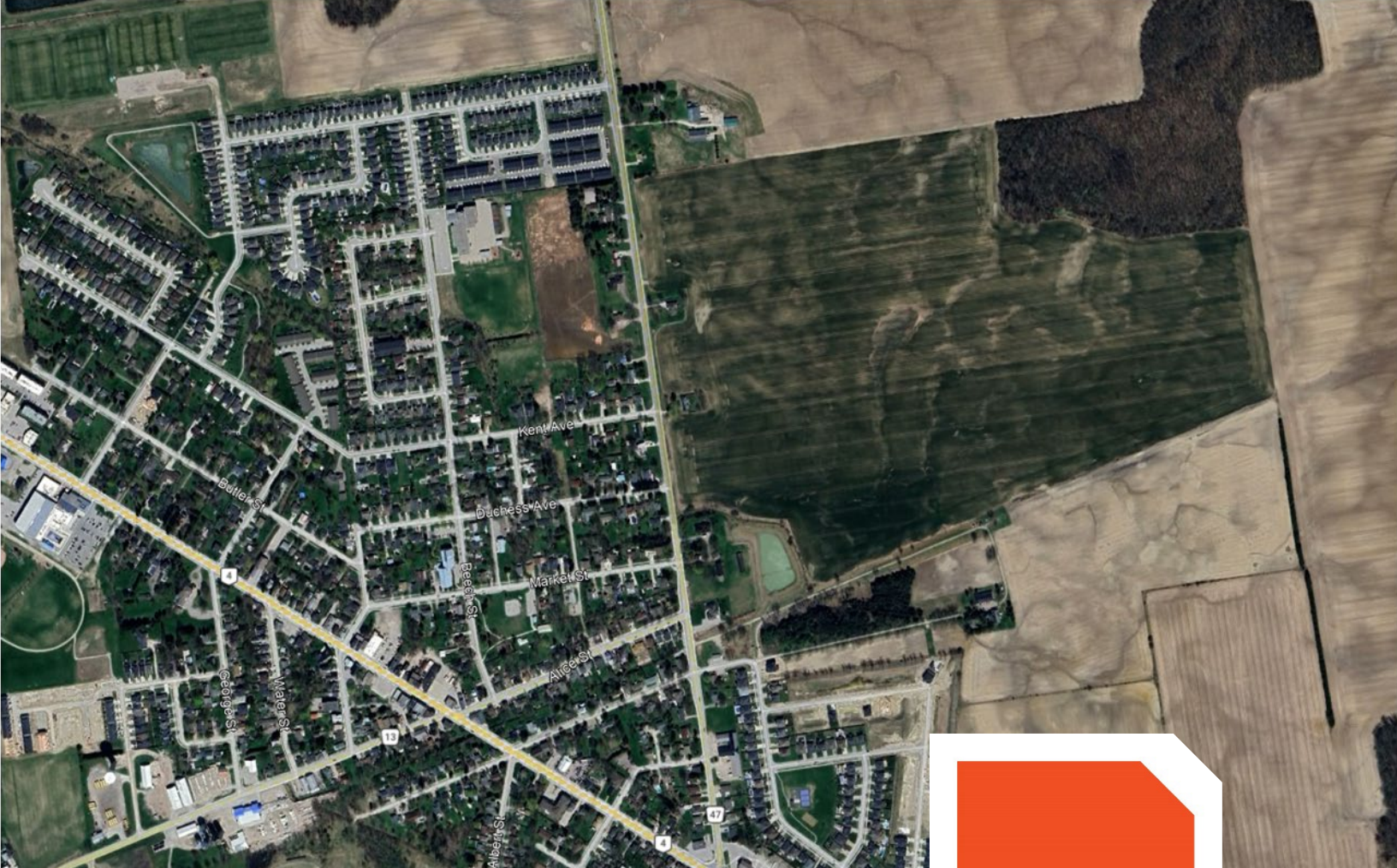




urban
Metrics

Timber Ridge Expansion

Community Services & Facilities Assessment

Lucan-Biddulph, Ontario

Prepared for 2219260 Ontario Inc.

August 12, 2026



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1 Introduction

1.1 Purpose & Scope

This Community Services and Facilities (CS&F) Study has been prepared in support of an Official Plan Amendment (OPA) application to expand the Lucan settlement area boundary within the Township of Lucan Biddulph, County of Middlesex.

The study responds to the Township's Framework for Processing and Evaluating Settlement Area Boundary Expansion Proposals, which identifies a Community Facilities Needs Assessment as a mandatory submission requirement (PPS 2.3.2; County OP 2.3.5).

The primary objectives of this study are to:

- Identify the municipal services and facilities for which the Township of Lucan Biddulph (lower-tier) and the County of Middlesex (upper-tier) are responsible;
- Establish existing service levels on a per-capita or per-1,000-residents basis using the Township's adopted plans and Development Charges Background Study methodology;
- Inventory existing community facilities and amenities within the Lucan and Granton settlement areas; and
- Assess how approximately 440 new households associated with the proposed settlement area expansion will affect the demand for community services and facilities, in the context of projects already planned, budgeted, or underway.

This study is intentionally scoped to reflect the Township's smaller population base and rural character, as well as the more limited range of municipal services it provides compared to larger urban municipalities. Services provided exclusively by the Province, school boards, or the private sector are referenced for context but are not subject to the same quantitative gap analysis as Township-administered services.

1.2 Study Area

The study area is the Lucan settlement area within the Township of Lucan Biddulph, with secondary reference to the Granton settlement area and rural portions of the Township where Township-wide services (e.g., fire, library) are relevant.



1.3 Proposed Development

The Subject Lands (“Subject Site”, “Timber Ridge Expansion”) are legally described as Part of Lot 27, Concession 5 and Part of Lot 28, Concession 5 in the Township of Lucan-Biddulph, comprising approximately 45.5 hectares. They are located

immediately adjacent to the northeastern portion of the current Settlement Area Boundary, as defined by Middlesex County OPA 10.

The lands abut the approved Timber Ridge Subdivision, which is also owned and being developed by Gilrad Developments. As shown in Figure 1-1, the proposed development would deliver some 22.71 net hectares of low-density residential lands. Applying a 20 units per net hectare assumption based on consideration of the previous Lucan-Biddulph Municipal Comprehensive Review and typical densities in comparable municipalities, this would accommodate approximately 440 units¹.

Figure 1-1: Conceptual Site Statistics

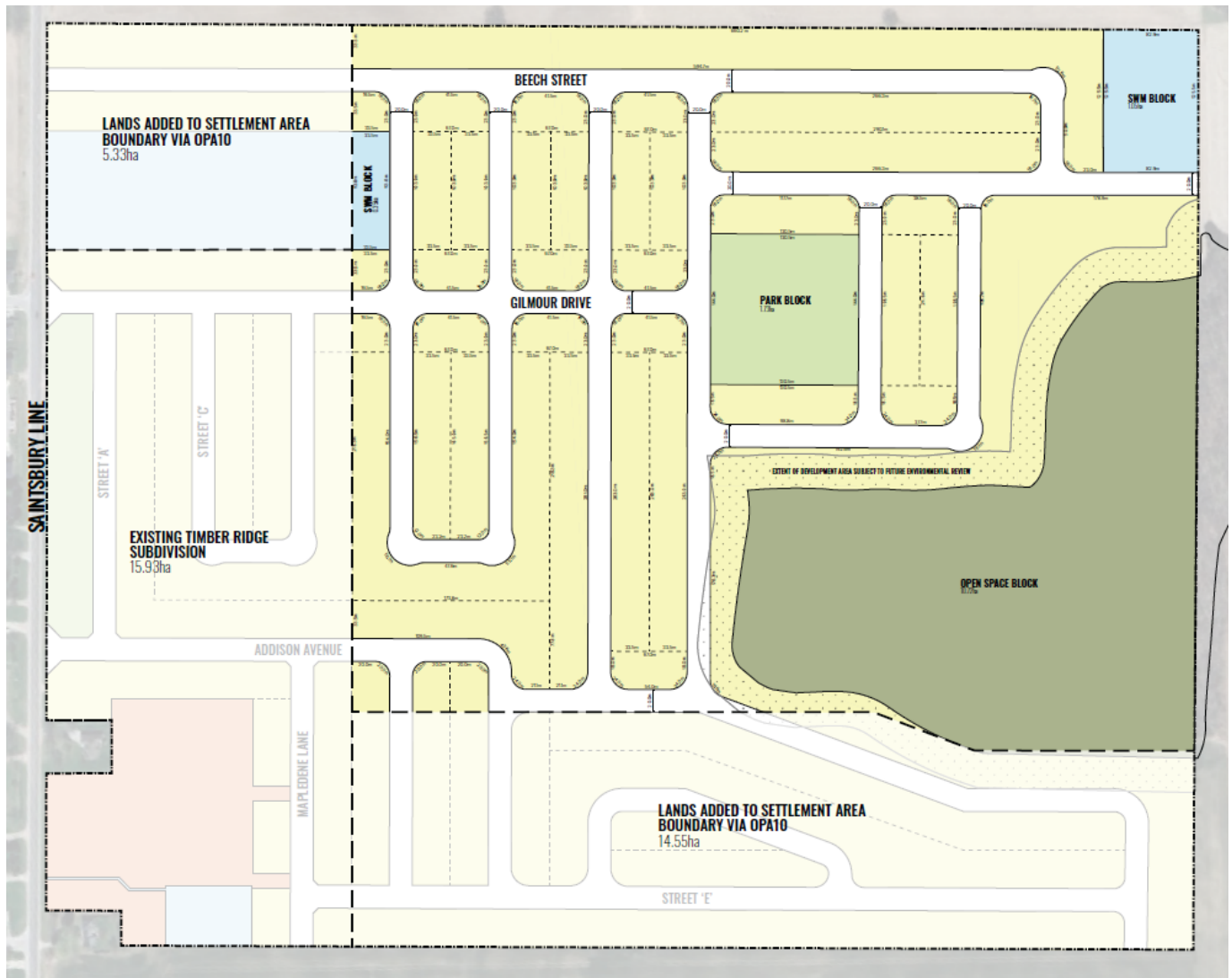
Land Use Breakdown		
USE	Ha.	%
Low Density Residential	22.71	49.95
Park	1.73	3.80
Open Space	10.72	23.58
Stormwater Management	1.40	3.08
Right of Way	8.91	19.59
TOTAL	45.47	100

SOURCE: siv-ik planning & design

The proposed block plan is shown in Figure 1-2 on the following page.

¹ Township of Lucan Biddulph, Municipal Comprehensive Review, April 2021

Figure 1-2: Proposed Settlement Area Boundary Expansion



SOURCE: siv-ik planning & design

At an average household size of 2.75 persons per single-family home (Table 7.2 in the 2023 DC Background Study), the proposed development will generate approximately 1,210 (rounded to 1,200) new residents.

1.4 Service Provision Framework

The Township of Lucan Biddulph is a lower-tier municipality within the County of Middlesex. The following table in Figure 1-3 summarizes which order of government or other provider is responsible for each service category evaluated in this study. This delineation is critical to distinguishing Township obligations from those of the County, Province, or independent operators. Water and wastewater servicing capacity for the proposed expansion is addressed in the Functional Servicing Report prepared under separate cover.

Figure 1-3: Municipal Service Provision

Category	Responsibility	Jurisdiction	Included in CSFA Scope
Parks & Recreation (facilities, trails, programs)	Township of Lucan Biddulph	Lower-Tier	Yes – primary analysis
Fire Protection	Township of Lucan Biddulph	Lower-Tier	Yes – primary analysis
Roads, Sidewalks & Public Works	Township of Lucan Biddulph	Lower-Tier	Yes – summary
Library Services	Middlesex County Library	Upper-Tier (County)	Yes – contextual
Land Ambulance / Paramedics	County of Middlesex	Upper-Tier (County)	Reference only
Policing	Ontario Provincial Police (OPP)	Provincial (contracted)	Reference only
Elementary & Secondary Schools (Public)	Thames Valley District School Board (TVDSB)	Provincial / School Board	Yes – contextual
Elementary & Secondary Schools (Catholic)	London District Catholic School Board (LDCSB)	Provincial / School Board	Yes – contextual
Water & Wastewater	Township of Lucan Biddulph	Lower-Tier	Noted (addressed in Functional Servicing Report)
Childcare / YMCA	YMCA (private operator at LBCMC)	Private / Non-profit	Reference only

1.5 Background

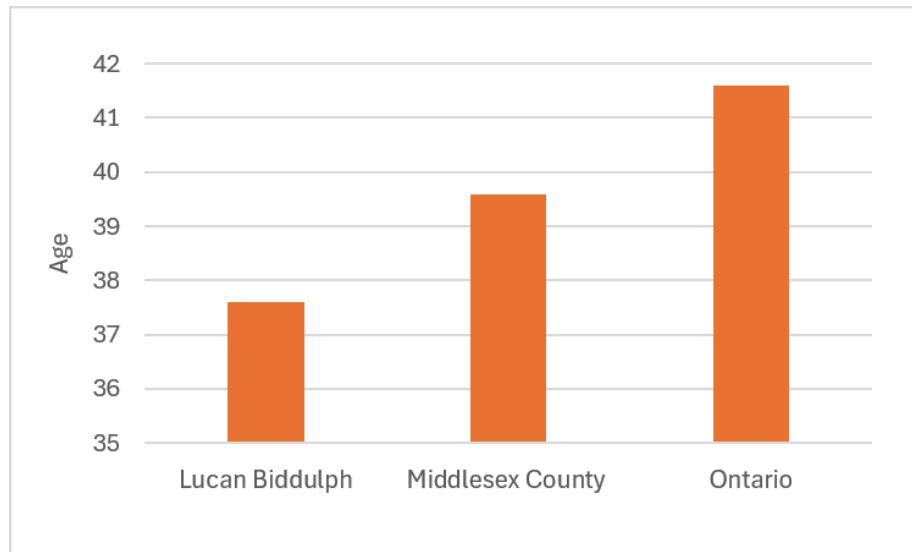
Community Profile

The Township of Lucan Biddulph was home to 5,680 residents as of the 2021 Census, representing a 21% increase from 2016 and making it one of the fastest-growing small rural municipalities in Ontario. Virtually all this recent growth has occurred within the Lucan settlement area.

Statistics Canada's most recent estimates place the Township's 2025 population at 6,827 residents, reflecting a further 20% increase from the 2021 Census figure of 5,680. This sustained growth trajectory is expected to continue into the near future. The 2024 Parks and Recreation Master Plan projects the Township will reach approximately 7,000 residents by 2034, while the 2023 DC Background Study (B.M. Ross) projects Lucan's dwelling unit count will grow from 1,215 units in 2021 to 1,641 by 2032 and 2,421 by 2047, representing a net increase of 1,206 units in Lucan alone over the 25-year horizon.

The Township's demographic profile reflects a predominantly family-oriented community. As seen in Figure 1-4, the median age of 37.6 years is notably lower than both the County of Middlesex (39.6) and the Ontario average (41.6). As of 2021, the Township had 2,172 occupied dwelling units, including 1,215 in the Lucan settlement area.

Figure 1-4: Comparison of Median Age for Lucan Biddulph, Middlesex County, and Ontario



Source: Statistics Canada, Census Profile, 2021 Census of Population, urbanMetrics

The proposed settlement area boundary expansion is projected to add approximately 440 residential units, resulting in an estimated 1,200 new residents, based on the Township's 2.75 persons-per-unit household size factor. The incoming population is expected to be predominantly families in ground-related housing, consistent with established Lucan growth patterns. This has direct implications for the demand for parks, recreational facilities, schools, and family-oriented programming, which this study addresses in subsequent sections.

Policy & Document Framework

The 2023 DC Background Study projects Lucan will add 402 dwelling units over the 10-year planning period. More recent 2025 updates to Middlesex County growth projections, as well as population projections prepared in accordance with Provincial guidelines through the Land Needs Assessment submitted under separate cover in support of the proposed development of the Subject Lands, indicate significantly higher levels of population growth.

This study draws on the following primary source documents:

- Township of Lucan Biddulph Council Strategic Plan (June 2024)
- Township of Lucan Biddulph Parks and Recreation Master Plan (Monteith Brown, August 2024)

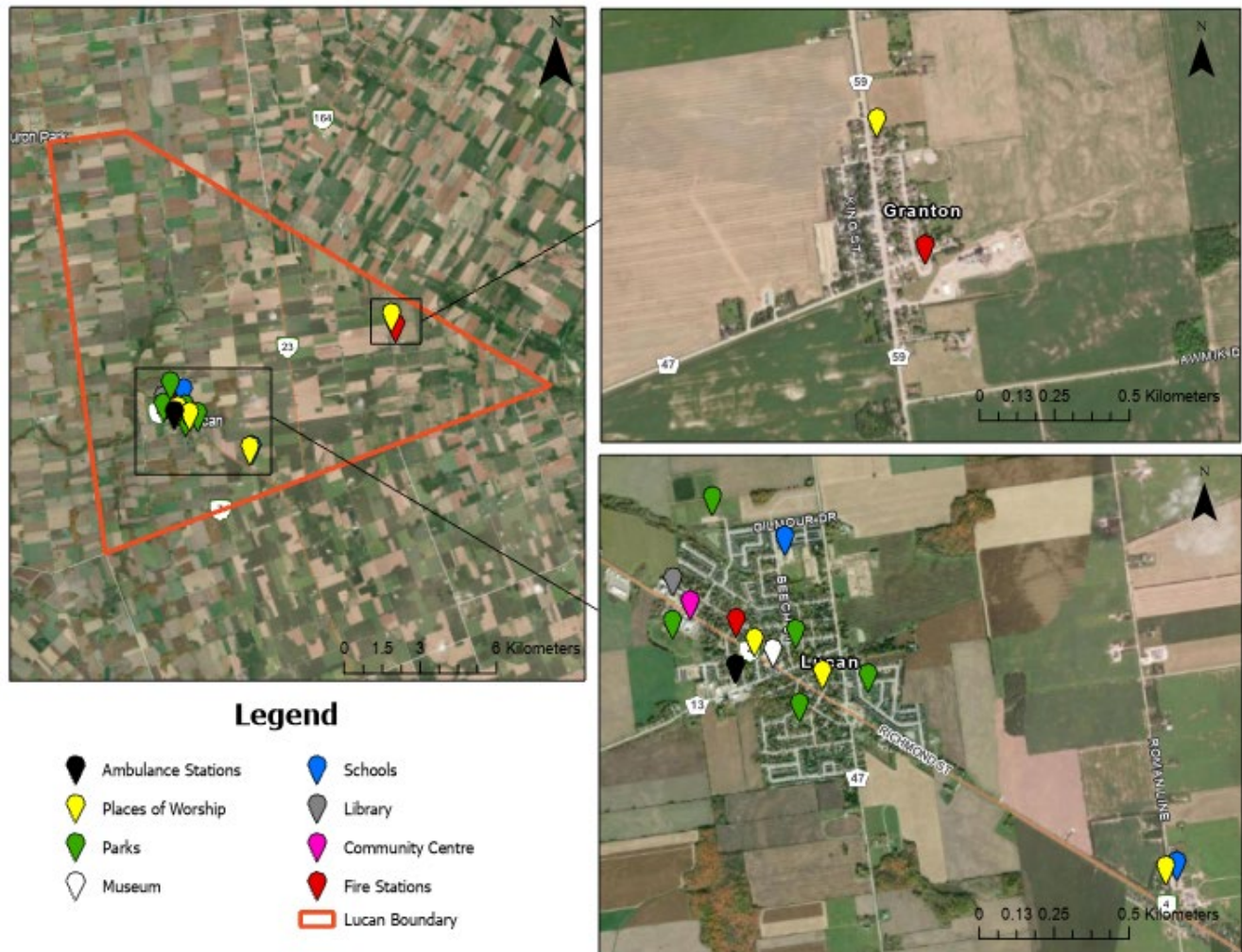
- Township of Lucan Biddulph Development Charges Background Study (B.M. Ross and Associates, March 2023)
- Township of Lucan Biddulph Asset Management Plan (2022, referenced in DC Background Study)
- Thames Valley District School Board (TVDSB) Accommodation Review and Strategic Plan (2024-2025)
- London District Catholic School Board (LDCSB) Long-Term Strategic Plan (2024-2027)
- Township of Lucan Biddulph Framework for Processing and Evaluating Settlement Area Boundary Expansion Proposals
- Statistics Canada, 2021 Census Profile — Lucan Biddulph
- Middlesex County Development Charges Background Study
- Township of Lucan Biddulph Official Plan (including parkland dedication, service level, and settlement area policies)
- Township of Lucan Biddulph Fees By-law No. 51-2025, which establishes cash-in-lieu of parkland dedication for residential draft plans of subdivision at 5% of the appraised land value as of the day before draft plan approval is granted
- Township of Lucan Biddulph Asset Management Plan

2 Inventory of Community Services & Facilities

To assess the impact of the proposed development on existing services and facilities, we conducted a comprehensive inventory of all facilities currently serving the Township. This inventory draws on a range of sources, including municipal documents, input from County and Municipal staff, school board staff consultations, and a review of relevant maps and provincial data. Where not otherwise specified by municipal plans, the 2025 population estimate is used as the service baseline for assessing growth pressures.

The following sections inventory and illustrate the existing Township and County facilities and amenities serving the Lucan settlement area. Figure 2-1 illustrates the map of all facilities and amenities in Lucan Biddulph, organized by service category. A detailed inventory table for this map is provided in Appendix A2.

Figure 2-1: Map of Community Facilities in Lucan-Biddulph



SOURCE: urbanMetrics Inc.

2.1 Parks and Recreation

Indoor Facilities

The Lucan Biddulph Community Memorial Centre (LBCMC), situated at the corner of William Street and Alice Street in Lucan, serves as the Township's primary recreation hub. A \$9 million expansion was completed in 2023 using ICIP grant funding, adding a community hall, kitchen, fitness centre, and accessibility improvements.

The facility's indoor amenities include a single-pad arena (185 ft x 85 ft; bowl seating approximately 2,000 spectators), a fitness centre operated through a private partnership, a gymnasium, the new 2023 community hall, an active senior room, and a YMCA childcare centre.

The arena is the home ice for the Lucan Minor Hockey Association (470 players), the Lucan Skating Club (120 skaters), and Lucan Irish Six Junior Hockey. Outdoor amenities complement the indoor offerings and include two full-sized soccer fields (each convertible into two mini fields), two lit softball diamonds, an outdoor pool, an 840-metre chip-and-dust walking track, an off-leash dog park, a playground, a community garden, and a washroom building.

The arena is currently operating at or near capacity. The 2024 Parks and Recreation Master Plan, prepared by Monteith Brown, confirms that the ice pad is under scheduling pressure and recommends that the Township prepare an architectural feasibility study in 2025 to assess whether the arena can be twinned cost-effectively.

Parks

The Township operates six recreational parks totalling 24.25 hectares across the Lucan and Granton settlement areas. The inventory below is drawn from the County of Middlesex and the Township of Lucan Biddulph GIS data, as reported in the 2024 Parks and Recreation Master Plan.

Figure 2-2: Parks Inventory

Facility	Category	Size (ha)	Facilities & Amenities
LBCMC Park	Community	10.70	Arena, pool, fields, track, dog park, playground, community garden
Campanale Way & Gilmour Drive Soccer Complex	Community	6.99	4 soccer fields (1 lit, 3 unlit); completing final phases 2025-2027
Granton Park	Community	3.19	Ball diamond (lit), soccer field, tennis/pickleball, skateboard park, pavilion, playground, community garden
Elm Street Park	Neighbourhood	1.39	Splash pad, playground, basketball court, shade shelter, ball diamond (unlit scrub), Wheeled Action Park (approved)
Lions Market Street Park & Scout/Guide Hall	Neighbourhood	1.04	Ball diamond (unlit), pavilions, playground, community hall (Scout/Guide Hall)
Spencer Park	Neighbourhood	0.94	Tennis/pickleball courts, basketball court, shade shelter, playground (approved)
TOTAL		24.25	

Trails

The Township owns and maintains six trails and park pathways within the settlement areas, with a combined length of approximately 2,720 metres. These include the Elm Street Park Pathway (169 m, accessible concrete), the Granton Park Pathway (645 m, chip and dust), the LBCMC Park Walking Track (840 m, 4.5 m wide, chip and dust), the Market Street Park Pathway (206 m, accessible concrete), the Old Clover/Spencer Park Pathway (140 m, accessible concrete), and the Ridge Crossing Trail, which runs in two branches totaling 720 metres on an accessible asphalt surface. The LBCMC Walking Track was extended in 2023 to connect to new residential areas via Scotts Drive. Additional private trails exist on privately owned lands within the settlement areas.

The 2024 Parks and Recreation Master Plan identifies extending trail connections into future residential growth areas east of Saintsbury Line as a priority.

2.2 Fire Protection

Fire protection services in Lucan Biddulph are delivered by the Township's Fire Department, which operates two stations. The Lucan Fire Station at 216 Main Street is the larger of the two, with six bays and approximately 4,000 square feet of space. This includes an original 2,000-square-foot structure and a 2,000-square-foot addition built in 2003 at a cost of \$300,000. The Township also shares ownership of the Granton Fire Station, holding a 51% interest in the roughly 2,500-square-foot facility.

The 2023 Development Charges Background Study sets a service-level target of 0.693 square feet of fire station space per capita, based on a 15-year average of 3,275 square feet across an average population of 4,726 persons. Current population estimates place the Lucan-Biddulph settlement area below this benchmark at approximately 0.59 square feet per capita.

The Background Study confirms that the recent fire station expansion is complete, and that associated costs continue to be recovered through development charges. No new station is included in the current DC capital program. Looking ahead, the 2024 Strategic Plan flags expanded fire services as a potential pressure point as the Township's population continues to grow.

2.3 Roads & Public Works

The Township's public works function covers road maintenance, sidewalks, winter control, stormwater management, and the municipal fleet. Several key infrastructure investments are relevant to the Township's planned growth.

The Public Works Facility was expanded from 3.5 to 6 bays at a cost of \$2.2 million, with a service-level standard of roughly 1 bay per 1,350 persons. The facility was designed to accommodate both existing needs and future population growth. A Salt Storage Facility was also constructed at a cost of \$324,631 following the termination of a shared arrangement with the Ministry of Transportation Ontario and is sized to serve the existing population and approximately 20 years of anticipated growth.

On the roads side, the DC capital program includes \$8.35 million in road projects over the next 10 years to serve an additional 580 new units (approximately 1,500 persons), with the DC Background Study noting that several projects involve urbanization works across multiple streets. One additional sidewalk plow, valued at \$191,000, has also been identified in the Background Study to service future

residential development. For stormwater management, four regional stormwater management facilities have been constructed in Lucan over the past five years under the Benn/Whitfield Drainage Area Master Drainage Plan.

2.4 Library Services

Library services in Lucan Biddulph are delivered by Middlesex County Library, which operates a branch within the Lucan Civic Centre. The Civic Centre was constructed in 2014 at a total project cost of \$3.3 million, with 51% of that cost (approximately \$1.683 million) attributed to the library component. The Lucan branch encompasses approximately 7,068 square feet, a significant increase from its prior footprint of roughly 2,700 square feet. The branch has recently received \$6,863 in funding to support accessibility improvements, though no broader expansion of library operations is identified.

The 2023 Development Charges Background Study establishes a library space service-level standard of 0.57 square feet per capita, based on the branch's pre-renovation size of 2,700 square feet, divided by the historical average population of approximately 4,726 persons over the 15-year DC window. The size of the new library is 7,068 square feet, increasing the service level above the historical standard.

The 2022 Asset Management Plan sets a complementary standard of one library per 5,680 residents, though current population estimates indicate the Township is below this benchmark, at approximately one library per 6,827 residents.

2.5 Schools

Elementary and secondary education in Lucan Biddulph is provided by two school boards: the Thames Valley District School Board (TVDSB) and the London District Catholic School Board (LDCSB). While schools fall under provincial and school board jurisdiction rather than the Township, school capacity is directly relevant to assessing the community-level impacts of the proposed residential expansion.

Thames Valley District School Board (TVDSB)

Wilberforce Public School is the primary TVDSB elementary school serving the Lucan settlement area. As of 2024, the school was operating at approximately 140% of its On-the-Ground (OTG) capacity, with enrolment pressures expected to persist or increase over the next five to ten years. In response, TVDSB has

announced a new elementary school to be located behind the existing Wilberforce Public School, with an anticipated opening in 2027.

This new facility is intended to directly address the enrolment pressures stemming from recent and anticipated residential growth in the area. The 2024 Parks and Recreation Master Plan (Recommendation R14) recommends that the Township engage with TVDSB during the planning of this new school to explore opportunities for enhancing indoor and outdoor spaces for broader community use, and to pursue a formal reciprocal use agreement as a cost-effective means of expanding community facility access without incurring new capital expenditure.

The Secondary School serving the Lucan settlement area is Medway High School in Arva, or Sir Frederick Banting Secondary School in London for French immersion programs.

London District Catholic School Board (LDCSB)

The sole Catholic School in the municipality is serviced by St Patrick Catholic Elementary School, located on the outskirts of Lucan. As of September 2025, the on-the-ground capacity was 236 pupils, and the enrolment was 320 pupils. This results in an estimated current utilization rate of 136%.

As a result, the school has been using 5 portable classrooms on site to accommodate the student population. With a projected 10-year enrolment of 448 pupils attending the school, the 10-year utilization rate will approach 190% at the current capacity. The Ministry of Education has recently approved funding for the construction of a 424-pupil school to replace St Patrick Elementary.

French School Boards

Two French-language school boards also serve residents of Lucan Biddulph, though neither operates schools within the Township boundary. Conseil Scolaire Viamonde operates Académie de la Tamise (elementary) and École Secondaire Gabriel Dumont (secondary), both located in London. Similarly, Conseil Scolaire Catholique Providence operates École Élémentaire Catholique Sainte Jeanne d'Arc (elementary) and École Secondaire Catholique Monseigneur Bruyère (secondary), also in London. These London-based schools represent the closest facilities operated by their respective boards and would serve as potential busing destinations for French-language students residing in the proposed development area. As none of these schools are located within the Township, they are not

included in the facility inventory or mapping and any demand for French language schools is assumed to be met through these existing facilities.

2.6 Map of Community Services and Facilities

As seen below, Figure 2-3 illustrates the location of the Subject Site within the Lucan settlement area, along with the community facilities and services located within approximately 1 kilometre of the site. The Subject Site is well situated relative to a range of existing community infrastructure. Facilities within this catchment include the Lucan Community Memorial Centre, Lucan Public School, the Lucan Branch of the Middlesex County Library, and Lucan Community Park, among others.

Figure 2-3: Map of Community Services and Facilities Relative to Subject Site



SOURCE: urbanMetrics inc.

3 Existing Service Levels

This section establishes baseline service levels for each Township-administered service category, expressed on a per-capita or per-1,000-residents basis consistent with the methodology used in the 2023 DC Background Study and the 2024 Parks and Recreation Master Plan. Service levels have been calculated using a baseline population of 6,827 persons, drawn from 2025 Statistics Canada population estimates for Lucan Biddulph. A detailed breakdown is shown in Figure 3-1.

Figure 3-1: Baseline Service Level Assessment

Service	Existing Inventory / Minimum Service Level	Current Service Level (per 2025 pop.)	Estimated Service Level at Projected Population (440 units, 1,200 pop.)
Parkland — Total Area	24.25 ha (6 parks) / 3.0 ha per 1,000 residents	3.55 ha per 1,000 residents	3.02 ha per 1,000 residents The new population does not trigger additional parkland as it remains above the minimum service level
Soccer Fields (unlit equivalent)	8.5 ULE (8 fields) / 1 field per 80 players (standard set in Parks Master Plan), 86 players per 1,000 residents (576 players per 6,716 people in the Master Plan, therefore 1 field per 930 residents or 1.08 fields per 1,000 residents.	1.25 ULE per 1,000 residents	1.06 ULE per 1,000 residents The new development would push the inventory marginally below the baseline service level, resulting in falling below the minimum standard by 0.02 fields per 1,000 residents, equivalent to being just two players over capacity.
Ball Diamonds (unlit equivalent)	6.5 ULE (5 diamonds) / 1 ULE per 80 players, or 0.9 diamonds per 1,000 residents	0.95 ULE per 1,000 residents	0.8 ULE per 1,000 residents The development would fall marginally below the minimum service level, resulting in a shortfall of 0.1 ball diamonds, equivalent to just eight players over capacity.
Indoor Arena (ice pads)	1 ice pad / 1 pad per 400 youth participants	1 pad per 6,827 residents	No additional pad triggered at 1,200 residents; feasibility study underway

Outdoor Pool	1 Pool / No minimum service level stated	1 per 6,827 residents	Adequate for 10-year horizon per Master Plan
Splash Pad	1 splash pad / No minimum service level stated	1 per 6,827 residents	Adequate for 10-year horizon per Master Plan
Playgrounds	5 (+1 approved) / No minimum service level stated	~0.75 per 1,000 residents	The development would result in a new service level ratio of ~0.62 playground per 1,000 residents. The new development would demand the development of 0.9 playgrounds to service the new population.
Fire Station Space	~4,000 sq ft (Lucan station) / 0.693 sq ft per capita	0.59 sq ft per capita	At 0.59 sf per capita, the Town already falls below the 0.69 sf per capita minimum standard. The new development's population would reduce this to 0.50 sf per capita. Meeting the minimum standard would require an additional 1,500 sf, while maintaining the existing service level would require 741 sf
Library Space (Lucan branch)	7,068 sq ft / 0.57 sq ft per capita	1.03 sq ft per capita	0.88 sq ft per capita. The new development would still be above the minimum service level standards, and therefore would not trigger the need for additional library space.
Public Works Bays	6 bays / 1 bay per 1,350 residents or 0.74 bays per 1,000 residents	0.88 bays per 1,000 residents	0.75 bays per 1,000 residents The new development would still be above the minimum service level standards, and therefore would not trigger the need for additional Public Works Bays.

4 Planned & Budgeted Projects

This section identifies community services and facilities projects that are planned, budgeted, recently completed, or already underway in the Township. These projects are relevant to the impact assessment as they represent capacity additions that partially address or offset the incremental demand generated by the proposed 440-unit expansion.

Figure 4-1: Planned Project Inventory

Project	Category	Year	Estimated Cost
Multi-Purpose Athletic Courts (completed)	Parks & Recreation	2023-24	\$230,000 (completed)
Soccer Complex — Final Phase Amenities (washrooms, storage, playground)	Parks & Recreation	2026-2027	\$29,500 (2025 Capital Projects Draft Budget)
Second Ice Pad at LBCMC — Architectural Feasibility Study	Parks & Recreation	2025	\$55,000 ²
Second Ice Pad at LBCMC — Design	Parks & Recreation	2026	Included in \$380,000 capital budget (design + general park upgrades)
General Park Upgrades	Parks & Recreation	2026	Included in \$380,000 (combined with above)
Groomer, Kitchen Upgrades & Fencing	Parks & Recreation	2027	\$321,400
John Deere Tractor	Public Works / Fleet	2028	\$78,200
Scout Hall Upgrades, Mower & Chiller Unit	Parks & Recreation	2029	\$278,500

² Township of Lucan Biddulph 2026 Budget General Ledger (Page 25)

Arena Interior, Playground Equipment, Bleachers & Pavilions	Parks & Recreation	2030	\$1,265,500
Elm Street Park Splash Pad Upgrades	Parks & Recreation	2031-2035	\$479,500
Pavilion Upgrades	Parks & Recreation	2031-2035	\$107,600
Fleet & Equipment Replacements	Fleet	2031-2035	\$419,000
Elm Street Park Ball Diamond Relocation to LBCMC (lit)	Parks & Recreation	2028-2029 (R4)	Presumably yet to be funded
Wheeled Action Park — Elm Street Park	Parks & Recreation	Approved / imminent	~\$200,000 (DC-eligible)
New TVDSB Elementary School (behind Wilberforce PS)	Education (TVDSB)	March 2027	\$24,959,465 ³
Granton Park Improvements (ball diamond lighting, court resurfacing)	Parks & Recreation	2024-2025	\$60,000
Spencer Park Playground	Parks & Recreation	Approved	\$69,999 ⁴
Lucan Wastewater Treatment Plant Expansion	Water/Wastewater	Underway	\$25.5M (Class EA complete; 1,050 ERU capacity)
Trunk Sewers — Lucan (3 sections)	Water/Wastewater	TBD	\$1.233M (DC-funded)
Roads — Lucan (multiple projects)	Transportation	2023-2033	\$8.35M (DC program)
Sidewalk Plow (additional unit)	Public Works / Fleet	TBD	\$191,000 (DC-eligible)

³ Thames Valley District School Board Accessed: <https://www.tvdsb.ca/en/our-board/new-lucan-school.aspx>

⁴ Township of Lucan Biddulph Annual Treasurers Statement of Reserve Funds for By-law 08-2020 & 26-2020 Dec 31 2023

5 Impact of the Proposed Development

This section evaluates the impact of approximately 440 new households (approximately 1,200 new residents at local PPU rates) on community services and facilities. The analysis projects service conditions to approximately 2034, the end of the Parks and Recreation Master Plan horizon and considers planned projects identified in Section 6.0.

5.1 Parks & Parkland

To maintain the Township's established service level of 3.0 hectares per 1,000 residents, the approximately 1,210 new residents generated by the proposed development would require approximately 3.63 hectares of new parkland. The block plan for the Subject Lands identifies 1.73 hectares of dedicated parkland, which exceeds the maximum securable through standard Planning Act dedication and accounts for approximately 48% of the 3.6-hectare, 10-year acquisition target set out in the 2024 Master Plan (R6).

While the dedicated parkland is below a provision precisely equivalent to the 3.0-hectare standard, the Township currently exceeds that standard by a comfortable margin — providing 24.25 hectares, or 3.55 hectares per 1,000 residents, against the 2025 population estimate. With the 1.73-hectare dedication included, post-development provision would be approximately 3.23 hectares per 1,000 residents, remaining above the Township's 3.0-hectare standard. The proposed growth can therefore be accommodated without off-schedule parkland acquisition, and the Master Plan's emphasis (R6) on new parks and trail connections near Saintsbury Line aligns directly with the proposed expansion area.

5.2 Parks & Recreation Facilities

Soccer Fields:

Current service level is 8.5 unlit equivalent fields serving 576 registered soccer players; the Master Plan projects up to 700 soccer players by 2034. The Soccer Complex at Campanale Way & Gilmour Drive (completing its final phases) provides capacity through the 10-year horizon.

The 440-unit expansion is estimated to add approximately 785 people of potential soccer-participating age. This new demand is manageable within committed soccer field supply.

Ball Diamonds:

The Township currently provides 6.5 unlit diamond equivalents, serving approximately 600 minor baseball players and 182 adult softball players. The Parks and Recreation Master Plan recommends relocating the Elm Street scrub diamond to the Lucan Biddulph Community and Medical Centre site and adding a lit diamond, which would bring effective supply to 7.0 unlit equivalents by 2028 to 2029.

This additional capacity is projected to be sufficient to accommodate 10-year growth, including the residents generated by the proposed development. While this recommendation has not yet received funding approval, it reflects the Township's awareness of the improvements needed to sustain its service level standards over the planning horizon.

Outdoor Pool:

The pool at the Lucan Biddulph Community Memorial Centre functions as a seasonal community hub. The Parks and Recreation Master Plan notes that the private operator agreement is approaching the point of renegotiation within the next three to five years, though no capital replacement is identified in the near-term capital program.

The proposed 440-unit development does not generate sufficient demand to trigger a new aquatic facility requirement.

Splash Pad:

The Elm Street Park splash pad currently serves an estimated 800 children under the age of 10. The proposed 440-unit development is expected to add approximately 220 to 270 children in that age group based on Township demographic averages, increasing demand on the facility.

The Parks and Recreation Master Plan confirms that the existing splash pad will be sufficient to meet needs through 2034, with upgrades budgeted at \$479,500 planned for the 2031 to 2035 period. These potential upgrades or additions may be required to maintain the service level standard for population growth beyond 2034.

Playgrounds:

The Township currently operates five playgrounds, with a sixth approved for Spencer Park. At the 2025 population estimate, this yields approximately 0.9 playgrounds per 1,000 residents.

The proposed 440-unit development generates demand for approximately 0.9 additional playground units, which would likely be accommodated through a playground installed within the park block proposed for the Subject Lands.

5.3 Arena & LBCMC

The single-pad arena at the Lucan Biddulph Community Memorial Centre is operating at or near capacity. The 2024 Parks and Recreation Master Plan confirms that minor hockey and skating club registrations have grown by 50% since 2015, leaving ice sport organizations with limited room for program growth and placing the Township at what the Master Plan describes as a tipping point in terms of the need for a second ice pad. Current youth registrations of approximately 590 participants (470 in minor hockey and 120 in the skating club) already exceed the service level standard of one ice pad per 400 youth participants established in the 2015 Master Plan.

Looking ahead, youth ice sport registrations are projected to reach approximately 750 participants by 2034. The proposed 440-unit development is expected to contribute an additional 160 to 200 youth based on current youth-to-household ratios, adding to this cumulative pressure.

The Parks and Recreation Master Plan recommended an architectural feasibility study in 2025 to assess whether the arena can be twinned, and the capital budget

includes funding for design of a second ice pad in 2026. While the proposed development does not independently trigger the need for a second ice pad, it forms part of the broader population growth that makes the twinning feasibility study warranted. Development charges collected from the proposed units will contribute to the Township's capacity to finance the second ice pad should it proceed.

5.4 Fire Protection

The Subject Site falls within the primary service area of the Lucan Fire Station, a 4,000-square-foot, six-bay facility that was expanded in 2003.

At the Township's baseline standard of 0.693 square feet per capita, the proposed development's approximately 1,200 new residents generate an incremental demand of approximately 840 square feet of fire station space.

Separately, because the Lucan station and Settlement Area currently sit below the baseline standard (at 0.59 square feet per capita), bringing the full post-development population up to the 0.693 standard would require approximately 1,500 square feet in total, most of which reflects the pre-existing shortfall rather than the proposed development. No new fire station construction is identified in the current Development Charges capital program, indicating that existing infrastructure has capacity to absorb previously projected 10-year growth.

That said, recent growth projections have exceeded earlier estimates, and additional provisions over a longer time horizon will likely be necessary as part of the next Asset Management Plan and Development Charges Background Study. The 2024 Strategic Plan also flags expanded fire services as a consideration as population grows, noting that higher densities may change service requirements over time. The proposed development does not independently trigger a new fire station. However, as cumulative growth approaches and surpasses 7,000 residents, continued monitoring of fire service capacity will be warranted.

As the expansion is contiguous to the existing Lucan settlement area and would extend the existing road network, emergency response times are assumed to remain acceptable under NFPA 1720 standards for volunteer and composite departments.

5.5 Roads, Sidewalks & Public Works

The Development Charges Background Study identifies a capital roads program of approximately \$8.35 million over the 2023 to 2033 period, designed to service 580 new units (approximately 1,500 persons) in Lucan. The proposed 440-unit development represents approximately three-quarters of this forecast capacity, indicating that planned road infrastructure is largely compatible with short-term population growth.

An additional sidewalk plow valued at \$191,000 is also identified in the Development Charges program as a growth-related equipment cost, triggered by expanded sidewalk networks in new subdivisions, to which development charges from the proposed units will contribute.

Specific road and sidewalk works required to service the proposed development are addressed in the Fiscal Impact Assessment and Traffic Impact Study submitted in support of the application under separate cover.

The Township currently provides six bays of public works facility space, equating to a service level of 0.88 bays per 1,000 residents. The proposed development would add 1,200 residents, bringing this level to approximately 0.75 bays per 1,000 residents. This remains above the Township's minimum threshold of 0.74 bays per 1,000 residents, and the proposed development therefore does not trigger a need for additional public works facilities.

The existing six-bay facility was designed to accommodate the current population along with 20 years of projected growth. The incremental population generated by the proposed development is accommodated within that design capacity.

5.6 Library Services

The Lucan branch of the Middlesex County Library, expanded in 2014, provides 7,068 square feet of space and serves as the primary library facility for the settlement area. Against the 2025 population estimate of 6,827, the branch delivers a service level of 1.04 square feet per capita, substantially exceeding the baseline standard of 0.57 square feet per capita established in the Development Charges Background Study.

The proposed development would add 1,200 residents, bringing the total population to 8,037 and the resulting service level to 0.88 square feet per capita. This remains well above the 0.57-square-foot minimum standard. Applying the

baseline standard to the post-development population yields a requirement of approximately 4,581 square feet, meaning the existing branch retains a surplus of roughly 2,487 square feet. The proposed development, therefore, does not generate demand for net new additional library floorspace.

Development charges for library services continue to be collected at \$374 per single detached unit, and no new library expansion is identified in the current capital program.

5.7 School Boards

Thames Valley District School Board

The new TVDSB elementary school announced for a site behind Wilberforce Public School represents the key planned facility addressing school capacity in Lucan, and is anticipated to be purpose-built to serve growth areas in and around the proposed expansion lands. The 2024 Parks and Recreation Master Plan recommends that the Township negotiate a community use agreement with TVDSB to secure enhanced access to indoor and outdoor spaces at the new school, which could meaningfully expand the effective recreational capacity available to Township residents without requiring additional municipal capital investment.

Figure 5-1 illustrates the range of pupil generation rates for the public-school board at both the elementary and secondary levels. These rates are derived from generation rates observed in comparable Ontario municipalities, and the underlying calculations are provided in Appendix A1.

Figure 5-1: TVDSB Estimated Pupil Generation Rates

Category	Low Rate (per unit)	Mid Rate (per unit)	High Rate (per unit)	Basis
Elementary (JK–Gr 8)	0.30	0.37	0.45	Milton DC (0.406); Alloo PDSB (~0.21 blended); WRDSB low-density implied; southwestern Ontario discount applied

Category	Low Rate (per unit)	Mid Rate (per unit)	High Rate (per unit)	Basis
Secondary (Gr 9–12)	0.10	0.14	0.18	Milton DC (0.161); proportional to elementary; Alloa PDSB (~0.098)

Based on the above rates, the proposed development could support approximately 163 elementary school-aged pupils and 62 secondary school-aged pupils. It is anticipated that this capacity would be accommodated in the newly announced TVDSB elementary location in Lucan, and in the Medway High School, which, while averaging 116% capacity in recent years, is part of a general projection of stable enrollment in TVDSB accommodation strategy data.

London District Catholic School Board

There is currently one Catholic elementary school serving Lucan Biddulph, St. Patrick Catholic Elementary School. Given its limited capacity and current over-enrolment, the Ministry of Education has recently approved funding for a new, larger replacement facility with a capacity of 424 pupils. This investment reflects recognition that the existing Catholic school infrastructure in Lucan requires expansion to accommodate current and future growth.

Pupil generation rates for the Catholic school board are generally lower than those of the public board. Estimated rates are illustrated in Figure 5-2 with underlying calculations provided in Appendix A1.

Figure 5-2: Estimated Student Generation Rates — LDCSB (Catholic Board)

Category	Low Rate (per unit)	Mid Rate (per unit)	High Rate (per unit)	Basis
Elementary (JK–Gr 8)	0.08	0.11	0.14	25–30% of TVDSB elementary rate; Alloa DPCDSB as cross-check (~0.104)
Secondary (Gr 9–12)	0.03	0.04	0.06	Proportional to Catholic elementary; York YCDSB ratio as cross-check

The proposed development is expected to potentially accommodate approximately 48 LDCSB elementary students and 18 Secondary School students. This level of pupil generation is unlikely to generate demand for Catholic school board capacity beyond what will be provided through the approved replacement facility.

French School Boards

Given the relatively low pupil generation rates associated with the proposed development and the limited presence of French-language school infrastructure in the immediate area, the proposed development is unlikely to generate sufficient demand to trigger any new French-language school facilities. Any pupils from the proposed development seeking French-language instruction would be readily accommodated within the existing French-language school boards serving the broader region, or within the other school boards serving Lucan Biddulph.

6 Conclusions

The proposed settlement area boundary expansion will add approximately 440 residential units and 1,200 new residents to the Lucan settlement area, representing virtually all of the Township's projected 10-year residential growth in Lucan as identified in the 2023 Development Charges Background Study. The following conclusions apply to each service category.

Parks and Parkland: At the Township's standard of 3.0 hectares per 1,000 residents, the development requires approximately 3.63 hectares of parkland. The block plan identifies 1.73 hectares, which exceeds the maximum securable through Planning Act dedication and accounts for roughly half of the Master Plan's 10-year acquisition target. The Township currently provides 24.25 hectares, or 3.55 hectares per 1,000 residents, exceeding its own standard. With the dedicated block, post-development provision would be approximately 3.2 hectares per 1,000 residents, remaining above the standard. Growth can therefore be absorbed through parkland dedication as a condition of subdivision approval, with no off-schedule capital expenditure required.

Parks and Recreation Facilities: Planned investments in the soccer complex at Campanale Way & Gilmour Drive, the ball diamond system, and budgeted amenity upgrades are already responding to the cumulative growth pressures of which this development forms a part. The pool and splash pad are adequate through 2034, and incremental playground demand would be met within the new park block. The development does not independently trigger any new major recreation facility.

Arena and LBCMC: The single-pad arena is at or near capacity. The estimated 160 to 200 additional youth generated by the development contribute to, but do not independently create, the cumulative pressure behind the 2025 twinning feasibility study and the 2026 design budget. Development charges from the proposed units will support the Township's capacity to finance a second ice pad should it proceed.

Fire Protection: The Lucan Fire Station currently provides 0.59 square feet per capita, already below the Township's 0.693 square foot baseline standard, indicating a pre-existing deficiency independent of the proposed development. The development generates incremental demand of approximately 840 square feet and does not independently trigger a new fire station, and no station construction is identified in the current Development Charges capital program. Provision for fire services is appropriately addressed through the next Asset Management Plan and

Development Charges Background Study, where it can be assessed against the full growth forecast. As the expansion is contiguous with the existing settlement area, response times are expected to remain acceptable under NFPA 1720 standards. Development charges of \$160 per single detached unit will continue to be collected.

Roads, Sidewalks and Public Works: The \$8.35 million development charge roads program was sized for 580 new units, of which the proposed development represents approximately 76%. The Public Works Facility accommodates the proposed growth within its existing six-bay capacity, with the post-development service level of 0.75 bays per 1,000 residents remaining above the 0.74 minimum standard. Growth-related works will be funded through development charges, with site-specific requirements addressed in the Traffic Impact Study and Fiscal Impact Assessment under separate cover.

Library Services: The 7,068 square foot Lucan branch currently provides 1.04 square feet per capita, substantially exceeding the 0.57 square foot per capita baseline standard established in the Development Charges Background Study. The proposed development would bring the settlement area population to 8,037 and the service level to 0.88 square feet per capita, still well above the standard. Applying the baseline standard to the post-development population yields a requirement of approximately 4,581 square feet, leaving the branch with a surplus of roughly 2,487 square feet. The development therefore does not generate demand for additional library floorspace. Development charges continue to be collected at \$374 per single detached unit, and no library expansion is identified in the current capital program.

Schools: The new TVDSB elementary school opening in 2027 is the primary accommodation measure for growth in Lucan and is expected to absorb the estimated 163 elementary pupils, with the 62 secondary pupils accommodated within the existing system. The approved 424-pupil replacement for St. Patrick Catholic Elementary School is estimated to address both existing over-enrolment and the development's Catholic pupil yield. The Township is likely to benefit from pursuing a community use agreement with TVDSB for the new school, consistent with Recommendation R14 of the Master Plan.

In summary, the proposed expansion of the settlement area boundary can be appropriately accommodated by existing and planned community services and facilities. No service category exhibits a gap requiring new, unplanned capital investment by the Township. Parkland will be secured through dedication; school capacity is being addressed through committed provincial and school board investments; and remaining incremental demands fall within existing or budgeted

capacity, supported by development charge revenues from the proposed units. From a community services and facilities perspective, this report does not identify any impediments to the approval of the proposed expansion.

A1 Pupil Generation Rate Estimates

The PPS requires that planning authorities consider whether “there is a need for expanded or alternative institutional uses” as part of the justification for expanding the settlement area boundary. Projecting the student population resulting from new low-density residential development — and assessing whether existing school infrastructure can accommodate those students — is a core component of that justification.

The two publicly funded school boards serving the Township of Lucan Biddulph included herein are:

- **Thames Valley District School Board (TVDSB)** — English-language public board
- **London District Catholic School Board (LDCSB)** — English-language Catholic separate board

The two French-language boards receiving public funding that operate in the areas are Conseil Scolaire Viamonde and Conseil Scolaire Catholique Providence. While Lucan-Biddulph falls within their jurisdiction, the presence of both boards is limited to the City of London, where they have elementary and primary schools. Residents of the proposed development would likely have the option to participate in a busing program to attend these schools, but their specific needs are not considered herein.

As noted in the 2024 Parks and Recreation Master Plan, both boards have expressed willingness to work with the Township, and the TVDSB has secured funding for a new school in Lucan to increase the capacity in the Township and provide relief to the existing Wilberforce Elementary School, which was estimated at approximately 140% of its capacity as of the end of the 2024 school year.

The TVDSB and LDCSB jointly initiated a new Education Development Charges (EDC) background study as of late 2024, a draft report was anticipated in early 2025, but the school boards elected not to proceed with education development charges at this time.

Methodology

Student generation rates (also called pupil yield factors or pupil generation rates) are mathematical representations of the number of school-aged children expected

to be generated by each new dwelling unit, differentiated by housing type and school panel (elementary vs. secondary) and school system (public vs. Catholic).

Per the Ontario Ministry of Education's *Education Development Charge Guideline*, pupil yields used in formal EDC background studies must be derived from Statistics Canada custom-tabulated data matched to historical board enrolment information and applied on a review-area basis⁵. This is the most rigorous approach and requires access to board-specific data.

For the purposes of this CSFA as a planning-level assessment rather than a formal EDC calculation we have used a benchmarking approach. This approach:

1. Identifies published pupil yield rates from comparable Ontario EDC Background Studies
2. Applies contextual adjustments for the specific characteristics of Lucan Biddulph (small-town/rural southwestern Ontario, predominantly low-density greenfield, declining household size trend)
3. Derives a recommended range for TVDSB and LDCSB elementary and secondary panels

2.2 Important Contextual Factors for Lucan Biddulph

Several characteristics of Lucan Biddulph are relevant to student generation rate calibration:

Household size: New low-density, ground-related subdivisions in Lucan Biddulph are occupied predominantly by families and typically exhibit household sizes above the Township-wide Census average, which is depressed by smaller and aging households in the existing housing stock. The 2021 Census reports a Township-wide average of 2.54 persons per unit, projected to decline to approximately 2.37 by 2047 as the existing stock ages.⁶ For the purpose of estimating the population of a new, family-oriented, low-density development, this assessment applies a household size of 2.75 persons per unit, consistent with the persons-per-unit assumption for single- and semi-detached units in the Township's 2023 DC Background Study and reflecting the ground-related character of the proposed development

⁵ Capital Programs Branch, April 2023

⁶ *2023 Development Charges Background Study* (B.M. Ross and Associates, March 2023)

Catholic board market share: The LDCSB has historically had lapsed EDC by-laws since the early 2000s. Its market share of enrollment in communities like Lucan Biddulph is typically lower than in larger urban centres. Catholic separate board yields are often conventionally expressed as a fraction of the public board yield, commonly 25–40% of total system yield depending on local demographics.

Low-Density Development: The proposed development is entirely new ground-related housing (single and semi-detached). New greenfield developments consistently generate higher student yields than infill or redevelopment in mature neighbourhoods, as they attract young families.

Benchmark Pupil Yields

Because neither TVDSB nor LDCSB has a currently in force published EDC background study with explicit yield tables accessible for this analysis, yield rates are benchmarked against comparable Ontario boards. All sources listed below are publicly available EDC background studies prepared by specialized consultants under the authority of Ontario Regulation 20/98.

3.1 Town of Milton Development Charges Background Study

The Town of Milton Education Development Charges Background Study identifies the following pupil yields for ground-related (low-density) units, applicable to the public board:

Housing Type	Elementary (per unit)	Secondary (per unit)
Low density (single/semi)	0.406	0.161
Medium density (townhouse)	0.304	0.081
High density (apartment)	0.076	0.026

Source: Town of Milton Education Development Charges Background Study applying board-derived yields for the Halton District School Board service area.

3.2 Durham District School Board – 2024 EDC Background Study

The *Durham District School Board Education Development Charges Background Study*⁷ is one of the most recent publicly available Ontario EDC background

⁷ *Durham District School Board Education Development Charges Background Study and Review of Education Development Charges Policies. February 13, 2024. Prepared by PSTGI*

studies and provides the most current yield methodology. The study notes that approximately 24% of projected units in Durham are low-density (single- and semi-detached), reflecting a shift toward higher-density typologies in the GTA — in contrast to Lucan Biddulph, which remains predominantly low-density.

The DDSB's 15-year forecast of approximately 94,223 net new dwelling units generating a combination of elementary and secondary growth-related pupils provides a basis for back-calculation. The DDSB serves approximately 58,200 elementary and 25,100 secondary students.

3.3 Waterloo Region District School Board (WRDSB) and Waterloo Catholic District School Board (WCDSB) — 2021 EDC Background Study

The joint *Waterloo Region District School Board and Waterloo Catholic District School Board Education Development Charges Background Study* provides a valuable benchmark for southwestern Ontario. This is the most geographically and contextually relevant large-board EDC study available, serving a region adjacent to the TVDSB/LDCSB jurisdiction.

The study projects⁸:

- **WRDSB:** 11,701 net growth-related elementary pupils and 3,510 secondary pupils from approximately 62,334 net new units over 15 years
- **WCDSB:** 5,134 net growth-related elementary pupils and 2,542 net growth-related secondary pupils from the same unit base

Back-calculating implied jurisdiction-wide (blended) yield rates:

- WRDSB elementary implied yield: $11,701 \div 62,334 = \sim 0.188$ per unit (all housing types combined)
- WRDSB secondary implied yield: $3,510 \div 62,334 = \sim 0.056$ per unit (all housing types combined)

These are blended rates across all housing types (the Waterloo unit forecast includes a significant proportion of medium and high-density units, particularly in Kitchener and Waterloo), so low-density-specific rates would be materially higher.

⁸ *Waterloo Region District School Board and Waterloo Catholic District School Board Education Development Charges Background Study, Region of Waterloo. Watson & Associates Economists Ltd. March 18, 2021.*

3.4 York Region District School Board (YRDSB) and York Catholic District School Board (YCDSB) – 2024 EDC Background Study

The joint *York Region District School Board and York Catholic District School Board Education Development Charges Background Study* (Watson & Associates Economists Ltd., March 22, 2024) provides the most recent major Ontario EDC study. While York Region is a high-growth suburban context very different from Lucan Biddulph, the yield methodology and the ratio of public- to Catholic-board yields are informative.

The study projects⁹:

- **YRDSB:** 17,233 net growth-related elementary pupils and 8,610 net growth-related secondary pupils from 135,673 net new units
- **YCDSB:** 2,293 net growth-related elementary pupils and 400 net growth-related secondary pupils from the same base

Applying these calculation results in the implied jurisdiction-wide blended yield rates:

- YRDSB elementary: $17,233 \div 135,673 = \sim 0.127$ per unit
- YRDSB secondary: $8,610 \div 135,673 = \sim 0.063$ per unit
- YCDSB elementary: $2,293 \div 135,673 = \sim 0.017$ per unit
- YCDSB secondary: $400 \div 135,673 = \sim 0.003$ per unit

York Region yields are lower than Milton/Halton due to the very high proportion of apartments and stacked towns in the York Region forecast (which have very low yields). For low-density-only developments, rates would be substantially higher.

The Catholic-to-Public elementary yield ratio is approximately $0.017:0.127 = 13\%$ – consistent with York Region’s relatively low Catholic enrollment share. In smaller communities like Lucan Biddulph, the Catholic share is typically higher (25–35%).

3.5 Alloo Secondary Plan – Community Services and Facilities Study (Comparable CSFA)

⁹ *York Region District School Board and York Catholic District School Board Education Development Charges Background Study. Watson & Associates Economists Ltd. March 22, 2024*

Previous urbanMetrics work in Caledon - The *Alloa Secondary Plan Community Services and Facilities Study* (June 28, 2024) illustrates the methodology used in a comparable CSFA context. The study relied on a separately prepared school accommodation study but documents that the predominantly low-density 14,083-unit Alloa Secondary Plan Area generates¹⁰:

- Peel District School Board (PDSB) elementary: 2,960 students = **~0.210 per unit**
- Dufferin-Peel Catholic District School Board (DPCDSB) elementary: 1,461 students = **~0.104 per unit**
- PDSB secondary: 1,387 students = **~0.098 per unit**

The DPCDSB:PDSB elementary ratio here is approximately **35%** — a higher Catholic market share than York Region but consistent with Peel Region's demographic profile.

Estimating Rates for Lucan-Biddulph

Drawing on the benchmark data assembled above, the following calibration principles apply to Lucan Biddulph:

1. **Low-density rates are appropriate:** The proposed development is 100% single and semi-detached, so medium and high-density rates do not apply.
2. **Southwestern Ontario context:** The TVDSB/LDCSB jurisdiction is most analogous to the WRDSB/WCDSB area (southwestern Ontario, smaller urban areas, similar household composition). York Region and Peel rates reflect different demographic profiles (higher immigration rates, larger average household sizes in new development).
3. **Declining household size discount:** Lucan's household size (2.54 PPU in 2021, and on a downward trend) is below the Ontario average for new single-detached development. Yield rates from larger growth regions should be modestly discounted.
4. **LDCSB market share:** Based on the ratio observed in comparable contexts and the smaller Catholic community presence in southwestern Ontario compared to the GTA, an LDCSB share of approximately **25–30%** of total system enrollment (TVDSB + LDCSB combined) is appropriate. This is

¹⁰ *Alloa Secondary Plan Community Services and Facilities Study. urbanMetrics Inc. June 28, 2024*

consistent with the general principle that Catholic board yields are a subset of the total student population, not additive.

5. **Greenfield premium:** New greenfield single/semi developments consistently yield higher students-per-unit than the board-wide blended rate (which includes mature neighbourhoods with aging populations). Low-density yield rates are typically 2–3× the blended all-housing-type rate.

Estimated Rates

Based on the above calibration, the following student generation rates are recommended for this analysis. A **low** and **high** range is provided to reflect the uncertainty inherent in applying benchmark rates from other jurisdictions.

Table 1: Recommended Student Generation Rates — TVDSB (Public Board)

Panel	Low Rate (per unit)	Mid Rate (per unit)	High Rate (per unit)	Basis
Elementary (JK–Gr 8)	0.30	0.37	0.45	Milton DC (0.406); Alloo PDSB (~0.21 blended); WRDSB low-density implied; southwestern Ontario discount applied
Secondary (Gr 9–12)	0.10	0.14	0.18	Milton DC (0.161); proportional to elementary; Alloo PDSB (~0.098)

Table 2: Recommended Student Generation Rates — LDCSB (Catholic Board)

Panel	Low Rate (per unit)	Mid Rate (per unit)	High Rate (per unit)	Basis
Elementary (JK–Gr 8)	0.08	0.11	0.14	25–30% of TVDSB elementary rate; Alloo DPCDSB as cross-check (~0.104)
Secondary (Gr 9–12)	0.03	0.04	0.06	Proportional to Catholic elementary; York YCDSB ratio as cross-check

Note on double-counting: These rates represent each board's exclusive students. A student attending TVDSB is not counted by LDCSB. The combined system rate (TVDSB + LDCSB elementary) of approximately 0.41-0.59 students per low-density unit is consistent with the total student-generating potential of a unit, divided between the public and Catholic systems.

A2 Service Capacities

Figure 6-1: Fire Stations in Lucan Biddulph

Facilities	Service Level Requirement	Note	Services	DCBS sf per capita
Lucan Biddulph Fire Station	1 per 2840	At Capacity	2 tandem drive thru bays - 1 Engine, 1 Pumper, 1 Tankers, 1 Vintage Truck	0.693
Granton Station	2 per 2840	Has future capacity	2 tandem drive thru bays - 1 Rescue, 1 Pumper, 2 Tankers.	

Figure 6-2: Community Centres in Lucan Biddulph

Facilities	Ice Pad	Fitness Centre	Gymnasium	Outdoor Pool	Community Hall	Childcare
Lucan Community Memorial Centre	1	1	1	1	1	1
Need by 2034	2	1	1			

Figure 6-3: Libraries in Lucan Biddulph

Facilities	Size (square feet)	Service Level	Service Level
Lucan Library (a Branch of Middlesex County Library)	7068	0.57 per person	1 per 5680

Figure 6-4: Schools in Lucan Biddulph

Facilities	Enrolment (2025/26)	Service Level
Wilberforce Elementary	656	
St Patrick's Catholic Elementary	317	

Figure 6-5: Museums in Lucan Biddulph

Facilities	Service Level
Lucan Area Heritage and Donnelly Museum	1 per 5680

Figure 6-6: Parks and Parkland Amenities in Lucan Biddulph

Amenities	Lucan Community Memorial Park	Lucan Optimist Elm Street Park	Spencer Park	Lions Market Street Park	Granton Park	Campanelle Soccer Complex	Need by 2034
No amenities							
Playground	1	1		1	1		
Soccer field	2				2	4	0
Splash pad		1					
Swimming Pool	1						
Cricket pitches	0						
Ball diamond	2	1		1	1		0.5
Running Track	1						
Skate park		1			1		
Tennis court		1	2		1		
Pickleball Court			3				
Basketball court		1	1				
Off Leash Dog Park	1						
Community Garden	1				1		
Washrooms	1	1		1	1		
Size (ha)	10.7	1.39	0.94	1.04	3.19	6.99	3.4

Figure 6-7: Ambulance Stations in Lucan Biddulph

Facilities	Service Level
Ambulance Station	1 per 5680