



**LUCAN BIDDULPH COUNCIL AGENDA**

WEDNESDAY, NOVEMBER 4, 2020 9:00 AM  
Lucan Biddulph Township Office  
270 Main Street P.O. Box 190 Lucan, ON

**SPECIAL MEETING  
AGENDA**

1. **Call to Order**
2. **Disclosure of Pecuniary Interest & Nature Thereof**
3. **Closed Session**
4. **Delegations**  
Stewart Findlater, Findlater & Associates Inc.  
[Municipal Comprehensive Review Presentation](#)
5. **Communications**
6. **Adjournment**  
[Motion to Adjourn](#)



# Township of Lucan Biddulph Municipal Comprehensive Review

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Council Meeting #2  
Wednesday November 4, 2020



# Presentation Outline

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1. Introduction
2. Overview of Municipal Comprehensive Review Work Plan
3. Preliminary Data Findings
4. Discussion
5. Next Steps



# Introductions

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## Project Team

### **Findlater & Associates Inc.**

- Stewart Findlater, Project Mgr.

### **Middlesex County**

- Abby Heddle, Planner
- Alexandra Colesberry, GIS Technician



# Overview of MCR

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- To review and update the current Official Plan last updated in May of 2015 (Planning Act requires a review/update every 5 years)
- To ensure the Plan reflects current Provincial Policy related to growth
- To provide the policy framework to guide growth in the Township for next 25 years



# Policy and Land Use Framework

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- Reflect current legislation and planning framework
  - Conform with the Provincial Policy Statement (2020)
  - Conform with the Middlesex County Official Plan (2006)
  - Address emerging issues related to growth, housing and servicing constraints



# Work Plan

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PHASE 1 (Getting Started): June 2020

- Meeting with senior staff

PHASE 2 (Background Analysis): June 2020 – October 2020





# Work Plan (Continued)

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- Detailed review of current land use designations and an analysis of land use in and around designated settlement areas
- Compile projected land, housing and employment needs taking into account the County's population projections, employment land needs study and the Township's recent development trends
- Opportunities for growth through intensification and redevelopment will be examined
- Impact on natural heritage features, prime agricultural lands and mineral aggregate resources will be reviewed as well as opportunities and constraints from a servicing point of view
- Background analysis will include preliminary growth scenarios for use with the consultation and community engagement phase



# Work Plan (Continued)

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PHASE 3 (Consultation & Community Engagement): November 2020

- Due to COVID-19, alternative forms of engagement must be utilized. Propose online video to be posted on Municipal website and could include a Story Map virtual engagement mapping tool. Includes consultation with Provincial Ministries and Agencies



# Work Plan (Continued)

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PHASE 4 (Draft MCR Report): November 2020– December 2020

- Information collected in previous phases will be incorporated into Draft MCR Report. Recommendations will provide guidance to Council related to policy, land use designations and mapping where appropriate. It will also provide proper justification for any proposed expansion to settlement area boundaries. A meeting will be held with senior staff to review draft document.



# Work Plan (Continued)

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PHASE 5 (Draft Official Plan Amendment): December 2020-January 2020

- It is anticipated that a recommendation to proceed with an Official Plan Amendment is considered likely on the designation or re-designation of lands to accommodate appropriate growth and development.

PHASE 6 (Final OPA and Public Meeting): December 2020 – January 2021

- Final outcome is expected to be an Official Plan Amendment. This will be presented to Council for consideration through the statutory process of the Planning Act.



# Where We Are Today

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- Completed review of building permit activity
- Completing review of 25 year population and housing projections (projected DEMAND)
- Completing review of all vacant lots and parcels (less constrained areas due to woodlands, wetlands etc...) and less 15% for landowner disinterest in development (anticipated SUPPLY)



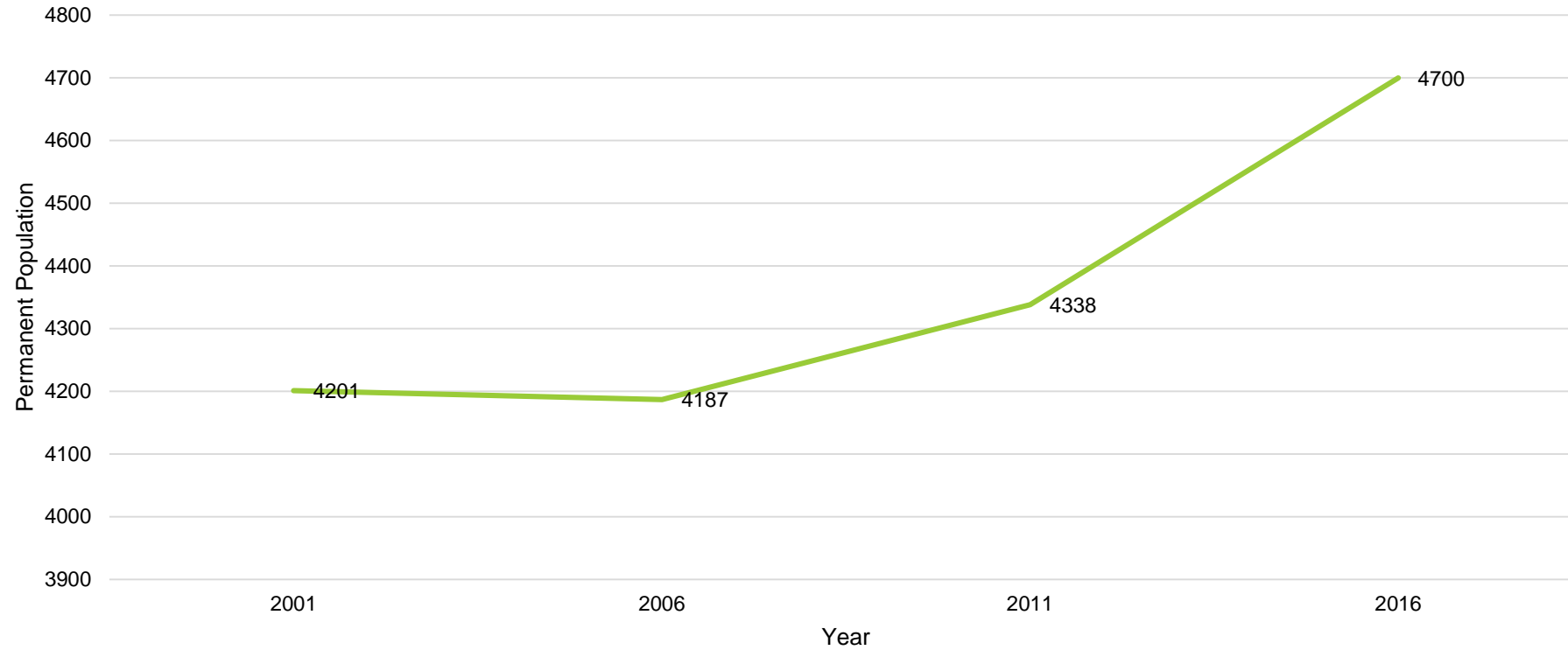
# Where We Are Today (Continued)

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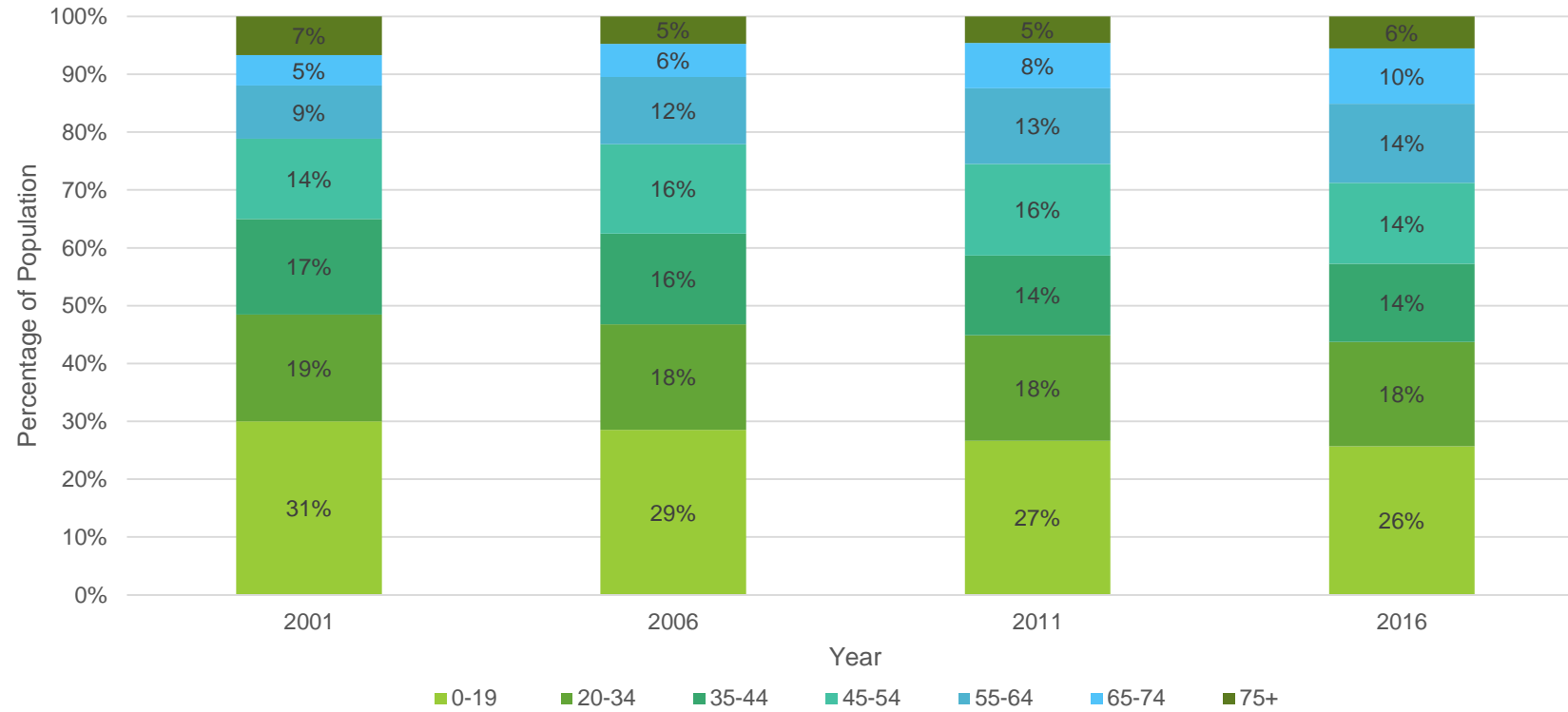
- Initiating density analysis of “net developable areas” to determine how many units can be supplied and compare supply and demand (LAND NEEDS ASSESSMENT)
- Finalizing discussions with staff to determine public input strategy into the process
- Reviewing submissions and preparing for general discussions with local developers seeking lands to be included in any revised Settlement Area designation for Village of Lucan.
- Preparing for consultation with Provincial Ministries and Agencies
- Preparing initial draft of Background Report for review with senior staff



### Historical Permanent Population Township of Lucan Biddulph (2001-2016)

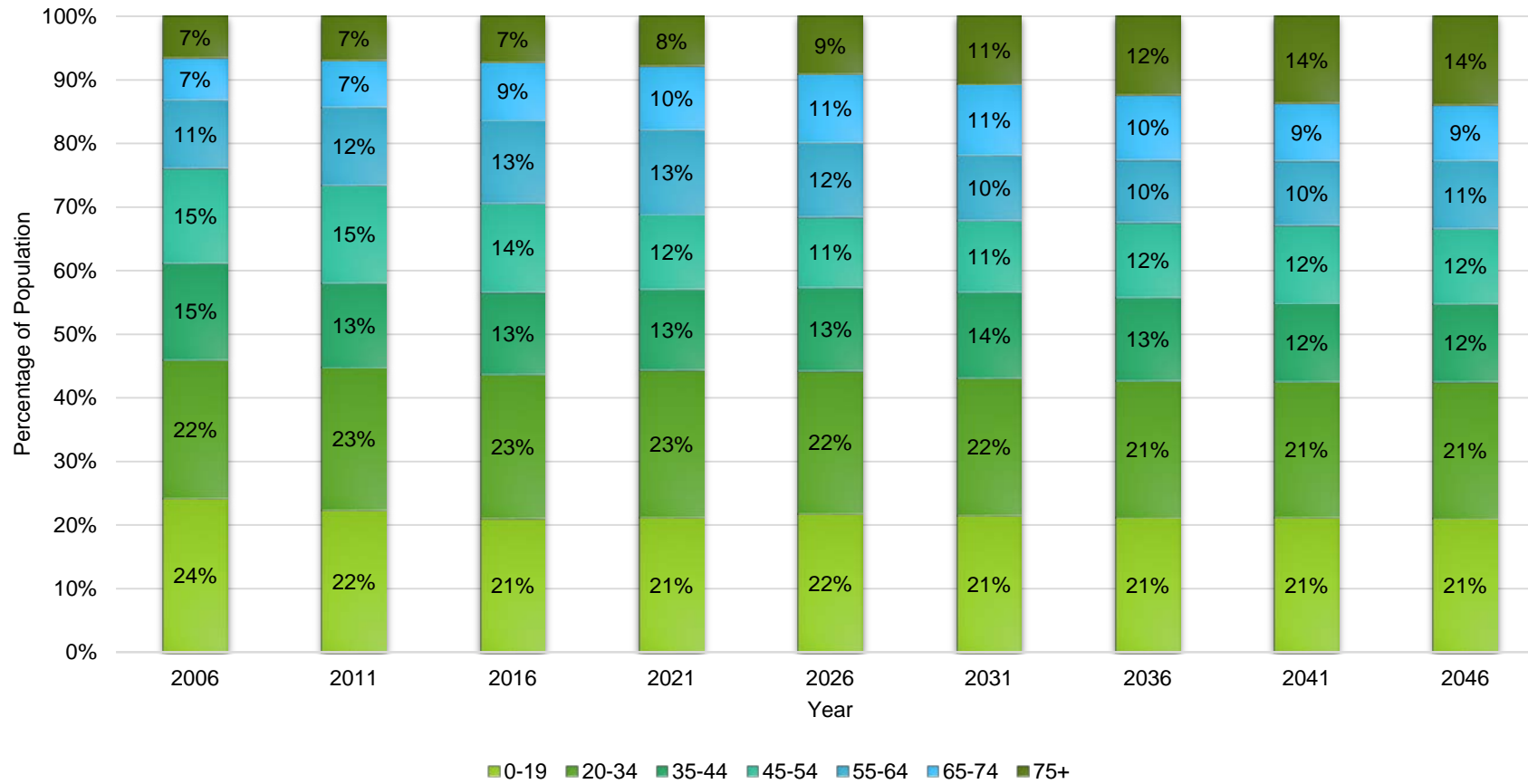


### Percentage of Historical Population by Age Cohort (2001-2016)





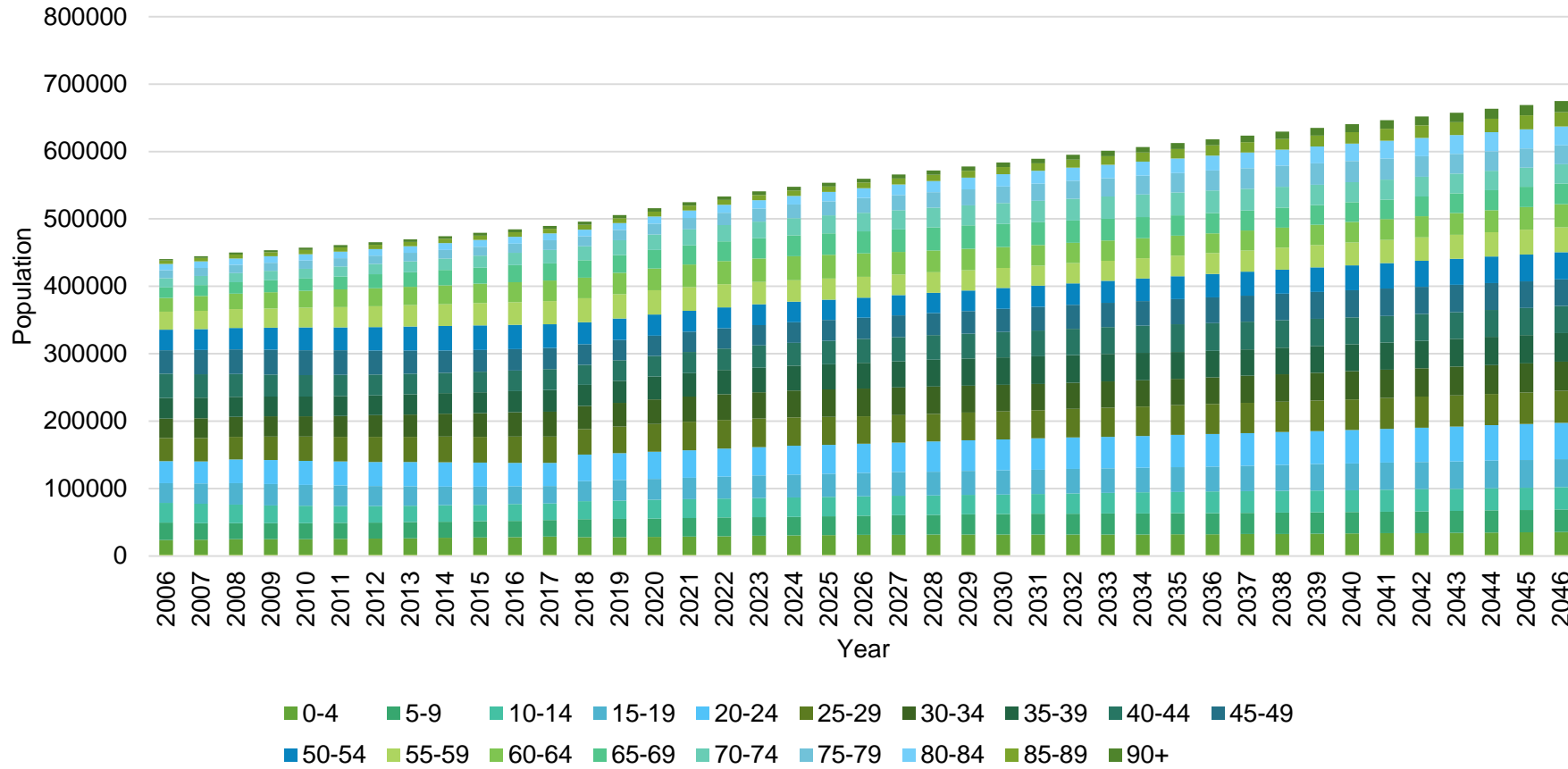
### Middlesex Census Division Population Projections by Age Cohort, 2006-2046



\*Middlesex Census Division Includes the City of London\*



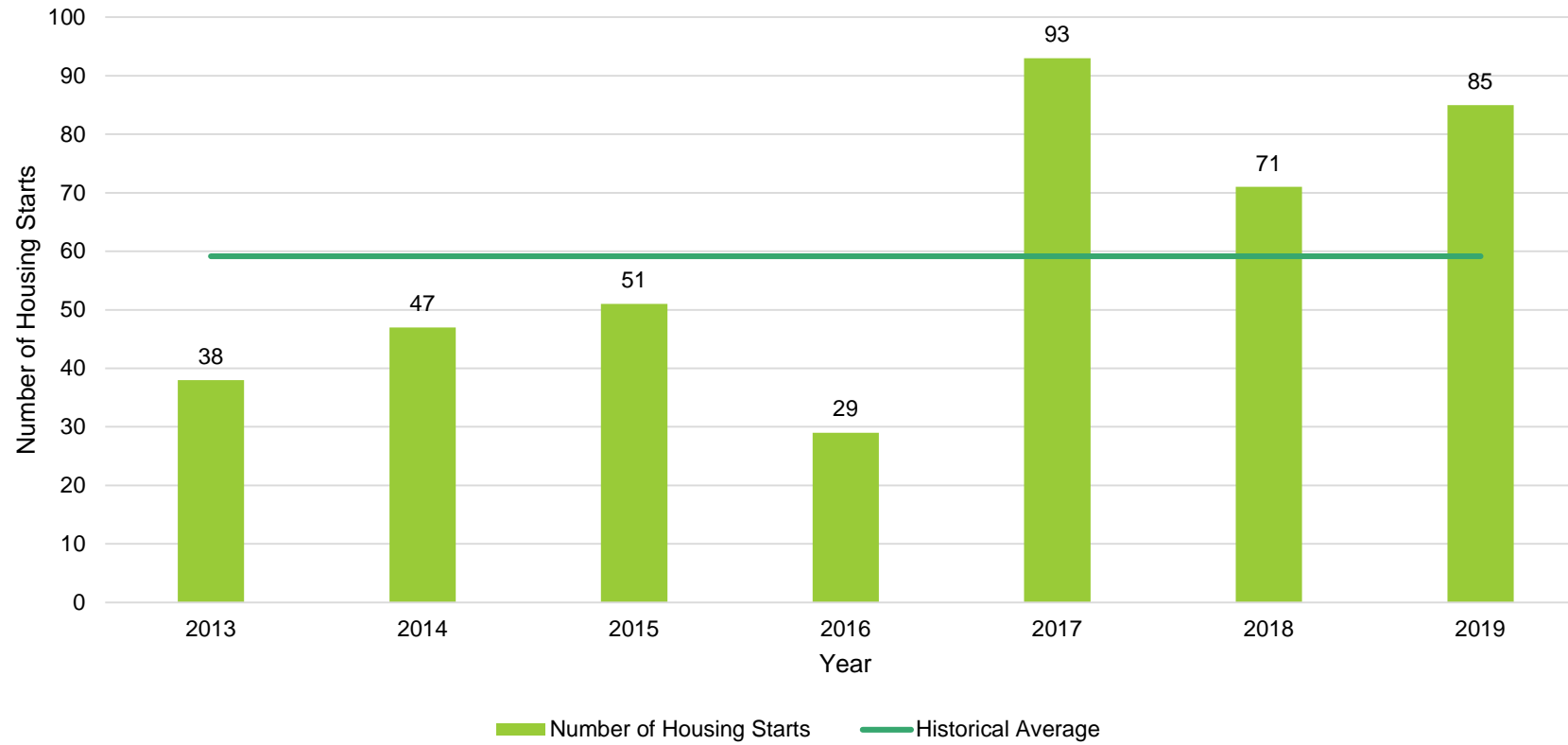
### Middlesex Census Division Changing Age Cohorts: 2006-2046



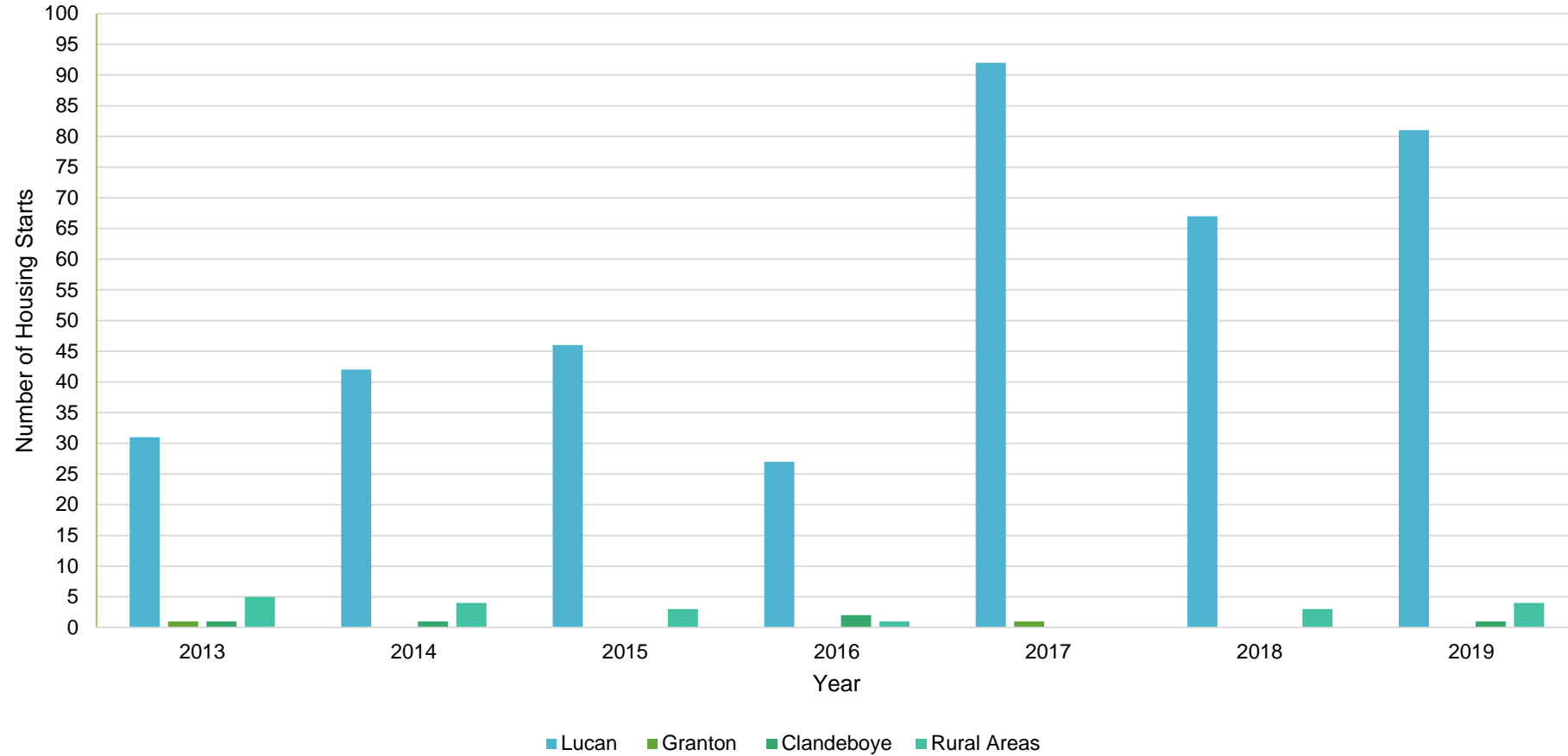
\*Middlesex Census Division Includes the City of London\*



### Number of Housing Starts, Municipal Wide, (2013-2019)



### Proportion of Total Housing Starts by Location 2013-2019



**Table 3.1 Historical Permanent Population: Township of Lucan Biddulph (2001-2016)**

Age Cohort	2001	2006	2011	2016
0 to 4 years	280	260	305	310
5 to 9 years	345	270	265	330
10 to 14 years	335	330	295	265
15 to 19 years	325	340	295	295
20 to 24 years	260	260	260	245
25 to 29 years	220	250	250	295
30 to 34 years	310	255	285	305
35 to 39 years	345	310	280	320
40 to 44 years	360	345	320	310
45 to 49 years	315	340	345	310
50 to 54 years	280	310	345	350
55 to 59 years	235	265	305	330
60 to 64 years	160	220	265	310
65 to 69 years	130	145	205	255
70 to 74 years	95	95	135	190
75 to 79 years	105	80	80	120
80 to 84 years	50	75	55	75
85 years and over	35	45	65	70
<b>Total</b>	<b>4201</b>	<b>4187</b>	<b>4338</b>	<b>4700</b>

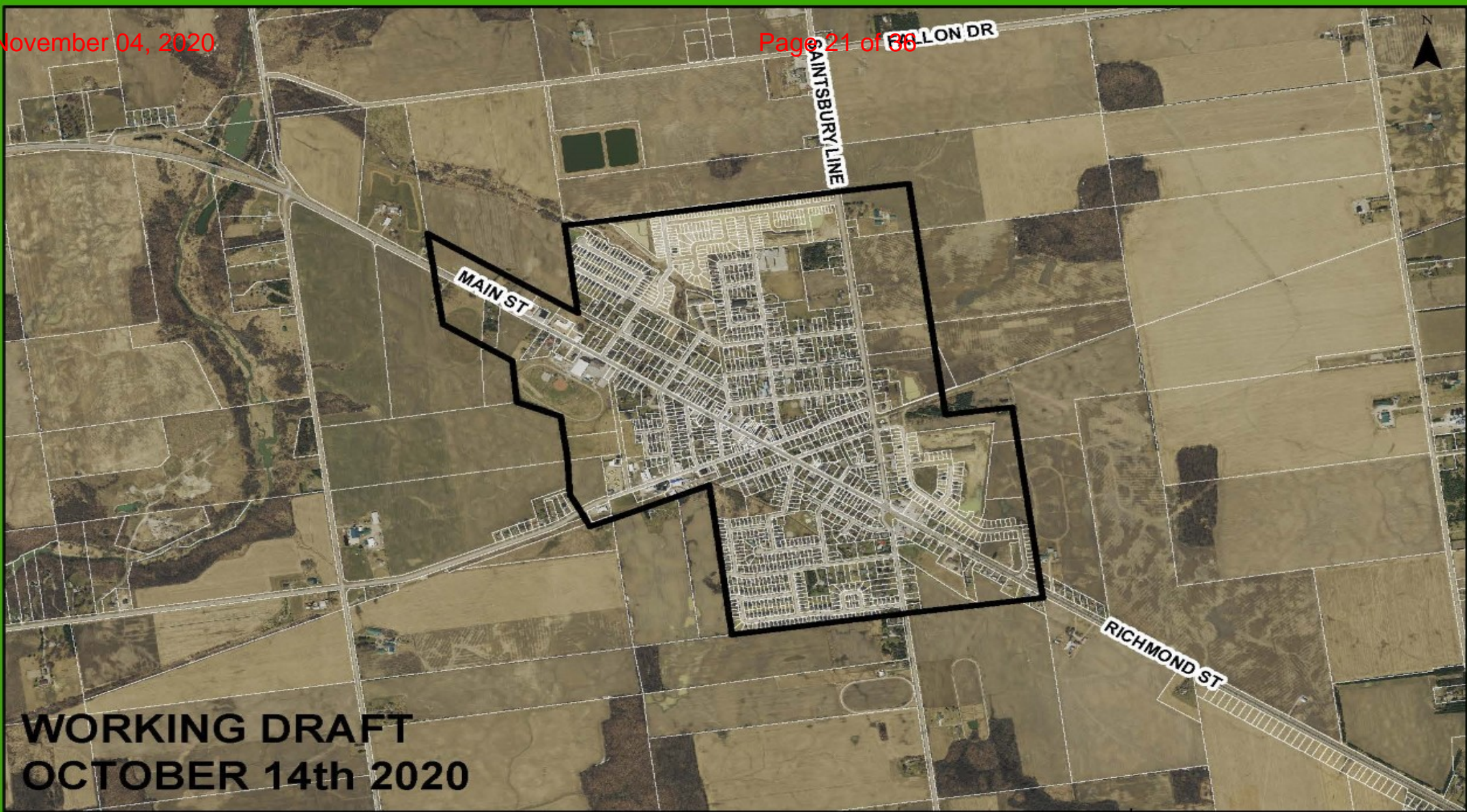


**Table 3.2 Historic and Projected Populations: Middlesex Census Division (2006 – 2045)**

Year	0-19	20-34	35-44	45-54	55-64	65-74	75+	Total
2006	106070	95640	66780	65060	47180	29110	28620	438450
2011	102410	103310	60800	70660	56320	33940	31600	459030
2016	101310	109670	61970	67820	63310	43640	34760	482470
2021	114232	120015	66348	60997	68748	52302	40340	522982
2026	121374	125020	73561	61390	65652	59988	50710	557695
2031	126010	126985	79560	66299	60254	65736	62508	587352
2036	130688	132311	80618	72673	60465	63193	76075	616023
2041	136346	138027	79711	78264	65212	58604	88125	644289
2046	141628	144359	82922	79483	71451	59125	93674	672642







**WORKING DRAFT**  
**OCTOBER 14th 2020**

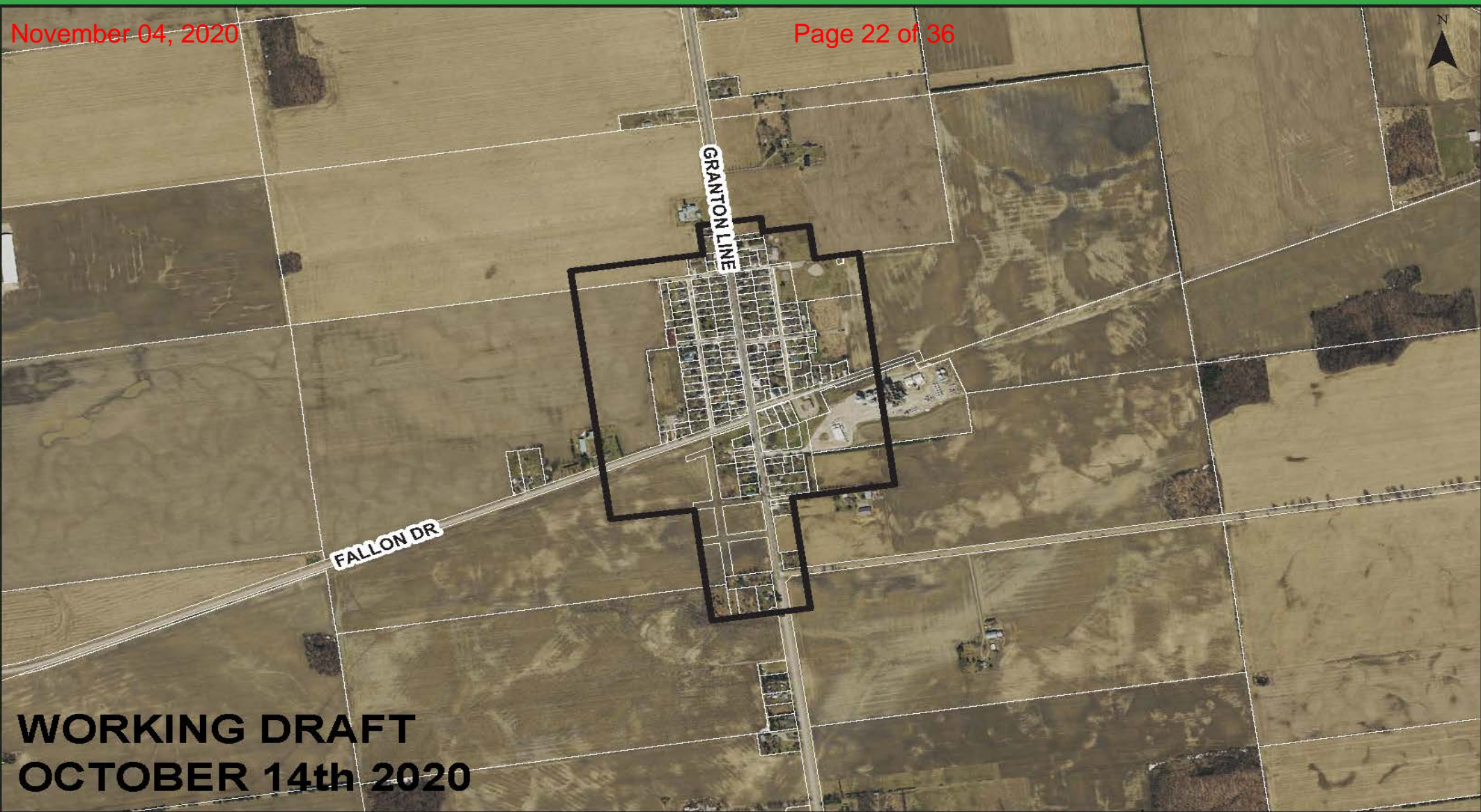


**FIGURE 5.1**  
**Lucan Settlement Area**

 Settlement Boundary







**WORKING DRAFT  
OCTOBER 14th 2020**

**FIGURE 5.3**

**Granton Settlement Area**



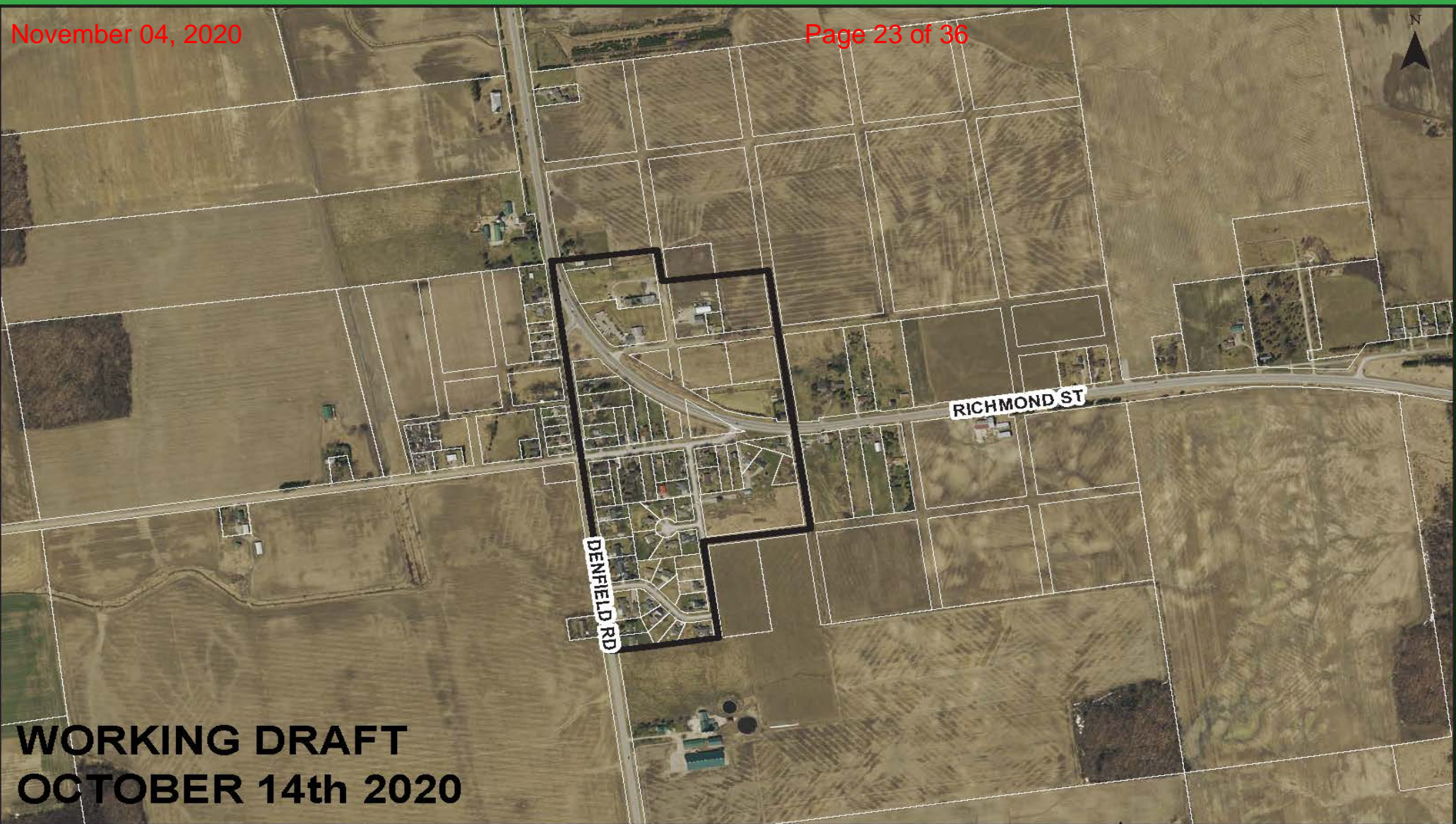
**Settlement Boundary**



**Township of  
Lucan Biddulph**







**WORKING DRAFT  
OCTOBER 14th 2020**

**FIGURE 5.5**

**Clandeboye Settlement Area**



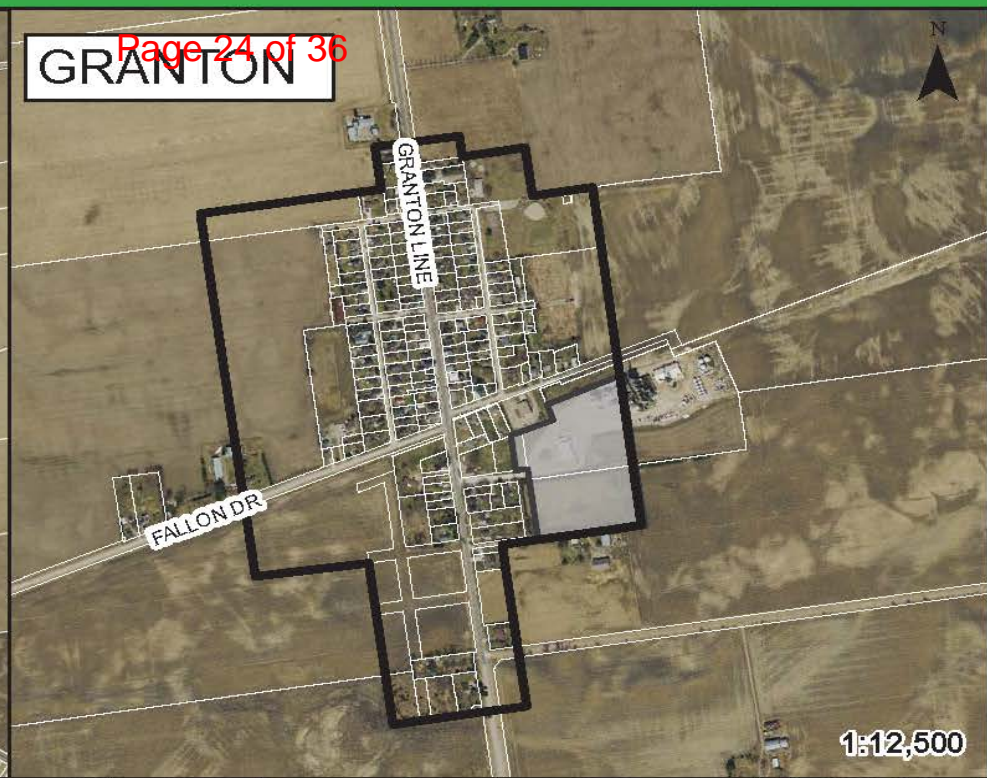
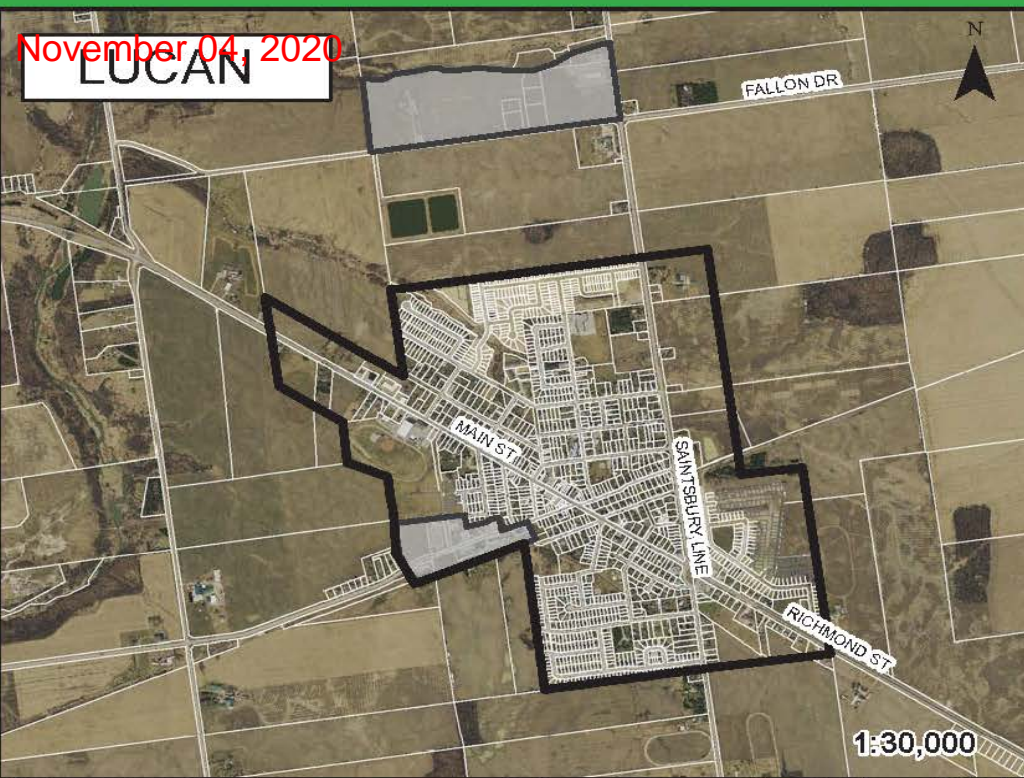
**Settlement Boundary**



**Township of  
Lucan Biddulph**







**WORKING DRAFT  
OCTOBER 14th 2020**

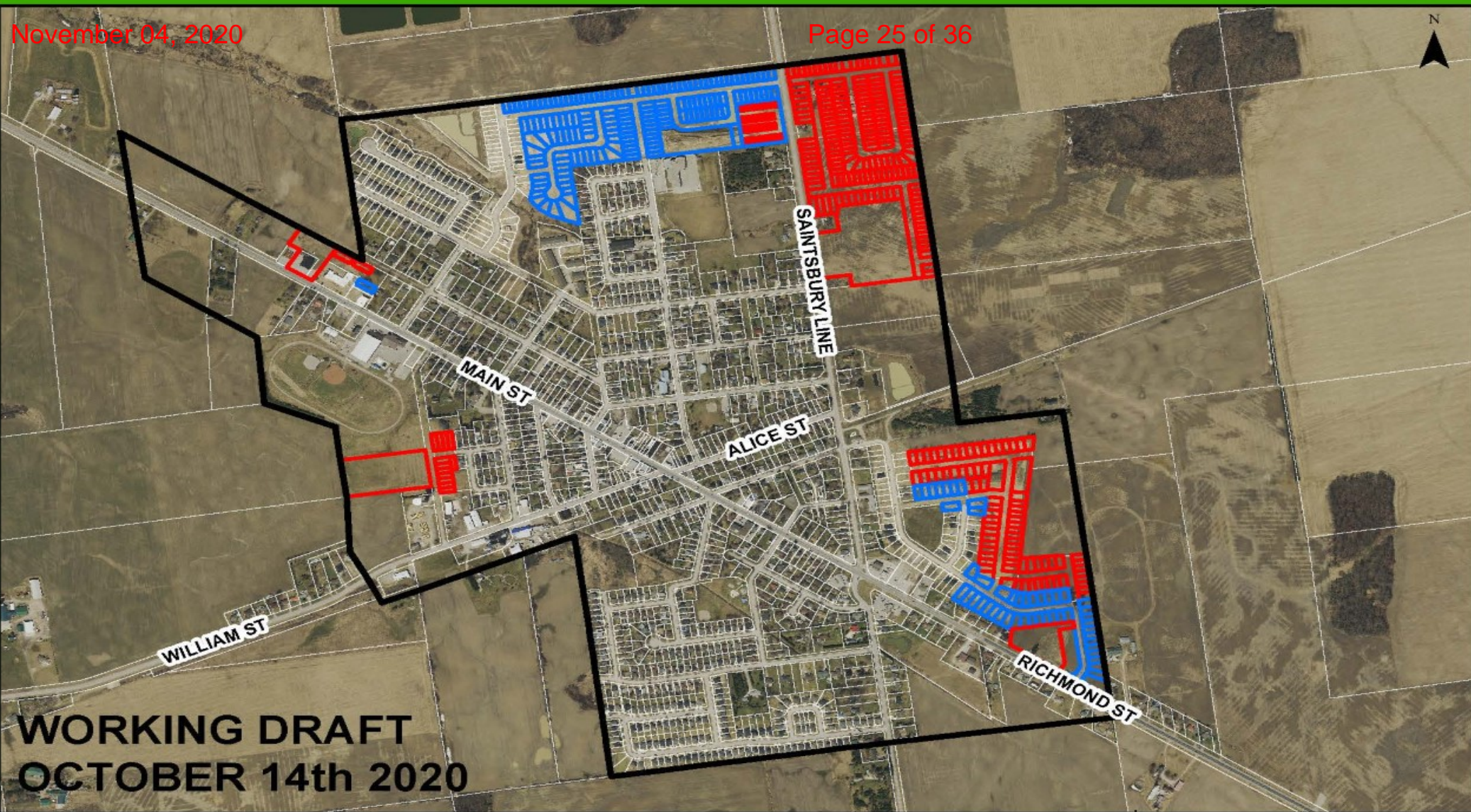
**FIGURE 5.7**

**Industrial Lands**

 Industrial Lands







**WORKING DRAFT  
OCTOBER 14th 2020**

**FIGURE 9**

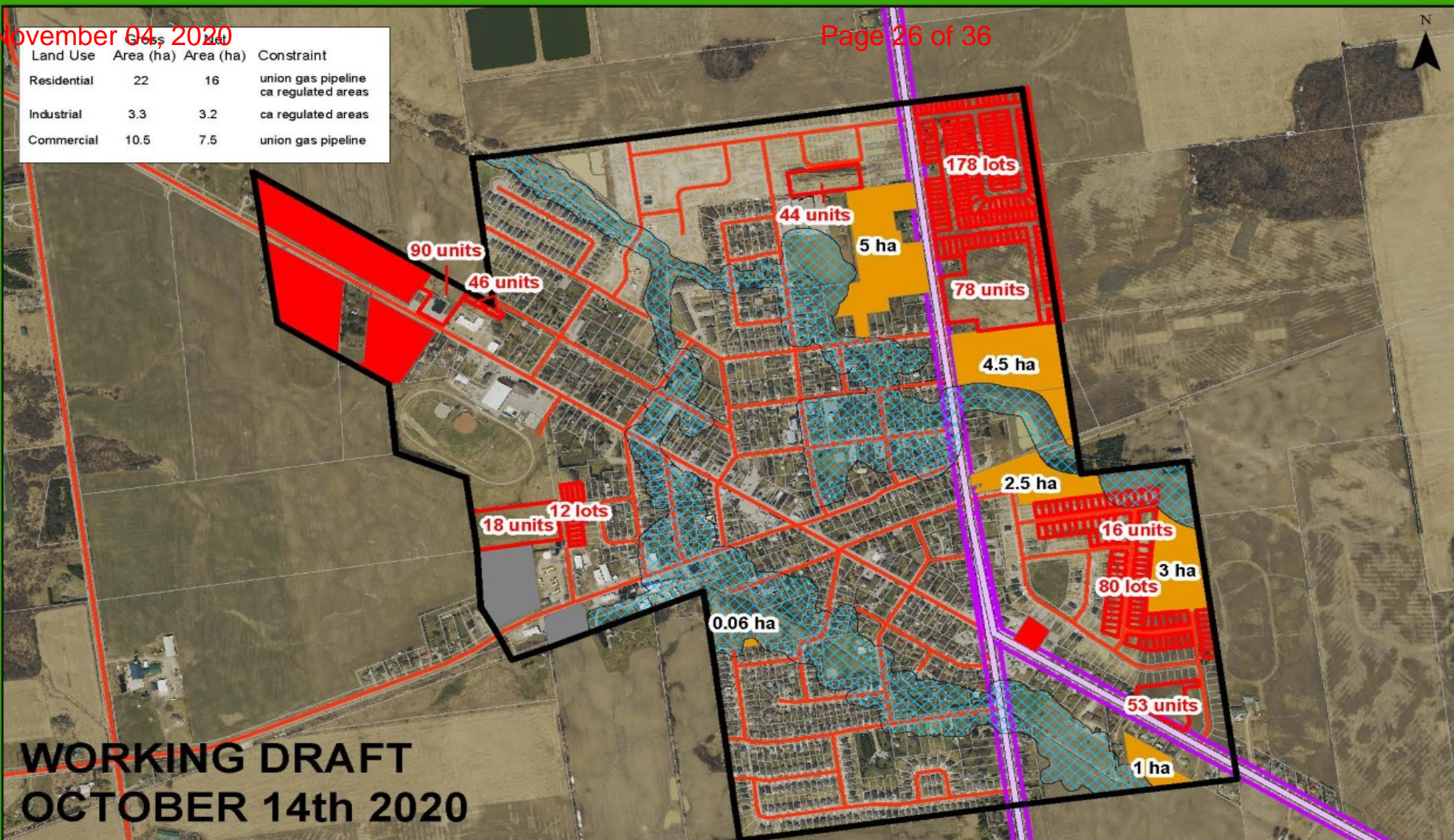
**Current and Recent  
Development Plans**

-  **Current Development Plans**
-  **Recent Development Plans**





Land Use	Gross Area (ha)	Net Area (ha)	Constraint
Residential	22	16	union gas pipeline ca regulated areas
Industrial	3.3	3.2	ca regulated areas
Commercial	10.5	7.5	union gas pipeline



**WORKING DRAFT  
OCTOBER 14th 2020**

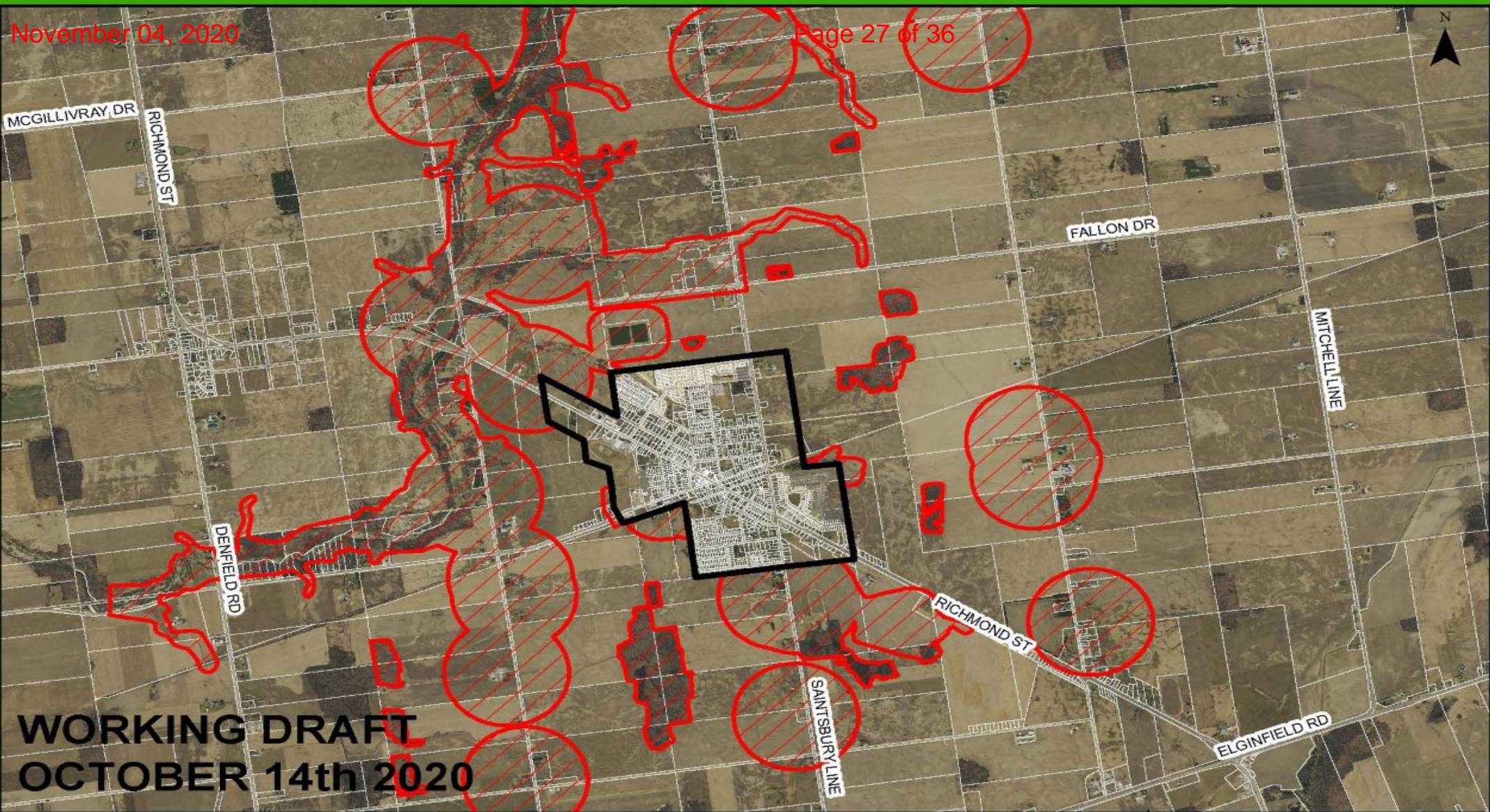
**FIGURE 10**

**Vacant Land Inventory  
Lucan**

Residential	Union Gas	Roads
Commercial	Union Gas: 20 m Buffer	Parcels of Land
Industrial	CA Regulated Areas	Current Development Plans







**WORKING DRAFT  
OCTOBER 14th 2020**

**FIGURE 5.8.4**

**Constraints**

**Planning Constraints**

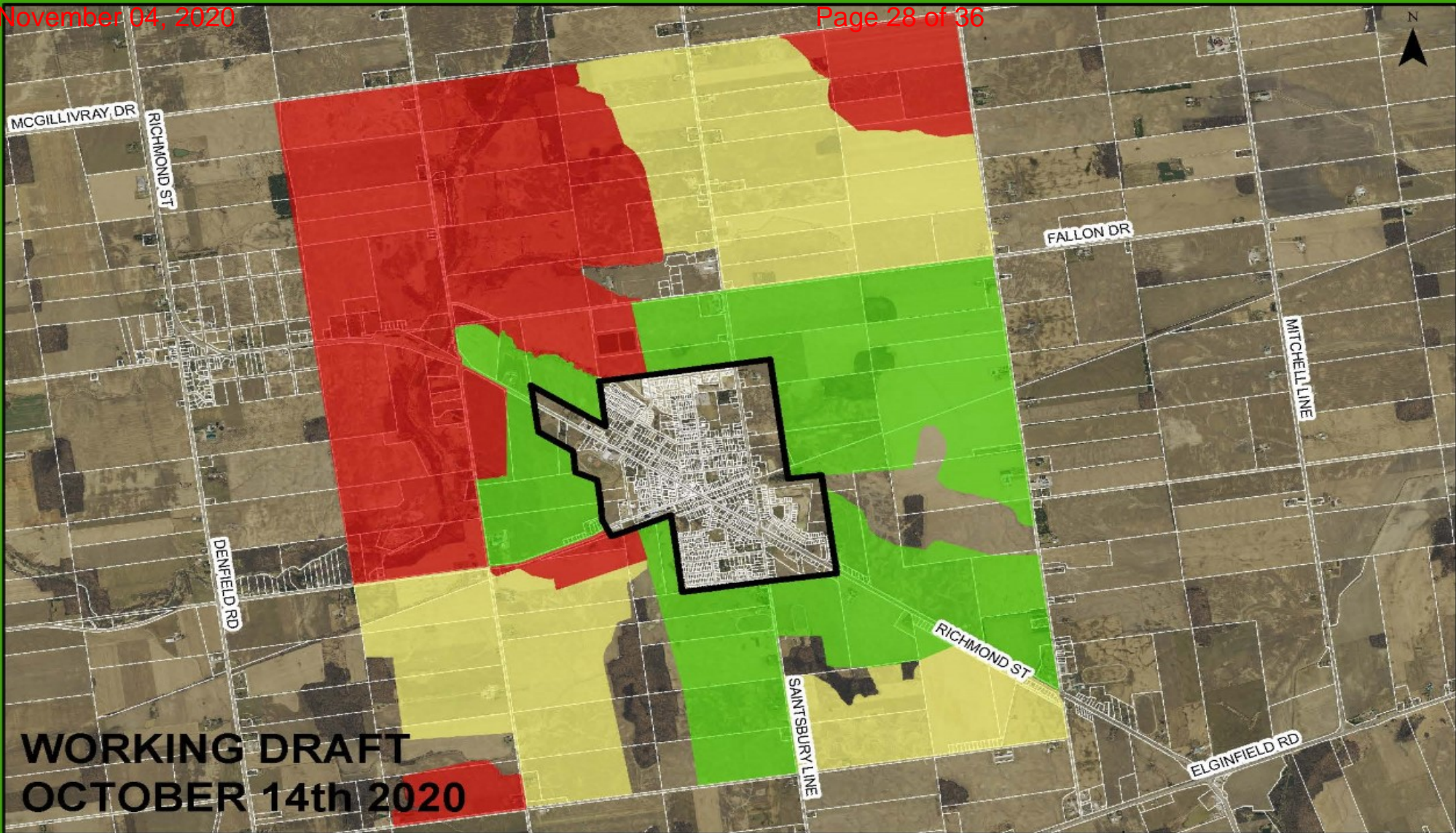
 **Planning Constraints**



**Township of  
Lucan Biddulph**







**WORKING DRAFT**  
**OCTOBER 14th 2020**

**FIGURE 5.8.2**

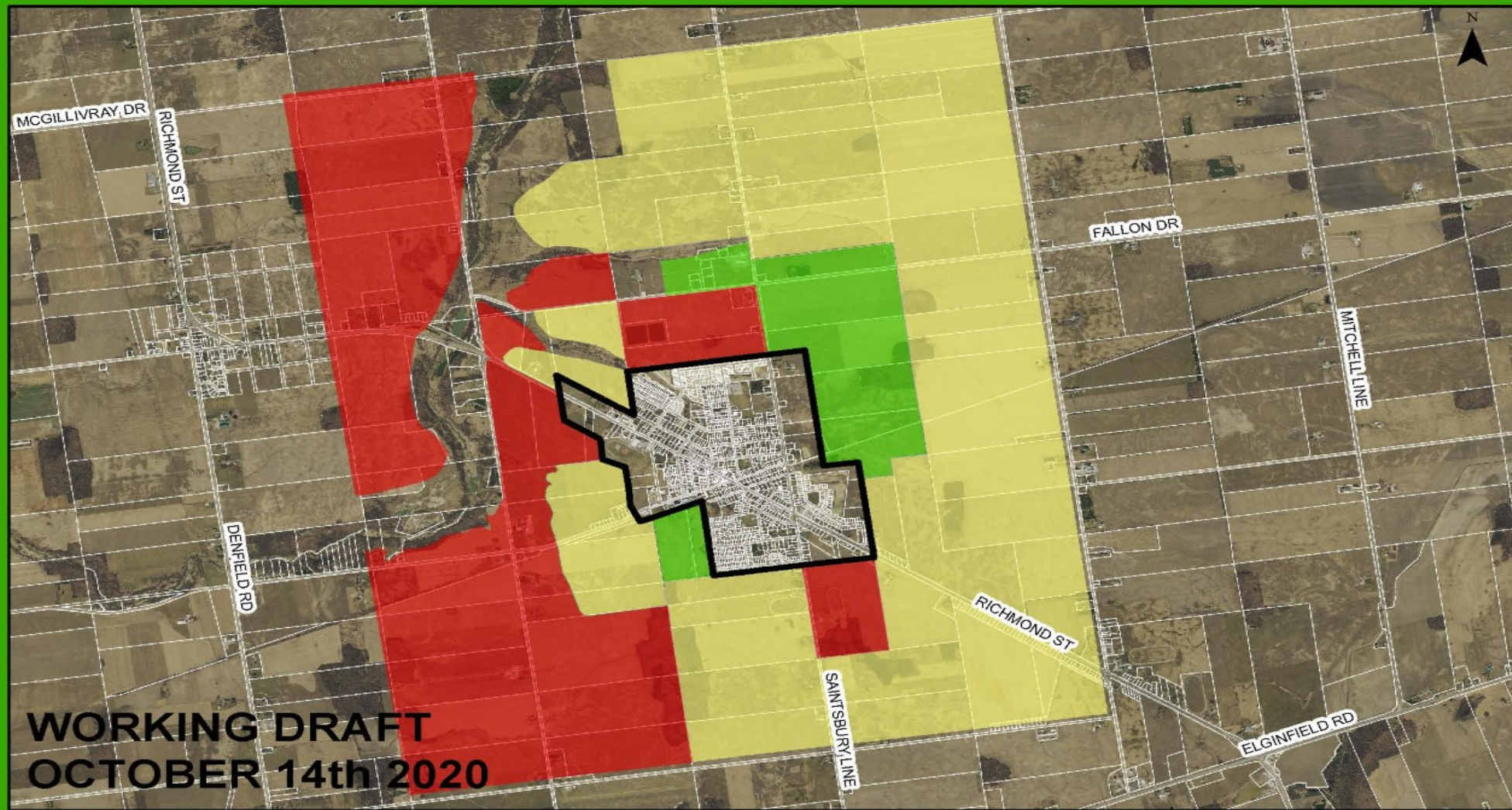
**Constraints**

**Transportation Opportunity**

- Good Opportunity
- Some Opportunity
- Constraint







**WORKING DRAFT  
OCTOBER 14th 2020**

**FIGURE 5.8.3**

**Constraints**

**Sanitary Opportunity**

-  Good Opportunity
-  Some Opportunity
-  Constraint





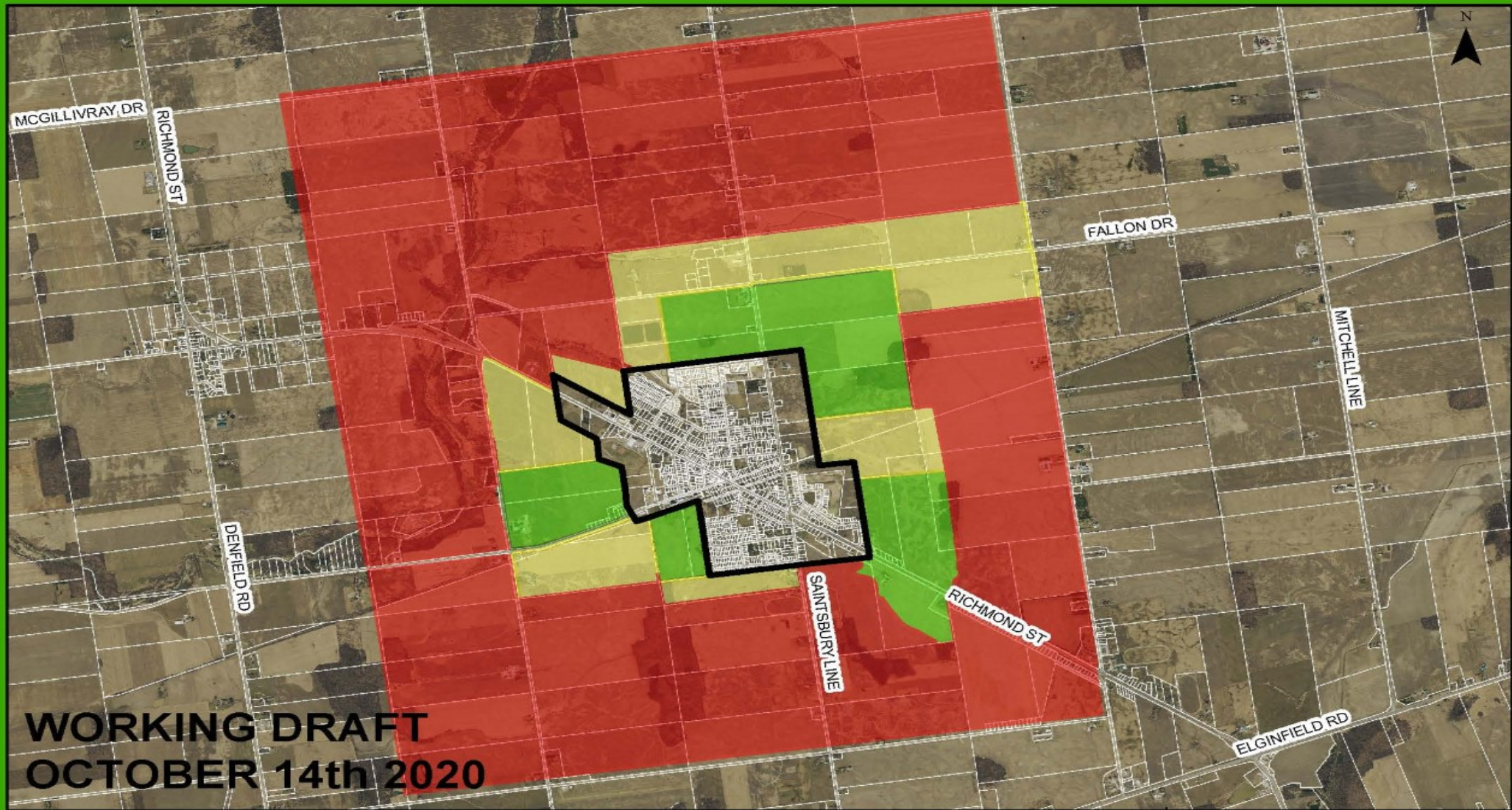


FIGURE 5.8.1

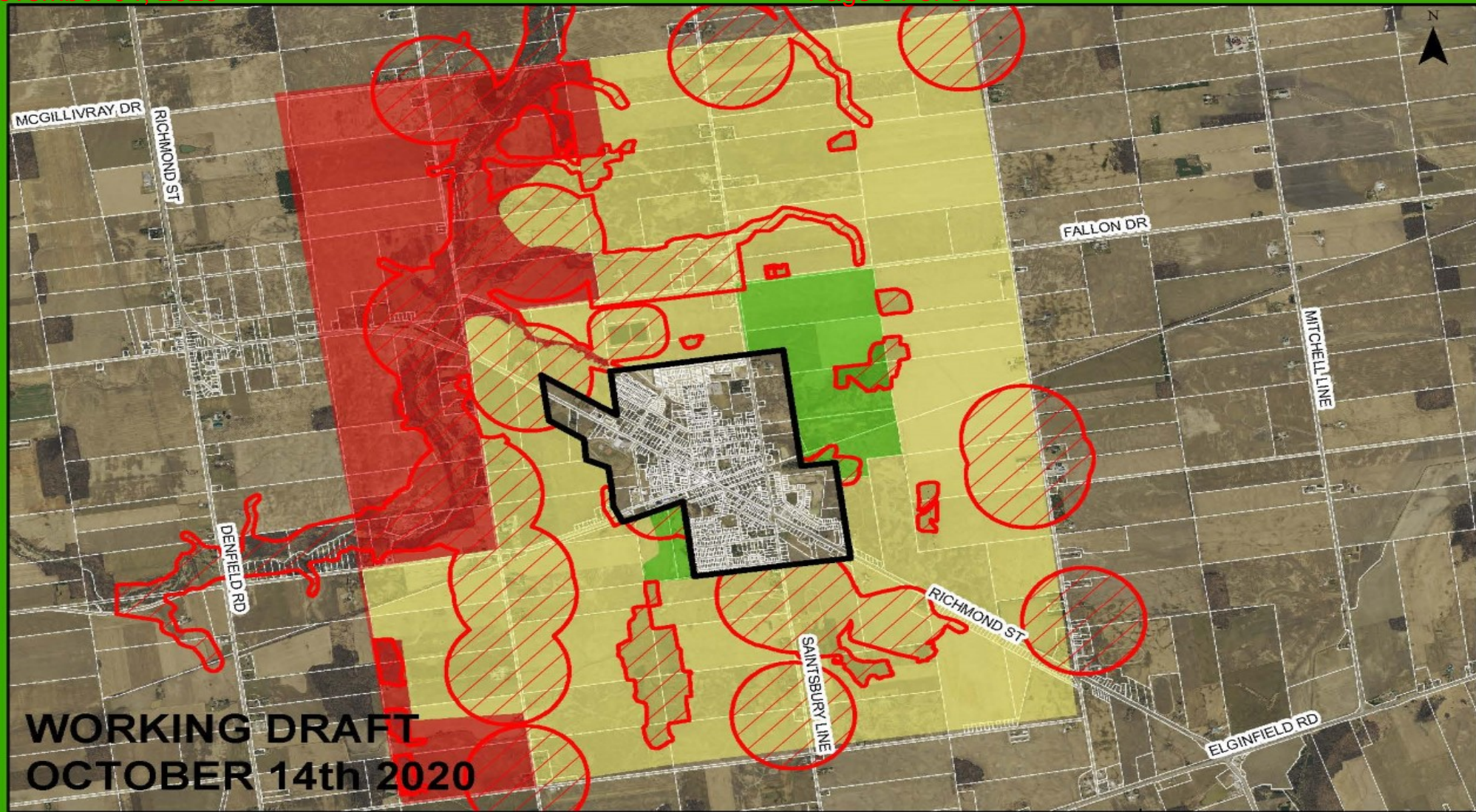
Constraints

Water Opportunity

-  Good Opportunity
-  Some Opportunity
-  Constraint







**WORKING DRAFT  
OCTOBER 14th 2020**

**FIGURE 5.8.5**

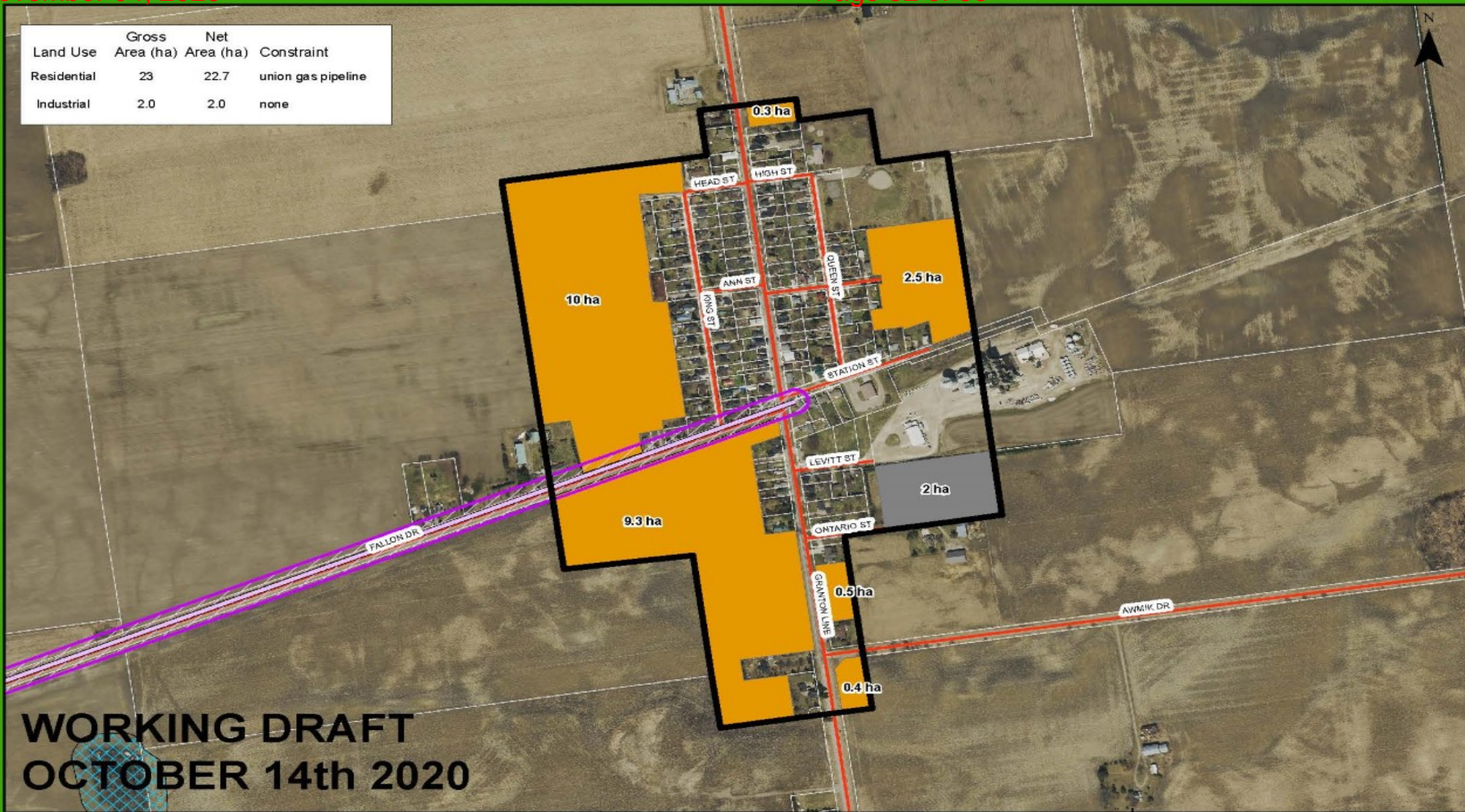
**Constraints Summary**

-  Good Opportunity
-  Some Opportunity
-  Constraint
-  Planning Constraints





Land Use	Gross Area (ha)	Net Area (ha)	Constraint
Residential	23	22.7	union gas pipeline
Industrial	2.0	2.0	none



**WORKING DRAFT**  
**OCTOBER 14th 2020**

**FIGURE 11**  
**Vacant Land Inventory**  
**Granton**

**Legend**

- Settlement Boundary
- Union Gas
- Union Gas: 20 m Buffer
- CA Regulated Areas
- Residential
- Industrial
- Roads
- Parcels of Land



# SUMMARY OF PRELIMINARY DATA

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- Lucan Biddulph has experienced relatively strong demand for residential development over the past number of years (averaging 60 units a year for last 7 years)
- Almost all new residential development is taking place in Lucan
- While the majority of all new residential development is single unit dwellings, there have been a number of recent multi-unit developments including low rise apartments
- While the goal is to provide for a range of housing types, the largest demand is clearly still for single unit dwellings (80 %)
- This is likely to change gradually as the population ages. Recent information shows that across the County by 2046, close to 40% of the population will be over the age of 55.
- **PROJECTED DEMAND:**
- The County of Middlesex is currently updating population and housing forecasts for local municipalities and projections out to 2046 are nearly complete.
- The Draft population forecast for Lucan Biddulph show and increase from 4700 people to a range of between 6100 to 7100 people. (203 to 236 additional people per year)



# SUMMARY OF PRELIMINARY DATA

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- The Draft household forecasts show an resultant increase from 1790 households in the year 2016 to a range of 2370 households to 2700 households in 2046. (19 to 30 additional units per year)
- Feedback has been provided that the forecasts do not appear to reflect recent development trends within the Township (and in certain other areas within the County of Middlesex).

## **EXISTING SUPPLY:**

- Based on Figure 10 in this report, within the current Village of Lucan Settlement Area, there are currently 270 residential lots approved, but not yet built on.
- There are also 345 condo/townhouse or apartment units approved and not yet occupied.
- In addition to this, there is approximately 18.5 net hectares of vacant lands zoned for residential development and should these lands be developed as low density residential lots at 12.5 units per hectare, there would be the possibility of another 225 lots that could be available.





# SUMMARY OF PRELIMINARY DATA

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- The existing Lucan Settlement Area therefore currently has an estimated total supply of lots and units of 840.
- **WHAT COULD THIS MEAN:**
- If the Draft projections are deemed to be reasonable, then there is limited need for additional lands to be designated for growth.
- If however, growth continues based on the average number of building permits (60 annually over the past 7 years, projected forward to 2046 would require 1350 dwelling units), then approximately 108 hectares of land would be needed to accommodate this growth. With the County Official Plan requiring 15% of new growth to be by intensification, the amount is reduced to 92 hectares. With 18.5 hectares in Lucan and the 22.7 hectares in Granton, the net additional lands would be approximately 70 hectares.



# SUMMARY OF PRELIMINARY DATA

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- The Official Plan should provide policy direction on the split of types of homes to be developed within Lucan Biddulph. Currently across the County that split is generally 80% low density and 20% medium and high density (but most of the medium and high density is currently found in the three largest local municipalities). Is Council prepared to include at 70% low density, 20% medium density and 10% high density target in the Plan?
- Current density is being calculated at 12.5 units per hectare (5 units an acre) for low density development. Is Council satisfied with this density target or should the developing urban lands be more compact?
- Is Council satisfied with the proposed public engagement process given the restrictions placed on us due to COVID-19?
- Does Council have any other issues or concerns related to this project as we move forward?



**TOWNSHIP OF LUCAN BIDDULPH  
RESOLUTION**

DATE: November 4, 2020

RESOLUTION NO. \_\_\_\_\_

MOVED BY: \_\_\_\_\_

SECONDED BY: \_\_\_\_\_

RESOLVED:

That the Council meeting be adjourned at \_\_\_\_\_ a.m.

RESOLUTION CARRIED

\_\_\_\_\_  
MAYOR