

Authority: Item 8, Planning Committee
Report: 23-011 (PED23117)
CM: July 14, 2023
Ward: 11
Written approval of this by-law was given
by Mayoral Decision MDE-2023-01 dated
August 18, 2023
Bill No. 147

CITY OF HAMILTON

BY-LAW NO. 23-

To Adopt:

**Official Plan Amendment No. 186 to the
Urban Hamilton Official Plan**

Respecting:

**3479 Binbrook Road
(Glanbrook)**

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

1. Amendment No. 186 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 18th day of August, 2023.

A. Horwath
Mayor

A. Holland
City Clerk

Urban Hamilton Official Plan Amendment No. 186

The following text, together with:

Appendix "A"	Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan
Appendix "B"	Volume 2: Map B.5.1-2 – Binbrook Village Secondary Plan – Open Space Linkages

attached hereto, constitutes Official Plan Amendment No. "186" to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose of this Amendment is to amend the Binbrook Village Secondary Plan to modify the boundaries of the Low Density Residential 2e, Low Density Residential 2h, Low Density Residential 3e, Neighbourhood Park, Utility and Storm Water Management designations, remove the Institutional and Parkette designations, and to revise the identification of Proposed Roads, Road Hierarchy classifications and Open Space Linkages on the subject lands. Two new Area Specific Policies will be added to allow for an increase in residential densities within certain designations on the subject lands.

The effect of this Amendment is to permit the development of a draft plan of subdivision consisting of 196 single detached dwellings, 42 semi detached dwellings, 388 street townhouse dwellings, up to 146 dwelling units in multiple dwellings, a neighbourhood park, naturalized drainage channel, stormwater management pond, new local and collector roads, and public walkways.

2.0 Location:

The lands affected by this Amendment are known municipally as 3479 Binbrook Road, in the former Township of Glanbrook.

3.0 Basis:

Urban Hamilton Official Plan Amendment No. 186	Page 1 of 3	
---------------------------------------------------	----------------	---------------------------------------------------------------------------------------

The basis for permitting this Amendment is:

- The proposed development maintains the general intent of the policies of the Urban Hamilton Official Plan and Binbrook Village Secondary Plan.
- The Amendment will permit a development which is integrated and compatible with the existing subdivision to the east of the subject lands and proposed subdivision to the west, allows for a variety of residential uses, and represents good planning by providing housing and recreational opportunities while respecting the natural environment and providing appropriate municipal services.
- The Amendment is consistent with the Provincial Policy Statement, 2020 and conforms to the Growth Plan for the Greater Golden Horseshoe, 2019, as amended.

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 Area Specific, as follows:

“Area Specific Policy – Area T

B.5.1.13.20 Notwithstanding Policy B.5.1.4.5 b) ii) of Volume 2, for lands designated Low Density Residential 2e the density range shall not exceed 46 units per hectare.”

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

“Area Specific Policy – Area U

B.5.1.13.21 Notwithstanding Policy B.5.1.4.5 c) ii) of Volume 2, for lands designated Low Density Residential 2h the density range permitted shall be from 40 to 54 units per hectare.”

Maps

4.1.2 Map

- a. That Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan be amended, as shown on Appendix “A” attached to this amendment.
- b. That Volume 2: Map B.5.1-2 - Open Space Linkages, be amended, as shown on Appendix “B” attached to this amendment.

5.0 Implementation:

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

This Official Plan Amendment is Schedule “1” to By-law No. 23-147 passed on the 18th day of August, 2023.

**The
City of Hamilton**

A. Horwath
Mayor

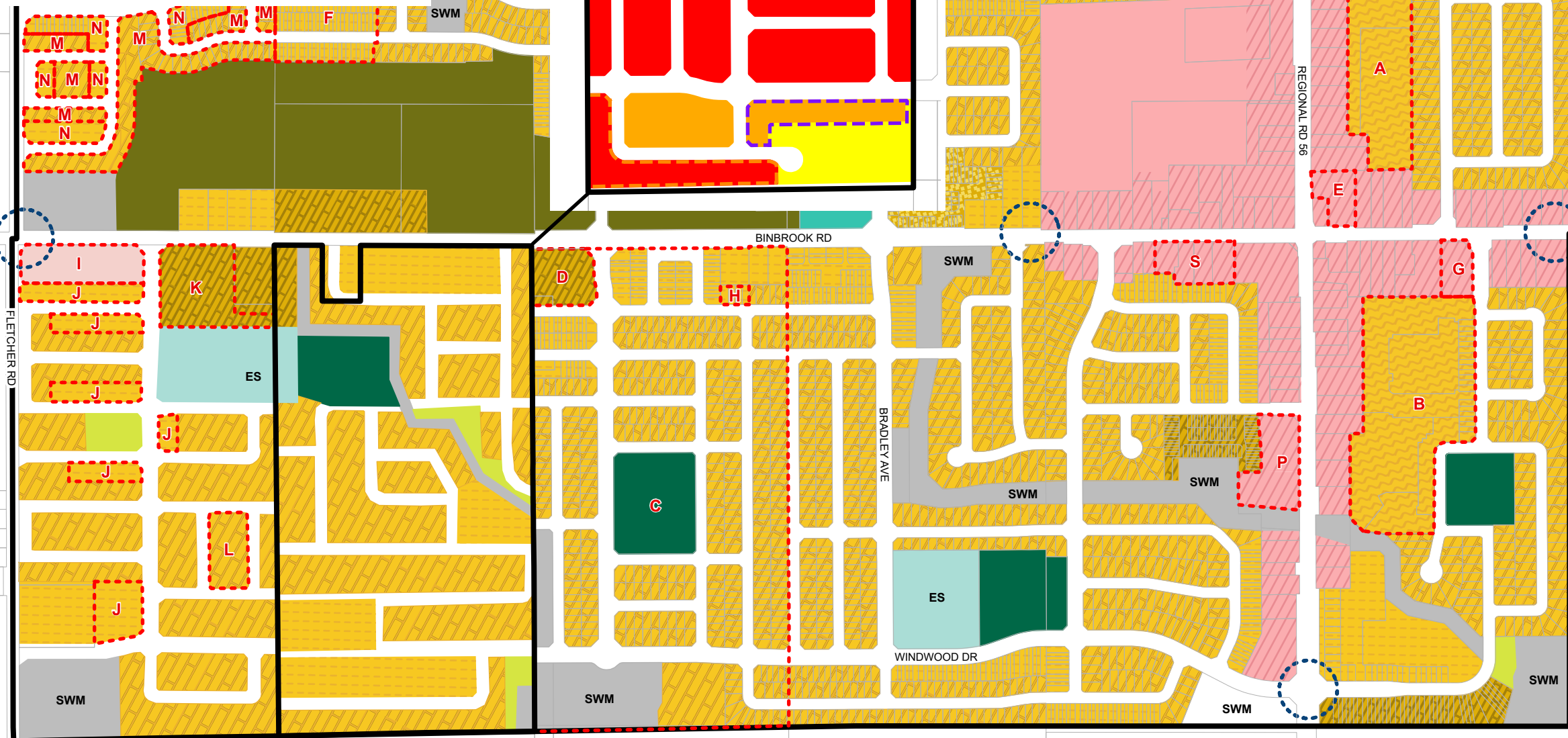
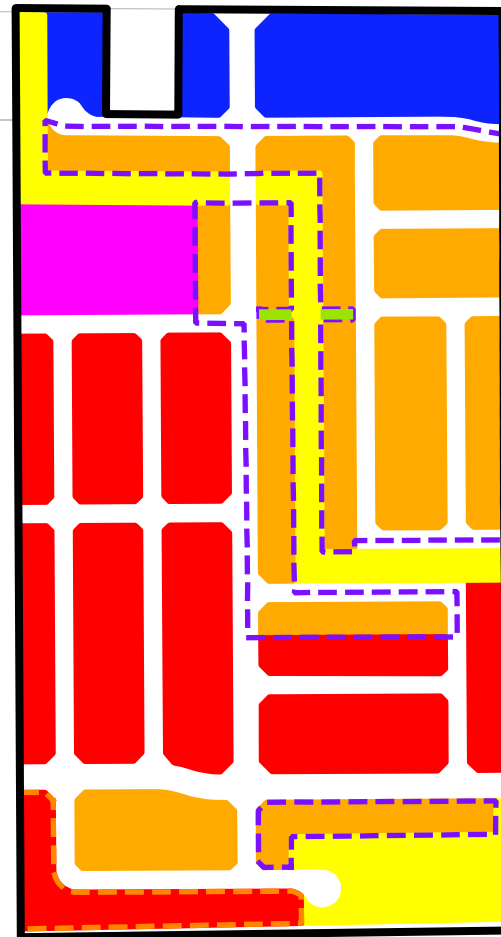
A. Holland
City Clerk

Appendix A
 APPROVED Amendment No. 186
 to the Urban Hamilton Official Plan






















-  Delete the Land Use Designations and Road Network on the Subject Lands and replace with the Land Use Designations and Road Network as shown in Inset 1
 -  Lands to be designated as "Low Density Residential 2e"
 -  Lands to be designated as "Low Density Residential 2h"
 -  Lands to be designated as "Low Density Residential 3e"
 -  Lands to be designated as "Neighbourhood Park"
 -  Lands to be designated as "General Open Space"
 -  Lands to be designated as "Utility"
 -  Lands to be identified as Area Specific Policy – Area "T"
 -  Lands to be identified as Area Specific Policy – Area "U"
- (3479 Binbrook Road, Glanbrook)

Date: July 12, 2023	Revised By: JVR/NB	Reference File No.: OPA-U-186(G)
------------------------	-----------------------	-------------------------------------

Inset 1



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** Storm Water Management
 -  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
 Map B.5.1-1

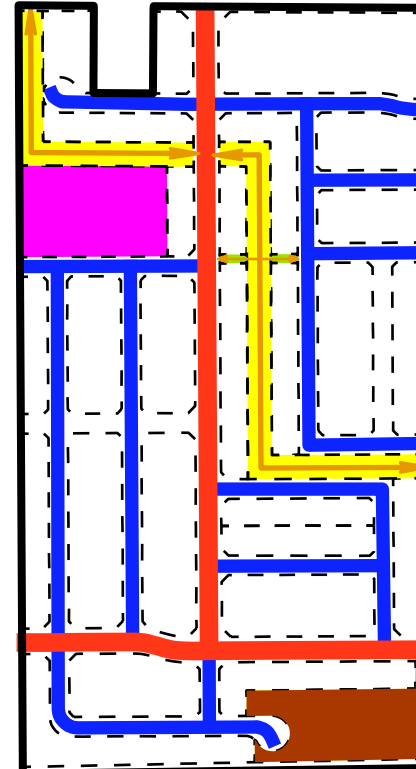
Date: May 2021	
 Not To Scale	

Appendix B
 APPROVED Amendment No. 186
 to the Urban Hamilton Official Plan


















-  Delete the Land Use Designations and Road Network on the Subject Lands and replace with the Land Use Designations and Road Network as shown in Inset 1
 -  Lands to be identified as "Proposed Roads"
 -  Lands to be identified as "Collector Road"
 -  Lands to be identified as "Local" road
 -  Lands to be identified as "Neighborhood Park"
 -  Lands to be identified as "General Open Space"
 -  Lands to be identified as "Drainage Channel/ Public Walkway"
 -  Lands to be identified as "Storm Water Management"
 -  Lands to be identified as "Open Space Linkages"
- (3479 Binbrook Road, Glanbrook)

Date: July 12, 2023	Revised By: JVR/NB	Reference File No.: OPA-U-186(G)
------------------------	-----------------------	-------------------------------------

Inset 1






Legend

- Commercial and Mixed Use Designations**
 -  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
- Storm Water Management Facilities**
 -  **SWM** Storm Water Management
 -  Drainage Channel / Public Walkway
- Road Hierarchy**
 -  Arterial Road
 -  Collector Road
 -  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**

Date: May 2022	
 Not To Scale	
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT © Teranet Land Information Services Inc. and its licensors. [2023] May not be reproduced without permission. THIS IS NOT A PLAN OF SURVEY.	