



Fox Creek (Demo)

LotFabric™ Analysis

Prepared for Middle Park
3 concepts · October 05, 2026

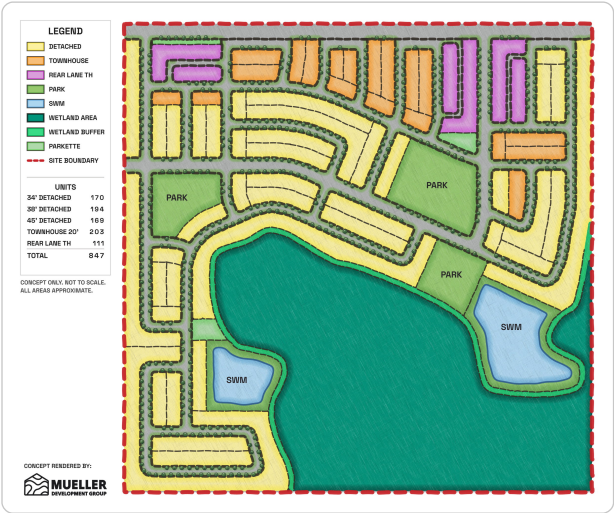
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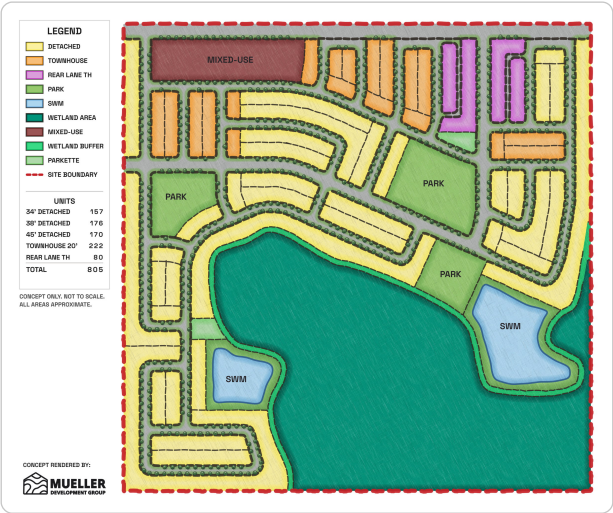
LotFabric™ Analysis

Fox Creek (Demo) · Concept plans

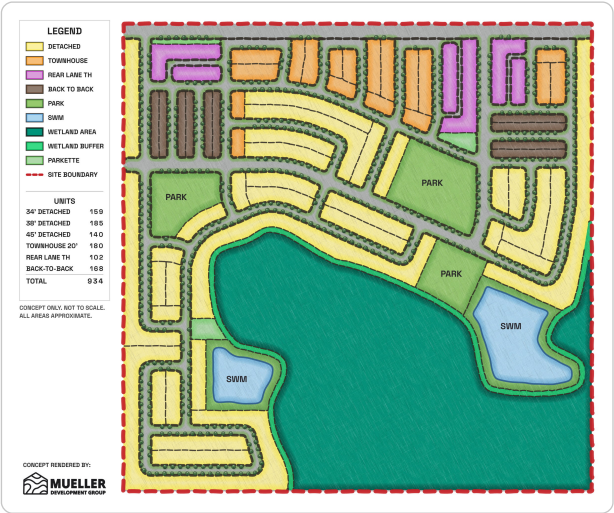
Concept A



Concept B - Mixed Use



Concept C - Back to Back



LotFabric™ Analysis

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Concept A Base



847 units



Concept B - Mixed Use

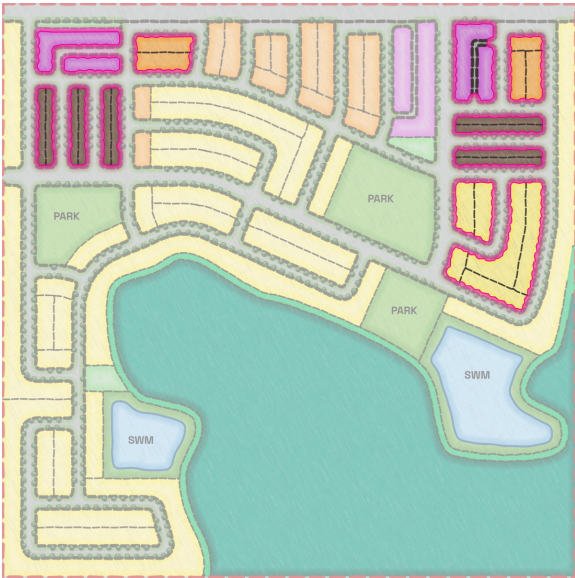


805 units

-42 vs A

Note: MU block added to NW corner

Concept C - Back to Back



934 units

+87 vs A

Note: Introduction of new TH product type

PRODUCT	CONCEPT A		CONCEPT B - MIXED USE			CONCEPT C - BACK TO BACK		
34' Detached	170	20%	157	20%	-13	159	17%	-11
38' Detached	194	23%	176	22%	-18	185	20%	-9
45' Detached	169	20%	170	21%	+1	140	15%	-29
Townhouse 20'	203	24%	222	28%	+19	180	19%	-23
Rear Lane TH	111	13%	80	10%	-31	102	11%	-9
Back-to-Back	—		—			168	18%	+168
Total units	847		805		-42 vs base	934		+87 vs base

Concept A

Fox Creek (Demo)

TOTAL UNITS

847

34' Detached	170	20%		
38' Detached	194	23%		
45' Detached	169	20%		
Townhouse 20'	203	24%		
Rear Lane TH	111	13%		

LEGEND

- DETACHED
- TOWNHOUSE
- REAR LANE TH
- PARK
- SWM
- WETLAND AREA
- WETLAND BUFFER
- PARKETTE
- SITE BOUNDARY

UNITS

34' DETACHED	170
38' DETACHED	194
45' DETACHED	169
TOWNHOUSE 20'	203
REAR LANE TH	111
TOTAL	847

CONCEPT ONLY. NOT TO SCALE.
ALL AREAS APPROXIMATE.

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Concept B - Mixed Use

Fox Creek (Demo)

TOTAL UNITS

805

-42 vs Concept A

34' Detached	157	20%
38' Detached	176	22%
45' Detached	170	21%
Townhouse 20'	222	28%
Rear Lane TH	80	10%

LEGEND		
	DETACHED	
	TOWNHOUSE	
	REAR LANE TH	
	PARK	
	SWM	
	WETLAND AREA	
	MIXED-USE	
	WETLAND BUFFER	
	PARKETTE	
	SITE BOUNDARY	
UNITS		
34' DETACHED	157	
38' DETACHED	176	
45' DETACHED	170	
TOWNHOUSE 20'	222	
REAR LANE TH	80	
TOTAL	805	

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CHANGES VS CONCEPT A



Concept C - Back to Back

Fox Creek (Demo)

TOTAL UNITS

934

+87 vs Concept A

34' Detached	159	17%
38' Detached	185	20%
45' Detached	140	15%
Townhouse 20'	180	19%
Rear Lane TH	102	11%
Back-to-Back	168	18%

LEGEND	
	DETACHED
	TOWNHOUSE
	REAR LANE TH
	BACK TO BACK
	PARK
	SWM
	WETLAND AREA
	WETLAND BUFFER
	PARKETTE
	SITE BOUNDARY
UNITS	
34' DETACHED	159
38' DETACHED	185
45' DETACHED	140
TOWNHOUSE 20'	180
REAR LANE TH	102
BACK-TO-BACK	168
TOTAL	934

CONCEPT ONLY. NOT TO SCALE.
ALL AREAS APPROXIMATE.

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CHANGES VS CONCEPT A

