

CONCEPTUAL COMMUNITY DESIGN PACKAGE

WHITE CHURCH URBAN BOUNDARY EXPANSION

White Church Road East,
Upper James Street,
Miles Road and
Airport Road East

FEBRUARY 2025

WHITE CHURCH URBAN BOUNDARY EXPANSION AREA CONCEPT PLAN



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



LEGEND

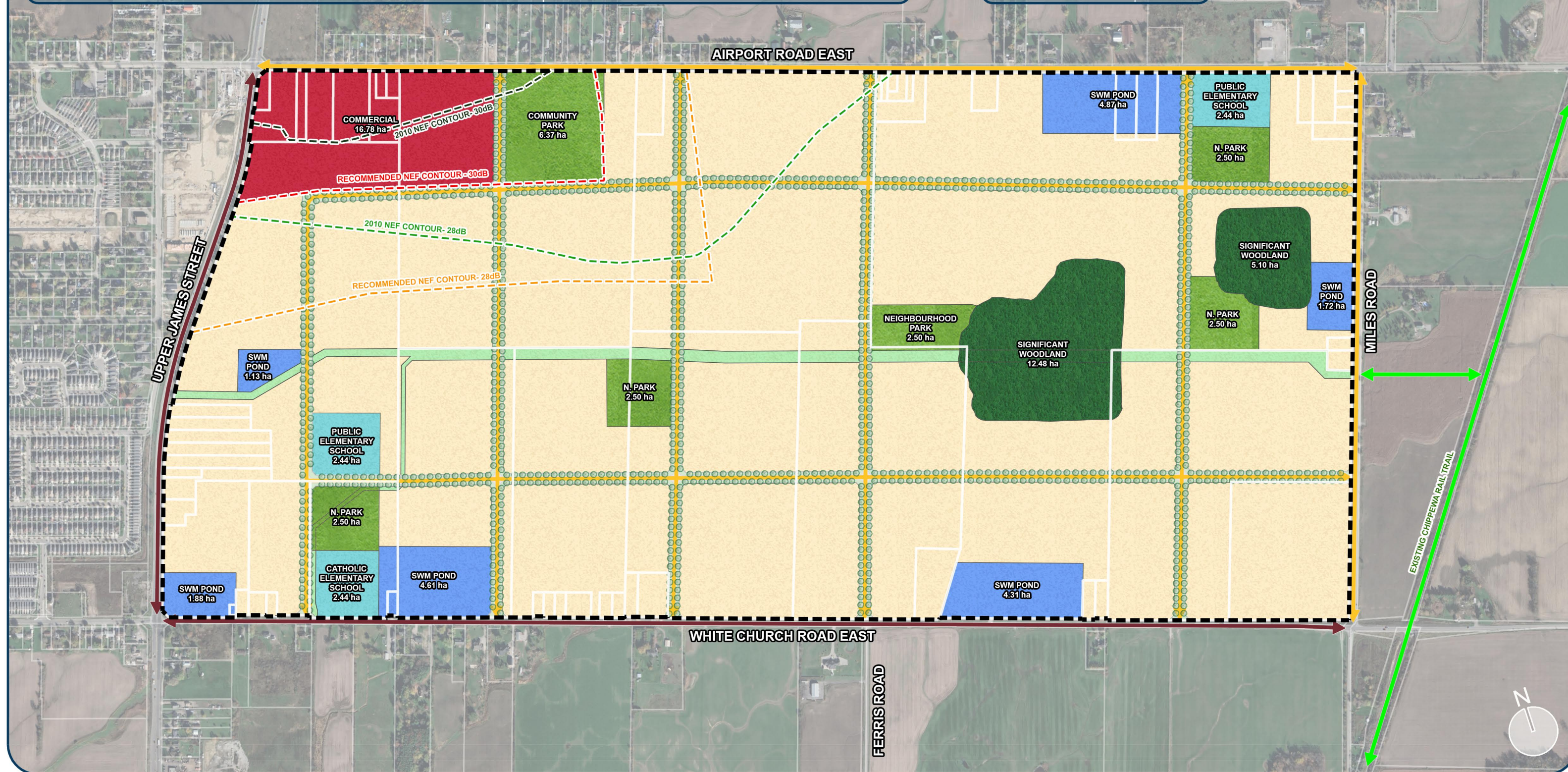
- SUBJECT LANDS
- RESIDENTIAL
- INSTITUTIONAL
- PARK / OPEN SPACE
- COMMERCIAL
- STORM WATER MANAGEMENT POND
- PIPELINE / TRAIL NETWORK
- NATURAL HERITAGE SYSTEM
- 26m COLLECTOR RIGHT OF WAY
- ARTERIAL RIGHT OF WAY
- CHIPPEWA RAIL TRAIL

LAND USE SCHEDULE

ITEM	AREA (ha)
RESIDENTIAL	249.44
INSTITUTIONAL	7.32
PARK / OPEN SPACE	18.88
COMMERCIAL	16.78
STORM WATER MANAGEMENT POND	18.52
PIPELINE / TRAIL NETWORK	6.59
NATURAL HERITAGE SYSTEM	17.57
RIGHT OF WAY	29.27
TOTAL	364.37

POPULATION

POLICY DOCUMENT	NET RESIDENTIAL DENSITY (UPH)	PEOPLE PER HECTARE	ESTIMATED NUMBER OF UNITS (@ 3.5 PERSON PER UNIT)	ESTIMATED POPULATION
WHITE CHURCH SECONDARY PLAN	31	77	7,629	26,703
PROVINCIAL PLANNING STATEMENT	20	50	4,954	17,340
URBAN HAMILTON OFFICIAL PLAN TARGET	28	70	6,936	24,275



WHITE CHURCH URBAN BOUNDARY EXPANSION AREA BUILT FORM

SCALE 1:7000



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LEGEND

- COMMERCIAL
- RESIDENTIAL



AIRPORT ROAD EAST

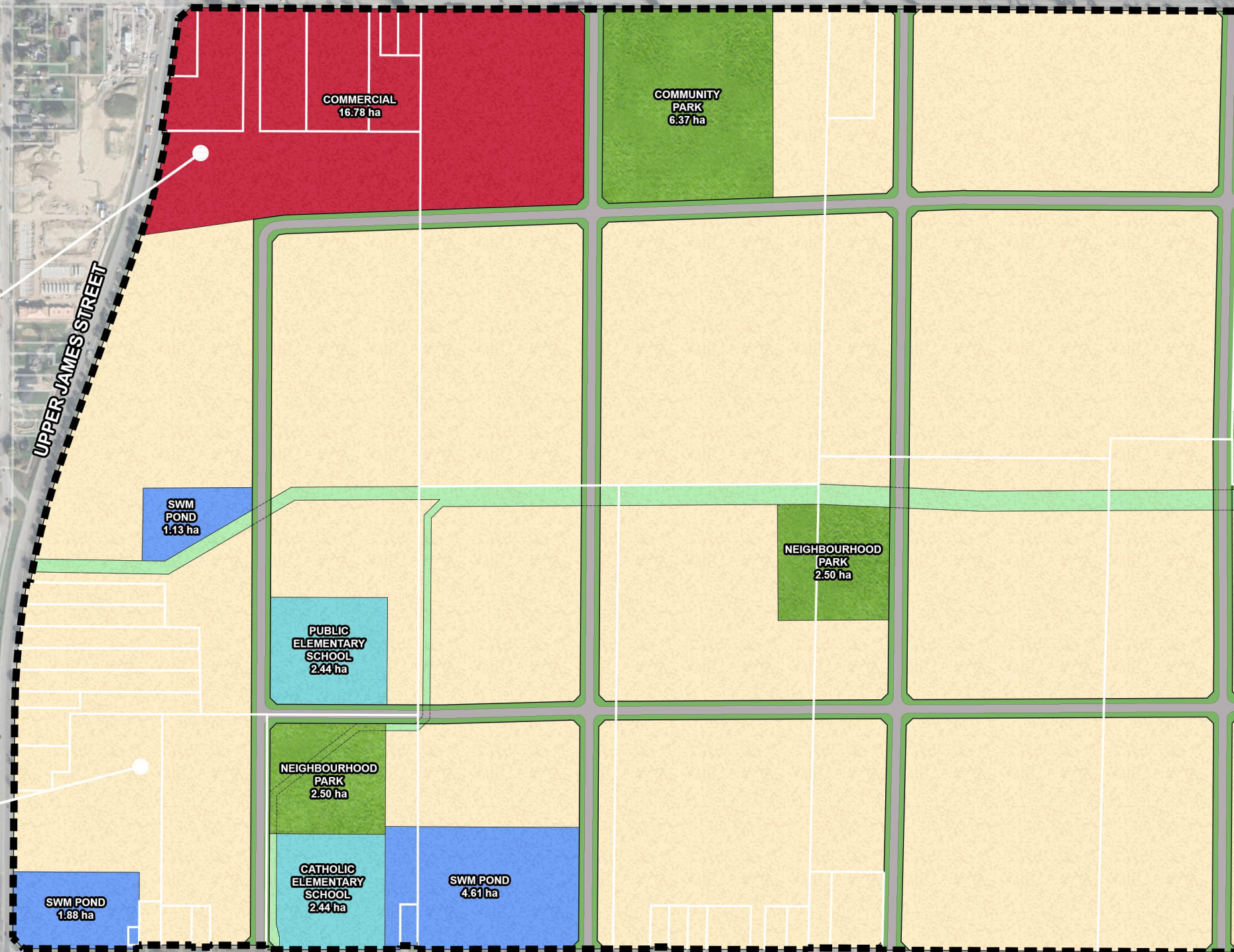
COMMERCIAL BUILT FORM



RESIDENTIAL BUILT FORM



UPPER JAMES STREET



WHITE CHURCH ROAD EAST

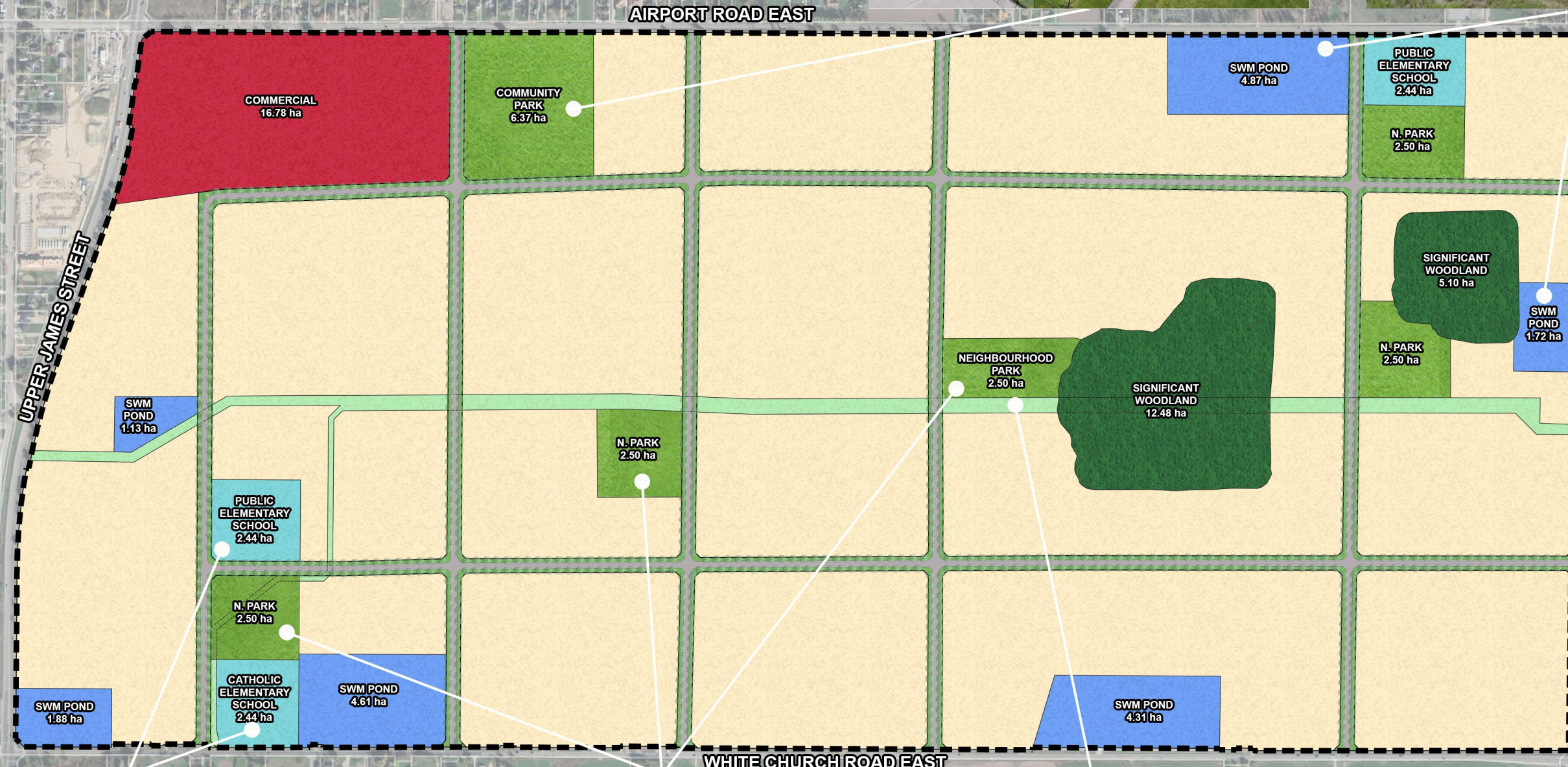
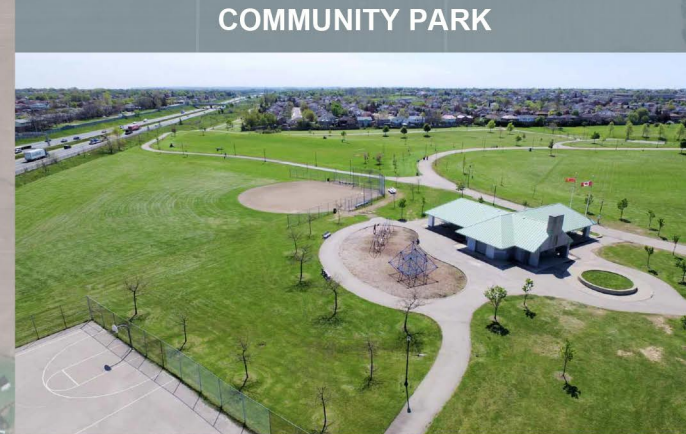
WHITE CHURCH URBAN BOUNDARY EXPANSION AREA PUBLIC SPACES



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- LEGEND
- INSTITUTIONAL
 - PARK / OPEN SPACE
 - STORM WATER MANAGEMENT POND
 - PIPELINE / TRAIL NETWORK
 - NATURAL HERITAGE SYSTEM



ELEMENTARY SCHOOLS



NEIGHBOURHOOD PARKS



TRAIL NETWORK



CHIPPEWA RAIL TRAIL

WHITE CHURCH URBAN BOUNDARY EXPANSION AREA TRANSPORTATION

SCALE 1:7000



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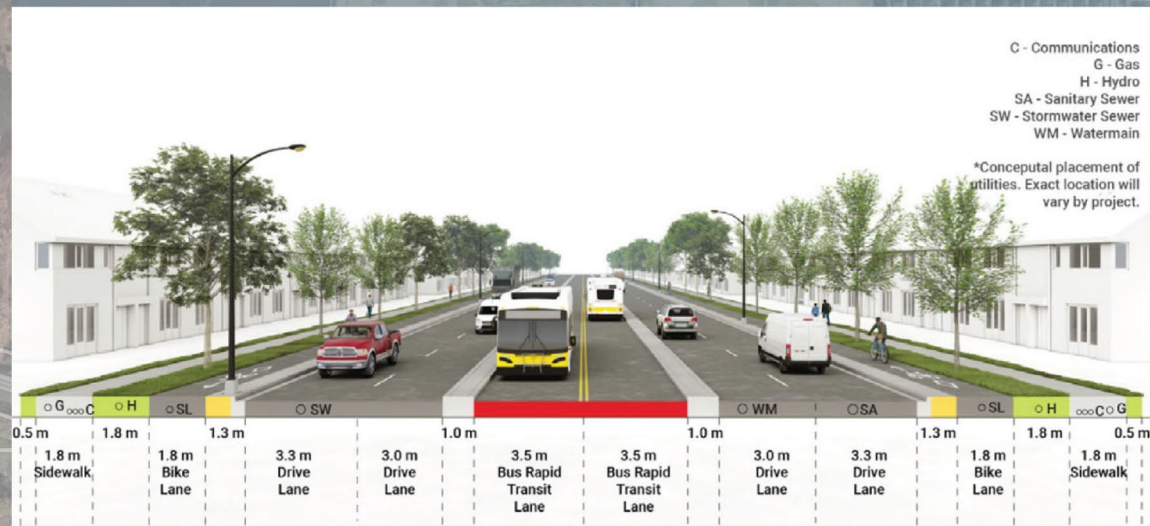


LEGEND

- 26m COLLECTOR RIGHT OF WAY
- ARTERIAL RIGHT OF WAY



35 m ROW TYPICAL TRANSITIONING AVENUE CROSS-SECTION WITH BRT



26 m ROW CONNECTORS TYPICAL CROSS-SECTION DESIGN

