

#### WELCOME TO THE CITY OF HAMILTON

#### PLANNING COMMITTEE

July 6, 2021

#### PED21111— (ZAC-19-039 & 25CDM-202002)

Applications for a Zoning By-law Amendment and Draft Plan of Condominium (Vacant Land) for lands located at 3140 and 3150 Binbrook Road, Glanbrook.

Presented by: Alaina Bladassarra



#### 252 254 256 258 260 172 92 19 176 88 262 24 16 12 184 80 188 76 192 C5 72 278 196 200 68 2 204 RM2-161 RM2-260 3100 RM3-268 310 3114 3120 C5a RM4-161 BINBROOK RD ER GREAT OAK TI RM3-195 3105 OS2 OS3 10 R4-191 RM2-201 ER 13 15 17 18 23 25 37 3 A2 DONALD BELL: DR 20 RM2-194 7 8 2 16 2 24 28 FOWLER DR Site Location **Location Map** Hamilton PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT File Name/Number: ZAC-19-039/25CDM-202002 June 4, 2021 Scale: Planner/Technician: Appendix "A" **Subject Property** 3140 and 3150 Binbrook Road, Glanbrook (Ward 11) Block 1: Changing the Zoning from Existing Residential "ER" Zone to the Residential 4 - Holding "H-R4" Zone Block 2: Changing the Zoning from Existing Residential "ER" Zone to the Residential Multiple "RM3-320" Zone (1) Key Map - Ward 11

### PED21111 Appendix A





SUBJECT PROPERTY



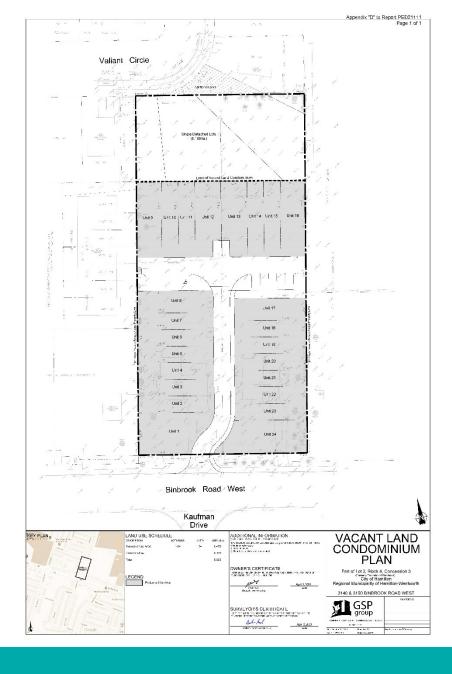
3140 & 3150 Binbrook Road, Glanbrook



### PED21111 Appendix F



3140 & 3150 Binbrook Road West

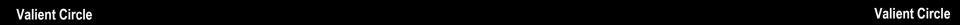


## PED21111 Appendix D















Binbrook Road

Binbrook Road





**PED21111** Photos 5 & 6

South of Subject Lands



South side of the Subject Lands







East side of subject lands East side of Subject Lands







North Side of the Subject Lands

North Side of the Subject Lands





**East of the Subject Lands Valient Circle** 

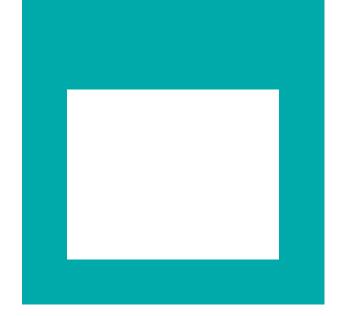


#### RECOMMENDATION

# That the proposed Zoning by-law Amendment and Draft Plan of Condominium (Vacant Land) have merit and can be supported for the following reasons:

- It is consistent with the PPS (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended;
- It complies with the policies of the Urban Hamilton Official Plan and the Binbrook Village Secondary Plan; and,
- It is compatible with existing and planned development in the immediate area and represents good planning by, among other things, providing additional housing options and making efficient use of existing infrastructure within the urban boundary.





### THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE