

2024 GMIS Update Report



Strategic Priorities and Policy Committee June 20, 2023



Overview

- 2024 GMIS Process Recap
- Interviews
- Review of Developers' Requested Timing Changes
- GMIS Growth Allocation Model
- Recommended 2024 GMIS Timing Changes
- Next Steps



What is the GMIS?

- An important tool to coordinate growth infrastructure with development approvals and pace of growth across the city, while ensuring financial sustainability.
- GMIS projects are identified in the DC background study.
 - GMIS projects directly impact specific subdivisions or site plan applications.
 - Projects are located within the Urban Growth Boundary (UGB).
- GMIS Updates allow timing adjustments to those DC-funded projects between DC background studies.
 - Updated annually based on developers' requests and extensive consultation.
- Goal is to provide a 3-year of single detached (LDR) in each greenfield area, where possible.



2024 GMIS Process Recap

Timing	Milestone
April 6 & 11, 2023	Milestone 1: GMIS Update Kickoff Meetings
April 14 – 28, 2023	Milestone 2: Development Community Rep Interviews
May 2, 2023	Milestone 3: Internal Divisions Project Managers Meeting
May 5, 2023	Milestone 4: Internal City Development Management Team Meeting (Internal Steering Committee)
May 29, 2023	Milestone 5: Draft GMIS/Follow-up Meeting
June 20, 2023	Milestone 6: City Staff GMIS Update Presentation to the SPPC - Public Meeting



2024 GMIS Update

2024 GMIS Update:

DEVELOPER INTERVIEWS



Developer Interviews

Developer Interviews: what we heard

- Some current uncertainty (interest rates) but strong housing market expected into the future.
- Increased market for MDR (townhouse) housing forms.
- Northeast/Kilally: Servicing solutions/timing need to be coordinated.
- Improve available permit ready lot supply. Need continued focus on bringing forward applications, advancing development approvals, and increasing supply.
- Review land needs and UGB; outside of GMIS scope, but happening in parallel through Land Needs study.



Developer Requests

Project	Area	2023 GMIS Timing	Requested Timing
Sunningdale SWM E1	North	2022	2024
Stoney Creek SWM 10	North	2027	2028
Kilally Rd - Water (Webster- Clarke)	Northeast	2023	Defer or Advance other services
White Oaks SWMF 3-West	Southwest	2022	2024
North Lambeth SWMF P1-North	Southwest	2033	2026
North Lambeth SWMF P1-South	Southwest	2033	2026

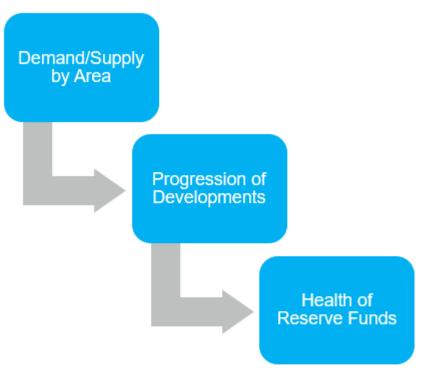


Other Developer Requests

Project	Area	2023 GMIS Timing	Requested Timing
Sunningdale Rd W – Hyde Park to Wonderland	Northwest	n/a	2025 (AII)
Sunningdale Rd E – South Wenige to Highbury	North	n/a	2025
Commissioners Rd E – Jackson to Sheffield (north side)	Southeast	n/a	Add
Pack Rd – Col. Talbot to Bostwick	Southwest	n/a	2028
Bradley Ave Extension – Wonderland to Bostwick	Southwest	n/a	Advance
Southdale Rd W – Col. Talbot to Bostwick	Southwest	n/a	Advance



GMIS 'Tests'



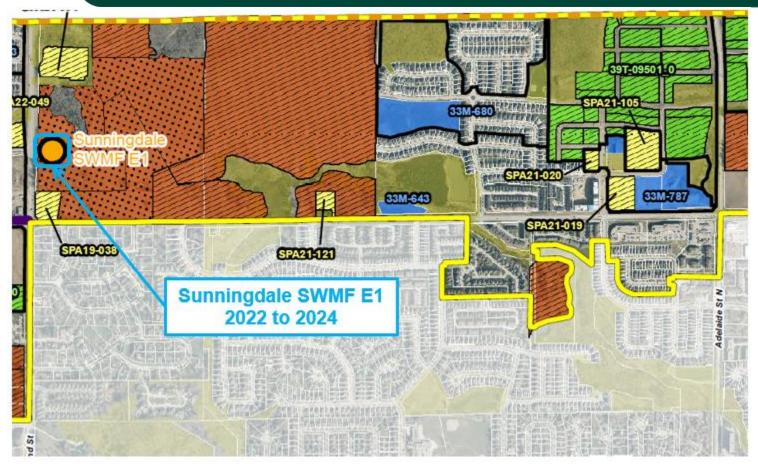
All three tests must be met to maintain project timing.

- Is the project needed to provide additional buildable lots to meet demand in the growth area? (GROWTH & BUILD-OUT ANALYSIS)
 - If yes, proceed to Test 2
 - If no, maintain timing/defer project
- 2. Has a developer sufficiently progressed a development proposal to warrant the construction project next year or the following year?

 (SUBDIVISION STATUS ANALYSIS)
 - If yes, proceed to Test 3
 - If no, maintain timing/defer project
- 3. Can we afford the project? (RESERVE FUND ANALYSIS)
 - If yes, consider project acceleration
 - If no, defer project or alternatively other projects must be deferred to accommodate



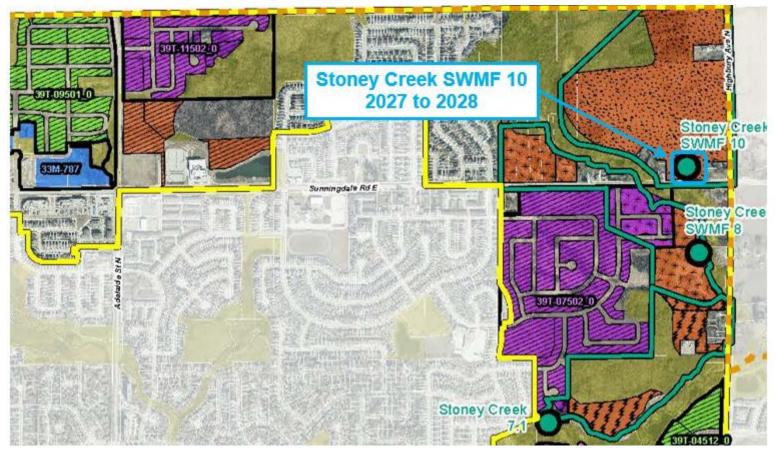
Developer Requests: North GMIS Area Request



- GMIS timing was 2022; Application expected in 2023.
- Defer Stoney Creek SWM 10 to align with development timing



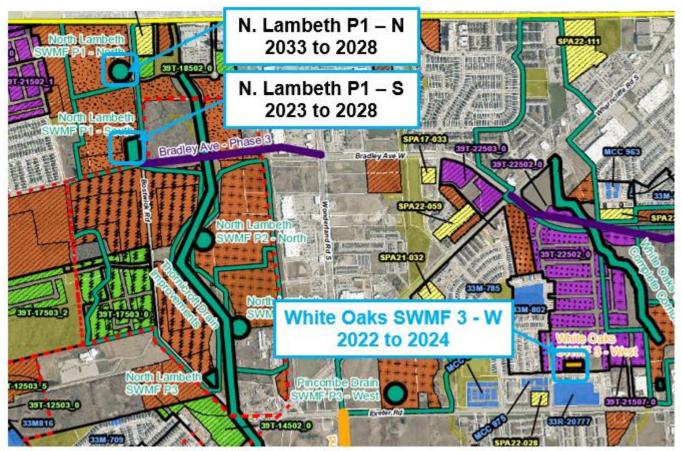
Developer Request North GMIS Area Requests (continued)



- No application on benefitting lands.
- Defer Stoney Creek SWM 10 to align with development timing.



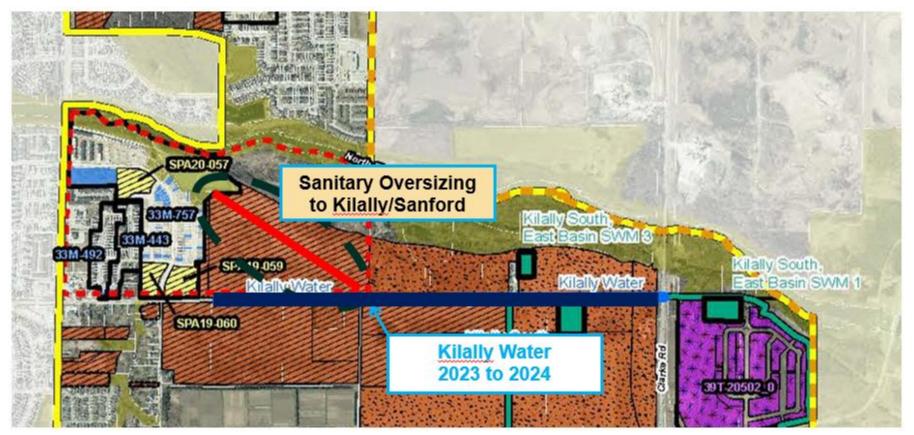
Developer Requests: Southwest GMIS Area Requests



- White Oaks SWMF 3 West. Request to defer to 2024 to align with development timing
- North Lambeth SWMF P1-North and P1-South: Request to move 2033 to 2028. The 2028 timing aligns with Master Servicing Studies as part of next DC Background Study.



Developer Requests: Northeast GMIS Area Requests



- Kilally Road water (Webster to Clarke) scheduled for 2023.
- Current sanitary servicing is oversizing across lands, west-to-east (note: red line is illustrative, not representative of ultimate location).
- There is no trunk sewer infrastructure project identified in the 2021 DC Background Study.
- Additional actions and collaboration with developers needed to advance development opportunity in Kilally area.



Other Developer Requests Summary

- Projects not in the GMIS.
- Requests to review timing/consider Advancement, no specified year.
- Requests to add new GMIS Infrastructure Projects.
- Requests to be considered as part of ongoing/upcoming initiatives
 - Mobility Master Plan or other Master Servicing Studies.



2024 GMIS Update: Targets/Modeling

2024 GMIS Update:

GMIS GROWTH TARGETS/MODELING



2024 GMIS Targets/Modelling

- Use LDR as a proxy as it mainly drives greenfield infrastructure investment.
- LDR demand based on 2022 Watson Projections (2021-2026 period projects: 3,540 units/year and 24% of which as LDR)
- DC Study growth allocations (single family units) model assumptions

– North: 15%

Northwest: 20%

Northeast: 10%

Southeast: 15%

Southwest: 25%

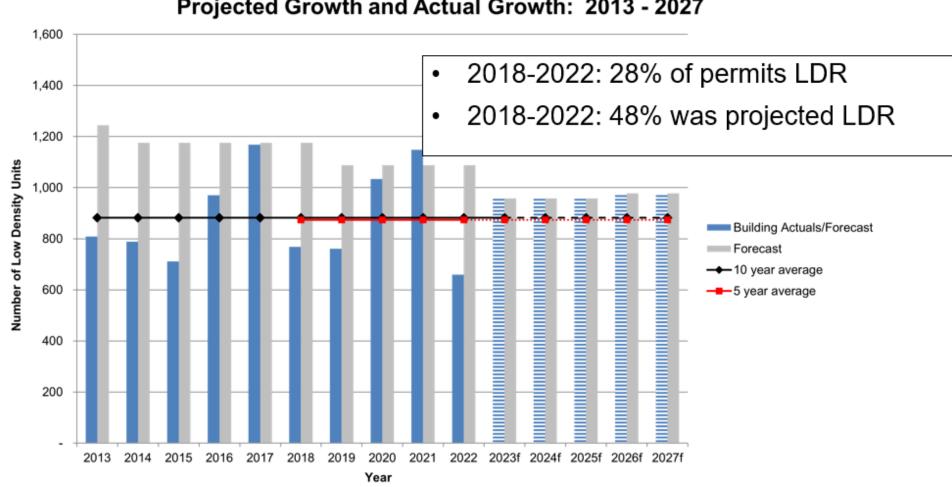
– West: 15%

- Registration occurs a minimum of 1 year after infrastructure constructed (buffer).
- Subdivision timing and phasing based on feedback received.
- Rolling target: three (3) years of registered lot supply in each greenfield area (where possible).
- Provide opportunities in multiple locations and for multiple developers (where possible).



Low Density Residential

Comparison of Low Density Residential Projected Growth and Actual Growth: 2013 - 2027





GMIS Growth Model: Allocations example

Northeast Demand	l and Su	ipply Ar	nalysis
------------------	----------	----------	---------

LDR Units/Year Watson Scenario	958	958	958	978	978	978	978	978	938	938	938
* 91% on greenfield lands	776	776	776	792	792	792	792	792	760	760	760
* 11% of unit construction as VLC Capture %	1096	10%	10%	15%	15%	15%	15%	15%	20%	20%	20%

May 2023

	0	1	2	3	4	5	6	7	8	9	10
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Op ening Supply	7	-10	151	396	513	619	753	843	841	864	941
Add: New Supply	61	238	323	236	224	253	209	117	175	229	140
Su btotal	68	228	474	632	737	872	962	960	1016	1093	1081
Subtract: De mand	78	78	78	119	119	119	119	119	152	152	152
Years of Serviced Supply	0.9	2.9	6.1	5.3	6.2	7.3	8.1	8.1	6.7	7.2	7.1
Remaining	-10	151	396	513	619	753	843	841	864	941	929

Subdivisions Legend

Infrastructure construction year Estimate as no application received to date Subdivision build-out date

Infrastructure Project Timing Legend

2021 DC Study construction timing maintained Proposed 2024 GMIS Timing Adjustment

	Serviced																		\neg
Su bdivi si ons	Year	RegnYr	Total	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
39T-20502	2023	2024	233		117	116	0	0	0	0	0	0	0	0	0	0	0	0	0
HH-100	Serviced	2025	78			39	39	0	0	0	0	0	0	0	0	0	0	0	0
HH-101/102	Serviced	2027	3					3	0	0	0	0	0	0	0	0	0	0	0
HH-103/205	Serviced	2024	358		60	60	60	60	60	58	0	0	0	0	0	0	0	0	0
HH-104/204	Serviced	2023	367	61	61	61	61	61	62	0	0	0	0	0	0	0	0	0	0
HH-105/206 Ph1	Serviced	2025	233			47	47	47	47	45	0	0	0	0	0	0	0	0	0
HH-105 Ph 2/206/701	2026	2027	528					53	53	53	53	53	53	53	53	53	51	0	0
HH-105 Ph 3	2028	2029	312							52	52	52	52	52	52	0	0	0	0
HH-106/700	2031	2032	138										35	35	35	33	0	0	0
HH-202/203	Serviced	2028	8						8	0	0	0	0	0	0	0	0	0	0
HH-207	2031	2032	44										44	0	0	0	0	0	0
PS-100	Serviced	2026	29				29	0	0	0	0	0	0	0	0	0	0	0	0
PS-200/201/202	Serviced	2028	23						23	0	0	0	0	0	0	0	0	0	0
CM-100/101	2030	2031	11									6	5	0	0	0	0	0	0
CM-103	Serviced	2029	1							1	0	0	0	0	0	0	0	0	0
CM-104	2030	2031	78									39	39	0	0	0	0	0	0
CM-105	2030	2031	25									25	0	0	0	0	0	0	0
CM-106	Serviced	2032	1										1	0	0	0	0	0	0
AP-701	Serviced	2030	12								12	0	0	0	0	0	0	0	0
Total			2482	61	238	323	236	224	253	209	117	175	229	140	140	86	51	0	0
CM-105 CM-106 AP-701	2030 Serviced Serviced	2081 2082 2080	25 1 12 2482								117	0 175	0 1 0 229	0 0 0 140	0 0 0 140	0 0 0	0 0 0 51	0	

Note: No application (grey) supply includes vacant OP Designated VLI LDR lands and assumes 25% of VLI MDR lands will develop as LDR in accordance with 2011 Land Needs Study.

Infrastructure Projects	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Ki lall y Ro ad Water		X																
Kially Road Road Improvements																		
Kilally South, East Basin, SWMF 2																		
Kilally South, East Basin, SWMF 3																		



LDR External Servicing by GMIS Area

2023-2031 Projected LDR Serviceable Lot Supply in Years (Watson 2022 Projections share)

	2023	2024	2025	2026	2027	2028	2029	2030	2031
North									
Northwest							В	uild-O	ut
Northeast									
Southeast									
Southwest									
West							В	uild-O	ut

1-2 Yrs.

2-3 Yrs.

3-5 Yrs.



5+ Yrs.



1-2 Yrs.

2-3 Yrs.

Projected LDR Permit Ready Supply by GMIS Area

2023-2031 Projected LDR Registered Supply in Years (Watson 2022 Projections share)

	2023	2024	2025	2026	2027	2028	2029	2030	2031
North				Targ	et Met				
Northwest							Bu	ild-Out	
Northeast				Targ	et Met				
Southeast				Targ	et Met				
Southwest				Targ	et Met				
West							Bu	ild-Out	
Greenfield Areas									

3+ Yrs.



2024 GMIS Update: Timing Adjustments

2024 GMIS Update:

2024 GMIS TIMING ADJUSTMENTS

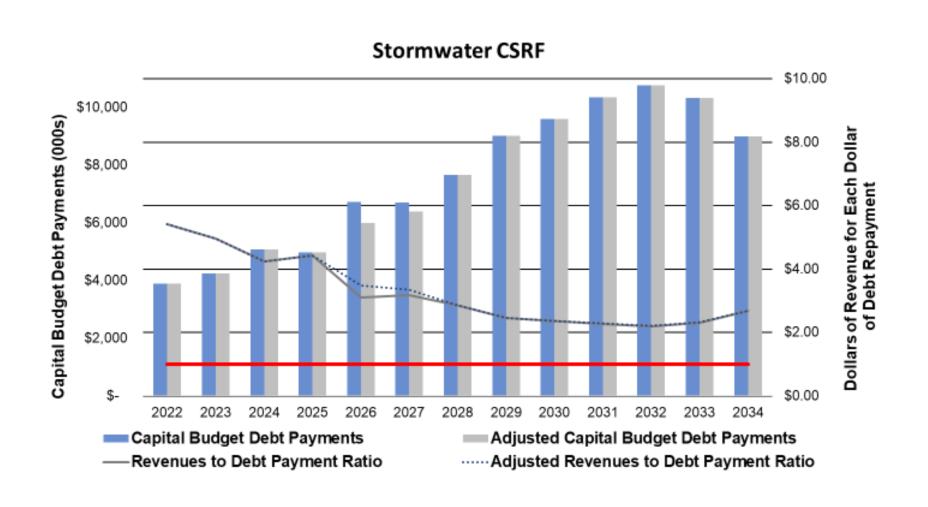


Recommended 2024 GMIS Timing Adjustments

Service	Project Description	2023 GMIS Timing	Rationale for Timing Change	2024 GMIS Year	Total Gross Cost
Stormwater	Sunningdale SWM E1	2022	No application on benefitting lands	2024	\$3.3M
Stormwater	Stoney Creek SWM 10	2027	No application on benefitting lands	2028	\$3.0M
Water	Kilally Rd (A30) Webster-Clarke	2023	Ongoing action to advance Kilally area development opportunity	2024	\$6.3M
Stormwater	White Oaks SWMF 3-West	2022	Coordinate infrastructure with development timing	2024	\$3.0M



Adjusted Stormwater Reserve Fund





Moving Forward

GMIS - DC Infrastructure Timing

- Continue to monitor DC revenues and development trends.
- Ongoing collaboration with developers re: servicing solution and address housing opportunity in Kilally area.
- Use GMIS work to inform land need study/UGB review.

Non-GMIS - Planning Approvals (Development Services)

- Continue to advance work of housing Reference Groups.
- Maintain focus on working together to advance applications to registration and improving efficiencies in development approval processes.