

## Report to Strategic Priorities & Policy Committee

**To:** Chair and Members  
Strategic Priorities and Policy Committee

**From:** Scott Mathers P. Eng.,  
Deputy City Manager, Planning and Economic Development

**Subject:** 2025 Growth Management Implementation Strategy (GMIS)  
Update  
Public Participation Meeting

**Date:** June 18, 2024

## Recommendation

That, on the recommendation of the Deputy City Manager, Planning and Economic Development regarding the implementation of The London Plan growth management policies applicable to the financing of growth-related infrastructure works, the following actions be taken:

- a) the 2025 Growth Management Implementation Strategy Update **BE APPROVED** as attached in Appendix 'B'; it being noted that:
  - a. Sunningdale SWMF E1 will be rescheduled from 2024 to 2027;
  - b. Stoney Creek SWMF 7.1 will be rescheduled from 2025 to 2027;
  - c. Stoney Creek SWMF 8 will be rescheduled from 2025 to 2028;
  - d. North Lambeth SWMF P2 North will be rescheduled from 2025 to 2028;
  - e. North Lambeth SWMF P2 South will be rescheduled from 2025 to 2026;
  - f. Pincombe Drain SWMF P3 West will be rescheduled from 2025 to 2026;
  - g. White Oaks SWMF 3 East will be rescheduled from 2025 to 2026;
  - h. Wharncliffe Road South (Campbell St. to Bostwick Rd.) will be rescheduled from 2027 to 2028;
  - i. Kilally South, East Basin SWM 3 will be rescheduled from 2031 to 2027;
  - j. North Lambeth SWMF P1 North will be rescheduled from 2033 to 2029;
  - k. North Lambeth SWMF P1 South will be rescheduled from 2033 to 2029; and
  - l. Kilally Road Two Lane Upgrade (Webster St to Clarke Rd) will be rescheduled from 2030 to 2025.
- b) The Capital Budget **BE ADJUSTED** to reflect the timing changes associated with the projects noted in clause (a) above.

## Executive Summary

The Growth Management Implementation Strategy (GMIS) is an important tool for Council to coordinate growth infrastructure with development approvals and correspond with the pace of growth across the city, while maintaining an acceptable financial position. It allows for timing adjustments to Development Charge (DC) funded projects between DC background studies and is updated annually to ensure project timing continues to align the pace of development while ensuring financial sustainability.

The scope of the 2025 GMIS's analysis focuses on all projects that will directly impact specific subdivision or site plan applications. The attached tables and figures outline the

timing of key growth-related infrastructure projects needed to facilitate development. Council's adopted Project Evaluation Framework is used to review future infrastructure project timing with the aim of providing a future 3-year supply of single detached residential lots in each greenfield area.

Through the GMIS review process, it is recommended that eight (8) projects be deferred, and four (4) DC projects be advanced to align the timing of these projects with the expected development. The timing of all remaining GMIS infrastructure is recommended to remain unchanged. Extensive developer and community consultation is a vital part of the GMIS process. It should be noted that one of the four advancement requests is not a GMIS infrastructure project; however, it is recommended that Kilally Road urbanization be advanced to align with Kilally Water and sanitary extension works in the Northeast Area.

## **Linkage to the Corporate Strategic Plan**

This report supports the 2023-2027 Strategic Plan for the City of London through the Housing and Homelessness strategic area of focus. It ensures London's growth and development is well-planned, and considers use, intensity, and form. The development and enhancement of planning implementation tools that advance the policies of The London Plan is a specific strategy of the Strategic Plan.

## **Analysis**

### **1.0 Background Information**

#### **1.1 Previous Reports Related to this Matter**

**June 20, 2023** – Strategic Priorities and Policy Committee – 2024 Growth Management Implementation Strategy (GMIS) Update.

**June 7, 2022** – Strategic Priorities and Policy Committee – 2023 Growth Management Implementation Strategy (GMIS) Update.

**October 20, 2020** – Strategic Priorities and Policy Committee – 2021 Development Charges Update Covering Report and Proposed By-law.

#### **1.2 Background**

The London Plan identifies the extent of the City's Urban Growth Boundary and requires that the municipal services needed to accommodate the planned growth be identified. Through servicing strategies, municipal services are identified as growth-related projects that are then incorporated into each DC Background Study which are prepared at least every ten years. The timing and cost of these projects form the basis for the DC rate calculation, which once approved becomes the charge for new development over the next DC Study period. The DC-funded projects, their timing and the funding sources are then incorporated in the City's capital budget.

The GMIS is the tool identified by The London Plan that provides flexibility to allow for timing adjustments of DC-funded projects between DC studies. The GMIS is updated annually to ensure project timing continues to align with growth and responds to market conditions while ensuring financial sustainability. The GMIS considers the pace of development, the status of DC reserve funds, and the desires of developers to progress development applications in areas designated by The London Plan for growth.

#### **1.3 GMIS Inputs and Principles**

The GMIS update involves the integration of multiple inputs (Figure 1). Typically, each GMIS update assesses the collected information against the eight Council approved principles of GMIS to make appropriate adjustments to the schedule of works.

**FIGURE 1: GMIS INPUTS**



As part of drafting the first GMIS in 2008, staff and development industry representatives participating in the DC Implementation Team helped develop core principles for the implementation of the City's growth management policies. These core principles guide annual GMIS updates.

The eight core principles set out by Council in 2008 were also reviewed and confirmed by the Housing Supply Reference Group in 2023. The principles are:

1. Provide direction for timely and cost-efficient extension of municipal services both from an efficiency and municipal affordability perspective.
2. Support growth costs that are affordable within our financial capacity, having regard for both the capital and operating costs of services to support growth.
3. Allocate growth in a manner that optimizes the use of existing services and facilities.
4. Support the development of sufficient land to meet the City's growth needs and economic development objectives.
5. Support the implementation of Official Plan growth management policies.
6. Support the completion of existing development approvals.
7. Maintain lot and land supply that is consistent with provincial policies and conducive to a healthy housing market.
8. Co-ordinate the phasing of development approvals and the scheduling/funding of works through the capital budget.

Further review of GMIS principles is anticipated in 2024, with reporting expected to align with next year's GMIS.

## **2.0 Discussion and Considerations**

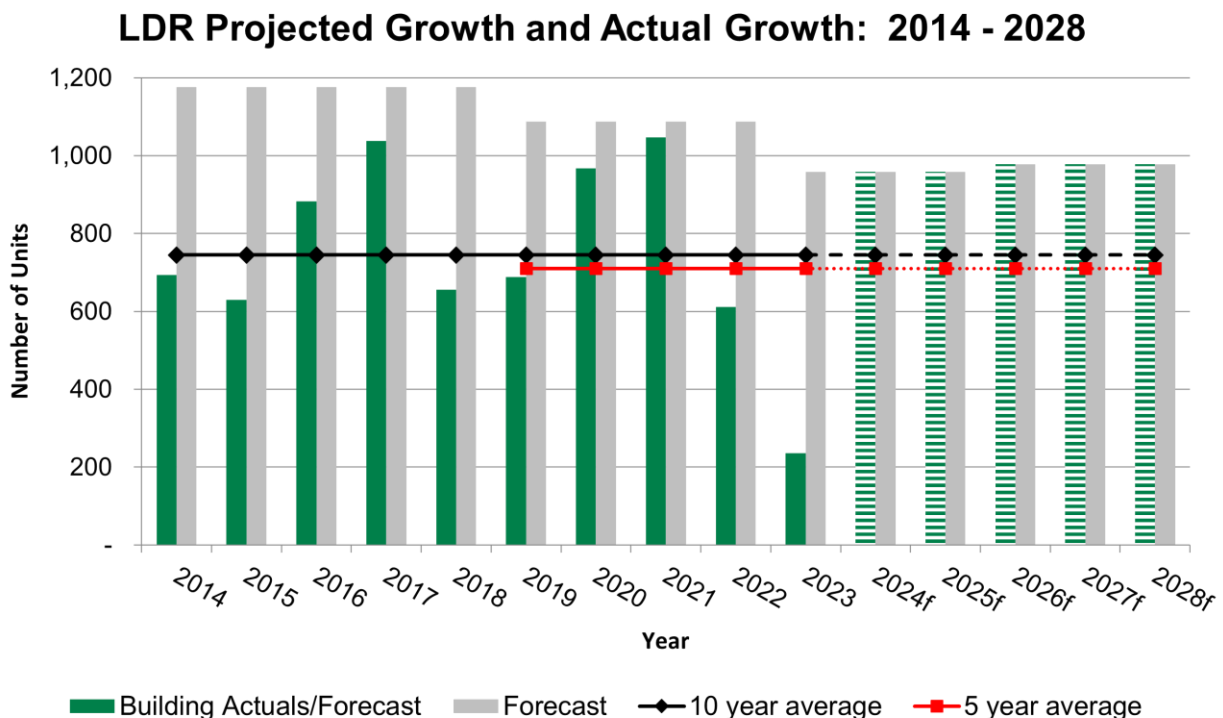
### **2.1 2025 GMIS: Introduction**

The 2025 GMIS report builds upon information provided in previous GMIS reports and seeks to sustain adequate servicing of growth areas in the City of London while ensuring financial sustainability. The scope of the 2025 GMIS analysis includes all projects that directly impact specific subdivision or site plan applications with the goal of creating the most efficient servicing solutions possible.

## 2.2 2025 GMIS: Growth and Development Observations and Trends

An important relationship exists between the projected amount of residential and non-residential growth and the City’s future investments in infrastructure projects. DC rate calculations are based on growth projections that determine servicing needs, which in turn establish DC rates. If actual growth in the form of development and building construction does not consistently meet the growth projections contained in the DC Background Study, then sufficient revenues are not being generated to maintain the original schedule of investments in infrastructure. The two key elements – growth activity and investment in infrastructure – should move in tandem.

FIGURE 2:



For the 2025 GMIS Update, staff reviewed growth levels for all forms of residential and non-residential development. Staff note the following growth observations and trends that impact DC revenues and the 2025 GMIS recommendation:

- In total, residential growth in 2023 was for 1,445 new units and is below the 5-year average and 10-year historic averages. The significant drop in overall residential building activity in 2023 was partially attributed to higher interest rates, mortgage rates and construction costs. The 2022 Council-approved growth projections expect to exceed these historic averages over the near-to-medium term in response to forecasted population growth.
- In 2023, permits for new low density (single and semi-detached) units decreased significantly from 2022. Low density residential (LDR) unit construction will require ongoing monitoring, as the projected number of units is higher than the 5- and 10-year historic average. The projections anticipate 958 LDR units per year from 2024 to 2025 and then 978 units per year during the 2026-2030 period.
- Medium density (townhouse/rowhouse) residential growth decreased nearly by half in 2023 from a strong 2022. New medium density residential (MDR) is anticipated to remain elevated over the coming years due to serviceable supply, a rising demand for this housing form for young adults and retirees, and as a more affordable alternative to single-detached dwellings. The projections anticipate 854 MDR units per year for 2024 and 2025.
- High density (apartment) construction was below the 5- and 10-year historic averages in 2023; however, growth was relatively strong in 2023. There were permits for 865 HDR units in 2023. Apartment construction accounted for 60% of permits in 2023, and along with other multi-unit forms is increasing as a proportion of new unit construction. Apartment construction has a “peaks and troughs” building cycle, and elevated development interest is expected to remain for new apartment buildings. However, the forecast is for more than 1,500 HDR units per year for 2024 and 2025, so ongoing

monitoring will be required. London's apartment vacancy rate also remains low and there is a high demand for apartments with below market rent.

- In 2023 commercial development decreased after a strong 2022 level resulting from new restaurants, retail stores and additions to existing offices and shops. Council approved projections over the medium-term are for 51,520m<sup>2</sup>. Monitoring of this activity will be important, as there is uncertainty regarding the economic outlook over the near-to-medium term.
- In 2023 institutional development return to historic levels (nearing 25,000m<sup>2</sup>) after the previous 2 years that were below-forecast levels. Future institutional construction is difficult to predict as it is cyclical and generally relies on spending by upper levels of government (universities, schools, hospitals). The forecast anticipates 70,235m<sup>2</sup> of new institutional space annually over the medium-term.
- New industrial growth decreased in 2023 after the highest level of new industrial gross floor area over the past 10 years (89,653 m<sup>2</sup>) was realized in 2022. Longer-term forecasts for the industrial sector anticipate continued recovery, which coincides with the City's development of new industrial lands attractive to larger industrial users. The forecast anticipates a demand for 55,556m<sup>2</sup> of new industrial space annually over the medium-term, which is supported by a recent increase in industrial land sales and development application activity.

### 2.3 2025 GMIS Industry and Community Consultation

Development Industry and taxpayer engagement is a vital component of the annual GMIS update. Two general meetings were held to provide an overview of growth information and reserve fund health, to discuss GMIS timing considerations and to outline draft project changes. In addition to the general meetings, individual one-on-one interviews were held with developers, builders and other community members that requested an opportunity to discuss development plans or issues related to GMIS projects.

A total of ten (10) one-on-one meetings were held with Industry and community members, resulting in a wide array of perspectives and infrastructure timing requests for consideration. The interviews provided important information regarding the GMIS Infrastructure Project Evaluation Framework, growth modelling assumptions, development timelines, community benefits, and suggestions for process improvements.

On May 23, the draft GMIS was presented to the Development Industry and community members, based on feedback received from interviews, growth and reserve fund analysis and internal discussions with City project managers. Although Staff is not able to accommodate all requests, the continued dialogue through the GMIS process has produced an infrastructure strategy that maximizes development opportunities while maintaining long-term financial sustainability.

### 2.4 2025 GMIS Requests Review

Through the consultations, one (1) request for project accelerations and five (5) deferral requests were received from developers to realign projects with anticipated development timing. The requests were considered in the context of the eight core principles set out by Council in 2008 and confirmed by the Housing Supply Reference Group in 2023.

The GMIS process uses a series of questions to inform project timing and consider requests to accelerate projects. Each serves as a "lens" for evaluating whether changes are merited to the timing of infrastructure projects and are applied equally to all projects. Referred to as the GMIS "tests," the questions are as follows:

- ***Is the project needed to provide additional buildable lots to meet demand in the growth area?***
- ***Has a developer sufficiently progressed a development proposal to warrant the construction project next year or the following year?***

- **Can we afford the project?**

To accelerate a project, all three tests must be met. The first question speaks to the need for infrastructure, in relation to market demand and the supply of lots in a geographic area. This criterion is used to match the pace of infrastructure construction with the pace of growth with an aim to provide a future 3-year supply of single detached residential lots in each greenfield area.

This project evaluation framework was endorsed by Council as part of the 2017 GMIS Update and is to be used by subsequent updates such as this exercise. Appendix 'A' provides a summary of the GMIS growth framework and the results of the analysis conducted by Staff, based on feedback received from developer interviews.

## 2.5 2025 GMIS Recommended Project Timing Adjustments

In general, the current timing for projects aligns with the needs of the development community and provides for significant new growth opportunities throughout the City of London. Appendix 'B' (2025 GMIS Project Tables and Figures) proposes a Schedule of Works that identifies the timing of key growth-related infrastructure projects required to facilitate development throughout the City. This Schedule of Works maintains timing that is similar to that approved by Council as part of the 2021 DC Study Update.

From the 2025 GMIS Update analysis, Table 1 below identifies proposed project timing adjustments to last year's 2024 GMIS Update. Seven (7) stormwater projects and one (1) wastewater project are recommended to be deferred, and three (3) stormwater projects are recommended to be advanced. All other GMIS projects are recommended to maintain their current timing. The final project timing outlined for the 2025 GMIS is subject to the approval of the 2025 Annual Budget Update. ***A more complete discussion of the project timing to be adjusted in the tables below is provided in Appendix 'D'.***

**TABLE 1: 2025 GMIS PROJECT TIMING ADJUSTMENTS**

Service	Project Description	Current GMIS Timing	Rationale for Timing Change	Recommended Timing	Total Gross Cost
Stormwater	Sunningdale SWM E1	2024	Developer deferral requested to align with development timing	2027	\$4.3M
Stormwater	Stoney Creek SWMF 7.1	2025	Developer deferral requested to align with development timing	2027	\$2.1M
Stormwater	Stoney Creek SWMF 8	2025	Developer deferral requested to align with development timing	2028	\$2.2M
Stormwater	North Lambeth SWMF P2 - North	2025	Developer deferral requested to align with development timing	2028	\$3.2M
Stormwater	North Lambeth SWMF P2 - South	2025	Developer deferral requested to align with development timing	2026	\$3.4M
Stormwater	Pincombe Drain SWMF P3 - West	2025	Developer deferral requested to align with development timing	2026	\$4.6M
Stormwater	White Oaks SWMF 3 - East	2025	Developer deferral requested to align with development timing	2026	\$6.2M
Wastewater	Wharncliffe Road South (Campbell St. to Bostwick Rd.)	2027	City deferral recommended to provide adequate review of servicing requirements, timing and budget as part of	2028	\$1.5M

			the 2028 Master Planning process		
Stormwater	Kilally South East Basin SWM 3	2031	Developer advancement requested to align with development timing	2027	\$4.1M
Stormwater	North Lambeth SWMF P1 - North	2033	Developer advancement requested to align with development timing	2029	\$4.1M
Stormwater	North Lambeth SWMF P1 - South	2033	Developer advancement requested to align with development timing	2029	\$3.1M

## 2.6 2025 GMIS Developer Requests Not Recommended

Table 2 identifies developer requests received through GMIS interviews that are not being recommended for deferral as part of the 2025 GMIS. In general, Staff are not recommending the following infrastructure timing requests because the projects funds are already committed as of the 2024 year.

**TABLE 2: PROJECT TIMING REQUESTS NOT RECOMMENDED BY STAFF**

Service	Project Description	Developer's Request	2021 DC Study Timing	Current GMIS Timing	Total Gross Cost
Water	Kilally Water	2025	2022	2024	\$6.3M
Stormwater	White Oaks SWMF 3 - West	2026	2022	2024	\$3.7M

***A more complete discussion of the requests and Staff rationale is provided in Appendix 'E'.***

Certain requests beyond the scope of GMIS projects have been consolidated on Table 3. The first request pertains to advancement of Kilally Road conversion from rural to urban cross section in order to align with underground servicing works; this advancement is supported and recommended by Staff. The remaining requests can be considered comprehensively through the 2028 DC master planning process. This will ensure that longer-range requests are considered and coordinated with greenfield area lot supply and demand, any technical issues are resolved, and timing and cost estimates are reviewed in the context of implications on the 2028 DC Background Study and By-law. Note that in the table below the "n/a" indicates that there is currently no GMIS project identified in the DC Background Study, or it indicates a request to review timing and/or add a project rather than specific project timing being requested.

**TABLE 3: PROJECT REQUESTS TO BE CONSIDERED AS PART OF THE SERVICE AREA MASTER PLANS**

Project Description	Current Timing	Requested Timing	Future DC Master Plans Request
Kilally Phase 2 (Road)	2030 (not GMIS)	2025	Staff concur with advancement to align with Kilally underground servicing works. *Note: Underground works are dependent upon adjacent landowner's works.
Sunningdale Rd. (Hyde Park Rd. to Wonderland Rd. North) (Road)	2025 (not GMIS)	n/a	Staff recommending 2026 scheduling of Hyde Park Rd to Jordan Blvd to accommodate development plans.
Commissioners Rd. East (Road)	2036 (not GMIS)	n/a	Timing to be reviewed in next Master Plan process

Water/Sewer to Dundas and Creamery (Industrial)	n/a	n/a	Await next Master Plan process
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## 2.7 Financial Impact/Considerations

Maintaining the financial health of the DC reserve funds is essential to ensuring:

- that the timing of critical growth infrastructure is maintained, resulting in development proceeding as planned;
- that the City does not develop an over reliance on debt financing and associated costs to service that debt (interest); and
- that the need to trigger a DC rate adjustment prior to the scheduled DC Background Study is avoided.

Staff have conducted detailed financial modeling to assess the financial feasibility of the GMIS project adjustments noted above.

Based on the analysis, the recommended GMIS project timing adjustments can be accommodated without compromising the financial health of the DC reserve funds.

Note that a portion of the Housing Accelerator Fund (HAF) monies awarded to the City by the Federal Government in September 2023 will be used to support part of the costs associated with accelerating the Kilally Road project in the Northeast Greenfield area.

It should also be noted that slower growth negatively impacts DC revenues and rising inflation in the capital budget (expenditures) would impact the City’s ability to accommodate future GMIS project advancement requests. As such, staff will continue to monitor revenues and expenditures, economic and market conditions and associated impacts to DC reserve funds.

## 2.8 2025 GMIS Short-Term Development Opportunities

The proposed Schedule of Works in Appendix B provides infrastructure investment timing that accommodates a wide range of future housing demand scenarios. The City has assigned \$233 million dollars to be spent on GMIS projects up to 2030 noting that this does not include all projects identified in the DC Background Study.

As of January 1, 2024, across all Greenfield areas there was external servicing (water, sewer, stormwater) capable of accommodating 8,348 new single-detached units (10.8 years of serviced land supply); 3,237 of these units are in Registered and Draft Approved Subdivision plans, which represents 3.4 years of supply.

It is important to note that GMIS infrastructure only provides the opportunity of growth development, because serviceable lands are ultimately made available for dwellings through the subdivision approval process. Subdivision applications in all geographic areas of the City are advancing over the next few years that will provide new opportunities for residential and non-residential greenfield development throughout the City.

## 2.9 GMIS Booklet

Each year, a “GMIS Booklet” is produced — a comprehensive reference document that contains mapping for new development areas, Vacant Land Inventory information (i.e. residential construction opportunities), infrastructure servicing areas, and up to date GMIS project timing. The booklet provides a project timing table that is beneficial information to developers for subdivision planning.

A draft version of the 2025 GMIS Booklet has been prepared to reflect the recommendations contained in this report. Subject to Council adoption of the 2025 GMIS Update (with revisions where applicable), a final version of the 2025 GMIS



Booklet will be prepared. The document will be broadly circulated to developers and City staff as well as being made available on the City's website.

## **2.10 Next Steps**

Pending the adoption of the recommendations of this report, Staff will reflect the GMIS changes in the capital budget and collectively work towards addressing any implementation challenges to ensure infrastructure projects are delivered in a timely manner, consistent with the completion of development approvals.

A review of the GMIS process and an intensification inventory will also take place in advance of the 2026 GMIS. These actions are consistent with the Targeted Actions report approved by Council in April 2024. The GMIS review is to evaluate the targeted supply of serviced land and consider the approach to GMIS intensification projects within the built area boundary (BAB). The intensification inventory is to identify redevelopment potential within the BAB and merge it with the City's inventory of vacant lands, which currently is primarily greenfield.

## **Conclusion**

The GMIS is an important tool for Council to coordinate growth infrastructure with development approvals and to manage available financial resources. The ability to provide flexibility and address warranted growth needs is maintained. The 2025 GMIS Update includes requested adjustments of growth infrastructure project timing, consistent with economic conditions and level of development activity.

The 2025 GMIS Update recommendations provide for infrastructure investment timing that can accommodate a wide range of future housing demand scenarios. Staff will continue to work with and consult with developers and community members over the coming year to ensure efficient and timely servicing that will provide for a logical and sustainable progression of growth well into the future.

Further review of the of the eight core principles set out by Council in 2008 and confirmed by the Housing Supply Reference Group in 2023, such as for lands located within the existing built area, will continue in 2024, with reporting targeted to align with next year's GMIS.

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**Appendix 'A': GMIS Infrastructure Project Evaluation Framework**

**Appendix 'B': 2025 GMIS Project Tables and Figures:**

- Table B1 - GMIS Annual Update 2025: Detailed List of Works and Costs by Service Projects
- Figure B1 - GMIS Annual Update 2025: Works Map

**Appendix 'C': GMIS Contacts: Development Industry and Community**

**Appendix 'D': Rationale for 2025 GMIS Project Timing Adjustments**

**Appendix 'E': Detailed Commentary Regarding Developer Infrastructure Requests**

## Appendix A – GMIS Infrastructure Evaluation Framework

### GMIS “Tests”

The following questions are applied to each project listed in the GMIS in relation to the development contained within the benefitting area. The three questions serve as separate, but related lenses for considering infrastructure timing and all three tests must be met in order to consider acceleration of a project.

- a) **Is the project needed to provide additional buildable lots to meet demand in the growth area?** (If yes, proceed to Test 2; if no, maintain timing/defer project).
- b) **Has a developer sufficiently progressed a development proposal to warrant the construction project next year or the following year?** (If yes, proceed to Test 3; if no, maintain timing/defer project).
- c) **Can we afford the project?** (If yes, consider project acceleration; if no, maintain timing/defer project, or alternatively other projects must be deferred to accommodate the selected project).

### GMIS Targets/Growth Modelling

In order to address GMIS Test a) outlined above, growth modelling is required to examine demand for and supply of single detached residential lots for each of the City’s greenfield growth areas (North, Northwest, Northeast, Southeast, Southwest, West).

The model is informed by the following targets and assumptions:

- Provide three (3) years of permit ready supply of single detached lots in each greenfield area (where possible);
- Using the adopted Watson forecast for single detached units per year, deduct 9% to account for construction within the Built-Area Boundary and a further 11% to address detached dwellings constructed on medium density designated lands (i.e., Vacant Land Condominiums). This will provide for an “apples-to-apples” comparison of demand for single detached residential lots with available supply;
- Base the model on when building permits can be issued for developable lands, rather than on the timing of the installation of major infrastructure (i.e., “permit-ready” supply of lands versus “serviced” supply of lands);
- Assume the following market capture shares for single detached lots, based on a review of historic trends and stakeholder feedback:
  - North: 15%
  - Northwest: 20%
  - Northeast: 10%
  - Southeast: 15%
  - Southwest: 25%
  - West: 15%
- In establishing the baseline, employ subdivision timing and phasing from information supplied by development proponents in the GMIS interviews and adjust where warranted based on model iterations and professional judgement;
- Select year of registration at the year following the construction of infrastructure to provide a buffer for any process-related issues that may arise; and,
- Provide opportunities in multiple locations and for multiple developers (where possible).

The results of the 2025 GMIS growth modelling are provided in the following tables.









### Southwest Demand and Supply Analysis

LDR Units/Year Watson Scenario

\* 91% on greenfield lands

\* 11% of unit construction as VLC

#### May 2024

	0	1	2	3	4	5	6	7	8	9	10
Operating Supply	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Add: New Supply	423	466	741	951	1366	1599	1769	1769	2020	2188	2292
Subtotal	237	469	449	654	471	409	488	494	431	458	431
Subtract: Demand	660	935	1190	1605	1837	2008	2257	2514	2619	2750	2854
<b>Years of Serviced Supply</b>	194	194	239	239	239	236	236	327	327	327	327
Remaining	466	741	951	1366	1599	1769	2020	2188	2292	2423	2527

### 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
- X Proposed 2025 GMLS Timing Adjustment

Subdivisions	Serviced Year	Reg'n	Total	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039
39T-12503	Serviced	2024	80	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-12503_4	Serviced	2025	97	0	49	48	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-14502	Serviced	2024	5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-17503_0	Serviced	2026	13	13	0	13	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-17503_2	Serviced	2024	118	59	59	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-16509	Serviced	2025	84	42	42	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-21502	Serviced	2024	227	57	57	56	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-21507	Serviced	2026	78	0	0	39	39	0	0	0	0	0	0	0	0	0	0	0	0
39T-22502	Serviced	2025	307	44	44	44	44	44	44	44	43	0	0	0	0	0	0	0	0
39T-23501	Serviced	2024	27	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BT-100/206	Serviced	2026	97	0	0	49	48	0	0	0	0	0	0	0	0	0	0	0	0
BT-101/210/211	Serviced	2026	106	12	0	53	53	0	0	0	0	0	0	0	0	0	0	0	0
BT-204	Serviced	2024	12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BT-212	Serviced	2026	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BT-213 (North)	Serviced	2025	66	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BT-213 (South)	Serviced	2029	66	0	0	0	0	33	33	33	0	0	0	0	0	0	0	0	0
BT-213/214 (North)	Serviced	2027	39	0	0	39	0	0	0	0	0	0	0	0	0	0	0	0	0
BT-213/214 (South)	Serviced	2027	39	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-100/200/201	Serviced	2026	121	0	40	40	41	0	0	0	0	0	0	0	0	0	0	0	0
LB-101/217/218	Serviced	2025	28	28	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-102/202/203	Serviced	2024	33	33	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-105/210	Serviced	2026	67	0	34	33	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-107/114/221	Serviced	2030	324	0	0	54	54	54	54	54	54	54	54	54	54	54	0	0	0
LB-109	Serviced	2031	24	0	0	24	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-110	Serviced	2027	14	0	0	14	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-204	Serviced	2029	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-209	Serviced	2027	34	0	0	34	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-212/213	Serviced	2030	20	0	0	20	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-700	Serviced	2030	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0	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.







# Appendix B – 2025 GMIS Project Tables and Figures

Table B1: GMIS ANNUAL UPDATE 2025

(E&O Excepted)

## DETAILED LIST OF WORKS AND COSTS BY AREA

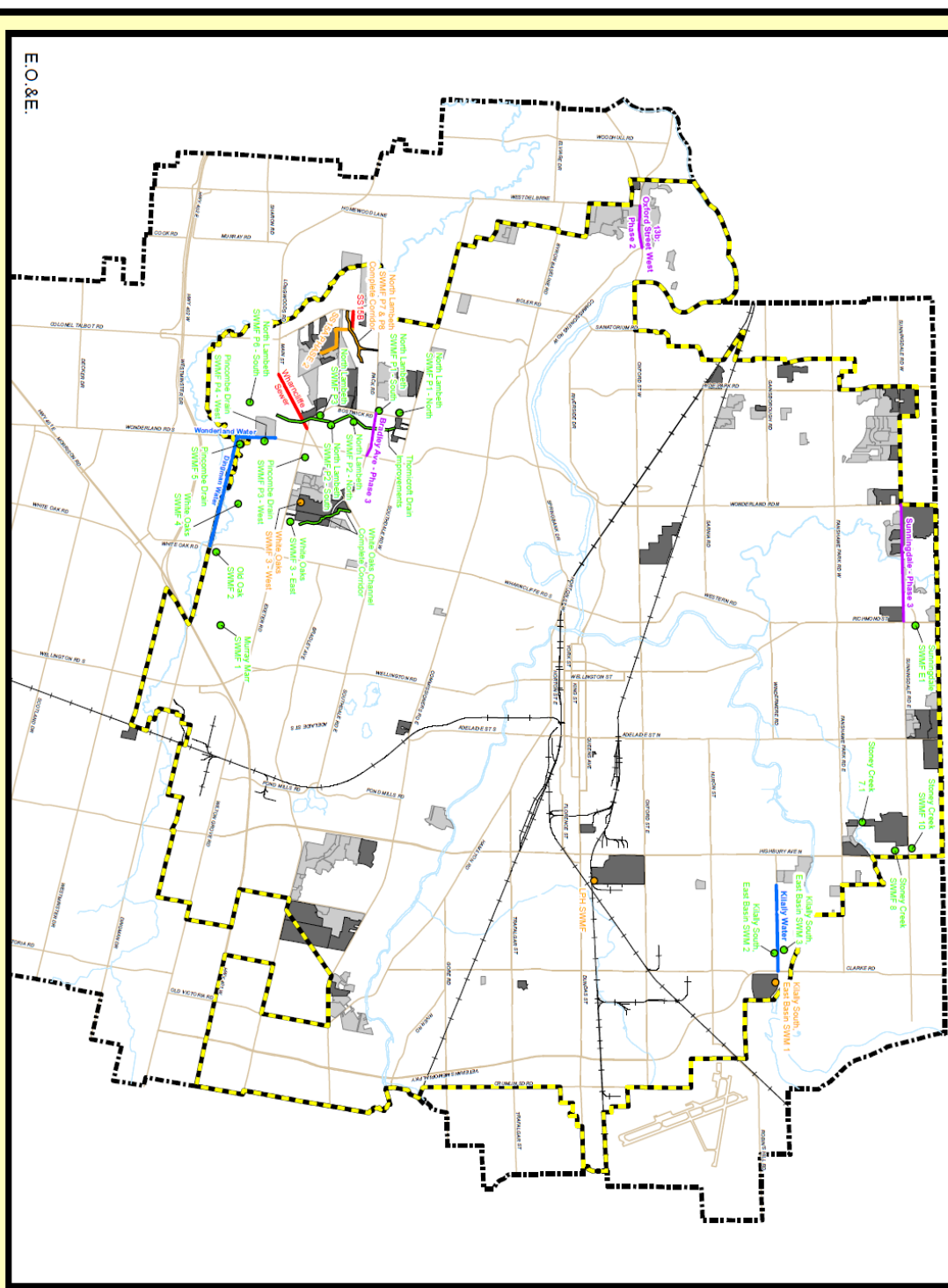
2024 GMIS TIMING	GMIS 2025 TIMING	PROJECT DESCRIPTION			BUDGET	GROWTH		NON-GROWTH	
		DC ID	GENERAL DESCRIPTION	Service					
<b>BUILT AREA</b>									
2024-2034	2024-2034	DC19MS1002	Storm Sewer - Built Area Works	SWM	\$44,402,130	55.5%	\$24,643,182	44.5%	\$19,758,948
2024-2034	2024-2034	DC19WW1002	Wastewater Servicing - Built Area Works	Wastewater	\$27,696,143	37.6%	\$10,413,750	62.4%	\$17,282,393
2024-2034	2024-2034	DC19WD1002	Watermain - Built Area Works	Water	\$2,925,935	56.0%	\$1,638,524	44.0%	\$1,287,411
<b>TOTAL BUILT AREA PROJECTS</b>					<b>\$75,024,208</b>		<b>\$36,695,456</b>		<b>\$38,328,752</b>
<b>NORTH Stoney Creek</b>									
2025	2028	DC14MS0036	Stoney Creek SWMF 8	SWM	\$2,244,083	100.0%	\$2,244,083	0.0%	\$0
2025	2027	DC14MS0033	Stoney Creek SWMF 7.1	SWM	\$2,142,306	100.0%	\$2,142,306	0.0%	\$0
2028	2028	DC14MS0034	Stoney Creek SWMF 10	SWM	\$3,695,404	100.0%	\$3,695,404	0.0%	\$0
<b>TOTAL STONEY CREEK PROJECTS</b>					<b>\$8,081,793</b>		<b>\$8,081,793</b>		<b>\$0</b>
<b>Uplands</b>									
2024	2027	DC14MS0038	Sunningdale SWMF E1	SWM	\$4,299,514	100.0%	\$4,299,514	0.0%	\$0
<b>TOTAL UPLANDS PROJECTS</b>					<b>\$4,299,514</b>		<b>\$4,299,514</b>		<b>\$0</b>
<b>TOTAL NORTH PROJECTS</b>					<b>\$12,381,307</b>		<b>\$12,381,307</b>		<b>\$0</b>
<b>NORTHEAST Huron Heights</b>									
2024	2024	DC14WD0040	Kilally (A30) Growth Area - Kilally Road. (Highbury to Clarke) Phase 2	Water	\$6,294,831	100.0%	\$6,294,831	0.0%	\$0
2026	2026	DC21MS0001	Kilally South, East Basin SWM 2	SWM	\$8,837,433	100.0%	\$8,837,433	0.0%	\$0
2031	2027	DC21MS0002	Kilally South, East Basin SWM 3	SWM	\$4,099,265	100.0%	\$4,099,265	0.0%	\$0
<b>TOTAL NORTHEAST PROJECTS</b>					<b>\$19,231,529</b>		<b>\$19,231,529</b>		<b>\$0</b>
<b>WEST</b>									
2025	2025	DC14RS0052	13b: Oxford Street West-Phase 2 - Commissioners to Westdel Bourne (2 to 4 through lanes)	Roads	\$13,568,242	92.0%	\$12,482,783	8.0%	\$1,085,459
<b>TOTAL WEST PROJECTS</b>					<b>\$13,568,242</b>		<b>\$12,482,783</b>		<b>\$1,085,459</b>
<b>SOUTHWEST Bostwick</b>									
2024	2024	DC21MS0012	Thorncroft Drain Natural Channel Improvements	SWM	\$13,003,474	42.0%	\$5,461,459	58.0%	\$7,542,015
2025	2028	DC21MS0010	North Lambeth SWMF P2 - North	SWM	\$3,240,714	100.0%	\$3,240,714	0.0%	\$0
2025	2026	DC14MS0020	North Lambeth SWMF P2 - South	SWM	\$3,359,485	100.0%	\$3,359,485	0.0%	\$0
2026	2026	DC14MS0019	North Lambeth P3 (Dingman Tributary D4)	SWM	\$7,089,268	100.0%	\$7,089,268	0.0%	\$0
2028	2028	DC14RS0047	Bradley Avenue Extension - Wonderland to Bostwick (New 4 through lanes)	Roads	\$12,454,813	100.0%	\$12,454,813	0.0%	\$0
<b>TOTAL BOSTWICK PROJECTS</b>					<b>\$39,147,754</b>		<b>\$31,605,739</b>		<b>\$7,542,015</b>
<b>Lambeth</b>									
2027	2028	DC19WW1003	Wharnccliffe Road South - Campbell Street to Bostwick Road	Wastewater	\$1,510,245	90.0%	\$1,359,221	10.0%	\$151,025
2030	2030	DC14MS0022	North Lambeth SWMF P6 - South	SWM	\$3,301,215	100.0%	\$3,301,215	0.0%	\$0
<b>TOTAL LAMBETH PROJECTS</b>					<b>\$4,811,460</b>		<b>\$4,660,436</b>		<b>\$151,025</b>
<b>Longwoods</b>									
2024	2024	DC14MS0039	White Oaks SWMF 3 - West	SWM	\$3,710,472	100.0%	\$3,710,472	0.0%	\$0
2025	2026	DC21MS0007	White Oaks SWMF 3 - East	SWM	\$6,167,982	100.0%	\$6,167,982	0.0%	\$0
2025	2025	DC21MS0008	White Oaks Channel Complete Corridor (Wharnccliffe to White Oaks 3E)	SWM	\$15,077,189	68.1%	\$10,267,566	31.9%	\$4,809,623
2025	2026	DC21MS0004	Pincombe Drain SWMF P3 - West	SWM	\$4,612,889	100.0%	\$4,612,889	0.0%	\$0
2026	2026	DC21MS0005	Pincombe Drain SWMF P4 - West	SWM	\$3,267,982	100.0%	\$3,267,982	0.0%	\$0
2026	2026	DC14WD010b	Lambeth Phase 2 (A21b) - Wonderland Rd. (Hamlyn St. to Dingman Dr.)	Water	\$1,384,300	95.0%	\$1,315,085	5.0%	\$69,215
2026	2026	DC14WD0009	Longwoods (A20) - Dingman Dr. (Wonderland Rd. to White Oak Rd.)	Water	\$9,080,003	100.0%	\$9,080,003	0.0%	\$0
2027	2027	DC14MS0031	Pincombe Drain SWMF 5	SWM	\$3,356,293	100.0%	\$3,356,293	0.0%	\$0
2027	2027	DC14MS0040	White Oaks SWMF 4 - Phase 1	SWM	\$7,213,539	100.0%	\$7,213,539	0.0%	\$0
2027	2027	DC19MS0005	Old Oak SWM 2	SWM	\$3,894,766	100.0%	\$3,894,766	0.0%	\$0
2029	2029	DC14MS0014	Murray Marr SWMF 1	SWM	\$3,837,614	100.0%	\$3,837,614	0.0%	\$0
<b>TOTAL LONGWOODS PROJECTS</b>					<b>\$61,603,029</b>		<b>\$56,724,191</b>		<b>\$4,878,838</b>
<b>Talbot</b>									
2025	2025	DC14WW0010	SS15B - North Talbot Growth Area Greenway PCP sewershed	Wastewater	\$4,018,780	100.0%	\$4,018,780	0.0%	\$0
2033	2029	DC14MS0017	North Lambeth SWMF P1 - North	SWM	\$4,064,248	100.0%	\$4,064,248	0.0%	\$0
2033	2029	DC21MS0009	North Lambeth SWMF P1 - South	SWM	\$3,095,373	100.0%	\$3,095,373	0.0%	\$0
<b>TOTAL TALBOT PROJECTS</b>					<b>\$11,178,401</b>		<b>\$11,178,401</b>		<b>\$0</b>
<b>TOTAL SOUTHWEST PROJECTS</b>					<b>\$116,740,644</b>		<b>\$104,168,766</b>		<b>\$12,571,878</b>
<b>TOTAL GMIS PROJECTS</b>					<b>\$236,945,930</b>		<b>\$184,959,840</b>		<b>\$51,986,090</b>

Note: Timing refers to the year of construction.



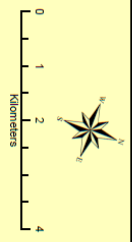
**GMIS 2025**  
*Draft Schedule of Works*

**NOT THE CITY OF LONDON  
BACKGROUND STUDY**



E.O.B.E.

- MAJOR ROADS
- RAILWAYS
- RIVERS / STREAMS
- CITY LIMITS
- GROWTH BOUNDARY
- REGISTERED SUBDIVISIONS (2016 - 2022)
- ACTIVE SUBDIVISION APPLICATIONS
- TRANSPORTATION
- SANITARY
- STORM
- WATER
- PCP/SANITARY PUMPING STATIONS
- SWM FACILITIES
- INTERSECTION WORKS
- WATER PUMPING STATIONS
- APPROVED
- CONSTRUCTION PENDING



PREPARED BY: Planning & Development  
 CREATION DATE: May 21, 2024  
 LOCATION: \\atlantis\work\planning\projects\_D\DA\UD\_GMIS\project\_filing\_maps\reports\2025-GMIS\_schedule\_of\_works.mxd

## Appendix C – GMIS Contacts: Development Industry and Community

Adam Carapella	Tricar Group
Adam Komar	Dillon Consulting
Alan Drewlo	Drewlo Holdings Inc
Alasdair Beaton	Urban League
Ali Jomaa	Individual
Ali Soufan	York Development Group
Allan Churchill	Fusion Homes
Andrea & John Ross	Landowner
Andrew L. Scott	CMHC
B. Scott	1173735 Ontario Ltd.
Ben Farhi	Farhi Holdings Corporation
Ben Puzanov	TVDSB
Bernie Bierbaum	BlueStone Properties
Bill Veitch	MTE Consultants Inc.
Blair Doman	Doman Developments, Inc.
Bob Stratford	R. W. Stratford Consulting Inc
Brian Horvath	Stantec
Carrie O'Brien	Drewlo Holdings Inc
Charles Spina	Individual
Chris Doering	DevEng
Chris Hendriksen	Stantec
Christopher Lee	Foxwood Developments
Chris Leigh	Tricar Group
Christine Campbell	Auburn Developments Inc.
Colin Bierbaum	BlueStone Properties
Corri Marr	Foxwood Developments
Craig Linton	DevelPro Land Services
Dan Vucetic	Stantec
Dara Honeywood	Z Group
Darryl Hern	Stantec
Dave Schmidt	Corlon Properties Inc.
David Ailles	York Development Group
David Tennant Jr.	Dave Tennant Urban Concepts
David Tennant Sr.	Hampton Group Inc
Don de Jong	Tridon Group
Eric Saulesleja	GSP Group
Farhad Noory	Royal Premier Homes
George Bikas	Drewlo Holdings Inc
Gord Thompson	Corlon Properties Inc.
Greg Bierbaum	Old Oak Properties
Jamie Crich	Auburn Developments Inc.
Jared Zaifman	London Home Builders Association
Jeff Paul	Stantec
Jeff Willick	Decade Group Inc.
Jennifer Jones	SBM Ltd
Jim Bujouves	Farhi Holdings Corporation
Jim Sheffield	Nicholson Sheffield Architects
Joe Fontana	Individual
John Fleming	City Planning Solutions
Jonathan Aarts	Orange Rock Developments
Josh Smith	DevEng
Justin Diotte	Sifton Properties Limited
Julian Novick	Wastell Homes
Lisa Lansink	Colliers Canada (Real Estate)
Louie Maisano	Everton Homes
Mardi Turgeon	BlueStone Properties
Marissa Vailer	SmartCentres

Mark Resnick	SmartCentres
Michael Frijia	Southside Group
Mike Howe	Norquay Developments Limited
Mike Johnson	Urban Metrics Inc.
Mike Wallace	London Development Institute
Paul Hinde	Ironstone Building Company
Peter Sergautis	Extra Realty Limited
Phil Masschelein	Sifton Properties Limited
Phillip Abrantes	Kape Developments
Ric Knutson	Kenmore Homes (London) Inc
Richard Sifton	Sifton Properties Limited
Roger Horvath	Prime Real Estate Brokerage
Ryan Chantler	Stantec
Ryan Hern	DevEng
S. Graham	SegwayGroup
Sanjeev Sindwani	Foxwood Developments
Sandy Levin	Urban League
Sean Eden	Magnificent Homes
Shmuel Farhi	Farhi Holdings Corporation
Stephen Stapleton	Auburn Developments Inc.
Sue Wastell	Wastell Homes
Tim Stubgen	Stantec
Tony Marsman	Rembrandt Homes
Vito Frijia	Southside Group

## Appendix D – Rationale for 2025 GMIS Project Timing Adjustments

The following sections provide commentary and rationale for project timing adjustments identified in Table 1 of the 2025 GMIS Annual Review & Update report.

### Adjustments to Previously Timed 2024 Projects:

**Sunningdale SWMF E1:** This project was previously rescheduled to avoid premature investment and to align with planned development timing. During the GMIS interviews, the landowner/developer for which this facility would serve requested deferral to 2026. Staff do not support request because to-date no application has been submitted and available servicing capacity is available from an existing development on adjacent lands to the east. Staff recommend deferral from 2024 to 2027.

### Adjustments to Previously Timed 2025 Projects:

**Stoney Creek SWM 7.1:** Staff proposed deferral from 2025 to 2026 based on timing of development. During the GMIS interviews the landowner/developer for which this facility would serve requested deferral to 2027 based on development pacing and required EA Addendum for stormwater services. Staff concur with the request for deferral from 2025 to 2027.

**Stoney Creek SWM 8:** Staff originally proposed deferral from 2025 to 2026 based on timing of development. During the GMIS interviews the landowner/developer for which this facility would serve requested deferral to 2027 based on development pacing and current projects. Further review from noted that deferral to 2028 would be appropriate based on expected timing on other development in the area. Staff recommend deferral from 2025 to 2028.

**N. Lambeth SWM P2 North:** Staff proposed deferral from 2025 to 2028 based on the expected timing on other development in the area. Landowner/developer for which this facility would serve did not attend GMIS interviews and did not submit correspondence indicating disagreement with deferral. Staff recommend deferral from 2025 to 2028.

**N. Lambeth SWM P2 South:** Staff proposed deferral from 2025 to 2026 based on the expected timing on other development in the area. Landowner/developer for which this facility would serve did not attend GMIS interviews and did not submit correspondence indicating disagreement with deferral. Staff recommend deferral from 2025 to 2026.

**White Oaks SWM 3 – East:** No application has been submitted on the benefitting lands. Staff recommend deferral from 2025 to 2026.

**Pincombe Drain SWM P3 West:** During the GMIS interviews the landowner/developer for which this facility would serve indicated that the proposed development is intended to be medium density residential, and an alternative servicing strategy may be used. Landowner/developer was supportive of staff proposal to defer from 2025 to 2026 noting that an IPR has not been submitted and servicing is being reviewed through ongoing Dingman Creek Environmental Assessment. Staff recommend deferral from 2025 to 2026.

### Adjustments to Previously Timed 2027 Projects:

**Wharnccliffe Road South – Campbell Street to Bostwick Road:** This project is to extend sewer services from Campbell Street to Bostwick Road along Wharnccliffe Road South. The project is not a discrete project identified within the Development Charges Background Study. Deferral of project would provide time for a review of servicing requirement, timing, and budget as part of the 2028 Master Planning process. Staff recommend deferral from 2027 to 2028.

### Adjustments to Previously Timed 2030 Projects:

**Kilally Phase 2 (Road):** This project is to complete road improvements from Webster Street to Clarke Road. Urbanization works will occur from Webster Street to Sandford Street and the remainder from Sandford Street to Clarke Road will be restored to a rural

road. During the GMIS interviews a landowner/developer requested advancement of the Webster Street to Sandford Street urbanization to align with the Kilally Water and Sanitary extension works. Civic administration is open to considering an advancement and phased project option for the road works to align projects but will require a review of funding allocations for phasing. Staff recommend advancement of Webster Street to Sandford Street urbanization from 2030 to 2025.

**Adjustments to Previously Timed 2031 Projects:**

**Kilally South, East Basin SWM 3:** Following the GMIS interviews, the landowner/developer for which this facility would serve submitted a letter requesting advancement to 2027 noting that draft plan approval is anticipated in 2026. Developer stated that development application is progressing and noted that engineering/on-site works are expected to begin in 2027. Staff concur with advancement from 2031 to 2027.

**Adjustments to Previously Timed 2033 Projects:**

**N. Lambeth SWM P1 North:** Staff proposed advancement based on expected timing of other developments in the area. During the GMIS interview the landowner/developer for which this facility would serve supported advancement noting that development is expected sooner than the scheduled 2033 timing, advancement would provide greater flexibility. Civic administration noted that further background work is required before further advancement could occur but agreed with request. Staff concur with advancement from 2033 to 2029.

**N. Lambeth SWM P1 South:** Staff proposed advancement based on expected timing of other developments in the area. During the GMIS interview the landowner/developer for which this facility would serve supported advancement noting that development is expected sooner than the scheduled 2033 timing, advancement would provide greater flexibility. Civic administration noted that further background work is required before further advancement could occur but agreed with request. Staff concur with advancement from 2033 to 2029.



## Appendix E – Detailed Commentary Regarding Developer Infrastructure Requests

Staff are unable at this time to support the project adjustment requests identified in Table 2 of the GMIS report for the following reasons:

**Kilally Water (A30):** This project is to extend a watermain from Webster Street to Clarke Road, along Kilally Road. The watermain project is in support of development along the Kilally Road corridor. The current sanitary sewer servicing solution is oversizing across private lands from developed lands in the west towards the east. Through the GMIS interviews, multiple landowners identified the need to revisit the sanitary servicing approach along Kilally Road and requested a timing update for the anticipated works. A landowner/developer requested deferral to 2025 and requested advancement of the road urbanization project to align with 2025 request. Funding is already committed and the request for deferral from 2024 to 2025 is not supported however works will not proceed until sanitary oversizing is extended to the right-of-way of Kilally Road across private lands. Development progress will be monitored, and works will be aligned with Kilally Road urbanization.

**White Oaks SWM 3 West:** A landowner/developer requested deferral noting that detailed design of subdivision is being completed but it is not anticipated that funds for SWM facility will be required until 2025. The funding is already committed for this project however there is no issue with this commitment of funds and staff will monitor development progress. Staff do not support request for deferral and recommend maintaining the 2024 timing.