CITY OF HAMILTON

BY-LAW NO. 26-051

To amend Zoning By-law No. 05-200 with respect to lands located at 2640, 2646, and 2654 Binbrook Road, Glanbrook

WHEREAS Council approved Item 9.1 of Planning Committee Minutes 26-003, at its meeting held on March 4, 2026;

AND WHEREAS this By-law conforms to the Urban Hamilton Official Plan upon adoption of Official Plan Amendment No. 251;

NOW THEREFORE Council amends Zoning By-law No. 05-200 as follows:

1. That Schedule "A" – Zoning Maps, Map Nos. 1934 and 1935, are amended by changing the zoning from the Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone to the Mixed Use Medium Density - Pedestrian Focus (C5a, 951) Zone and the Mixed Use Medium Density - Pedestrian Focus (C5a, 317, 570, H211) Zone, for the lands known as 2640, 2646, and 2654 Binbrook Road, Glanbrook, the extent and boundaries of which are shown on Schedule "A" to this By-law.

2. That Schedule "C": Special Exceptions is amended by removing the following address from Special Exception 570:

Property Address	Map Number
2640 Binbrook Road	1935
2646 Binbrook Road	1934 and 1935
2654 Binbrook Road	1934 and 1935

3. That Schedule "C": Special Exceptions is amended by adding the following new Special Exception:

   "951.   Within the lands zoned Mixed Use Medium Density - Pedestrian Focus (C5a, 951) Zone, identified on Map Nos. 1934 and 1935 of Schedule "A" – Zoning Maps and described as 2640, 2646, and 2654 Binbrook Road, Glanbrook, the following special provisions shall apply:

a)   That in addition to Section 10.5a.1, a Multiple Dwelling Townhouse shall also be permitted.

b)   That notwithstanding Sections 10.5a.3 b), 10.5a.3 c), 10.5a.3 d) ii) and iii), 10.5a.3 h) vi), 10.5a.3 h) x), and Section 10.5a.3 (l), the following regulations shall apply:

i)	Minimum Rear Yard		6.0 metres.
ii)	Minimum Side Yard	A)	1.2 metres abutting a Residential or Institutional Zone or lot containing a residential use;
		B)	Notwithstanding A) above, where the rear façade of a building faces a side lot line, a minimum side yard of 6.0 metres shall be required.
iii)	Maximum Building Height		12.0 metres.
iv)	Built form for New Development	A)	Subsection 10.5a.3 h) vi) shall not apply to residential uses; and,
		B)	The first storey of buildings or portions thereof containing residential uses shall have a minimum height of 3.0 metres and a maximum height of 4.0 metres. The first storey of buildings or portions thereof containing commercial uses shall have a minimum height of 3.6 metres and a maximum height of 4.5 metres.

iv)   That Section 10.5a.3 (l) shall not apply.

c)   That in addition to Section 10.5a.3, the following regulations shall apply:

i)	Minimum Gross Floor Area for Commercial Uses	A minimum Gross Floor Area of 200.0 square metres shall be required for a building facing the Street."

4. That Schedule "D" – Holding Provisions is amended by adding the additional Holding Provision as follows:

"211.   Notwithstanding Section 10.5a.1 of this By-law, on those lands zoned Mixed Use Medium Density - Pedestrian Focus (C5a, 317, 570) Zone, identified on Map Nos. 1934 and 1935 of Schedule A – Zoning Maps and described as a portion of 2654 Binbrook Road, Glanbrook, no development shall be permitted until such time as:

   i)   That the owner submits and receives approval of a Consent to Sever application for the lands zoned Mixed Use Medium Density - Pedestrian Focus (C5a, 317, 570, H211) Zone, and merges the severed lands with the adjacent lands located at 2660-2668 Binbrook Road, to the satisfaction of the Director of Development Planning."

5. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the Mixed Use Medium Density - Pedestrian Focus (C5a, 951) Zone, subject to the special requirements referred to in Section No. 3 of this By-law, and the Mixed Use Medium Density - Pedestrian Focus (C5a, 317, 570, H211) Zone.

6. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act.*

PASSED this 4th day of March, 2026.

_____   _____
  A. Horwath   M. Trennum
  Mayor   City Clerk

ZAC-22-055

This is Schedule "A" to By-law No. 26- 051

Passed the ....4th.... day of ....March........., 2026

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _
Mayor

_ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _ _
Clerk

Schedule "A"

Map forming Part of
By-law No. 26-_051_____

to Amend By-law No. 05-200
Maps 1934, 1935

Scale: N.T.S	File Name/Number: ZAC-22-055	
Date: February 27, 2026	Planner/Technician: SG/RS	Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Subject Property
2640, 2646, and 2654 Binbrook Road, Glanbrook (Ward 11)

Change in Zoning from the Mixed Use Medium
Density - Pedestrian Focus (C5a, 570) Zone to
the Mixed Use Medium Density - Pedestrian
Focus (C5a, 951) Zone

Change in Zoning from the Mixed Use Medium
Density - Pedestrian Focus (C5a, 570) Zone
to the Mixed Use Medium Density - Pedestrian
Focus (C5a, 317, 570, H211) Zone