



local **LIVING**

THE BINBROOK ISSUE



SUMMERLEAWOODSINBINBROOK.COM

4 A NEW COMMUNITY → TO CALL HOME

Explore our new community in Binbrook, Summerlea Woods. Featuring a collection of town and detached, 3 and 4 bedroom homes to choose from, your dream home awaits.



↓ WHERE THE LOCALS... 10

From their morning coffee to fun with the kids, to date night, this is where Binbrook locals go.



8 WELCOME TO BINBROOK ↑

A scenic small town just down the road from Hamilton, Binbrook is a great place to call home, and could be the right community for you and your family.



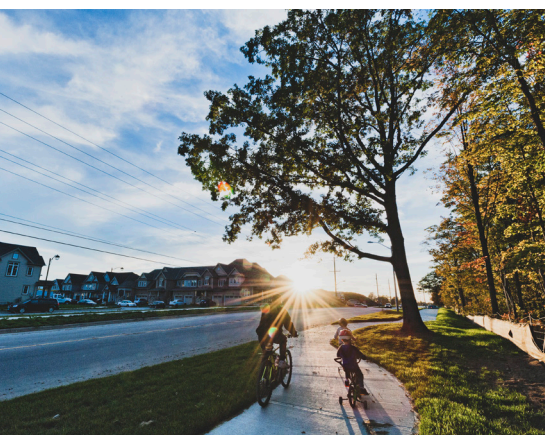
↓ DISCOVER BINBROOK'S HEARTBEAT 22

Community events, local sports and volunteer opportunities are just a few of the things this community has to offer.



12 THE BINBROOK EFFECT ↑

There's a peculiar phenomenon that occurs in Binbrook. Once you move there, you're hooked. Find out why the locals can't get enough of their hometown.



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DISCOVER
BINBROOK'S
HEARTBEAT



@empire_living



/EmpireSummerlea

**EMPIRE SUMMERLEA WOODS
IS A COMMUNITY THAT
COMBINES THOUGHTFULLY
DESIGNED HOMES, BEAUTIFUL
STREETSCAPES AND
NEIGHBOURLY HOSPITALITY.**



a new Community to Call Home



A PLACE TO TRULY CALL HOME

Picturesque streetscapes coupled with thoughtful architectural details make Summerlea Woods the place where it all comes together.

**Welcome to Summerlea Woods,
a new community just outside of
Hamilton's bustling downtown,
with an identity all its own.**



BRAND NEW COMMUNITY, SMALL TOWN FEEL

With warm, welcoming streetscapes in a lush, scenic community, Summerlea Woods offers a wide range of exceptional new home designs. With a collection of modern towns and detached homes master-planned to cultivate that small-town feel, it's easy to see how neighbours turn to friends and a house becomes a home.



YOUR DREAM HOME AWAITS

Empire is proud to offer a collection of homes at Summerlea Woods that will fit the lifestyle of your unique family. Ranging from 1,254 - 3,497 sq.ft. on 20, 30, 36 and 44 ft. lots, Summerlea Woods can accommodate whatever lifestyle you find yourself in, from moving-up to moving-down or finding your first home.



HOW A NEW GENERATION
IS TAKING PART IN THE GTA'S

RURAL RENAISSANCE

Disheartened by price surges, bidding wars, lines and over-crowding,
an entire crop of Torontonians and GTAers are chasing a slower-paced
lifestyle and affordable living options.

It's a reality most GTA dwellers can relate to. A bright eyed youngster sets out for the big city, maybe for school or their first job, or just after a little independence. Taking advantage of every party, networking event and restaurant opening in town, the GTA offers an endless array of opportunities just waiting to be explored. And with their two roommates and maybe a little help from mom and dad; they got this.

Fast forward ten years later, and life has gotten real. Lingered student debt persists, marriage and kids come into play and the realities of the 50-hour work week have them living for the weekend, yet struggling to be able to afford anything. They're trying to save to buy a house for their growing lives.

There has to be an easier way. After all, it seems ridiculous that a dual income household with steady salaries should have to worry about how to pay rent and bills, and maybe go out to dinner here and there. This isn't what they had in mind back when they assumed the suburban life their parents had would never be for them.

Suddenly, even the die hard urbanites are understanding the appeal of moving out of the GTA to a place where the problems of the city won't follow. The small town revival is real, and it is their key to true independence, the type they found in the city ten years ago and which they can barely remember now. A chance for them to stop surviving and start thriving. With the average home price a cool \$100k+ less, these small, under-populated towns give families a chance to invest, to travel, to try new things and most importantly to get out and live, with about half the financial stresses of their big city cohorts.

And it's not quite the death to their social life one might expect either. Cities like Hamilton and regions like Niagara are more populated than ever with young GTA transplants breathing new life into the once sleepy communities, and giving rise to trendy restaurants, artisan coffee shops, recreational opportunities and nightlife. The best part is, these places don't come with a line-up, a cover, or a crowd.

Now, this might be a stark contrast from what the experts tell us - the hordes of magazines, news stories and sound bites we hear proclaiming that millennials are rejecting their parent's lives. They say they hate the suburbs and want walkable neighbourhoods, more density, the most density in fact. Urban sprawl is the enemy. They don't care about children or owning property, they want liberal, shared space policies. That is, until they don't. Until they settle down, have a family and finally realize what they really wanted was freedom to actually live their lives, carve their path and choose their lifestyle.

As you drive through the small towns of Southwestern Ontario, freedom is something that you're barely even conscious of, and yet it's unmistakably there. Country roads that take you through undisturbed green pastures, downtown blocks of historical buildings occupied by one of everything you may need; a grocery store, a hardware shop, a bank

and a medical office. Isn't this the true representation of the growing minimal movement that's starting to take hold? Where neighbours are there for each other, not battling over parking spaces. Where you can still find that artisan cup of coffee or craft beer, and know the person pouring it for you, or believe it or not, the farmer who grew the raw ingredients.

Small towns seem to be the only place left where GTAers stand a chance at starting something that's all their own, maybe even with a little extra money to invest, explore and live a full life.

CANADIAN HOSPITALITY AND GRACE REIGN TRUE IN THESE TOWNS IN A WAY THAT WE'RE SELDOM ACCUSTOMED TO IN TORONTO

And while these small town transplants may think they'll be shunned by the locals, just one more hipster driving up the demand for new housing and overpriced coffee, Canadian hospitality and grace reign true in these towns in a way that we're seldom accustomed to in Toronto. Sure, you may hear the occasional grumble, but it'll pale in comparison to those you heard all day, every day on subway platforms and in traffic jams. Especially when you start to realize the ones grumbling are becoming familiar faces at your local pub and you can now greet them by name.

It's not just families seeing the appeal either. Business, both startups and large organizations, are making the move (think Amazon considering Kitchener-Waterloo over Toronto's downtown) for the same reason the average Joe is. Lower cost of operation, more room to grow.

When we think back to what experts say about millennials looking for walkable, urban environments, we can't help thinking how that model has proven unsustainable time and time again, in some of the most popular metropolis in the world. As we crawl across the inner city highways, we're seeing communities so dense that neighbours could high five from their balconies (although they mostly just ignore each other) and we can't help but wonder if this is the freedom millennials were really after, or if the neighbourhood they imagined actually looks very different.

Perhaps a place where they can recreate the very best parts of what they've been after, for about half the price and half the hassle. A distilled version; leaving only the stuff they love, like authentic interactions and more face time, a space of their very own and a chance to build something real and lasting. Maybe the small towns of Southwestern Ontario are the place they were really looking for. ♦

welcome to BINBROOK

Tucked just outside of Hamilton, the beauty and serenity of Binbrook is where small-town charm and urban convenience come together. This quiet community encourages hiking, cycling, snowmobiling and cross country skiing thanks to natural wonders close to home.



//

LOCALS LOVE

The beauty and greenery. Between countless conservation areas, local waterfalls, country roads, wooded areas and local sports fields, there is no shortage of natural beauty to enjoy in Binbrook.

LOCALS COMPLAIN

//

Although only about 5-10 minutes from local services like gas and groceries, Binbrook's prohibitive commercial development has allowed the town's population to grow, while most amenities remain outside the town's main stretch.

good vibes

TOWN VIBES BY THE NUMBERS

35%

OUTDOORSY

30%

OUTDOORSY

22%

FAMILY-ORIENTED

13%

PEACEFUL

you should

live here

if...

1

YOU STILL LIKE THE NIGHT LIFE

Often compared to Brooklyn, New York, Hamilton has become the artsy, grittier cousin to Toronto's culture and nightlife scene. Enjoy live music, local breweries and a real, relatable party scene just minutes away.



2

YOU FEEL AT HOME IN THE GREAT OUTDOORS

Set in one of the most highly preserved areas, flanking Lake Ontario with endless kilometres of beautiful countryside and the Niagara Escarpment's trail, river and park network means outdoor explorers can become fully immersed in the exquisiteness of mother nature.



3

YOU NEED LOCAL CONVENIENCE

Minutes from Hamilton, Binbrook is adopting the down-to-earth vibrancy and lively small-town feel that comes with enjoying proximity to one of the GTA's fastest growing creative hubs. Take advantage of the convenience, but come home to the tranquil.



where the *Locals...*

GO FOR DATE NIGHT



THE BINBROOK GRILL

Formerly and affectionally known as "The Bin", The Binbrook Grill is famous among locals for its long reign as the town's favourite local hang out. We especially love their delicious wings and lounging on the patio during the summer.

3 MINS FROM EMPIRE SUMMERLEA WOODS

PICK UP THEIR MORNING BREW



TIM HORTON'S

A Canadian classic that's always a better experience in a small town, Binbrook residents enjoy a 4 minute drive to their local Timmy's in the morning where they'll meet the familiar faces of locals beginning their day.

4 MINS FROM EMPIRE SUMMERLEA WOODS

ENTERTAIN THEIR KIDS



FUNSPLASH SPORTS PARK

Recently opened and a perfect place to tire out the young ones, FunSplash Sports Park in Binbrook Conservation Area is an obstacle course on the water that combines the tranquility of Lake Niapenco, with the exhilarating fun of a waterpark or playpark.

7 MINS FROM EMPIRE SUMMERLEA WOODS

SPEND LAZY WEEKENDS



THE PUNCH BOWL MARKET

Located at the mouth of the Punch Bowl Conservation Area, this family-run business is a favourite for locals for its community spirit, delicious bakery, fresh flowers and year-long market. It's the perfect place to grab snacks for your hike.

13 MINS FROM EMPIRE SUMMERLEA WOODS

GO GROCERY SHOPPING



BINBROOK FARMERS' MARKET

Open every Saturday from June to Thanksgiving, the Binbrook Farmers' Market features fresh produce, meat and cheese, artisan breads, honey, prepared foods and natural skin care products from a wide variety of local vendors.

3 MINS FROM EMPIRE SUMMERLEA WOODS

GET GRAMMABLE PHOTOS



TYNESIDE TRAIL

Known for its spectacular view of the night sky, the Tyneside Trail takes hikers along Lake Niapenco and has become a popular spot for stargazers looking to experience the stars like never before.

7 MINS FROM EMPIRE SUMMERLEA WOODS

GO FOR OUTDOOR TIME



GLANBROOK PLAYGROUND

A charming little play area within the Glanbrook Sports Complex, the playground is the perfect place to enjoy some fun outdoor time with the kids between soccer or basketball games.

2 MINS FROM EMPIRE SUMMERLEA WOODS

GO TO WORKOUT



CROSSFIT BINBROOK

Known for their friendly, welcoming environment that fits in perfectly with the town, Crossfit Binbrook offers community workout opportunities as well as personal training to meet all your fitness goals.

4 MINS FROM EMPIRE SUMMERLEA WOODS

out & about

RESTAURANTS

The Binbrook Grill
BinBurger
LouisHana Fish & Chips
Silver Wok
Binbrook Pizza

RECREATION

Glanbrook Youth Soccer Club
Staycation Boat Rentals
Binbrook Wakeboarding
Binbrook FunSplash
Heritage Green Dog Park

SERVICES

Shoppers Drug Mart
Global Pet Foods
Smile Design Dental Care
Walk-in Clinic
Race Trac Gas

FITNESS

CrossFit Binbrook
Binbrook Gym
CrossFit Caledonia
5 Star Fitness Centre
Anytime Fitness

SHOPPING

SmartCentres Hamilton SE
Heritage Hill Shopping Centre
CF Lime Ridge
South Hamilton Square
Eastgate Square

GROCERIES & DAILY ITEMS

Misty Lane Pet Supplies
Binbrook Corner Store
FreshCo
Binbrook Food Market
Walmart Supercentre

PLACES OF WORSHIP

Binbrook Baptist Church
Knox Presbyterian Church
Binbrook United Church
Case United Church
St. Paul's Anglican Church

PARKS

Germania Park
Glanbrook Sports Complex
Fairground Community Park
Binbrook Agricultural Society
Lake Niapenco



THE BINBROOK EFFECT

There's a curious phenomenon that occurs once someone makes the move to Binbrook – they never leave. Having built homes in the community since 2005, we at Empire noticed this immediately. Not only were our homebuyers itching to move up within the community over the years, but as we gear up for our launch of Summerlea Woods, just down the road from our original development, we're experiencing the same phenomenon. Once GTAers, Hamiltonians and even Torontonians make the move to Binbrook, they are hooked, and growing their families and lifestyles within the town seems like the best option.

Always curious about what makes our homeowners tick, we've asked many over the years exactly what it is about Binbrook that makes them stay. After all, Binbrook isn't as rich with local amenities as we often see in some towns flanking a growing metropolis like Hamilton. In fact, Binbrook's relatively strict commercial development guidelines mean amenities grow at a slower rate than most of its neighbours. And yet, this doesn't seem to bother anyone; in fact, they seem to prefer it. Because of its proximity to growing communities, 5-10 minutes will have you accessing most of what you need, including restaurants, shopping and services, while coming home to a rural wonder of tranquility. A few other perks have us thinking we've pinned down what makes this little hamlet an unexpected oasis for growing families and downsizers alike.

IT REALLY IS THE BEST OF SMALL-TOWN LIVING
While some towns neighbouring Hamilton have grown in proportion to the city, opening SuperCenters, restaurants and other local fair, Binbrook has grown to accommodate the number of residents who want to live there but remains fierce in its mandate to stay a country-like town with only a few local amenities to choose from. Its unique identity and tiny little downtown appeals to those looking for a safe and tranquil place to live, raise a family or downsize. Despite its population growth, it still remains a place to see the stars and hear the coveted quiet of country life.

IT HAS EMBRACED ITS COMMUTER PERSONA
With a commitment to preserving the rural tranquility comes embracing the commuter-town spirit. Binbrook's proximity to Hamilton is almost shocking when you take the drive and see how quickly the transformation from busy metropolis to small-town country roads takes place. The scenic town is tucked far enough away from Hamilton to enjoy peace and quiet without the inconvenience of being completely disconnected. Binbrook's residents embrace the 5-10-minute drive to get gas or groceries if it means they can come home to less traffic and open roads.

IT QUICKLY STARTS TO FEEL LIKE HOME
Binbrook's family friendly vibe and neighbourhood appeal quickly hook new residents in. A popular place

DISCOVER THE LOCAL WONDERS →

One of Binbrook's natural wonders is Lake Niapenco. Just 7 minutes from Summerlea Woods, it is the largest inland lake in the region.



**THE SCENIC TOWN IS TUCKED FAR AWAY
ENOUGH FROM HAMILTON TO ENJOY PEACE AND
QUIET WITHOUT THE INCONVENIENCE OF BEING
COMPLETELY DISCONNECTED**



to move for young families, parents connect with the nostalgia of raising their kids in a community not unlike their own upbringing, with safe streets, neighbourhood playdates and local schools where everyone knows each other's names.

YOU CAN GET A NEW HOME
When most people think of country-style living, the homes themselves can be a deterrent. Outdated floorplans, leftover 80's-style decor and tons of ongoing repairs come to mind. But because Binbrook has embraced residential development, available homes are often pre-construction, like Empire's Summerlea Woods community where residents can choose their own modern finishes, get their dream kitchen and personalize their home designs. And much like we saw in the early 2000s, many families tend to keep taking advantage of pre-construction pricing by moving up within the community, without disrupting their lifestyles or children's schooling.

IT'S THE BEST OF THE GREAT OUTDOORS
Not unlike the rest of Southwestern Ontario, Binbrook enjoys a natural beauty that GTAers can only dream of. A popular destination for active folks, the town offers endless biking, hiking, fishing and canoeing opportunities on Lake Niapenco as well as breathtaking scenery on many of the neighbouring conservation areas and local waterfalls. ♦

A woman with dark hair tied back is seen from behind, paddling a red canoe on a calm blue lake. She is wearing a two-piece swimsuit with a coral top and teal bottom, both featuring teal fabric ties. The background shows a dense forest of evergreen trees under a bright blue sky with scattered white clouds. The text 'ADVENTURE' is overlaid on the left side of the image, and 'awaits' is written in a script font at the bottom left.

A D V

E N T

U R E

awaits

ON THE GO

Pack the car, grab the kids and go.
Take advantage of local convenience and explore all
the region has to offer.



HIGHWAYS

16 MINS TO HWY 403

14 MINS TO QEW



AIRPORTS

11 MINS TO JOHN C. MUNRO HAMILTON INTL. AIRPORT

49 MINS TO PEARSON INTL. AIRPORT



MALLS

17 MINS TO CADILLAC FAIRVIEW LIME RIDGE

16 MINS TO SOUTH HAMILTON SQUARE



PUBLIC TRANSIT

25 MINS TO THE HAMILTON GO TRAIN STATION

15 MINS TO THE NASH ROAD GO TRAIN STOP



NEIGHBOURING TOWNS

15 MINS TO HAMILTON

44 MINS TO ST. CATHARINES



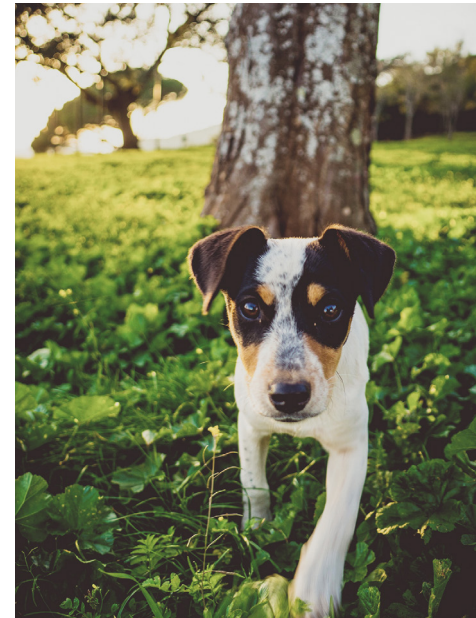
CROSS BORDER FUN

1 HOUR + 15 MINS TO BUFFALO, NY

53 MINS TO RAINBOW BRIDGE TOLL GATE

GET BACK TO NATURE

Summerlea Woods is a community surrounded by an abundance of nature. Connected to a network of green that spans the entire GTA, with Lake Niapenco just down the road, residents find themselves in a natural wonder of green.



Experience life outside of your four walls. Open space, more exploring and always plenty of clean, fresh air to enjoy.



Cycle, paddle and hike through kilometres of country roads, trails and canals boasting some of the region's most picturesque vistas and Instagrammable moments.



LAKE NIAPENCO

The largest inland lake in the region at 3.5km, Lake Niapenco is popular with local and visiting fishermen, wake-boarders, hikers, bikers and swimmers. Enjoy the 1.5-hour trip across the lake in the fall when the sun sets early; it is the perfect place to enjoy a leisurely paddle and breathtaking view.



FOR YOUR LITTLE ONES

Just down the street from Summerlea Woods is the Glanbrook Sports Complex, a large outdoor soccer field and sport park where locals gather to enjoy games, free play and time with friends. The park also connects to local trails perfect for leisurely strolls after game-time.

Rediscover the Great Outdoors

school REPORT



Schools play a major role in the growth of your family, and are often one of the most important considerations when buying a new home. To help Summerlea Woods homeowners navigate their way through their new school options, we've put together this guide on all things education.

Summerlea Woods falls under the Hamilton-Wentworth District School Board (HWDSB).

ELEMENTARY SCHOOL

BELLMOORE PUBLIC SCHOOL

ADDRESS:
35 Pumpkin Pass, Binbrook, L0R 1C0

GRADES:
JK-Grade 8

CHILD CARE:
Morning and Evening Extended Care is available, Financial Aid for these programs is also available by application process.

SPORTS TEAMS:
Cross Country, Swimming, Track and Field, Volleyball, Basketball, 3-Pitch (Grades 6-8 Only)

4 MINS FROM EMPIRE SUMMERLEA WOODS

CATHOLIC SCHOOLS

The Catholic School system is also an option. The Hamilton-Wentworth Catholic District School Board can help you navigate the enrollment process for Catholic Schools in Binbrook. Contact them at (905) 525-2930.

LOCAL SCHOOLS INCLUDE:
St. Matthew Catholic Elementary School
Bishop Ryan Catholic Secondary School

SECONDARY SCHOOL

SALTFLEET SECONDARY SCHOOL

ADDRESS:
108 Highland Road West, Stoney Creek, L8J 2T2

GRADES:
Grade 9-12

EXTRACURRICULARS INCLUDE:
DECA, Student Parliament Opportunities, School Play, Student-Run Newspaper, Bands, Multicultural Club

SPORTS TEAMS:
Baseball, Basketball, Cross Country, Field Hockey, Football, Tennis, Volleyball, Hockey, Water Polo, Badminton, Soccer, Track and Field

12 MINS FROM EMPIRE SUMMERLEA WOODS

FRENCH CATHOLIC SCHOOLS

Binbrook's strong commitment to French-Canadian culture is reflected in the local French school options. Summerlea Woods is zoned to the Conseil Scolaire Catholique MonAvenir and has the following options for French-Catholic education:

Ecole Elementaire Michaelle Jean
St. Eugene Catholic Elementary School
Cathedral Secondary School

Higher Learning

With some of the best Universities and Colleges in the country, Southwestern Ontario is a hotbed of post-secondary education options that make the region ripe for academic excellence.

BROCK UNIVERSITY

41 MINS FROM EMPIRE SUMMERLEA WOODS

Brock is a comprehensive research university with more than 70 undergrad and 40 graduate and doctoral programs, including its school of business, faculty of education and school of fine and performing arts. Brock also has the fifth biggest co-op program in the country including placements in history, liberal arts and dramatic arts, facilitating future employment for graduates.

go here

IF YOU WANT TO
MAKE THE NEXT
BIG DISCOVERY



go here

IF YOU
LOVE TO
GET INVOLVED



WILFRID LAURIER UNIVERSITY - BRANTFORD CAMPUS

39 MINS FROM EMPIRE SUMMERLEA WOODS

Opened in 1999, Laurier's satellite campus in Brantford maintains the same commitment to community involvement and innovative learning as the flagship campus in Waterloo. Laurier has over 200 student-led clubs, award-winning faculty, international education and scholarship opportunities and remains one of two universities in Canada to qualify for the Ashoka U designation, distinguishing global leaders in social entrepreneurship and social innovation education.

McMASTER UNIVERSITY

23 MINS FROM EMPIRE SUMMERLEA WOODS

Ranked in the top 100 in the world, McMaster is research focused, student-centred and dedicated to pursuing excellence in teaching, research and scholarship. McMaster is best known for its medical school, but their innovative inquiry-based Arts and Sciences programs are also notable. In their Integrated Sciences program, a maximum of 60 students study science and mathematics in a project-based environment.

go here

IF YOUR PASSION IS IN
HEALTH OR SCIENCE



go here

IF YOU'RE
LOOKING FOR
FLEXIBILITY



MOHAWK COLLEGE

18 MINS FROM EMPIRE SUMMERLEA WOODS

Renowned for its innovation and for skilled graduates, Mohawk College is student-focused and committed to community engagement, including working with local employers to ensuring graduate success. Mohawk also welcomes students of every variety, offering credential opportunities and a custom approach to learning, including blending learning opportunities online and on campus, co-op placements, clinical placements and labs. For continuing education, flexible opportunities or a return to learning, Mohawk is where you want to be.



DISCOVER BINBROOK'S

Heartbeat

Find your home, your team and your people in Binbrook's robust community engagement initiatives.

GET INVOLVED

Keep busy and meet your new neighbours with Binbrook's robust community event calendar. From volunteer opportunities, fitness classes, cultural and religious gatherings, public festivals, live music and fun for the kids, the region is not known for staying put for too long. Enjoy the loaded schedule and variety of activities offered that give everyone an opportunity to join in all year long.

For more details:
www.thespec.com/glanbrook-on-events



With a strong commitment to community spirit and local involvement, Binbrook has a wide variety of programming available for all ages.



CHEER THEM ON

Just two minutes from Summerlea Woods, the Glanbrook Youth Soccer Club offers an opportunity for any child to play soccer in an encouraging and rewarding environment that emphasizes fun, teamwork and skill development while giving Binbrook parents a chance to cheer their little ones on every week.



GET CELEBRATING

Home to the annual Binbrook Fair (a tradition of over 164 years), the Binbrook Agricultural Society offers a wide variety of year-long programming celebrating the best of what Binbrook has to offer. Join them for farmers' markets, crafting and garden shows, New Years celebrations and more.





**OPEN ROADS,
REIMAGINED.**



EMPIRE

CELEBRATING
25 YEARS
BUILDING BEAUTIFUL
PLACES TO LIVE