

**Section 4: Residential Development**

Tracking development is important in the formation of enrolment projections. Ensuring that projected enrolments account for future housing developments allows for Planning and Accommodation to have a proactive approach in areas of the city with new development. Determining the potential timing of residential development requires continuous monitoring.

The City of Hamilton has been averaging over 1815 housing completions per year since 2013<sup>1</sup>. With limited vacant residential land in Hamilton, a change from predominantly single family home neighbourhoods to neighbourhoods with a combination of single houses, semidetached, townhouses and mixed-use buildings have occurred. Since 2013, 35% of the housing completions in Hamilton have been townhouses, 55% have been single family homes. 5% have been semi-detached homes and the other 10% are apartments.<sup>1</sup> The trend of higher density housing is expected to continue based on the residential development plans circulated by the City of Hamilton. Hamilton's Planning and Economic Development Department released a Residential Intensification Guide which focuses on redevelopment, infill housing, reuse of land, and new development that involves combining mixed use housing and high density housing.

In 2016, housing starts rebounded in Hamilton's CMA up 662 units from 2015 to 2016<sup>1</sup>. Charts on the following page depict the housing starts and housing completions from 2013 to 2016 in Hamilton. Canadian Mortgage and Housing Corporation is projecting total housing starts will remain consistent in 2016 throughout Hamilton into 2017 and 2018.<sup>2</sup> Areas of strong residential growth will continue to yield new houses and students. Schools in Winona, Upper Stoney Creek, Binbrook and Flamborough will continue to have accommodation pressures until new land is available for HWDSB to purchase and construct new facilities.

In January 2017, Tiffany Hills Elementary School was completed in the Meadowlands area of Ancaster to accommodate students from new development. In Glanbrook/Upper Stoney Creek, a school site in the Summit Park neighbourhood was purchased and the Ministry of Education approved the funding for a new 625 pupil place JK-8 school. Additional school sites in Binbrook, Upper Stoney Creek, Flamborough and Winona have been identified through the City of Hamilton's secondary plans. HWDSB will purchase these lands once available to do so.

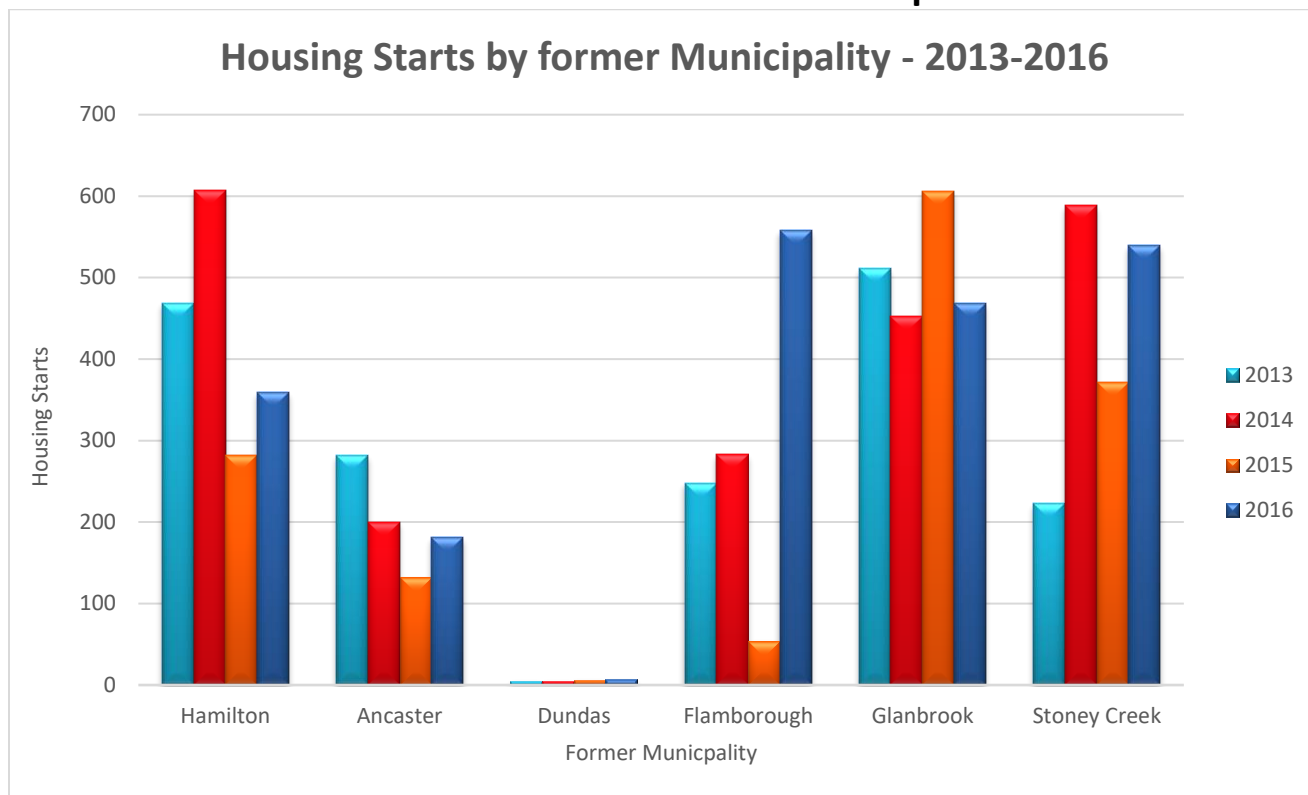
On pages 3-6 of this section are maps illustrating the lands that have been identified through the City of Hamilton circulation as being in in the subdivision and condominium application process.

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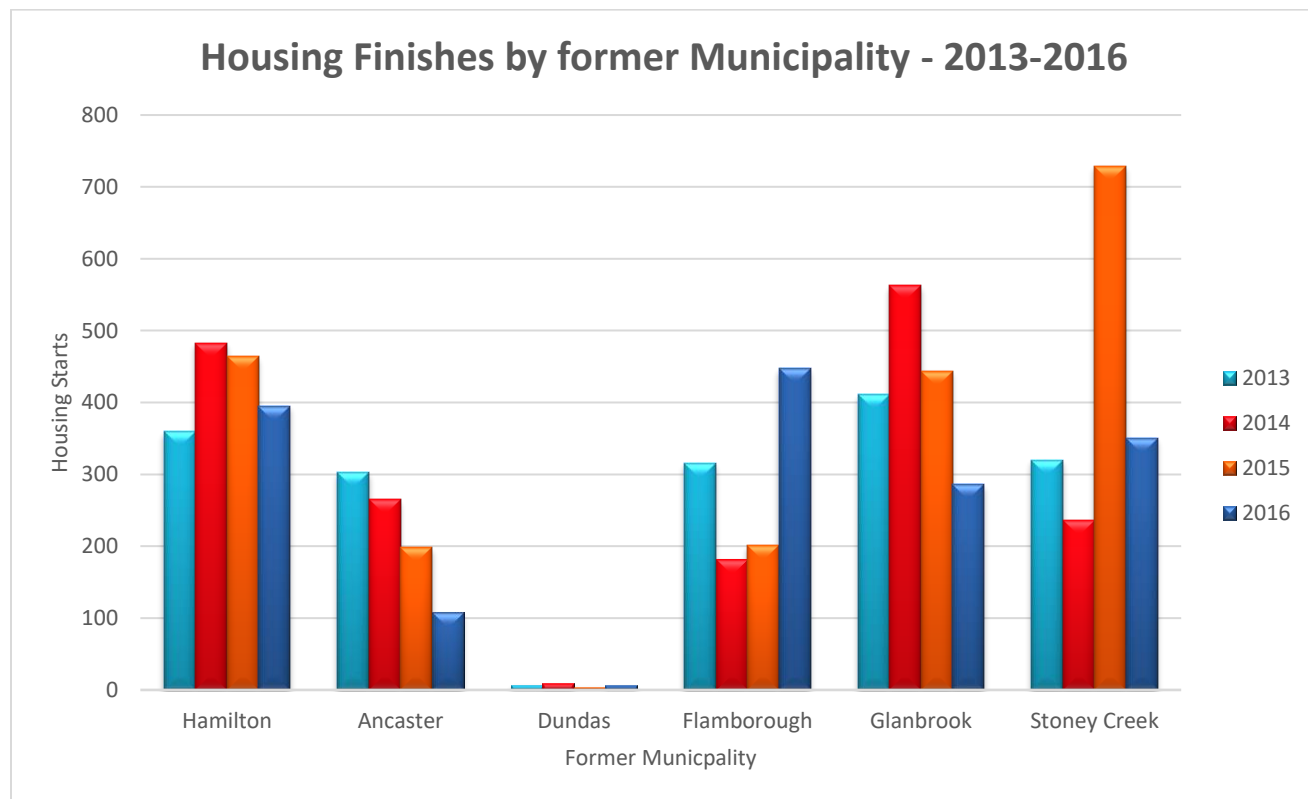
<sup>1</sup> Housing Market Tables: Selected South Central Ontario. Canadian Mortgage and Housing Corporation. January 2017

<sup>2</sup>Housing Market Outlook: Hamilton CMA. Canadian Mortgage and Housing Corporation. Fall 2016

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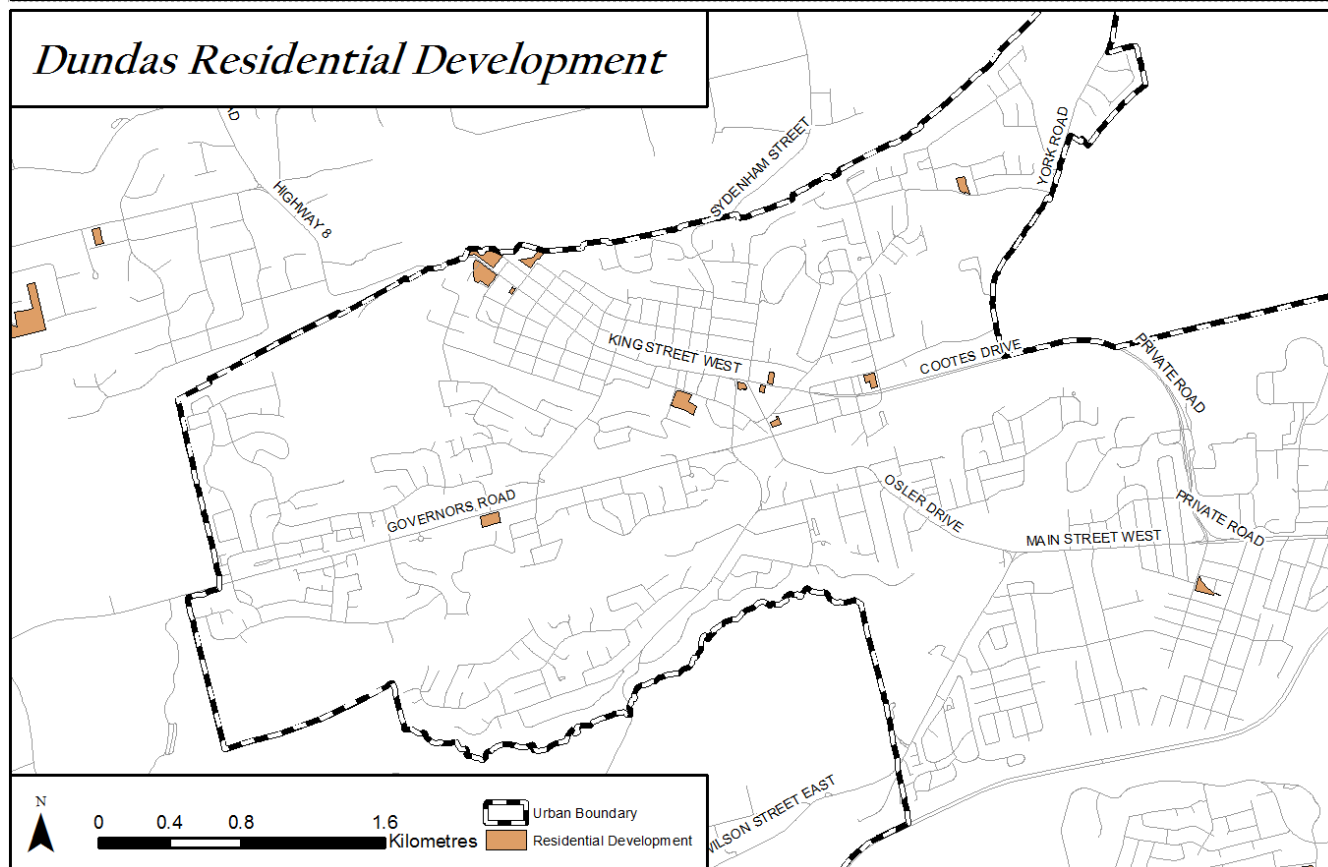
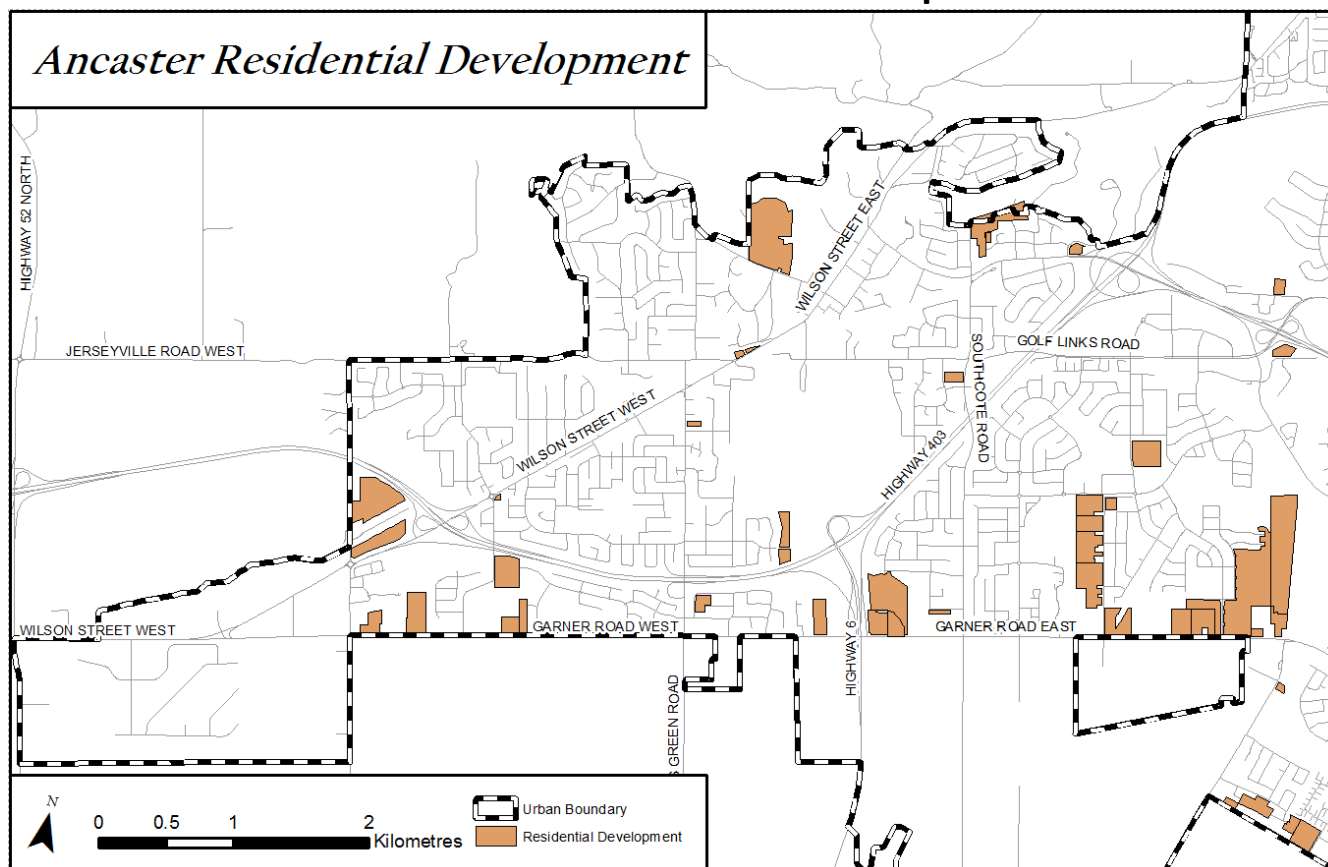


Source: Housing Market Tables: Selected South Central Ontario. Canadian Mortgage and Housing Corporation. January 2017

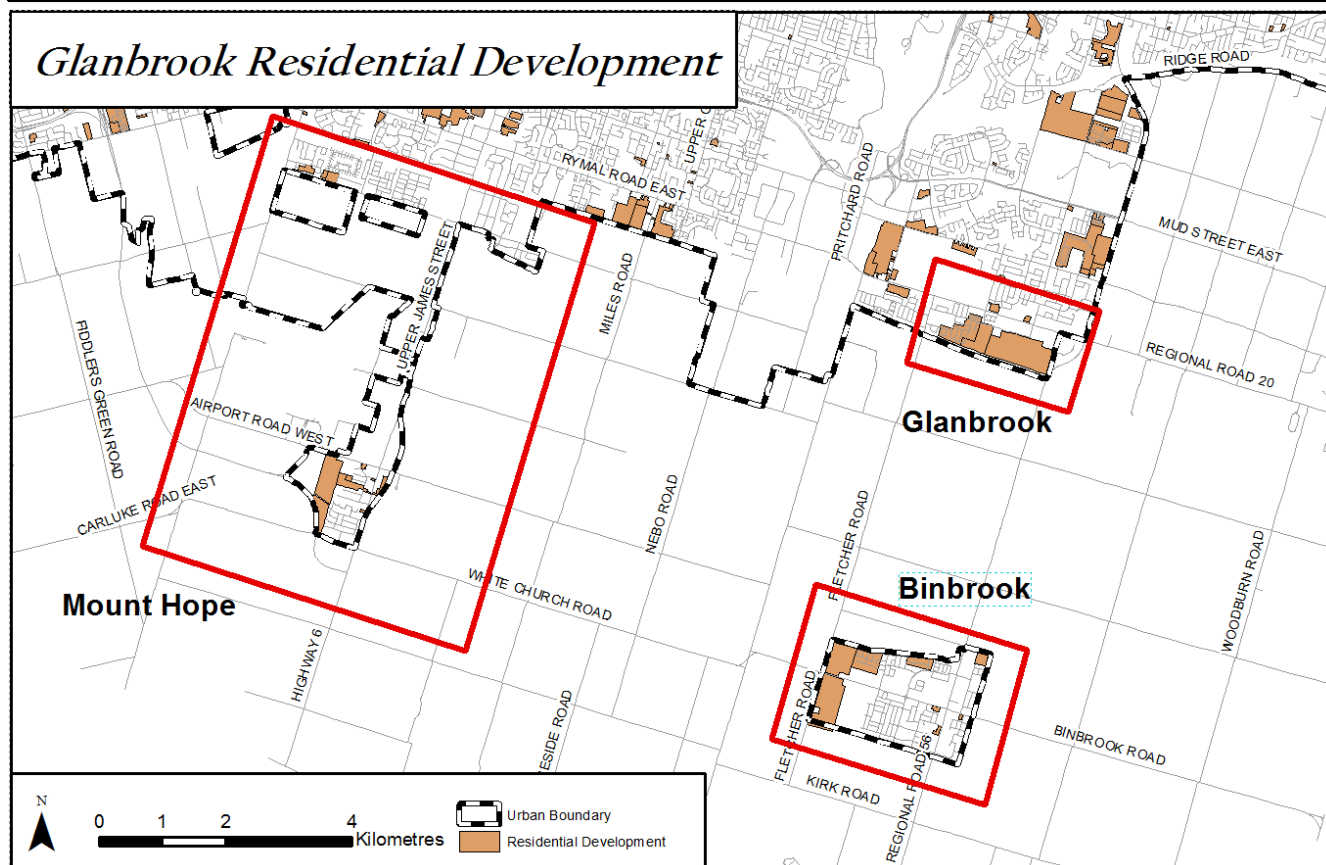
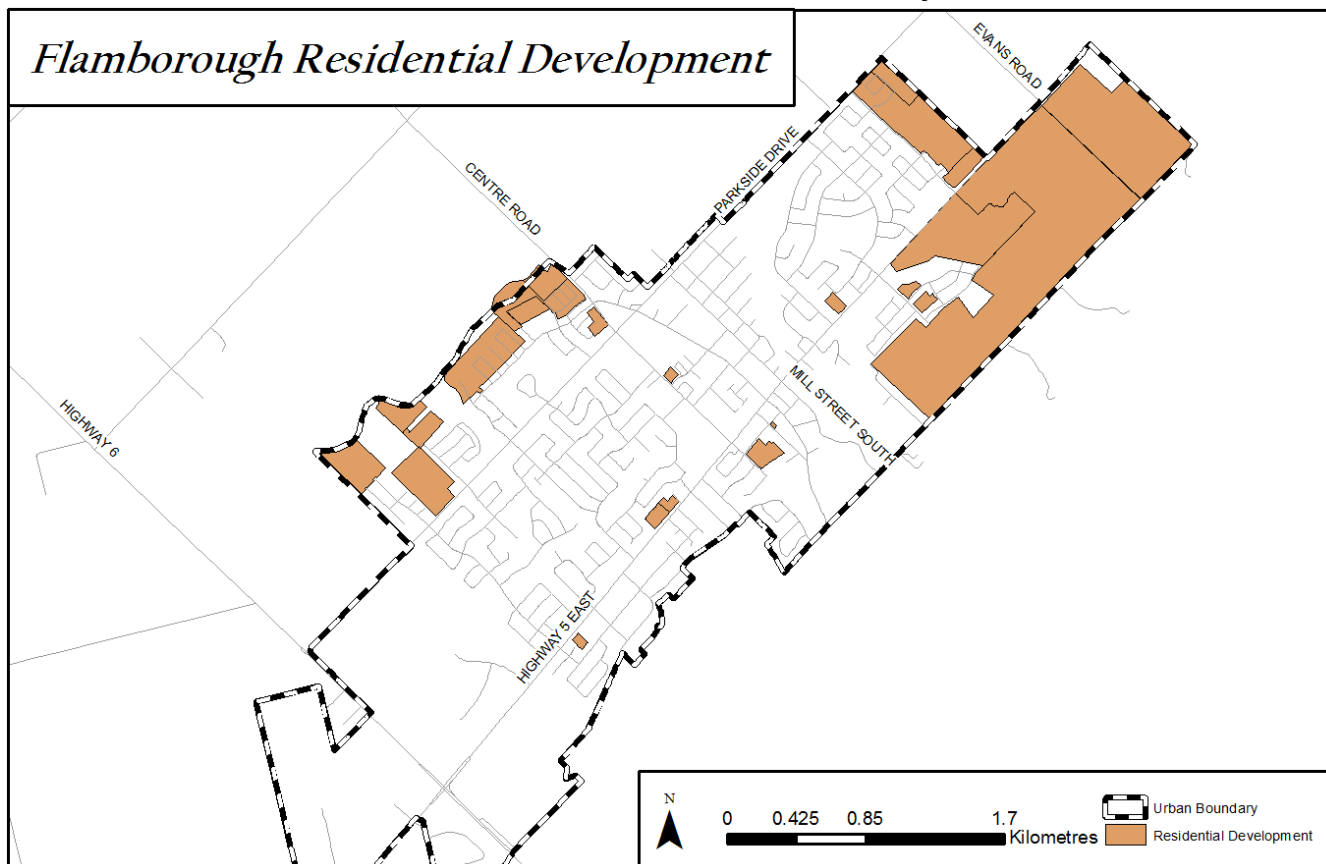


Source: Housing Market Tables: Selected South Central Ontario. Canadian Mortgage and Housing Corporation. January 2017

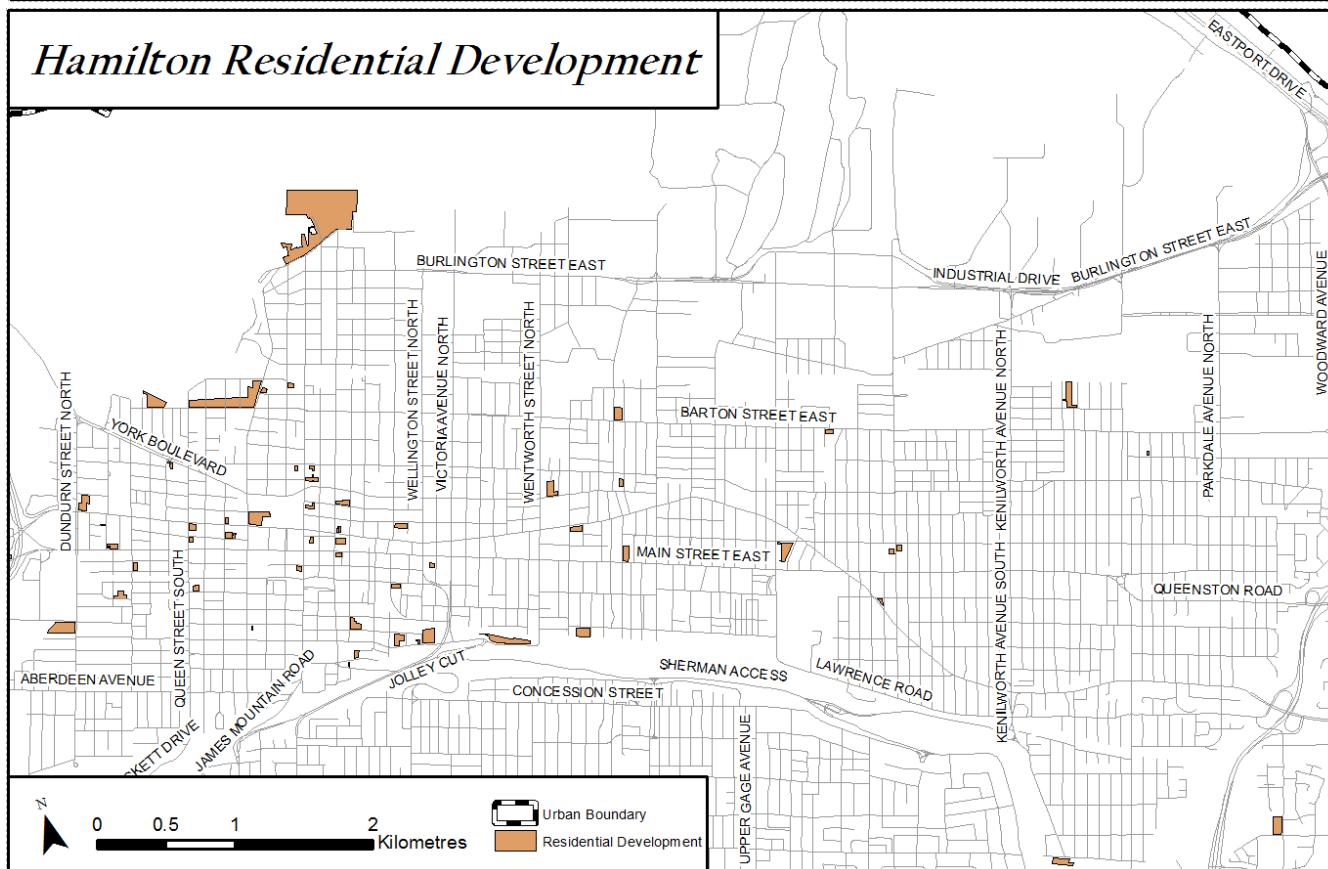
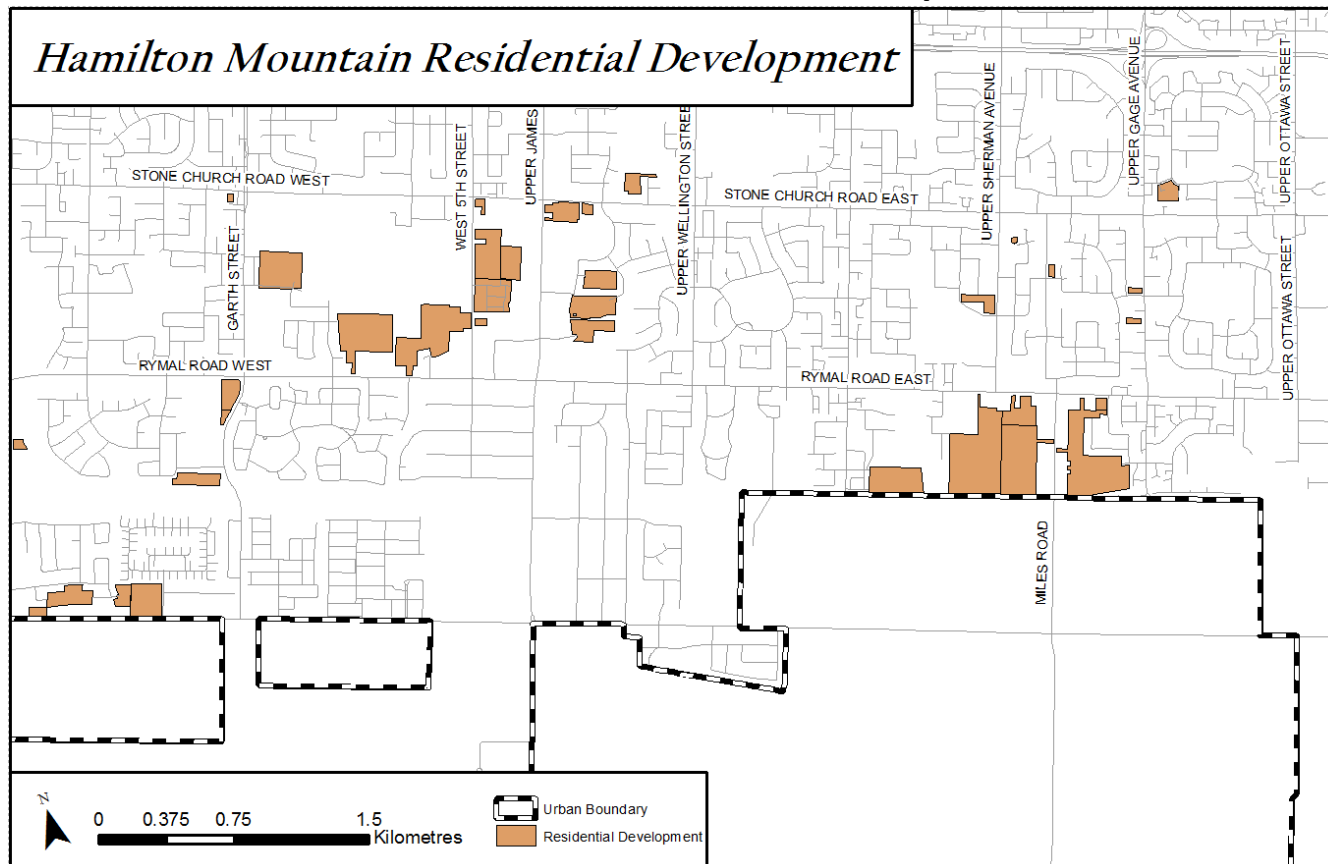
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