

SCHOOL ACCOMMODATION ISSUES ASSESSMENT

Prepared By: UrbanSolutions Planning & Land Development Consultants Inc.
 Prepared For: Official Plan Amendment Application – Urban Boundary Expansion
 Site Location: White Church Urban Expansion Area – Glanbrook, Hamilton
 Owner: Whitechurch Landowners Group Inc.
 Date: **February 25th, 2025**

1.0 Introduction and Site Context

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained as an authorized planning consultant and project team lead for the Whitechurch Landowners Group Inc., an ownership group representing a large portion of the White Church Urban Expansion Area (the “subject site”) bounded by Upper James Street to the West, Miles Road to the East, Airport Road East to the North and White Church Road East to the South, in the City of Hamilton as shown on **Figure 1** below.

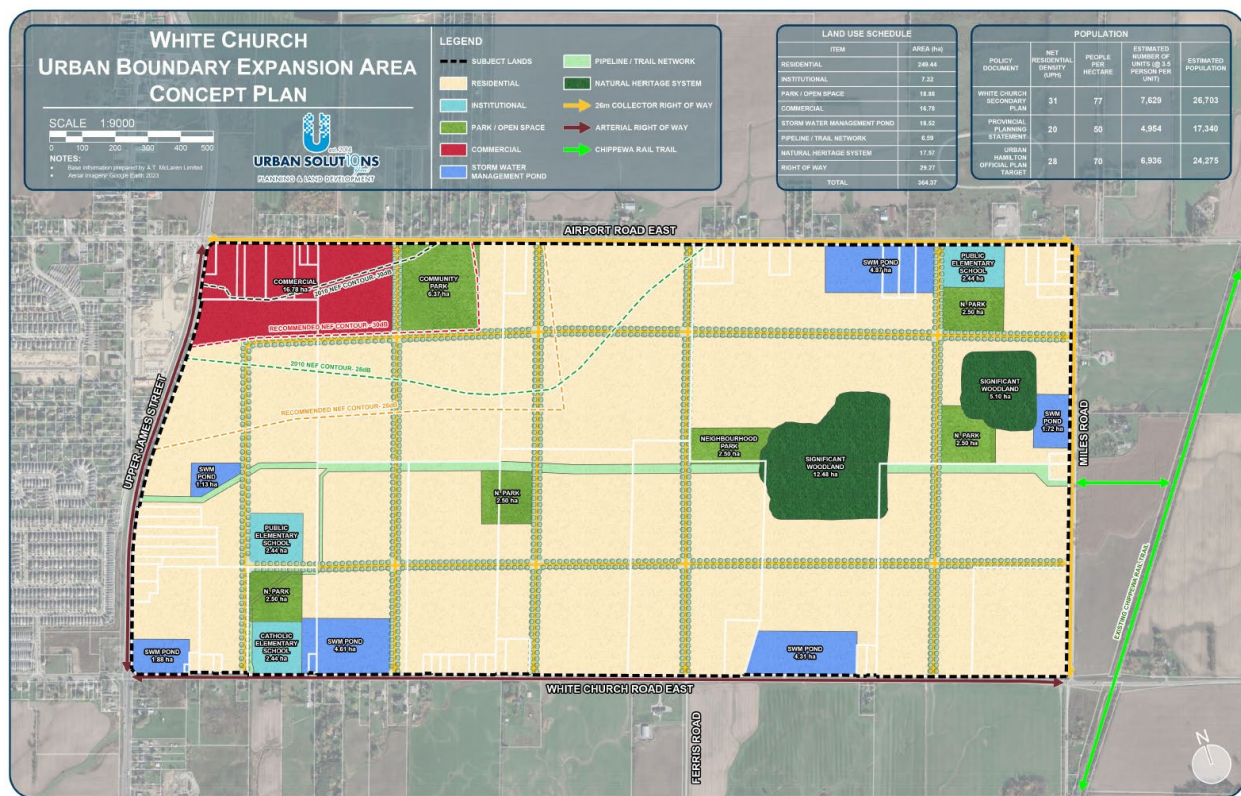


Figure 1: White Church Urban Boundary Expansion Area Concept Plan

The proposed Urban Boundary Expansion Area is approximately 364.0 hectares in size and is anticipated to be developed with approximately 5,488 residential units, three elementary schools, one community park, five neighbourhood parks, a recreational trail and approximately 16.78 hectares of commercial uses. The subject lands are generally rectangular in shape and are 2.9 kilometres by 1.3 kilometres in size. As

proposed, the Whitechurch Urban Expansion Area is planned to accommodate 77 persons per hectare. The final development statistics and land uses are to be determined at a future stage following approval of the Official Plan Amendment application to facilitate the eventual development of a Secondary Plan.

As per the November 2024 Urban Hamilton Official Plan – Schedule “I”, a School Accommodation Issues Assessment (SAIA) is a discretionary deliverable for an Official Plan Amendment. However, due to the previously identified need for this document and scale of the application, a SAIA is required to understand the school capacity and institutional land need within the Urban Boundary Expansion area.

2.0 Existing Schools and Capacity

The White Church Urban Expansion Area is a peripheral location within the greater context of the City’s Urban Area, and is situated nearby to the Binbrook community. The peripheral nature of the subject site results in a small number of existing schools in the area.

The nearest school to the subject site from the Hamilton Wentworth Catholic District School Board (HWCDSB) is Corpus Christi Catholic Elementary School (CCCES), which is approximately 5.61 kilometres north of the subject site. The subject site is encompassed within CCCES’s catchment area. The next nearest elementary school to the subject site is St. Matthew Catholic Elementary School, approximately 6.0 kilometres east of the subject site, in Binbrook. The nearest high school from the HWCDSB is Bishop Tonnos Catholic Secondary School in Ancaster. As noted within a letter from the HWCDSB dated July 20th, 2023, CCCES is operating at a utilization rate of 95% representing 258 students of a 272-pupil capacity. The school is projected to exceed its operating capacity by 2029 by 104 elementary pupils at a utilization rate of 124%. By 2033, this utilization rate would reach 270%, representing a requirement for 733 elementary pupils.

The nearest elementary school to the subject site from the Hamilton Wentworth District School Board (HWDSB) is Mount Hope Elementary School (MHES), which is approximately 750 metres from the subject site. The HWDSB has noted that this is the only elementary school within 7.5 kilometres of the White Church Urban Expansion Area, with the next closest being Ray Lewis Elementary School in southern Hamilton mountain south of Rymal Road East. The nearest high school from the HWDSB is Ancaster High Secondary School in Ancaster. As noted within a report from the HWDSB dated November 24, 2023, MHES is operating at a deficit of 126 pupil places with current enrolment at 489 surpassing its 363-pupil capacity with a utilization rate of 135%. With current projections, this deficit will rise to 214 pupils by 2033 representing a utilization rate of 159%.

Both the HWCDSB and the HWDSB have noted that the proposed Urban Boundary Expansion would not trigger the need to construct a new Secondary School, as existing facilities near the lands will be able to accommodate the projected increase in high school students. However, as a result of the existing enrolment rates of nearby elementary schools and the distance of other existing elementary schools from both boards to the site, the local population increase stemming from the proposed Urban Boundary Expansion must be accommodated in both existing and new school sites.

3.0 Urban Boundary Expansion Area School Need

UrbanSolutions have engaged in liaison with the HWDSB and the HWCDSB to understand their projected land needs for public board and catholic board schools. In correspondence from Marc Davidson from the HWDSB dated March 21st, 2023, it is noted that future development of the Urban Boundary Expansion area may create the need for approximately 1200 new elementary pupils, which requires two (2) public board elementary schools. Further, the land needs for each school are specified with each school site requiring a minimum of 6.0 acres of land, with a geographic separation of undefined distance. The HWDSB has noted that one (1) of these schools must be situated within the first phase of future development, with the second being built later to accommodate future population growth within the area as projected in future phases of Secondary Planning, and this is expected to provide adequate separation between the public school sites.

A letter from HWCDSB Staff dated July 20th, 2023, outlined a projected need for 946 elementary pupils within the Urban Boundary Expansion area which would require the provision of one (1) Catholic elementary school site. This school site will require a minimum 6.0-acre parcel and require a minimum of 130 metres of frontage onto a municipal collector road. A meeting was held between UrbanSolutions and HWCDSB Staff on September 8, 2023, in order to confirm the continued validity of this previous estimate. During the meeting, it was confirmed that at least one (1) Catholic elementary school would be required for the Urban Boundary Expansion area, with the possibility for a second school in the future should unit and population estimates increase subject to another review by the school board.

As such, a minimum of three (3) elementary school sites are required in total for the Urban Expansion area, with two schools dedicated to the HWDSB and one dedicated to the HWCDSB. Each school site requires 6.0 acres of area, which equates to a total of 18 acres or 7.26 hectares of land across the Urban Boundary Expansion area. As previously noted, new secondary school sites are not required as the projected increase in student population can be accommodated across existing institutions such as Ancaster High and Bishop Tonnos.

We trust the above assessment is accurate as per liaison with and data provided by the HWDSB and HWCDSB, with the understanding that the required number of school sites and their location may vary as unit and population estimates are solidified through future Official Plan Amendment applications to establish the required Secondary Plan. Should you have any questions, please feel free to contact the undersigned.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Scott Beedie, MCIP, RPP
Senior Planner

APPENDIX A

School Sites Context Map

SCHOOL SITES CONTEXT MAP

WHITE CHURCH BOUNDARY EXPANSION AREA

SCALE 1:22000



NOTES:

- Base information prepared by A.T. McLaren Limited
- Aerial Imagery: Google Earth 2023



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LEGEND

WHITE CHURCH BOUNDARY EXPANSION AREA

PUBLIC ELEMENTARY SCHOOL

CATHOLIC ELEMENTARY SCHOOL

PUBLIC SECONDARY SCHOOL

CATHOLIC SECONDARY SCHOOL

