

LONG-TERM FACILITIES PLAN



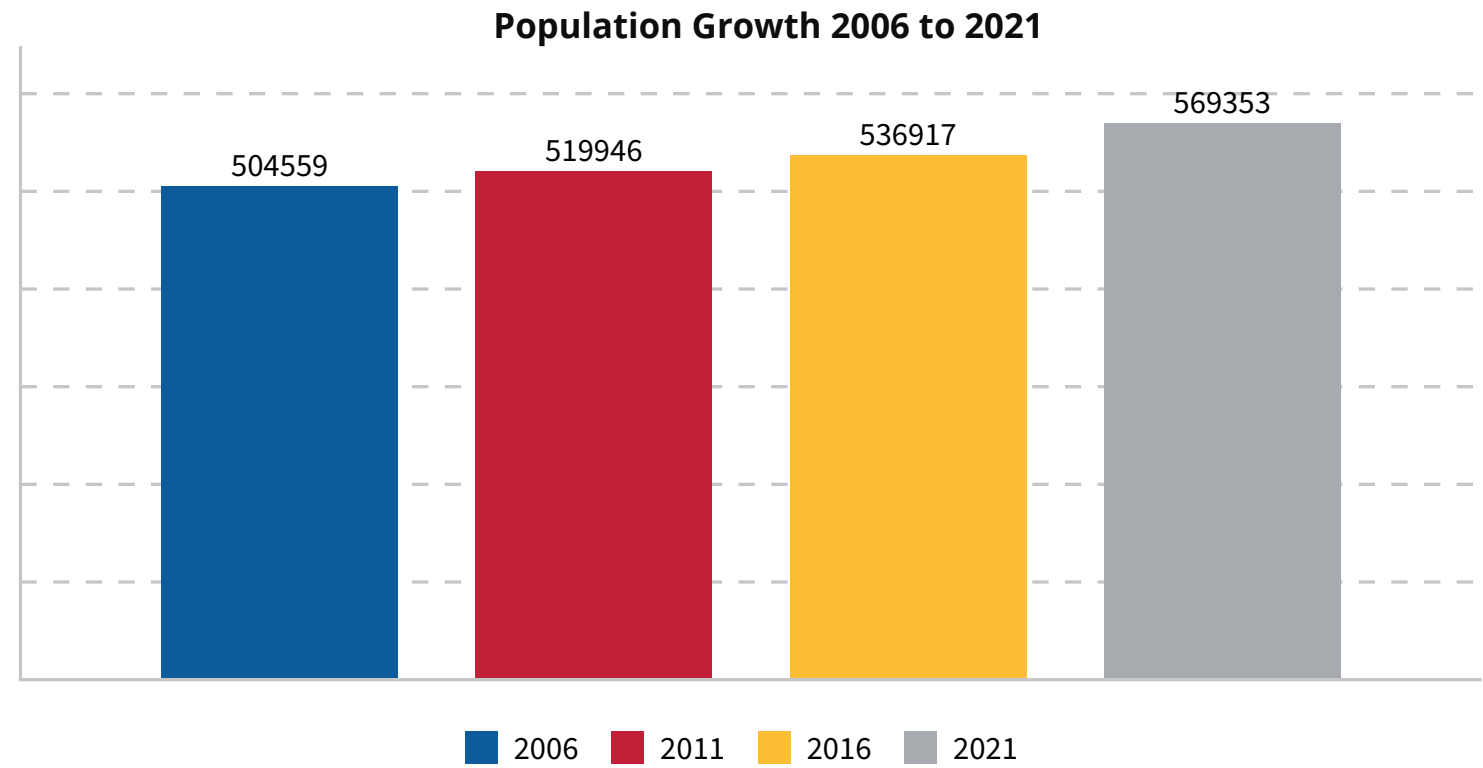
Section 1.1: Community Profile

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Population Growth

From 2016 to 2021, Hamilton's population increased from 536,917 to 569,353, marking a 6% rise. This growth rate outpaced Ontario's 5.8% population increase during the same period and exceeded Hamilton's 2011 to 2016 growth rate by 3% (Statistics Canada, 2022a) Since 2011, Hamilton's population has been steadily increasing, resulting in changes to the population's age structure. The most notable change has been the continued growth of the senior population (age 55+), a generation that contributed significantly to Hamilton's school infrastructure growth from the 1950s to the 1970s. This demographic shift is also contributing to the overall aging population in Hamilton and Ontario.

Another significant change in Hamilton's age structure since 2011, impacting the school-age student population, is the 27% increase in the 25-39 age cohort. Recent statistics have shown that childbearing has become more popular for women in their late 20s and early 30s (Statistics Canada, 2015). Growth in these childbearing age cohorts over the past decade has positively affected the number of children aged 0-14. The 0-4 and 5-9 age cohorts have increased by 6% and 9.6%, respectively, since 2011. The growth in the 0-4 cohort, along with other factors such as immigration, has led to slow and stable growth in HWDSB kindergarten and primary-aged students since 2011. With a growing 0-4 age cohort and an increase in kindergarten and primary-aged students, HWDSB's elementary enrolment is expected to remain stable in many existing neighbourhoods and grow in areas of new development.



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Fertility and Live Births

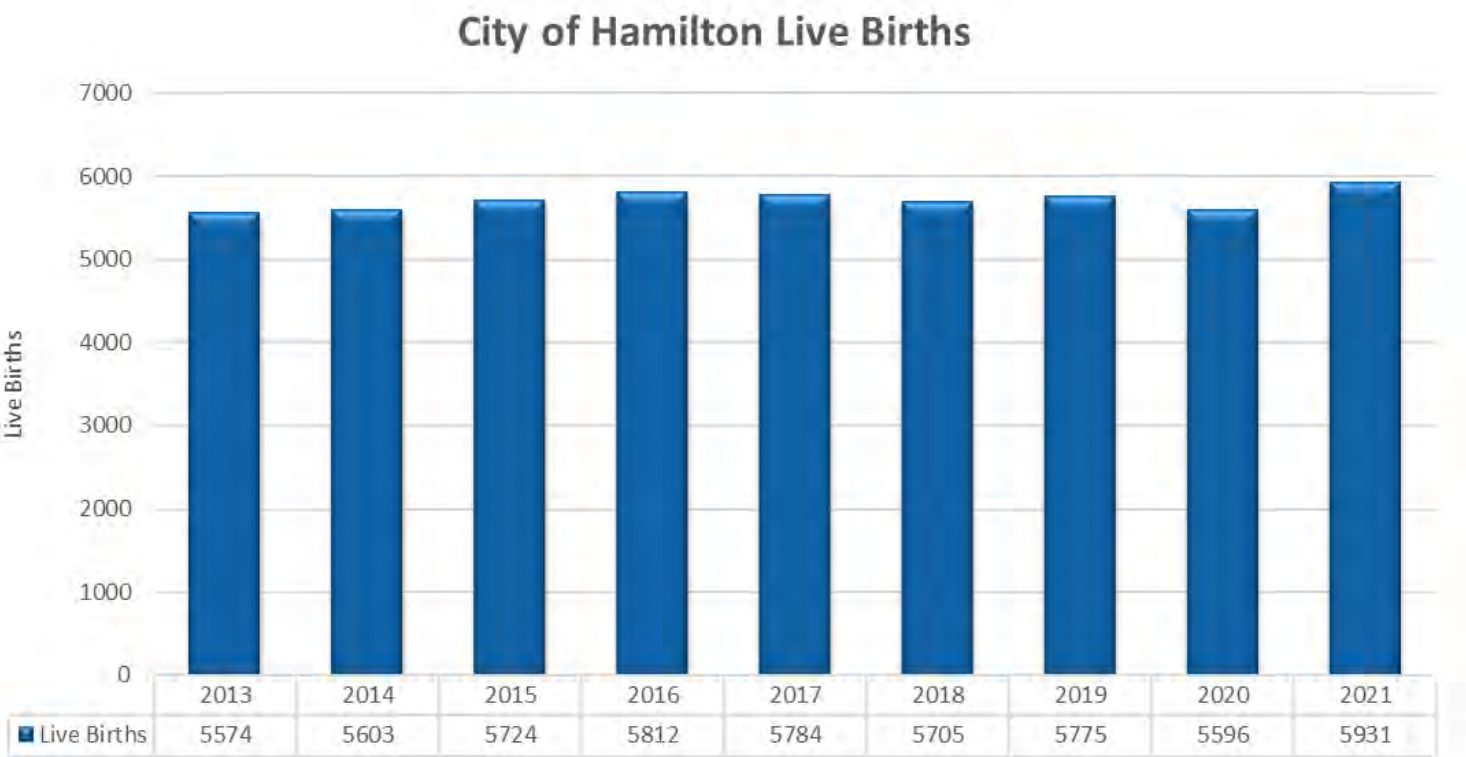
The fertility rate of an existing population is a key driver of population growth. The Total Fertility Rate (TFR) represents the total number of children born per woman if they reach the end of their childbearing years. Over the past 70 years, the TFR in Canada and globally has significantly declined. In 2022, Ontario’s estimated TFR was 1.27 children per woman, down from 1.52 in 2016 (Statistics Canada, 2024). This rate is substantially lower than the peak baby boom era, which reached 3.8 children per woman. To maintain its current population level, a population requires a TFR of 2.1 children per woman, meaning each woman in her childbearing years must have an average of 2.1 children. Due to the lower fertility rate in Canada and Ontario, the country and province will rely on immigration and migration to sustain population growth.

Recent demographics indicate that the family creation process is occurring later in life, which directly affects the number of children each family may have. In 1991, the average age of mothers at childbirth in Ontario was 28.4 years, while in 2021, it was 32.1 years. During this same period, the TFR fell from 1.7 to 1.37 (Statistics Canada, 2023). The 30-34 age cohort became one of the largest five-year cohorts in Hamilton in 2021, suggesting that the number of births in Hamilton should at least remain stable and potentially grow as larger cohorts enter their typical childbearing years.

The number of live births per year in Ontario has generally been decreasing since the early 1990s. In the early 1990s Ontario was averaging approximately 150,000 live births per year. Throughout the 1990s the number fell drastically to less than 130,000 per year but since 2010 has stabilized averaging approximately 140,000 births per year. (Statistics Canada, 2023)

In Hamilton, the number of live births between 2013 and 2021 has shown the same recent stable trends as the province. The chart to the right indicates the number of live births in Hamilton since 2013. Residents of Hamilton have been averaging approximately 5,700 live births per year since 2013 with 2021 producing the most live births over that period of time. (Better Outcomes Registry Network, 2023)

Areas with the highest count of live births since 2013 include Binbrook, Winona, Upper Stoney Creek and Downtown Hamilton which includes Bennetto, Central, Dr. Davey and Queen Victoria (Better Outcomes Registry Network, 2023). Schools within these geographic regions typically yield some of the largest Kindergarten enrolments in the Board. Historic enrolment projections also provide an insight into the anticipated future kindergarten enrolment in an area. Historic enrolment trends are reviewed annually to ensure JK projections are in line with the ongoing trends in a community. HWDSB will continue to monitor live birth data and historic enrolment to inform enrolment projections and ensure they are trending in the same manner.

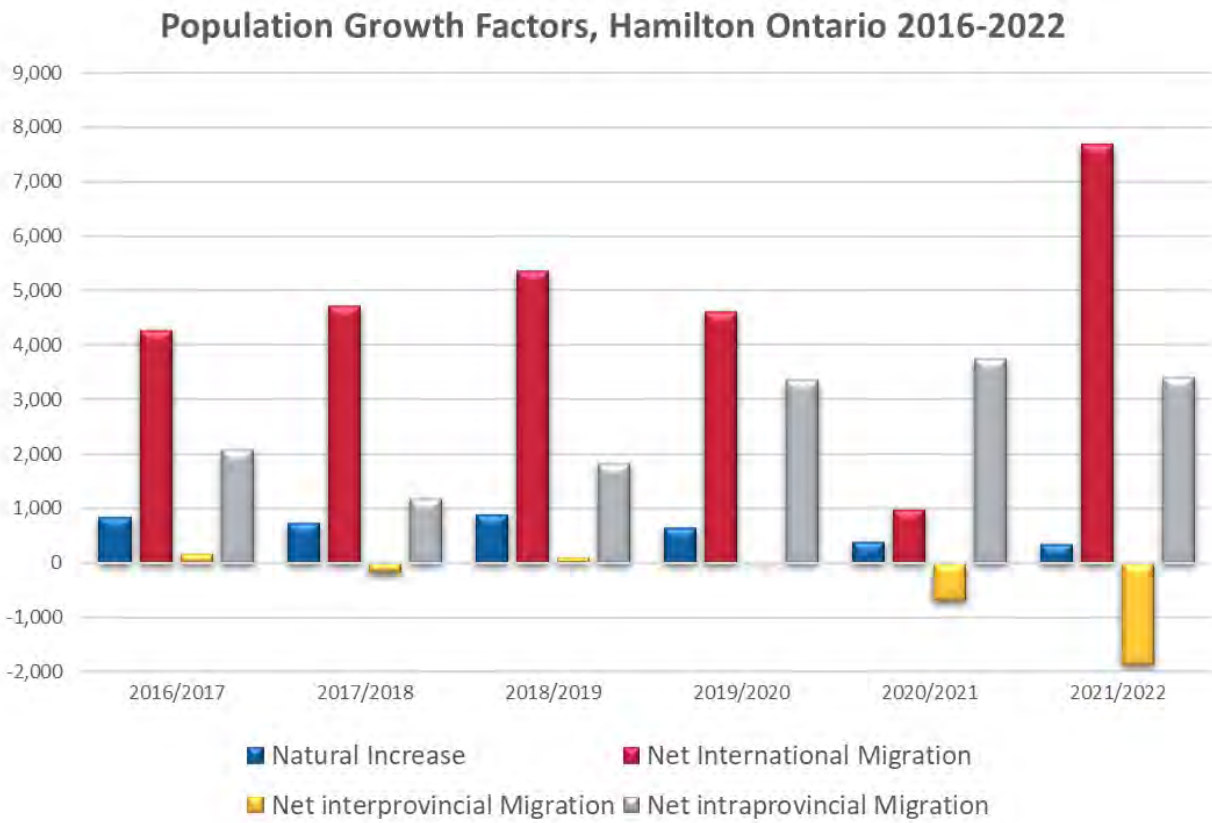
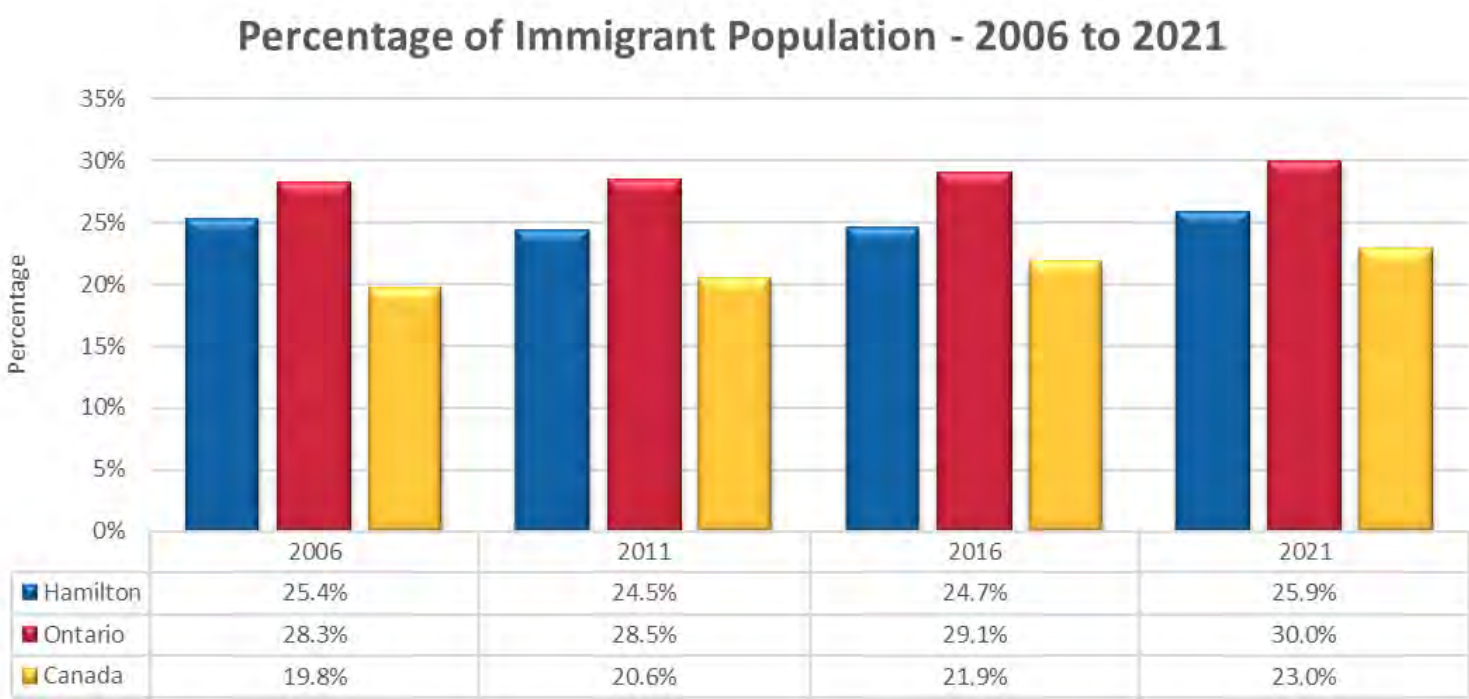


Immigration and Mobility

Immigration is the main driving force of Canada’s, Ontario’s and Hamilton’s population growth. According to the 2021 census, approximately 26% of Hamilton’s population identified themselves as a newcomer and 2.3% were non-permanent residents. Compared to Ontario, approximately 30% of people identified themselves as newcomers and 2.8% were non-permanent residents. Between 2016 and 2021, approximately 20,145 newcomers settled in Hamilton. Between 2011 and 2016 only 13,150 newcomers settled in Hamilton. (Statistics Canada, 2023a)

Since 2006, on average 25% of Hamilton’s total population have been identified as immigrants. This indicates that the number of newcomers settling in Hamilton over the past 15 years has remained consistent relative to the population of Hamilton. The chart below depicts Hamilton’s percentage of immigrant population in comparison to Ontario and Canada. Hamilton’s percentage of immigrant population has been consistently higher than the Canadian average yet lower than the Ontario average. Areas with the highest percentage of immigrant population in Ontario are in the Greater Toronto Area. Percentages of immigrants in the Regions of York, Peel and City of Toronto range from 46-51%. (Statistics Canada, 2023a)

Mobility data takes into account not only the number of international migrants but also the number of people who move in and out of Hamilton from other provinces, cities, towns and municipalities. From July 2021 to July 2022, census Canada estimates that Hamilton’s population grew by approximately 9,600. These estimates consider natural increase (births vs deaths), net international migration, net intraprovincial migration (within Ontario) and net interprovincial migration (outside of Ontario but within Canada). Below is a 6-year history of Hamilton’s population growth factors.



The chart above shows that Hamilton’s net international migration numbers continue to trend upwards. July 2021 to July 2022 was a 5 year high with approximately 7,700 newcomers moving to Hamilton within that one-year period. The chart also shows the impact of the COVID-19 pandemic on population. In 2020/21 net international migration was well below the 5-year average as government mandated reduced immigration. The number of intra and interprovincial migration changed starting in 2019-2020. Due to government mandating remote working polices, many people decided to move away from major urban centres in favour of smaller communities. Starting in 2020 the chart above depicts a significant change in intraprovincial migration as Hamilton benefited from many people’s decision to leave the Greater Toronto Area. The following two years of data showed a similar number of people moving to Hamilton from other Ontario communities, but it also showed a large number of people leaving the province based on the interprovincial migration data. Overall, the net change in population has been positive for Hamilton.

The overall impact of the pandemic and newly formed demographic mobility trends will continue to have an impact on Hamilton’s overall population including school aged children. Planning and accommodation will continue to track large scale demographic changes and the impacts to school level enrolment. New trends will be incorporated into future sets of enrolment projections.

Population Projections & Growth Management

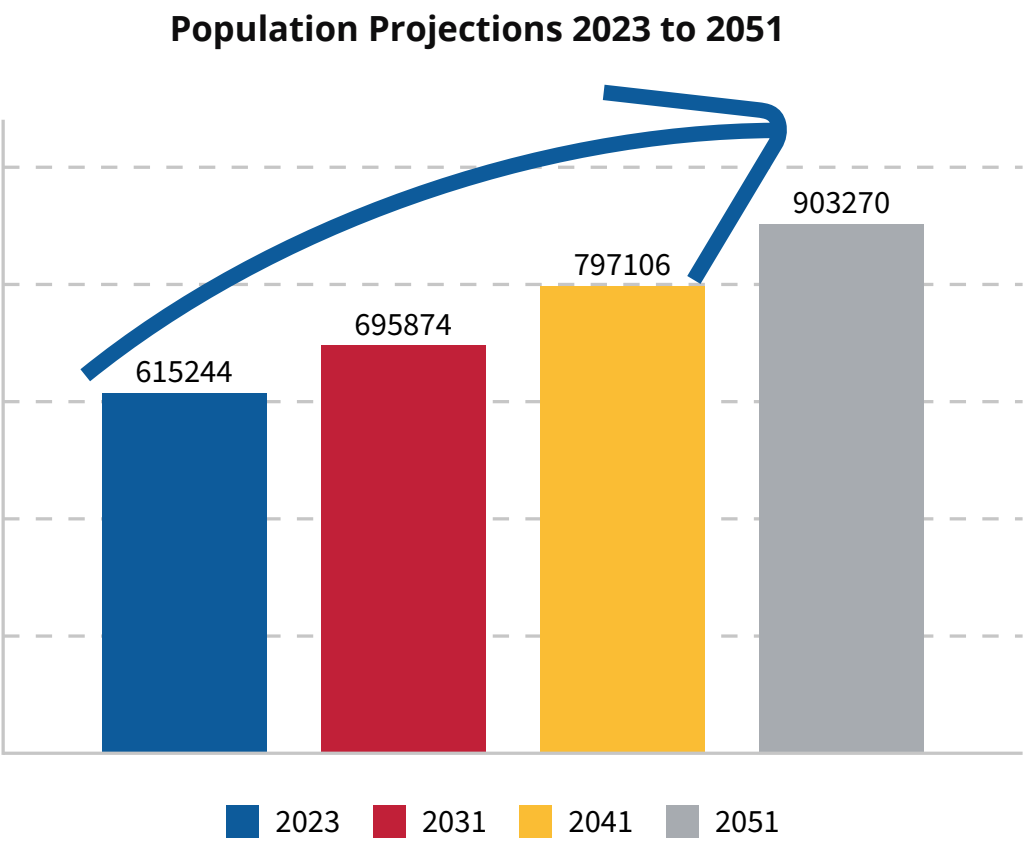
In 2024, the Government of Ontario released the Provincial Planning Statement (PPS), a province-wide land use planning policy framework that replaced the 2020 Provincial Policy Statement and the 2019 A Place to Grow: Growth Plan for the Greater Golden Horseshoe. The PPS provides a framework for municipalities to adopt through official plans, zoning, and development by-laws. Its primary goal is to ensure that lands are developed to meet the current and future needs of the community while protecting environmentally sensitive and resource-abundant areas. Current and future land use needs include lands for employment, housing, agriculture, infrastructure, and services. The plan outlines minimum intensification and density target requirements that municipalities must plan to achieve. Additionally, municipalities are required to conform to other provincial land use planning documents specific to certain geographic areas of Ontario. For instance, the City of Hamilton must conform to the Niagara Escarpment Plan, the Greenbelt Plan, and the Parkway Belt West Plan.

According to the PPS, planning authorities must base population and employment growth forecasts on the Ontario Population Projections published by the Ministry of Finance. The most recent projections were published by the Ministry of Finance in the fall of 2024. The updated data projects Hamilton's population to increase by 288,026, or 47%, from 2023 to 2051.

All municipalities are required to produce an Official Plan, which guides both short- and long-term land use planning using area-specific policies, values, and interests while incorporating the framework of the aforementioned provincial plans. In November 2021, the City of Hamilton submitted a no urban boundary expansion Official Plan to the Ministry of Municipal Affairs and Housing (MMAH). In November 2022, the MMAH released a decision to modify the Official Plan, which, among other items, included urban expansion areas. However, on December 6, 2023, the Province of Ontario officially rescinded the majority of the provincial modifications to Hamilton's Official Plan, restoring the City of Hamilton's no urban boundary expansion growth strategy approved by City Council in June 2022. This plan means that all residential and employment development will occur within the current urban boundary and focus on intensification. Consequently, the percentage of new development constructed within the built-up area between 2031 and 2051 is expected to be above 80%. Due to the limitations that intensification places on residential development, it is anticipated that the majority of new development will be in the form of medium- and high-density housing (townhomes and apartment units) with limited lower-density housing options.

Although the City did not approve the expansion of the urban boundary through the Municipal Comprehensive Review and Official Plan Review, developers still have the opportunity to initiate urban boundary expansion through an application process. The new boundary expansion process, initiated through PPS 2024, allows private applications to expand an urban boundary by eliminating the requirement that expansions can only occur through a municipal comprehensive review. The City of Hamilton is currently developing a framework for processing and evaluating urban boundary expansion applications. HWDSB planning staff have provided comments on this framework and have requested that applicants submit a School Accommodation Issues Assessment as part of their urban boundary application submission. This assessment is intended to evaluate the impact of the proposed urban boundary expansion area against the existing and/or planned school capacity. Where additional student capacity is needed to accommodate the expansion area, the School Accommodation Issues Assessment allows HWDSB to determine the number and type of new schools required and/or expansions to existing schools to accommodate future student growth within the proposed expansion area.

HWDSB will continue to monitor the implementation of the proposed changes to the City's Official Plan and growth management strategy and review their impacts on current and projected enrolment.



(Ministry of Finance, 2024)

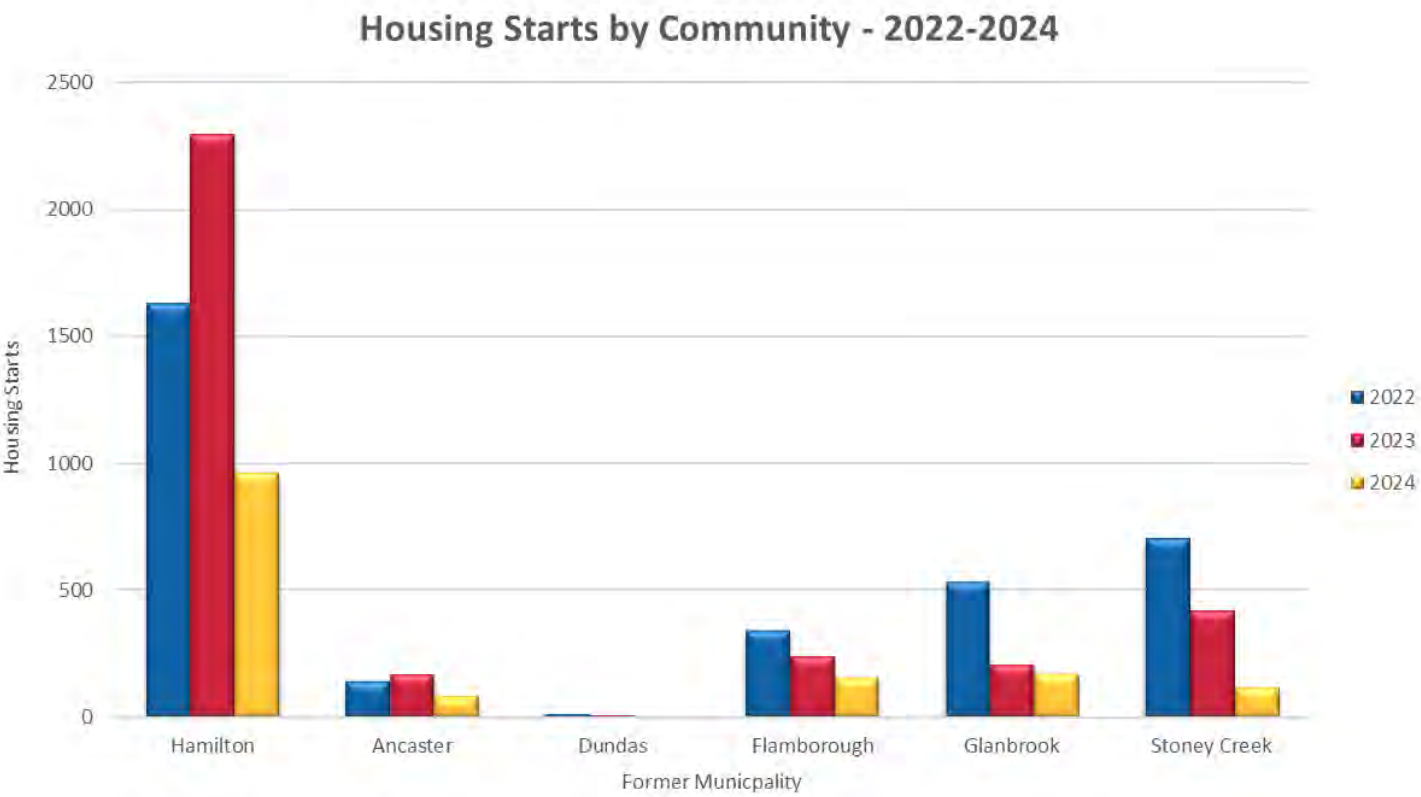
Residential Development

Tracking residential 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 averaged over 2,444 housing completions per year from 2021 to 2023 (Canada Mortgage and Housing Corporation, 2024). In 2024, there were approximately 2,835 housing completions. Of the 2,835 completions, row housing and apartments accounted for 2,439 or approximately 86%. As seen in the graph below, the former city of Hamilton geographic area accounted for the majority of housing completions in 2023. Most of the growth came from apartments units which is a newer trend for Hamilton in comparison to previous years. CMHC apartment starts and completions data aligns with the increased value in apartment building permits collected by the City of Hamilton. Limited vacant residential land and the no urban boundary expansion growth plan in Hamilton has changed the composition of new neighbourhoods from predominantly single-family homes to neighbourhoods with a combination of single-family, semidetached, townhouses and mixed-use buildings. The trend of higher density housing is expected to continue based recent building permit data, CMHC data, and development applications circulated by the City of Hamilton. In 2024, housing starts fell well below the previous year’s value. The majority of the housing starts were apartment buildings, accounting for 54% of housing starts. 19% of housing starts were row housing with only 27% were single family and semis again signalling the move away from single family homes as the predominant new housing built form. Apartment buildings typically yield a low number of students and historically have not had a significant impact on school enrolment. Staff continue to monitor yields from apartment units and will adjust projections as new trends occur.

Accommodating New Development

- Construction of a second 634 pupil place K-8 school in the Binbrook community. Site plan application is underway, new school to be opened in 2027 school year.
- Construction of a new 650 pupil place K-8 school in Upper Stoney Creek to alleviate enrolment pressure and replace Tapleytown. Site plan application is underway, new school to be opened in 2027 school year.
- Construction of a new 504 pupil place K-8 school in Waterdown. Site plan application is underway, new school to be opened in 2027 school year.
- 178-pupil place addition at Mount Hope elementary to accommodate enrolment growth from residential development. Design and regulatory approval applications underway.
- 138-pupil place addition and childcare addition at Janet Lee Elementary School. Design is underway.
- An additional site in Winona has been identified through the City of Hamilton’s secondary plans. HWDSB will purchase this site once available.



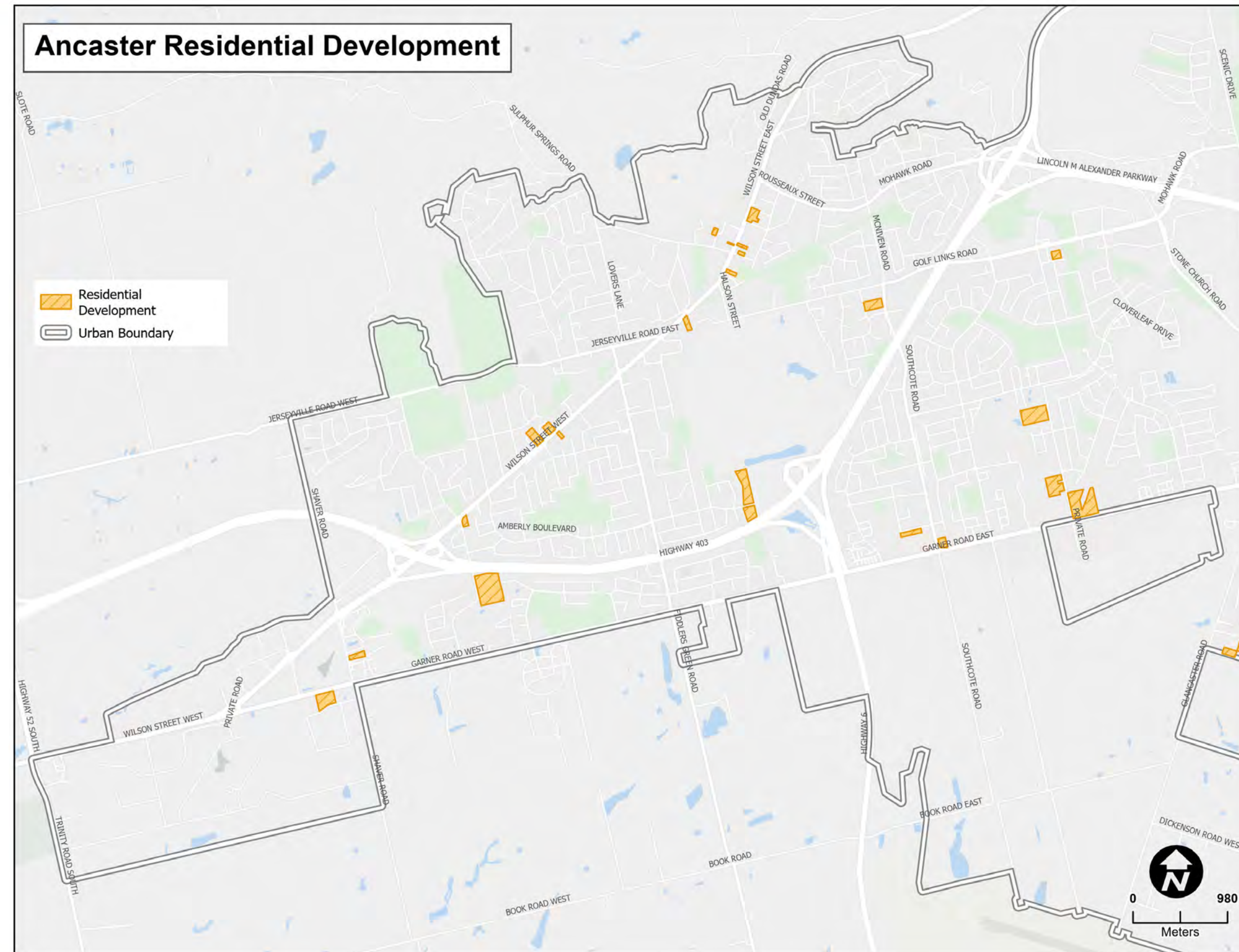
Residential Development Maps

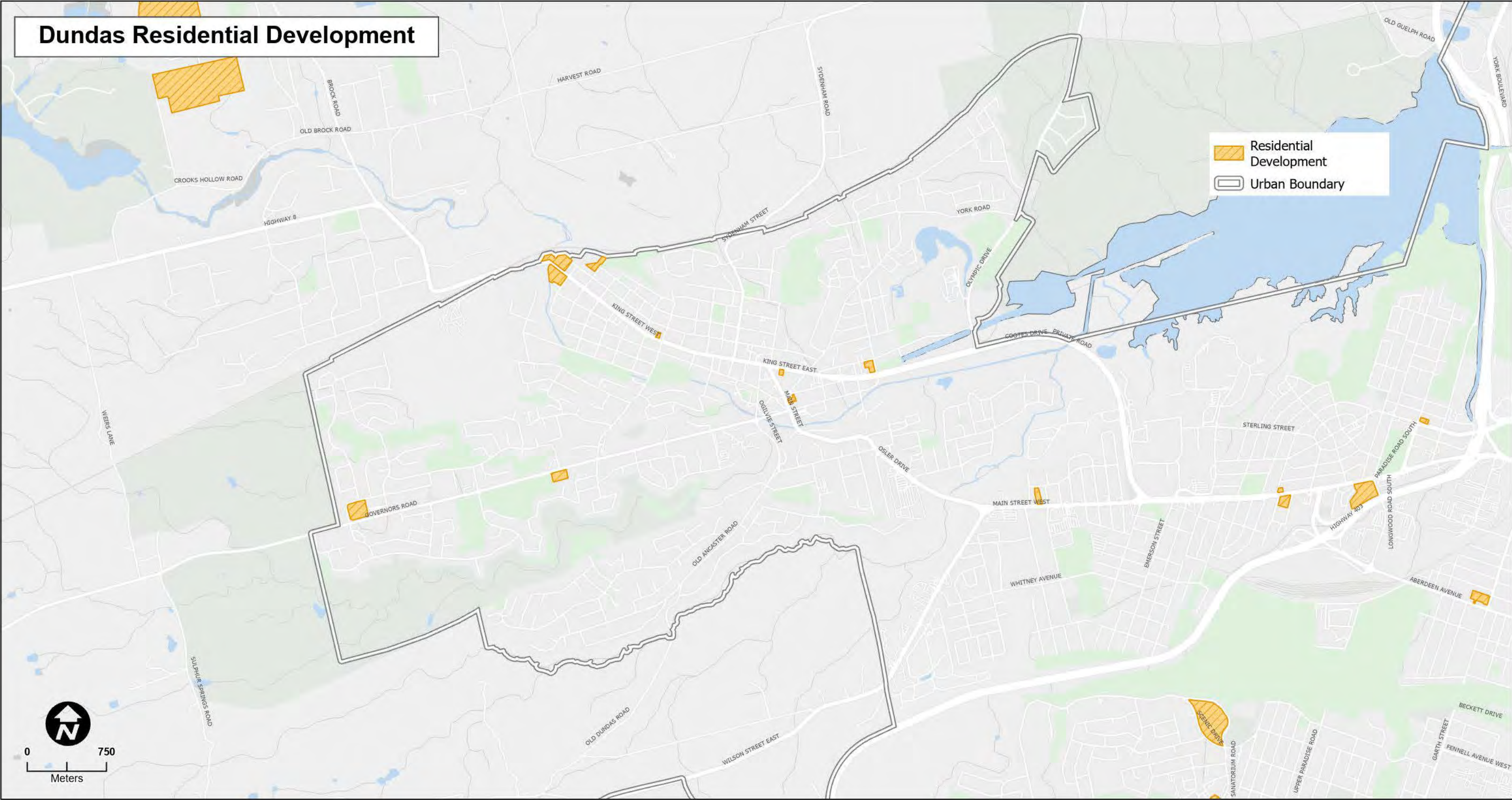
The maps on the following pages depict residential applications circulated by the City of Hamilton. The identified development applications are in various stages of approval which include:

Under Construction - development is currently under construction, infrastructure and/or homes are currently being constructed.

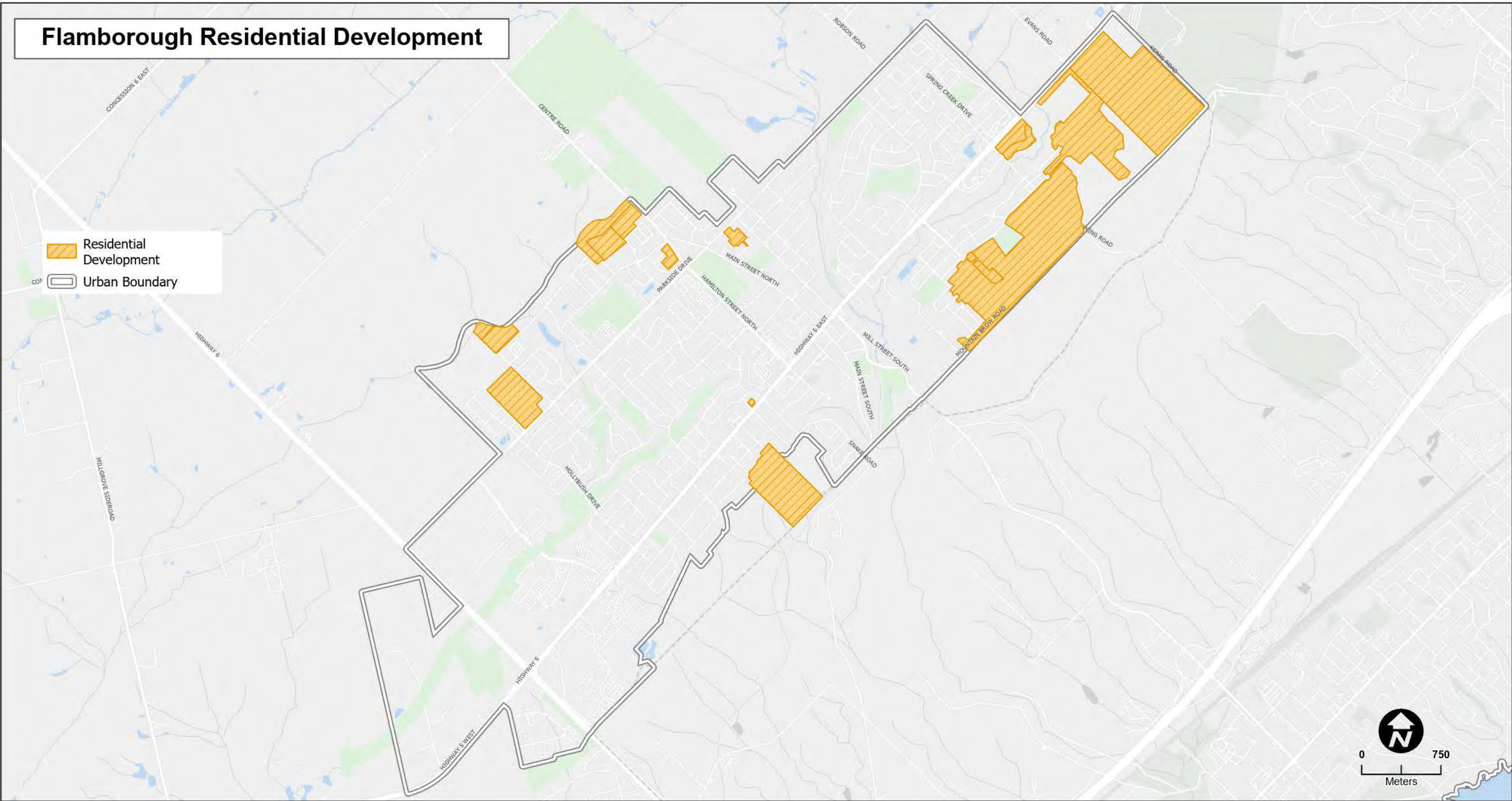
Draft Plan Approved - Draft plan of subdivision has been approved by the City of Hamilton. Typically draft approval will include a series of conditions that the developer must meet prior to the plan of subdivision being finalized and registered.

Applied - City of Hamilton has circulated various planning or development applications submitted by developer. Submissions may include Draft Plan of Subdivision, Official Plan Amendment, Site Plan Approval, Urban Boundary Expansion, Zoning By-law Amendment or other.





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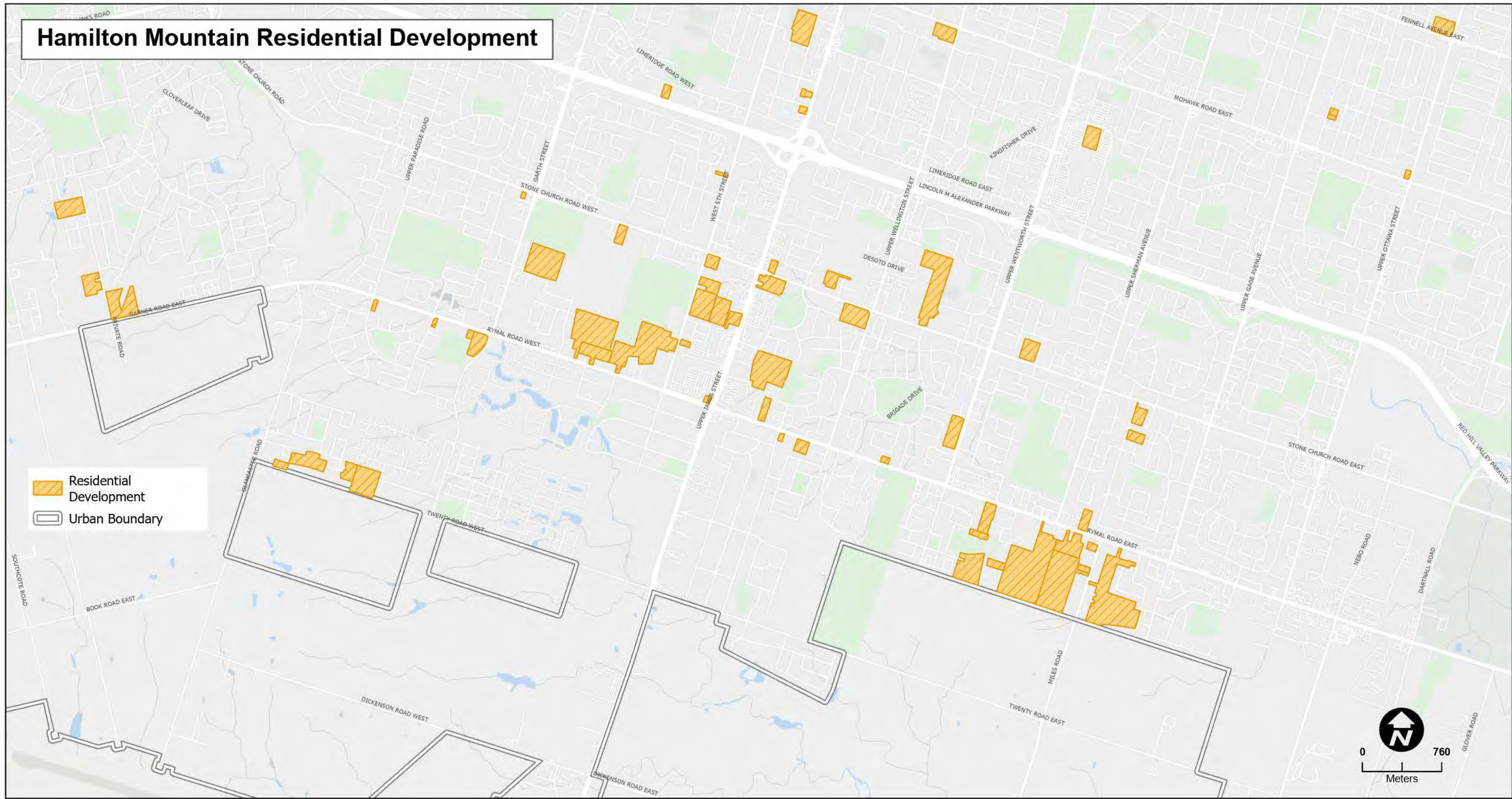


Glanbrook Residential Development





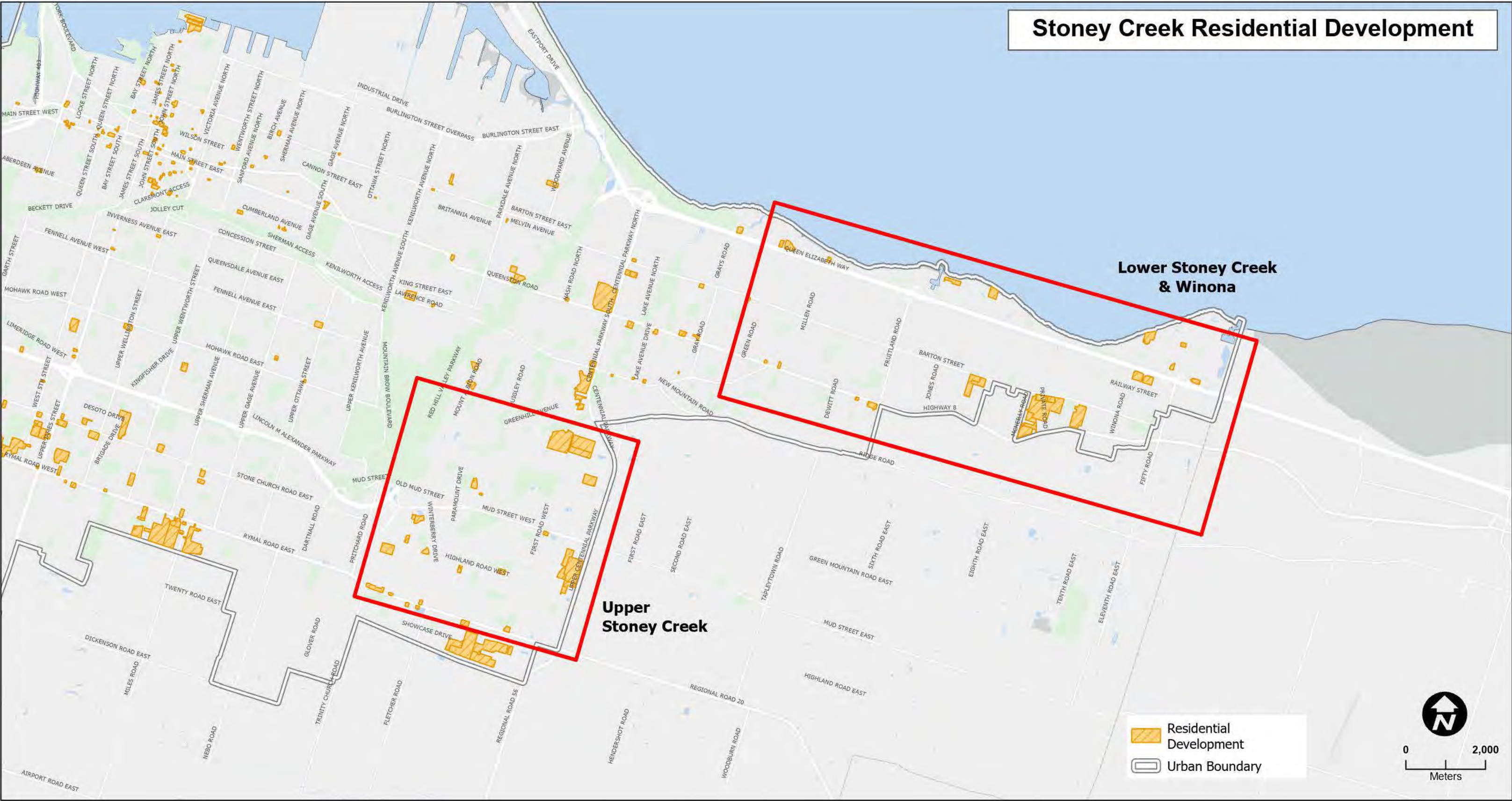
Hamilton Mountain Residential Development



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2025 Long-Term Facilities Plan Section 1.1: Community Profile



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