

Community Infrastructure Assessment Report*

Elfrida Community
City of Hamilton

Prepared For
Elfrida Community Builders Group Inc

Prepared By
Bousfields Inc

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*This report satisfies the Secondary Plan Application submissions requirements for a Recreation Needs Assessment, School Accommodation Issues Assessment and Emergency Services Assessment



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Table of Contents

1	Introduction	1
2	Elfrida Study Area	2
2.1	Elfrida Secondary Plan Area	4
3.1	Population	5
3.2	Age Structure	5
3	Demographic Profile	5
4.1	Provincial Planning Statement (2024)	7
4	Policy Context	7
4.2	Urban Hamilton Official Plan	8
4.3	City of Hamilton Recreation Master Plan	10
4.4	Implementation Strategy for the Recreation Master Plan	10
4.5	Parks Master Plan	11
5	Recreation Needs Assessment	12
5.1	Assessment Requirements and Methodology	12
5.2	Recreation & Park Facility Service Standards	12
5.3	Existing and Anticipated Conditions	15
5.4	Summary of Recreation and Park Facility Needs	44
6	School Accommodations Issues Assessment	46
6.1	Assessment Requirements and Methodology	46
6.2	Supporting Information	46
6.3	Hamilton-Wentworth District School Board	47
6.4	Hamilton Wentworth Catholic District School Board	49
7	Emergency Services Assessment	52
7.1	Existing Emergency Facilities	52
7.2	Planned Facilities	53
7.3	Emergency Services Assessment	53
8	Conclusion	55
	Attachment A	
	Hamilton-Wentworth District School Board School Accommodation Issues Assessment	
	Attachment B	
	Hamilton-Wentworth Catholic District School Board School Accommodation Issues Assessment	



This Report evaluates the current and planned community infrastructure and identifies where new recreational facilities, parks, public services, schools and emergency services may be needed to support the existing surrounding area and anticipated population growth in Elfrida to the year 2051. The review of existing and planned community infrastructure and the identification of potential gaps in services have informed the creation of the Elfrida Secondary Plan, which is to be developed as a new, complete urban community that incorporates a wide range of community uses to serve the needs of existing and future residents.

1 Introduction

This Community Infrastructure Assessment report (the 'Report') is in support of an application for the Elfrida Secondary Plan. This Report evaluates the current and planned community infrastructure and identifies where new recreational facilities, parks, public services, schools and emergency services may be needed to support the existing surrounding area and anticipated population growth in Elfrida to the year 2051. The review of existing and planned community infrastructure and the identification of potential gaps in services have informed the creation of the Elfrida Secondary Plan, which is to be developed as a new, complete urban community that incorporates a wide range of community uses to serve the needs of existing and future residents.

This Report satisfies the following Secondary Plan Application submission requirements:

- Recreation Needs Assessment
- School Accommodation Issues Assessment
- Emergency Services Assessment

2 Elfrida Study Area

The Elfrida Secondary Plan area (the "Subject Site" or "Site") is bounded by Mud Street and the Hydro corridor to the north, Second Road East and Hendershot Road to the east, Upper Centennial Parkway and Trinity Church Road to the west, and Golf Club Road to the south (see **Figure 1**). The Secondary Plan area comprises approximately 1,226 hectares and its boundaries aligns with the historic concession road grid established by the original plans of surveys for the Geographic Townships of Binbrook and Saltfleet.

To provide a comprehensive community infrastructure assessment, this report includes the evaluation and review of the Elfrida Secondary Plan area and the surrounding area generally bounded, in a clockwise direction, by the Niagara Escarpment to the north, Tapley Town Road and Woodburn Road to the east, Guyatt Road to the south and Nebo Road to the west (herein referred to as the "Elfrida Study Area") (see **Figure 2**). The Elfrida Study Area includes a radius of generally two and a half (2.5) kilometres around the Elfrida Secondary Plan area.

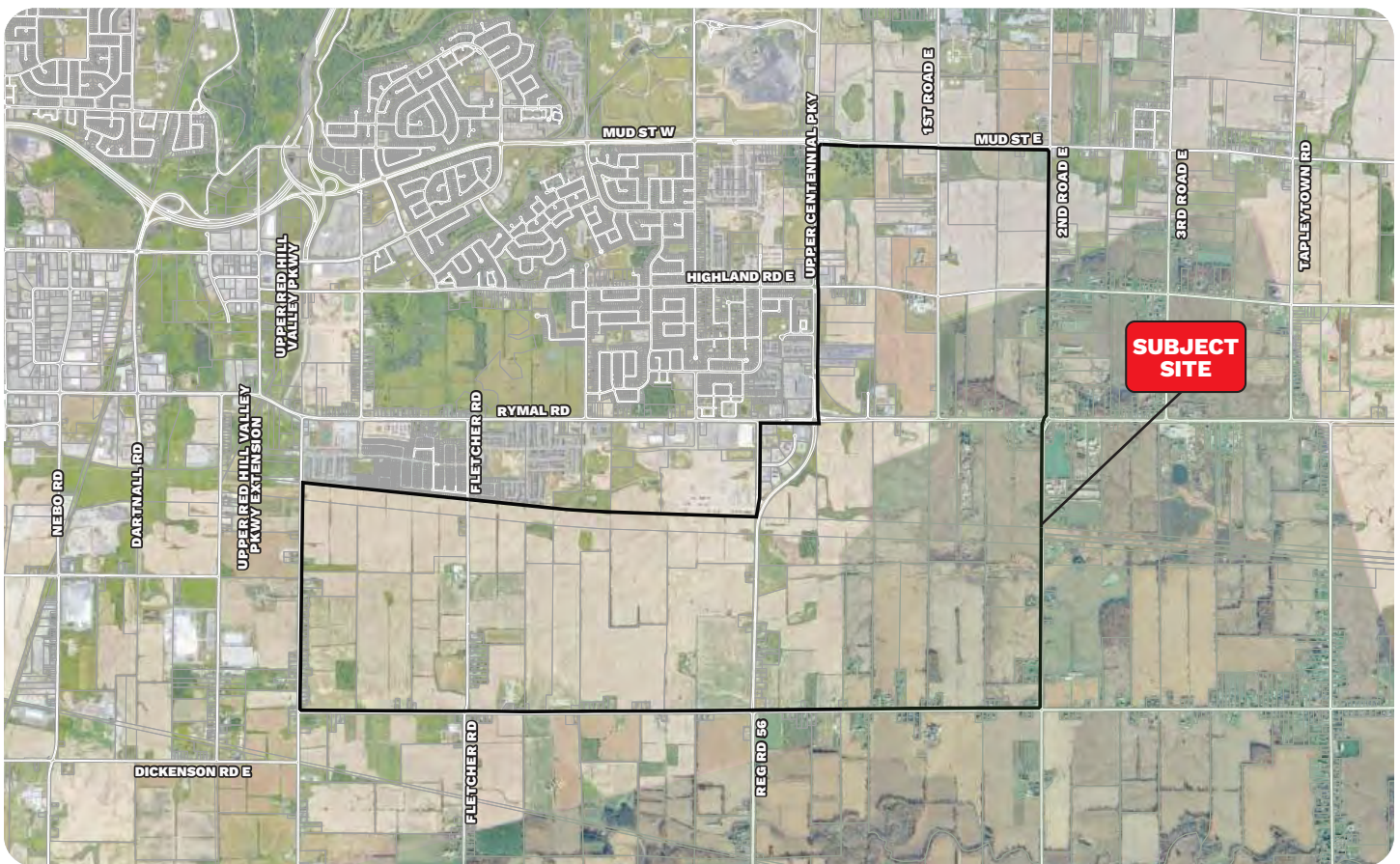


Figure 1 - Elfrida Secondary Plan Area

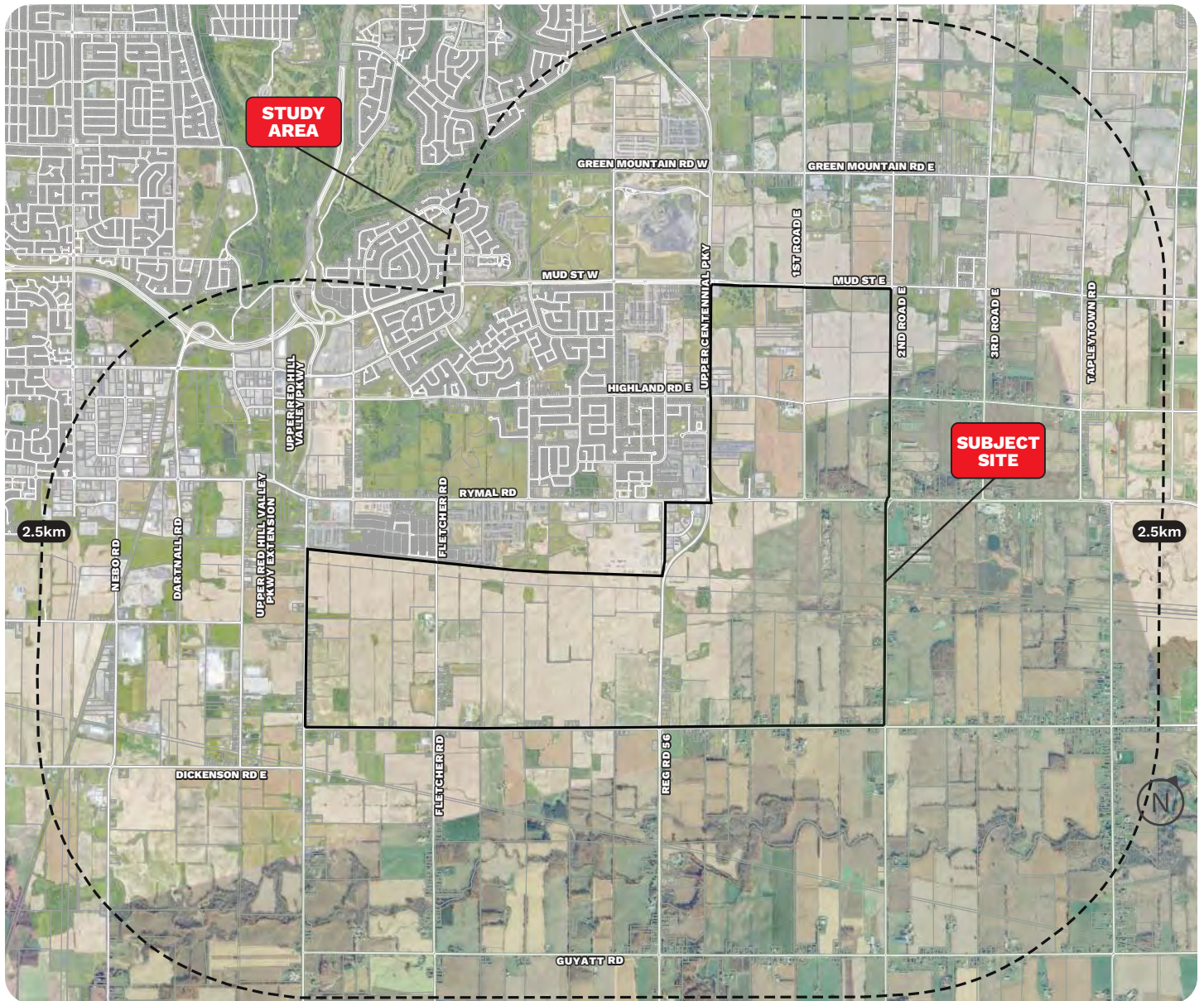


Figure 2 - Elfrida Study Area

2.1 Elfrida Secondary Plan Area

The Elfrida Secondary Plan will establish land uses, a basic transportation network, community facilities, infrastructure requirements and development policies to guide the development of the Site and protect natural areas and environmental resources. The Subject Site is envisioned as a healthy, safe, comfortable, accessible community that promotes a high quality of life and is intended to provide a variety of neighbourhoods each as a walkable community with access to community facilities, including recreational facilities, parks, public services, schools and emergency services. This Report has been prepared to assist in the creation of policies and recommendations on the need and location of these community facilities to support the development of the Elfrida Secondary Plan as a complete community.

As part of the preparation of the Elfrida Secondary Plan, a conceptual 'Land Use Plan' schedule has been prepared and identifies the anticipated residential, commercial and mixed-use designations for the Site, as well as potential locations for parks, open spaces, stormwater management ponds, and schools (see **Figure 3**).

It is acknowledged that while the Site is not currently within the City's urban boundary, an Urban Boundary Expansion (UBE) application has been submitted and is currently before the Ontario Land Tribunal (OLT).

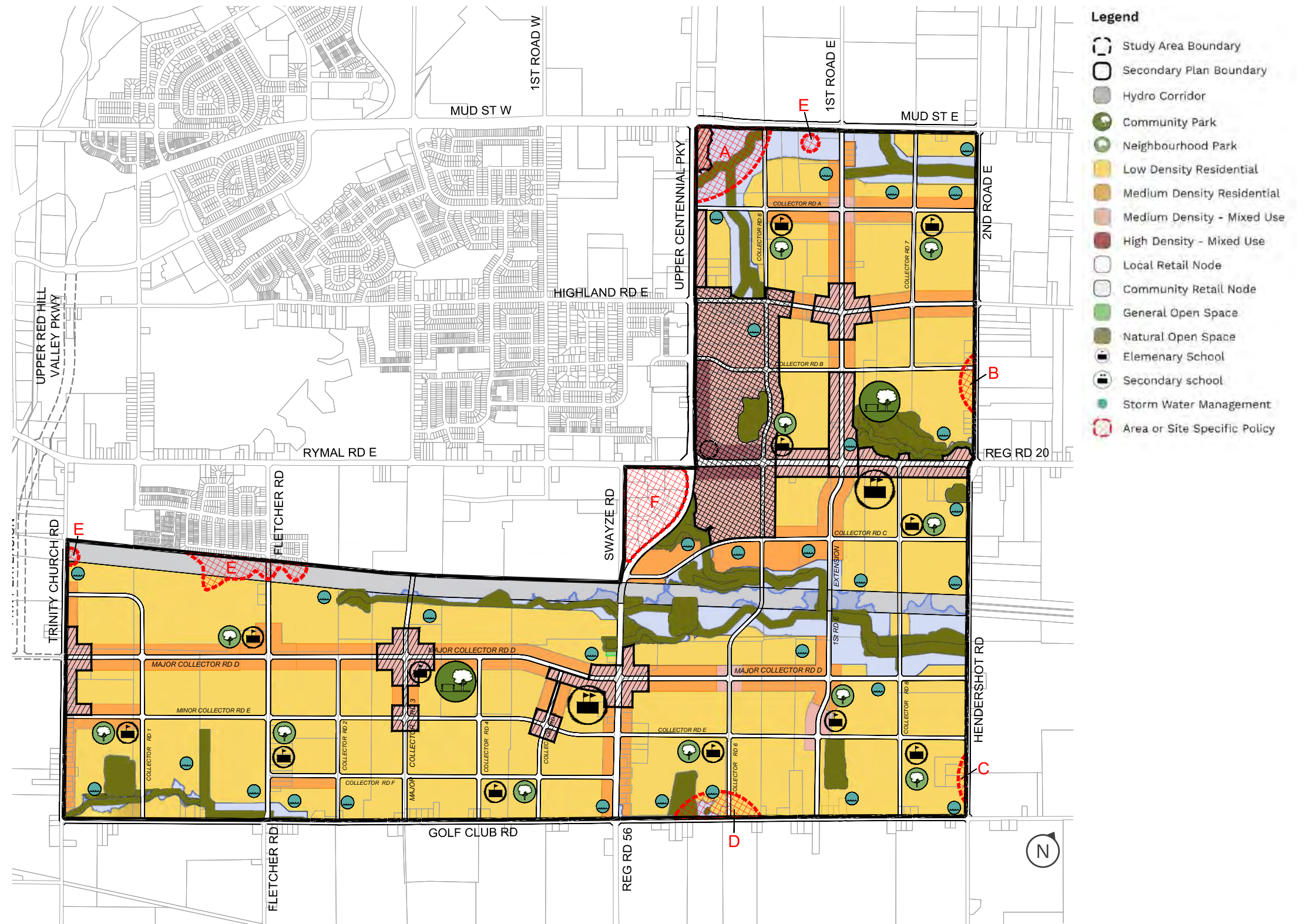


Figure 3 - Elfrida Secondary Plan Area – Land Use Plan

3 Demographic Profile

3.1 Population

The population of the Elfrida Study Area is anticipated to increase significantly as the Site is developed. At full build-out, the Subject Site is projected to accommodate approximately **64,392** people with a minimum density of 70 people and jobs per hectare. While the detailed phasing of the Site will be determined through future development applications, it has been assumed at a high-level that an equal distribution of the total population will be accommodated at the 2031, 2041 and 2051 planning horizons as shown in **Table 1** below.

Table 1 - Elfrida Secondary Plan Area Population Estimate (2031, 2041, 2051)

Year	Elfrida Secondary Plan Area Population
2031	21,464
2041	42,928
2051	64,392

Source: Based on the Elfrida Secondary Plan draft 'Land Use Plan' schedule (**Figure 3**).

3.2 Age Structure

The Ministry of Finance (MOF) projections were applied to the Site a to assist in identifying the anticipated community infrastructure needs for the Site. **Table 2** below outlines the anticipated change in Site age structure for the years 2031, 2041 and 2051.

Table 2 - Elfrida Secondary Plan Area Age Structure (2031, 2041, 2051)

Age Range	2031	2041	2051
0 to 4	956	1,851	2,788
5 to 9	1,036	1,918	2,882
10 to 14	1,083	1,932	2,854
15 to 19	1,124	2,074	2,935
20 to 24	1,348	2,561	3,548
25 to 29	1,492	2,886	4,063
30 to 34	1,630	3,227	4,626
35 to 39	1,824	3,317	4,930
40 to 44	1,666	3,285	4,945
45 to 49	1,426	3,362	4,661
50 to 54	1,203	2,909	4,355
55 to 59	1,115	2,462	4,352
60 to 64	1,171	2,121	3,804
65 to 69	1,248	1,963	3,228
70 to 74	1,102	1,961	2,721
75 to 79	846	1,940	2,388
80 to 84	624	1,537	2,158
85 to 89	346	970	1,770
90 Plus	225	654	1,384
Total	21,464	42,928	64,392

Source: Based on the Ministry of Finance Projections (2024) applied to the Elfrida Secondary Plan area.

4 Policy Context

The following section summarizes the planning policy framework regarding public service facilities as set out in the Provincial Planning Statement 2024 (PPS) and the Urban Hamilton Official Plan (UHOP) and provides information on other related master plans, including the City’s Recreation Master Plan and Parks Master Plan, among others.

4.1 Provincial Planning Statement (2024)

The PPS supports the creation of complete communities that include the provision for a full range and mix of land uses, including among other things, public service facilities to meet the long-term needs of existing and future residents.

The PPS defines *Public Service Facilities* as:

“land, buildings and structures, including but not limited to schools, hospitals and community recreation facilities, for the provision of programs and services provided or subsidized by a government or other body, such as social assistance, recreation, police and fire protection, health, childcare and educational programs, including elementary, secondary, post-secondary, long-term care services, and cultural services. Public service facilities do not include infrastructure.”

Section 3.1 of the PPS provides general policies for *Public Service Facilities* and identifies that they should be provided in an efficient manner that accommodates projected needs through the integration of land use planning and growth management, that the use of existing infrastructure and public service facilities be optimized, that infrastructure and public service facilities be strategically located to support effective and efficient delivery of services, and that they should be planned and co-located with one another to promote cost-effectiveness and facilitate service integration (Policy 3.1.1). Policy 3.1.4 identifies that public service facilities should be planned and co-located with one another, along with parks and open space where appropriate, to promote cost-effectiveness and facilitate service integration, access to transit and active transportation.

4.2 Urban Hamilton Official Plan

The UHOP is a guiding document that provides the City's vision, goals and policies that provide direction and guidance on the management of communities, land use and physical development for the 30-year planning horizon, to the year 2051.

Community Facilities/Services

Volume 1, Policy B.3.5 of the UHOP identifies that *community facilities/services* are an integral part of the fabric of the City and fundamental cornerstones that make communities complete. Policy B.3.5 goes on to identify that *community facilities/services* are lands, buildings, and structures that provide services for health, education, recreation, social or cultural activities, security, and safety and may include community and recreation centres, arenas, parks, health care and social service facilities, day care centres, seniors' centres, emergency medical services, fire services, police services, cultural facilities, places of worship, museums, schools, universities and colleges, and libraries.

Volume 1, Policy B.3.5.1 identifies the policy goals for *community facilities/services* in the City and states that a vibrant, active and supportive City will be created by providing *community facilities/services* that support a high quality of life for all residents (Volume 1, B.3.5.1.1), achieve equitable, efficient access, distribution and integration which meets the needs of people of all ages, backgrounds and capabilities throughout all stages of life (Volume 1, B.3.5.1.2), and provide *community facilities/services* in an efficient sustainable manner that optimizes uses, minimizes environmental impacts and promotes flexibility (Volume 1, B.3.5.1.3).

The UHOP identifies that *community facilities/services* can be either privately or publicly owned or operated. As such, Volume 1, Policy B.3.5.2.1 identifies that new public buildings that are publicly or privately owned and operated *community facilities*:

- Comply with the Urban Design Policies (Volume 1, B.3.3) and Cultural Heritage Policies (Volume 1, B.3.4);
- Be easily accessible by walking, cycling and public transit where provided;
- Be designed to be barrier free and comply with all accessibility legislation, standards and guidelines;
- When located adjacent to residential uses, be designed and operated to limit noise, traffic and privacy impacts; and,
- Should meet the design criteria in Volume 1, Policy B.3.4 e).

Recreational and Park Facilities

Volume 1, Policy B.3.5.3.4 identifies the hierarchy of parks, which include Parkettes, Neighbourhood Parks, Community Parks, and City-Wide Parks, as described below:

- **Parkettes:** 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:** 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:** 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:** 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.

Table 3.5.3.1 of Volume 1, Chapter B, identifies the City’s Parkland Standards for Neighbourhood Parks, Community Parks and City-Wide Parks, as provided below in **Table 3**.

Table 3 - Urban Hamilton Official Plan Parkland Standards

Park Classification	Per 1,000 Population (Ratios)	Minimum Service Radius / Walking Distance
Neighbourhood Parks	0.7 ha/1000	500m (OPA 210)
Community Parks	0.7 ha/1000	2 km
City-Wide Parks	0.7 ha/1000	N/A

Volume 1, Policy B.3.5.3.17 states that preference shall be given to locating Neighbourhood or Community Parks adjacent to school sites.

Educational Facilities

Volume 1, Section B.3.5.5 provides policies on Educational Facilities, which include elementary and secondary schools. Policy B.3.5.5.1 identifies that the decision to operate a school is at the sole discretion of the school board or private agency and is guided by the requirements of the Province. Further, the City shall work in cooperation with the school boards and other educational service providers to ensure that educational facilities are located in proximity to the population they are to intended to serve to minimize motor vehicle dependence and to maximize pedestrian, cycling, and public transit access. Policy B.5.5.6 identifies that new elementary schools may be located adjoining parks provided the School Board provides adequate outdoor space on their lands to meet their needs.

Emergency Medical, Fire and Police Service Facilities

Volume 1, Section B.3.5.7 identifies that emergency services are comprised of emergency medical, fire and police services and their associated stations and that the design of communities and emergency service stations can impact response times and efficiency of emergency medical, fire and police services delivery. Policy B.3.5.7.3 states that the preferred location for emergency medical, fire and police stations is fronting minor arterial, major arterial or collector roads.

4.3 City of Hamilton Recreation Master Plan

The City of Hamilton Recreation Master Plan (RMP) was approved by City Council in August 2022 and provides the City's vision, direction and guidance to address the City's recreation facilities, park facilities, and the delivery of these recreational services. The intent of the RMP is to ensure the City's recreation portfolio is responsive to the current and future needs of the population. To do so, the RMP provides an overview of the City's existing inventory and provision targets for recreational facilities and parks. The provision targets are determined based on future population projections and equity-based considerations.

The RMP reflects the City's expected population growth to approximately 820,000 in 2051 and includes considerations for aging populations, as well as an increase in younger residents. The RMP is scoped to facilities owned and/or operated by the City of Hamilton, and groups facilities into either *public recreation facilities* or *park facilities*. Key components of the plan include a demographic/community consultation analysis, inventory of existing facilities, and recommendations for future implementation.

The RMP identifies the development of an implementation strategy for the 30-year timeframe of the plan. The RMP will be discussed in further detail in Section 5 of this report, in relation to specific recreation facility types.

4.4 Implementation Strategy for the Recreation Master Plan

The Implementation Strategy for the Recreation Master Plan (ISRMP) was approved by City Council in September 2025 and serves as a detailed roadmap for executing the recommendations outlined in the RMP. Key outcomes of the ISRMP include a proposed sequencing and timing for recreation projects, optimization strategies, and funding and sustainability considerations. The ISRMP highlights Hamilton's changing demographics, rising urban densities, and evolving recreation trends as driving forces behind the development of the strategy. Capital projects are divided into two streams, new facilities (due to growth or existing gaps) and revitalization of existing facilities.

The ISRMP outlines a prioritization framework for park facilities, dividing them into *prioritize*, *keep pace*, and *reduce*. In addition, it provides specific implementing actions for each type of park facility to achieve the recommendations of the RMP, as well as guidelines for recommended facilities by park type. The implementing actions and guidelines from the ISRMP will be used to inform the needs assessment and gap analysis in Section 5 of this report.

4.5 Parks Master Plan

The City of Hamilton Parks Master Plan (PMP), dated September 2023, provides a framework for assessing the City's current park supply and to guide the future acquisition and development of parkland. The PMP is rooted in several guiding principles such as equity, community wellbeing, connectivity, and collaboration. Similarly to the RMP, the PMP was developed in the context of a growing city, which offers challenges to the provision of adequate park space and amenities.

The PMP specifically addresses the development of new urban neighbourhoods and their role in the open space network. It states that new urban neighbourhoods offer greater flexibility in parkland development, highlighting the importance of the parkland dedication process to ensure sufficient open space for the growing population. Additionally, connectivity with the existing urban parks system is crucial for facilitating movement and access.

In addition to the park hierarchy outlined in the UHOP, the PMP makes note of other publicly accessible lands such as school sites, natural open space, and general open space. Although these spaces are not considered active municipal parkland, and do not contribute to parkland provision rates, the PMP recognizes the benefits these spaces provide to the surrounding community.

They are described as follows:

- **School Sites** are lands that unofficially supplement local park provision by providing communities with additional green spaces, sports fields, and playgrounds. School sites are outside of municipal control and, therefore, are not a substitute for true municipal parks.
- **Natural Open Space** includes public lands that contain significant ecological and natural landscapes and features. This includes the Niagara Escarpment lands which are a significant landform within the city, as well as creeks and ravines, steep slopes and wetlands, and woodlots. While they may provide some passive recreational opportunities, such as trails, seating, and lookouts, they are not considered municipal parkland.
- **General Open Space** encompasses a broad range of facilities including other publicly accessible open space, which may require an entry fee or charge, that are not City parks but provide community gathering and recreational uses. Examples include golf courses, trails and multi-use pathways, urban plazas and squares, picnic areas and beaches. This class also includes City-designated and owned museum and heritage spaces which are primarily open space.

5 Recreation Needs Assessment

5.1 Assessment Requirements and Methodology

This assessment provides an inventory of the existing recreational facilities and identifies the anticipated need for new facilities based on the future demands of the future Subject Site population to 2051. The approach to assess the recreational facilities in the Elfrida Study Area is as follows:

- **Recreational and Park Facilities Service Standards** – A summary of the City's existing inventory and provision targets for recreational facilities and parks.
- **Existing Conditions** – An overview of the existing recreational and park facilities within the Elfrida Study Area to identify what facilities are currently available and detail on characteristics of each facility.
- **Anticipated Conditions** – An analysis on the anticipated recreational and park facilities required for the Elfrida Secondary Plan area, the appropriate location for these facilities within the Elfrida Secondary Plan area, and when these facilities may need to be available will be prepared to the year 2051.

5.2 Recreation & Park Facility Service Standards

The RMP and PMP outline the City's existing inventory and provision targets for recreational facilities and parks. The provision targets are determined based on future population projections and equity-based considerations. **Table 4** and **Table 5** outline the existing inventory and provision targets for Hamilton's recreation facilities and park facilities. Certain provision targets are based on population, while others are based on service radius. Through the RMP, the City identified that it is not currently seeking to expand its inventory of certain facility types. These facilities do not have associated provision targets and have not been considered a priority.

Table 4 - Recreational Facilities Service Standards

Facility Type	Existing Inventory	Provision Target	Service Radius (km)
Population-based Target			
Community Recreation Centres (CRC)	23	1 per 27,500 residents	2.5
Indoor Pools	23	1 per 30,000 residents	2.5
Outdoor Pools	10	1 per 10,000 residents ages 5-19	2
Gymnasiums	16	1 Gymnasium per CRC	N/A
Arenas	25 ice pads in 20 arenas	1 per 4,500 residents ages 5-19	2.5
Service Radius Target			
Seniors Recreation Spaces	12	Service Radius Only	2
No Provision Target			
Community Halls	27	Case-specific assessment	N/A

Source: *The City of Hamilton Recreation Master Plan (August 2022)*.

Table 5 - Park Facilities Service Standards

Facility Type	Inventory, Existing (+Planned)	Provision Target	Service Radius (km)
Population-based Target			
City-wide Parks	24	0.7 ha per 1000 residents	N/A
Community Parks	72 (+3)	0.7 ha per 1000 residents	2
Neighbourhood Parks	172 (+24)	0.7 ha per 1000 residents	0.5
Soccer and Multi-Use Fields	190	1 ULE ¹ per 3,500 residents	N/A
Baseball Diamonds	195	1 ULE ¹ per 3,200 residents	N/A
Cricket Fields	2	1 per 150,000 residents	N/A
Outdoor Fitness Stations	9	1 per 60,000 residents	2
Tennis Courts	79	1 per 8,000 residents	2-2.5

¹ ULE: Unlit equivalents - Each lit field is equivalent to 1.5 unlit fields hours. Each lit artificial field is equivalent to 3 unlit fields.

Facility Type	Inventory, Existing (+Planned)	Provision Target	Service Radius (km)
Basketball and Multi-use Courts	106.5	1 FCE ² per 650 residents ages 10-19	1
Skateboard Parks	8	1 per 7,500 residents ages 10-19	1-5
Leash Free Dog Zones	12	1 per City Ward	N/A
Service Radius Target			
Playgrounds	256	Service Radius Only	0.5-0.8
Pickleball Courts	36	Service Radius Only	2
Spray Pads	69	Service Radius Only	1-1.5
Bike Parks and Pump Tracks	1	Service Radius Only	5
Outdoor Ice Rinks and Trails	71	Service Radius Only	1-5
No Provision Target			
Football Fields	18	N/A	N/A
Beach Volleyball Courts	2	N/A	N/A
Bocce Courts	39	N/A	N/A
Lawn Bowling Greens	4	N/A	N/A
Wading Pools	8	N/A	N/A
Community Gardens	14	N/A	N/A
Golf Courses	2	N/A	N/A
Outdoor Running Tracks	5	N/A	N/A

Source: *The City of Hamilton Recreation Master Plan (August 2022)*.

² ULE: Unlit equivalents - Each lit field is equivalent to 1.5 unlit fields hours. Each lit artificial field is equivalent to 3 unlit fields.

5.3 Existing and Anticipated Conditions

5.3.1 Recreational Facilities

Recreation facility provisions are based on population based targets or equity-based, service considerations. The following describes the existing and anticipated recreational facility conditions based on these considerations.

5.3.1.1 Population Based Targets

Community Recreation Centres

Community Recreation Centres (CRCs) are identified as the foundation of Hamilton's public recreation system. CRCs accommodate a wide variety of programming that reflect the specific needs of area residents and often include facilities such as gymnasiums and pools. The City's facility inventory currently includes 23 CRCs. The RMP sets out a provision target of one (1) CRC for every 27,500 residents, with a service radius of up to 2.5 kilometers. The RMP identifies that seven (7) new facilities will be required by 2051 to meet this target. The RMP further states that the latest era of facility design has trended toward the development of larger, multi-use CRCs. These "one-stop shop" facilities provide greater operational efficiency and user convenience and are most viable in lower density areas.

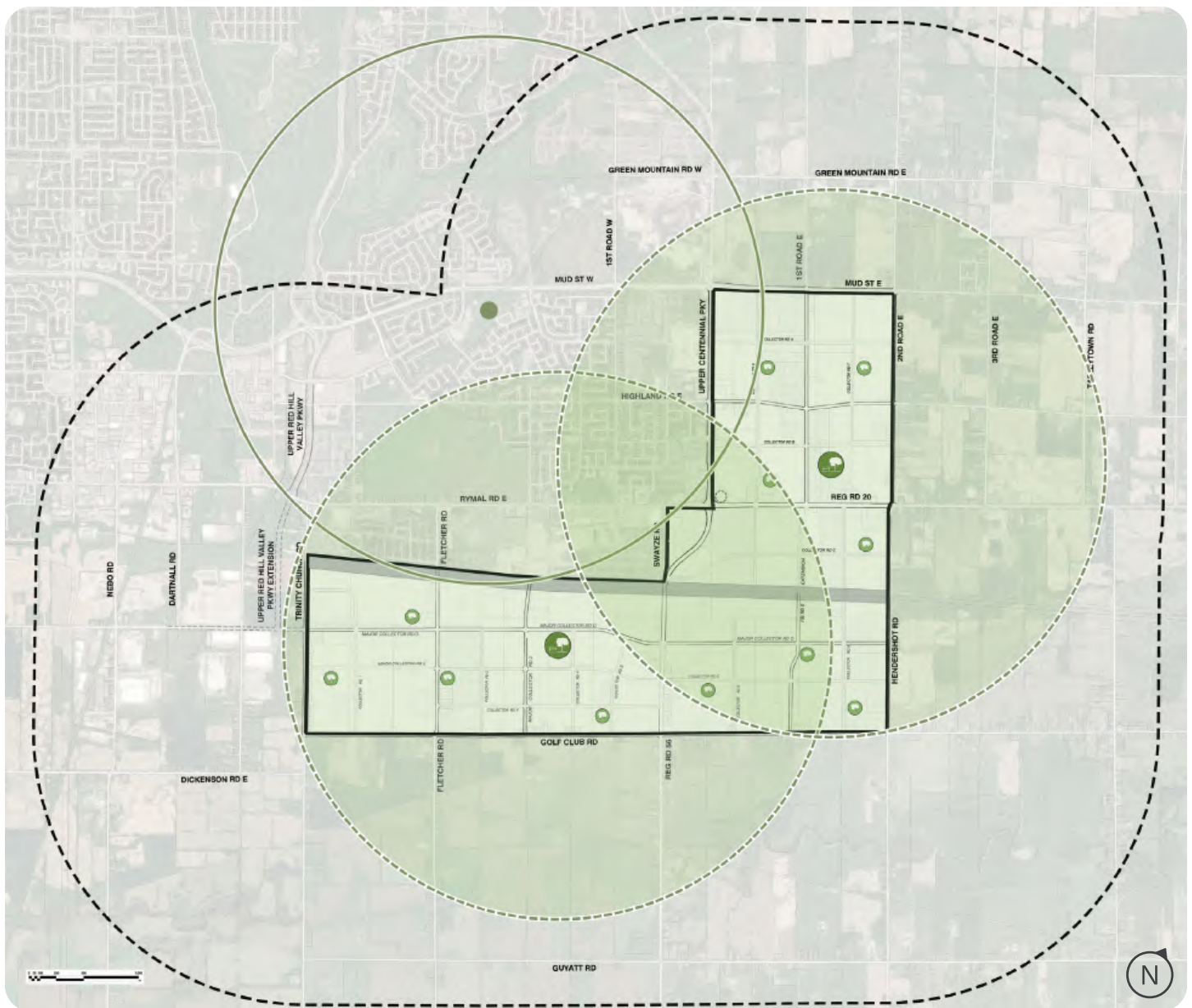
There is currently one (1) CRC within the Elfrida Study Area. Valley Park Community Centre (970 Paramount Drive), located at Paramount Drive and Marston Street, serves the Upper Stoney Creek area and is approximately 2 kilometres from the Site. The 2.5-kilometre service radius covers a portion of the Site south of Rymal Road East. The facility is comprised of an indoor pool, gymnasium, library, and activity rooms. In July 2019, Valley Park Community Centre underwent a renovation to update amenities in the pool and gymnasium and has since re-opened in July 2022.

Based on the provision rate of one (1) facility for every 27,500 residents, there is demand for 2.3 CRCs by 2051 needed to service the Site area. There are two (2) Community Parks planned within the Site, which could each accommodate the CRCs (see **Figure 4**).

Indoor Pools

The RMP sets a provision target of one (1) indoor pool for every 30,000 residents, with a service radius of up to 2.5 kilometers. As shown in **Figure 5**, there is currently one (1) indoor pool within the Elfrida Study Area at the Valley Park Community Centre. The existing facility has a 25-metre lap pool as well as a water slide.

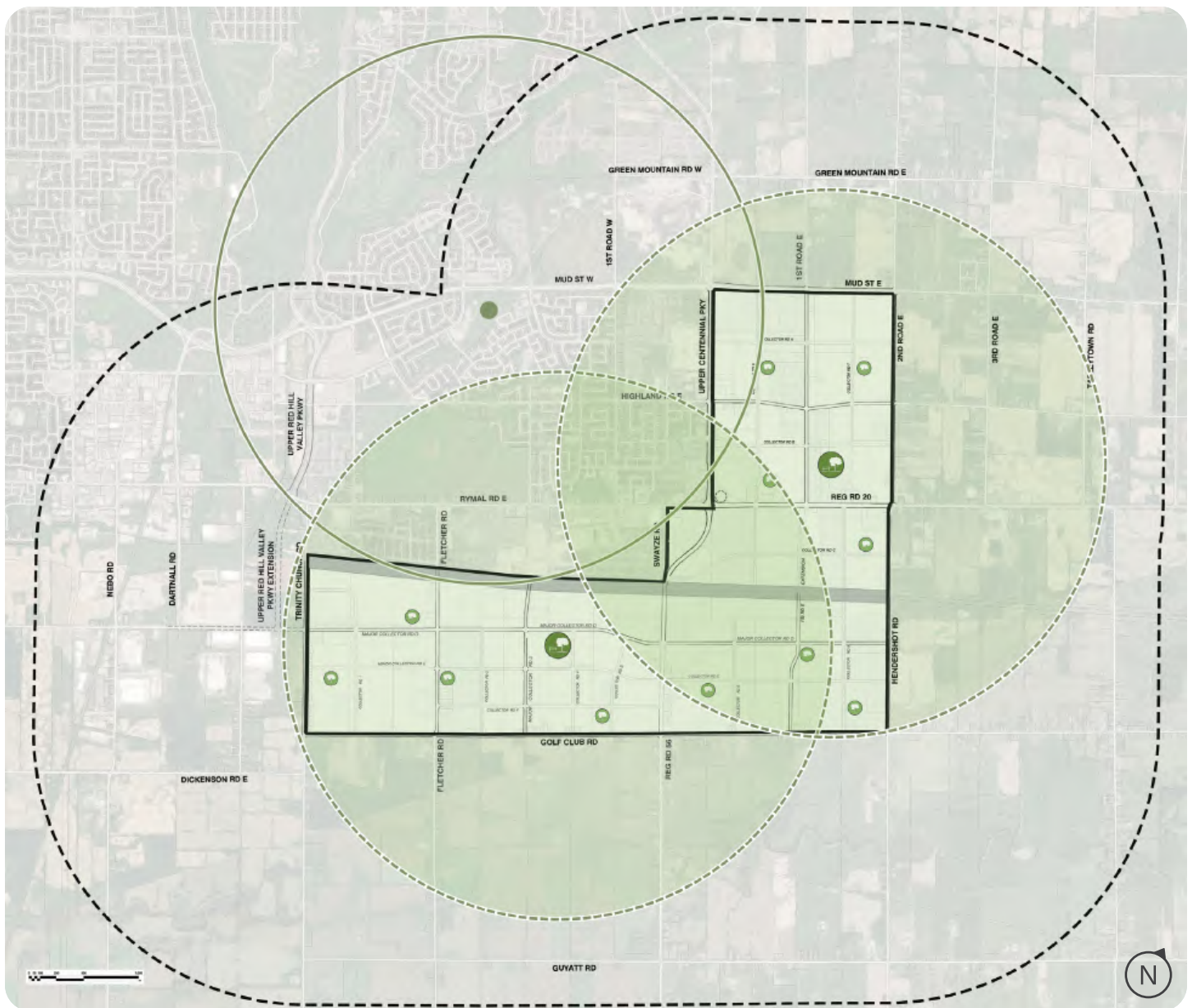
Based on the full buildout of the Subject Site, two (2) indoor pool facilities by the year 2051 are needed based on the provision of one (1) indoor pool for every 30,000 residents. The suggested location for the two (2) indoor pools is within the CRCs, which could be accommodated within the two Community Parks.



Legend

- Study Area
- Secondary Plan Boundary
- Hydro Corridor
- Community Park
- Neighbourhood Park
- Existing CRCs
2.5km Service Radius
- Proposed CRCs
2.5km Service Radius

Figure 4 - Existing and Potential Community Recreation Centres (CRC) Locations and Service Radii



Legend



-  Study Area
-  Secondary Plan Boundary
-  Hydro Corridor
-  Community Park
-  Neighbourhood Park
-  Existing Indoor Pool
-  Proposed Indoor Pool
-  2.5km Service Radius

Figure 5 - Existing and Potential Indoor Pool Locations and Service Radii

Outdoor Pools

Hamilton recently completed an outdoor pool renewal program, which increased usage and accessibility in redeveloped facilities. The RMP recommends that new facilities are considered for areas experiencing high growth, have growing child/youth populations, and few backyard pool opportunities. The provision target for outdoor pools is one (1) facility for every 10,000 children and youth aged 5-19 years, with a service radius of up to 2 kilometers.

There are currently no outdoor pools within the Elfrida Study Area. Based on the anticipated demographic population in **Table 2** for youth aged 5-19 years, there will be a demand of one (1) outdoor pool to service the Site. It is suggested that the outdoor pool be located central to the Site and within a Neighbourhood or Community Park, as shown in **Figure 6**, which demonstrates the location and service radius of the proposed outdoor pool.

Gymnasiums

Gymnasiums offer a high level of flexibility for recreation programming, as well as special events and community meetings. Demand for gymnasium space is expected to grow in pace with Hamilton's population. The RMP recommends that the City invest in full-size gymnasiums that can accommodate multiple sports and events. The City currently has 16 gymnasiums and recommends that one (1) gymnasium is included with each new CRC.

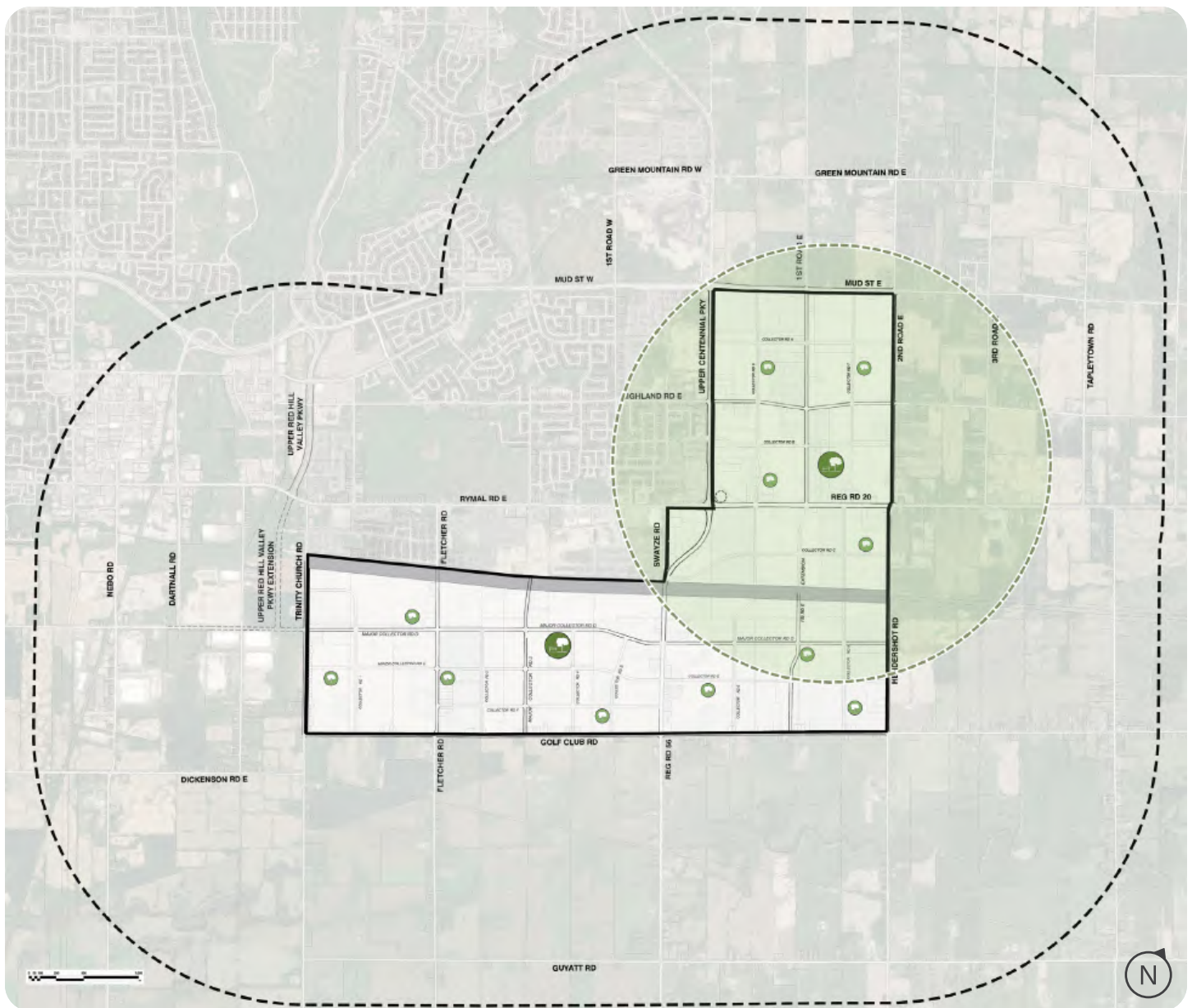
There is an existing gymnasium at Valley Park Community Centre. The gymnasium was recently renovated in March 2026 to replace the flooring and upgrade existing lighting. The gymnasium offers fitness programming, as well as sports programs specifically for youth.

As described above, two (2) CRCs are anticipated to service the Subject Site based on the provision rate of one (1) facility for every 27,500 residents. It is suggested that each CRC include a gymnasium, for a total of two (2) gymnasiums within the Site. The locations of CRCs that could be accommodated are shown in **Figure 4** above.

Arenas (Ice Pads)

The RMP notes that in recent years, youth ice sports have been declining in popularity, which has led to a surplus of 3 to 4 ice pads city-wide. However, with expected population growth, the RMP recommends that the City continues to gradually expand its inventory of ice pads. The provision target is one (1) ice pad for every 4,500 children and youth aged 5-19 years, with a service radius of up to 2.5 kilometers.

There is currently one (1) ice pad within the Elfrida Study Area located at the Valley Park Community Centre. Based on the anticipated demographic population in **Table 2** for youth aged 5-19 years, there will be demand for two (2) ice pads by 2051. It is suggested that, given the cost of maintaining and operating ice arenas, both ice pads should be accommodated within the same CRC. The location of the existing ice pad and the CRC suggested to accommodate the two ice-pads that may be needed are shown in **Figure 7**.



Legend

- Study Area
- Secondary Plan Boundary
- Hydro Corridor
- Community Park
- Neighbourhood Park
- Proposed Outdoor Pool
- 2.0km Service Radius

Figure 6 - Potential Outdoor Pool Location and Service Radii



Legend

-  Study Area
-  Secondary Plan Boundary
-  Hydro Corridor
-  Community Park
-  Neighbourhood Park
-  Existing Ice Pad
-  Proposed Ice Pad
-  2.5km Service Radius
-  2.5km Service Radius

Figure 7 - Existing and Potential Ice Pad Locations and Service Radii

5.3.1.2 Service Based Targets

Seniors Recreation Spaces

Seniors recreation spaces support Hamilton's 55+ population and are often located in multi-purpose spaces within Community Recreation Centres. This increases convenience and access to these facilities. The RMP adds that the baby boomer population (~60 – 75 years old at present) is driving trends around more active and social forms of recreation such as pickleball, fitness, walking groups, and multi-generational activities. The service radius for seniors recreation spaces is up to two (2) kilometres, which the RMP identifies will require four (4) to five (5) new facilities city-wide by 2051.

There are currently no seniors recreation spaces within the Elfrida Study Area. The closest facility is Club 60 Seniors (6 King Street West), approximately three (3) kilometres from the Site.

As stated in the RMP, there is potential for multi-purpose space within CRCs to support programming for seniors. It is contemplated that the two (2) proposed CRCs within the Site could support seniors-specific programming.

5.3.2 Park Facilities

5.3.2.1 Population Based Targets

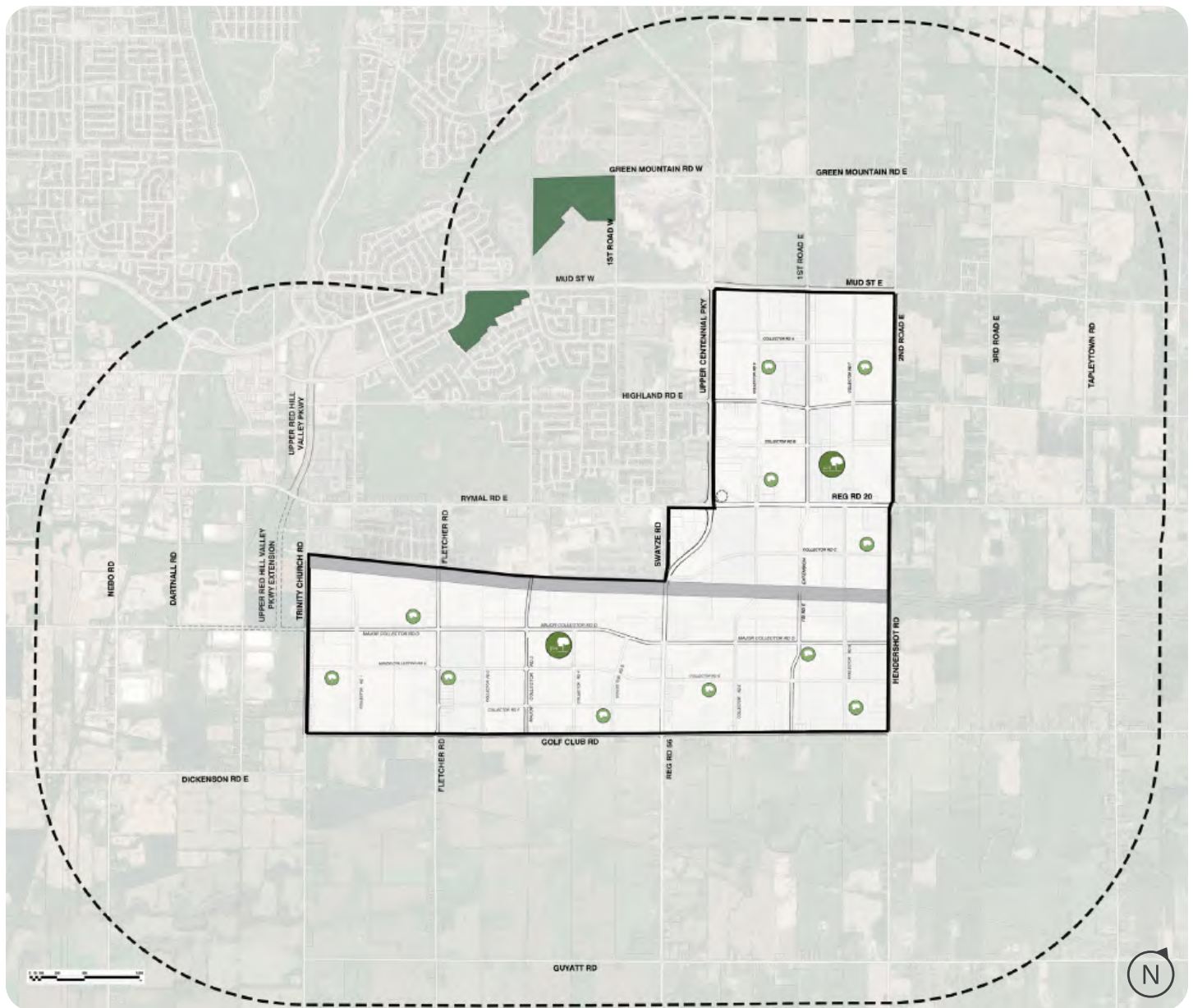
City Wide Parks

City Wide Parks contain many park functions as well as major recreational and cultural facilities. These parks attract users from across the City, as well as tourists, and as such require greater transportation infrastructure and maintenance. The provision target is 0.7 hectares of City Wide Park for every 1,000 residents, with no set service radius. The City's inventory includes 24 city wide parks, with a total area of 470.52 hectares. There are currently two (2) City Wide Parks within the Elfrida Study Area, as identified in **Table 6**.

Table 6 - Existing City Wide Parks in the Elfrida Study Area.

Park name	Distance from Elfrida Secondary Plan area (m)	Size (ha)
Heritage Green Sports Park	1,500	32.5
Valley Park	2,100	18.95

Figure 8 identifies the location of the two (2) existing City Wide Parks within the Elfrida Study Area. The Elfrida Secondary Plan Area – Land Use Plan, as shown in **Figure 3** above, does not include a dedicated City Wide Park space. As outlined in the PMP, City Wide Parks are often associated with unique natural, historic, or cultural features that spurred their acquisition and guided their development.



Legend

-  Study Area
-  Secondary Plan Boundary
-  Hydro Corridor
-  Community Park
-  Neighbourhood Park
-  Existing City Wide Park

Figure 8 - Existing City Wide Parks within the Elfrida Study Area

Community Parks

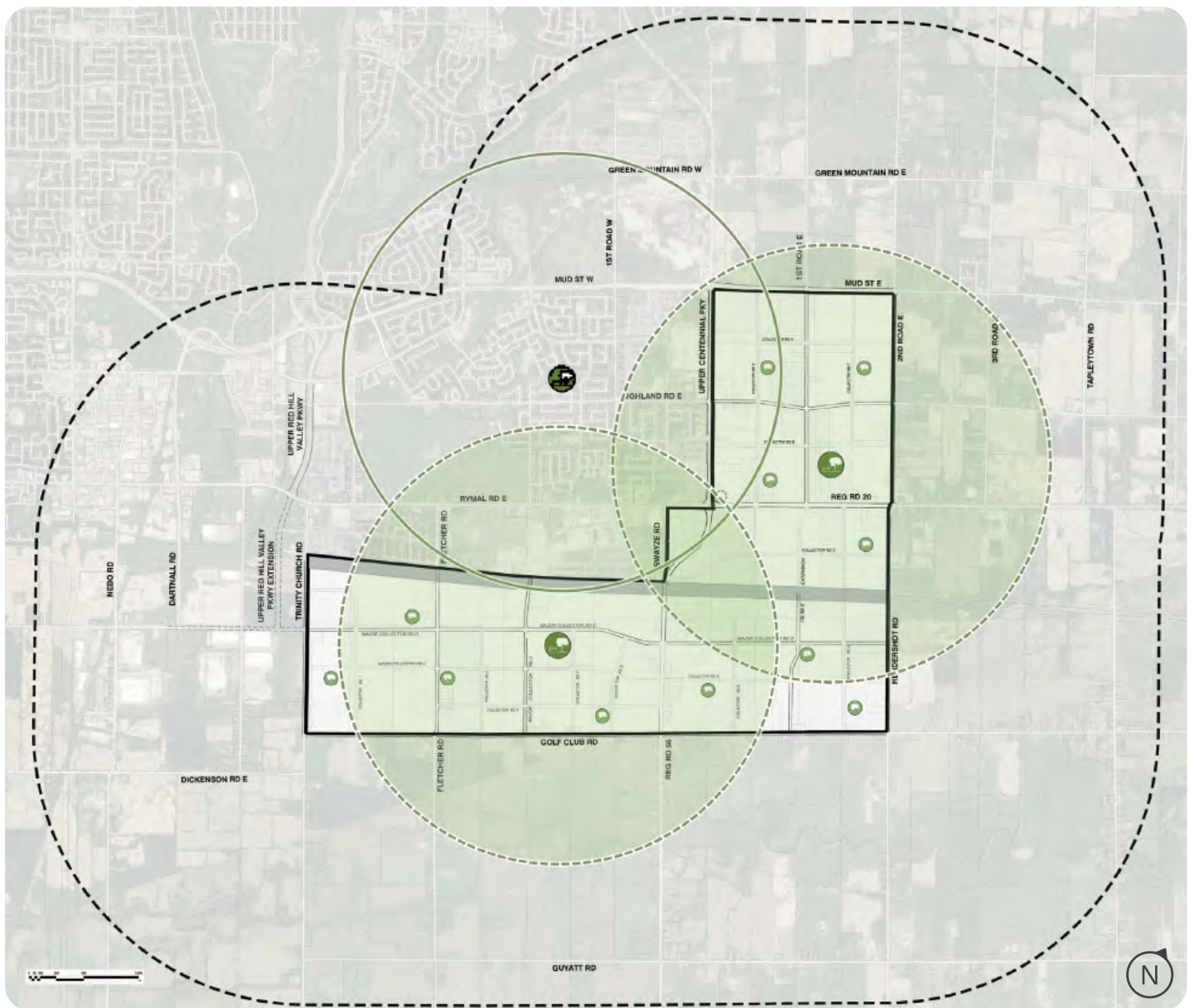
Community Parks are large parks with a minimum size of around seven (7) hectares. These parks are generally located near higher-order streets and serve a larger catchment area of approximately 20,000 residents. Community Parks typically offer facilities such as sports fields, spray pads, and community gardens, as well as offering amenities such as public washrooms and parking. The PMP states that Community Parks should be accessible by most modes of transportation including driving, public transit, and walking. The provision target is 0.7 hectares of community park for every 1,000 residents, with a service radius of two (2) kilometres. The City’s inventory includes 72 community parks with an additional three (3) planned at the time of the PMP.

There is currently one (1) Community Park within the Elfrida Study Area, as provided in **Table 7** below.

Table 7 - Existing Community Parks in the Elfrida Study Area.

Park name	Distance from Elfrida Secondary Plan area (m)	Size (ha)
Maplewood Park	1,300	7.14

Based on the provision of 0.7 hectares for every 1,000 residents, there is demand for 45.07 hectares of community park space for the Elfrida Secondary Plan area by 2051. **Figure 9** provides the conceptual location of two (2) Community Parks within the Elfrida Secondary Plan area that will provide approximately 14 hectares of park space. It is acknowledged that while the PMP sets a target rate of 0.7 hectares of community park space for everyone 1,000 residents, the proposed Elfrida Secondary Plan Area – Lane Use Plan, as shown in **Figure 3** above, provides the required amount of parkland dedication as set out in the Section 42 of *Planning Act*.



- Legend**
- Study Area
 - Secondary Plan Boundary
 - Hydro Corridor
 - Community Park
 - Neighbourhood Park
 - Existing Community Parks
 - Proposed Community Parks

Figure 9 - Existing and proposed Community Parks (2-kilometre service radius)

Neighbourhood Parks

The RMP identifies that Neighbourhood Parks are intended to be small and well-distributed across the City, ensuring that all residents have access to a park within walking distance. These parks are to include facilities such as playgrounds sports courts and pathways, among other facilities.

The UHOP identifies that each Neighbourhood Park is intended to serve approximately 5,000 people, with an average size of two hectares. The UHOP identifies a provision target of 0.7 hectares of neighbourhood park for every 1,000 residents, with a service radius of 500 metres. The City's inventory includes 172 neighbourhood parks with an additional 24 planned at the time of the Parks Master Plan.

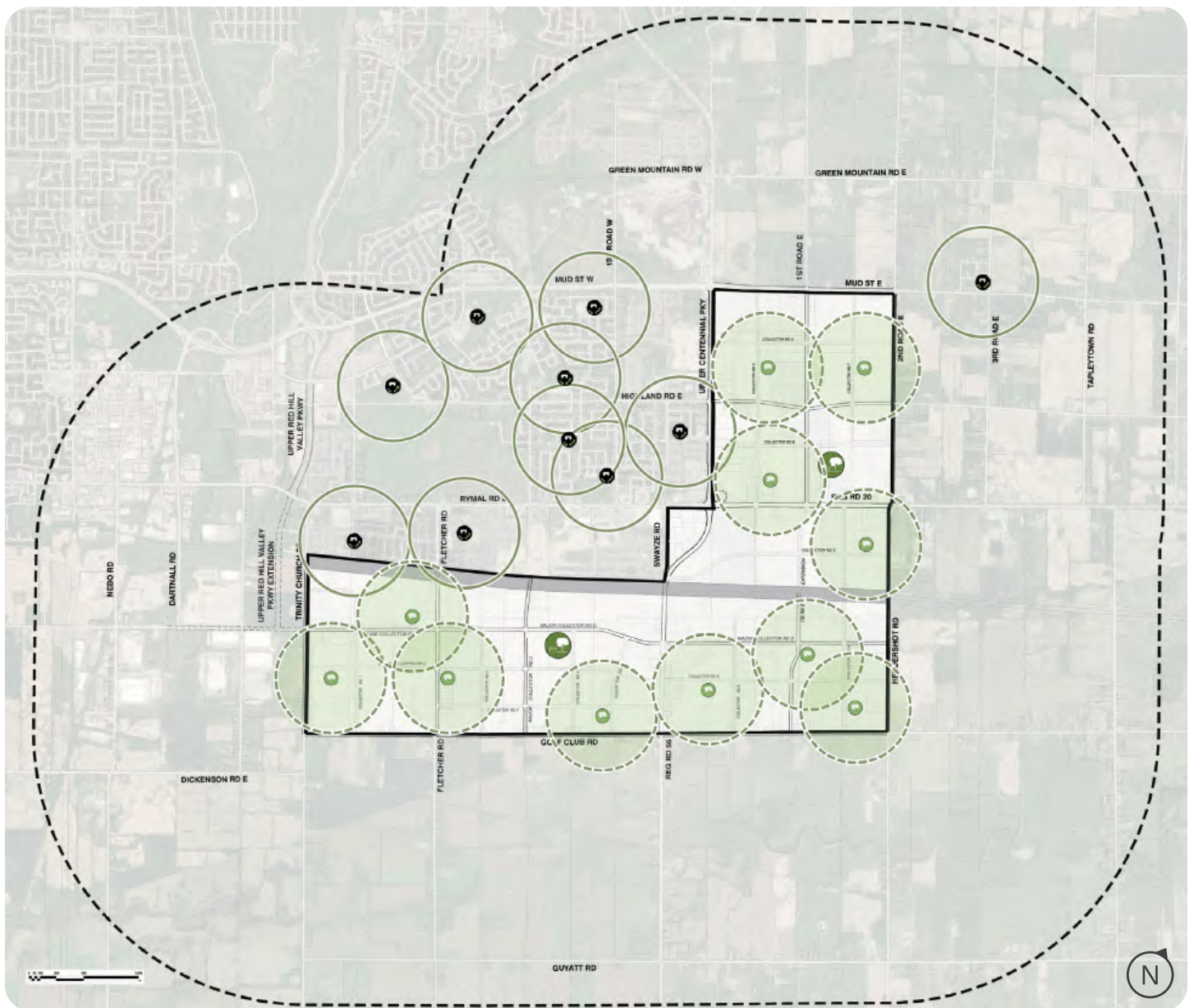
There are currently 10 neighbourhood parks within the Elfrida Study Area. Based on the provision of 0.7 hectares for every 1,000 residents, there is demand for 45.07 hectares of Neighbourhood Park for the Elfrida Secondary Plan area by 2051.

The 10 existing Neighbourhood Parks are located within several locations throughout the Elfrida Study Area and are described in **Table 8** below.

Table 8 - Existing Neighbourhood Parks in the Elfrida Study Area.

Park Name	Distance from Elfrida Secondary Plan area (m)	Size of Park (ha)
Red Hill Summit East Park	175	2.02
Summit Park	175	2.13
Cline Park	200	2.63
White Deer Park	800	1.58
Tapleystown Men's Club Park	800	2.02
Maplewood Green Park	1,000	1.3
Felker Park	1,100	1.59
Eringate Park	1,200	1.68
Tapleystown Park	1,200	2.63
Stoneywood Park	1,500	2

There are currently 11 Neighbourhood Parks contemplated in the Elfrida Secondary Plan area, as shown in **Figure 10**, that each provide an area of approximately two (2) hectares for a total of 22-hectares of Neighbourhood Park space within the Site. It is acknowledged that while the PMP sets a target rate of 0.7 hectares of neighbour park space for everyone 1,000 residents, the proposed Elfrida Secondary Plan Area – Lane Use Plan, as shown in **Figure 3** above, provides the required amount of parkland dedication as set out in the Section 42 of *Planning Act*. Four (4) Public Squares, each with an area of 0.5 hectares are contemplated in the northwest portion of the Subject Site, north of Regional Road 20 and west of First Road East. These Public Square, while not identified on Figure 3, are intended to provide a total of 2 hectares of parkland area.



- Legend**
- Study Area
 - Secondary Plan Boundary
 - Hydro Corridor
 - Community Park
 - Neighbourhood Park
 - Existing Neighbourhood Parks 500m Service Radius
 - Proposed Neighbourhood Parks 500m Service Radius

Figure 10 - Existing and proposed Neighbourhood Parks (500 metre service radius)

Soccer and Multi-Use Fields

The RMP identifies that local participation in outdoor soccer and other sports programs has been decreasing in recent years. Organizations have indicated that they are seeking higher quality fields with amenities such as artificial turf and lighting. This is reflected in the RMP, as it prioritizes upgrading existing facilities with improved amenities, rather than developing new ones especially considering the land requirement for new soccer and multi-use fields.

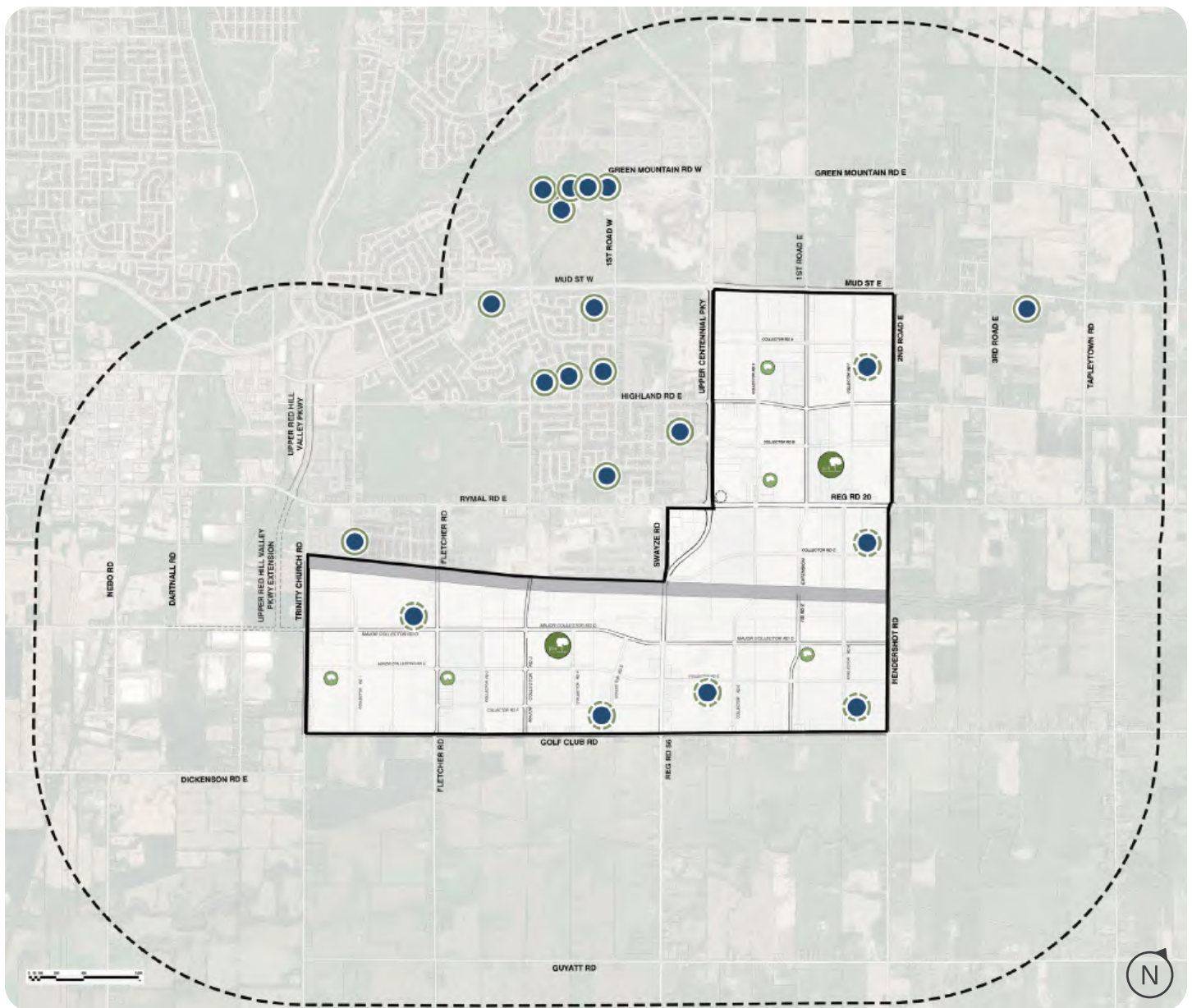
The provision target for soccer and multi-use fields is one (1) facility for every 3,500 residents. The RMP explains that its provision target is based on unlit equivalents (ULE). Each unlit field is equivalent to 1.5 unlit fields. Each lit artificial field is equivalent to three (3) unlit fields.

There are currently 14 soccer/multi-use fields within the Elfrida Study Area, as identified in **Table 9**. Based on the provision of one (1) unlit field equivalent for every 3,500 residents, there is demand for 18.4 soccer/multi-use fields by 2051 to service the Elfrida Secondary Plan area.

Table 9 - Existing soccer/multi-use fields in the Elfrida Study Area.

Park name	Distance from Elfrida Secondary Plan area (m)	# of fields
Summit Park	175	1
Cline Park	200	1
White Deer Park	800	1
Maplewood Green Park	1,000	1
Felker Park	1,100	1
Tapleystown Park	1,200	1
Maplewood Park	1,300	2
Heritage Green Sports Park	1,500	5 (lit, 7.5 ULE)
Valley Park	2,100	1

There are six (6) lit artificial turf fields proposed within the Site, located at various Neighbourhood and Community Parks. As described in the RMP, one (1) lit artificial turf fields is equivalent to three (3) unlit fields. **Figure 11** outlines the location of the existing and proposed soccer/multi-use fields.



Legend

-  Study Area
-  Secondary Plan Boundary
-  Hydro Corridor
-  Community Park
-  Neighbourhood Park
-  Existing Soccer/
Multi-use Fields
-  Proposed Soccer/
Multi-use Fields

Figure 11 - Existing and proposed soccer/multi-use fields in the Elfrida Study Area

Baseball Diamonds

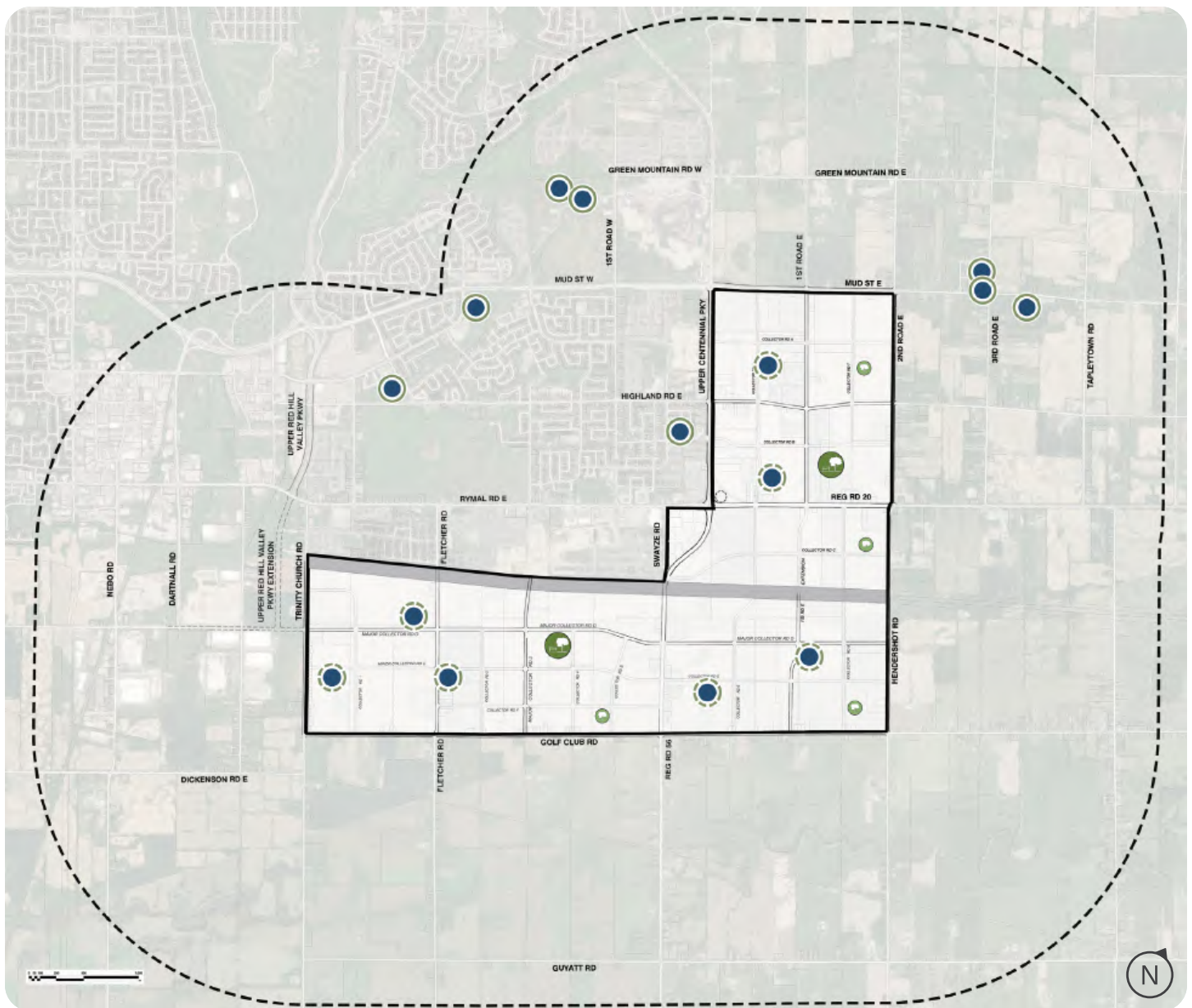
Baseball diamond usage and requests for new facilities have increased in recent years, especially for higher quality fields with lighting. The RMP suggests a split approach between upgrading existing diamonds with amenities such as lighting and fencing, as well as constructing new diamonds where possible. Like soccer and multi-use fields, baseball diamonds are land-intensive assets, but the RMP prioritizes the provision of baseball diamonds rather than soccer fields in the short-term due to participation trends. The provision target for baseball diamonds is one (1) diamond (ULE) for every 3,200 residents.

There are currently eight (8) baseball diamonds within the Elfrida Study Area. The eight (8) existing baseball diamonds are in several locations throughout the Elfrida Study Area as described in **Table 10** below.

Table 10 - Existing baseball diamonds in the Elfrida Study Area.

Park name	Distance from Elfrida Secondary Plan area (m)	# of fields
Cline Park	200	1
Tapleystown Men's Club Park	800	2
Tapleystown Park	1,200	1
Stoneywood Park	1,500	1
Heritage Green Sports Park	1,500	2 (lit, 3 ULE)
Valley Park	2,100	1 (lit, 1.5 ULE)

Based on the provision of one (1) unlit field equivalent for every 3,200 residents, there is demand for an additional 20.1 baseball diamonds by 2051. As described in the RMP, seven (7) lit artificial turf diamonds are equivalent to 21 unlit fields. **Figure 12** outlines the location of the existing and proposed baseball diamonds, including the seven (7) lit artificial turf diamonds proposed within the Elfrida Secondary Plan area, located at various Neighbourhood and Community Parks.



Legend

-  Study Area
-  Secondary Plan Boundary
-  Hydro Corridor
-  Community Park
-  Neighbourhood Park
-  Existing Baseball Diamonds
-  Proposed Baseball Diamonds

Figure 12 - Existing and potential baseball diamonds in the Elfrida Study Area

Cricket Fields

Cricket is a growing sport in Hamilton due to recent immigration trends. Youth participation is rising, but the City's current inventory is insufficient to accommodate youth programming. As such, the RMP recommends gradually increasing the City's inventory while monitoring the sport's growth and wider population trends. The provision target for cricket fields is 1 field for every 150,000 residents. This target will require three (3) additional fields by 2051.

There are currently no cricket fields within the Elfrida Study Area. Based on the provision of one (1) cricket field for every 150,000 residents, there is demand for 0.4 cricket fields by 2051. As the demand factor is less than 0.5, a cricket field is not contemplated within the Elfrida Secondary Plan area. However, the Secondary Plan includes a number of neighbourhood and Community Parks where a cricket field could be located, should the City deem it appropriate.

Outdoor Fitness Stations

Outdoor fitness stations provide exercise opportunities that are accessible and affordable. The RMP recommends locating outdoor fitness stations in higher-order parks, such as City Wide and Community Parks that are well connected to a trail system and close to residential areas. The provision target for outdoor fitness stations is one (1) station for every 60,000 residents, with a service radius of up to two (2) kilometers.

There are currently no outdoor fitness stations within the Elfrida Study Area. Based on the provision of one (1) outdoor fitness station for every 60,000 residents, there is demand for 1.1 outdoor fitness stations by 2051.

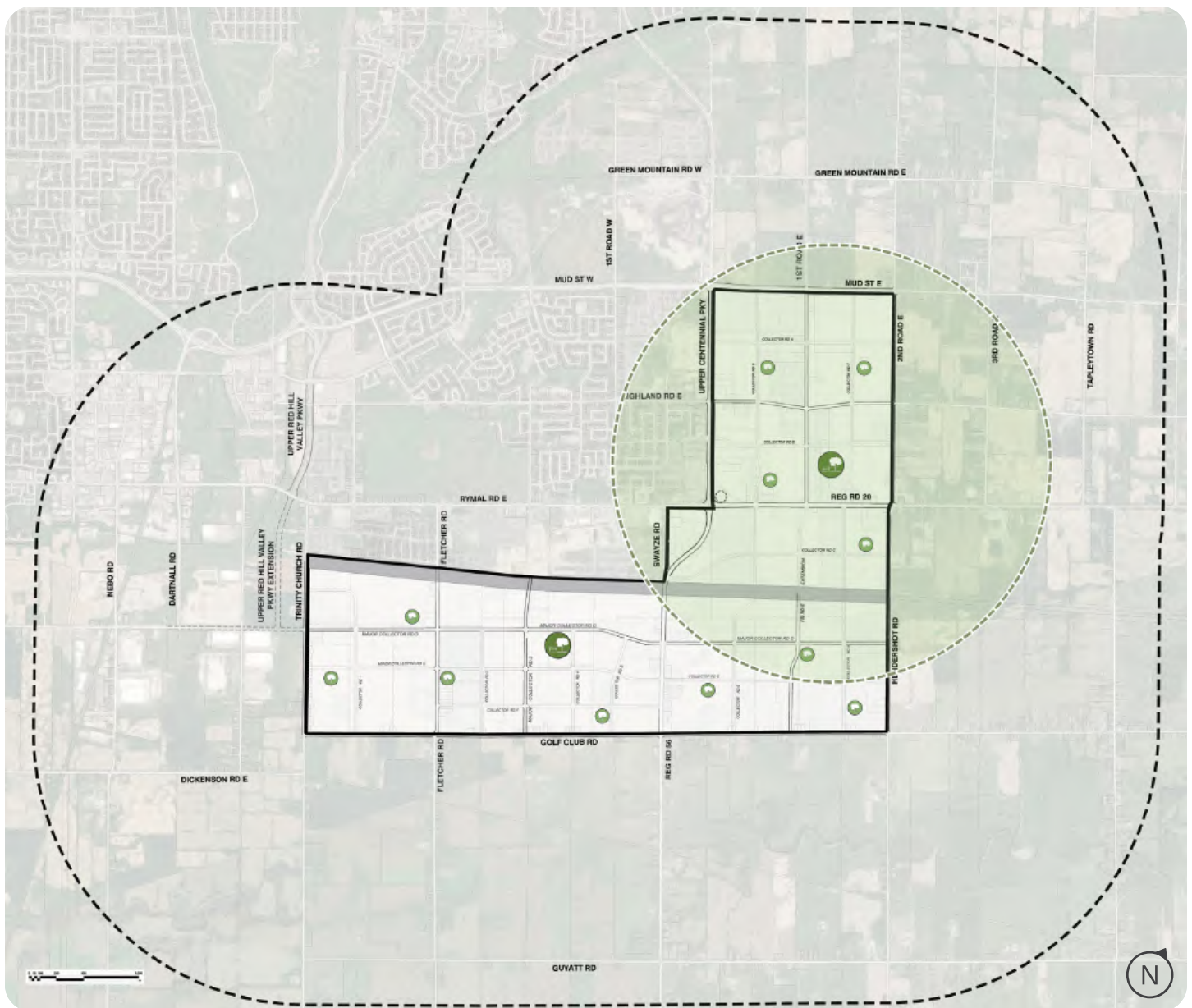
There is one (1) outdoor fitness station proposed within one of the Community Parks in the Elfrida Secondary Plan Area, as shown in **Figure 13**.

Tennis Courts

The RMP identifies that the current supply of tennis courts is generally meeting public needs, therefore investment will mainly be focused on redeveloping existing facilities. Additionally, new courts are most effective when provided in groups of two or more, and when located in City Wide or Community Parks. The RMP adds that public courts should be designed to accommodate multiple sports (i.e., tennis, pickleball, etc.). The provision target for tennis courts is one (1) court for every 8,000 residents, with a service radius of 2-kilometres for public courts and 2.5-kilometres for club courts. This RMP identifies that at this target, 23 additional tennis courts will be needed by 2051.

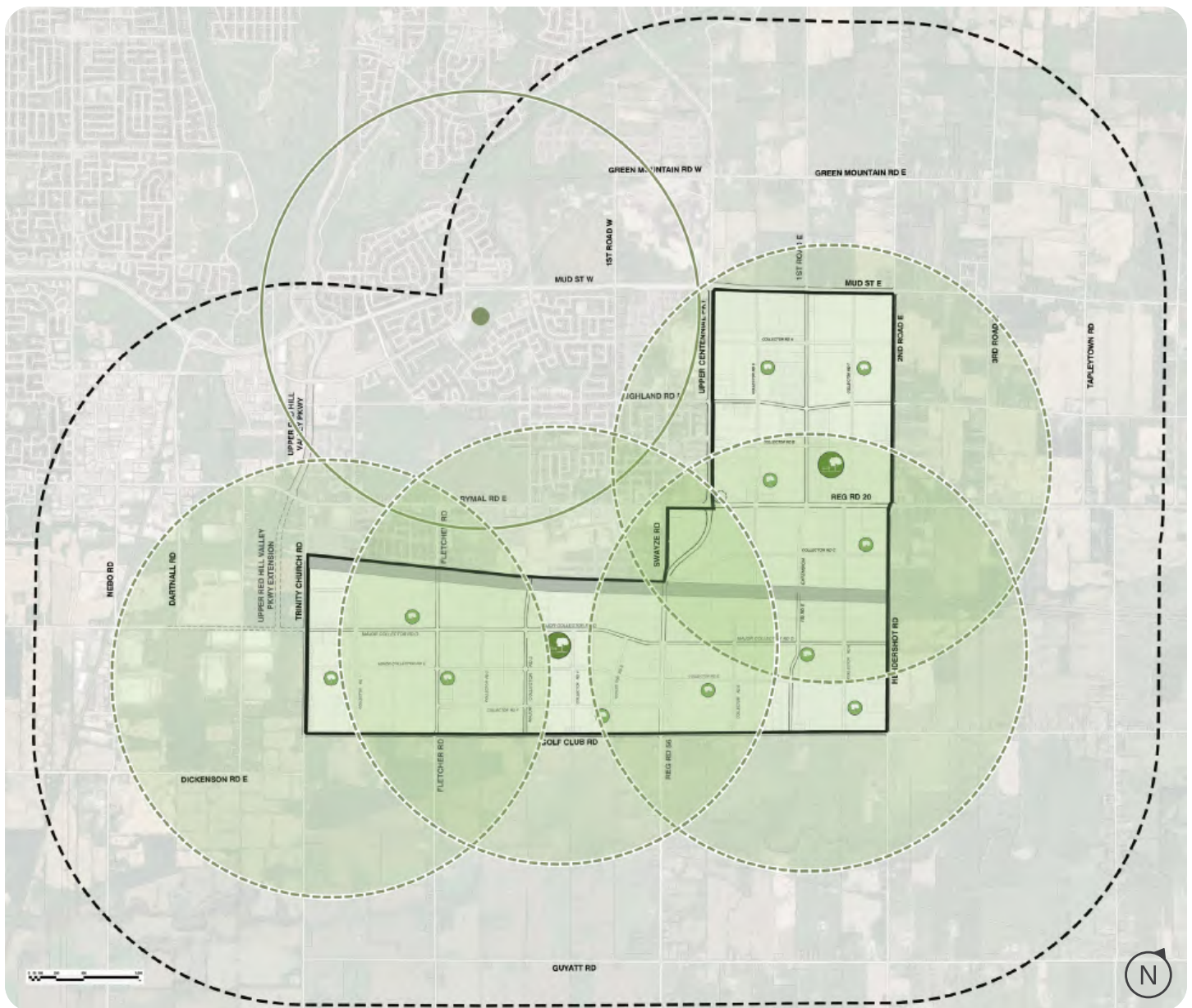
There are currently four (4) tennis courts within the Elfrida Study Area located within Valley Park. Within proximity to the community centre, they have access to parking, washroom, and lighting.

Based on the provision of one (1) tennis court for every 8,000 residents, there will be need for 8 tennis courts by 2051 for the Elfrida Secondary Plan area. There are eight (8) tennis courts proposed within various Community and Neighbourhood Parks in the Elfrida Secondary Plan area. **Figure 14** outlines the location and service radius of the existing and proposed courts.



- Legend**
- Study Area
 - Secondary Plan Boundary
 - Hydro Corridor
 - Community Park
 - Neighbourhood Park
 - Proposed Outdoor Fitness Station 2.0km Service Radius

Figure 13 - Potential outdoor fitness station in the Elfrida Secondary Plan area



Legend

-  Study Area
-  Secondary Plan Boundary
-  Hydro Corridor
-  Community Park
-  Neighbourhood Park
-  Existing Public Tennis Courts
(2 courts per site identified)
2.0km Service Radius
-  Proposed Public Tennis Courts
(2 courts per site identified)
2.0km Service Radius

Figure 14 - Existing and potential tennis courts in the Elfrida Study Area

Basketball and Multi-Use Courts

The RMP identifies that basketball as well as other court sports are rising in popularity among Hamilton's population. Factors such as the accessibility and affordability of the sport, as well as a growing interest in outdoor recreation has supported this increase. The RMP states that new courts should be designed for multi-sport use to maximize efficiency. As well, youth are frequent users of these facilities, so areas with high youth populations are key targets for investment. The provision target for basketball and multi-use courts is one (1) court for every 650-youth aged 10-19, with a service radius of one (1) kilometre. Based on this target, there will be a need for 24.5 additional basketball/multi-use courts city-wide by 2051.

There are currently three (3) basketball and multi-use courts within the Elfrida Study Area as described in **Table 11** below:

Table 11 - Existing basketball/multi-use courts in the Elfrida Study Area.

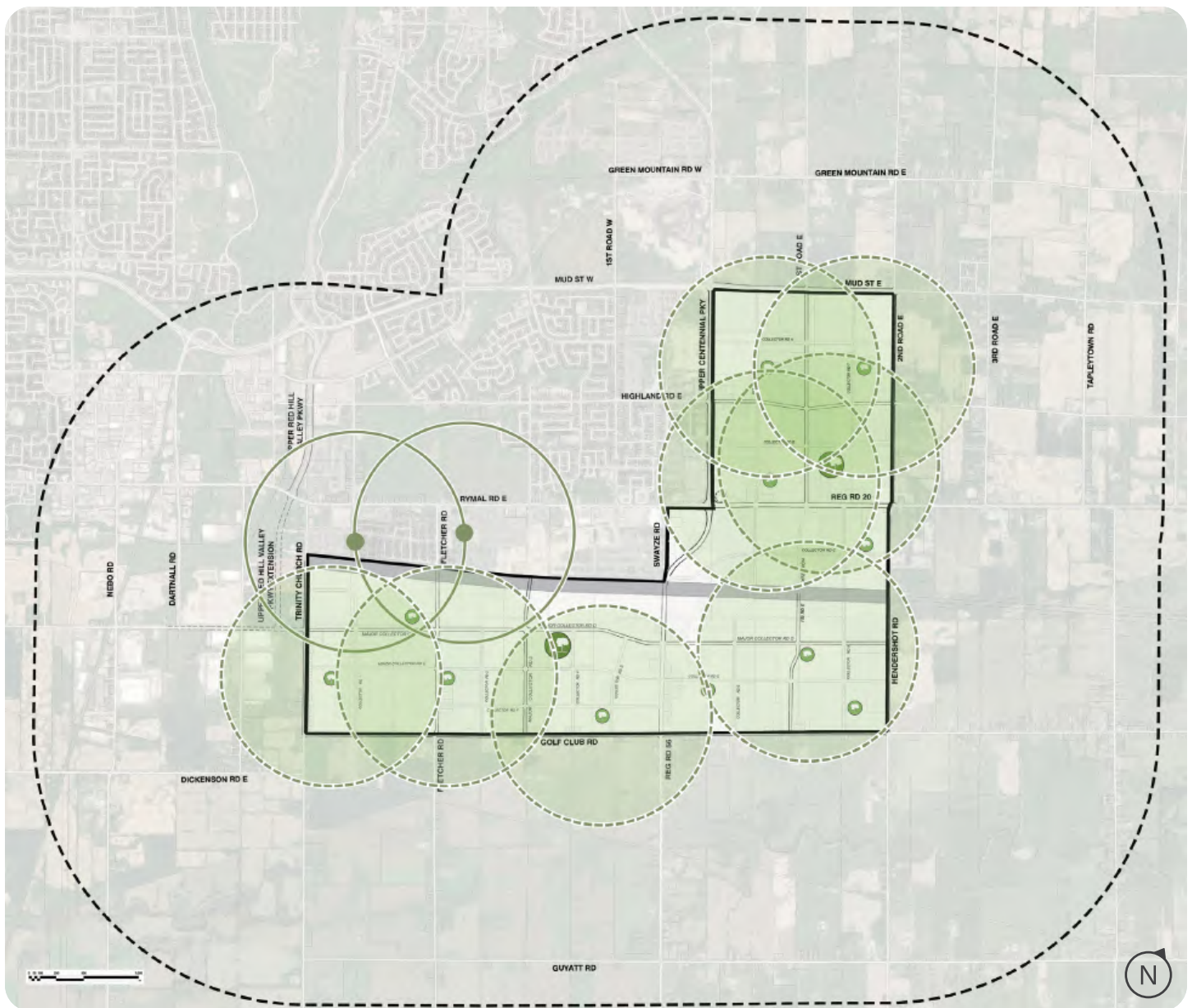
Park name	Distance from Elfrida Secondary Plan area (m)
Red Hill Summit East Park	175
Summit Park	175
Eringate Park	1,200

Based on the provision of one (1) basketball/multi-use court for every 650-youth aged 10-19, there is demand for 8.9 additional basketball/multi-use courts by 2051 in the Subject Site. There are nine (9) basketball/multi-use courts proposed within the Site, located within various Community and Neighbourhood parks. **Figure 15** outlines the location and service radius of the existing and proposed basketball/multi-use courts.

Skateboard Parks

The City conducted a Skateboard Park Study which found that skateboarding culture in Hamilton is strong and appeals to a wide variety of ages. Most of the City's skateboard parks support skateboards, scooters, inline skates, and BMX bikes. The provision target for skateboard parks is 1 facility for every 7,500-youth aged 10-19, with a service radius of one (1) to five (5) kilometres. There is currently one (1) skateboard park within the Elfrida Study Area located at Valley Park, which was recently constructed and opened in 2023. The facility caters to skateboarding, rollerblading, scooters, and BMX bikes and has amenities such as lighting and a shaded seating structure.

Based on the provision of one (1) skateboard park for every 7,500-youth aged 10-19, there is a need for 0.8 additional skateboard parks in the Elfrida Study Area by 2051. **Figure 16** identifies the conceptual location of a skateboard park within a proposed Community Park contemplated in the Subject Site.



Legend








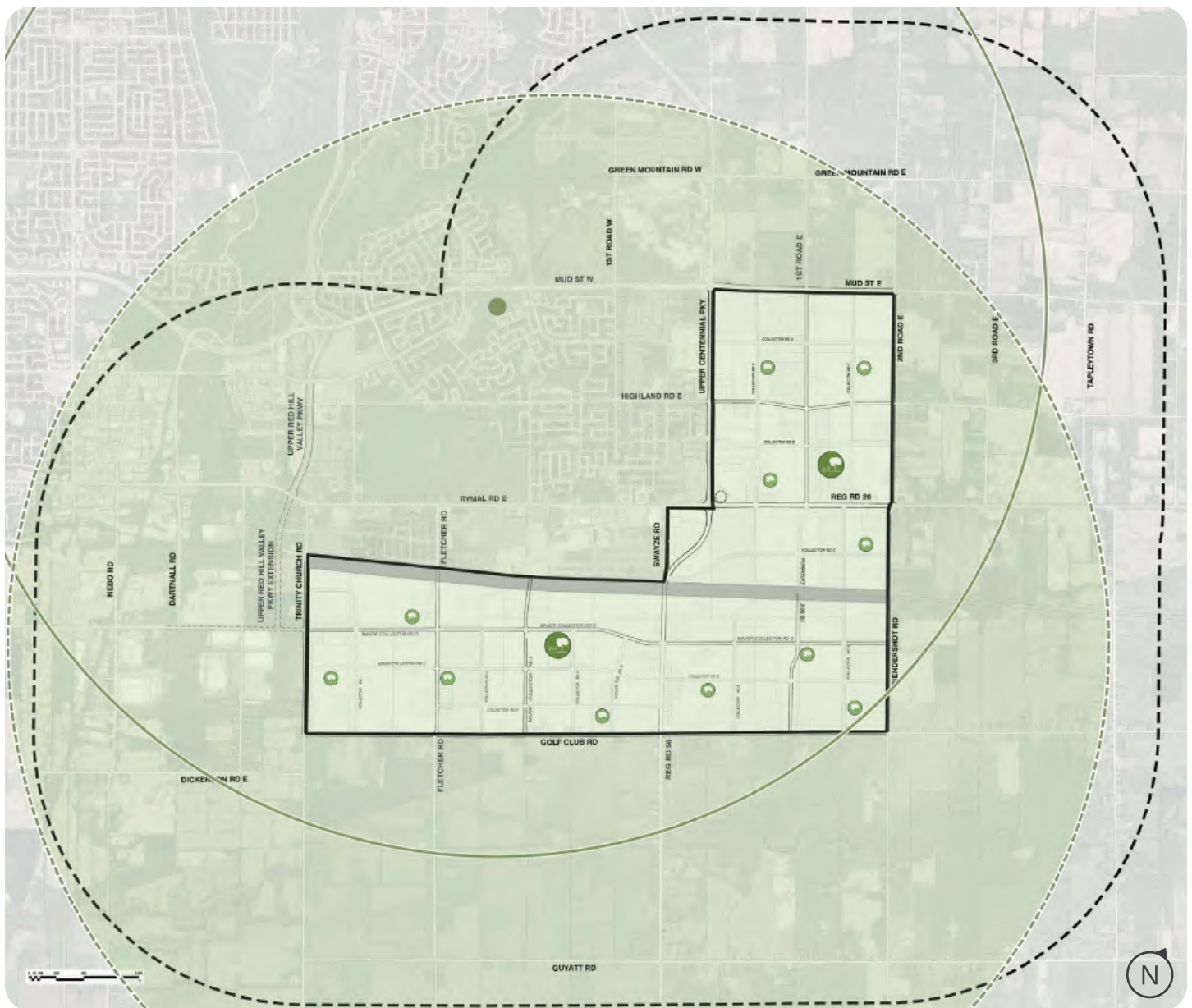
-  Study Area
-  Secondary Plan Boundary
-  Hydro Corridor
-  Community Park
-  Neighbourhood Park
-  Existing Basketball/
Multi-use Courts
1.0km Service Radius
-  Proposed Basketball/
Multi-use Courts
1.0km Service Radius

Figure 15 - Existing and potential basketball/multi-use courts (1km service radius) in the Elfrida Study Area



Legend

-  Study Area
-  Secondary Plan Boundary
-  Hydro Corridor
-  Community Park
-  Neighbourhood Park
-  Existing Skateboard Park
-  Conceptual Skateboard Park
-  5.0km Service Radius
-  5.0km Service Radius

Figure 16 - Potential skateboard park courts in the Elfrida Secondary Plan Area

Leash Free Dog Areas

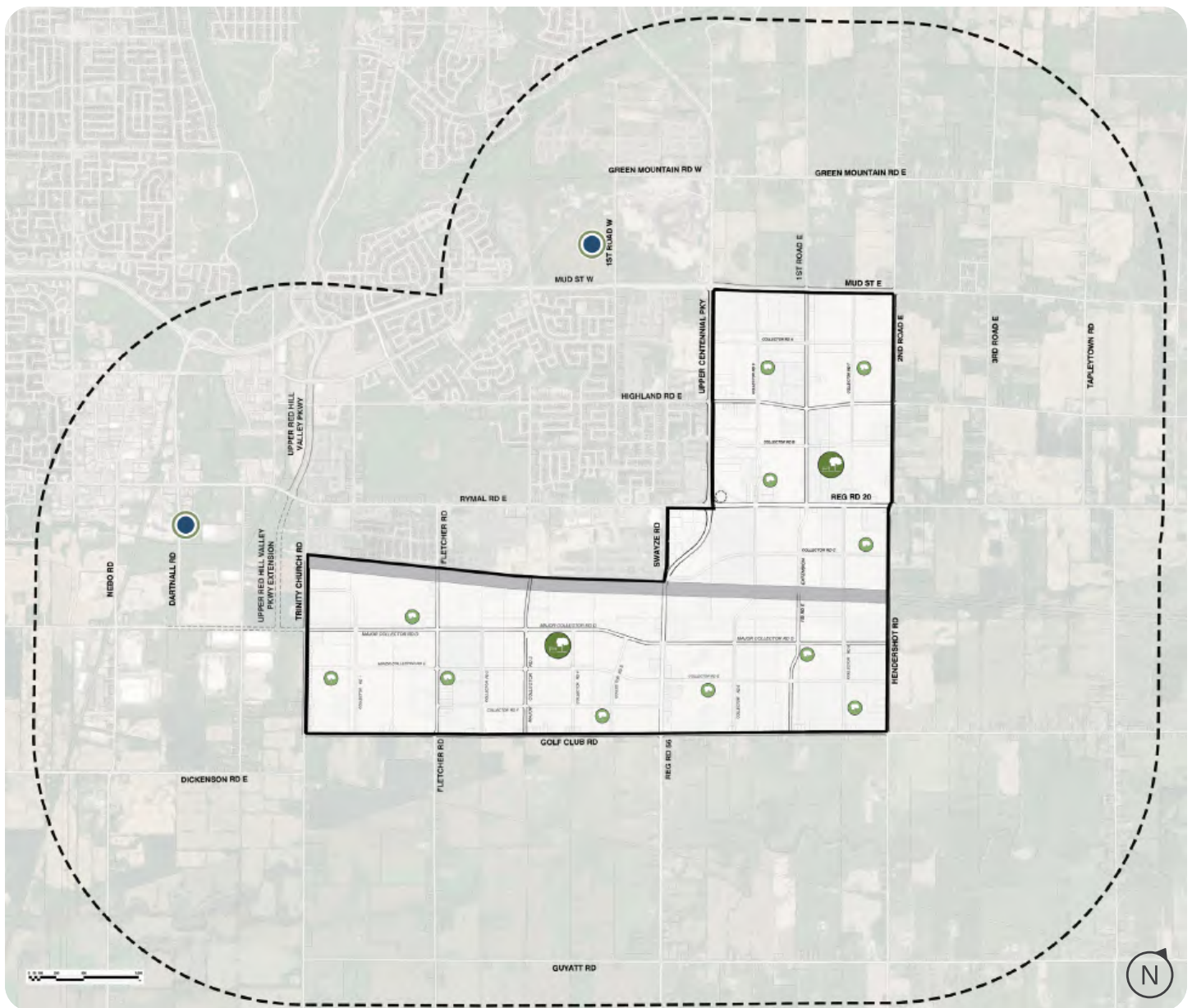
Leash free dog areas are being increasingly provided by municipalities to allow residents to safely exercise their dogs off-leash, while reducing conflict within shared park spaces. Some areas are fenced (dog parks) while others are open (free running areas), often in under-utilized parkland and open space. The provision target for leash free dog areas is one (1) site per city ward.

The majority of the Subject Site is in Ward 11, however the northern portion, north of hydro corridor and south of Mud Street East, is in Ward 9. There are currently no leash free dog areas servicing Ward 11, and one dog park servicing Ward 9. A free run area is in Ward 6, within one (1) kilometre of the western portion of the Site. **Table 12** outlines the existing leash free dog areas within proximity to the Elfrida Study Area.

Table 12 - Existing leash free dog areas in the Elfrida Study Area.

Park name	Distance from Elfrida Secondary Plan area (m)	Type	Ward
Heritage Green Community Trust Leash Free Dog Park	1,000	Fenced	9
Hamilton SPCA Free Run Area Dog Park	1,000	Free run	6

While Ward 11 does not currently have a leash free dog area, due to the proximity of two other facilities, a new leash free dog area is not contemplated within the Subject Site as demand for a new facility is not anticipated. **Figure 17** demonstrates the location of the existing leash free dog areas.



Legend

-  Study Area
-  Secondary Plan Boundary
-  Hydro Corridor
-  Community Park
-  Neighbourhood Park
-  Existing Leash Free Dog Areas

Figure 17 - Existing leash free dog areas in the Elfrida Study Area

5.3.2.2 Service Radius Targets

Playgrounds

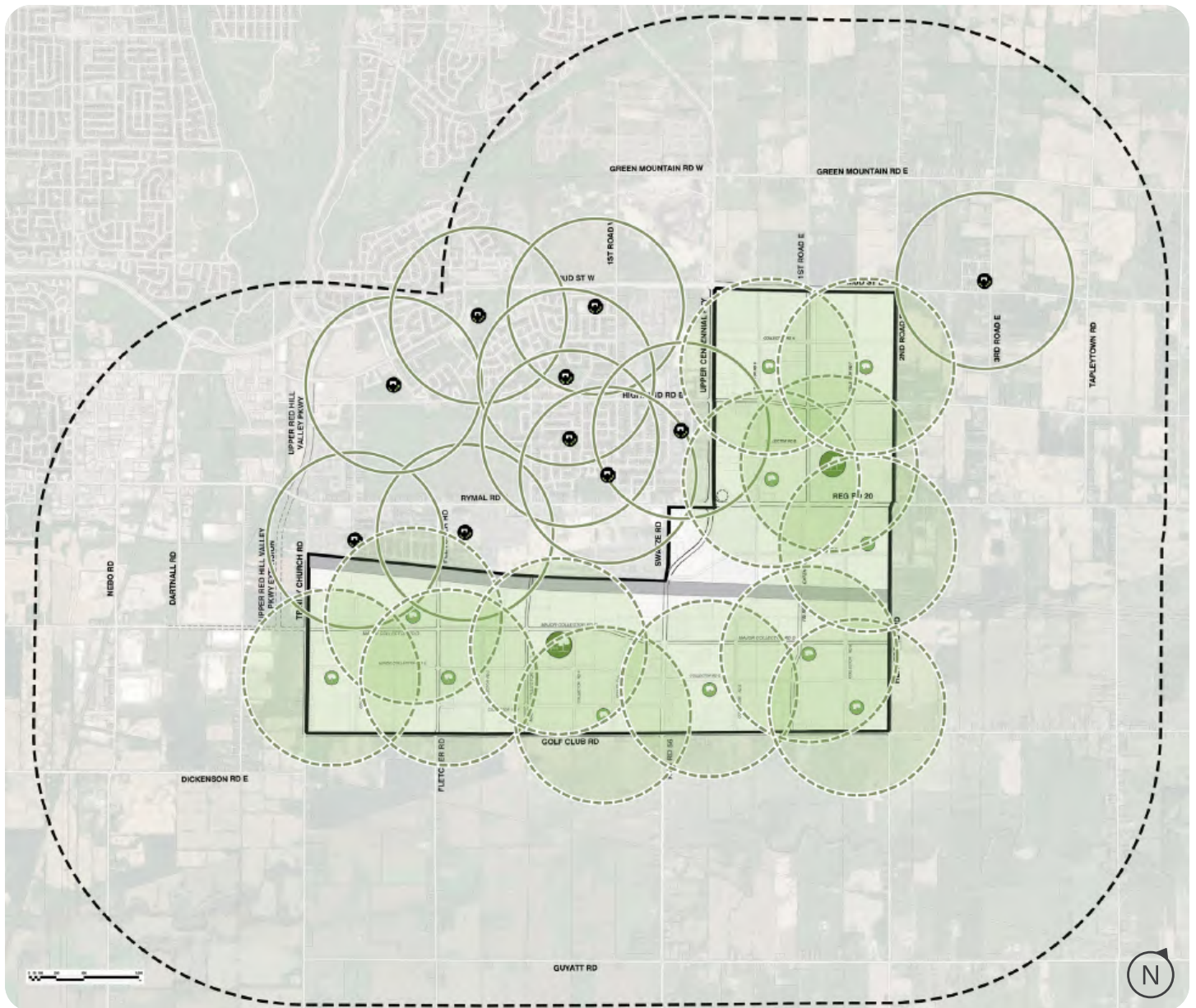
Playgrounds are common in most park types throughout the City. They are prevalent in most residential areas and are a key part of the City's recreation network. The RMP notes that the City is focusing on maintaining state-of-good-repair within its inventory, as well as addressing gaps in playground access in existing neighbourhoods. The service radius for playgrounds is within 500 to 800 metres of every residential area without crossing a major barrier, such as an arterial or collector road or natural hazard.

There are 10 existing playgrounds located throughout the Elfrida Study Area as identified in **Table 13**.

Table 13 - Existing playgrounds in the Elfrida Study Area.

Park Name	Distance from Elfrida Secondary Plan area (m)
Red Hill Summit East Park	175
Summit Park	175
Cline Park	200
White Deer Park	800
Tapleystown Men's Club Park	800
Felker Park	1,100
Eringate Park	1,200
Stoneywood Park	1,200
Maplewood Park	1,300
Valley Park	2,100

The Elfrida Secondary Plan Area – Land Use Plan, as shown in **Figure 3** above, contemplates the provision of 14 parks throughout the Site, including two (2) Community Parks and 11 Neighbourhood Parks. Each park is proposed to include a playground, which ensures most of the Subject Site will be within an 800-metre service radius of at least one playground. **Figure 18** demonstrates the location of existing and proposed playgrounds.



Legend

-  Study Area
-  Secondary Plan Boundary
-  Hydro Corridor
-  Community Park
-  Neighbourhood Park
-  Existing Playgrounds
800m Service Radius
-  Proposed Playgrounds
800m Service Radius

Figure 18 - Existing and potential playgrounds in the Elfrida Study Area

Pickleball Courts

The RMP notes that pickleball is on an upward trajectory, especially amongst older adults. In response to the growing demand, many of the City's existing tennis courts have been updated to permit pickleball play and the City's facilities are being monitored to evaluate usage and future provision rates. The RMP adds that pickleball requires special consideration because it is a social sport, stressing the importance of amenities such as adequate seating, public washrooms, parking, and active transportation access. The service radius for pickleball courts is 2-kilometres.

There are currently no pickleball courts within the Elfrida Study Area. As discussed in the RMP, it is recommended that the tennis courts be designed for pickleball play as well to ensure an efficient use of space and supporting amenities. It is contemplated that the eight (8) proposed tennis courts, as shown in **Figure 14**, could accommodate pickleball uses as well, and specific programming will need to be determined.

Spray Pads

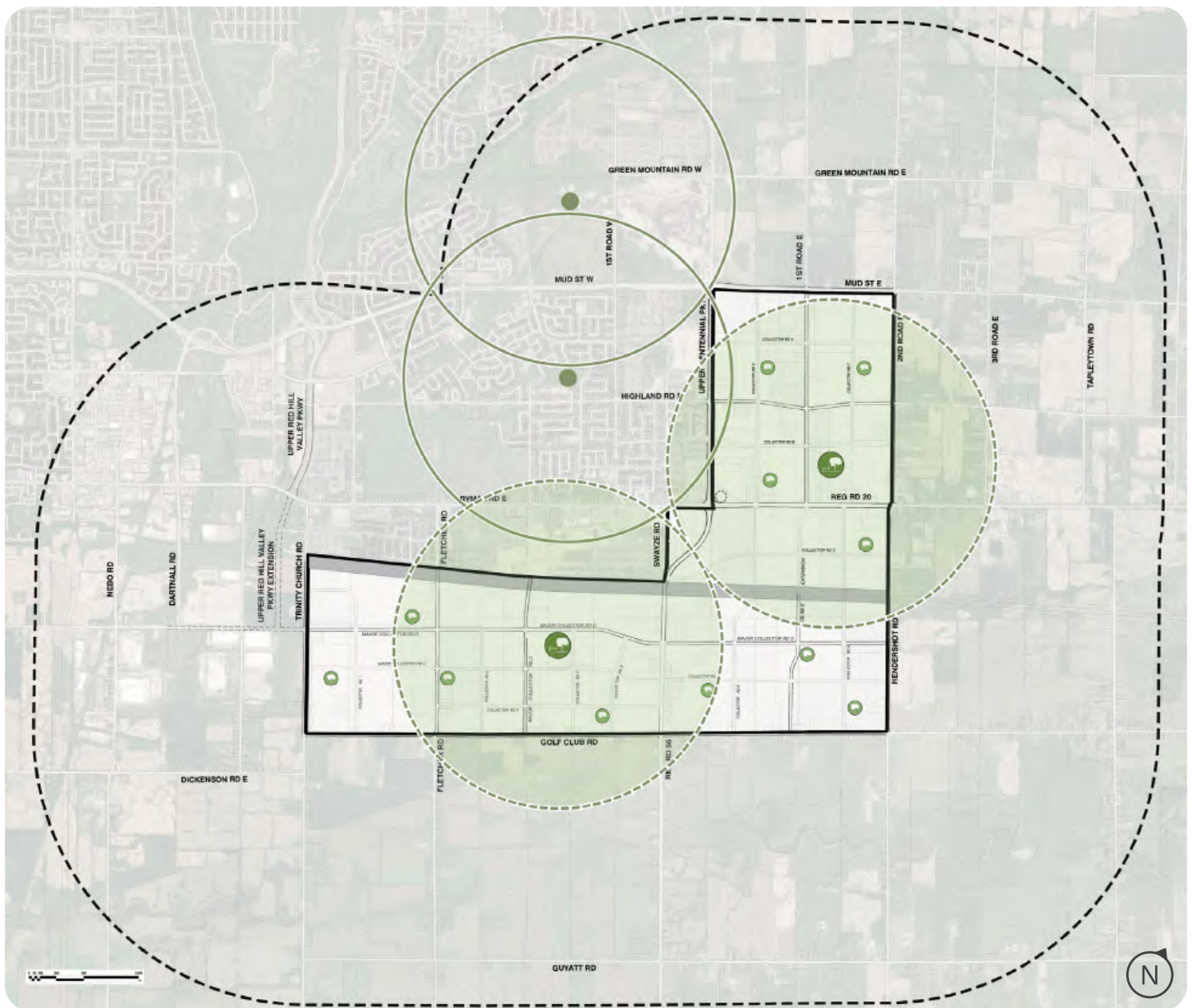
The City has a large inventory of spray pads largely due to community requests as they are an affordable outdoor activity for families during the summer months. The RMP states that the City's main priorities regarding spray pads are to ensure equitable distribution across the City, and to provide them in higher-order parks (City-wide and Community Parks). The RMP identifies that Hamilton provides spray pads at a higher rate than other similar communities, and, as such, it is not looking to expand its inventory. Rather, when existing spray pads reach the end of their service life, those in over-served areas will be removed, and new facilities will be constructed in under-served areas. The service radius for spray pads is one (1) to 1.5-kilometres of every residential area.

The two (2) existing spray pads are located within two parks throughout the Elfrida Study Area as provided in **Table 14** below.

Table 14 - Existing spray pads in the Elfrida Study Area.

Park Name	Distance from Elfrida Secondary Plan area (m)
Maplewood Park	1,300
Heritage Green Sports Park	1,500

There are two (2) spray pads proposed within the Subject Site, with one located at each of the two Community Parks. With a service radius of 1.5 kilometres, this ensures that a significant portion of the Site are located within proximity to a spray pad. **Figure 19** outlines the locations of the existing and proposed spray pads.



Legend


-  Study Area
 -  Secondary Plan Boundary
 -  Hydro Corridor
 -  Community Park
 -  Neighbourhood Park
 -  Existing Spray Pads
 -  Proposed Spray Pads
- 1.5km Service Radius

Figure 19 - Existing and proposed spray pads in the Elfrida Study Area

Bike Parks and Pump Tracks

The RMP identifies that Bike Parks and Pump Tracks offer cyclists a purpose-built course in which to ride, develop skills and socialize. The RMP notes that a dirt Pump Track was established in Gage Park in 2015 and made permanent in 2017 and that this track should be expanded and its surface be converted to asphalt to decrease maintenance, extend the season, and broaden its userbase. The RMP identifies the current provision rate of one (1) pump track per 584,000 residents and notes that, while a provision target for bike parks has not been established, two (2) to three (3) new bicycle pump tracks, with a five (5) kilometre service radius, should be provided by 2051.

While the Elfrida Study Area does not currently include a Bike Park and Pump Track, it may be accommodated within the existing or planned Community Park or Neighbourhood Park within the Subject Site or natural areas with suitable topography. The Site would be adequately service should a Bike Park and Pump Track be located considering a service radius of five (5) kilometres.

Outdoor Ice Rinks and Skating Trails

The RMP identifies that outdoor ice skating is permitted in approximately 70 parks across the City. The provision target is generally guided by a distribution based on a service radius of 1 kilometre for natural rinks and 5 kilometres for artificial rinks. In consideration of this target two additional artificial rinks or trails would be needed city-wide by 2051. There are currently no outdoor ice-skating amenities within the Elfrida Study Area. Based on the service radii of 1 kilometre for natural rinks and 5 kilometres for artificial rinks, there is a need for two (2) natural rinks or one (1) artificial ice-skating amenities by 2051. These may occur naturally in the Subject Site, or elsewhere within the Elfrida Study Area, and as such have not been identified.

5.4 Summary of Recreation and Park Facility Needs

As shown in **Figure 3**, there are 14 proposed parks in the Subject Site, including two (2) Community Parks and 12 Neighbourhood Parks. **Table 16** below provides a summary of the existing recreation and park facilities and anticipated facilities needed to service the Elfrida Secondary Plan area based on a population of approximately 64,392 people.

The location of the facilities needed have been identified as either in an existing location in the Elfrida Study Area that will service the Elfrida Secondary Plan area, or the anticipated location in either a Community Park or Neighbourhood proposed in the Elfrida Secondary Plan area as shown in **Figure 3**. The distribution of the recreation and park facilities described above will ensure sufficient coverage for the Elfrida Secondary Plan area and that the proposed parks can accommodate the identified facilities.

Table 15 - Recreation and Park Facility Locations (Existing and Anticipated)

Facility Type	Existing Facility in Elfrida Study Area	Facility proposed in Elfrida Secondary Plan Area	Location(s) in Elfrida Secondary Plan Area
Recreational Facilities			
Community Recreation Centres (CRC)	1	2	One (1) within each Community Park
Indoor Pools	1	2	CRC
Outdoor Pools	0	1	CRC
Gymnasiums	1	2	CRC
Arenas	1	2	CRC
Seniors Recreation Spaces		-	-
Park Facilities			
City-wide Parks	-	-	-
Community Parks	1	2 (7 hectares each)	-
Neighbourhood Parks	10	11 (2 hectares each)	-
Soccer and Multi-Use Fields	14	6*	Community Park / Neighbourhood Park
Baseball Diamonds	8	7*	Community Park / Neighbourhood Park
Cricket Fields	-	-	-

Facility Type	Existing Facility in Elfrida Study Area	Facility proposed in Elfrida Secondary Plan Area	Location(s) in Elfrida Secondary Plan Area
Outdoor Fitness Stations	0	1	CRC
Tennis Courts	4	8**	
Basketball and Multi-use Courts	3	9	Community Park / Neighbourhood Park
Skateboard Parks	1	~1	Community Park
Leash Free Dog Zones	1	0	-
Playgrounds	10	14	Community Park / Neighbourhood Park
Pickleball Courts	0	7**	
Spray Pads	2	2	Community Park
Bike Parks and Pump Tracks	0	~1	
Outdoor Ice Rinks and Trails	-	-	-

* ULE: Unlit equivalents - Each lit field is equivalent to 1.5 unlit fields hours. Each lit artificial field is equivalent to 3 unlit fields.

** Joint facility

6 School Accommodations Issues Assessment

6.1 Assessment Requirements and Methodology

A School Accommodations Issues Assessment has been prepared to evaluate the existing and planned Hamilton-Wentworth District School Board (HWCDSB) and Hamilton-Wentworth Catholic District School Board (HWCDSB) school infrastructure surrounding the Elfrida Secondary Plan Area. The assessment considers the location of the Site, the anticipated number of dwelling units and typologies (i.e., single-detached dwelling, townhouse dwelling, etc.), demographic trends and a potential phasing approach, to identify the anticipated student yield. Based on the pupil yield, the assessment identifies the anticipated need for new elementary and secondary schools to accommodate the anticipated pupil yield based on the development of the Subject Site.

In March 2026, both the HWDSB and HWCDSB were provided with the anticipated number of dwelling unit types and population of the proposed Subject Site as well as a preliminary phasing strategy. Both school boards provided 'School Accommodation Issues Assessment' documents that identified the current and anticipated capacity, enrolment, and utilization rates for the surrounding schools, the projected number of elementary and secondary students to the year 2033 for the HWCDSB and 2035 for the HWDSB, and the identification of school site requirements to accommodate the anticipated pupil yield from the Site.

6.2 Supporting Information

The Subject Site is anticipated to be developed with a mix of single detached, townhouse, and apartment dwelling units. At the time of sending information to the school boards in March 2026, the Elfrida Secondary Plan was anticipated to accommodate approximately 24,111 units, as detailed in **Table 17** below, with an anticipated population of 61,239 people and a minimum density of 70 people and jobs per hectare.

Table 16 - Elfrida Secondary Plan Area Dwelling Unit Type and Number of Units

Dwelling Unit Type	Number of Units
Single Detached	3,423
Townhouse (including Street, Block, Stacked, and Back-to-Back)	15,775
Apartments	4,912
Total	24,110

As described in **Section 3.1**, the detailed phasing of the Site has not yet been finalized. It has been assumed at a high-level that an equal distribution of the total population will be accommodated at the 2031, 2041 and 2051 planning horizons.

Revisions to the Elfrida Secondary Plan since March 2026 have resulted in an increase in the anticipated population, which is now estimated at 64,392 people as described in Section 3 above. While the anticipated population and number of units have increased since being sent to the school boards in March 2026, this increase is not anticipated to impact the results of the School Accommodation Issues Assessment documents provided by the HWDSB and HCDSB or the number of anticipated schools required.

6.3 Hamilton-Wentworth District School Board

6.3.1 Existing Schools and Capacity

Elementary Schools

As described in the letter from HWDSB (see **Attachment A**), seven (7) existing elementary schools and one (1) proposed elementary school are in the area surrounding the Elfrida Secondary Plan Area. The following schools are located around the Elfrida Secondary Plan Area:

- Billy Green Elementary School
- Mount Albion Elementary School
- Janet Lee Elementary School
- Gatestone Elementary School
- Shannen Koostachin Elementary School
- Tapley Town Elementary School
- Bellemoore Elementary School
- Binbrook II*

**Binbrook II is anticipated to start construction in 2026 and be operational for the 2027 school year.*

The HWDSB notes that the current (2026) utilization rate for elementary schools in the area surrounding the Subject Site is generally 104%. It anticipated that by the year 2031, elementary school utilization rates will be approximately 116%. To alleviate some of the existing capacity constraints on elementary schools, a new elementary school (Binbrook II) is proposed approximately 4.1 kilometres north of the Site at 3105 Fletcher Road, Binbrook. The school is anticipated to open for the 2027-2028 school year. The HWDSB recently completed a 'Boundary Review' to delineate the catchment area for the new Binbrook school, as well as adjust the boundaries of the neighbouring Bellemoore and Shannen Koostachin elementary schools. The new Binbrook Elementary School is expected to relieve capacity pressures on the existing nearby schools, however utilization rates are still anticipated to exceed 100% up to the year 2035. The recommended option from staff does not include any boundary changes within the Subject Site.

Secondary Schools

There is currently one (1) secondary school (SaltFleet Secondary School) within proximity (<500 metres) to the Site. The current utilization rate of Saltfleet Secondary School is 111% in 2026 and is anticipated to reach a utilization rate of 141% by 2031.

6.3.2 Anticipated School Needs

Based on HWDSB's student yield methodology, the proposed development of the Subject Site is anticipated to generate approximately 4,909 elementary students and 1,367 secondary students. Each elementary school is anticipated to accommodate approximately 600-700 pupils and require a 2.85 hectares (7-acres) per site while each secondary school could accommodate approximately 1,300 pupils on a 6.5-hectare site (16-acres).

As described above, the current and proposed elementary and secondary school utilization rate exceed 100% and cannot accommodate the projected growth anticipated from the Site. To accommodate the anticipated growth, the HWDSB identified that eight (8) elementary school sites and one (1) secondary school site would be required within the Elfrida Secondary Plan Area.

6.3.3 School Site Requirements

The HWDSB identifies the following geographical requirements are to be considered when identifying potential school locations:

- Schools should be located on participating landowner parcels;
- An elementary school is to be in the first phase of development;
- School site sizes are subject to the number of pupils (i.e., a 601-700 pupil yield would require a 7-acre site, a 701+ pupil yield would require 8-acre site);
- Where school sites are adjacent to water features, such as stormwater management systems, buffer and/or barrier are required to avoid potential hazards;
- School sites should be generally flat with minimum grade and/or topographic changes;
- Roads for a school site are to be at least 20 metres to allow for school buses and turning radii; and,
- Elementary schools are to be located at the corner of local and collector roads with a minimum frontage of 150 metres.

6.3.4 Proposed Public School Sites

The proposed Subject Site concept, as shown in **Figure 3**, contemplates seven (7) public elementary schools and one (1) public secondary school. Each elementary school site has been planned with an area of approximately 2.85 hectares and are generally located along collector roads with a minimum frontage of 150 metres or more. As phasing for the Site has not been finalized, elementary school sites have been located such that, should the Subject Site be developed in phases, each potential phase could include an elementary school. The proposed public secondary school located is anticipated along an existing arterial road and has an approximate area of 6 hectares. All school sites have generally been located away from stormwater management ponds or other potential hazards.

It is acknowledged that while the HWDSB School Accommodation Issues Assessment identified the need for eight (8) elementary school sites, applying an assumed school capacity of 700 pupils indicates that a total elementary school pupil yield of 4,909 could be accommodated within seven (7) elementary schools. Considering that these schools would be newly designed and constructed, it is anticipated that they could be planned to accommodate 700 pupils per school. As the Site application progresses, updates to determine the anticipated elementary school pupil yield will be completed to ensure enough elementary school sites are identified and planned for.

6.4 Hamilton Wentworth Catholic District School Board

6.4.1 Existing Schools and Capacity

Elementary Schools

As described in the letter from HWCDSB (see **Attachment B**), the Site is located within the existing catchment area of Our Lady of the Assumption Catholic Elementary School which has a current utilization rate of 133% with an anticipated utilization rate of 147% by 2033.

The HWCSB identifies that, based on the HWCDSB Education Development Charges (EDC) By-law, two (2) new elementary schools have been identified in the Heritage Green and Binbrook areas by 2029 and 2030 respectively. However, the recommendations in the EDC did not take the anticipated pupil yield development of the Site into consideration.

Secondary Schools

Bishop Ryan Catholic Secondary School is located approximately 300 metres from the northwest portion of the Subject Site. The letter from the HWCDSB identifies that Bishop Ryan Catholic Secondary School has a current utilization rate of 125% with an anticipated utilization rate of 155% by 2033.

The HWCDSB also identifies that, based on the HWCDSB Education Development Charges (EDC) By-law, one (1) new secondary school has been approved and is currently in the design phase and is anticipated to accommodate around 1,000 pupils. However, the HWCDSB note that this new secondary school did not account for anticipated pupil yield from the development of the Subject Site into consideration.

6.4.2 Anticipated School Needs

Based on HWCDSB's student yield methodology, the proposed development of the Subject Site is anticipated to generate approximately 4,195 elementary students and 1,703 secondary students. As described above, the current catholic elementary and secondary school utilization rate exceeds 100% and cannot accommodate the projected growth anticipated from the development of the Subject Site. To accommodate the anticipated growth, the HWCDSB identified that six (6) catholic elementary school sites and one (1) catholic secondary school site would be required within the Site. The HWCDSB currently owns a 2.4-hectare (5.93 acre) parcel located at 55 Highway Regional Road 20, which was formerly the site for Our Lady of Assumption catholic elementary school before its relocation to 103 Fletcher Road in the Summit Park neighbourhood.

6.4.3 School Site Requirements

The HWCDSB identifies the following geographical requirements are to be considered when identifying potential school locations:

- School sites area to be in the first phase of development;
- Elementary school sites should generally be 2.5 hectares (6-acres) and secondary school sites should generally be 7 hectares (17-acres);
- Elementary school sites are preferred to be located adjacent to Neighbourhood Parks and secondary school sites are preferred to be located adjacent to Community Parks;
- Elementary school sites are preferred to be located at corner blocks with approximately 130 metres of frontage on collector roads;
- Secondary school sites are preferred to have multiple street frontages and 200 metres of frontage on an arterial road;
- School sites should avoid proximity to high-voltage hydropower lines, gas pipelines, stormwater management ponds, and commercial and industrial properties; and,
- School sites should be generally flat with minimum grade and/or topographic changes.

6.4.4 Proposed Catholic School Sites

The proposed Subject Site concept, as shown in **Figure 3**, contemplates five (5) catholic elementary schools and one (1) catholic secondary school. Each elementary school site has been planned with an area of approximately 2.5 hectares and located at corner sites along collector roads with a minimum frontage of 130 metres or more. Further, catholic elementary schools have generally been located adjacent to a Neighbourhood Park. As noted above, the HWCDSB currently owns a 2.4-hectare (5.93 acre) parcel located at 55 Highway Regional Road 20. This existing site has been identified as a potential catholic elementary school site as shown in the Site concept. As phasing for the Subject Site has not been finalized, elementary school sites have been located such that, should the Site be developed in phases, each potential phase could include a catholic elementary school.

One catholic secondary school is contemplated at the intersection of Regional Road 56, an existing arterial road, and a future east-west collector road (Street D). Frontage of more than 200-metres on both the existing arterial and proposed collector road is anticipated. All school sites have generally been located away from high-voltage hydropower lines, gas pipelines, stormwater management ponds, commercial and industrial properties or other potential hazards.

It is acknowledged that while the HWCDSB School Accommodation Issues Assessment identified the need for six (6) elementary school sites, an assumed capacity of 700 pupils per school would be sufficient to accommodate the projected elementary school pupil yield of 4,195 across six (6) elementary schools. Considering that these schools would be newly designed and constructed, it is anticipated that they could be planned to accommodate 700 pupils per school. As the Site application progresses, updates to determine the anticipated elementary school pupil yield will be completed to ensure enough elementary school sites are identified and planned for.

This Emergency Service Assessment provides an inventory of existing or planned Hamilton Fire Department (HFD), Hamilton Paramedic Services (HPS) and Hamilton Police Department Services (HPDS) facilities within the Elfrida Study Area and identifies the potential need for new emergency service facilities through the development of the Subject Site.

7 Emergency Services Assessment

7.1 Existing Emergency Facilities

Hamilton Fire and EMS Service Facilities

There is currently one (1) HFD and HPS facility within the Elfrida Study Area. Station 17, located at 363 Isacc Brock Drive, at the intersection of Isaac Brock Drive and Mud Street West, is approximately 1.75 kilometres from the northwest corner of the Elfrida Secondary Plan Area. **Table 18** outlines the number of emergency vehicle bays at Station 17.

Table 17 - Station 17 – HFD and HPS Service Bays

Station	Number of Bays	HFD Vehicles	HPS Vehicles	Available Space
Station 17	4	3	1	0

Station 17 is identified as a composite facility, including both career and volunteer firefighters, and provides one engine and one tanker vehicle, as described in the HFD 10-Year Service Delivery Plan that is further described below.

The Upper Stoney Creek area, serviced by Station 17 receives on average 2.46 calls per day. This was a 38% increase from 2014 to 2018, when the 10-Year plan was implemented. Due to the growth of the surrounding area and the limited capacity of other nearby stations, the Upper Stoney Creek area has an increased risk profile. At the time of the 10-Year Plan, response times in Upper Stoney Creek were six (6) minutes and 21 seconds longer than the average response time for career crews.

A response time of approximately four (4) minutes under normal driving conditions to the northwest corner of the Elfrida Secondary Plan Area, at the intersection of Mud Street and Upper Centennial is estimated, as shown in **Figure 20** below.

Hamilton Police Service Facilities

There are currently no HPS facilities within the Elfrida Study Area. The nearest station is the East End Station (2825 King Street East), located at the intersection of King Street East and Greenhill Ave. The East End Station is approximately 3.7 kilometres from the northwest corner of the Site and results in a response time of approximately five (5) minutes. This results in a 5-minute response time under normal driving conditions as shown in **Figure 20** below.

7.2 Planned Facilities

Hamilton Paramedic Services Master Plan (2022)

The Hamilton Paramedic Service Master Plan ('HPS Master Plan'), released in 2022 provides guidance with respect to the delivery of paramedic services until 2031. The HPS Master Plan is built on several priorities including infrastructure progression and service delivery optimization. The HPS Master Plan highlights Hamilton's aging population, as well as general population growth factors that necessitate detailed planning for HPS operations. An aging population applies additional stress to the service's resources as 45 percent of paramedic patients in 2018 were aged 65 years or older.

Most HPS stations are shared with HFD stations. The HPS Master Plan states that sharing stations leads to more efficient use of resources and reduced operating costs. However, many of the shared stations are at capacity and cannot adequately store all HPS vehicles.

The HPS Master Plan identifies a potential future station located at Rymal Road East and Upper Centennial Parkway, in close proximity to the Site, as shown in **Figure 20** below.

Hamilton Fire Department 10-Year Service Delivery Plan (2019)

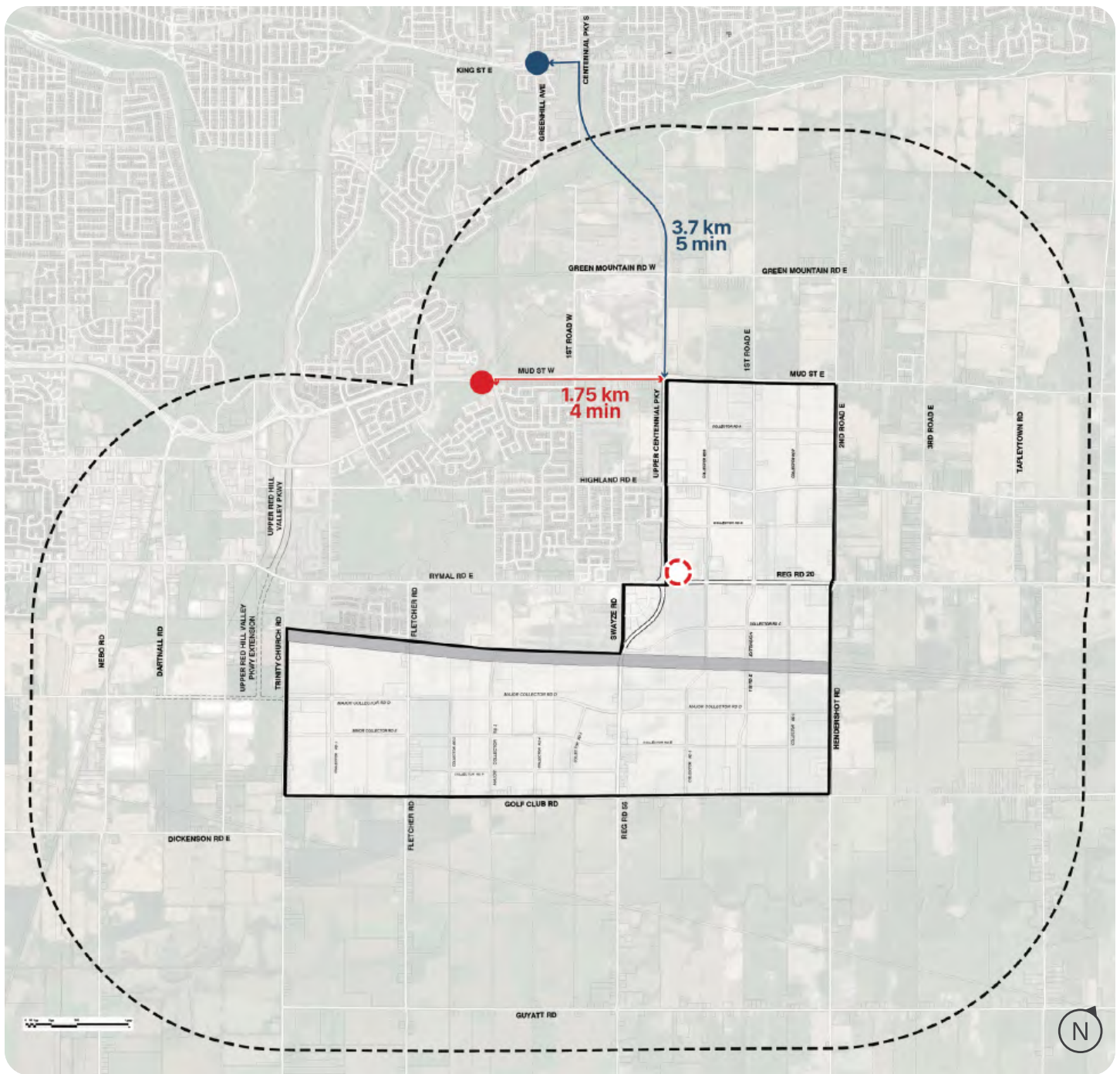
The Hamilton Fire Department 10 Year Service Delivery Plan ("HFD Plan") 10 Year Service Delivery Plan, released in 2019 provides direction for the HFD until the year 2028. The HFD Plan notes that the 2031 population forecast for the Upper Stoney Creek Area is 20,427, a 310% growth from 2016. The HFD Plan recognizes that growth across the City will strain existing resources and requires advance planning to adequately service new communities. Additionally, the Service Delivery Plan identifies a need to transform existing stations in Upper Stoney Creek from volunteer to composite or career stations as the area continues to transition from rural to suburban.

The HFD Plan identifies an objective to construct a new composite station in Upper Stoney Creek by the year 2025. It is understood that this project is currently on hold and that no site has been chosen to date. Further, the City of Hamilton's Development Charge Background Study (2023) identifies a future 'Elfrida/Upper Stoney Creek' HFD station with an estimated budget of 25 million.

7.3 Emergency Services Assessment

Figure 20 below identifies the existing and planned emergency service facilities and the estimated response times based on the current road configuration. The existing emergency service facilities provide for a four (4) minute HFD and HPS response time to the Subject Site, while the planned, but not yet constructed HPS facility at Rymal Road East and Upper Centennial Parkway would provide for a one (1) minute HPS response time.

The Site concept, as shown above in **Figure 3**, identifies a preliminary road network and land use plan. The Subject Site concept is subject to further review and refinement through the implementation of the Secondary Plan application process and could potentially accommodate a new 'Elfrida/Upper Stoney Creek' HFD Station, as identified in the City of Hamilton's Development Charge Background Study (2023) to provide a better response time to the Site and Elfrida Study Area collectively.



Legend







-  Study Area
-  Secondary Plan Boundary
-  Hydro Corridor
-  Existing HFD and HPS facility
-  Existing HPDS facility
-  Potential Future HPS facility

Figure 20 - Existing and Planned Emergency Service Facilities and Estimated Responses Time

8 Conclusion


This Report has been prepared in support of the application for the Elfrida Secondary Plan. The Report has informed the creation of the Elfrida Secondary Plan, which is to be developed as a new, complete urban community that incorporates a wide range of community uses to serve the needs of existing and future residents.

This Report concludes that the Subject Site can accommodate the current and planned community infrastructure and has considered and planned for new recreational facilities, parks, public services, schools and emergency services that may be needed to support the existing surrounding area and anticipated population growth in Elfrida to the year 2051.



David Falletta MCIP, RPP

Attachment A

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Hamilton-Wentworth
District School Board
School Accommodation
Issues Assessment

Hamilton- Wentworth District School Board School Accommodation Issues Assessment

The purpose of this School Accommodation Issues Assessment is to evaluate the potential impact of the proposed residential development on HWDSB’s existing and planned school infrastructure within the surrounding catchment areas. The Hamilton-Wentworth District School Board (HWDSB) has reviewed the information regarding the forthcoming application for Secondary plan for the Elfrida lands submitted by the representatives on behalf of the Elfrida Community Builders Group. HWDSB is not advocating for this development, however, administration is happy to provide the following analysis.

Development Data Provided

On March 18, 2026, HWDSB received data outlining a proposed residential community comprising of approximately 24,111 total units to achieve a minimum density of 70 people and jobs per hectare. The unit typologies provided included single-family homes, townhouses (street and block combined), back-to-back townhouses, stacked townhouses and apartments, with the following anticipated unit counts:

- 3,423 singles
- 10,676 townhouses (street and block combined)
- 2,432 back-to-back townhouses
- 2,667 stacked townhouses
- 4,912 apartments

Current and Projected Enrolment of Surrounding Schools

Based on HWDSB’s student yield methodology, the proposed development is expected to generate approximately 4,909 elementary students and 1,367 secondary students, as outlined in Table 1 below.

Table 1: Potential Student Yields

Type	Units	Elementary Student Yield	Secondary Student Yield
Semi-Detached	3,423	948	342
Townhomes (Street & Block)	13,108	3,526	918
Stacked Townhomes	2,667	400	80
Mid-Rise Residential	4,912	34	28
TOTAL	24,110	4,909	1,367

The following summarizes the current and projected enrolment, capacity, and utilization rates for the surrounding schools (see map in Appendix A) without the projected Elfrida development:

Table 2: Surrounding Schools Current and Projected Enrolment

School		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
ELEMENTARY												
Bellmoore	Enrolment	915	852	813	762	724	680	637	609	595	600	600
	Capacity	640	640	640	640	640	640	640	640	640	640	640
	Utilization	143%	133%	127%	119%	113%	106%	100%	95%	93%	94%	94%
Binbrook II	Enrolment	0	0	372	432	536	600	671	713	765	776	776
	Capacity	615	615	615	615	615	615	615	615	615	615	615
	Utilization	0%	0%	61%	70%	87%	98%	109%	116%	124%	126%	126%
Billy Green	Enrolment	358	348	337	334	333	339	334	329	327	332	332
	Capacity	400	400	400	400	400	400	400	400	400	400	400
	Utilization	90%	87%	84%	83%	83%	85%	84%	82%	82%	83%	83%
Gatestone	Enrolment	619	601	591	585	570	556	533	529	533	525	525
	Capacity	582	582	582	582	582	582	582	582	582	582	582
	Utilization	106%	103%	101%	101%	98%	95%	92%	91%	92%	90%	90%
Janet Lee	Enrolment	499	486	489	490	490	486	472	458	459	466	459
	Capacity	378	378	378	378	378	378	378	378	378	378	378
	Utilization	132%	129%	129%	130%	130%	128%	125%	121%	122%	123%	121%
Mount Albion	Enrolment	531	525	526	564	591	623	604	593	587	586	581
	Capacity	522	522	522	522	522	522	522	522	522	522	522
	Utilization	102%	101%	101%	108%	113%	119%	116%	114%	112%	112%	111%
Shannen Koostachin	Enrolment	724	806	535	578	623	656	649	644	647	664	666
	Capacity	599	599	599	599	599	599	599	599	599	599	599
	Utilization	121%	135%	89%	96%	104%	110%	108%	108%	108%	111%	111%
Tapleystown	Enrolment	488	487	559	679	767	769	784	781	760	770	772
	Capacity	291	291	291	291	291	291	291	291	291	291	291
	Utilization	168%	167%	192%	233%	264%	264%	270%	268%	261%	265%	265%
TOTAL ELEMENTARY	Enrolment	4134	4105	4223	4422	4635	4709	4684	4657	4674	4719	4712
	Capacity	4027	4027	4027	4027	4027	4027	4027	4027	4027	4027	4027
	Utilization	103%	102%	105%	110%	115%	117%	116%	116%	116%	117%	117%

SECONDARY												
Saltfleet	Enrolment	1302	1346	1426	1513	1619	1624	1656	1666	1645	1578	1521
	Capacity	1173	1173	1173	1173	1173	1173	1173	1173	1173	1173	1173
	Utilization	111%	115%	122%	129%	138%	138%	141%	142%	140%	135%	130%

Additional School Identification

Based on the projected student yields and enrolment forecasts, HWDSB confirms that existing school infrastructure is not sufficient to accommodate the anticipated growth resulting from this development.

As shown in Table 2 above, the elementary and secondary panels are over 100% utilized and would not be able to accommodate the projected growth. As a result, HWDSB requires eight (8) elementary school sites and one (1) secondary school site within the Elfrida expansion area. Based on the projected development units, each designated elementary school site would accommodate approximately 600-700 pupil places, which would require 7 acres per site. For secondary, the one site would accommodate approximately 1,300 pupils and would require a 16-acre site.

This analysis outlines the Board’s high-level school site requirements based on the development information currently available. The Board reserves the right to review and revise the number and location of required school sites through the secondary planning process, should there be changes to the scale, composition, or type of residential units proposed for the subject lands.

General School Site Requirements

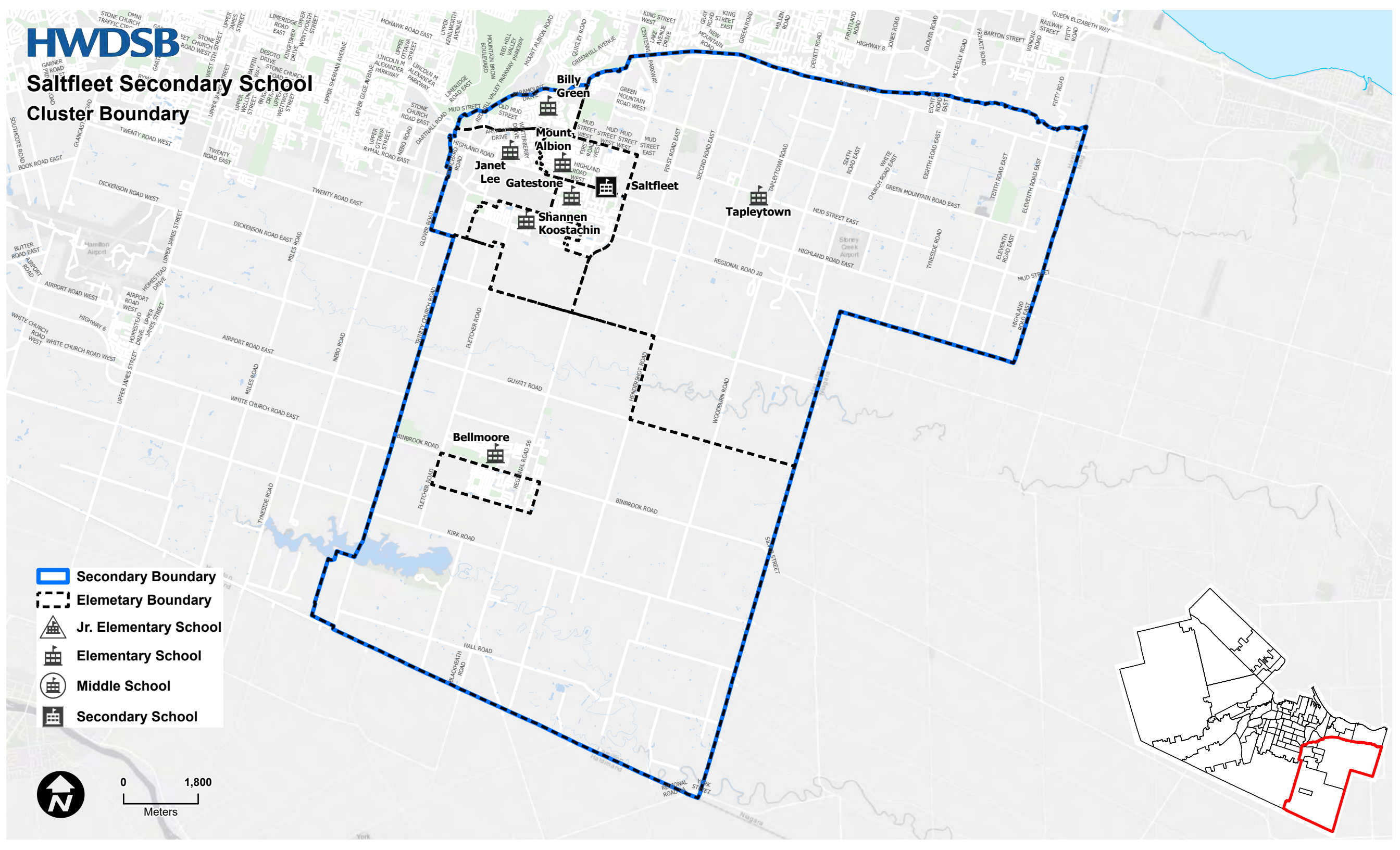
The following general school site requirements are to be considered:







- School sites should be located, where possible, on participating landowner parcels. If they are not located within the landowners group holdings, the Board would request that they work with the City to provide a strategy for how these sites can be relocated as needed to meet growth needs, or how they can be serviced if the Board is required to expropriate (subject to necessary approvals under the Education Act).
- A serviced elementary school site is required within the first phase of development for the expansion lands.
- Maximum area for elementary school sites will be determined as per the Ontario Regulation 20/98- Education Development Charges. Site sizes will be subject to the number of pupil places expected from the proposed development (i.e., 601- 700

proposed elementary pupil places would equate to a requirement for a 7-acre site, 701 pupil places or more would be 8 acres. For secondary, 1301-1400 pupil places would equate to a 16-acre site).

- Where school sites are adjacent to significant water features, such as stormwater management systems, buffering and/or barriers are required to be installed to avoid potential hazards for students. If located adjacent to such features, the Board will need to review the above to determine if student safety can be maintained.
- The Board requires the owner to submit to the satisfaction of the Board appropriate soil and environmental investigations, site grading plans, storm water management plans, site servicing plans (sanitary, water, utilities) and archaeological investigations and pipeline details (if necessary). In the event of an identified concern, the Board may commission its own studies at the cost of the landowners. Prior to registration of the plan, the owner shall certify that all properties to be conveyed to the Hamilton-Wentworth District School Board are free of contamination.
- School sites should be generally flat with very little changes in grades, avoiding any major topographical changes and/or features that limit the developability of the site. When adjacent to parks, there should be no major grade changes between the properties nor any swales separating the sites. If significant grade transitions are identified on future school sites, the Board will require sufficient details from proponents to confirm the developability of the site.
- The Board requires the owner to agree in a Subdivision Agreement, in wording acceptable to the School Board, that all services shall be installed to the mid-point of the frontage of the school site and positioned as designated by the Board, at no cost to the Board.
- The school site must not be encumbered by any easement. The location of any transformers must be to the satisfaction of the Board.
- Community mailboxes, temporary or permanent, will not be located on any boulevards adjacent to the proposed school block lands.
- The school site must be free of any buildings, trees, shrubs, scrub brush, debris etc., as required to accommodate a school layout on the site.
- Roads are to be at least 20 meters wide to accommodate school buses and their turning radius. Elementary schools should either be located at the corner of a local and collector road, or at minimum, have sufficient frontage to accommodate two roadway accesses for improved traffic flow. Their primary frontages should not be located along major arterials having speed limits of 60 km/h or more. The minimum frontage of the school site should be 150m for elementary schools. The Board prefers school sites that are accessible from all directions to encourage and maximize active transportation to and from school.

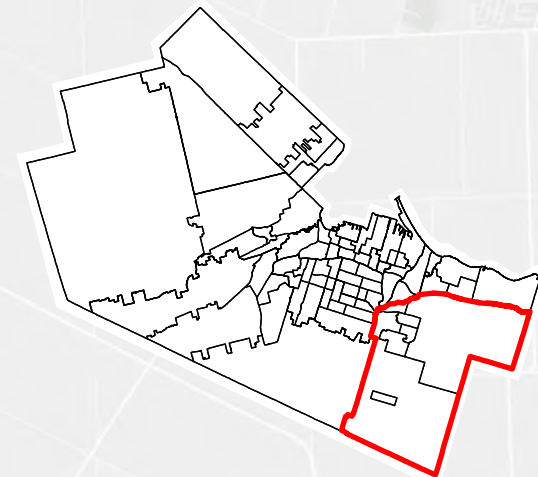
Saltfleet Secondary School Cluster Boundary




-  Secondary Boundary
-  Elementary Boundary
-  Jr. Elementary School
-  Elementary School
-  Middle School
-  Secondary School



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Meters



Attachment B

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Hamilton-Wentworth
Catholic District
School Board School
Accommodation
Issues Assessment



Hamilton-Wentworth Catholic District School Board
Believing, Achieving, Serving

March 30, 2026

Bousfields Inc.
1 James Street South
Hamilton ON L8P 4R5

Attention: Mrs. Sara Gregroy
Associate

Dear Mrs. Gregroy,

Re: Elfrida Secondary Plan - Request for HWCDsb Information

Thank you for providing the Hamilton-Wentworth Catholic District School Board (HWCDsb) with an opportunity to review the subject application pursuant to the email issued dated March 18, 2025.

The subject application is related to the Elfrida Expansion Area bounded by Trinity Church Rd, Swayze Rd, Upper Centennial Pky, Mud St E, 2nd Rd E, Hendershot Rd, and Golf Club Rd. the concept urban boundary expansion area is approximately 1,209 hectares.

The proposed expansion area is located within the existing catchment area of Our Lady of the Assumption Catholic Elementary School (CES) and the school does not have sufficient capacity to accommodate projected growth in this area. Our Lady of the Assumption CES is operating at a utilization rate of 133% and currently has 10 portables on site. It is projected to further exceed capacity in 2033 by 281 students, which represents a utilization rate of 147%.

The area secondary school(s) do not have sufficient capacity to accommodate projected growth in this area. The current area secondary school is Bishop Ryan Catholic Secondary School which received an addition, completed in spring 2025. This has helped to relieve current accommodation pressures temporarily. Bishop Ryan CS is operating at a utilization rate of 125% and currently has 16 portables on site. It is projected to exceed capacity in 2033 by 945 students, which represents a utilization rate of 155%.

The Board's current EDC by-law identifies the need for two (2) elementary schools in the Heritage Green and Binbrook areas by 2029 & 2030 respectively. The Board's by-law identifies the need for a future secondary school in Binbrook which was approved and is currently in the design phase; this secondary school will be built to 1,001-pupil places. These recommendations do not take into consideration the additional growth that is expected with the Elfrida land mass of 1,209 hectares and an estimated 61,240 new residents.

90 Mulberry Street, P.O. Box 2012 Hamilton, Ontario L8N 3R9

Tel: 905 525-2930 Fax: 905 524-3377 <http://www.hwcdsb.ca>

The Board's next EDC Background Study is to be completed July 2029. This may also inform on possible changes/updates to area secondary and elementary school requirements. In such cases, staff will advise accordingly.

The Board received the following unit approximation and phasing information:

- 3,423 singles;
- 10,676 townhouses (street and block combined);
- 2,432 back-to-back townhouses;
- 2,667 stacked townhouses;
- 4,912 apartments
- While the phasing of the area has not yet been resolved, on a preliminary basis it is anticipated that 1/3rd of the population, or approximately 20,413 residents, will come 'online' at each of the 2031, 2041, and 2051 planning horizons.

Based on these approximations, the Board estimates that the entirety of the development will yield 4,195 elementary and 1,703 secondary students. As a result, the Board will require 6 new elementary schools and 1 new secondary school site designations within this urban boundary expansion area. Please note that the Board owns a 5.93-acre parcel of land located on 55 Highway Regional Road 20. The Board reserves the right to make submissions on future Planning applications which could potentially affect their land, including the establishment of the internal road pattern for the area and the provision of infrastructure. It is likely this site will serve as 1 of the 6 new elementary schools within the area.

The following school accommodation requirements are identified below to assist with addressing the significant school accommodation needs for this area.

- A residential development phasing strategy is required to ensure that school sites are available at the appropriate time and based on the school board needs. As a result of the current student accommodation needs in the area, school sites are required in the first phase of development when completing the servicing strategies for urban boundary expansion.
- Dwelling unit types, counts and bedroom unit counts to the smallest geographic area possible;
- School sites should be located centrally to the catchment area that they intend to serve;
- Elementary school sites are preferred to be located adjacent to municipal neighborhood parks and secondary school sites are preferred to be located adjacent to community parks;
- Elementary schools are preferred at corner blocks, to have approximately 130 meters of frontage on a collector road and should not be on curves or adjacent to roundabouts;

- Secondary schools are preferred to have multiple street frontages and 200 meters of frontage on an arterial road;
- Elementary school sites shall generally be 6.0 acres in area and Secondary School sites shall generally be 17 acres in area;
- The site is to be unencumbered by natural features and/or easements that would have the effect of reducing the developability of the site.
- The site should avoid proximity to a high-voltage hydropower line right of way or a natural gas pipeline or station, stormwater management ponds, commercial and industrial properties, wherever possible;
- Topography of sites should be generally flat, where the maximum slope shall not exceed 2% and be free of woodlots, ponds, creeks, and stormwater management features.

With respect to the HWCDSB acquisition of lands identified for future school use, we would request the Secondary Plan include Policy direction wherein the lands are protected for their intended use. Where land is to be developed by Plan of Subdivision, this objective can be achieved by including the appropriate Conditions of Draft Plan Approval. The policy should clearly state the intent, such that the lands identified for school purposes shall not be redesignated and developed for alternative uses without the written acknowledgement of the HWCDSB.

Following your receipt and review of this letter, please feel free to contact the undersigned should you have any questions or wish to discuss further.

Yours truly,



Spencer Comfort
Manager of Planning and Accommodation



Vince Ramelli
Manager of Real Estate, Community
Partnerships and Transportation

Cc: P. Pace-Gubekjian, Associate Director of Corporate Services, HWCDSB
D. Heyworth, Director and Senior Advisor, Strategic Growth Initiatives, City of Hamilton

