

June 9, 2023

Chair and Members
Strategic Priorities and Policy Committee
City of London

2024 Growth Management Implementation Strategy (GMIS) Update

GMIS is an annual updating. This agreed to process works. Before GMIS, the city got into a cash flow issue when too much infrastructure was put in before subdivisions began building out.

GMIS is an opportunity for the industry to share its plans with city staff to ensure the city is building infrastructure that is consistent with landowner plans and the City avoids putting infrastructure in the ground before the land owner is ready to move forward on a subdivision.

From a financial perspective, the purpose of GMIS is to ensure there is enough money available for the city to put in new sewers and roads to support development without taking on excessive debt without sufficient revenues coming in from development charges.

The City should never put itself in a position where it is borrowing money to pay the interest costs of previous debt. And yes, that can happen and GMIS is the means to avoid such a situation.

GMIS does not get in the way of the City's housing pledge – it supports it. Planning will still be needed to avoid putting services in the ground prematurely. All but one of the projects included in the review are in the development charges study which is important, because Council and the industry and the Urban League have agreed that the next DC study will be completed for 2028. This avoids the negative impacts on cash flow caused by the province's changes to DC legislation.

The Urban League supports the staff recommendation as being both fiscally responsible and supportive of housing creation.

Submitted on behalf of the Urban League of London by:

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