

## EMERGENCY SERVICES ASSESSMENT

Applicant: UrbanSolutions Planning & Land Development Consultants Inc.  
Date: December 6, 2024  
Location: White Church Urban Expansion Area  
Owner: Whitechurch Landowners Group Inc.

RE: Official Plan Amendment (Urban Boundary Expansion)

Our office, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions), has been retained to act as an authorized planning consultant and project team lead for Whitechurch Landowners Group Inc., who are the registered landowner group associated with the lands municipally known as the White Church Urban Expansion Area in the City of Hamilton. This emergency services assessment has been prepared in support of the Official Plan Amendment application for Urban Boundary Expansion for the lands municipally known as the White Church Urban Expansion Area.

The purpose of this Emergency Services Assessment is to provide a breakdown of the proposed development conditions along with a review of existing emergency service facilities in the area. This will help relevant agencies comment on their estimated requirements for additional emergency service facilities and refine the amount of land needed to accommodate these uses.

The proposed Urban Boundary Expansion Area is approximately 364.0 hectares in size and is anticipated to be developed with approximately 7,600 residential units, three elementary schools, one community park, five neighbourhood parks, 17 ha of commercial land uses, 19 ha of natural open space and a recreational trail system. The residential units will be primarily contained in single detached dwellings, semi-detached dwellings, street townhouse dwellings, stacked townhouse dwellings, and other low rise ground related dwellings. The subject lands are generally rectangular in shape and are 2.9 kilometres by 1.3 kilometres in size. As proposed, the Whitechurch Urban Expansion Area is planned to accommodate 77 persons per hectare. The final development statistics and land uses are to be determined at a future stage following approval of the Official Plan Amendment application to facilitate the development of the Secondary Plan area.

As depicted in the enclosed Emergency Services Assessment appended to this assessment, there is one emergency service facility within close proximity to the subject lands, being Station 19 Hamilton Fire and Paramedic Services located at 3302 Homestead Drive. Station 19 is approximately 0.6 kilometres away from the nearest site access at Airport Road East and Upper James Street, equating to an approximate 2-minute response time under normal driving conditions. Further north at 400 Rymal Road East is the Hamilton Police Mountain Station, approximately 7.0 kilometres away from the nearest site access at Airport Road East and Upper James Street equating to an approximate 7-minute response time under normal driving conditions.

As the development concept for the lands remains in a high-level conceptual stage pending the review and approval of the Urban Boundary Expansion and the future implementation of a Secondary Plan, the final layout of internal streets and land uses is yet to be determined. It is with this understanding that

future analysis related to siting of future emergency service facilities must take place once the overall development concept has been further refined. Should you have any questions, please feel free to contact the undersigned.

Regards,  
**UrbanSolutions**



Matt Johnston, MCIP, RPP  
*Principal*



Scott Beedie, MCIP, RPP  
*Senior Planner*

# APPENDIX A

## Emergency Services Assessment

# EMERGENCY SERVICES ASSESSMENT WHITE CHURCH BOUNDARY EXPANSION AREA



SCALE 1:21000



- NOTES:
- Base information prepared by A.T. McLaren Limited
  - Aerial Imagery: Airbus 2024
  - Route timing: Google Maps



RYMAL RD E



TWENTY RD E

7 km  
9 minutes

DICKENSON RD E

UPPER JAMES ST

MILES RD

ENGLISH CHURCH RD E

650 m  
2 minutes

AIRPORT RD E



**WHITE CHURCH  
BOUNDARY  
EXPANSION AREA**

WHITE CHURCH RD E