

SCHOOL RECREATION FACILITY AND OUTDOOR PARKS 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 7th, 2023**

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.

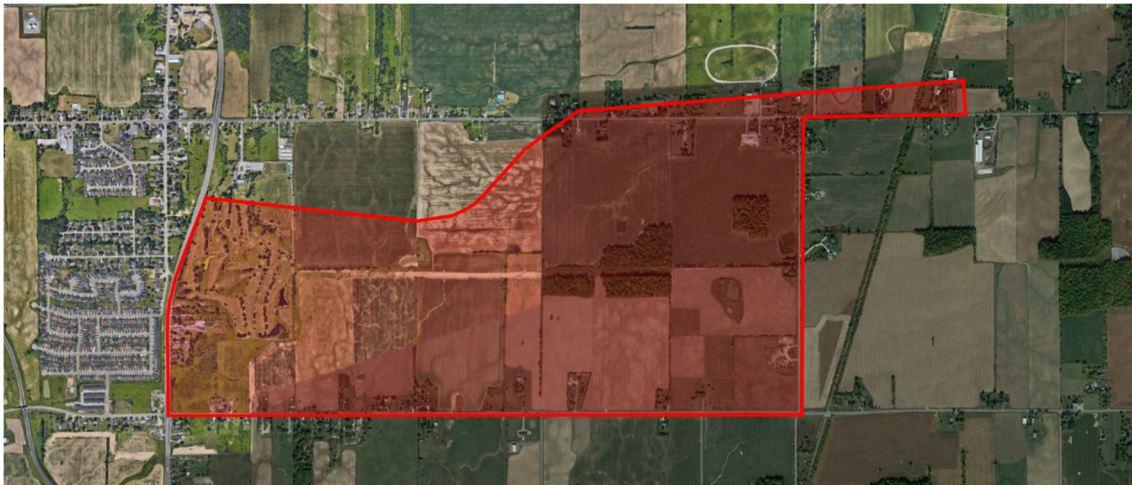


Figure 1: Aerial Perspective of Subject Lands

On January 27th, 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 22nd, 2023, with the Formal Consultation Document being issued on April 23rd, 2023. As per the Formal Consultation Document, a School Recreation Facility and Outdoor Parks Issues Assessment is required to understand the parkland need for 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 Urban Hamilton Official Plan – Parks and Open Space Typologies

The Urban Hamilton Official Plan (UHOP) classifies parks and open space by their size, location in the urban fabric, composition, and intended use and users. These classifications are as follows:

Park Typologies

- *Parkettes – UHOP Volume 1 Policy B.3.5.3.4.a)*
 - Parkettes are small open spaces which have no or limited recreational facilities. They are generally located in the older urban areas where they serve an important function in the provision of open space opportunities.

- *Neighbourhood Parks – UHOP Volume 1 Policy B.3.5.3.4.b)*
 - Neighbourhood Parks primarily cater to the recreational needs and interests of the residents living within its general vicinity. Residents can easily walk or bike to these parks. Neighbourhood Parks are generally comprised of municipal parkland, containing a mixture of passive areas, sports facilities, informal and formal play areas, and may include natural areas. They serve a population of approximately 5,000 people and have a minimum size of approximately 2 hectares.

- *Community Parks – UHOP Volume 1 Policy B.3.5.3.4.c)*
 - Community Parks serve more than one neighbourhood, but are not intended to serve the City as a whole. Community Parks have more intensive recreational facilities such as sports fields, and recreational and community centres. These facilities shall have good transportation access along adjacent arterial or collector roadways and provide adequate parking to meet anticipated demand. Community Parks in the urban area should appropriately be located along transit routes. They serve a population of approximately 20,000 people and have a minimum size of approximately 7 hectares city wide.

- *City-Wide Parks – UHOP Volume 1 Policy B.3.5.3.4.d)*
 - City-Wide Parks are municipally, regionally, provincially or nationally significant destinations that meet the needs of residents and are of interest to visitors. These facilities are often associated with major recreation, education or leisure activities and may have natural, historic, or unique features. They range greatly in size and type.

Open Space Typologies

- *General Open Space – UHOP Volume 1 Policy B.3.5.3.5.a)*
 - General Open Space shall include golf courses, urban farms, community gardens, pedestrian and bicycle trails, walkways, picnic areas, beaches, remnant parcels of open space lands, and urban plazas, squares and core spaces. These areas do not function as parks but are used for both active and passive recreational activities.

- *Natural Open Space – UHOP Volume 1 Policy B.3.5.3.5.b)*
 - Natural Open Space shall include lands with significant natural features and landscapes such as woodlots, hazard lands, forested slopes, creek/ravine corridors, the Niagara Escarpment, environmentally sensitive areas (of natural and scientific interest), and areas of wildlife habitat. These areas perform important biological and ecological functions and provide passive recreational opportunities.

3.0 Existing Parks and Amenities

Within a 1-kilometer radius (**Appendix A**) around the site boundary, there are two (2) municipal parks, including Mount Hope Park and Southampton Estates Park. Both of these parks currently exist generally along the Upper James Street corridor to the west of the lands, and are intended to serve different amounts of users.

Mount Hope Park is a 3.2-hectare Neighbourhood Park (classified as a Community Park in the Mount Hope Secondary Plan) that has frontage onto Upper James Street, a Major Arterial Road, and Homestead Drive, a collector road. The park includes various community amenities and recreation facilities, such as one softball/baseball diamond, one tennis court, one pickleball court, one fitness station, one playground, as well as one parking lot with less than 100 parking spaces to accommodate a wide range of users. A structure exists on the northern portion of the lands which is home to the 779 Black Knight Air Cadet Squadron. There is also a gazebo located at the connection point between the parking lot and the rest of the park facilities. Ample space for passive recreation uses has been provided within various open spaces across the site, and a looped trail network which connects all of the parks facilities provides additional active recreation opportunity.

Southampton Estates Park is a 0.65-hectare Parkette (classified as a Neighbourhood Park in the Mount Hope Secondary Plan) that has frontage onto Thames Way. The Parkette is surrounded by a small creek along its eastern and southern boundary, with open space to the west. While small, the Parkette does contain, one multi-use court, one basketball court within the multi-use court, and one playground with a centrally-located permanent pavilion. A multi-use pathway circulates the park providing opportunity for active recreation. There is also plenty of open space for passive recreation along the site.

Other notable parks in a 6.0-kilometre radius (**Appendix A**) with capacity to serve the White Church Secondary Plan area include the Glanbrook Sports Complex, Turner Park, and William Connell Park. These are the three closest Community and City-Wide parks to the subject site, and feature a larger number of community amenities, recreation facilities, and capacities than Neighbourhood Parks and Parkettes. The Glanbrook Sports Complex is a Community Park and features two softball/baseball diamonds, one playground, twelve soccer fields, one ice hockey arena, a municipal service centre, and one large parking lot within a 12.5-hectare area. This park currently serves the Binbrook Community and the surrounding rural area, but likely does not have the capacity for City-Wide users.

Turner Park is a 38.3-hectare City-Wide Park and features fourteen softball/baseball diamonds, one skateboard park, one playground, two washroom facilities, and three parking lots. Within the park's boundary are also two institutional buildings, with one being the Hamilton Police Station No. 30, and the other hosting the Les Chater Family YMCA and a Hamilton Public Library location. William-Connell Park is a new, 20-hectare City-Wide Park that currently has one phase built-out, with the potential for future phases to expand the park out to the south and west. William-Connell Park contains two tennis courts, one grassed multi-purpose court with soccer nets and football goal posts, two soccer fields, one basketball court, two pickleball courts, one playground, one spray pad, accessible rubber surfaces, Wi-Fi availability, a washroom facility, as well as three parking lots. The facilities and size of these parks are suitable to accommodate a very large number of users and attract people from all over the City of Hamilton.

4.0 Estimated Secondary Plan Area Parkland Need

Policy B.3.5.3.13 of the UHOP notes that General Open Space and Natural Open Space areas are not considered parkland. As such, the natural heritage features identified within Schedule B – Natural Heritage System of the Rural Hamilton Official Plan (RHOP) within the subject site do not count towards the total parkland need for the proposed secondary plan. Hamilton’s Parkland By-law No. 22-218 prescribes various parklands dedication rates for development, redevelopment, subdivision, or consent. While specific dedications per lot will be confirmed through future conditions of subdivision and development approval, the prescribed rates within the By-law can be used to determine the total parkland need across the subject site.

As contained in Section 4(1)(a)(ii) within By-law 22-218, in the case of lands proposed to be developed or redeveloped for residential purposes at a density of 20 units per hectare to 75 units per hectare, dedication of land must be set at a rate of 1.0 hectare of the Net Land Area for each 300 dwelling units proposed. As the proposed density of the development is 22 units per hectare (UPH) and the net residential land area of the lands is 219.80 hectares, 16.12 hectares of parkland must be dedicated for residential uses.

The By-law also prescribes dedication rates for net commercial land area and “other” area, in which this case “other” refers to the institutional land reserved for educational purposes for the HWDSB and HWCDSB. 16.38 hectares of net commercial land area is provided within the western portion of the subject site. A dedication of 2% of net commercial land area to be developed is required, equating to 0.33 hectares of parkland. Further, 5% of “other” land area to be developed requires the provision of 0.12 hectares of lands to be dedicated to parkland to accommodate the 7.30 hectares of institutional land area within the subject site. The following table provides a breakdown of parkland dedications on site:

Use	Parkland Dedication Rate	Net Land Area	Parkland Dedication Area (ha)
Residential	Dedication of 1 hectare of the <u>Net</u> Residential Land Area/300 units.	219.80	16.12
Commercial	Dedication of 2% of the <u>Net</u> Commercial Land Area to be developed.	16.38	0.33
Other	5% of the <u>Net</u> “Other” Land Area to be developed.	7.3	0.12
TOTAL	-	243.48	16.57

Table 1: Parkland Dedication Rate Breakdown

Therefore, a total minimum parkland dedication of 16.57 hectares must be provided throughout the site to accommodate the proposed secondary plan. The current Secondary Plan concept for the subject site reserves a total of 19.91 hectares for parkland and open space use in addition to the 16.45 hectares of natural open space being maintained on the lands. The 19.91 hectares of parkland dedication area is spread across a 7.42-hectare Community Park in the northwest corner of the subject lands, and four, 3.0-hectare Neighbourhood Parks spread across the balance of the lands. These open spaces are connected via the 8.11-hectare utility corridor/recreational trail which provides a safe, off-street pedestrian connection between them. The specific amenities to be included within these locations are to be determined at later stages of the secondary planning process, but can include a range of sports facilities, recreation centres, playgrounds, and more as demonstrated within existing parks of similar scales. As such, a sufficient amount of parkland and open space is to be provided within the Secondary Plan.

We trust the above assessment is accurate at the time of writing, with the understanding that the final required amount of parkland and open space may vary as unit and population estimates are refined through future studies. Should you have any questions, please feel free to contact the undersigned.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal

APPENDIX A

Existing Parkland Context Map



William Connell Park



Turner Park



Mount Hope Park



Southampton Estates Park



SUBJECT LANDS



Glanbrook Sports Complex

