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APPENDIX 'A'

GMIS Stakeholder List

2016 GMIS Stakeholder List

Name	Organization
Adam Carapella	Tricar Group
Ali Soufan	York Development Group
Allan Churchill	Fusion Homes
Allan Drewlo	Drewlo Holdings Inc
Bernie Zaifman	Z Group
Blair Doman	Doman Developments, Inc.
Bob Stratford	R. W. Stratford Consulting Inc
C. McIntyre	Devlon Corporation
Chris Bourdeau	Futurestreets Inc.
Chris Leigh	Tricar Group
Craig Linton	DevelPro Land Services
Dan Walsh	Sydenham investments
Dara Honeywood	Z Group
Dave Schmidt	Corlon Properties Inc.
David Ailles	Consultant
David Tennant Jr.	Hampton Group Inc
David Tennant Sr.	Hampton Group Inc
Dick Brouwer	Developer
Don de Jong	Tridon Group
Doug Stanlake	Consultant
George Bikas	Drewlo Holdings Inc
Gloria McGinn-McTeer	Urban League
Gord Thompson	Corlon Properties Inc.
Jamie Crich	Auburn Developments Inc.
Jeff Paul	Stantec
Jeff Willick	Decade Group Inc.
Jim Gardner	Monarch Group
Jim Kennedy	London Development Institute
Lois Langdon	London Home Builders Association
Lynda Townsend	WeirFoulds LLP
Mardi Turgeon	BlueStone Properties
Maureen Zunti	Sifton Properties Limited
Mike Howe	Norquay Developments Limited
Ornella Richichi	SmartCentres
Paul Hinde	Tridon Group
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
S. Graham	SegwayGroup
Sandy Levin	Urban League
Shmuel Farhi	Farhi Holdings Corporation
Stephen Stapleton	Auburn Developments Inc.
Tony Fediw	AECOM
Tony Marsman	Rembrandt Homes
Vito Frija	Southside Group
Tim Stubgen	Stantec
Bernie Bierbaum	BlueStone Properties
Ben Farhi	Farhi Holdings Corporation
Todd Pierce	SmartCentres
Jeff Thomas	Development Engineering
John-Paul Sousa	City of London Planning Services
Mike Johnson	Urban Metrics Inc.
Jim Sheffield	Nicholson Sheffield Architects
Edward Wszol	Development Engineering
Lindsey Gerrish	Infrastructure Ontario
Michael Cole	Infrastructure Ontario
Eric Saulesleja	GSP Group
David Drake	SmartCentres

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APPENDIX 'B'
2016 GMIS Project Tables and Figures

Table A1: GMIS ANNUAL UPDATE 2016 DETAILED LIST OF WORKS AND COSTS BY AREA 5 YEAR PROJECTS (2016 to 2020)

(E&O Excepted)

May 11 2015

PREVIOUS GMIS TIMING	GMIS 2016 TIMING	PROJECT DESCRIPTION			TOTAL COST	GROWTH		NON-GROWTH	
		DC ID	GENERAL DESCRIPTION	Service					
		BUILT OUT CITY							
2019	2019	DC14-MS00011	London Psychiatric Hospital (LPH) SWMF	SWM	\$3,577,358	100%	\$3,577,358	0%	\$0
2014-2033	2014-2033	DC14-MS01002	Infill and Intensification Nodes Storm Sewer Servicing	SWM	\$13,782,913	93%	\$12,861,194	7%	\$921,719
2014-2033	2014-2033	DC14-WW02002	Infill and Intensification Nodes Sanitary Sewer Servicing	Wastewater	\$4,862,299	85%	\$4,136,236	15%	\$726,063
2014-2033	2014-2033	DC14-WD01002	Infill and Intensification Nodes Water Servicing	Water	\$10,990,381	95%	\$10,385,938	5%	\$604,443
			TOTAL BUILT OUT CITY PROJECTS		\$33,212,951		\$30,960,726		\$2,252,226
		NORTH							
		Stoney Creek							
2017	2018	DC14-MS00033	Stoney Creek 7.1	SWM	\$1,668,185	100%	\$1,668,185	0%	\$0
2018	2018	DC14-MS00034	Stoney Creek SWMF 10	SWM	\$1,961,000	100%	\$1,961,000	0%	\$0
			TOTAL STONEY CREEK PROJECTS		\$3,629,185		\$3,629,185		\$0
		Sunningdale							
2017	2018	DC14-MS00037	Sunningdale SWMF 6A	SWM	\$1,696,409	100%	\$1,696,409	0%	\$0
			TOTAL SUNNINGDALE PROJECTS		\$1,696,409		\$1,696,409		\$0
		Uplands							
2016	2016	DC14-MS00035	Stoney Creek SWMF 2	SWM	\$1,994,242	100%	\$1,994,242	0%	\$0
2017	2018	DC14-MS00038	Sunningdale SWMF E1	SWM	\$1,961,950	100%	\$1,961,950	0%	\$0
			TOTAL UPLANDS PROJECTS		\$3,956,192		\$3,956,192		\$0
			TOTAL NORTH PROJECTS		\$9,281,786		\$9,281,786		\$0
		NORTHWEST							
		Fox Hollow							
2019	2019	DC14-MS00006	Fox Hollow 1 - Phase 2	SWM	\$2,976,893	100%	\$2,976,893	0%	\$0
			TOTAL FOX HOLLOW PROJECTS		\$2,976,893		\$2,976,893		\$0
		Sunningdale							
2020	2020	DC14-RS00017	12 (2c): Sunningdale Road-Stage 2 - Phase 3 - Richmond to Wonderland (2 to 4 through lanes)	Roads	\$18,757,609	94%	\$17,608,459	6%	\$1,149,150
			TOTAL SUNNINGDALE PROJECTS		\$18,757,609		\$17,608,459		\$1,149,150
		Hyde Park							
2017	2017	DC14-RS00202	Sarnia Road - Stage 2 Phase 2 - Hyde Park to Oakcrossing Gate (2LUA)	Roads	\$5,060,000	89%	\$4,497,650	11%	\$562,350
			TOTAL HYDE PARK PROJECTS		\$5,060,000		\$4,497,650		\$562,350
			TOTAL NORTHWEST PROJECTS		\$26,794,502		\$25,083,002		\$1,711,500
		NORTH EAST							
		Huron Heights							
2016	2016	DC14-RS00215	Kilally Road- Phase 1- 175 m west of Webster to 225m east of Webster (2LRA)	Roads	\$2,695,000	87%	\$2,352,700	13%	\$342,300
2016	2016	DC14-WD00012	Kilally (A30) Growth Area - Kilally Rd. (Highbury to Clarke) Phase 1	Water	\$1,268,915	100%	\$1,268,915	0%	\$0
2016	2016	DC14-WW00008	KL1B - Killaly Growth Area Adelaide PCP sewershed	Wastewater	\$1,198,598	100%	\$1,198,598	0%	\$0
			TOTAL NORTHEAST PROJECTS		\$5,162,512		\$4,820,212		\$342,300
		WEST							
		River Bend							
2016	2016	DC14-MS00032	River Bend SWMF Trib. C SWMF 'F'	SWM	\$3,300,000	100%	\$3,300,000	0%	\$0
2018	2018	DC14-WD00021	Summercrest Growth Area - Southdale (Bramblewood to Wickerson)	Water	\$1,257,181	100%	\$1,257,181	0%	\$0
			TOTAL RIVERBEND PROJECTS		\$4,557,181		\$4,557,181		\$0
			TOTAL WEST PROJECTS		\$4,557,181		\$4,557,181		\$0
		SOUTHEAST							
		Jackson							
2016	2017	DC14-MS00027	Parker SWMF - Phase 1	SWM	\$4,367,000	100%	\$4,367,000	0%	\$0
			TOTAL SOUTHEAST PROJECTS		\$4,367,000		\$4,367,000		\$0
		SOUTHWEST							
		Entire Area							
2014-2019	2014-2019	DC14-GS00005	Southwest Area Environmental Assessments	SWM	\$1,000,000	100%	\$1,000,000	0%	\$0
			TOTAL ENTIRE AREA PROJECTS		\$1,000,000		\$1,000,000		\$0
		Bostwick							
2017	2017	DC14-RS00012	22b: Bradley Avenue Extension-Phase 2 - Wharnclyffe to Wonderland (4 through lanes)	Roads	\$12,264,375	100%	\$12,264,375	0%	\$0
			TOTAL BOSTWICK PROJECTS		\$12,264,375		\$12,264,375		\$0
		Lambeth							
2016	2016	DC14-WW00005	SS15A - Lambeth Growth Area Greenway PCP sewershed	Wastewater	\$2,765,660	100%	\$2,765,660	0%	\$0
2016	2016	DC14-MS00025	North Lambeth P9	SWM	\$3,795,220	100%	\$3,795,220	0%	\$0
2018	2018	DC14-MS00018	North Lambeth P10 (Dingman Tributary D2) Phase 1	SWM	\$4,079,581	9%	\$367,162	91%	\$3,712,419
2020	2020	DC14-MS00022	North Lambeth P6	SWM	\$2,835,755	100%	\$2,835,755	0%	\$0
			TOTAL LAMBETH PROJECTS		\$13,476,216		\$9,763,797		\$3,712,419
		Longwoods							
2016	2017	DC14-MS00040	White Oaks SWMF 4 - Phase 1	SWM	\$4,698,000	100%	\$4,698,000	0%	\$0
2016	2017	DC14-WW00007	SS12B - Longwoods Growth Area Greenway PCP sewershed	Wastewater	\$5,442,390	100%	\$5,442,390	0%	\$0
2016	2017	DC14-MS00029	Pincombe Drain SWMF 3	SWM	\$2,448,034	100%	\$2,448,034	0%	\$0
2016	2017	DC14-MS00039	White Oaks SWMF 3	SWM	\$2,837,000	100%	\$2,837,000	0%	\$0
2017	2018	DC14-MS00030	Pincombe Drain SWMF 4 - Phase 1	SWM	\$5,128,000	100%	\$5,128,000	0%	\$0
2018	2018	DC14-WW00009	SS13B - Wonderland/ Bostwick E Growth Area Greenway PCP sewershed	Wastewater	\$3,226,311	100%	\$3,226,311	0%	\$0
			TOTAL LONGWOODS PROJECTS		\$23,779,735		\$23,779,735		\$0
		Talbot							
2017	2018	DC14-MS00023	North Lambeth P7	SWM	\$3,605,565	100%	\$3,605,565	0%	\$0
2017	2017	DC14-WW00006	SS15C - North Talbot Growth Area Greenway PCP sewershed	Wastewater	\$4,025,754	100%	\$4,025,754	0%	\$0
2017	2017	DC14-WW01006	Colonel Talbot Pumping Station	Wastewater	\$6,100,000	100%	\$6,100,000	0%	\$0
2020	2020	DC14-MS00024	North Lambeth P8	SWM	\$3,691,206	100%	\$3,691,206	0%	\$0
			TOTAL TALBOT PROJECTS		\$17,422,525		\$17,422,525		\$0
			TOTAL SOUTHWEST PROJECTS		\$67,942,850		\$64,230,431		\$3,712,419
			TOTAL 5 YEAR PROJECTS (2016 to 2020)		\$151,318,782		\$143,300,338		\$8,018,445

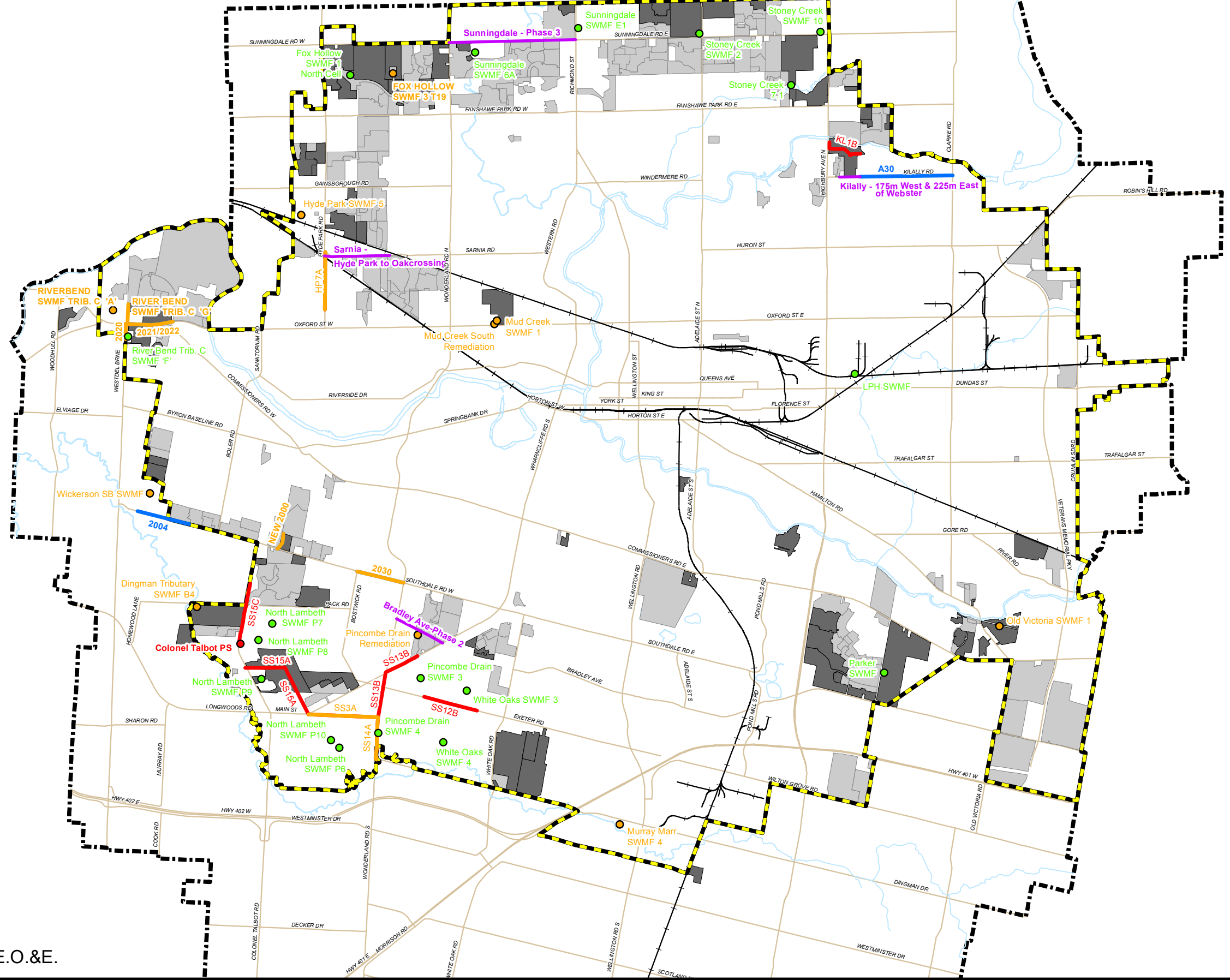
Note: Timing refers to the year of construction.

**NOT THE CITY OF LONDON
BACKGROUND STUDY**

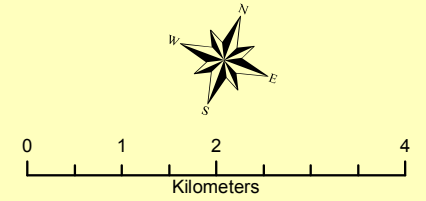


**GMIS 2016
Draft Schedule of Works**

**0-5 Years (2016 - 2020)
YEAR OF CONSTRUCTION**



- MAJOR ROADS
- RAILWAYS
- RIVERS / STREAMS
- CITY LIMITS
- GROWTH BOUNDARY
- REGISTERED SUBDIVISIONS (2000 - 2014)
- ACTIVE SUBDIVISION APPLICATIONS
- TRANSPORTATION
- SANITARY
- STORM
- WATER
- PCP/SANITARY PUMPING STATIONS
- SWM FACILITIES
- INTERSECTION WORKS
- WATER PUMPING STATIONS
- APPROVED CONSTRUCTION
- CONSTRUCTION PENDING



E.O.&E.

PREPARED BY: Development Services
 CREATION: DATE: January 23, 2015
 LOCATION: \\cfile1\giswork\planning\projects_DABU\d_GMIS\project_timing_maps\projects\2016+_GMIS_schedule_of_works_0-5_years.mxd

DETAILED LIST OF WORKS AND COSTS BY AREA 5+ YEAR PROJECTS (2021 and Beyond)

May 11 2015

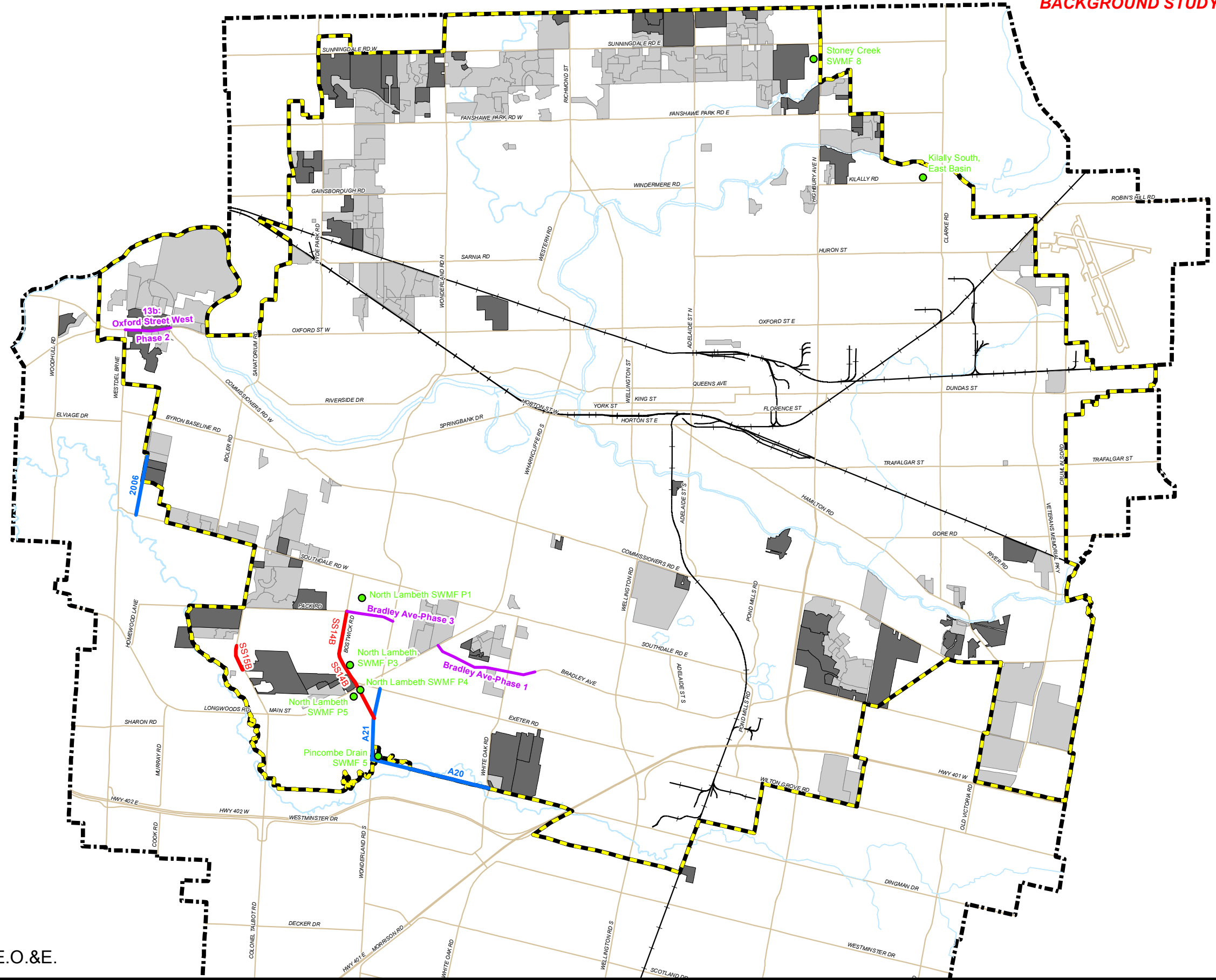
PREVIOUS GMIS TIMING	GMIS 2016 TIMING	PROJECT DESCRIPTION			TOTAL COST	GROWTH		NON-GROWTH	
		DC ID	GENERAL DESCRIPTION	SERVICE					
		NORTH							
		Stoney Creek							
2024	2024	DC14-MS00036	Stoney Creek SWMF 8	SWM	\$1,051,000	100%	\$1,051,000	0%	\$0
		TOTAL NORTH PROJECTS			\$1,051,000		\$1,051,000		\$0
		NORTH EAST							
		Huron Heights							
2024	2024	DC14-MS00009	Kilally South, East Basin	SWM	\$3,747,000	100%	\$3,747,000	0%	\$0
		TOTAL NORTHEAST PROJECTS			\$3,747,000		\$3,747,000		\$0
		WEST							
		River Bend							
2032	2032	DC14-RS00052	13b: Oxford Street West-Phase 2 - Commissioners to Westdel Bourne (2 to 4 through lanes)	Roads	\$4,675,000	90%	\$4,186,000	10%	\$489,000
		TOTAL RIVERBEND PROJECTS			\$4,675,000		\$4,186,000		\$489,000
		Byron							
2024	2024	DC14-WD00022	Summercrest Growth Area - Wickerson (Southdale to Wickerson Gate)	Water	\$1,361,030	100%	\$1,361,030	0%	\$0
		TOTAL BYRON PROJECTS			\$1,361,030		\$1,361,030		\$0
		TOTAL WEST PROJECTS			\$6,036,030		\$5,547,030		\$489,000
		SOUTHWEST							
		Bostwick							
2032	2032	DC14-RS00047	22c: Bradley Avenue Extension-Phase 3 - Wonderland to Bostwick (2 through lanes)	Roads	\$6,090,000	100%	\$6,090,000	0%	\$0
2032	2032	DC14-MS00019	North Lambeth P3 (Dingman Tributary D4)	SWM	\$3,529,753	100%	\$3,529,753	0%	\$0
2033	2033	DC14-MS00017	North Lambeth P1	SWM	\$2,871,613	100%	\$2,871,613	0%	\$0
		TOTAL BOSTWICK PROJECTS			\$12,491,367		\$12,491,367		\$0
		Lambeth							
2025	2025	DC14-WW00010	SS15B - North Talbot Growth Area Greenway PCP sewershed	Wastewater	\$2,745,674	100%	\$2,745,674	0%	\$0
2030	2030	DC14-MS00021	North Lambeth P5	SWM	\$1,983,694	100%	\$1,983,694	0%	\$0
		TOTAL LAMBETH PROJECTS			\$4,729,368		\$4,729,368		\$0
		Longwoods							
2022	2022	DC14-MS00031	Pincombe Drain SWMF 5	SWM	\$1,731,000	100%	\$1,731,000	0%	\$0
2022	2022	DC14-RS00022	22a: Bradley Avenue Extension-Phase 1 - Jalna to Wharnclyffe (4 through lanes)	Roads	\$10,755,000	100%	\$10,755,000	0%	\$0
2024	2024	DC14-WD00010	Lambeth (A21) Growth Area - Wonderland (Dingman to Exeter)	Water	\$1,681,128	95%	\$1,597,072	5%	\$84,056
2028	2028	DC14-WD00009	Longwoods (A20) Growth Area - Dingman (Wonderland to White Oak)	Water	\$2,874,778	100%	\$2,874,778	0%	\$0
2029	2029	DC14-MS00020	North Lambeth P4 (Dingman Tributary D3)	SWM	\$2,613,256	100%	\$2,613,256	0%	\$0
		TOTAL LONGWOODS PROJECTS			\$19,655,161		\$19,571,105		\$84,056
		Talbot							
2030	2030	DC14-WW00011	SS14B - Bostwick W Growth Area Greenway PCP sewershed	Wastewater	\$12,807,565	100%	\$12,807,565	0%	\$0
		TOTAL TALBOT PROJECTS			\$12,807,565		\$12,807,565		\$0
		TOTAL SOUTHWEST PROJECTS			\$49,683,461		\$49,599,405		\$84,056
TOTAL 5+ YEAR PROJECTS (2021 and Beyond)					\$60,517,490		\$59,944,434		\$573,056

Note: Timing refers to the year of construction.

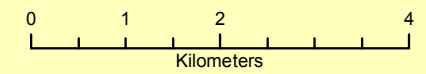
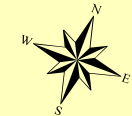


NOT THE CITY OF LONDON
BACKGROUND STUDY

GMIS 2016 Draft Schedule of Works 5+ Years (2021 and Beyond) YEAR OF CONSTRUCTION



- MAJOR ROADS
- RAILWAYS
- RIVERS / STREAMS
- CITY LIMITS
- GROWTH BOUNDARY
- REGISTERED SUBDIVISIONS (2000 - 2014)
- ACTIVE SUBDIVISION APPLICATIONS
- TRANSPORTATION
- SANITARY
- STORM
- WATER
- PCP/SANITARY PUMPING STATIONS
- SWM FACILITIES
- INTERSECTION WORKS
- WATER PUMPING STATIONS



E.O.&E.

PREPARED BY: Development Services
CREATION DATE: January 23, 2015
LOCATION: \\cfile1\giswork\planning\projects_DABU\d_GMIS\project_timing_maps\projects\2016+_GMIS_schedule_of_works_5+_years.mxd

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Appendix 'C'

Project Deferral Criteria

Proposed 2016 GMIS Update Project Deferral Criteria

May 11, 2015

Background:

As presented to the GMIS Stakeholder group during the final 2015 GMIS stakeholder meeting, the mantra of the 2016 GMIS Update will be “If the application isn’t moving ... the project timing will”. With the intent of deferring investment until it is needed, Development Finance Staff have developed deferral criteria to provide a transparent and predictable basis for deferring growth project timing. Depending on the project timing identified in the 2015 GMIS, if a specific step in the development process has not taken place by a specified date, then the growth project may be deferred as discussed below. The GMIS process may also consider additional deferrals beyond the project deferral criteria, if warranted (for example, due to the financial condition of the Reserve Funds).

Significance of Deferral Date:

The deferral date for the 2016 GMIS Update has been selected as March 20, 2015. Based on the 2016 GMIS Update schedule, the date of March 20th falls between “Milestone 4: Internal City Development Management Team Meeting” and “Milestone 5: Development Community Stakeholder Session Meeting”. This timing allows for the deferral criteria to be presented at the “Milestone 1: GMIS Update Kickoff Meeting” in February and to be discussed at each of the “Milestone 2: Development Community Rep Interviews” to receive stakeholder feedback. As well, this timing allows a week to update the draft GMIS tables prior to the “Milestone 5: Development Community Stakeholder Session Meeting”. In future years the deferral date would be scheduled a week prior to the “Milestone 5: Development Community Stakeholder Session Meeting” date.

Magnitude of Deferral:

The magnitude of the proposed deferral of GMIS projects depends on where the application is in the file manager process, and the timing provided in the previous year’s GMIS. The deferral of a project (design and construction) where no Initial Proposal Report and no application has been received (i.e., lands serviced by the project have not development “status”) is two (2) years. For transitional purposes, the 2016 GMIS will only consider 1 year deferrals; however, the potential for 2 year deferrals will be considered in the 2017 GMIS and beyond.

Project Deferral Criteria:

2015 GMIS Project Construction Year	Submitted Initial Proposal Report	Complete Subdivision Application Accepted	Subdivision Draft Approved	Engineering Drawings Submitted	Number of Years of Automatic Deferral	Date of Project Design	2016 GMIS Date & Project Construction
2016	YES	YES	YES	YES	0	2015	2016
	YES	YES	YES	NO	0	2015	2016
	YES	YES	NO	NO	0	2015	2016
	YES	NO	NO	NO	1	2016	<u>2017</u>
	NO	NO	NO	NO	1	2017	<u>2017</u>
2017	YES	YES	YES	YES	0	2016	2017
	YES	YES	YES	NO	0	2016	2017
	YES	YES	NO	NO	0	2016	2017
	YES	NO	NO	NO	1	2017	<u>2018</u>
	NO	NO	NO	NO	1	2018	<u>2018</u>

Notes:

- Final “cut off” date for determining status is March 20, 2015 (i.e., the proponent would need to have their IPR submitted by March 20, 2015).
- Additional deferrals beyond the automatic deferral triggers may be recommended through the GMIS process based on projected reserve fund debt levels, anticipated market demand, developer requests, etc.
- For the 2017 GMIS and subsequent years, 2 year deferrals will apply to projects with benefitting lands that have not submitted an Initial Proposal Report.

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Appendix 'D'
Rationale for 2016 GMIS Project Timing
Adjustments

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The following sections provide commentary and rationale for project timing adjustments identified in Table 1 of the 2016 GMIS Annual Review & Update report.

Project Adjustments Due to Deferral Criteria:

Four stormwater management facilities are being recommended for deferral due to the application of the project deferral criteria. White Oaks SWM 4, Sunningdale SWM 6A and Sunningdale SWM E1 have not experienced any imminent residential development interest for lands within their catchment areas. As a result, the existing timing for these projects should be deferred for at least one year. In the event that no development interest is expressed associated with these stormwater management facilities next year, a two year deferral will be recommended in the 2017 GMIS Update.

An initial proposal report for a residential subdivision has been submitted by Sifton Properties for lands within the catchment area of North Lambeth SWM P7. A number of changes are required to the proposed subdivision design to conform to City policies, which has delayed the submission of a complete subdivision application by the development proponent. Further, an Environmental Assessment that considers the stormwater servicing of the lands tributary to the North Lambeth SWM P7 has yet to be undertaken, which limits the ability of these lands to be developed. Due to these issues, the application of the project deferral criteria indicates that the existing 2017 timing for this stormwater management facility should be shifted by a year to 2018. The recommended GMIS timing reflects the present prediction of when the stormwater management facility will be required to support the build-out of the subject lands. The timing for this facility will be reviewed next year with the 2017 GMIS Update and may warrant an acceleration depending on the development progression of the subdivision and completion of the stormwater Environmental Assessment for the area.

Project Adjustments Due to Developer Consultation:

Several stormwater management facilities are recommended for deferral from existing GMIS timing as a result of consultations with development stakeholders. Based on a review of their individual development plans and recognizing concerns raised by City staff regarding the capacity of the Stormwater Management DC Reserve Fund to sustainably invest in future infrastructure projects, the development proponents indicated that the construction timing of these facilities could be delayed a year without a negative impact on the future development of their respective lands. **City staff would like to acknowledge the following developers for providing deferral opportunities beyond the project deferral criteria to generate system-wide benefits: Drewlo Holdings, Farhi Holdings Corporation, SmartCentres, York Developments and Z Group.**

Project Adjustments Due to Lot Supply:

The Parker SWM facility is recommended for a 1 year deferral from 2016 to 2017. This project provides servicing for a future extension of the Summerside development, east of Jackson Road. In recent years, the owners of the lands have been preparing the Parker-Jackson lands for residential development and the subdivision proposal is under circulation for Draft Plan approval. According to a strict application of the development steps outlined in the project deferral criteria, the Parker-Jackson subdivision has sufficiently progressed to indicate that the stormwater management facility is likely required by 2016 for these lands to develop.

However, based on a review of all 2016 and 2017 GMIS projects, Staff are of the opinion that a 1 year deferral of the Parker SWM facility is warranted for the following reasons:

- With existing serviced and soon to be serviced registered and draft approved subdivision plans, there is sufficient lot inventory in the Southeast Area of the city to accommodate 9 years of growth. Based on present single family residential construction (the Parker lands would provide 13 years [9 years of existing plus 4 years additional] of growth if serviced in 2016). Additionally, lower than anticipated growth has occurred in the Southeast Area of the city in recent years, indicating that the area is currently experiencing softer market demand than other areas of the city.
- Despite the deferrals identified through application of deferral criteria, further deferrals are required given that the Stormwater DC Reserve Fund is anticipated to be unable to meet debt obligations and to pay for new projects by 2021 due to forecasted DC revenues. To avoid this circumstance, significant adjustments need to be made to the present capital program.

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- Over 200 single family residential lots will be available on the market in the next two years due to the pending construction of the Old Victoria Stormwater Management facility in addition to over 750 single family lots nearing registration with the final phases of the Summerside development. Opening up additional growth lands will lessen the likelihood of build-out for these serviced or soon-to-be serviced developments, reducing the opportunity for these lands to contribute to the costs associated with their servicing (servicing initiated almost 20 years ago).

Staff is recommending that design work for the Parker SWM facility be commenced in 2015, rather than also being deferred along with the construction of the project. Completion of the design work will ensure that the construction of the facility can proceed expeditiously in the future.

Project Adjustments Due to Reserve Fund Forecast:

One trunk sanitary sewer project, SS12B, is recommended for deferral from 2016 to 2017. To be located on Exeter Road, SS12B is intended to provide trunk sanitary servicing to future development in the Central Longwoods and South Longwoods neighbourhoods in the Southwest Area. Although active development proposals are underway for residential lands north of Exeter Road within the drainage area of SS12B, none have progressed to achieving Draft Plan approval. According to the project deferral criteria, however, the status of the development proposals would indicate that the trunk sanitary sewer is required by the present timing of 2016.

Based on a review of all 2016 and 2017 GMIS projects, Staff is of the opinion that a 1 year deferral of sanitary trunk sewer SS12B is required for the following reasons:

- Deferrals are necessary given that the Sanitary DC Reserve Fund is anticipated to be unable to meet debt obligations and to pay for new projects by 2020 due to reduced levels of forecasted DC revenues. To avoid this circumstance, significant adjustments need to be made to the current capital program. As well, there are only a limited number of options for trunk sanitary sewer deferrals.
- Major DC-funded investments in trunk sanitary servicing are being made in the Southwest Area to provide new growth opportunities north of Lambeth. These development lands are anticipated to absorb most near-to-mid-term single family unit construction in the Southwest.
- The subdivisions located north of Lambeth are nearing registration and will require trunk sanitary sewers to be constructed on the established timeline. Conversely, the development lands in Central Longwoods are early in the development approvals process.
- Opening up additional growth lands next year will lessen the likelihood of build-out for serviced or soon-to-be serviced developments in the Southwest, reducing the opportunity for these lands to contribute to the costs associated with their servicing.

Linked to the deferral of SS12B, Staff recommend the deferral of stormwater management facility Pincombe SWM 3. Given that both trunk sanitary and stormwater servicing is required simultaneously for the Richardson lands to develop, it is logical to maintain an identical construction year for these two projects.

Following the presentation of the draft GMIS recommendations to the GMIS stakeholders, the lead development proponent for SS12B (the owners of the Richardson lands) met with Staff to discuss the proposed deferral. At that meeting, information was presented by the proponent's engineer suggesting an alternative trunk sanitary sewer concept, which would result in over \$2 million in construction cost savings. The proposal was made by the developer in order to avoid a deferral to SS12B and Pincombe SWM 3 to permit the Richardson lands to proceed with development in 2016. At the time of the drafting of this report, Staff is reviewing the proposal and its feasibility. However, preliminary modelling of the impact of a revised cost estimate on the Sanitary DC Reserve Fund cash flow analysis indicates that the potential improvements to the cost and financing of SS12B would not be sufficient to address concerns raised by Staff above regarding the sustainability of the Reserve Fund. Further, retaining the timing of SS12B in 2016 would prompt a retained timing for Pincombe SWM 3 in 2016, placing greater strain on the Stormwater DC Reserve Fund and eliminating the positive impact of that deferral on the stormwater management facility. As a result, Staff continues to recommend 1 year deferrals for both SS12B and the Pincombe SWM 3 stormwater management facility.

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Staff is recommending that design work for SS12B and Pincombe Drain SWM 3 be commenced in 2015, rather than also being deferred along with the construction of the project. Completion of the design work will ensure that the construction of the trunk sanitary sewer can proceed expeditiously in the future.

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Appendix 'E': Stakeholder Correspondence



Argyle
Bishop Hellmuth
Blackfriars
Byron
Meadowlily Woods
Glanworth
Hamilton Road
Lambeth
North East London
Orchard Park-Sherwood Forest
Oakridge-Hazelden
Old East Village
Old Masonville
Old South
Riverforks
St. George-Grosvenor
SoHo
Stoneybrook Heights-Uplands
Westminster
Woodfield

A.C.O. (London Branch)
CAN-Bike (London)
London Cycle Link
Mantis Arts & Eco
Nature London
ReForest London
T.R.E.A.
Women & Politics London

April 14, 2015

Mayor and Members
City Council
City of London

RE: Growth Management Implementation Strategy

The Urban League of London continues to support the GMIS process. It is a collaborative and fiscally responsible method to protect London's reserve funds, manage its debt load responsibly while ensuring growth takes place. We also remind Council that housing demand in London is more than just new housing - roughly 80% of homes purchased are resale homes.

The City is in good hands as staff continuously monitor development charge reserve fund balances and development charge receipts (which go to these reserve funds, not into general revenues). Staff also monitor the macro-economic forces that drive housing demand in this city and consult with those in the industry as well as CMHC on demand forecasts. We commend staff for this approach which is a significant improvement from pre-GMIS days.

We thank staff for being invited to participate in this process and look forward to continuing in our role.

Sincerely

Greg Thompson
President, Urban League of London

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Appendix 'F'
Preliminary 2017 GMIS Schedule

Preliminary 2017 GMIS Schedule

Timing	Milestone
February 11, 2016	<p>Milestone 1: GMIS Update Kickoff Meeting</p> <ul style="list-style-type: none"> • Presentation will be provided by LDI on the “State of the Market”. The presentation will summarize the overall housing trends for the previous year and provide a projection of the trends for the following year. Commentary would be provided on a City-wide basis. • Presentation will be provided by the City on the following subjects: <ul style="list-style-type: none"> ○ Draft Detailed List of Works and Costs by Area; ○ Vacant Land Inventory Update; and, ○ Summary of Development Charge Cash Flow and Debt position.
February 22, 2016 (All week)	<p>Milestone 2: Development Community Rep Interviews</p> <ul style="list-style-type: none"> • One on one interviews each developer in the City. The purpose of the interview is to discuss each developer’s plans for bringing forward lands for development in upcoming years.
March 8, 2016	<p>Milestone 3: Internal Divisions Project Managers Meeting</p> <ul style="list-style-type: none"> • An internal session to discuss the information provided in the Developer Interviews and with senior managers of the various development related groups. These groups include Engineering, Development Services, and Finance.
March 11, 2016	<p>Milestone 4: Internal City Development Management Team Meeting (Internal Steering Committee)</p> <ul style="list-style-type: none"> • Discussion with the various engineering division head to provide direction on the timing and need of growth related infrastructure.
April 7, 2016	<p>Milestone 5: Development Community Stakeholder Session Meeting</p> <ul style="list-style-type: none"> • City Staff presents a draft version of the GMIS Update to the industry stakeholders. The City receives comments from the development community, makes changes as seen appropriate, and brings forward a GMIS update report to Council.
May, 2016	<p>Milestone 6: City Staff GMIS Update Presentation to the Strategic Priorities and Policy Committee Public Meeting</p> <ul style="list-style-type: none"> • Presentation of the proposed GMIS update (including all written development stakeholder comments) and a related Public meeting to allow comments from individual development community members.