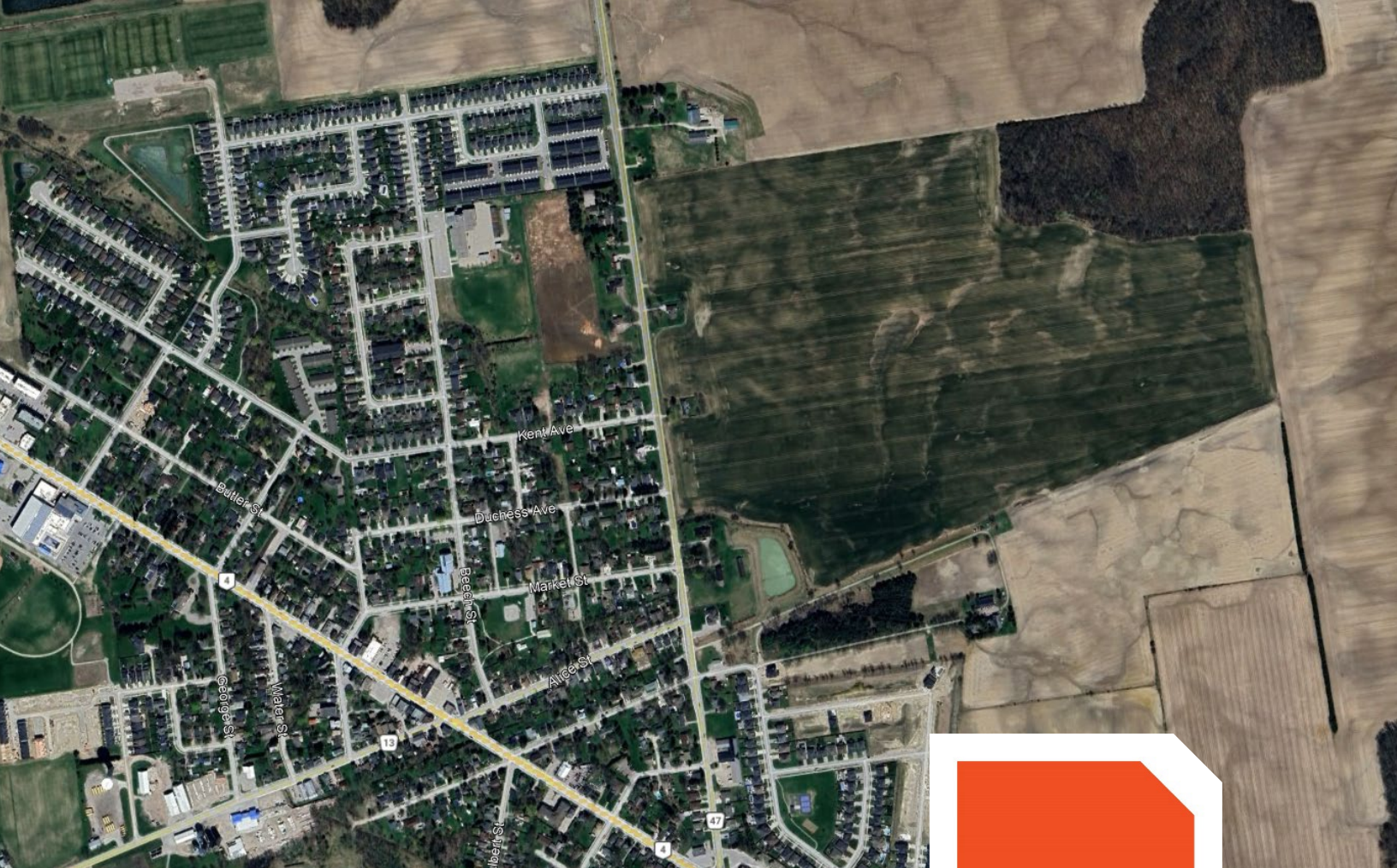




urban
Metrics

Timber Ridge Expansion

Residential Land Needs Assessment

Lucan-Biddulph, Ontario

Prepared for 2219260 Ontario Inc.

August 11, 2026



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Executive Summary

- Population forecasts prepared by the Ontario Ministry of Finance and independently by Middlesex County predict significantly higher levels of population growth for periods extending to 2051 and 2056, respectively, than assessed in previous growth management exercises completed in Lucan-Biddulph.
- urbanMetrics was retained to complete a Land Needs Assessment to evaluate the demand for and scale of additional future land required to support residential development as part of the submission of a privately initiated Official Plan Amendment to expand the Lucan Settlement Area Boundary.
- Based on a population allocation to the Township prepared in accordance with the Province of Ontario's Proposed Projection Methodology Guidelines and extended to 2056 to align with the County's most recent growth management analysis, the Township is estimated to reach a population of approximately 12,000 by 2056. This is materially higher than the 10,900 previously projected under the County's 2025 Growth Analysis Update.
- After accounting for the County's 15% intensification target and units either completed since 2021 or actively in the development pipeline, residual demand for future new greenfield housing supply is estimated at approximately 1,704 units.
- The resulting greenfield land shortage is estimated at approximately 80.7 gross hectares of community area land. This gap will require a coordinated, collaborative approach to address its impending growth outlook.
- The Subject Lands represent approximately 45.5 gross hectares, including a significant open space component, immediately adjacent to and contiguous with the Lucan Settlement Area boundary.
- The Subject Lands have already been identified as a "good opportunity" site in the 2021 Municipal Comprehensive Review, being capable of delivering approximately 440 low-density residential units through gravity sewer servicing and benefiting from existing road connectivity.

1 Introduction

1.1 Purpose

urbanMetrics inc. (“urbanMetrics”, “uMi”) has been retained by 2219260 Ontario Inc., doing business as Gilrad Developments, to complete a Land Needs Assessment required as part of a privately initiated Official Plan Amendment to bring their property into the Lucan Settlement Area Boundary via a Settlement Area Boundary Expansion (“SABE”).

The Subject Lands, PART OF LOT 27, CONCESSION 5, AND PART OF LOT 28, CONCESSION 5 TOWNSHIP OF LUCAN-BIDDULPH, comprise approximately 45.47 (rounded to 45.5) hectares and are located immediately adjacent to the northeastern part of the current Settlement Area Boundary as defined by Middlesex County OPA 10. They are also adjacent to the approved Timber Ridge Subdivision which likewise is under the ownership of and is being developed by Gilrad Developments.

Figure 1-1: Conceptual Site Statistics

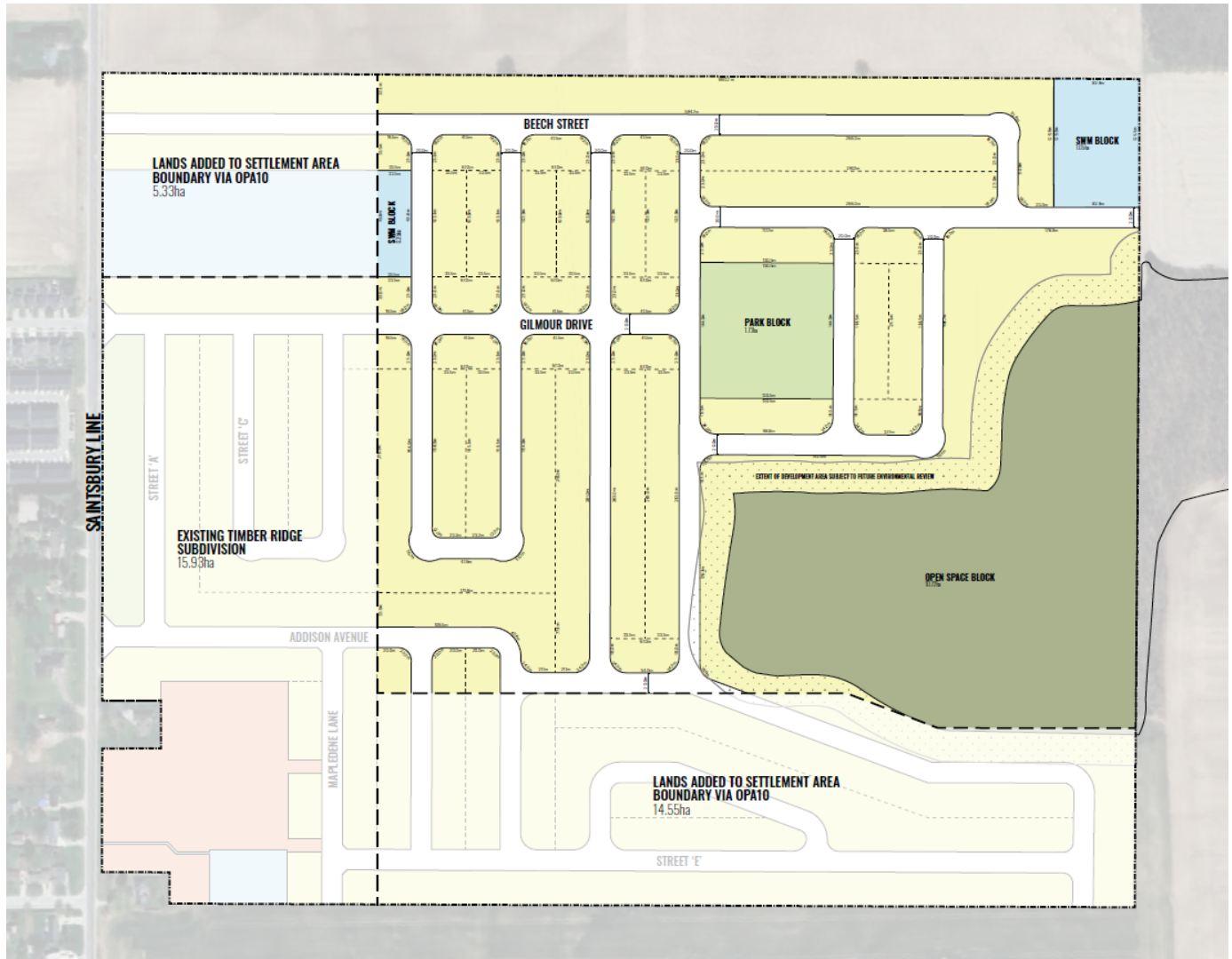
Land Use Breakdown		
USE	Ha.	%
Low Density Residential	22.71	49.95
Park	1.73	3.80
Open Space	10.72	23.58
Stormwater Management	1.40	3.08
Right of Way	8.91	19.59
TOTAL	45.47	100

SOURCE: Siv-ik planning & design (07.06.2026)

As shown in Figure 1-1, the conceptual development could deliver some 22.7 net hectares of low-density residential land. Using a 20 units per net hectare

assumption¹, the concept accommodates approximately 440 units (rounded). A conceptual block plan of the proposed project is shown in Figure 1-2. Of the 45.5 hectares, some 10.7 hectares are undevelopable natural heritage features identified as Open Space, and while they are included in the application, are not considered developable and cannot accommodate housing.

Figure 1-2: Proposed Settlement Area Boundary Expansion



SOURCE: Siv-ik planning & design (07.06.2026)

¹ Applied from the 2021 Lucan-Biddulph Municipal Comprehensive Review and consistent with lower-density single family and semi-detached development in more rural communities.

1.2 Policy Context

2021 Municipal Comprehensive Review – Key Findings

In 2021–22 the Township of Lucan-Biddulph conducted a Municipal Comprehensive Review (“MCR”) that resulted in Official Plan Amendment No. 10. This review, conducted by Findlater & Associates Inc., largely focused on translating detailed growth management work undertaken at the County level to the Township. It was therefore based on, population forecasts prepared at the County of Middlesex level by Watson & Associates Economists Ltd. (“Watson”) and standard development assumptions to test whether Lucan’s existing serviced lands could meet future demand.

Under the reference population forecast scenario, Lucan-Biddulph’s population was expected to grow from about 5,300 people (2021) to roughly 8,100 people by 2046². Using the County’s consultant - Watson & Associates’ assumptions, this implied about 3,160 total households in 2046 at an average of about 2.56 persons per unit³.

This process identified that an existing supply of approximately 19.5 gross hectares of designated vacant residential lands was available within Lucan, with an additional 23 gross hectares available in Granton and 5.9 gross hectares in Clandeboye. Factoring in this total existing land supply of 48.4 gross hectares, the MCR concluded that an additional approximately 55 hectares of land was required to accommodate projected demand to 2046.

The recommendation from the Township’s Senior Administrative Staff and planning was to add lands along the northern and eastern boundaries of the Lucan Settlement Area. Subsequently, Council moved forward with a plan to expand primarily to the west, northwest, and southwest, rather than to the north and east, which would have included the Subject Lands.

OPA 10 was subsequently appealed to the OLT. The matter was settled with the addition of a further 29 hectares of land being added to the Lucan Settlement Area boundary, including a portion of some of the lands previously requested for boundary expansions.

² Township of Lucan Biddulph Municipal Comprehensive Review April 2021

³ Township of Lucan Biddulph Municipal Comprehensive Review April 2021 & Middlesex County Growth Analysis Update April 2025

While the OLT settlement later adjusted the boundary, a significant expansion to the amount of land required was not pursued at that time. Growth projections that have since been substantially revised upward provide renewed justification for the type of expansion Findlater & Associates originally recommended.

Middlesex County Growth Allocations – Key Findings

In April 2025, Middlesex County received and adopted updated long-term population forecasts prepared by Watson. The new “Medium-High” scenario projects Lucan-Biddulph’s population will grow faster than previously projected.

In particular, the revised forecast shows a population of 9,900 people by 2046, approximately 1,800 more than the previous 2046 target of 8,100, and an extended 2056 forecast of 10,900. Equivalently, the Township will need to accommodate a substantially larger number of new homes than was assumed under OPA 10.

Figure 1-3: County Population Allocation to Lucan-Biddulph

Year	Lucan-Biddulph	Share of County	Middlesex County
2021	5,900	7.2%	81,700
2036	8,700	7.8%	111,100
2046	9,900	7.4%	133,100
2056	10,900	7.1%	151,500

SOURCE: Figure 5-1 in Middlesex County Population, Housing & Employment Projections

1.3 Methodology

At the time of writing, there are two relevant provincial methodological guidelines for projecting municipal land needs: The 1995 Projection Methodology Guideline (“1995 Methodology”) and the 2026 Proposed Projection Methodology Guideline (“PPMG”).

While these guidelines are separated by more than 30 years, they share many similarities and several differences. Most notably, the 1995 Methodology was approved in the year of its release, whereas the PPMG is still subject to full approval by the province after multiple consultations via the Environmental Registry of Ontario in 2025 and 2026 and last released on March 30, 2026.

In practice, the most significant difference is that the 1995 Methodology translates projected population into housing units at the Census Division or Upper Tier

Municipal level, then allocates those units to the Census Subdivision level based on several economic, policy, and geographical factors. The PPMG allocates population from the Census Division level to the CSD level before this population is translated into housing units.

The PPMG is intended to standardize the process by which Ontario municipalities convert Ministry of Finance (“MOF”) population projections into municipal-level population forecasts, housing needs assessments, and ultimately land needs calculations consistent with the Provincial Policy Statement 2024 (“PPS 2024”).

It should also be noted that both methodological guidelines are intended to be applied as recommendations with the expectation that supplementary analysis and professional opinion will be provided.

This urbanMetrics Land Needs Assessment follows the framework established by the Province’s Proposed Projection Methodology Guideline (“PPMG”).

At the time of undertaking this report, the PPMG is still a draft document, and revisions to this analysis may be applicable in the future should the methodology in the final version of the guidelines differ materially from the current draft PPMG.

The draft PPMG Framework and uMi’s LNA Methodology

The PPMG outlines four sequential steps that correspond to the structure of this report, excluding the guidance relating to Employment Area Assessment, which is not within the scope of this study.

The first step relates to determining the suitability of the population projection resources. The direction of the PPMG asserts the use of the MOF’s population projections prepared at the applicable Census Division (CD), in this case, Middlesex CD. This forms the starting point for all subsequent analysis.

The PPMG also notes that while the Ministry of Finance prepares population forecasts on an annual basis, the fall 2024 version represents a “Major Update” projection, with subsequent annual interim projections providing minor adjustments extending a forward-rolling time horizon until the next Major Update interval, which will integrate the latest Statistics Canada baseline Census Data.

Second, the pertinent CD-level projections are disaggregated among the Census Subdivision (CSD), or local municipal, level through the evaluation of two allocation methods: a population-share method and a growth-share method. These methods rely on an evaluation of the CSD’s share of population and population change for a

five-year period within the previous 10 years. The higher of the two results is to be used as the municipal projection input.

Third, age-specific headship rates derived from the latest Census period (i.e. 2021) are applied to the age-cohort population projections to generate total household demand by dwelling type. Finally, housing unit demand is then converted to estimate the land area required to accommodate projected housing demand using a unit-per-hectare density assumption, grossed up to account for internal roads, stormwater management, and other non-developable features in future subdivision plans.

These steps are used to establish the framework of urbanMetrics Land Needs Assessment.

2 Population Projection

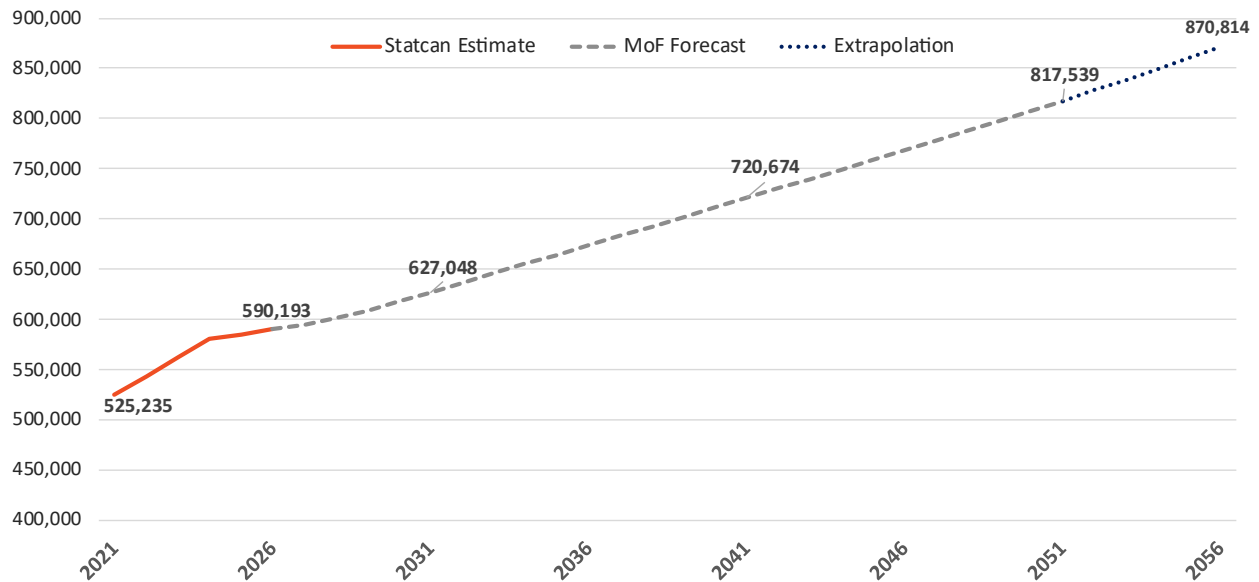
As explained in the previous section, population forecasts at the Middlesex CD level are allocated to Lucan-Biddulph based on an evaluation of its historical share of population and its historical share of population growth for a 5-year period in the past 10 years. This section presents the forecast for Middlesex CD and for these two population and growth-share methodologies.

2.1 Ministry of Finance Forecast

The Ministry of Finance's projection for the Middlesex Census Division includes the City of London and projects significant growth from a 2021 baseline population of 525,235 to 817,539 in 2051.

The Ministry of Finance forecast extends only to 2051, while Middlesex County's Spring 2025 Growth Analysis Update extended the time horizon to 2056 to maintain a 30-year outlook consistent with the Provincial Policy Statement 2024.

To align with this time horizon, we have assumed an extrapolation of the Ministry of Finance's projections to extend the time horizon from 2051 to 2056. This takes Middlesex's projected 2056 population target to 870,814 residents. As with all Ministry of Finance forecasts, this long-term outlook is subject to change and will be reviewed and potentially revised annually. Based on this approach, Figure 2-1 to follow, illustrates the resulting population forecast trend, applied to this analysis, over the period 2021-2056.

Figure 2-1: Ministry of Finance Population Projection – Middlesex CD

SOURCE: Ministry of Finance 2025 Population Projections and Statistics Canada Table 17-10-0152-01

2.2 Past Growth in Middlesex Census Division

Following the PPMG methodology, growth should be aggregated based on the CSD's average share of the CD's annual estimated population level over a recent 5-year period or alternatively the CSD's share of the CD's population growth over a recent 5-year period. To identify which allocation method is implemented, this section reviews the historical shares of the CSD (local municipal) relative to the CD's population levels and growth.

Figure 2-2 shows the past 10 years of population change in Middlesex CD and its constituent municipalities. As shown, Lucan-Biddulph has experienced the fastest relative growth in the County, increasing its population base by approximately 41%, adding approximately 2,000 residents, over the last 10 years. This rate of growth has brought the municipality's population to a level similar to those of Southwest Middlesex and North Middlesex, which began the period with considerably higher populations.

Figure 2-2: Middlesex CSDs Historical Population Estimates (2016-2025)

Geography	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025	Change
London	396,638	406,867	418,229	428,058	435,965	441,572	456,137	473,805	490,055	494,785	25%
Strathroy-Caradoc	21,516	22,223	23,153	23,563	24,106	24,838	25,719	26,284	26,560	26,497	23%
Middlesex Centre	17,769	18,107	18,620	18,735	18,952	19,696	20,730	21,417	21,709	21,689	22%
Thames Centre	13,569	13,825	14,195	14,276	14,312	14,528	15,124	15,264	15,526	15,475	14%
North Middlesex	6,523	6,522	6,465	6,480	6,567	6,551	6,711	6,788	6,842	6,864	5%
Southwest Middlesex	5,860	5,994	6,023	6,022	6,115	6,125	6,266	6,344	6,473	6,468	10%
Lucan Biddulph	4,849	5,147	5,397	5,533	5,755	5,929	6,306	6,484	6,717	6,827	41%
Adelaide Metcalfe	3,064	3,110	3,107	3,141	3,116	3,131	3,177	3,197	3,256	3,196	4%
Newbury	481	457	452	456	469	454	482	506	476	448	-7%
Total	470,269	482,252	495,641	506,264	515,357	522,824	540,652	560,089	577,614	582,249	24%

SOURCE: Statistics Canada Table 17-10-0155-01

Method A: Population Share

The following Figure 2-3 summarizes each local municipality's share of Middlesex CD's population. Although Middlesex CD has grown substantially over the period and Lucan-Biddulph achieved by far the highest level of relative growth, Lucan-Biddulph remains a relatively small proportion of the CD's total population, at approximately 1.2%.

Figure 2-3: Historical Shares of Middlesex Population

Geography	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
London	84.3%	84.4%	84.4%	84.6%	84.6%	84.5%	84.4%	84.6%	84.8%	85.0%
Strathroy-Caradoc	4.6%	4.6%	4.7%	4.7%	4.7%	4.8%	4.8%	4.7%	4.6%	4.6%
Middlesex Centre	3.8%	3.8%	3.8%	3.7%	3.7%	3.8%	3.8%	3.8%	3.8%	3.7%
Thames Centre	2.9%	2.9%	2.9%	2.8%	2.8%	2.8%	2.8%	2.7%	2.7%	2.7%
North Middlesex	1.4%	1.4%	1.3%	1.3%	1.3%	1.3%	1.2%	1.2%	1.2%	1.2%
Southwest Middlesex	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.2%	1.1%	1.1%	1.1%
Lucan Biddulph	1.0%	1.1%	1.1%	1.1%	1.1%	1.1%	1.2%	1.2%	1.2%	1.2%
Adelaide Metcalfe	0.7%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.6%	0.5%
Newbury	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%	0.1%
Total	470,269	482,252	495,641	506,264	515,357	522,824	540,652	560,089	577,614	582,249

SOURCE: urbanMetrics Inc. from Statistics Canada Table 17-10-0155-01

If the City of London is removed from consideration, as shown in Figure 2-4, Lucan-Biddulph's role in Middlesex County becomes more visible. Taking into consideration recent historic growth trends in the County exclusive of the City of London, the rate of population growth experienced in Lucan-Biddulph has resulted in an increase in its share of the County's overall (non-London) population distribution over the period, increasing from 6.6% in 2016 to some 7.8% in 2025.

This trend contrasts with the County’s allocations shown previously in Figure 1-3, which assume Lucan-Biddulph will eventually return to accommodating a smaller share of Middlesex County’s population at approximately 7.2%.

Figure 2-4: Township Share of Middlesex County Historical Population

Geography	2016	2017	2018	2019	2020	2021	2022	2023	2024	2025
Middlesex County	73,631	75,385	77,412	78,206	79,392	81,252	84,515	86,284	87,559	87,464
Lucan Share	6.6%	6.8%	7.0%	7.1%	7.2%	7.3%	7.5%	7.5%	7.7%	7.8%

SOURCE: urbanMetrics Inc. from Statistics Canada Table 17-10-0155-01. Middlesex County excludes the City of London, which is included in the Middlesex Census Division.

Method B: Growth Share

Figure 2-5 summarizes how growth in Middlesex CD over the preceding 5-year period was distributed among the subdivisions. For example, as shown, the City of London accounted for approximately 87.9% of Middlesex CD’s population growth between 2020 and 2025, and 88.5% of the CD’s growth in the 2014 to 2019 period. Based on population growth over this period, Lucan-Biddulph accounted for between 2.1% and 1.6% of the CD’s growth over the previous 5-year periods.

Within this range, 1.8% is selected as the share of future growth to be allocated to Lucan-Biddulph, acknowledging the variance across different periods.

Figure 2-5: 5-Year Rolling Average Shares of Middlesex Population Growth

Geography	2014 to 2019	2015 to 2020	2016 to 2021	2017 to 2022	2018 to 2023	2019 to 2024	2020 to 2025
London	88.5%	87.6%	85.5%	84.4%	86.2%	86.9%	87.9%
Strathroy-Caradoc	4.8%	5.5%	6.3%	6.0%	4.9%	4.2%	3.6%
Middlesex Centre	2.9%	2.8%	3.7%	4.5%	4.3%	4.2%	4.1%
Thames Centre	1.8%	1.8%	1.8%	2.2%	1.7%	1.8%	1.7%
North Middlesex	-0.2%	0.1%	0.1%	0.3%	0.5%	0.5%	0.4%
Southwest Middlesex	0.4%	0.4%	0.5%	0.5%	0.5%	0.6%	0.5%
Lucan Biddulph	1.8%	1.8%	2.1%	2.0%	1.7%	1.7%	1.6%
Adelaide Metcalfe	0.1%	0.0%	0.1%	0.1%	0.1%	0.2%	0.1%
Newbury	-0.1%	0.0%	-0.1%	0.0%	0.1%	0.0%	0.0%
Total	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%

SOURCE: urbanMetrics Inc. from Statistics Canada Table 17-10-0155-01

2.3 Population Allocation to Lucan-Biddulph

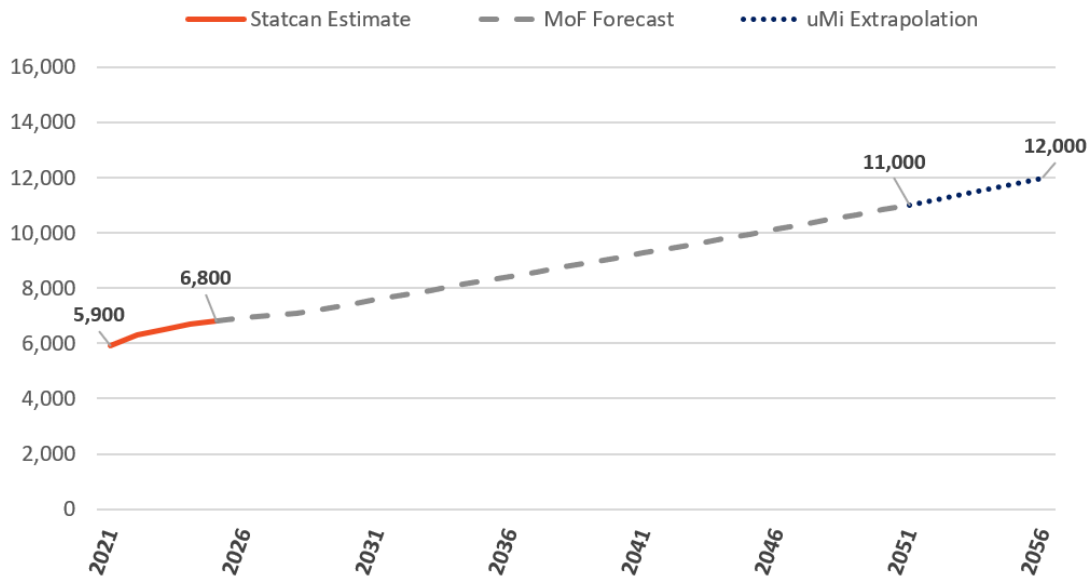
To inform our projection of future growth in Lucan-Biddulph, we have applied the growth share method as the higher of the two allocation approaches and consistent with the guidance provided in the PPMG. Applying the population-share method (Method A) and using Lucan-Biddulph's 1.2% share of the Middlesex Census Division's total population would result in a lower allocation of approximately 9,800 by 2051 extrapolated to 10,450 by 205.

Further, in uMi's opinion, the growth share method more accurately captures recent development trends in Middlesex County and ensures that the municipality adequately prepares for a reasonable growth outlook. The 2025 estimate of 6,800 used herein builds from a 2021 population of 5,900, a larger population than the 5,300 estimate referenced earlier in Section 1.2, which reflected the population data available at the time of the 2021 Municipal Comprehensive Review⁴.

Based on a 1.8% growth share allocation established in the previous section, Figure 2-6 projects a higher scenario where the population allocation of Lucan-Biddulph can be expected to grow from a 2025 estimate of approximately 6,800 to 11,000 by 2051 and further increase to approximately 12,000 by 2056 to align with the County's 2056 projection time horizon.

⁴ Watson & Associates Economists Ltd., *Middlesex County Population, Housing & Employment Projections* (Growth Analysis Update), April 2025, Figure 5-1, p. 60.

Figure 2-6: Alternative Lucan-Biddulph Population Allocation



SOURCE: urbanMetrics Inc., with inputs from Statistics Canada & Ontario Ministry of Finance

This would represent period growth of approximately 6,100 residents between 2021 and 2056 or 5,200 residents between the 2025 estimate and 2056 and is notably higher than the County's population allocation assigned to Lucan-Biddulph for the 2056 time horizon forecast previously referenced in Figure 1-3.

3 Housing Forecast

3.1 New Households Created

To translate a higher scenario population growth into household growth, a headship or household formation rate is applied. These rates, derived from Statistics Canada housing data from the 2021 Census are depicted in 5-year age cohorts representing expected future population, and are used to illustrate how likely any given resident is to be the “household maintainer” by age cohort. In 2021, the overall headship rate — the proportion of the total population that heads a household — was 37.6%, below the Middlesex CD average of 41.4%.

Figure 3-1: Lucan-Biddulph Headship Rates

Age Group	Household Maintainers	Total Population	Headship Rate
14 and Under	0	1,290	0.00%
15 to 19	0	290	0.00%
20 to 24	25	250	10.00%
25 to 29	175	385	45.45%
30 to 34	220	430	51.16%
35 to 39	235	490	47.96%
40 to 44	235	395	59.49%
45 to 49	195	335	58.21%
50 to 54	180	290	62.07%
55 to 59	130	345	37.68%
60 to 64	220	345	63.77%
65 to 69	150	260	57.69%
70 to 74	130	210	61.90%
75 to 79	125	185	67.57%
80 to 84	65	85	76.47%
85 to 89	20	25	80.00%
90 Plus	0	20	0.00%
Total (All Ages)	2,115	5,620	37.63%

SOURCE: Statistics Canada Custom Tabulation from Census Data. Not adjusted for undercount.

Also, headship rates in Lucan-Biddulph tend to rise more steeply from the 25–29 cohort (45.5%) through to the 50–54 cohort (62.1%), which reflects a progression of life-stage household formation patterns: - younger adults form households, families grow, and seniors are increasingly likely to maintain independent

households. Moreover, the 55-59 cohort also shows an atypically low rate (37.7%), likely due to the small sample size of the Lucan-Biddulph population and potentially to suppression in Census data. This cohort's values were reviewed for reasonableness in the context of adjacent cohorts and county-wide trends, and have been maintained as calculated to reflect, in uMi's opinion, a more conservative approach to estimating the number of future households likely to be created.

It should also be noted that students living in residences, retirees living in senior living or old age homes, and other forms of institutional households are not included in these calculations.

In accordance with PPMG guidance for municipalities with populations under 10,000 people, headship rates are assumed to remain stable over the planning horizon. This conservative assumption is appropriate, given that Lucan-Biddulph does not anticipate a significant demographic shift of the kind that would materially alter household formation rates across cohorts. Applying these more conservative, yet stable, headship rates to the age-distributed population projection yields the total household demand presented in the next section.

3.2 Unit Type Propensities

To provide a more detailed assessment of the land required to support future housing demand, total household growth is multiplied by a housing-type propensity factor for each five-year age cohort. This factor is calculated using additional Statistics Canada data that identifies how likely a household maintainer is to live in a specific type of house. In the case of Lucan-Biddulph, these unit types are aggregated into three built forms: Single & Semi-detached (low density), Row & Townhomes (medium density) and Apartments, which also includes units identified by Statistics Canada as "other".

Recognizing that rural municipalities such as Lucan-Biddulph typically demonstrate a strong preference for single- and semi-detached housing types means there is very little historical representation of medium-density housing forms, such as row houses and townhomes, in a community of relatively small size like Lucan-Biddulph. As such, these unit types are generally under-represented in the housing forecast. The dataset used to derive the housing need-by-type projection in the next section is available in Appendices A1 and A2.

3.3 Unit Demand Forecast

Figure 3-2 illustrates total household demand in Lucan-Biddulph by dwelling type for five-year intervals from 2021 to 2056. Total occupied households are projected to grow from approximately 2,264 in 2021 to approximately 4,574 by 2056 — a net increase of approximately 2,310 units over the planning horizon.

This growth reflects historical preferences for lower-density housing, which is heavily concentrated in the single-detached and semi-detached category, and which is projected to account for approximately 2,121 of those net new units (approximately 92%) in the future.

Based on the historically low concentration of medium- and high-density housing formats in the municipality, projected row house demand is expected to remain modest. However, it will roughly double the current medium-density supply, adding approximately 22 medium-density units. Apartment demand is also projected to add approximately 167 units. This allocation is consistent with the gradual trend toward medium- and high-density forms observed county-wide but still at a much smaller scale given Lucan-Biddulph’s community character and market context.

Figure 3-2 also includes an approximately 2.7% adjustment for unoccupied units, or units occupied by residents that are not identified as “usual residents” by Statistics Canada and factored into census estimates and various forecasts.

Figure 3-2: Projected Housing Need by Type – Lucan-Biddulph

Year	Low Density	Medium Density	High Density	Total
2021	2,080	21	163	2,264
2026	2,429	25	191	2,645
2031	2,661	27	209	2,897
2036	2,957	30	232	3,219
2041	3,253	33	256	3,542
2046	3,556	36	279	3,871
2051	3,864	39	304	4,207
2056	4,201	43	330	4,574
2021-2056 Growth	2,121	22	167	2,310
Unoccupied Dwelling Factor	57.0	1.0	5.0	63.0
Remaining Housing Need	2,178	23	172	2,373

SOURCE: urbanMetrics Inc. using Statistics Canada 2021 Census Data

Two factors influence the unit mix, or the prevalence of different unit types that should be planned for moving forward and require adjustments to the headship-based unit forecasts shown in Figure 3-2.

Firstly, provincial policy incentivizes or stipulates higher density housing forms. Second, a variety of factors, including the comparative affordability of higher-density compared to lower-density units, have contributed to an underlying market trend where some households that previously would have considered only single- and semi-detached options are more apt to consider row and townhomes.

Adjustments to Calculated Unit Mix

In our opinion, the relatively small size of the population in Lucan-Biddulph and the historic propensity for low-density housing result in the calculated propensities for medium-density units in Lucan-Biddulph being much lower than the broader County or provincial market.

The Canada Mortgage and Housing Corporation (“CMHC”) does not track starts and completions in Lucan-Biddulph. However, it tracks construction activity in neighbouring Middlesex Centre and Thames Centre. As shown in Figure 3-3, single and semi-detached unit types continue to represent the vast majority of completions in the area. However, row housing represents a significant portion of recent completions in Middlesex Centre.

Figure 3-3: CMHC Completions in Middlesex Centre & Thames Centre

	Single	Semi-Detached	Row	Apartment	All
Middlesex Centre Total	739	4	286	7	1,036
Middlesex Centre Shares	71.3%	0.4%	27.6%	0.7%	100.0%

	Single	Semi-Detached	Row	Apartment	All
Thames Centre Completions	418	2	22	1	443
Thames Centre Unit Share	94.4%	0.5%	5.0%	0.2%	100.0%

SOURCE: CMHC Completions Survey

We have also considered the unit mix identified within the unit pipeline for Lucan-Biddulph by Watson during Middlesex County’s 2025 Growth Analysis Update. This work identified 458 units in various stages of development, with 264 low-density

units accounting for 58% of the total, 136 medium-density units (30%) and 58 high-density units (13%)⁵.

After consideration of all these factors and data points, we have assumed that a larger proportion of the unit mix moving forward will be in medium and high-density unit types when compared to the projections based on calculated headship rates and shown in Figure 3-2. As a result, the calculated demand for single- and semi-detached units has been modified with respect to the supply outcome for the row-unit category. Figure 3-4 shows these adjusted totals.

As a result of this unit substitution for both market and policy considerations, housing demand estimates in Lucan-Biddulph have been adjusted to comprise a unit mix of 2,017 single- and semi-detached units, 237 row-house units, and 119 apartment units. This mix is shown in Figure 3-4 on the following page.

Figure 3-4: Adjusted Housing Demand by Type – Lucan-Biddulph

	Low Density	Medium Density	High Density	Total
Baseline Unit Mix	2,178	23	172	2,373
Baseline Unit Shares	91.8%	1.0%	7.2%	100%
Adjusted Unit Mix	85.0%	10.0%	5.0%	100%
Unit Substitution	-161	214	-53	-0.10
Revised Unit Mix	2,017	237	119	2,373

SOURCE: urbanMetrics Inc.

⁵ Figure E-3 based on data provided by Middlesex County February 2025

4 Land Needs Assessment

4.1 Completions & Unit Pipeline

Using data provided by the Township of Lucan-Biddulph, we reviewed active development applications annually for 2021 through the end of 2025.

While the status of individual developments varied annually, this review identified that approximately 245 housing units were completed in Lucan-Biddulph between the beginning of 2021 and the end of 2025.

Units that were identified as in the occupancy permit phase of development or that retained final approval status for one year were spot-checked using aerial photography and assumed to be completed. Beyond the 245 units assumed to be completed, our review identified a further 124 units remaining as Draft Approved, Proposed, or in a “Preliminary” status at the end of 2025.

Figure 4-1: Completed & Active Developments in Lucan-Biddulph

	Low Density	Medium Density	High Density	Total
Total Unit Demand	2,017	237	119	2,373
Completions	144	78	23	245
Registered & Draft Approved	43	81	0	124
Residual Demand	1,830	78	96	2,004

SOURCE: urbanMetrics Inc., based on Annual Planning Summary Reports - Township of Lucan-Biddulph

These units are subtracted from greenfield demand, including units potentially proposed within the existing settlement area boundary, to ensure that settlement areas remain as compact and supportive of complete communities as possible and that any residual demand left after greenfield expansion will continue to support the achievement of the intensification target. As shown in Figure 4-1, the resulting residual demand is approximately 2,004 units, with 1,830 low-density, 78 medium-density, and 96 high-density units.

4.2 Planning for Intensification

The PPS 2024 encourages municipalities to set targets that allow them to balance delivering a market-based housing mix with the priority of supporting a compact settlement area and achieving complete communities.

The Lucan-Biddulph Official Plan uses an intensification target of 15%. As shown in Figure 4-2, assuming that higher density unit types are more easily accommodated and more likely to develop within the Built-Up Area (“BUA”), allocating them towards achieving a 15% target reduces residual demand for greenfield land by 300 units, from 2,004 to 1,704 units.

Figure 4-2: Greenfield Unit Demand Calculations

	Low Density	Medium Density	High Density	Total
Residual Unit Demand	1,830	78	96	2,004
Intensification Share	10%	40%	90%	15%
Units in BUA	183	31	86	300
Greenfield Demand	1,647	47	10	1,704

SOURCE: urbanMetrics Inc.

4.3 Greenfield Unit Demand

To summarize:

- Figure 3-2 establishes housing demand by type at: **2,373 total units**.
- Figure 3-4 adjusts this demand to account for variations in unit type propensities. **Shifted 161 units from Low to Medium density and 53 units from High Density to Medium Density**.
- Figure 4-1 subtracts units already completed or in development, as this demand is already, or is on its way towards being met: **Subtracts 369 units from gross housing demand estimate to establish residual demand**.
- Figure 4-2 accounts for intensification targets and units that will not drive future land need: **Subtracted 300 units from residual demand to define share of housing to be accommodated by greenfield land supply**.

This remaining share of demand for 1,704 greenfield units, calculated in Figure 4-2 is translated into a land requirement over several steps and is shown in Figure 4-3. This calculation includes using a standard units-per-hectare density, taking into consideration typical built forms and residential subdivision standards, in addition to consideration for the 2021 Lucan-Biddulph MCR results. This calculation resulted in an estimated total net land requirement of approximately 83.9 hectares.

The total net land requirement estimate of approximately 83.9 hectares is adjusted by a developable-area factor of 50% to account for internal roadways, stormwater management facilities, sidewalks, and other non-developable features, resulting in a gross land need of approximately 167.7 hectares.

This gross land need estimate is then also adjusted to account for a market vacancy factor of 10%, which assumes that a portion of the designated land supply does not develop due to market conditions, individual landowner decisions, servicing availability, development feasibility, or other site-specific criteria⁶. As a result, the overall total future land need in Lucan-Biddulph estimated by uMi is 184.5 hectares.

Figure 4-3: Greenfield Land Need Calculation

	Low Density	Medium Density	High Density	Total
Residual Greenfield Demand	1,647	47	10	1,704
Units per Net Hectare	20.0	35.0	60.0	20.3
Net Land Need	82.4	1.3	0.2	83.9
Net to Gross Ratio	50%	50%	50%	
Gross Developable Land Need	164.7	2.7	0.3	167.7
Long-Term Vacancy Adjustment			10%	16.8
Total Developable Land Need				184.5

SOURCE: urbanMetrics Inc. Figures rounded to the nearest decimal.

4.4 Remaining Land Supply

As mentioned previously, at the time of the Findlater Municipal Comprehensive Review, approximately 48.4 gross hectares of developable land remained in Lucan-Biddulph, with the Township's consultant recommending an additional

⁶ 10% market vacancy factor reflects that smaller markets can be more prone to paused developments, "lumpy" development and variance in development cycles.

approximately 55 hectares be added to the three settlement areas in the Township, with a focus on the Lucan Settlement Area. **As a result of this process, OPA 10 was adopted locally, and the baseline community area land supply was estimated at approximately 103.4 hectares.**

Subsequently, OPA 10 was appealed to the Ontario Land Tribunal, and an eventual OLT settlement determined that an additional 29 hectares of land would be added to the Lucan settlement boundary to partially address changes to the demand forecast resulting from the introduction of the PPS 2024 in the period between the local adoption of OPA 10 and the OLT hearing. **At this point in time, the then community area land supply in Lucan Biddulph was approximately 132.4 gross hectares.**

At the time of writing, it is assumed that portions of this land supply have or are proposed to be developed and are included in our subtraction of completions and the development pipeline identified in Figure 4-1: Completed & Active Developments in Lucan-Biddulph previously.

However, relying on the information from the Township’s Annual Planning Reports and summary dataset of development applications evaluated as part of this LNA has not provided sufficient granularity to explicitly link any completed or under-construction developments to any of the 132.4 hectares. Figure 4-4 below translates these 369 units into a land estimate using the same assumptions as the land need was calculated in Figure 4-3, estimating that the 369 units have absorbed approximately 28.6 hectares.

Figure 4-4: Estimated Land Absorption

	Low Density Units	Medium Density Units	High Density Units	Total
Completed/Approved/Proposed	187	159	23	369.0
Units per Net Hectare	20.0	35.0	60.0	
Net Land Need	9.4 ha	4.5 ha	0.4 ha	14.3 ha
Net to Gross Ratio	50%	50%	50%	
Gross Developable Land Absorbed	18.7 ha	9.1 ha	0.8 ha	28.6 ha

SOURCE: urbanMetrics Inc.

Applying this land absorption calculation, the 369 units are estimated to have absorbed 28.6 hectares, with the remaining land supply estimated at 103.8 gross hectares. As a result, urbanMetrics estimates Lucan-Biddulph has an estimated shortfall of approximately 80.7 hectares of community area lands to the 2056 planning horizon.

5 Justification for the Subject Lands

The preceding analysis establishes a community area land shortfall of approximately 80.7 hectares in Lucan-Biddulph to the 2056 planning horizon. This section evaluates the Subject Lands against three of the PPS 2024 criteria relevant to settlement area boundary expansion decisions: the achievement of a compact and contiguous settlement area; the advancement of complete communities; and the efficient use of existing and planned servicing and infrastructure capacity.

Compact and Contiguous Settlement Area

- The Subject Lands are a direct extension of the existing Lucan Settlement Area Boundary along their western and southern edges and share a common boundary with the draft-approved Timber Ridge Subdivision currently under active development by the same landowner. There are no intervening vacant parcels, natural features, or barriers between the Subject Lands and the existing built-up area, making this one of the most naturally connected expansion opportunities available to the Township.
- The lands were evaluated during the Township’s 2021 Municipal Comprehensive Review and were identified as a “good opportunity” for expansion, based on their technical suitability, contiguity with the existing settlement area, and absence of significant development constraints. Township staff and the planning consultant at that time recommended their inclusion in the expansion considerations. In the context of past land-use decisions and recent updates to growth forecasts, the inclusion of the Subject Lands within the Settlement Area Boundary is justified given the substantially higher growth projections in place.
- The proposed SABE is proportionate in scale. The approximately 34.8 gross developable hectares (excluding 10.7 hectares of NHS land) represent approximately 43% of the identified shortfall. Given the Subject Lands contiguity, servicing advantages, and single ownership, they represent a logical step towards addressing the identified land need.

Complete Communities

- Development of the Subject Lands will contribute to the growth of an active residential neighbourhood at the northeastern edge of Lucan, reinforcing the critical mass needed to support neighbourhood-level services and amenities. The lands are located within a short distance of schools, recreational facilities, and the commercial core of Lucan, consistent with the PPS 2024 objective of ensuring new residential areas support access to a range of community services and active transportation connections.
- The proposed development integrates the existing natural heritage features that would otherwise constrain development. A natural heritage feature is identified but would continue to serve its ecological function while also reinforcing the rural character of Lucan-Biddulph. Any required buffers would be confirmed through subsequent Environmental Impact Studies.
- The proposed amendment would redesignate the Subject Lands on Schedule A of the Official Plan from Agricultural to Residential, consistent with the intent to develop the lands for low-density residential uses through a subsequent plan of subdivision. At approximately 22.7 net developable hectares and a density of 20 units per net hectare, the site could accommodate approximately 440 residential units, representing a meaningful addition to the Township's near-term housing supply pipeline.

Servicing and Infrastructure Capacity

- The Subject Lands are positioned to receive full municipal servicing through direct extensions from the Timber Ridge Subdivision. Municipal water, sanitary sewer, and stormwater infrastructure planned for the Lucan settlement area and extended to Timber Ridge would be extended by the developer to the Subject Lands to serve the proposed expansion area, with no need to extend services across unrelated intervening properties or acquire additional right-of-way.
- Preliminary reports as part of the 2021 MCR and 2024 Asset Management Plans indicate that gravity sewer servicing is anticipated to be technically feasible for the Subject Lands. This would mitigate the need for a new municipal pumping station and the associated long-term operating costs and represents a cost-effective and operationally efficient servicing solution.
- Two local streets in the approved Timber Ridge plan of subdivision terminate at the western boundary of the Subject Lands, providing planned road

connections into the future growth area. This existing connectivity eliminates the need for a new primary collector road to access the Subject Lands and allows development to proceed in an orderly extension of the established neighbourhood grid. The single-owner status of both the Timber Ridge subdivision and the Subject Lands further eliminates land-assembly risk and positions the site for timely, well-coordinated development.

Based on the analysis laid out in this LNA, uMi's opinion is that projected population growth within the next 30-year planning period will result in a market need for housing beyond what can be accommodated within the Township's current settlement areas. This requires the expansion of the Township's settlement area boundaries. In our opinion, the Subject Site is a reasonable and rational option to address projected population growth and future housing demand in Lucan-Biddulph.

A2 Unit Type Propensities

Lucan-Biddulph		Total	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to 79	80 to 84	85 to 89	90 Plus
Total - Structural type of dwelling		2,115	0	25	175	220	235	235	195	180	130	220	150	130	125	65	20	10
Single-detached house		1,835	0	20	145	190	220	220	165	170	110	195	130	100	100	45	15	10
Apartment in a building that has five or more units		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Other attached dwelling		255	0	0	25	35	10	15	30	10	10	25	15	30	25	25	0	0
Apartment or flat in a duplex		25	0	0	0	10	0	0	0	0	0	15	0	0	0	0	0	0
Apartment in a building that has fewer than five units		135	0	0	15	10	10	10	10	0	0	10	10	20	20	20	0	0
Other single-detached house		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Row house		20	0	0	10	0	0	0	10	0	0	0	0	0	0	0	0	0
Semi-detached house		40	0	0	0	0	0	0	10	0	0	0	10	10	10	0	0	0
Movable dwelling		0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total - Structural type of dwelling		100.0%	0.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%	100.0%
Single-detached house		86.8%	0.0%	80.0%	82.9%	86.4%	93.6%	93.6%	84.6%	94.4%	84.6%	88.6%	86.7%	76.9%	80.0%	69.2%	75.0%	100.0%
Apartment in a building that has five or more units		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Other attached dwelling		12.1%	0.0%	0.0%	14.3%	15.9%	4.3%	6.4%	15.4%	5.6%	7.7%	11.4%	10.0%	23.1%	20.0%	38.5%	0.0%	0.0%
Apartment or flat in a duplex		1.2%	0.0%	0.0%	0.0%	4.5%	0.0%	0.0%	0.0%	0.0%	0.0%	6.8%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Apartment in a building that has fewer than five units		6.4%	0.0%	0.0%	8.6%	4.5%	4.3%	4.3%	5.1%	0.0%	0.0%	4.5%	6.7%	15.4%	16.0%	30.8%	0.0%	0.0%
Other single-detached house		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Row house		0.9%	0.0%	0.0%	5.7%	0.0%	0.0%	0.0%	5.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Semi-detached house		1.9%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	5.1%	0.0%	0.0%	0.0%	6.7%	7.7%	8.0%	0.0%	0.0%	0.0%
Movable dwelling		0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Total		97.2%	0.0%	80.0%	97.1%	95.5%	97.9%	97.9%	100.0%	94.4%	84.6%	100.0%	100.0%	100.0%	104.0%	100.0%	75.0%	100.0%
Single-detached & Semi-detached		89.8%	0.0%	80.0%	82.9%	90.9%	93.6%	93.6%	89.7%	94.4%	84.6%	95.5%	93.3%	84.6%	88.0%	69.2%	75.0%	100.0%
Row house		0.9%	0.0%	0.0%	5.7%	0.0%	0.0%	0.0%	5.1%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%	0.0%
Apartments		6.4%	0.0%	0.0%	8.6%	4.5%	4.3%	4.3%	5.1%	0.0%	0.0%	4.5%	6.7%	15.4%	16.0%	30.8%	0.0%	0.0%

Middlesex CD		Total	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to 79	80 to 84	85 to 89	90 Plus
Total - Structural type of dwelling		204165	690	6920	14945	17075	17610	17045	16720	17755	20080	19320	16710	14750	10410	7430	4435	2270
Single-detached house		110125	130	1300	4185	7625	9545	10315	10550	11375	12600	11800	9905	8415	5605	3590	2135	1050
Apartment in a building that has five or more units		37560	215	2800	4825	3880	2890	2115	1930	2160	2620	2675	2770	2750	2185	1835	1235	675
Other attached dwelling		55850	345	2820	5925	5560	5155	4595	4235	4195	4795	4760	3960	3470	2545	1940	1020	530
Apartment or flat in a duplex		4430	50	255	615	575	430	320	330	295	370	355	315	200	125	120	50	25
Apartment in a building that has fewer than five units		19910	170	1650	2835	2145	1710	1355	1085	1300	1470	1770	1255	1125	870	645	310	215
Other single-detached house		220	0	0	20	25	35	30	15	25	25	10	10	15	10	0	0	0
Row house		24215	85	740	1965	2145	2370	2220	2160	2005	2115	1975	1795	1630	1225	950	575	260
Semi-detached house		7050	30	165	495	665	605	670	640	570	825	650	590	495	310	220	85	35
Movable dwelling		600	0	0	0	10	15	15	15	20	60	85	75	120	75	70	40	0
Total - Structural type of dwelling		100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Single-detached house		54%	19%	19%	28%	45%	54%	61%	63%	64%	63%	61%	59%	57%	54%	48%	48%	46%
Apartment in a building that has five or more units		18%	31%	40%	32%	23%	16%	12%	12%	12%	13%	14%	17%	19%	21%	25%	28%	30%
Other attached dwelling		27%	50%	41%	40%	33%	29%	27%	25%	24%	24%	25%	24%	24%	24%	26%	23%	23%
Apartment or flat in a duplex		2.2%	7%	4%	4%	3%	2%	2%	2%	2%	2%	2%	2%	1%	1%	2%	1%	1%
Apartment in a building that has fewer than five units		10%	25%	24%	19%	13%	10%	8%	6%	7%	7%	9%	8%	8%	8%	9%	7%	9%
Other single-detached house		0.1%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%
Row house		12%	12%	11%	13%	13%	13%	13%	13%	11%	11%	10%	11%	11%	12%	13%	13%	11%
Semi-detached house		3%	4%	2%	3%	4%	3%	4%	4%	3%	4%	3%	4%	3%	3%	3%	2%	2%
Movable dwelling		0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	0%	1%	1%	1%	1%	0%
Total		100%	99%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%
Single-detached & Semi-detached		60%	30%	25%	35%	52%	60%	66%	69%	69%	67%	65%	63%	59%	54%	52%	49%	49%
Row house		12%	12%	11%	13%	13%	13%	13%	13%	11%	11%	10%	11%	11%	12%	13%	13%	11%
Apartments		28%	56%	64%	51%	35%	26%	21%	18%	20%	20%	23%	24%	26%	29%	33%	35%	39%

Totals may not add due to rounding or reporting of the original Statistics Canada data.

Tenure by Age**Number of Household Maintainers**

Tenure	Total	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to 79	80 to 84	85 to 89	90 Plus
All Owners	1,775	0	0	150	170	210	205	175	170	110	190	140	95	105	30	15	10
Single-detached & Semi-detached	1,745	0	0	130	170	210	205	165	170	110	190	140	95	105	30	15	10
Row house	20	0	0	10	0	0	0	10	0	0	0	0	0	0	0	0	0
Apartments	10	0	0	10	0	0	0	0	0	0	0	0	0	0	0	0	0
All Renters	250	0	20	25	30	20	30	25	0	0	10	10	30	20	30	0	0
Single-detached & Semi-detached	110	0	20	15	20	10	15	10	0	0	0	0	10	0	10	0	0
Row house	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Apartments	140	0	0	10	10	10	15	15	0	0	10	10	20	20	20	0	0
All Households	2,025	0	20	175	200	230	235	200	170	110	200	150	125	125	60	15	10
Single-detached & Semi-detached	1,855	0	20	145	190	220	220	175	170	110	190	140	105	105	40	15	10
Row house	20	0	0	10	0	0	0	10	0	0	0	0	0	0	0	0	0
Apartments	150	0	0	20	10	10	15	15	0	0	10	10	20	20	20	0	0

Tenure by Age**Number of Household Maintainers**

Tenure	Total	15 to 19	20 to 24	25 to 29	30 to 34	35 to 39	40 to 44	45 to 49	50 to 54	55 to 59	60 to 64	65 to 69	70 to 74	75 to 79	80 to 84	85 to 89	90 Plus
All Owners	126,180	75	860	4,305	8,390	10,110	11,080	11,450	12,590	14,375	13,855	12,105	10,640	7,295	4,900	2,825	1,325
Single-detached & Semi-detached	105,770	55	515	3,080	6,870	8,785	9,850	10,070	11,100	12,480	11,715	10,015	8,610	5,720	3,725	2,135	1,045
Row house	12,535	0	180	685	870	815	770	955	940	1,220	1,210	1,310	1,245	990	750	440	155
Apartments	7,875	20	165	540	650	510	460	425	550	675	930	780	785	585	425	250	125
All Renters	156,260	1,270	11,945	21,550	17,755	16,055	13,035	11,325	10,850	11,670	11,205	8,515	7,330	5,425	4,255	2,560	1,515
Single-detached & Semi-detached	91,675	690	6,730	12,190	10,245	9,305	7,605	6,635	6,360	6,835	6,375	5,170	4,565	3,395	2,760	1,770	1,045
Row house	120	0	0	15	20	25	15	15	0	20	0	0	10	0	0	0	0
Apartments	64,465	580	5,215	9,345	7,490	6,725	5,415	4,675	4,490	4,815	4,830	3,345	2,755	2,030	1,495	790	470
All Households	282,440	1,345	12,805	25,855	26,145	26,165	24,115	22,775	23,440	26,045	25,060	20,620	17,970	12,720	9,155	5,385	2,840
Single-detached & Semi-detached	197,445	745	7,245	15,270	17,115	18,090	17,455	16,705	17,460	19,315	18,090	15,185	13,175	9,115	6,485	3,905	2,090
Row house	12,655	0	180	700	890	840	785	970	940	1,240	1,210	1,310	1,255	990	750	440	155
Apartments	72,340	600	5,380	9,885	8,140	7,235	5,875	5,100	5,040	5,490	5,760	4,125	3,540	2,615	1,920	1,040	595

