

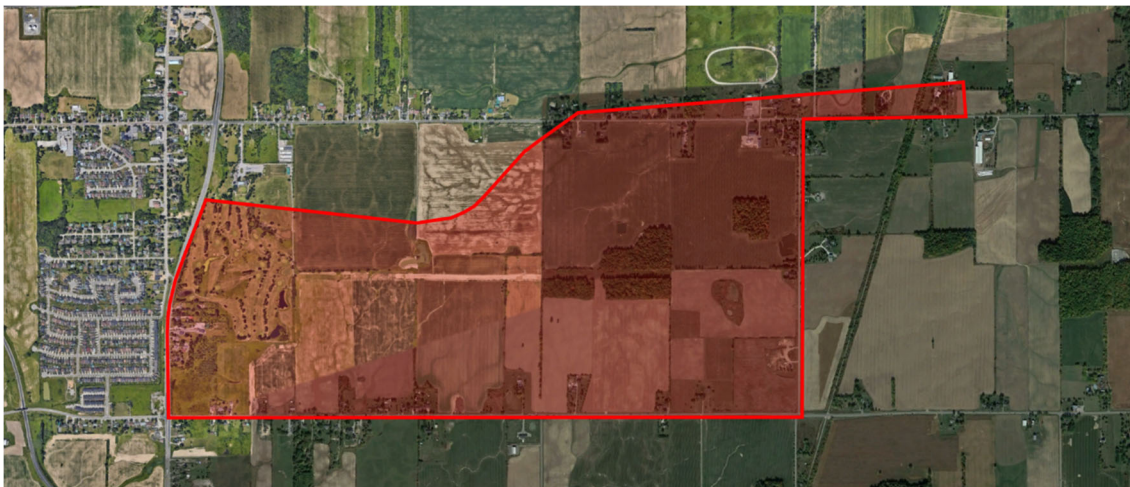
## SCHOOL ACCOMMODATION ISSUES ASSESSMENT

Prepared By: UrbanSolutions Planning & Land Development Consultants Inc.  
Prepared For: Official Plan Amendment Application  
Site Location: White Church Urban Expansion Area – Glanbrook, Hamilton  
Owner: Whitechurch Landowners Group Inc.  
Date: **December 7<sup>th</sup>, 2023**

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### **1.0 Introduction and Site Context**

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained as the authorized planning consultant acting on behalf of 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: Aerial Perspective of Subject Lands**

On January 27<sup>th</sup>, 2023, a request for Formal Consultation was submitted to the City for review, intended to confirm required deliverables for an Official Plan Amendment to implement a new Secondary Plan within the White Church Urban Expansion Area. The Formal Consultation meeting was held on March 22<sup>nd</sup>, 2023, with the Formal Consultation Document being issued on April 23<sup>rd</sup>, 2023. As per the Formal Consultation Document, a School Accommodation Issues Assessment is required to understand the school capacity and institutional land need within the Secondary Plan area.

The original parcel of land submitted for Formal Consultation consisted of approximately 395 gross hectares of land, inclusive of the lands abutting the northwest corner of the subject site below Airport Road, a portion of lands south of White Church Road, and excluded the “panhandle” portion of the subject site to the northeast. As such, the gross area of the site has been reduced to 326.27 hectares, and excluding identified natural heritage features, stormwater management pond and utility requirements, and the proposed road network, the net developable area of the site sits at 263.39 hectares.

## **2.0 Existing Schools and Capacity**

The White Church Secondary Plan 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 (HWCD SB) 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 HWCD SB is Bishop Tonnos Catholic Secondary School in Ancaster. As noted within a letter from the HWCD SB dated July 20<sup>th</sup>, 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 HWCD SB and the HWDSB have noted that the proposed secondary plan 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 secondary plan must be accommodated in both existing and new school sites.

## **3.0 Secondary Plan Area School Need**

Based on the Formal Consultation circulation and comments received from the school boards, UrbanSolutions have engaged in liaison with the HWDSB and the HWCD SB to understand their projected land needs for public board and catholic board schools. In correspondence from Marc Davidson from the HWDSB dated March 21<sup>st</sup>, 2023, it is noted that the proposed secondary plan would 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 the development, with the second being built later to accommodate future population growth within the Secondary Plan Area, and this is expected to provide adequate separation between the public school sites.

A letter from HWCDSB Staff dated July 20<sup>th</sup>, 2023, was issued to provide comments on the request for Formal Consultation materials submitted by UrbanSolutions. The letter has outlined a projected need for 946 elementary pupils within the Secondary Plan 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 Secondary Plan 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, three (3) elementary school sites are required in total for the Secondary Plan 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 Secondary Plan 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 may vary as unit and population estimates are solidified through future studies. Should you have any questions, please feel free to contact the undersigned.

Regards,  
**UrbanSolutions**

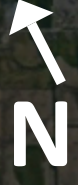
A handwritten signature in black ink, appearing to read 'Matt Johnston', with a large, stylized flourish at the end.

Matt Johnston, MCIP, RPP  
*Principal*

# APPENDIX A

School Sites Context Map





Ancaster High  
Secondary School

Bishop Tonnos CSS

Corpus Christi CES

Ray Lewis  
Elementary School

Mount Hope  
Elementary School

SUBJECT LANDS

St. Matthew CES