

# NEW DEVELOPMENT LAND FOR SALE

3435 BINBROOK RD

HAMILTON, ON





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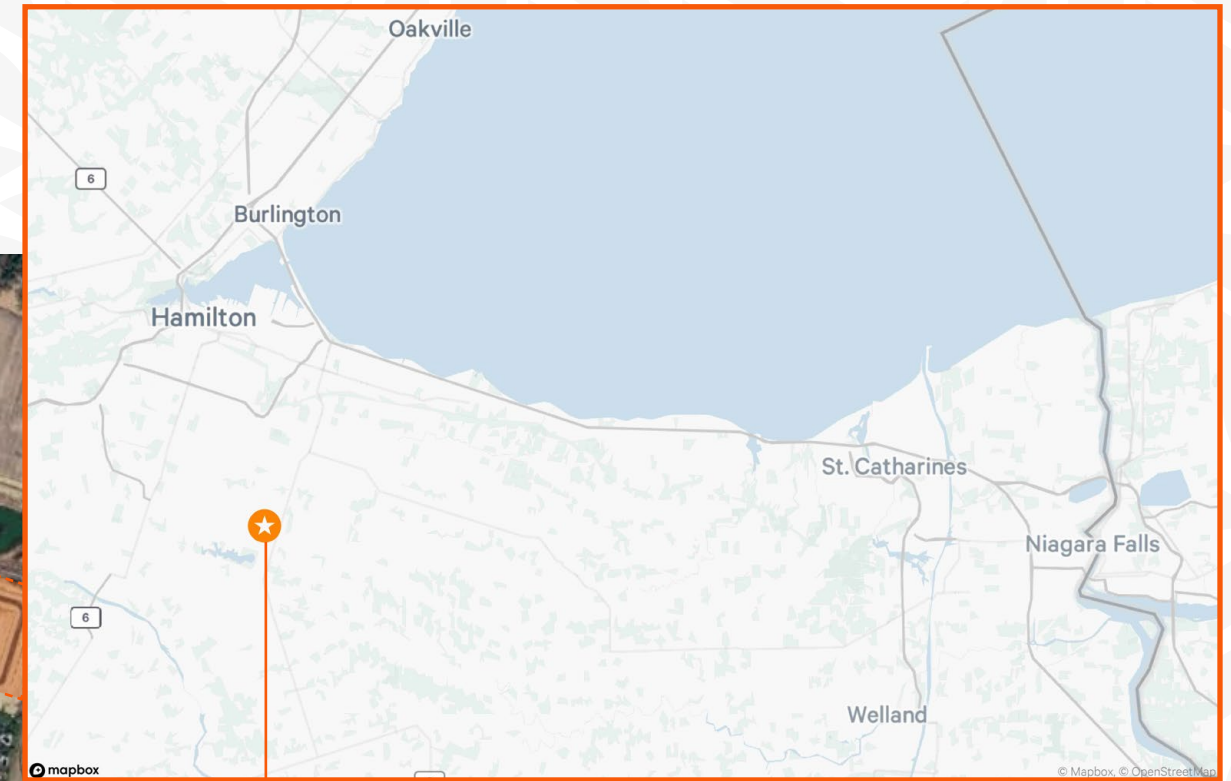
Lot size	<b>2.077 acres</b>
Width	<b>± 326 Ft.   ± 99.5 m</b>
Depth	<b>± 296 Ft.   ± 90.1 m</b>
2025 Taxes	<b>\$ 13,671.74</b>
Price	<b>CONTACT LISTING AGENT</b>

## PROPERTY HIGHLIGHTS

- Prime Hamilton location in the growing Binbrook community, with strong residential demand and steady population growth.
- Flexible access options, with primary entry from Binhaven Boulevard and potential secondary access from Binbrook Road.
- Neighbourhood integration through appropriate scale, design, and massing that complements the surrounding residential fabric.
- Future Catholic Secondary School coming to the Neighbourhood

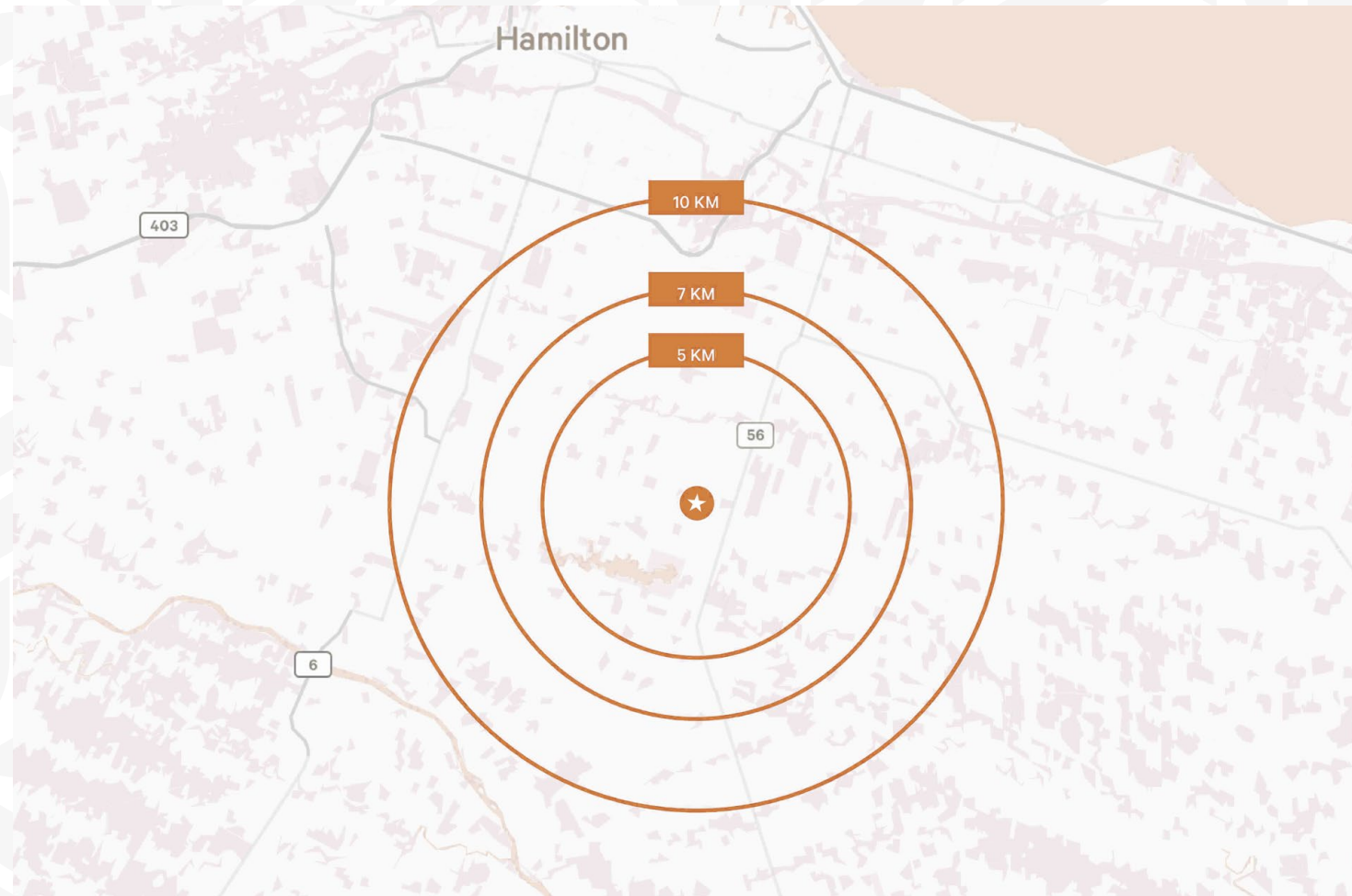






# LOCATION & MARKET



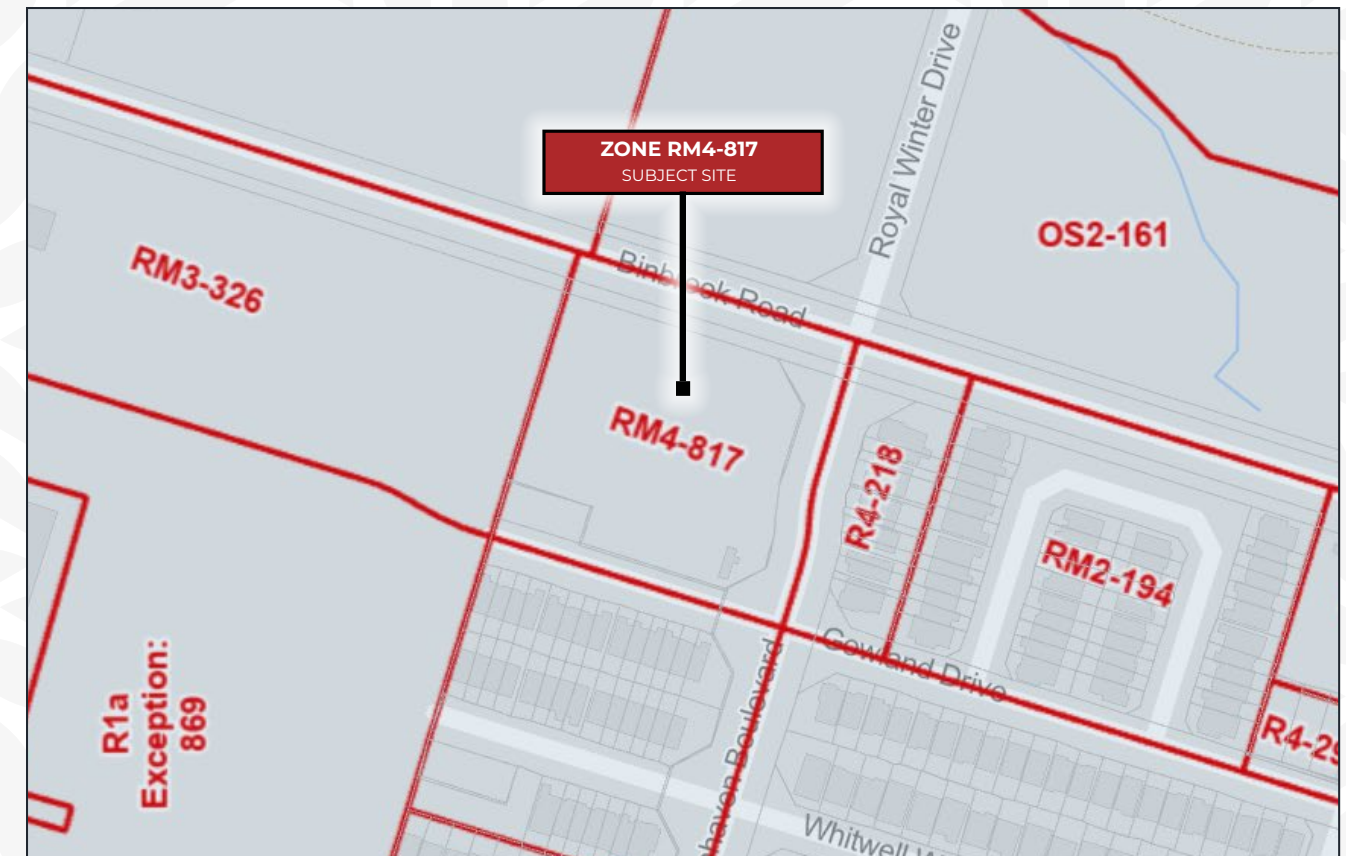
18 MINUTE DRIVE TO CALEDONIA  
26 MINUTE DRIVE TO DOWNTOWN HAMILTON  
40 MINUTE DRIVE TO NIAGARA REGION

# DEMOGRAPHICS



	 TOTAL POPULATION 2025	 POPULATION GROWTH 2025-2030	 DAYTIME POPULATION 2025	 HOUSEHOLD INCOME 2025
<b>5 KM</b>	15,960	11.9%	9,966	\$164,312
<b>7 KM</b>	35,094	12.6%	24,822	\$164,552
<b>10 KM</b>	105,746	9.9%	80,335	\$153,148

# ZONING & PERMITTED USES



## CITY OF HAMILTON | ZONING BY-LAW (RM4-817)

USES PERMITTED BUT NOT LIMITED TO:

- Banks and Financial Institutions
- Day Nurseries
- Professional and Business Offices
- Personal Service Shops
- Retail Stores
- Restaurants

*Note: Commercial uses listed are permitted only as accessory to residential development under the RM4-817 zoning by-law.*

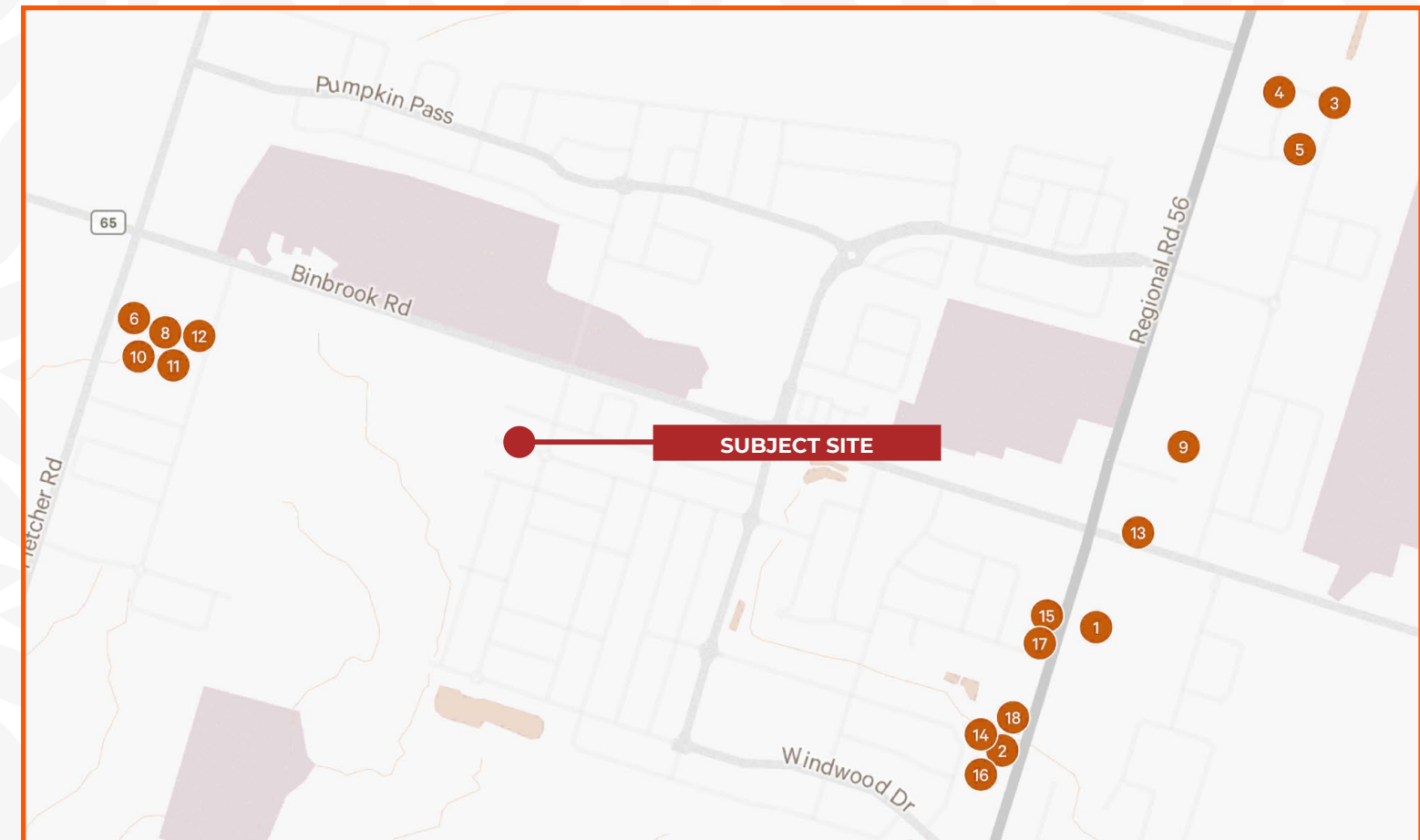
\*BUYERS/TENANTS ARE RESPONSIBLE FOR CONFIRMING ZONING AND PERMITTED USES.

[CLICK TO VIEW RM4-817 ZONING BY-LAW](#)

[CLICK TO VIEW CITY OF HAMILTON ZONING DEFINITIONS](#)

# MAJOR RESIDENTIAL DEVELOPMENTS IN THE AREA

	ADDRESS	DESCRIPTION
1	3064, 3070, 3078, 3084 Regional Rd No. 56	To lift the Holding Provision from 3064, 3070, 3078, 3084 Regional Rd No. 56, Glanbrook, in order to permit a six-storey building containing 121 dwelling units, 1 level of underground parking with 109 parking spaces, and 36 surface parking spaces.
2	3160, 3168, 3180, & 3190 Regional Rd No. 56	To lift the Holding Provision for 3160, 3168, 3180, and 3190 Regional Road No. 56, to permit the construction of a 6-storey building containing 162 residential units, 5 ground floor flex spaces, and 167 parking spaces, both underground and surface.
3	295 Tanglewood Dr	To establish a common element condominium to create the future condominium corporation that will be associated with the parcels of tied land for 70 individual maisonette townhouse units.
4	295 Tanglewood Dr	To facilitate the development of 70 townhouse condo units fronting onto a private condo road, in conjunction with a Draft Plan of Condominium application
5	254-284 Tanglewood Dr	To facilitate the development of 16 townhouse condo units fronting onto a private condo road, in conjunction with a Draft Plan of Condominium application
6	3105 Fletcher Rd	To construct 27, two storey common element condominium townhouse across 5 blocks each ranging from 4-8 units per block.
7	2800 Library Ln	To construct a three-storey residential apartment building with 111 residential units and 78 parking spaces at-grade. The development also includes an attached community room with a gross floor area of 634 square meters.
8	3105 Fletcher Rd	To split Blocks 84, 85 & 87, Registered Plan 62M-1298 into multiple townhouse units. Block 84 - 8 units. Block 85 - 8 units. Block 86 - 8 units.
9	2800 Library Ln	To construct a three-storey residential apartment building with 111 residential units and 82 parking spaces at-grade. The development also includes an attached community room with a gross floor area of 634 square meters.
10	3105 Fletcher Rd	To permit the exchange of the Parkette bounded by Street A (Always Rd), Street E, and Street G (Blain Dr) for 18 Single Detached Dwellings and the exchange of the Single Detached Residential block along Street Q (Teskey Cres) to a Parkette.
11	3105 Fletcher Rd	To rezone the lands to exchange the Parkette at Street A (Always Rd), Street E, and Street G (Blain Dr) for 18 Single Detached Dwellings and convert the Single Detached Residential block along Street Q (Teskey Cres) into a Parkette.
12	3105 Fletcher Rd	To relocate the Park Block (previously Block 38 on Draft Plan of Subdivision 25T201405, 0.60 hectares) to Block 31-C (0.55 hectares) and changing the proposed land use of Block 38 to accommodate 18 lots for single detached dwellings (Blocks 38A and 38B).
13	2544 Regional Rd 56	To develop a 96-unit, nine-story multiple dwelling, with 2 levels of underground parking with 104 spaces and 16 surface-level parking spaces.
14	2640-2654 Binbrook Rd	To facilitate the development of 28 townhouse dwellings and five stacked townhouse dwellings with ground floor commercial uses.
15	3160,3168,3190 Regional Rd No. 56	To develop a 6-storey mixed-use building with 126 residential units, and approximately 405 m2 of flex commercial/office ground floor space. Includes 167 parking spaces.
16	3064, 3070, 3078 & 3084 Regional Rd No. 56	To develop a 6-storey multiple dwelling with 121 residential units and both indoor and outdoor amenity space. The proposal is supported by 145 parking spaces including 25 visitor parking spaces and 5 barrier-free parking spaces. The proposed vehicular a
17	3168 Regional Rd 56	To construct a six-storey multiple dwelling comprising 162 units, with 167 parking spaces inclusive of six barrier-free spaces.
18	3084 Regional Rd 56	To construct a six-storey multiple dwelling comprising 121 units, with 145 parking spaces inclusive of five barrier-free spaces.



## DEVELOPMENT SUMMARY

	Number of Unit	Note
NEW RESIDENTIAL DEVELOPMENT	1532	from Jan 2025 – Aug 2025 per CHMC (All of Hamilton)
RECENT COMPLETED UNITS	670	from Jan 2025 – August 2025 per CHMC (all of Hamilton)
UNDER CONSTRUCTION	5635	Per August 2025 per CHMC (All of Hamilton, note that most of these are apartments)
FUTURE DEVELOPMENT	888	Planned from the city of Hamilton development application website specific to Binbrook from 2024-2025

Note: The City of Hamilton only provides development application data for projects listed as "under construction" or "completed." The specific status of whether a project is currently under construction or has been completed is not explicitly specified within the city's available data.

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## FOR MORE INFORMATION, PLEASE CONTACT:

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