

Authority: Item 9.1, Planning Committee Minutes 26-003 (PED25255)
CM: March 4, 2026 Ward: 11
Written approval for this by-law was given by Mayoral Decision MDE-2025-06
Dated March 4, 2026

Bill No. 050

CITY OF HAMILTON

BY-LAW NO. 26-050

To Adopt:

**Official Plan Amendment No. 251 to the
Urban Hamilton Official Plan**

Respecting:

**2640, 2646, and 2654 Binbrook Road
(Glanbrook)**

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

1. Amendment No. 251 to the Urban Hamilton Official Plan consisting of Schedule “1”, hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 4th day of March, 2026.

A. Horwath
Mayor

M. Trennum
City Clerk

Schedule “1”**Urban Hamilton Official Plan
Amendment No. 251**

The following text, together with Appendix “A” - Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan Map, attached hereto, constitutes Official Plan Amendment No. “251” to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to establish a new Site Specific Policy Area within the Binbrook Village Secondary Plan to permit the development of multiple dwellings, consisting of block townhouses and back-to-back townhouses fronting onto a condominium road, and a mixed use building consisting of stacked townhouse units fronting onto a condominium road, with commercial uses fronting the public street, and to expand “Site Specific Policy – Area E” onto the western portion of the subject lands to permit the extension of the existing drive-through facility.

2.0 Location:

The lands affected by this Amendment are known municipally as 2640, 2646, and 2654 Binbrook Road, in the former Township of Glanbrook.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development maintains the general intent of the Urban Hamilton Official Plan and Binbrook Village Secondary Plan.
- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan by increasing residential density and introducing a broader range and mix of housing options to the area.
- The Amendment is consistent with the Provincial Planning Statement, 2024.

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 X

B.5.1.13.24 For lands identified as Site Specific Policy – Area X on Map B.5.1-1 - Binbrook Village Secondary Plan – Land Use Plan, designated Mixed Use – Medium Density – Pedestrian Focus, and known municipally as 2640, 2646, and 2654 Binbrook Road, the following policies shall apply:

- a) Notwithstanding Policy E.4.3.4 c) of Volume 1, multiple dwellings may be permitted to face a private condominium road, with the main entrances and substantial fenestration facing onto the private condominium road; and,
- b) Notwithstanding Policies E.4.3.4 d), E.4.6.9, and E.4.6.19 of Volume 1, residential uses shall also be permitted on the ground floor, provided they are facing a private condominium road, and not facing Binbrook Road. A side façade of a multiple dwelling up to 16 metres in length may be permitted to face Binbrook Road.”

Maps

4.1.2 Map

- a. That Volume 2: Map B.5.1-1 – Binbrook Village Secondary Plan – Land Use Plan be amended by:
- i) identifying the subject lands as Site Specific Policy – Area “X”; and,
 - ii) expanding Site Specific Policy – Area “E” to apply to a portion of 2654 Binbrook Road;

as shown on Appendix “A”, attached to this Amendment.

5.0 Implementation:

An implementing Zoning By-Law Amendment, Consent application, and Site Plan Control application will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule “1” to By-law No. 26-050 passed on the 4th day of March, 2026.

**The
City of Hamilton**

A. Horwath
Mayor

M. Trennum
City Clerk

Appendix A

APPROVED Amendment No. 251

to the Urban Hamilton Official Plan

X

Lands to be identified as

Site Specific Policy - Area "X"

E

Lands to be identified as

Site Specific Policy - Area "E"

(3654 Binbrook Road, Glanbrook)

Date:

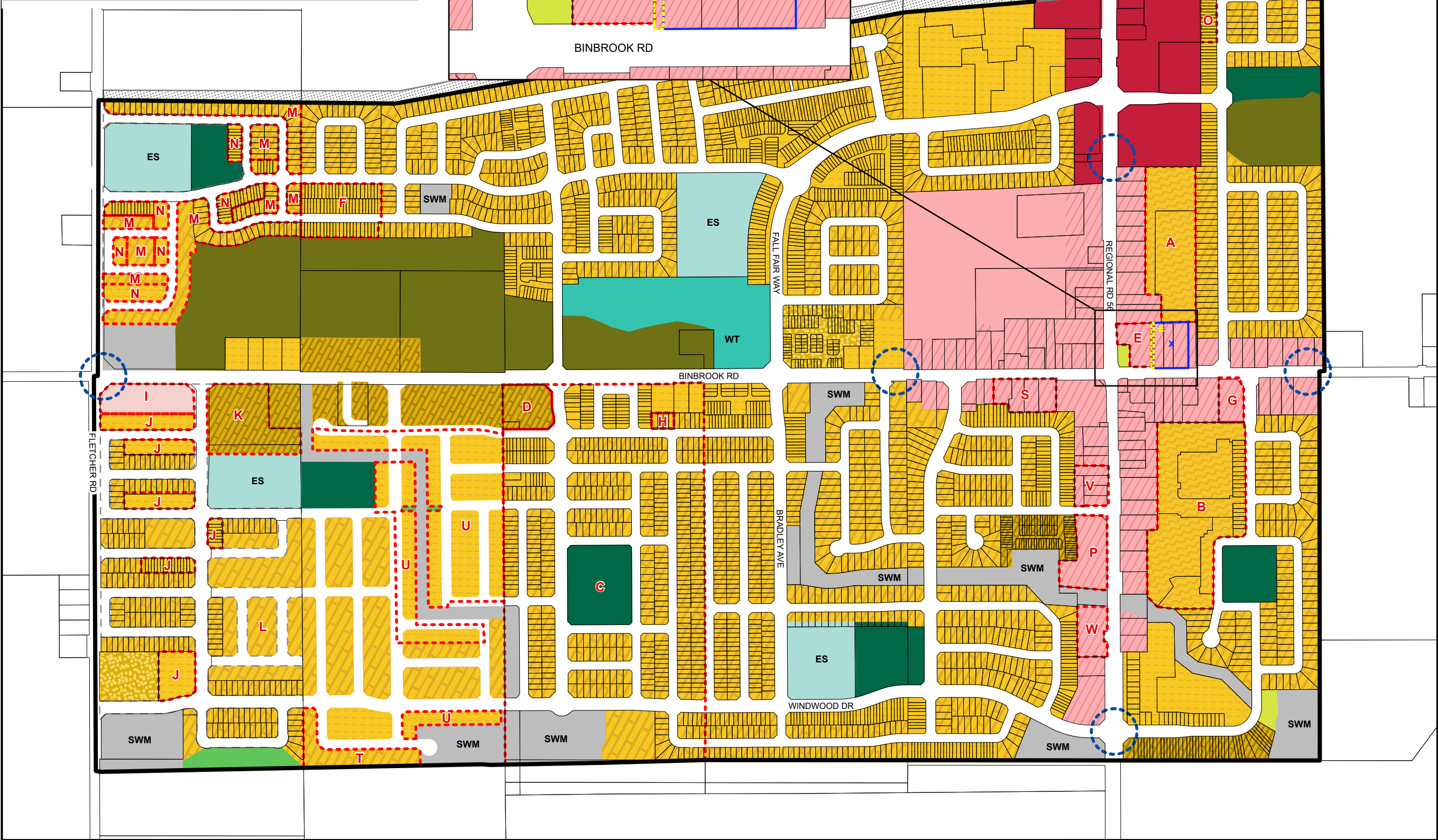
February 25, 2026

Revised By:

SG/NB

Reference File No.:

UHOPA-25-011(G)



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

Elementary School

Utility

Storm Water Management

Other Features

Area or Site Specific Policy

Gateway

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: January 17, 2025

Not To Scale

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

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