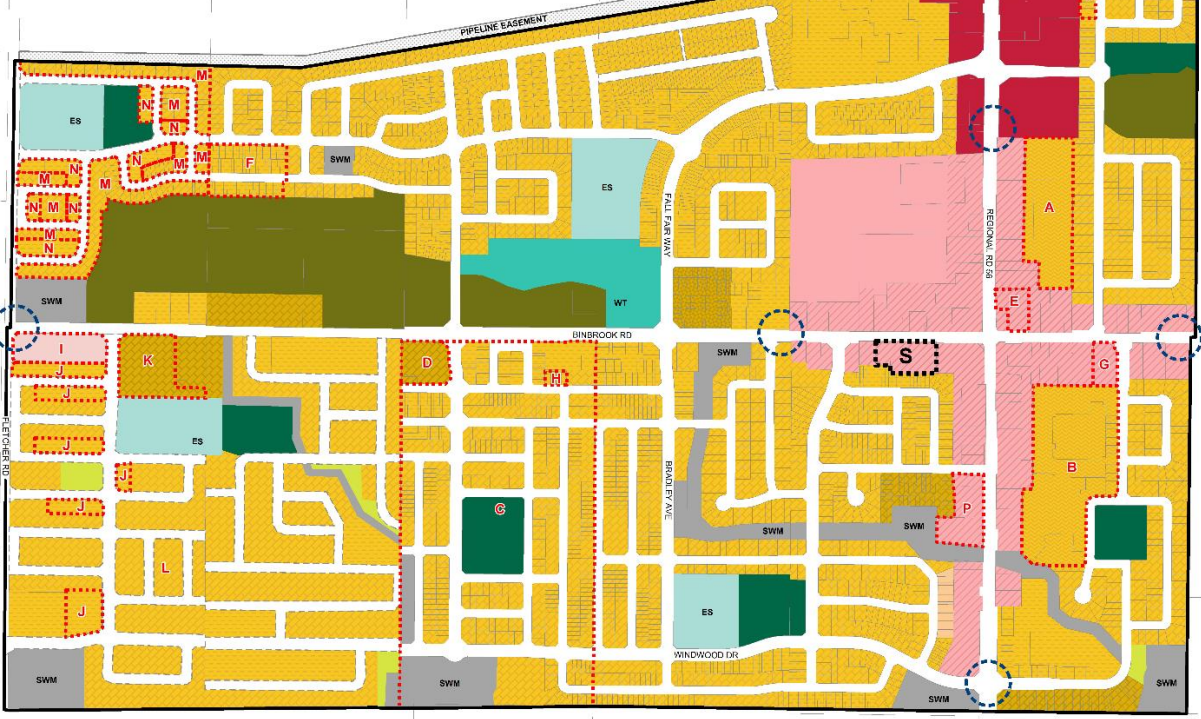
This Official Plan Amendment is Schedule "1" to By-law No. \_\_\_\_, pursuant to Decision / Order of the Local Planning Appeal Tribunal issued in Case No. PL170981.

Appendix A  
 APPROVED Amendment No. 131  
 to the Urban Hamilton Official Plan

Pursuant to the Decision of the LPAT in Case No. PL170981

----- Lands to be identified as  
 Site Specific Policy - Area S  
 (3033, 3047, 3055 and 3063 Binbrook Road, Glanbrook)

Date: May 4, 2020 Revised By: MP/NB Reference File No.: OPA-U-131(G)



### Legend

**Residential Designations**

- Low Density Residential 1c
- Low Density Residential 2a
- 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 Professional Focus

**Parks and Open Space Designations**

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

**Other Designations**

- Institutional
- ES Elementary School
- WT Water Tower
- SWM Storm Water Management

**Other Features**

- Area of Site Specific Policy
- Gateway
- 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

City of Hamilton  
 Planning & Economic Development Department