



Preliminary Recreation Needs Assessment

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Date: December 12, 2023

Re: White Church Secondary Plan - Preliminary Recreation Needs Assessment

1.0 Background

urbanMetrics inc. (“urbanMetrics”) has been retained by the Whitechurch Landowners Group Inc. (the “Landowners Group”) to prepare a *Preliminary Recreation Needs Assessment* for the White Church Secondary Plan (“White Church SP”, the “Secondary Plan”, the “subject lands”) area in the City of Hamilton, Ontario (the “City”). The gap analysis and recommendations provided in this study will rely on the established provision targets and service ratios outlined in the City’s *Parks Master Plan*, published in September 2023, and the *Recreation Master Plan*, published in July 2022.

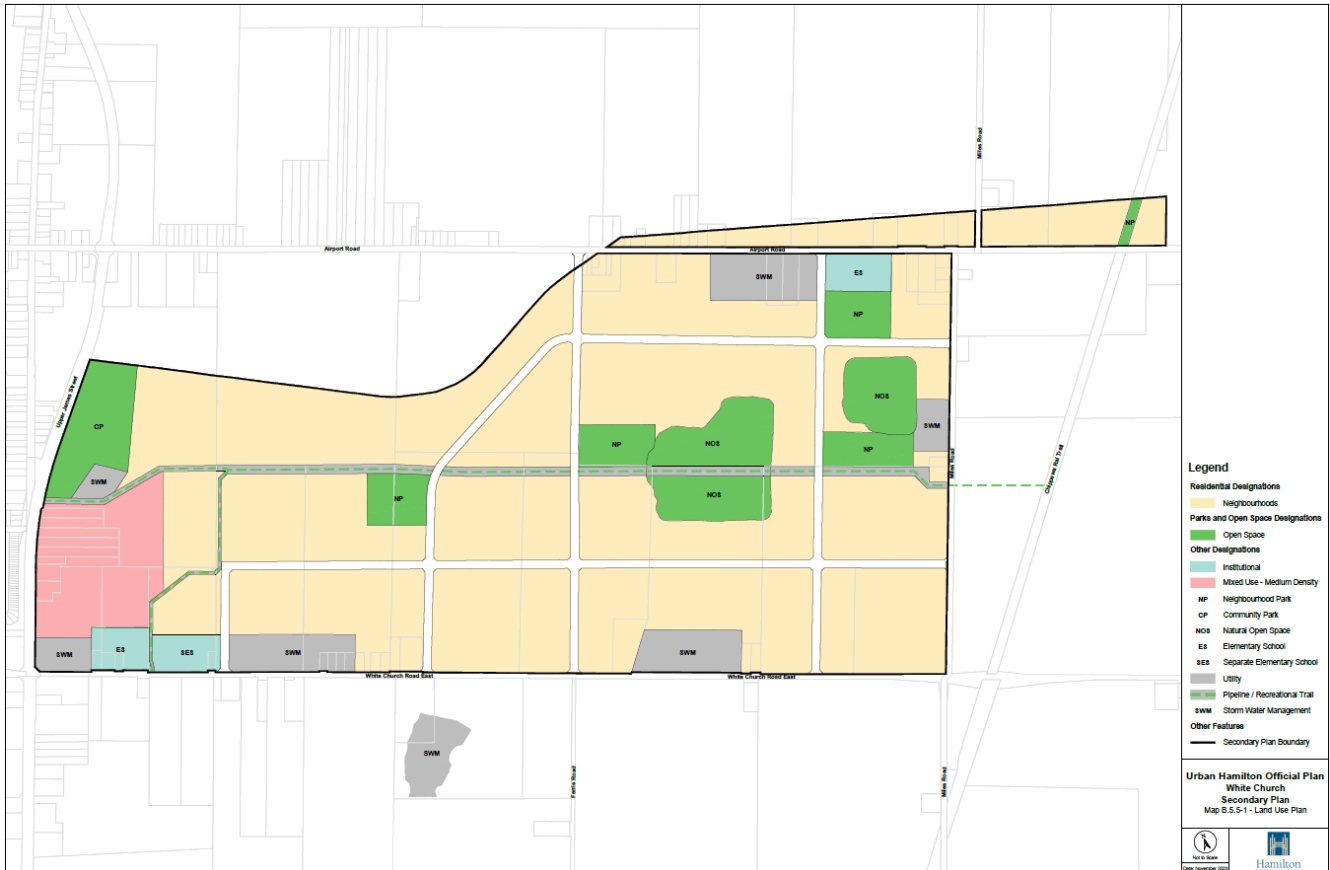
Concept Plan

Based on a preliminary draft land use plan provided by UrbanSolutions Planning & Land Development Consultants Inc. (“UrbanSolutions”) in December 2023 (see Figure 1-1), the White Church SP will be comprised of approximately 330 hectares of land. This plan includes just under 220 hectares of primarily low-density residential development and designates 16.38 hectares of land for Mixed Use Medium Density¹ uses.

¹ Population estimates are based on a previous land use plan which designated the subject lands as 16.38 hectares of District Commercial.

The estimated population of the White Church SP, based on a net density of 22 UPH and a blended persons per unit (PPU) factor of 3.5, will be approximately 17,000 persons. This yields a density of approximately 77 people per hectare. **We note that this estimate excludes any population that ultimately could be accommodated within the Mixed Use - Medium Density designation.**

Figure 1-1: Draft Land Use Plan



SOURCE: UrbanSolutions, dated December 7, 2023

2.0 Study Area

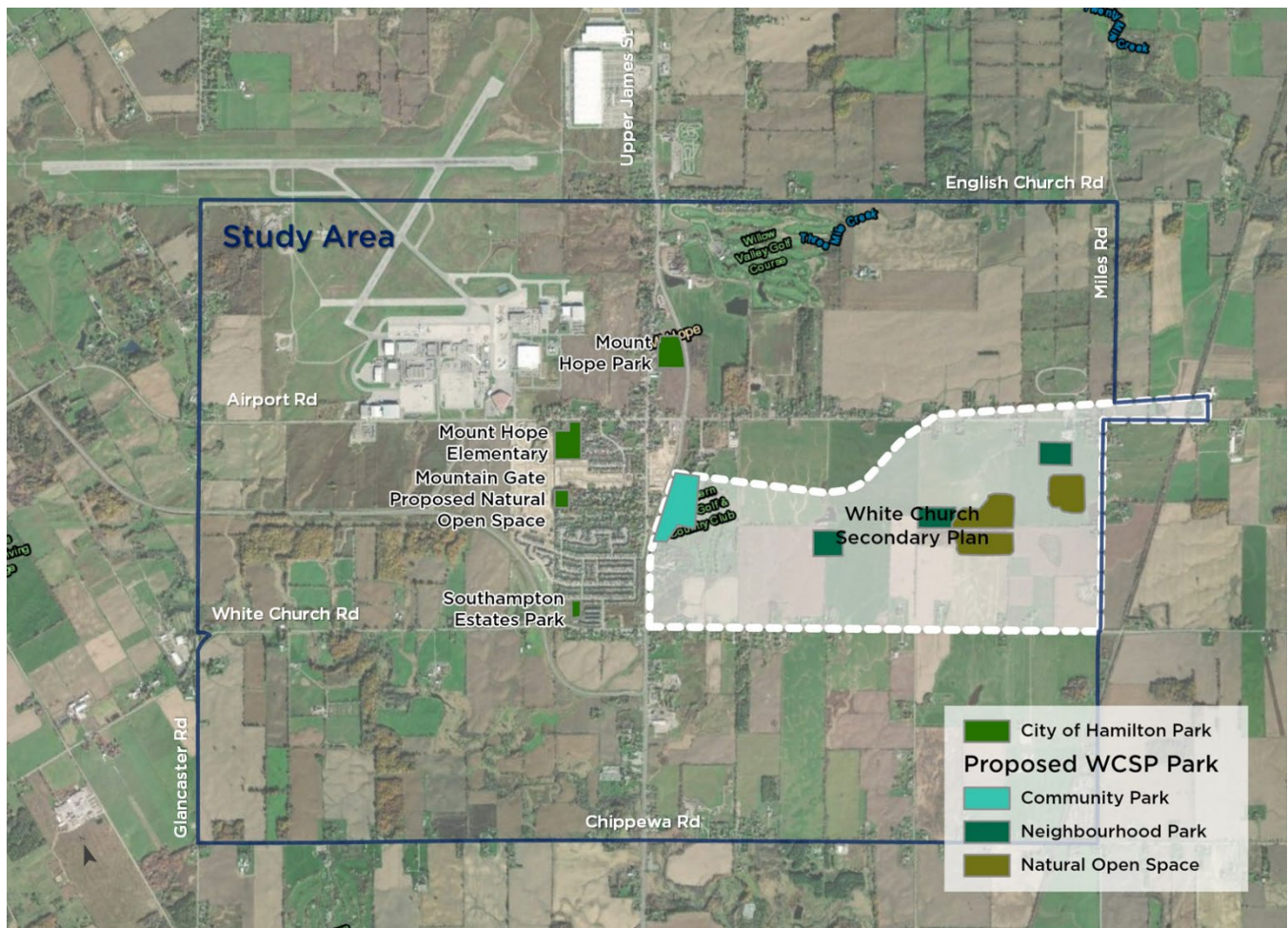
Delineation

We have delineated a Study Area (as shown in Figure 2-1) surrounding the White Church Secondary Plan where we would expect the residents living in this community who would use any new recreation facilities within the White Church Secondary Plan area. This Study

Area aligns with the Trade Area defined by urbanMetrics for the Preliminary Commercial Needs Assessment (published in December 2023).

This area includes the entirety of the White Church SP and the Mount Hope community.² The boundaries of the Trade Area can be generally defined by English Church Road to the north cutting across through the Hamilton International Airport, Glancaster Road to the west, Chippewa Road to the south, and Miles Road to the east.

Figure 2-1: Existing and Proposed Parks in Study Area



SOURCE: urbanMetrics, with ESRI basemap

² Statistics Canada defines the Mount Hope community as a Retired population centre (RPC) type of designated place.

Population

Based on our review of 2021 census data, the City of Hamilton’s development applications portal, and our in-person assessment of residential developments existing in the Mount Hope community, we estimate that **the current population within the Study Area is approximately 5,550 residents**. At full build-out of the White Church Secondary Plan area, including all other development applications and projects under construction, **we estimate that the build-out population of the Study Area will be some 23,500 persons**.

Figure 2-2: Trade Area Population

	2023	Build-Out
White Church SP	0	16,950
<i>Growth</i>		<i>16,950</i>
Study Area	5,550	23,500
<i>Growth</i>		<i>17,950</i>

SOURCE: urbanMetrics. Forecast population rounded to the nearest 50 persons.

Based on Statistics Canada 2021 Census data, City of Hamilton development applications data, and the PPU factor from City of Hamilton 2019 Development Charges Background Study by Watson & Associates.

3.0 Inventory

Parks

Figure 2-1 above illustrates all the designated park space as per the City of Hamilton’s Parks open data, as well as all proposed park and open space within the White Church SP area.

Currently, there are three parks within the Study Area: one Community Park, one Neighbourhood Park, and one School Site.³ These existing parks total 7.3 hectares. Including the proposed parks in the White Church SP area, there are approximately 34.0

³ The City of Hamilton includes school sites as one of the parks classes in its parks inventory. The City’s parks inventory includes facilities which the City leases or has an agreement for public use (e.g., school sites) as these provide additional green space, sports fields and playgrounds for communities. However, the 2023 *Parks Master Plan* notes that since school sites are not maintained or managed by the municipality, they are not included in the City’s provision level assessments.

hectares of proposed parks space. The City’s inventory includes one (1) hectare of proposed Natural Open Space (“NOS”).⁴ As detailed below in Figure 3-1, approximately 33 hectares of park space are proposed within the White Church SP area: 16.5 hectares of NOS, a 7.4-hectare Community Park, and three Neighbourhood Parks totalling 9.1 hectares.

Upon build-out of the White Church Secondary Plan area as per the most recent land use plans, there could be up to 41.4 hectares of park space within the Study Area.

However, the City excludes school sites and Natural Open Space in parkland provision analyses as they are not considered municipal parkland. **Recognizing this, the true municipal parkland space within the Study Area will total approximately 20.3 hectares of Community and Neighbourhood Parks upon full build-out.**

Figure 3-1: Existing and Proposed Park Space within Study Area

Park Type	Existing (Ha)	Proposed (Ha)	Grand Total (Ha)
Natural Open Space		17.6	17.6
Mountain Gate Proposed Natural Open Space		1.0	1.0
WCSP		16.5	16.5
School Site	3.5		3.5
Mount Hope Elementary	3.5		3.5
Community Park	3.2	7.4	10.5
Mount Hope Park	3.2		3.2
WCSP		7.4	7.4
Neighbourhood Park	0.6	9.1	9.7
Southampton Estates Park	0.6		0.6
WCSP		9.1	9.1
Grand Total (Ha)	7.3	34.0	41.4

SOURCE: urbanMetrics, with data from City of Hamilton and georeferenced map of Figure 1-1

Recreation Facilities

The recreation facilities within the Study Area are summarized below in Figure 3-2:

⁴ Similar to above, the *Parks Master Plan* notes that Natural Open Space for passive recreational uses are not considered municipal parkland and are not included in the City’s parkland provision analyses.

Figure 3-2: Recreational Facilities

Ownership	Location	Address	Amenities
City	Southampton Estates Park	185 Thames Way, Mount Hope, ON L0R 1W0	<ul style="list-style-type: none"> • Playground • Basketball court
City	Mount Hope Park	3027 Homestead Dr, Mount Hope, ON L0R 1W0	<ul style="list-style-type: none"> • Playground • Basketball court • Baseball diamond • Spray pad • Tennis court
City	Mount Hope Community Hall	3027 Homestead Dr, Mount Hope, ON L0R 1W0	<ul style="list-style-type: none"> • Public library • Community centre
Private	Southern Pines Golf & Country Club	8453 Airport Rd E, Mount Hope, ON L0R 1W0	<ul style="list-style-type: none"> • Golf course
Private	Royal Canadian Air Force 447 Wing	3210 Homestead Dr, Mount Hope, ON L0R 1W0	<ul style="list-style-type: none"> • Community hall
Private	Glanford Curling Club	3091 Homestead Dr, Mount Hope, ON L0R 1W0	<ul style="list-style-type: none"> • Curling club

SOURCE: urbanMetrics

We have included both City-owned and privately-owned facilities which provide recreational amenities to serve residents of the Study Area. The Study Area's park amenities are found in the two municipal parks—Southampton Estates Park and Mount Hope Park.

The City's recreation inventory⁵ does not include any facilities in its inventory of the Mount Hope area; however, there are several community organizations that service the community. This includes the Royal Canadian Air Force Association's hall which hosts a service club for members and a restaurant open to the public. In addition, the Glanford Curling Club, the Mount Hope Community Hall, which is home to a small public library and rentable space for meetings and events, also function as community gathering places.

⁵ City of Hamilton, Recreation Finder, <https://spatialolutions.maps.arcgis.com/apps/webappviewer/index.html?id=3df3fed654cc400c9bc90de0e2507345>

4.0 Gap Analysis

The following gap analysis provides an overview of the target provision levels for parks and recreation facilities within the Study Area. We have applied the future population that will live in the entire Study Area for the gap analysis, including only those living in the Mount Hope and White Church SP as these areas are generally disconnected from other parts of the urban Hamilton area. Residents living within the White Church SP area and the immediately surrounding Mount Hope community will be the primary users of any new future facilities that are located within the subject lands.

Parks

The general provision targets for Neighbourhood Parks require that they serve residential communities within an 800-metre radius; all Neighbourhood Parks within the Study Area meet this criteria.

The City's parkland provision target is 2.1 hectares per 1,000 residents. Based on the Study Area's build-out population of 23,500, **the available build-out municipal parkland space of 20.3 hectares results in a provision level of 0.86 hectares per 1,000 residents.** This is below the City's general target, but above the City's *minimum* provision target of 0.7 hectares per 1,000 residents. The City acknowledges that the Mount Hope community and the White Church SP are areas with a high priority for parkland acquisition.

In order to meet the City's parkland provision target of 2.1 hectares per 1000 persons, the City would need to acquire 29.1 hectares of parkland, for a total of 49.4 hectares of parkland.

However, this deficit of 29.1 hectares cannot be viewed in isolation without recognizing the rural character of the Study Area where many residents live in rural residential homes located along arterial roads. Many of these homes would be outside of the City's 800-metre radius provision target for new parks. **Therefore, any new parkland space (and associated park facilities) should be carefully planned through site-specific analysis to ensure that it serves the community effectively.**

Figure 4-1: Parkland Gap Analysis

Trade Area buildout Population	Parkland Supply (ha)	Parkland (ha) per 1,000 Residents	Target (ha/1,000 persons)	Target Parkland Supply	Surplus / Deficit
23,500	20.3	0.9	2.1	49.4	29.1

SOURCE: urbanMetrics, with data from City of Hamilton and georeferenced map of Figure 1-1

Recreation Facilities

Our gap analysis includes only facilities which have relevant provision targets (i.e., per capita service levels for catchment areas) for the subject lands, based on the build-out population of the Study Area. Where youth population is factored into the provision targets, we have applied a proportional estimate of the build-out population of the Study Area based on the 2021 census of youth ages 5-19 in the City of Hamilton.⁶ The population estimate for youth is detailed below in Figure 4-2.

Figure 4-2: Youth Population Estimate

Hamilton	Population	% of Population	Study Area	Population
Total - Age groups of the population	569,350	100.0%	Total Study Area	23,500
5 to 9	30,695	5.4%	5 to 9	1,267
10 to 14	31,450	5.5%	10 to 14	1,298
15 to 19	31,795	5.6%	15 to 19	1,312

SOURCE: urbanMetrics, based on Statistics Canada 2021 Census data

The gap analysis is summarized below in Figure 4-3. The Study Area will see a growth of just under 18,000 persons, almost 17,000 of which will reside in the proposed White Church SP area. The resulting new population within the Secondary Plan area and the surrounding Mount Hope community will warrant new playgrounds, some of which can be accommodated in the four proposed Neighbourhood Parks in the White Church SP area.

The proposed Community Park is a suitable location for new tennis courts. Our gap analysis indicates that three (3) courts are warranted based on the City's provision targets. Four (4) basketball and multi-use courts are recommended as per an estimated increase of 2,600 new youth ages 10-19 in the Study Area. Basketball courts, a spray pad, and potentially a leash free dog zone could locate within this new Community Park.

Other facilities, such as community centres and pools, should also be considered as the Study Area's population grows. Currently, the Mount Hope Community Hall is not equipped with the full range of amenities typically found in community/recreation centres. The estimated build-out population based on current active development applications approaches the City's provision target of 27,000 persons for a new recreation centre. Therefore, the Study Area will likely warrant a full-service community centre with the increasing residential development activity that will take place in the community.

⁶ This estimate is for this preliminary recreation needs assessment only. This estimate does not factor in changes in the population structure by age group that may occur in growth areas and recognizing Mount Hope's designation by Statistics Canada as a Retired population centre (RPC).

Figure 4-3: Gap Analysis

Indoor/ Outdoor	Facility Type	Provision Target	Recommended New Facilities (2023-2051)	Supply within Study Area	Recommended Supply	Comments
Outdoor	Playgrounds (locations)	500m to 800m radius within residential areas	tbd (requires site- specific analysis)	2	tbd	It is likely that the four (4) proposed Neighbourhood Parks in the WCSP will also include playgrounds.
Outdoor	Tennis Courts (public and club)	1:8,000 and 2km to 2.5km radius	23	1	2.94	The proposed Community Park in the WCSP is a good location for a new tennis court.
Outdoor	Basketball and Multi-use Courts	1:650 youth ages 10- 19 and up to 1km radius	24.5	2	4.02	These basketball and multi-use courts may be accommodated within the proposed Neighbourhood and Community Parks in the WCSP.
Outdoor	Spray Pads	1 to 1.5km radius within residential areas	tbd (maintain current supply)	1	tbd	The Mount Hope Park is a Community Park with a spray pad. Potential to incorporate within the proposed Community Park in the WCSP.
Outdoor	Leash Free Dog Zones	minimum of 1 leash free dog zone per City ward	4+	0	1.00	For all of Ward 11 (including the Village of Binbrook)
Indoor	Community/ Recreation Centres	1:27,500 and up to 2.5km radius	7	1	0.85	The Mount Hope Community Hall is classified as a community centre, but it does not have the full amenities typically found in recreation centres (e.g., pool, fitness centre). The Study Area's build-out population will approach the City's provision target for a recreation centre.
Indoor	Indoor Pools (locations)	1:30,000 and up to 2.5km radius	4 (within new CRCs)	0	0.78	As above, the build-out population will approach the provision target for indoor pools. Provision should be reconsidered as growth occurs within the Study Area.
Indoor	Outdoor Pools	1:10,000 youth ages 5-19 and up to 2km radius	2	0	0.39	The provision of outdoor pools could be considered as the population of youth increases.

SOURCE: urbanMetrics, excerpts from City of Hamilton's 2022 *Recreation Master Plan* - Summary of Outdoor Park Facility Needs and Summary of Indoor Park Facility Needs tables.

NOTE: The City of Hamilton classifies Outdoor Pools as an Indoor Recreation Facility

5.0 Conclusions

This *Preliminary Recreation Needs Assessment* provides an inventory and gap analysis for the parks and recreation facilities that are required within the defined Study Area and the proposed White Church Secondary Plan area. We recognize that this study has been conducted in the early stages of the planning process for the White Church Secondary Plan area and should be re-evaluated if and when there are any changes to the concept plan and/or the estimated build-out population.

This growing community will warrant additional park facilities (e.g., playgrounds, tennis courts) in various Neighbourhood and Community Parks. Other facilities, such as community centres, pools, and leash free dog zones could be considered in the future as the Study Area's population grows. These should be planned in coordination with surrounding nearby communities (e.g., Binbrook, the rest of Ward 11) who may potentially use community and recreation resources within the Study Area.