



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

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



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 (All)
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'

Demand/Supply
by Area

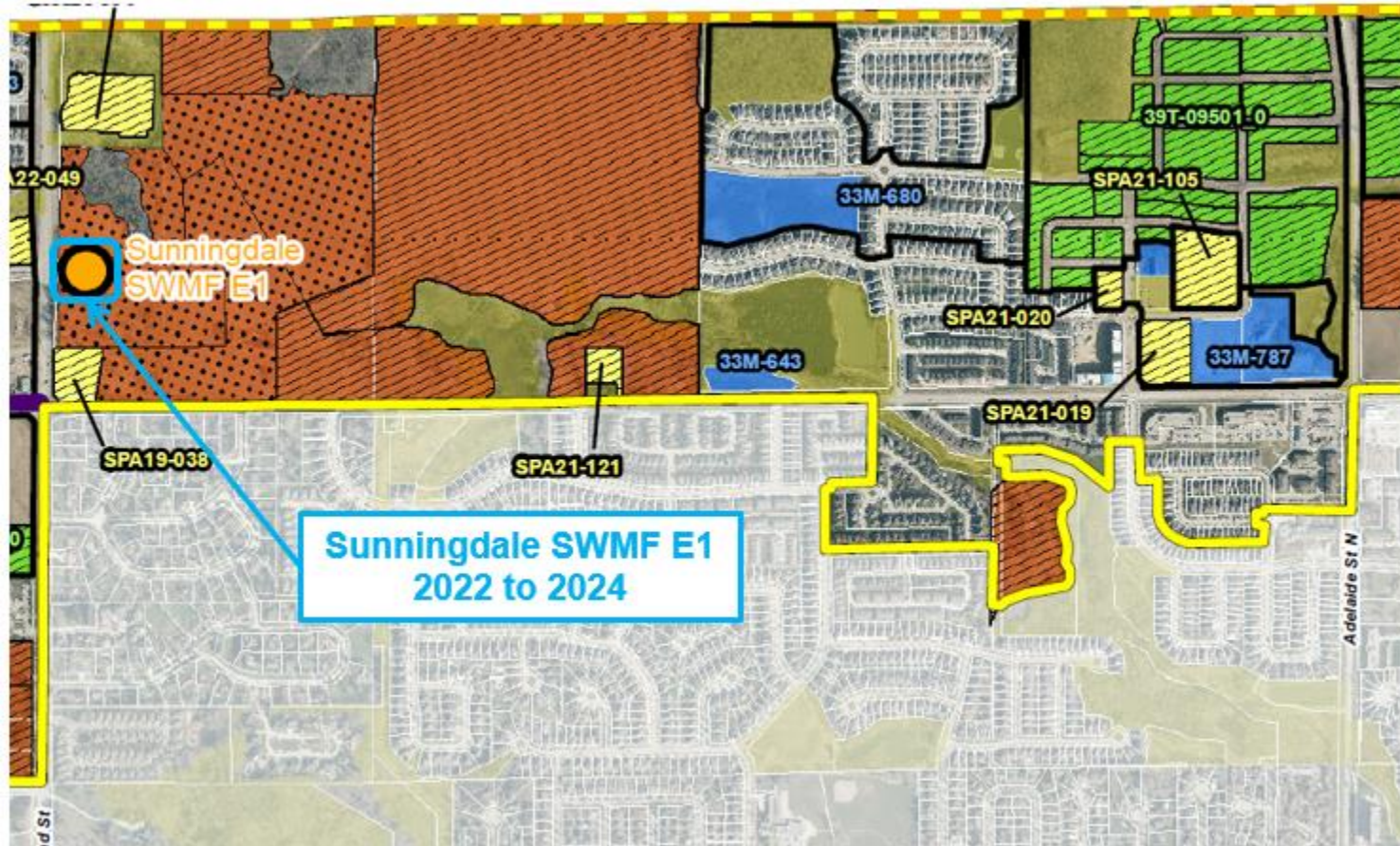
Progression of
Developments

Health of
Reserve Funds

**All three tests must be met
to maintain project timing.**

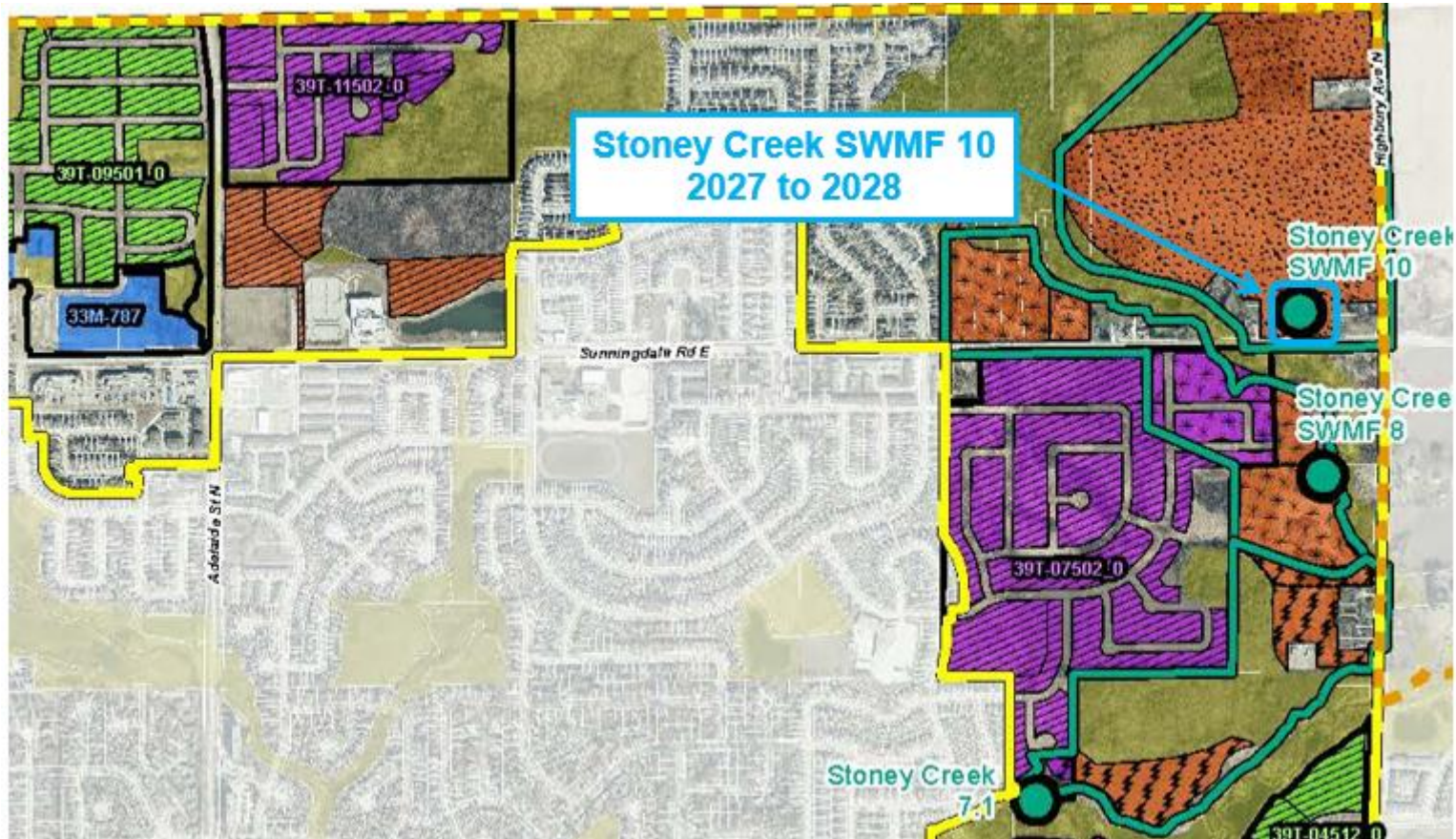
1. Is the project needed to provide additional buildable lots to meet demand in the growth area?
(GROWTH & BUILD-OUT ANALYSIS)
 - If yes, proceed to Test 2
 - If no, maintain timing/defer project
2. Has a developer sufficiently progressed a development proposal to warrant the construction project next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



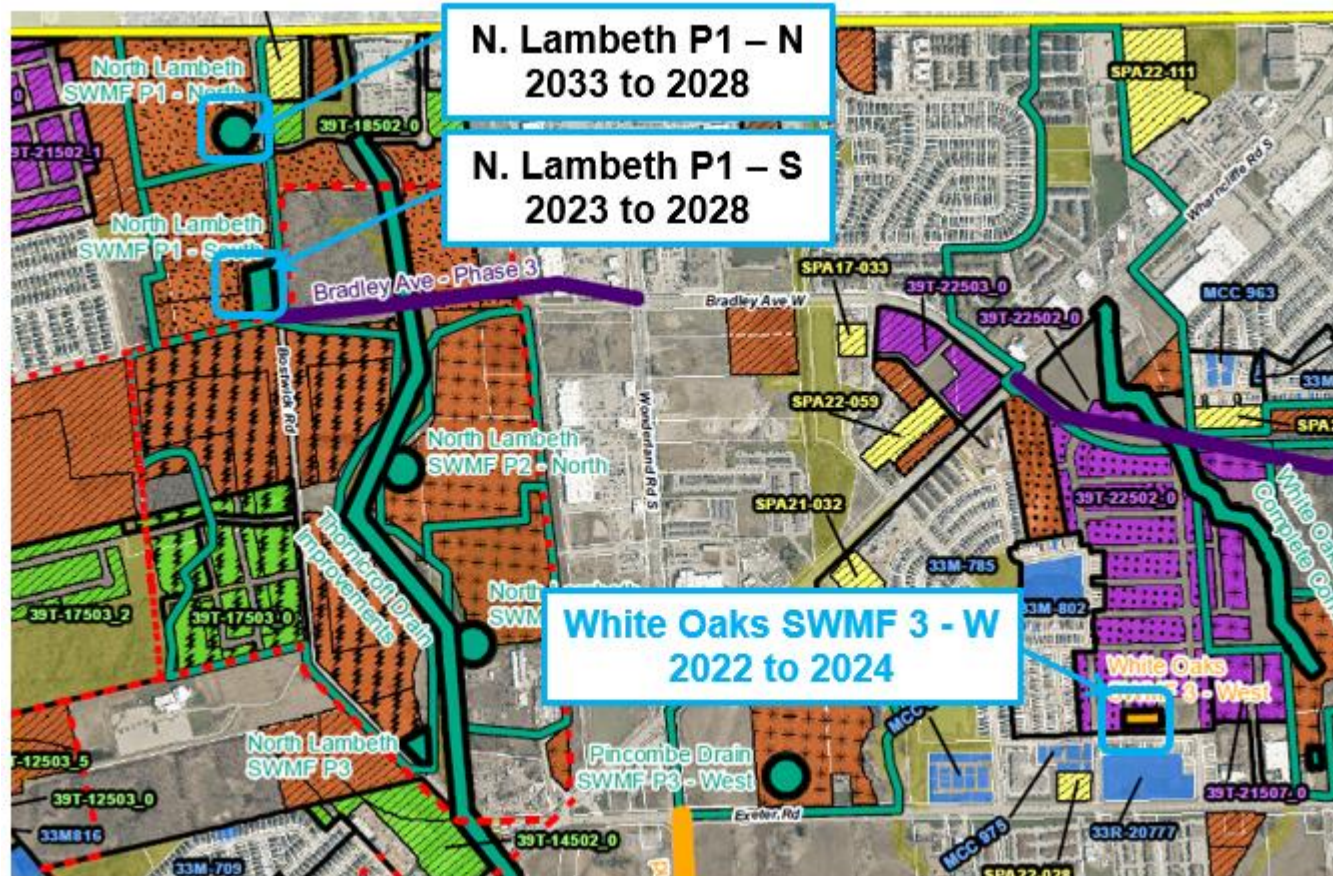
- GMIS timing was 2022; Application expected in 2023.
- Defer Stoney Creek SWM 10 to align with development timing

Developer Request North GMIS Area Requests (continued)



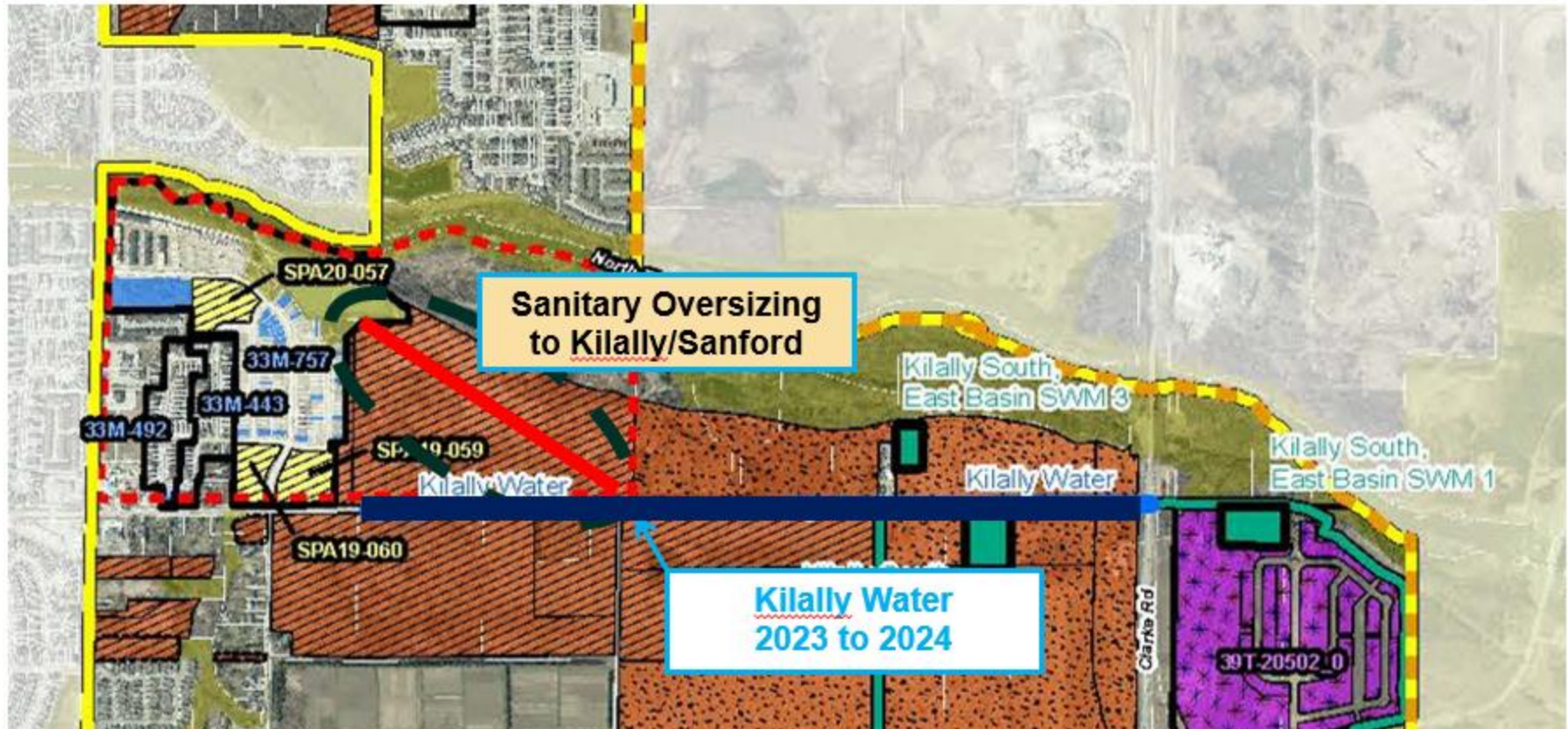
- No application on benefitting lands.
- Defer Stoney Creek SWM 10 to align with development timing.

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

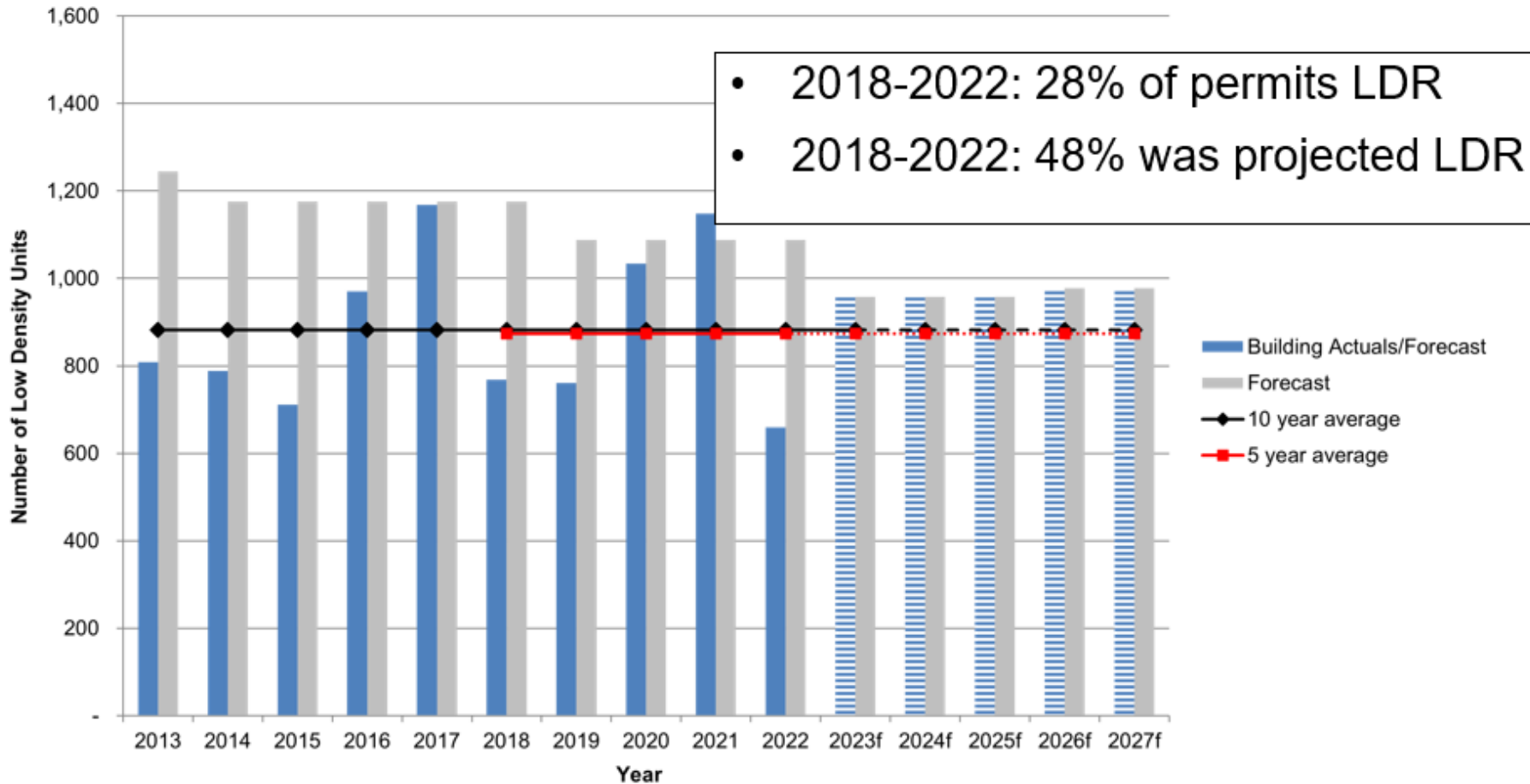


2024 GMIS Targets/Modelling

- 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**





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	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.
Northwest	5+ Yrs.	3-5 Yrs.	3-5 Yrs.	3-5 Yrs.	2-3 Yrs.	1-2 Yrs.	Build-Out	Build-Out	Build-Out
Northeast	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.
Southeast	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.
Southwest	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.
West	5+ Yrs.	3-5 Yrs.	3-5 Yrs.	3-5 Yrs.	2-3 Yrs.	1-2 Yrs.	Build-Out	Build-Out	Build-Out





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	2-3 Yrs.	3+ Yrs.	3+ Yrs.	Target Met		3+ Yrs.	3+ Yrs.	3+ Yrs.	3+ Yrs.
Northwest	3+ Yrs.	3+ Yrs.	2-3 Yrs.	3+ Yrs.	2-3 Yrs.	1-2 Yrs.	Build-Out		
Northeast	1-2 Yrs.	2-3 Yrs.	3+ Yrs.	Target Met		3+ Yrs.	3+ Yrs.	3+ Yrs.	3+ Yrs.
Southeast	3+ Yrs.	3+ Yrs.	3+ Yrs.	Target Met		3+ Yrs.	3+ Yrs.	3+ Yrs.	3+ Yrs.
Southwest	2-3 Yrs.	3+ Yrs.	3+ Yrs.	Target Met		3+ Yrs.	3+ Yrs.	3+ Yrs.	3+ Yrs.
West	2-3 Yrs.	1-2 Yrs.	1-2 Yrs.	2-3 Yrs.	2-3 Yrs.	1-2 Yrs.	Build-Out		
Greenfield Areas	2-3 Yrs.	3+ Yrs.	3+ Yrs.	3+ Yrs.	3+ Yrs.	3+ Yrs.	3+ Yrs.	3+ Yrs.	3+ Yrs.





2024 GMIS Update: Timing Adjustments

2024 GMIS Update:

2024 GMIS TIMING ADJUSTMENTS

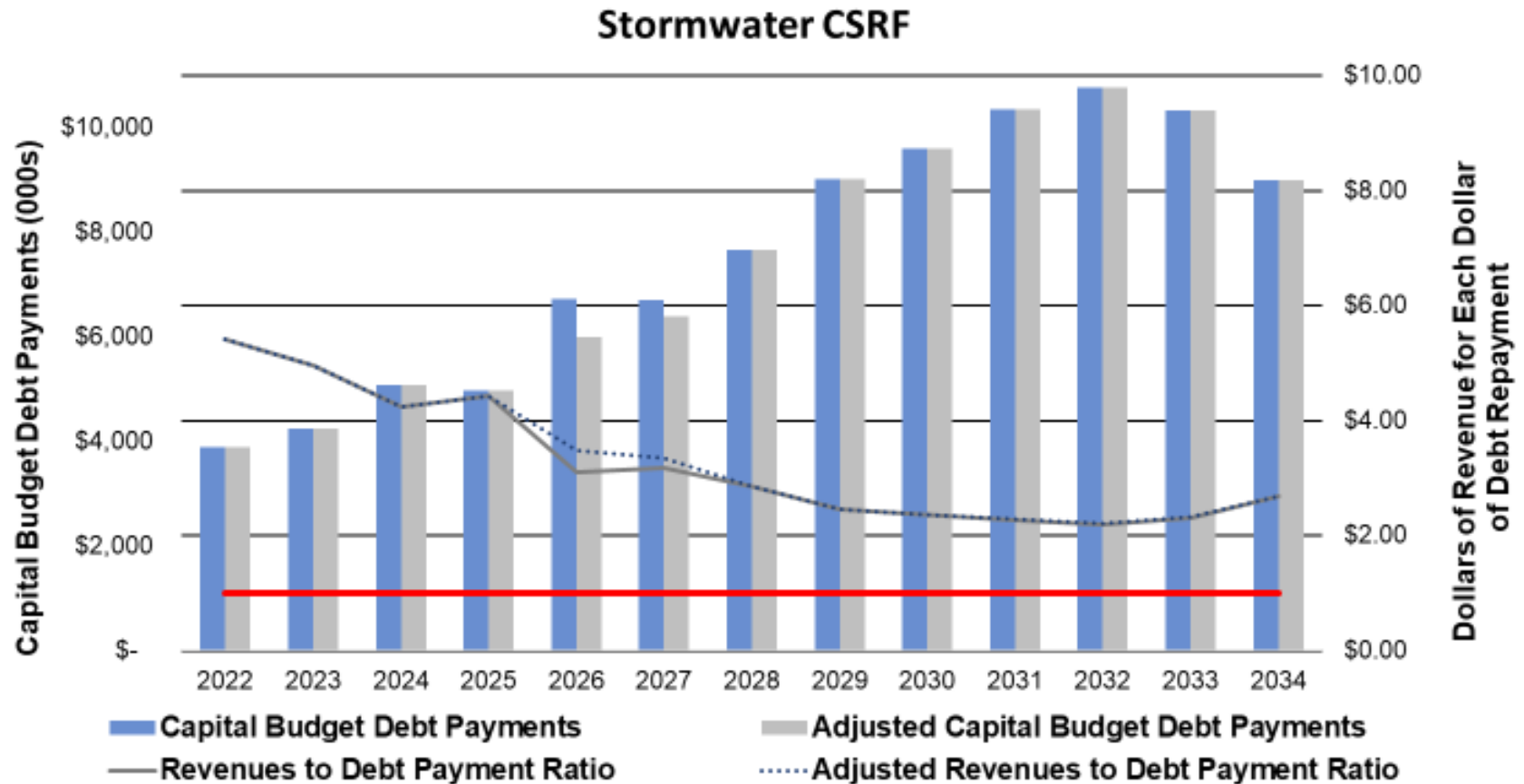


Recommended 2024 GMIS Timing Adjustments

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.