June 26, 2009

Ms. Alexandra Rawlings, MSc, RPP, AMCT
Co-ordinator, Economic Development and Planning Committee
Office of the City Clerk, Economic Development and Planning Committee

City of Hamilton
77 James Street North, Suite 220
Hamilton, ON L8R 2K3

Dear Ms. Rawlings:

DRAFT NATURAL HERITAGE SYSTEM
DRAFT URBAN HAMILTON OFFICIAL PLAN
3410 BINBROOK ROAD, BINBROOK

IBI Group has been retained by owner of the subject lands and we have been monitoring the progress of the new Urban Hamilton Official Plan with respect to the proposed draft Natural Heritage policies and attended the various Open Houses conducted by the City of Hamilton.

Currently, the draft Schedule B – Natural Heritage System identifies the subject lands as Core Areas. As specified in draft Policy C.2.3.2, the policy intent to preserve and enhance lands within a Core Areas designation and to ensure that any development or site alteration within or adjacent to them shall not negatively impact their environmental features or ecological functions. The lands are also identified as Natural Open Space in the Draft Binbrook Village Secondary Plan – Land Use Plan Map B.5.1-1

The existing Binbrook Secondary Plan within the Glenbrook Official Plan, currently in effect, designates the property as High Density Residential and Woodlands on Schedule B – Land Use Plan.

IBI Group disagrees with the merits of the natural heritage land use assessment; and further, the change in land use from High Density Residential to Natural Open Space in the Secondary Plan further removes existing development permissions.

Based on the above, on behalf of the owner of the subject property, IBI Group objects to the current draft of the new Urban Official Plan as it relates to the subject property and request notice of the Council decision on this matter.
IBI Group

Ms. Alexandra Rawlings – June 26, 2009

Regards,
IBI Group

Matt Johnston, MCIP, RPP
Senior Planner

cc: Councillor David Mitchell, Ward 11
    Ms. Cathy Plosz, Community Planning
    Ms. Joanne Hickey-Evans, Community Planning
    Mr. Sergio Manchia, IBI Group
    Mr. Keith Creighton