



2025 GMIS Update



Strategic Priorities and Policy Committee

June 18, 2024



Key Messages

- 2025 GMIS Process Recap
- Developer Interviews
- GMIS Growth Model
- Draft 2025 GMIS Timing Changes
- Next Steps



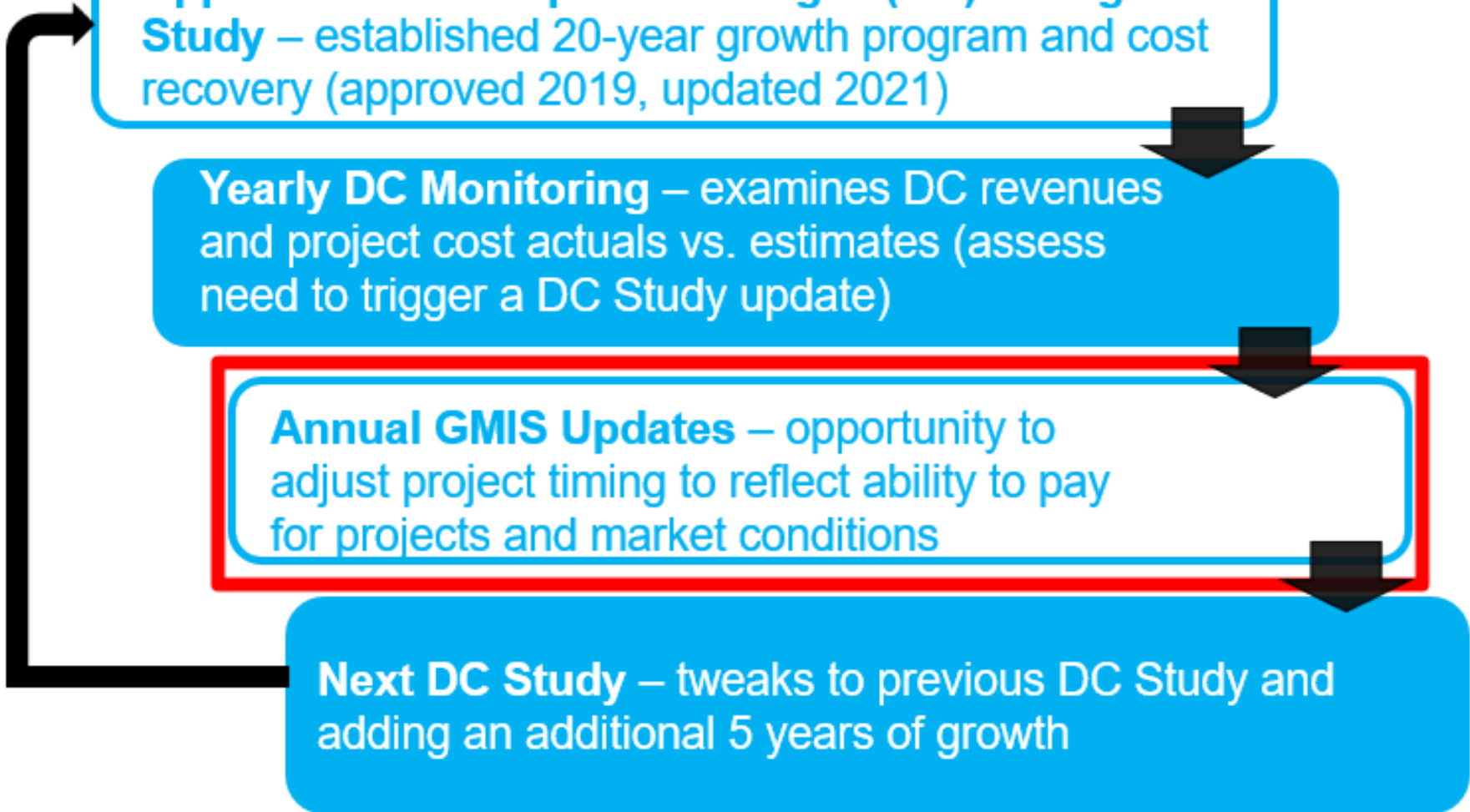
What is GMIS?

Approval of Development Charges (DC) Background Study – established 20-year growth program and cost recovery (approved 2019, updated 2021)

Yearly DC Monitoring – examines DC revenues and project cost actuals vs. estimates (assess need to trigger a DC Study update)

Annual GMIS Updates – opportunity to adjust project timing to reflect ability to pay for projects and market conditions

Next DC Study – tweaks to previous DC Study and adding an additional 5 years of growth





2025 GMIS Process Recap

Timing	Milestone
April 4, 2024	Milestone 1: GMIS Update Kickoff Meetings
April 8 – 24, 2024	Milestone 2: Developer and Community Interviews
May 1, 2024	Milestone 3: Internal Divisions Project Managers Meeting
May 10, 2024	Milestone 4: Internal City Development Management Team Meeting (Internal Steering Committee)
May 23, 2024	Milestone 5: Draft GMIS/Follow-up Meeting
June 18, 2024	Milestone 6: City Staff GMIS Update Presentation to the SPPC - Public Meeting

GMIS Principles (1 – 4)

Council adopted principles (2008):

1. Provide direction for **timely, cost effective** extension of municipal services.
2. Support growth costs that are **affordable**.
3. Allocate growth in a manner that **optimizes existing services**.
4. Support development of **sufficient land** to meet City's growth & economic development objectives.

GMIS Principles (5 – 8)

Council adopted principles (2008):

5. Support Official Plan **Growth Management Policies**.
6. Support the **completion of existing development** approvals.
7. Maintain **lot and land supply** in a manner conducive to a **healthy housing market**.
8. Coordinate the **phasing of development approvals with scheduling of works** through capital budget.



Provincial Policy Statement Requirements

15 Year Supply of Development

1.4.1 a) Planning Authorities shall:

“maintain at all times the ability to accommodate residential growth for a minimum of 15 years through residential intensification and redevelopment and, if necessary, lands which are designated and available for residential development”

3 Years Serviced Units in Draft & Registered Plans

1.4.1 b) Planning Authorities shall:

“maintain at all times where new development is to occur, land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned to facilitate residential intensification and redevelopment, and land in draft approved and registered plans.”



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2025 GMIS Update:

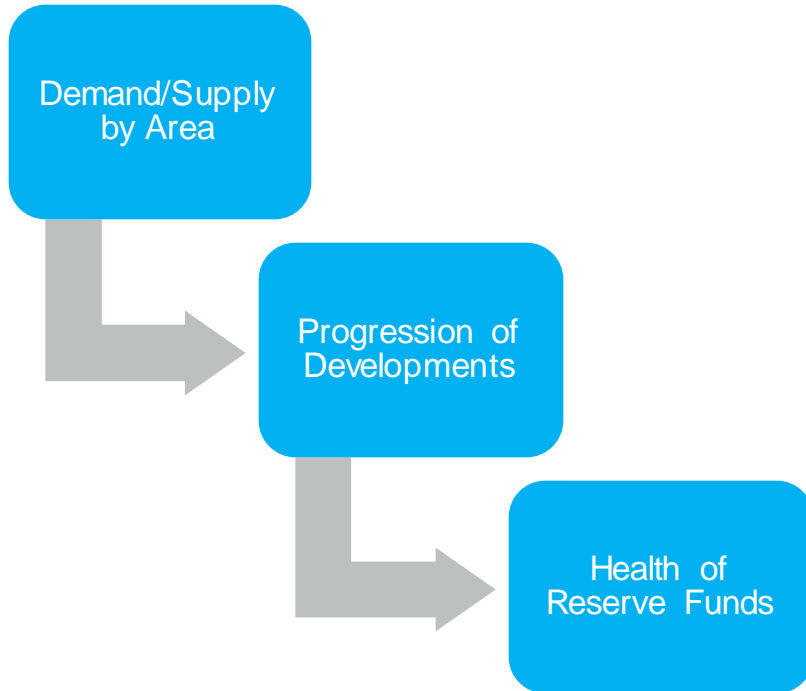
DEVELOPER INTERVIEWS



Kick-Off Meeting and Initial Recommendation

- Kick-off meeting provided annual review of development and permits in 2023, relative to projected growth.
- Based on pace of 2023 development and progress of planning and development proposals, Staff initially identified deferrals of several GMIS infrastructure project.
- Potential deferrals of GMIS Infrastructure were to be confirmed through one-on-one interviews with individual developers and the GMIS 'Tests'.
- One-on-one interviews were held in April.

GMIS 'Tests'



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 Interviews

Timing Requests:

- 5 deferrals, 2 accelerations, 1 request to maintain timing.

What We Heard:

- Increased market for MDR (townhouse) housing forms.
- Focus on priority areas within intensification GMIS.
- Northeast: Servicing solutions/timing need to be coordinated (Development update in Kilally).
- Improve available permit ready lot supply. Need continued focus on bringing forward applications, advancing development approvals, and increasing supply.



Developer Interviews

Cont'd

Other Requests:

- Information on intensification GMIS
- Requests to advance urbanization works
- Review timing/consider as part of upcoming initiatives (2028 DC master planning process)
- Projects not in the GMIS
- Inquiries related to ongoing Land Needs Assessment and potential Urban Growth Boundary Review



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2025 GMIS Update:

GMIS GROWTH MODEL



2025 GMIS Targets and Modelling

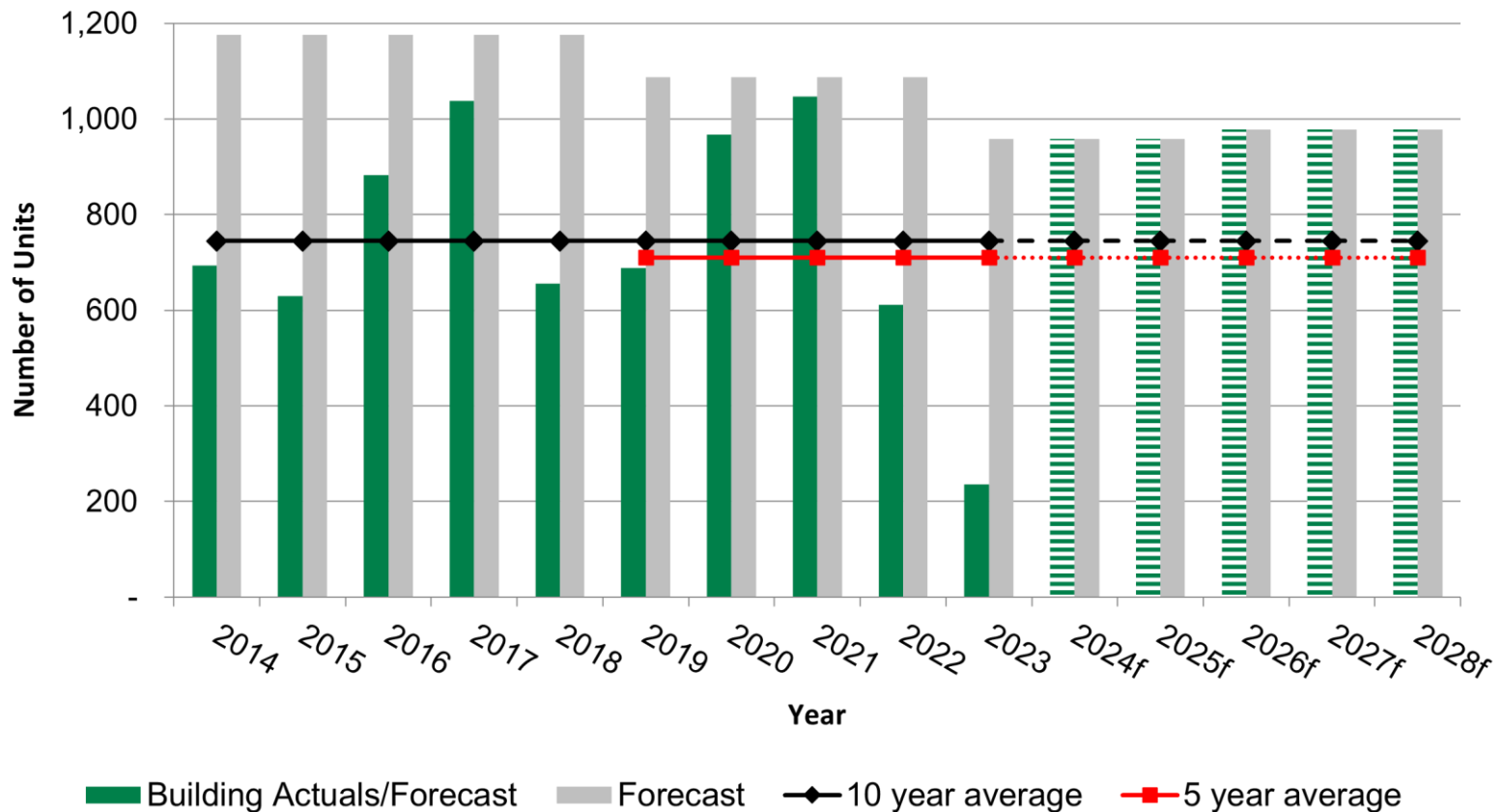
DC Study growth allocations (single family units) model assumptions:

- North: 15%
 - Northwest: 20%
 - Northeast: 10%
 - Southeast: 15%
 - Southwest: 25%
 - West: 15%
-
- LDR used as a proxy as it mainly drives greenfield infrastructure investment
 - LDR demand based on Council Approved Projections (2021-2026 period forecast: 3,540 units/year and 24% of which as LDR)
 - Registration occurs a minimum of 1 year after infrastructure constructed (buffer)
 - 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

- 2019-2023: 25% of permits LDR
- 2019-2023: 44% was projected LDR

LDR Projected Growth and Actual Growth: 2014 - 2028





LDR External Servicing by GMIS Area

2024-2032 Projected LDR Serviceable Lot Supply in Years (Watson 2022 Projections share)

	2024	2025	2026	2027	2028	2029	2030	2031	2032
North	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.
Northwest	3-5 Yrs.	3-5 Yrs.	3-5 Yrs.	2-3 Yrs.	1-2 Yrs.	1-2 Yrs.	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.	3-5 Yrs.
Southwest	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.	5+ Yrs.
West	3-5 Yrs.	3-5 Yrs.	3-5 Yrs.	2-3 Yrs.	1-2 Yrs.	1-2 Yrs.	Build-Out		





Projected LDR Permit Ready Supply by GMIS Area

2024-2032 Projected LDR Registered Supply in Years (Watson 2022 Projections share)

	2024	2025	2026	2027	2028	2029	2030	2031	2032
North	2-3 Yrs.	3+ Yrs.	3+ Yrs.	Target Met		3+ Yrs.	3+ Yrs.	3+ Yrs.	3+ Yrs.
Northwest	2-3 Yrs.	3+ Yrs.	3+ Yrs.	2-3 Yrs.	1-2 Yrs.	1-2 Yrs.	Build-Out	Build-Out	Build-Out
Northeast	2-3 Yrs.	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	3+ Yrs.	3+ Yrs.	3+ Yrs.	Target Met		3+ Yrs.	3+ Yrs.	3+ Yrs.	3+ Yrs.
West	2-3 Yrs.	2-3 Yrs.	2-3 Yrs.	2-3 Yrs.	1-2 Yrs.	1-2 Yrs.	Build-Out	Build-Out	Build-Out
Greenfield Areas	3+ Yrs.	3+ Yrs.	3+ Yrs.	Target Met		3+ Yrs.	3+ Yrs.	3+ Yrs.	3+ Yrs.





2025 GMIS Update:

**GMIS TIMING ADJUSTMENTS:
RECOMMENDATIONS FOLLOWING
INTERVIEWS**



2025 GMIS Timing Adjustments – Deferrals

Service	Project Description	2024 GMIS Timing	Rationale for Timing Decision	2025 GMIS Year	Total Gross Cost
Stormwater	Sunningdale SWM E1	2024	No application on benefitting lands	2027	\$4.3M
Stormwater	Stoney Creek SWMF 7.1	2025	Required EA addendum for stormwater services	2027	\$2.1M
Stormwater	Stoney Creek SWMF 8	2025	Expected timing based on development timing	2028	\$2.2M
Stormwater	North Lambeth SWMF P2 North	2025	Expected timing based on development timing	2028	\$3.2M
Stormwater	North Lambeth SWMF P2 South	2025	Expected timing based on development timing	2026	\$3.4M



2025 GMIS Timing Adjustments – Deferrals cont'd

Service	Project Description	2024 GMIS Timing	Rationale for Timing Decision	2025 GMIS Year	Total Gross Cost
Stormwater	Pincombe Drain SWMF P3 West	2025	IPR not yet submitted. Under review through the Dingman Creek EA	2026	\$4.6M
Stormwater	White Oaks SWMF 3 East	2025	No application on benefitting lands	2026	\$6.2M
Wastewater	Wharncliffe Road South, Campbell to Bostwick	2027	To facilitate adequate review of servicing requirements, timing and budget as part of the 2028 Master Planning process	2028	\$1.5M



2025 GMIS Timing Adjustments – Advancements

Service	Project Description	2024 GMIS Timing	Rationale for Timing Decision	2025 GMIS Year	Total Gross Cost
Stormwater	Kilally South, East Basin SWMF 3	2031	Development application is progressing	2027	\$4.1M
Stormwater	North Lambeth SWMF P1 North	2033	Expected timing of other developments in the area	2029	\$4.1M
Stormwater	North Lambeth SWMF P1 South	2033	Expected timing of other developments in the area	2029	\$3.1M
Road	Kilally Phase 2 – Webster to Clarke	2030 (not GMIS)	Advance to align with Kilally underground servicing works. *Note: Underground works are dependent upon adjacent landowner's works.	2025 (not GMIS)	n/a



2025 GMIS Timing Adjustments – Maintained

Service	Project Description	Requested Timing	Rationale for Timing Decision	2025 GMIS Year	Total Gross Cost
Water	Kilally Water	2025	Funds already committed. Staff will monitor development progress.	2024	\$6.3M
Stormwater	White Oaks SWMF 3 West	2026	Funds already committed. Staff will monitor development progress.	2024	\$3.7M
Stormwater	Kilally South, East Basin SWMF 2	2026	Deferral would disrupt the development timing.	2026	\$8.9M

- Recommended GMIS timing adjustments can be accommodated within the financial plan.

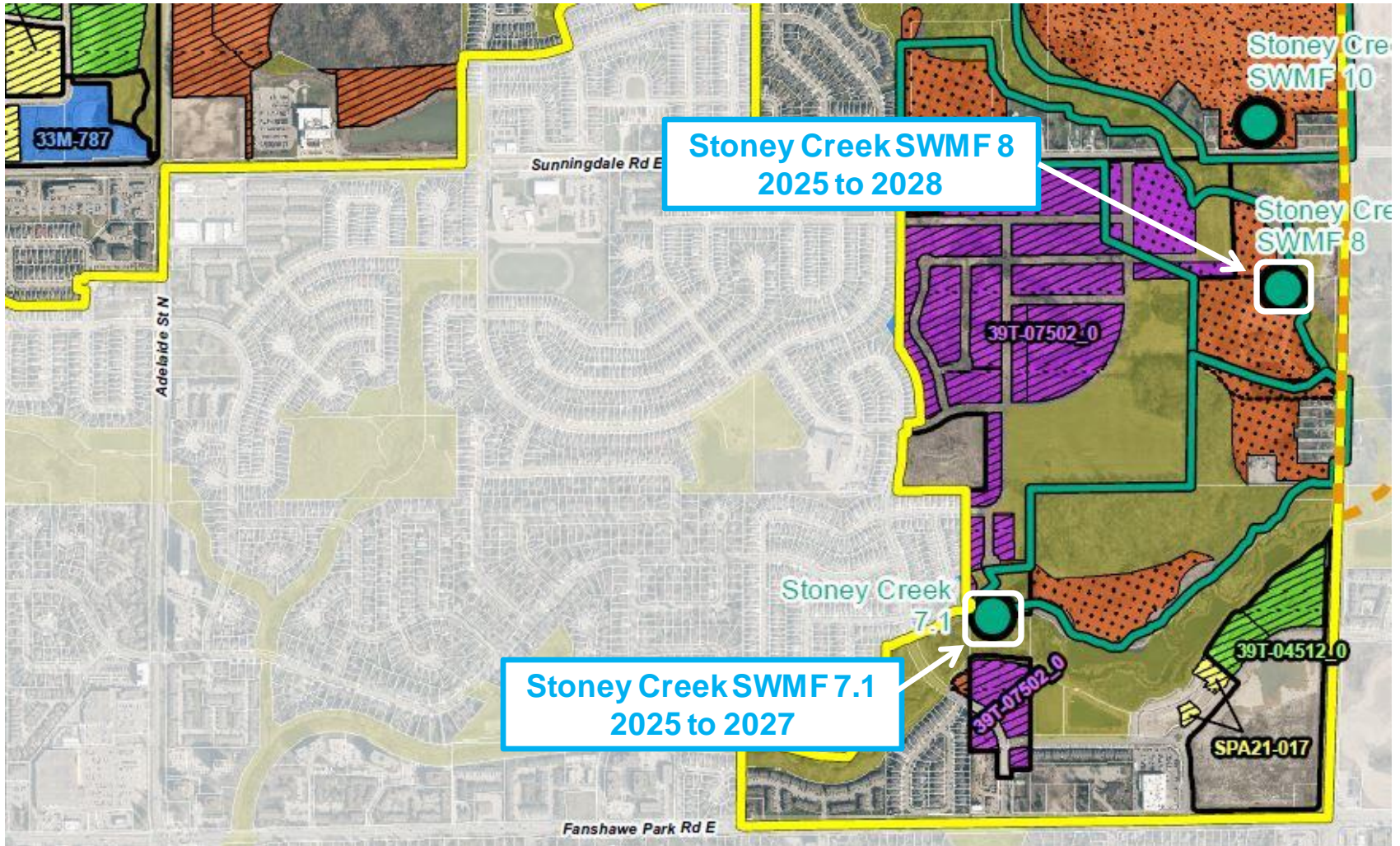


2028 DC Master Plan Considerations

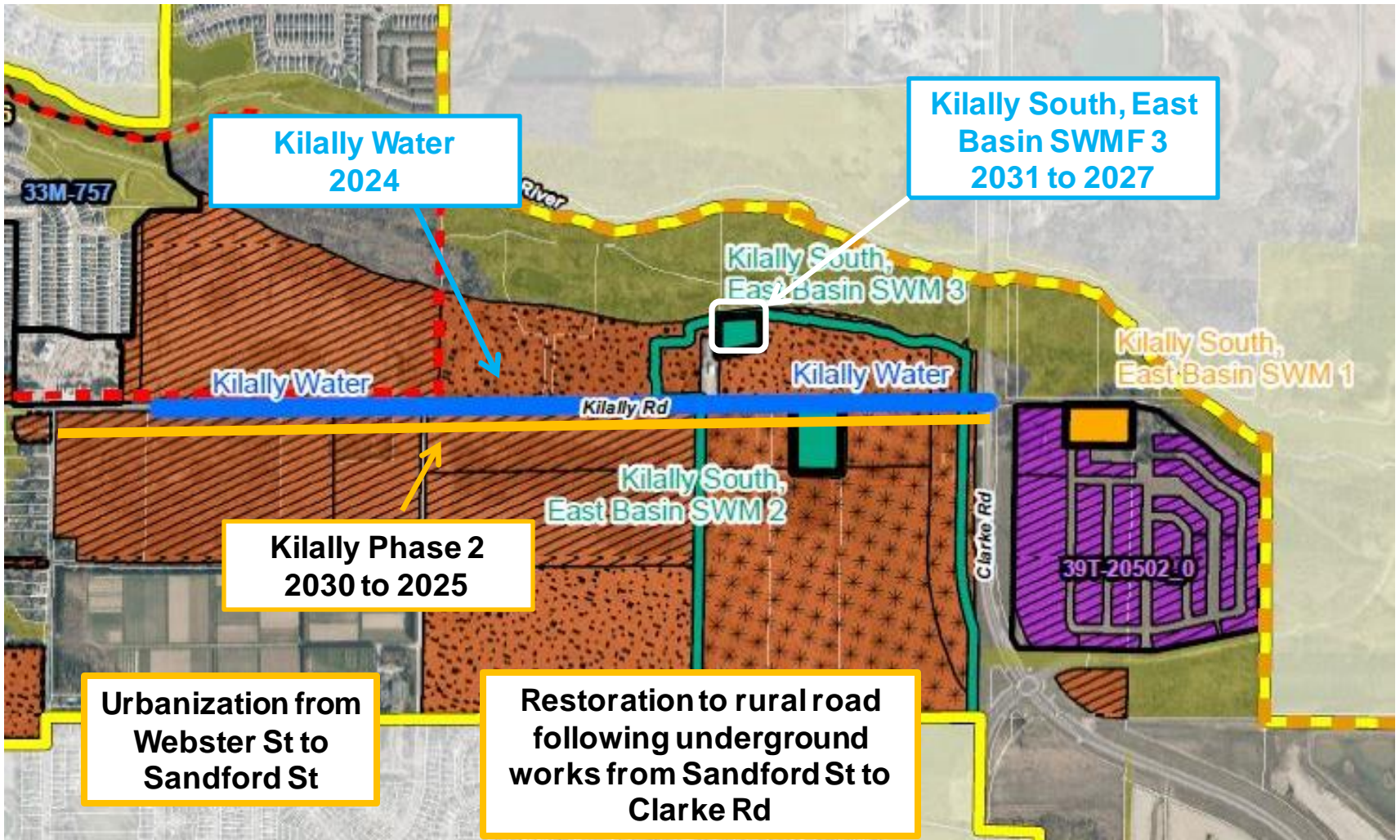
Service	Project Description	Current Timing	Request Year	Comments
Road	Sunningdale Rd W. – Hyde Park and Wonderland	2025 (not GMIS)	n/a	Staff recommending 2026 scheduling of Hyde Park Rd to Jordan Blvd to accommodate development plans.
Road	Commissioner Rd E. – Highbury to Jackson	2036 (not GMIS)	n/a	Timing to be reviewed in next Master Plan process.
Water/ Wastewater	Dundas and Creamery	n/a	Add	Await next Master Plan process

North GMIS Area

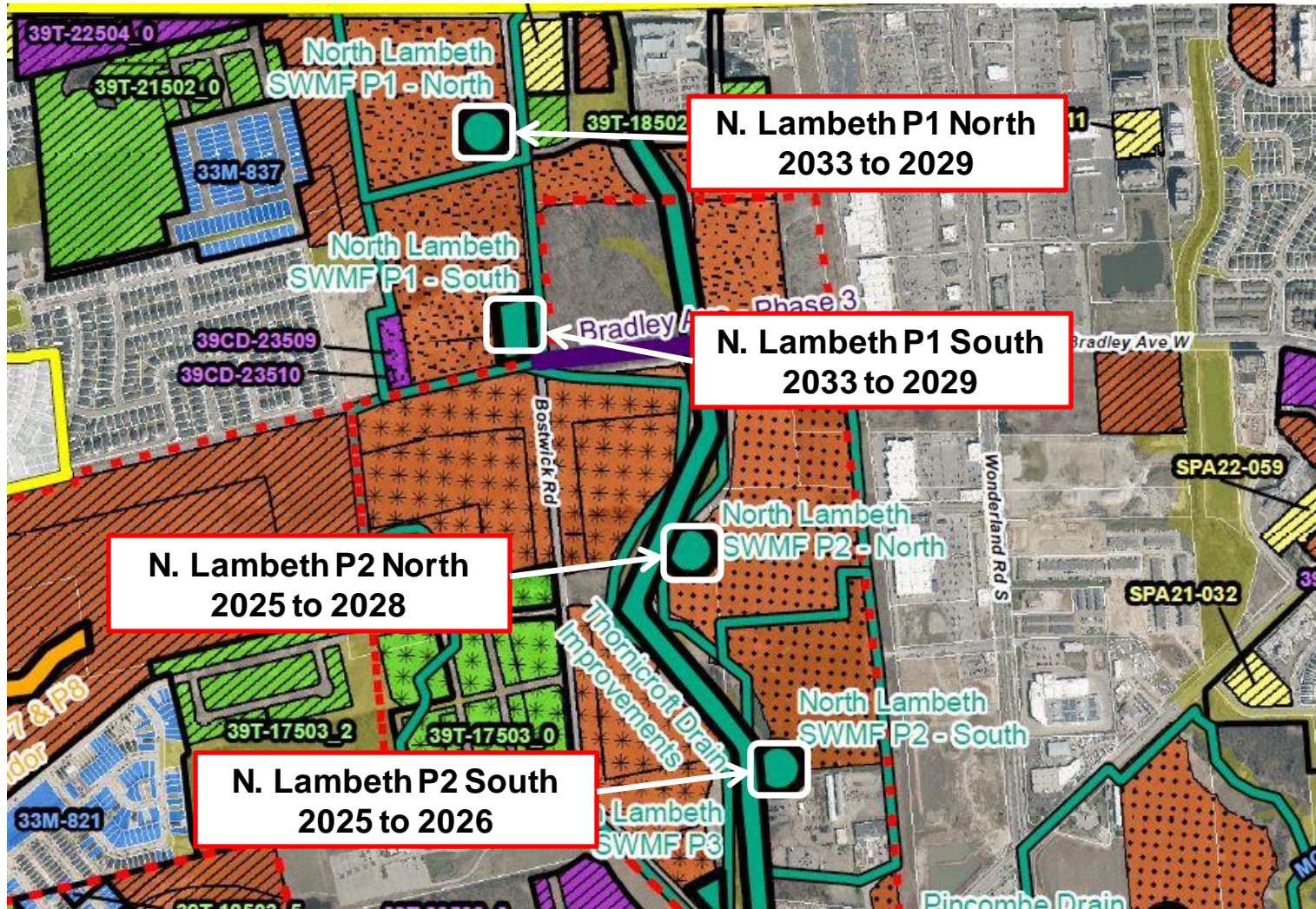
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Northeast GMIS Area



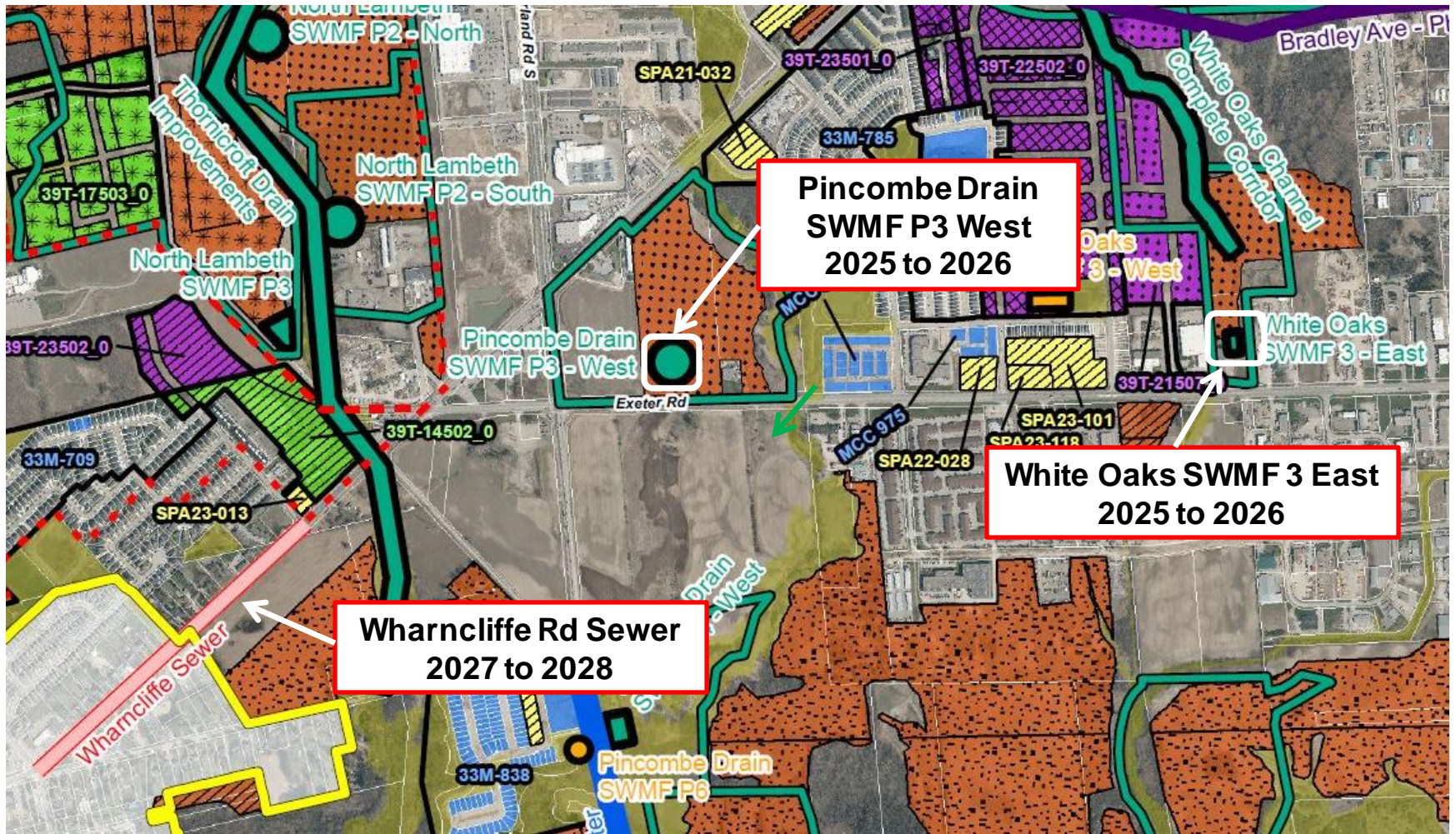
Southwest GMIS Area





Southwest GMIS Area

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Moving Forward

- **GMIS - DC Infrastructure Timing**
 - Continue to monitor DC revenues and development trends.
 - Ongoing collaboration with developers to servicing solution and address housing opportunity in Kilally area.
 - Use GMIS work to inform Section 26 Official Plan Review (Land Needs Assessment) / 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.