

Report to Strategic Priorities & Policy Committee

To: Chair and Members
Strategic Priorities & Policy Committee

From: George Kotsifas, P. Eng
**Managing Director, Development & Compliance Services &
Chief Building Official**

Subject: Growth Management Implementation Strategy (GMIS)
Public Participation Meeting on: May 7, 2018

Recommendation

That, on the recommendation of the Managing Director, Development and Compliance Services & Chief Building Official with regard to the implementation of the Official Plan growth management policies applicable to the financing of growth-related infrastructure works, the following actions be taken:

- (a) the 2019 Growth Management Implementation Strategy Update **BE APPROVED** as attached in Appendix 'B', it being noted that:
 - i. Sunningdale SWM E1 will be rescheduled from 2020 to 2021;
 - ii. Stoney Creek SWM 8 will be rescheduled from 2022 to 2025;
 - iii. Stoney Creek SWM 10 will be rescheduled from 2027 to 2020;
 - iv. White Oaks SWM 3 will be rescheduled from 2023 to 2022;
 - v. Kilally Watermain A30 will be rescheduled from 2025 to 2022;
 - vi. Kilally East, South Basin SWM will be rescheduled from 2024 to 2022;
 - vii. An Environmental Assessment for Kilally East, South Basin SWM will commence in 2018.
- (b) Industrial Sanitary Servicing will be rescheduled from 2025 to 2018, it being noted that this is a non-GMIS DC project.
- (c) The Capital Budget **BE ADJUSTED** to reflect the timing changes associated with the projects noted in clauses (a) and (b) above.

Previous Reports Pertinent to this Matter

- November 7, 2017 Report to Corporate Services Committee – Development Charges Rate Monitoring – 2017 Review
- May 15, 2017 Report to Strategic Priorities and Policy Committee – Growth Management Implementation Strategy (GMIS): 2018 Annual Review & Update
- June 23, 2014 Report to Strategic Priorities and Policy Committee – “Approval of 2014 Development Charges By-law and DC Background Study”

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. This GMIS report builds upon the financial analysis provided in previous GMIS reports and seeks to ensure the affordability of growth servicing in the City of London.

The scope of the 2019 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 in the city.

Demand for new housing was strong in 2017 with single detached residential construction meeting the 2014 DC Study growth projections for the first time. Medium- and high-density housing construction also met these growth projections. As such, the City is in a position to maintain the current GMIS timing for growth infrastructure projects and is able to advance some projects based on warranted growth needs.

This report discusses some of the financial considerations (DC reserve fund and debt) which arise from maintaining the City's current plan for investment and the implications of requests for project accelerations. Council's adopted Project Evaluation Framework is used to review the timing of future infrastructure projects with the aim of providing a future 3 year supply of registered single detached residential lots in each greenfield area.

Following from these observations, it is recommended that on balance the current project timing plan be maintained. Certain strategic project accelerations are being recommended by staff to meet greenfield land supply targets and achieve efficiencies through coordinated timing with other projects. Two deferrals are recommended based on development stakeholder requests to align the timing of these projects with the timing of expected development. Extensive developer and community stakeholder consultation is a vital part of the annual GMIS process.

Also recommended is the advancement of the non-GMIS DC Industrial Sanitary Servicing project from 2025 to 2018. As this project is being collected under the current DC to fund industrial sanitary projects from 2014-2024, advancing the capital budget timing to 2018 would allow the City to respond to emerging needs as envisioned by the 2014 DC Study.

Background

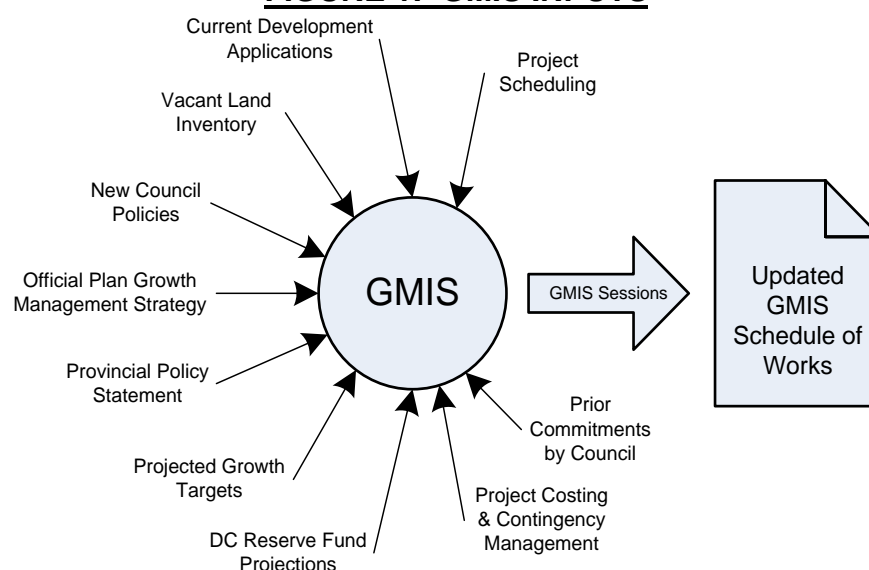
The initial Growth Management Implementation Strategy (GMIS) document from 2008 provided a schedule for growth infrastructure with estimated costs over the 20-year growth period. This schedule was incorporated into the finalized Development Charges (DC) Background Study which came into effect with the passing of the DC By-law in August, 2009. Since then, the GMIS has been updated annually, reflecting adjustments to timing for DC-funded projects.

The purpose of the GMIS is to provide Council with a tool to coordinate growth infrastructure with development approvals and to correspond with the pace of growth across the city in a financially practical manner. The GMIS is reviewed and updated annually to allow for adjustment of the schedule of works between DC background studies so that it continues to align with growth needs and DC revenues. The GMIS considers the pace of development, the status of DC reserve funds, and the desires of developers to progress development applications in areas approved for growth. It provides flexibility to respond to changes in market conditions or to make adjustments that reflect the financial status of the DC reserve funds.

GMIS Inputs and Principles

The GMIS update involves the integration and assessment 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 include:

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 utilization 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.

Discussion

2019 GMIS Update – Introduction

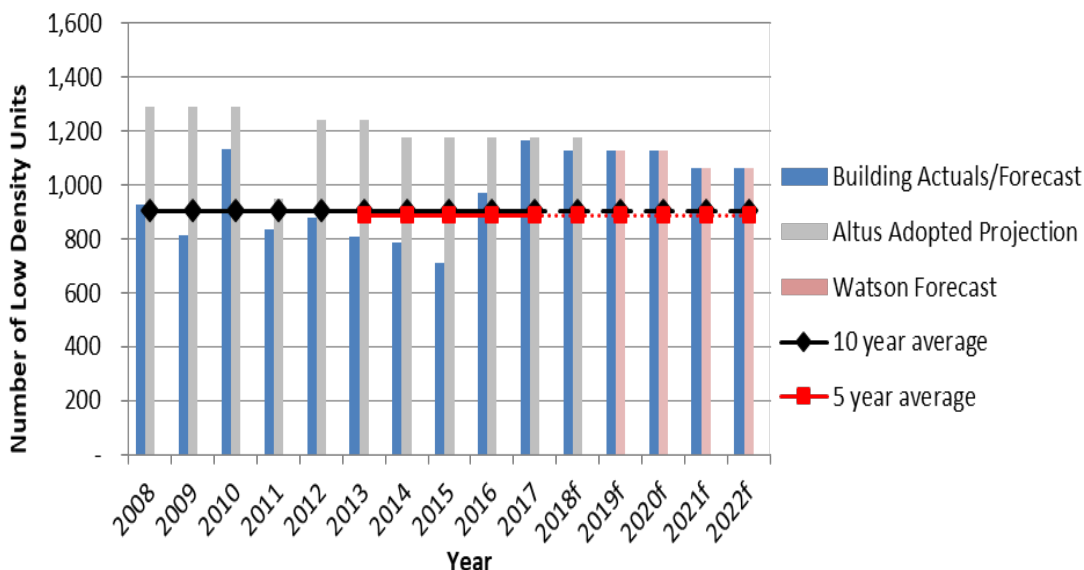
The 2019 GMIS report builds upon information provided in previous GMIS reports and seeks to sustain adequate servicing of growth areas in the City of London and prudent management of Development Charge reserve funds. The scope of the 2019 GMIS analysis includes all projects that directly impact specific subdivision or site plan applications with the goal of creating the most efficient servicing solutions as possible.

2019 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. Development Charge 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.

For the 2019 GMIS Update, staff reviewed growth levels for all forms of residential and non-residential development. Figure 2 provides a graph of historic and forecasted growth for low density residential development which is particularly important for DC purposes as single detached homes represent almost 50% of calculated DC revenues and are the primary driver for the construction of new infrastructure to support greenfield subdivisions. It should be noted however, that the growth forecasts for all forms of residential and non-residential development are used for determining future DC revenues and for assessing the health of DC reserve funds.

FIGURE 2: LOW DENSITY RESIDENTIAL GROWTH: 2008-2022



Staff notes the following growth observations and trends that impact DC revenues and the 2019 GMIS recommendation:

- Over the previous 5 years (2012-2016), the City experienced an annual average of 889 permits for single detached homes. This was exceeded in 2017 when 1,168 single detached permits were issued. Staff is anticipating the trends experienced in 2017 will carry forward into 2018; several GMIS stakeholders have indicated that they are experiencing continued interest in single detached dwellings and believe this demand will be sustained into the future. The recently adopted Watson forecast anticipates 1,128 single detached dwellings between 2018 and 2020 and 1,062 single detached dwellings beyond 2020. The Building forecast has been revised to reflect the Watson forecast.
- Medium density future residential growth increased again in 2016 to 620 units. It is anticipated that townhouse construction will remain strong over the coming years due to an increasing demand for this housing form from young adults and retirees. The future Building forecast for townhouses has been increased to reflect the Watson forecast of 516 annual units, which is higher than average growth experienced during the 2012-2016 period.
- Apartment construction continues to be strong in London, but has a “peaks and troughs” building cycle. After an exceptional 2016, the City continued to experience a strong level of construction in 2017 with permits for 694 apartment units being issued. There is elevated development interest at present for new apartment buildings due to low vacancy rates. The future Building forecast has been adjusted to reflect the Watson forecast of 704 units.
- Several large commercial developments are anticipated to be built in the coming years at a number of locations city-wide. Based on known and expected trends, the recently adopted Watson forecast anticipates a higher level of commercial activity over the coming years than was forecast in the 2014 DC Study. The Building forecast has been revised to reflect the Watson forecast of an annual average of 31,829m² beyond 2018.
- After a significant amount of institutional space was constructed in 2016, 2017 permit activity was much lower than projected. Future institutional construction is difficult to predict as it relies on spending by upper levels of government. The Building forecast has been adjusted to reflect the Watson forecast for future institutional growth.

- The City is attracting new businesses to London. However the amount of new industrial floor space decreased in 2017 after steadily increasing over the previous three years. Longer-term external forecasts for the industrial sector anticipate continued recovery, which will coincide with the City's development of new industrial lands attractive to larger industrial users. The future Building forecast has been revised to reflect the Watson forecast that anticipates a demand for 31,894m² of new industrial space annually.

2019 GMIS Context – Development Charges Reserve Fund Analysis

As part of the 2014 Development Charges Background Study, Staff reviewed the cash flow projections for each service component funded by DCs. This analysis revealed a need to closely monitor reserve fund revenues and drawdown activity, especially for the following high cost service components:

- Stormwater Management Facilities (SWMFs);
- Sanitary Sewerage;
- Roads Services; and
- Water Distribution.

These services rely heavily on debt, excluding Water Distribution, to facilitate the timing of infrastructure construction given that:

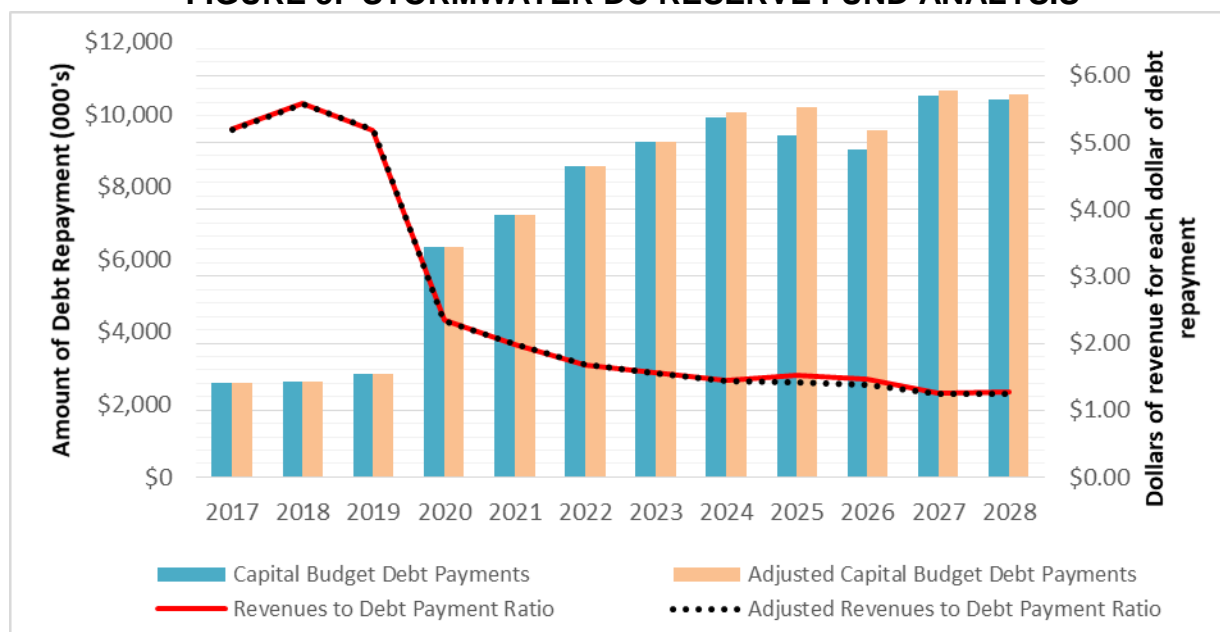
- major expenditures (especially sanitary sewers and stormwater management) precede and facilitate growth in that new investments are required prior to development being possible in a new area;
- reserve fund balances in the Sanitary and Water service categories are diminishing and may require more debt financing; and,
- significant amounts of project costs have been identified for future recovery (i.e. post period benefits) in the 2014 DC rate calculations with the objective of achieving a fair allocation of recovery of investment in growth costs. Therefore, the DC reserve funds that finance these services rely on debt to finance the portion of the project costs identified for recovery beyond the 20 year time horizon of the DC Study.

Staff has conducted a detailed cash flow analysis of all DC reserve funds to assess the financial risks and overall affordability of the present GMIS. Additionally, Environmental and Engineering Services division managers were interviewed to determine emergent changes to project timing and cost estimates.

As the 2019 GMIS mainly proposes changes in timing that will affect the Stormwater Development Charge reserve fund, Figure 3 provides a graphical representation of this reserve fund following an analysis undertaken by Development Finance staff:

- **Debt payments (vertical bars):** For each year, the bars reflect annual debt payments required by the reserve fund to pay for infrastructure investments. Viewing the graph from left to right, the first bar reflects debt payments based on currently approved capital budgets and forecasts. The second bar reflects an 'adjusted' annual debt payment based on revised debt payment changes arising from the recommended project timing adjustments which are discussed later in this report.
- **Revenues to debt payment ratio (lines):** To provide context for the debt obligations of the Stormwater Reserve Fund, a line depicting a revenues to debt ratio is provided. The declining line in Figure 3 indicates that an increasing share of DC revenues is being used to pay down debt, limiting the amount of cash draws available to fund projects. As shown on the figures below, the ratio dips substantially after 2019/2020 as several projects to be constructed require the use of debt financing. As shown, annual debt payments will consume a substantial portion of projected revenues over the next 10 years and beyond (approximately \$1.25 of revenue for each dollar of DC revenue required to meet debt obligations).

FIGURE 3: STORMWATER DC RESERVE FUND ANALYSIS



The following provides a summary of the DC reserve fund analysis:

- **DC Revenues:**
 - Following lower growth from 2012-2015, residential and non-residential construction actuals improved in 2016 and 2017. This has had a positive impact on the DC reserve funds. Projected revenues are necessary to maintain timing of projected investments (expenditures) in new infrastructure.
 - Staff will need to remain vigilant of growth activity to be in a position to recommend corrective measures, if circumstances (e.g. economic condition and reversal of current housing market expansion) reflect a changing growth pattern.
- **DC Expenditures:**
 - There have been no project cost variances to GMIS projects since last years' 2018 GMIS Update. 2019 GMIS project costs align with the 2018 Capital Budget which is used to estimate future DC reserve fund expenditures.

The combination of improved DC revenues in 2017 and minimal changes in project cost variances since last year's GMIS allow the City to maintain project timing as set out in the 2018 GMIS Update and provide for some flexibility to accommodate warranted project accelerations in the 2019 GMIS Update.

2019 GMIS Stakeholder Consultation

Stakeholder engagement is a vital component of the annual GMIS update. Two general stakeholder 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 stakeholder meetings, individual one-on-one interviews were held with developers, builders and other community stakeholders that requested an opportunity to discuss development plans or issues with Staff related to GMIS projects.

A total of 14 one-on-one meetings were held with stakeholders, resulting in a wide array of perspectives and infrastructure requests for consideration with the GMIS. The interviews provided important information regarding the GMIS Infrastructure Project Evaluation Framework, growth modelling assumptions, development timelines, community benefits, and suggestions for process improvements. The collective knowledge of the stakeholders was vital to producing the recommended 2019 GMIS Update.

On April 4, the draft GMIS was presented to the stakeholders based on feedback received from the first round of interviews, growth and reserve fund analysis and internal discussions with City project managers to explore projects that might be feasible to accelerate to advance additional growth opportunities. Although Staff have

not been able to accommodate all stakeholder requests, the continued dialogue through the GMIS process has produced an infrastructure strategy that maximizes development opportunities while not increasing concerns about the financial sustainability of DC reserve funds.

2019 GMIS Review

Through the stakeholder consultations, ten requests for project accelerations were received; and two deferral requests were suggested by a development stakeholder to realign projects with their anticipated development timing. The requests were considered in the context of the eight core principles set out by Council in 2008, an analysis of the Development Charge Reserve Funds, and the project timing review tests set out below.

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 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 stakeholder interviews and a review of historic phasing trends.

While this framework remains unchanged, an important change from the 2018 inputs is that the 2019 inputs have been increased to reflect the recent Council adopted Watson forecasts to be used in the upcoming 2019 DC Background Study and By-law. These forecasts assume a city-wide single detached dwelling demand of 1,128 units/year between 2018 and 2020, and 1,062 units/year during the 2021-2026 period.

2019 GMIS – Recommended Project Timing Adjustments

In general, the current timing for projects aligns with the needs of the development community stakeholders and provides for significant new growth opportunities throughout the City. Appendix ‘B’: (2019 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 over 0-5 year, 6-10 year and 10+ year horizons. This Schedule of Works maintains timing that is similar to that approved by Council as part of the 2018 GMIS Update.

The recommended project schedule discussed below is the best compromise between:

- maintaining financially sustainable reserve funds;
- the desire of several developers to advance timing on projects that will accelerate development of their land holdings; and
- the feasibility of advancing infrastructure projects given the time needed to construct them in a judicious manner.

From the 2019 GMIS Update analysis, Table 1 below identifies the proposed project timing adjustments to the last year's Schedule of Works. Three stormwater projects and one water project are recommended to be accelerated and two stormwater projects are recommended to be deferred; all other GMIS projects are recommended to maintain their timing as approved in the 2018 GMIS Update. The final project timing outlined for the 2019 GMIS is subject to the approval of the 2019 Capital Budget Update.

TABLE 1: 2019 GMIS PROJECT TIMING ADJUSTMENTS

Service	Project Description	2018 GMIS Year	Rationale for Timing Change	2019 GMIS Year	Total Gross Cost
Stormwater	Sunningdale SWM E1	2020	Developer deferral request to align with development timing	2021	\$2.1M
Stormwater	Stoney Creek SWM 10	2022	Developer deferral request to align with development timing	2025	\$2.1M
Stormwater	Stoney Creek SWM 8	2027	Support meeting greenfield area lot supply target	2020	\$1.1M
Stormwater	White Oaks SWM 3	2023	Align timing with Bradley Ave Phase 1 Extension	2022	\$2.9M
Stormwater	Kilally South, East Basin	2025	Support meeting greenfield area lot supply target	2022	\$4.0M
Water	Watermain A30 (Kilally)	2025	Support meeting greenfield area lot supply target	2022	\$1.8M

A more complete discussion of the project timing to be adjusted in the tables above is provided in Appendix 'D'.

2019 GMIS – Developer Requests to be Considered through 2019 DC Master Plan Process

Table 2 identifies requests that were received through GMIS stakeholder consultations that are not being recommended for acceleration under the 2019 GMIS Update. As the 2019 GMIS Update represents the last GMIS under the 2014 DC by-law, a number of stakeholders used the GMIS process to also introduce and discuss broader area servicing and project timing requests to be considered in conjunction with the 2019 DC Master Plans and Background Study.

Given the scale and scope of the following requests, it is recommended that these projects be considered comprehensively through the 2019 DC master planning process to ensure that projects are 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 recalculated 2019 Development Charges rate.

**TABLE 2: PROJECT REQUESTS TO BE CONSIDERED DURING
2019 DC MASTER PLANS**

Project Description	2018 GMIS Year	Requested 2018 GMIS Timing	2019 DC Master Plan Request
Kilally East Sanitary Servicing	n/a	n/a	Consider alternative sanitary solutions to service the eastern portion of the Northeast Growth Area
Wonderland Rd. S. Watermain A21 (Lambeth Growth Area)	2024	2020	Consider revised project timing and including temporary restoration and widening costs in new 2019 DC cost estimates
Bostwick Area Infrastructure	2029 - 2033	2020-2025	Consider revised project timing and alternative sanitary and stormwater solutions for the area
Dingman Area Infrastructure	2026 - 2028	2020-2025	Consider revised project timing and alternative stormwater solutions for the area
Oxford Rd. W. Phase 2	2032	2025	Consider revised project timing in response to current growth in the area
Sunningdale High-Level Watermain Extension	n/a	n/a	Consider alternative water servicing solutions for Adelaide/Sunningdale area

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

2019 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. At present, the City has committed \$58.4 million to GMIS infrastructure projects that will be completed in 2018, including six stormwater management facilities, four sanitary trunk projects, a watermain and two road projects. Furthermore, the current timing plan assigns an additional \$101.3 million dollars to be spent on projects over the next five years between 2019 and 2023.

At present, external servicing (water, sewer, stormwater) is in place to the property line of lands capable of accommodating 3,905 single detached lots; 2,304 of which are in Draft Approved Subdivision plans. GMIS projects under construction in 2018 and 2019 will result in serviceable lands capable of accommodating an additional 5,528 single detached dwelling lots.

These serviceable lands are made available for dwellings through the subdivision approval process. Several subdivision applications are progressing and will be advancing over the next two years to provide new opportunities for residential and non-residential greenfield development. These near-term subdivisions will provide for substantial single detached residential availability and market choice in several areas of the City over the upcoming years.

“Permit Ready Lot” Review

Over the past several years, development community stakeholders have expressed concerns through the GMIS forum about the availability of single detached and medium density ‘permit ready lots’, meaning registered lots that are currently available for dwelling construction. As GMIS is intended to manage mid- to long-range infrastructure servicing timing where projects take a period of time to move from budget to environmental approvals to design to construction, the GMIS process is not designed to respond to immediate existing and short-term lot supply matters. These opportunities are made available through the subdivision approval process.

In response to stakeholder concerns during last year’s GMIS, Development Services undertook a review and made changes to improve timelines and the effectiveness of the City’s subdivision approval process. One aspect of the project is an improved subdivision

tracking database that will provide the current status of subdivision applications and anticipated registration timelines when ‘permit ready lots’ would become available for home construction.

A stakeholder ‘Permit Ready Lot’ working group is being established to develop a consistent definition of ‘permit ready lots’, establish performance measures and to develop a regular reporting template and format. Upon completion, a report will be brought forward to the Planning and Environment Committee. Moving forward, follow-up reports on the status of subdivision applications and ‘permit ready lots’ will be provided bi-annually.

“GMIS Booklet” Enhancements

Each year, Development Finance produces the “GMIS Booklet” – 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 0-5 year, 6-10 year and 10+ year project timing tables that is beneficial information to stakeholders for subdivision planning.

A draft version of the 2019 GMIS Booklet has been prepared to reflect the recommendations contained in this report and hard copies will be provided to the Committee at the May 7, 2018 meeting. Subject to Council adoption of the GMIS (with revisions where applicable), a final version of the 2019 GMIS Booklet will be prepared. The document will be broadly circulated to GMIS stakeholders and City staff as well as being made available on the City’s website.

Next Steps

Pending the adoption of the recommendations of this report, Staff will reflect the GMIS changes in the 2019 Annual Update to the Multi-Year Budget and collectively work towards addressing any implementation challenges so that infrastructure projects are delivered in a timely manner, consistent with the completion of subdivision approvals.

As part of the 2019 DC Background Study, the City is preparing infrastructure master plans that will establish updated project lists, timing and cost estimates to be used in calculating the 2019 DC rates. It is anticipated that draft master plans will be made available for stakeholder review and comment through the latter half of 2018. The final version will be presented for Council consideration as part of the 2019 DC Background Study and will form the basis for following GMIS annual reviews. As consultation on the 2019 DC project lists and timing would run parallel with a 2020 GMIS timeline, carrying out a full GMIS process would be redundant.

Through stakeholders discussions, it was agreed that a full 2020 GMIS is not required. However, Staff will present up-to-date growth trends later this year to stakeholders for review. This information will be used to inform the final DC study project lists and timing before being brought forward for Council consideration as part of the 2019 DC Study.

Industrial Sanitary Servicing

Through the GMIS process, a non-GMIS timing adjustment request was brought forward by the Industrial Land Strategy Team. In the Capital Budget the DC Industrial Sanitary Servicing project is currently timed for 2025, despite the fact that it is being collected as a 100% growth project under the current DC to fund industrial sanitary projects between 2014 and 2024. At present, no DC funds are currently available in the capital budget to fund new industrial sanitary capital projects until 2025.

Accommodating the request to advance the project in the Capital Budget to 2018 would give the City the flexibility to respond to emerging sanitary projects that are needed to facilitate new industrial growth and employment. As an example, this project can be used to fund growth-related capacity improvements in the southwest area of the City. The proposed timing is in keeping with the intent of the 2014 DC Background Study which envisioned using this funding between 2014 and 2024.

Conclusion

The GMIS is an important tool for Council to coordinate growth infrastructure with development approvals and to manage available financial resources. The combination of improved DC revenues in 2017 and minimal changes in project cost variances since last year's GMIS allow the City to maintain the current GMIS timing for growth infrastructure projects and permit some flexibility to advance projects based on warranted growth needs.

The 2019 Growth Management Implementation Strategy Update recommendations provide for infrastructure investment timing that is able to accommodate a wide range of future housing demand scenarios. Staff will continue to work with and consult with development and community stakeholders 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.

Acknowledgements

Administration wishes to extend appreciation to all GMIS stakeholders for their insights and time commitment to this year's GMIS process. The feedback received helped to improve Staff's understanding of present housing market conditions.

The annual GMIS Update is a major corporation-wide activity that involves numerous staff from the following service areas: Environmental and Engineering Services, Development and Compliance Services, Planning Services and Finance and Corporate Services. The participation of staff in these Service Areas is greatly appreciated and their input was essential to the recommendations contained in this report.

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April 30, 2018
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Appendix 'A': GMIS Infrastructure Project Evaluation Framework

Appendix 'B': 2019 GMIS Project Tables and Figures:

- Table B1 - GMIS Annual Update 2019: Detailed List of Works and Costs by Service 5 Year Projects
- Figure B1 - GMIS Annual Update 2019: Works 0-5 Years (2019-2023) Year of Construction
- Table B2 – GMIS Annual Update 2019: Detailed List of Works and Costs by Service 6-10 Year Projects
- Figure B2 – GMIS Annual Update 2019: Works 6-10 Years (2024-2028) Year of Construction
- Table B3 - GMIS Annual Update 2019: Detailed List of Works and Costs by Service 10+ Year Projects
- Figure B3 - GMIS Annual Update 2019: Works 10+ Years (2029-2033) Year of Construction

Appendix 'C': List of GMIS Stakeholders

Appendix 'D': Rationale for 2019 GMIS Project Timing Adjustments

Appendix 'E': Detailed Commentary Regarding Developer Infrastructure Requests

Appendix A – GMIS Infrastructure Project 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, /defer project).
- c) **Can we afford the project?** (If yes, consider project acceleration; if no, 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 5% to account for construction within the Built Area and a further 11% to address houses that are 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: 20%
 - Northwest: 22%
 - Northeast: 8%
 - Southeast: 15%
 - Southwest: 20%
 - 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 2019 GMIS growth modelling are provided in the following tables.

West Demand and Supply Analysis

LDR Units/Year Watson Scenario	1128	1128	1128	1062	1062	1062	1062	1062	894	894	894
* 95% on greenfield lands	989	954	954	898	898	898	898	898	756	756	756
* 11% of unit construction as VLC	Capture %	15%	15%	15%	15%	15%	15%	15%	15%	15%	15%




APRIL 2018

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

	2018 GMIS construction timing maintained
	Suggested 2019 GMIS construction timing

	0	1	2	3	4	5	6	7	8	9	10
	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
Opening Supply	292	209	187	141	168	149	98	83	66	0	0
Add: New Supply	69	121	97	162	116	83	120	118	45	17	0
Subtotal	361	330	284	303	284	232	218	201	111	17	0
Subtract: Demand	152	143	143	135	135	135	135	135	113	17	0
Years of Serviced Supply	2.4	2.3	2.0	2.2	2.1	1.7	1.6	1.5	1.0	0.0	0.0
Remaining	209	187	141	168	149	98	83	66	0	0	0

Subdivisions	Serviced Year	Reg'n Year	Total	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
T-17501_2	Serviced	2018	93	47	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0
T-16502	Serviced	2019	208		52	52	52	52	0	0	0	0	0	0	0	0	0	0	0
T-15503	Serviced	2018	44	22	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WM100	Serviced	2024	2							2	0	0	0	0	0	0	0	0	0
WM103/WM107/WM108	Serviced	2024	66							33	33	0	0	0	0	0	0	0	0
WM700	Serviced	2024	134							45	45	45	0	0	0	0	0	0	0
WH100	Serviced	2020	90			45	45	0	0	0	0	0	0	0	0	0	0	0	0
WH101	Serviced	2021	130				43	43	43	0	0	0	0	0	0	0	0	0	0
BY106	Serviced	2023	119						40	40	40	0	0	0	0	0	0	0	0
BY110/BY111	Serviced	2027	17										17	0	0	0	0	0	0
RB100	Serviced	2021	43				22	21	0	0	0	0	0	0	0	0	0	0	0
Total			946	69	121	97	162	116	83	120	118	45	17	0	0	0	0	0	0

Infrastructure Project Timing	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Summercrest Watermain Ph1																
Summercrest Watermain Ph2																
Oxford St Com to West Brn																

Appendix B – 2019 GMIS Project Tables and Figures

Table A1: GMIS ANNUAL UPDATE 2019 (E&O Excepted)
DETAILED LIST OF WORKS AND COSTS BY AREA
5 YEAR PROJECTS (2019 to 2023) Apr-18

PREVIOUS GMIS TIMING	GMIS 2019 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		\$30,960,725		\$2,252,226
NORTH									
Stoney Creek									
2027	2020	DC14-MS00036	Stoney Creek SWMF 8	SWM	\$1,130,000	100%	\$1,130,000	0%	\$0
2023	2023	DC14-MS00033	Stoney Creek 7.1	SWM	\$1,800,000	100%	\$1,800,000	0%	\$0
TOTAL STONEY CREEK PROJECTS					\$2,930,000		\$2,930,000		\$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
Uplands									
2020	2021	DC14-MS00038	Sunningdale SWMF E1	SWM	\$2,100,000	100%	\$2,100,000	0%	\$0
TOTAL UPLANDS PROJECTS					\$2,100,000		\$2,100,000		\$0
TOTAL NORTH PROJECTS					\$23,787,609		\$22,638,459		\$1,149,150
NORTHWEST									
Fox Hollow									
2019	2019	DC14-MS00006	Fox Hollow 1 - Phase 2	SWM	\$3,100,000	100%	\$3,100,000	0%	\$0
TOTAL FOX HOLLOW PROJECTS					\$3,100,000		\$3,100,000		\$0
Hyde Park									
2022	2022	Pre-2014 DC Study	Hyde Park SWMF 6	SWM	\$4,502,800	100%	\$4,502,800	0%	\$0
TOTAL HYDE PARK PROJECTS					\$4,502,800		\$4,502,800		\$0
TOTAL NORTHWEST PROJECTS					\$7,602,800		\$7,602,800		\$0
NORTHEAST									
Huron Heights									
2024	2022	DC14-MS00009	Kilally South, East Basin	SWM	\$4,000,000	100%	\$4,000,000	0%	\$0
2025	2022	DC14-WD00040	Kilally (A30) Growth Area - Kilally Road. (Highbury to Clarke) Phase 2	Water	\$1,770,000	100%	\$1,770,000	0%	\$0
TOTAL NORTHEAST PROJECTS					\$5,770,000		\$5,770,000		\$0
WEST									
2019	2019	DC14-WD00021	Summercrest Growth Area - Southdale (Bramblewood to Wickerson)	Water	\$1,257,181	100%	\$1,257,181	0%	\$0
2019	2019	DC14-WD00022	Summercrest Growth Area - Wickerson (Southdale to Wickerson Gate)	Water	\$1,361,030	100%	\$1,361,030	0%	\$0
TOTAL WEST PROJECTS					\$2,618,211		\$2,618,211		\$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
Lambeth									
2021	2021	DC14-MS00018	North Lambeth P10 (Dingman Tributary D2) Phase 1	SWM	\$4,300,000	9%	\$387,000	91%	\$3,913,000
TOTAL LAMBETH PROJECTS					\$4,300,000		\$387,000		\$3,913,000
Longwoods									
2020	2020	DC14-MS00030	Pincombe Drain SWMF 4 - Phase 1	SWM	\$5,354,000	100%	\$5,354,000	0%	\$0
2022	2022	DC14-RS00022	22a: Bradley Avenue Extension-Phase 1 - Jalna to Wharcliffe (4 through lanes)	Roads	\$10,755,000	100%	\$10,755,000	0%	\$0
2023	2022	DC14-MS00039	White Oaks SWMF 3	SWM	\$2,925,000	100%	\$2,925,000	0%	\$0
TOTAL LONGWOODS PROJECTS					\$19,034,000		\$19,034,000		\$0
Talbot									
2020	2020	DC14-MS00024	North Lambeth P8	SWM	\$3,950,000	100%	\$3,950,000	0%	\$0
TOTAL TALBOT PROJECTS					\$3,950,000		\$3,950,000		\$0
TOTAL SOUTHWEST PROJECTS					\$28,284,000		\$24,371,000		\$3,913,000
TOTAL 5 YEAR PROJECTS (2019 to 2023)					\$101,275,571		\$93,961,195		\$7,314,376

Note: Timing refers to the year of construction.

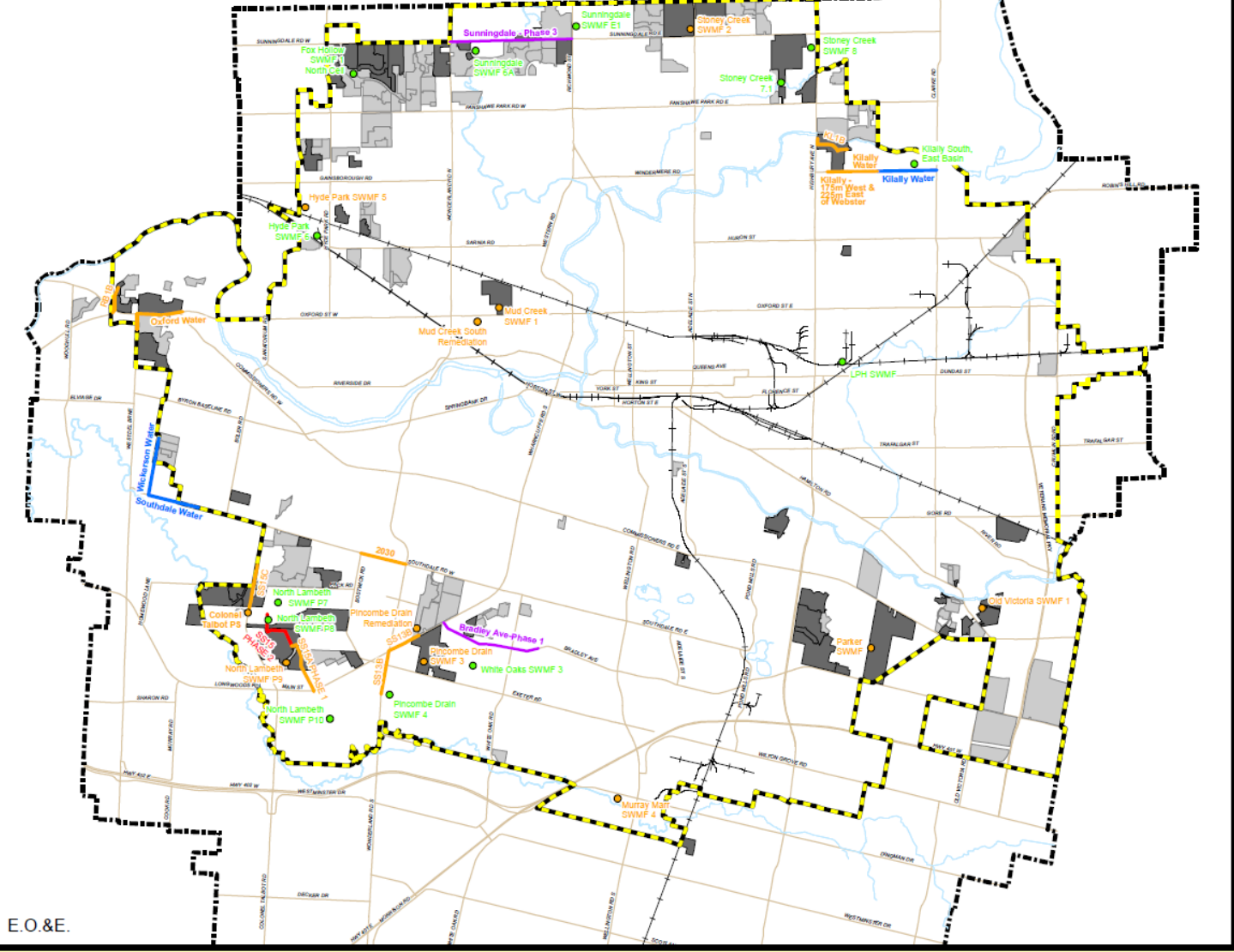
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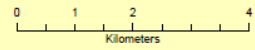
GMIS 2019 Draft Schedule of Works

0-5 Years (2019 - 2023) YEAR OF CONSTRUCTION

- MAJOR ROADS
- RAILWAYS
- RIVERS / STREAMS
- CITY LIMITS
- GROWTH BOUNDARY
- REGISTERED SUBDIVISIONS (2007 - 2017)
- ACTIVE SUBDIVISION APPLICATIONS
- TRANSPORTATION
- SANITARY
- STORM
- WATER
- PCP/SANITARY PUMPING STATIONS
- SWM FACILITIES
- INTERSECTION WORKS
- WATER PUMPING STATIONS
- APPROVED CONSTRUCTION PENDING



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PREPARED BY: Development Services
 CREATION DATE: April 17, 2018
 LOCATION: \\cfile1\giswork\planning\projects_DABU\id_GMIS\project_timing_maps\projects\2019+_GMIS_schedule_of_works_0-5_years.mxd

Table A3: GMIS ANNUAL UPDATE 2019

(E&O Excepted)

**DETAILED LIST OF WORKS AND COSTS BY AREA
6-10 YEAR PROJECTS (2024 to 2028)**

Apr-18

PREVIOUS GMIS TIMING	GMIS 2018 TIMING	PROJECT DESCRIPTION			TOTAL COST	GROWTH	NON-GROWTH		
		DC ID	GENERAL DESCRIPTION	SERVICE					
		NORTH							
		Stoney Creek							
2022	2025	DC14-MS00034	Stoney Creek SWMF 10	SWM	\$2,100,000	100%	\$2,100,000	0%	\$0
			TOTAL STONEY CREEK PROJECTS		\$2,100,000		\$2,100,000		\$0
			TOTAL NORTH PROJECTS		\$2,100,000		\$2,100,000		\$0
		SOUTHWEST							
		Lambeth							
2025	2025	DC14-WW00010	SS15B - North Talbot Growth Area Greenway PCP sewershed	Wastewater	\$2,745,674	100%	\$2,745,674	0%	\$0
2026	2026	DC14-MS00022	North Lambeth P6	SWM	\$3,000,000	100%	\$3,000,000	0%	\$0
			TOTAL LAMBETH PROJECTS		\$5,745,674		\$5,745,674		\$0
		Longwoods							
2027	2027	DC14-MS00040	White Oaks SWMF 4 - Phase 1	SWM	\$4,900,000	100%	\$4,900,000	0%	\$0
2027	2027	DC14-MS00061	Old Oak SWM 1 (former Contingent Facility A)	SWM	\$2,517,000	100%	\$2,517,000	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
2026	2026	DC14-WD00009	Lambeth (A20) Growth Area - Dingman (Wonderland to White Oak)	Water	\$2,874,778	100%	\$2,874,778	0%	\$0
2028	2028	DC14-MS00031	Pincombe Drain SWMF 5	SWM	\$1,900,000	100%	\$1,900,000	0%	\$0
			TOTAL LONGWOODS PROJECTS		\$13,872,906		\$13,788,850		\$84,056
			TOTAL SOUTHWEST PROJECTS		\$19,618,580		\$19,534,524		\$84,056
TOTAL 6-10 YEAR PROJECTS (2024 to 2028)					\$21,718,580		\$21,634,524		\$84,056

Note: Timing refers to the year of construction.

Table A3: GMIS ANNUAL UPDATE 2019

(E&O Excepted)

**DETAILED LIST OF WORKS AND COSTS BY AREA
10+ YEAR PROJECTS (2029 and Beyond)**

Apr-18

PREVIOUS GMIS TIMING	GMIS 2018 TIMING	PROJECT DESCRIPTION			TOTAL COST	GROWTH	NON-GROWTH		
		DC ID	GENERAL DESCRIPTION	SERVICE					
		WEST							
		River Bend							
2032	2032	DC14-RS00052	13b: Oxford Street West-Phase 2 - Commissioners to Westdel Boume (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
			TOTAL WEST PROJECTS		\$4,675,000		\$4,186,000		\$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	\$3,700,000	100%	\$3,700,000	0%	\$0
2033	2033	DC14-MS00017	North Lambeth P1	SWM	\$3,000,000	100%	\$3,000,000	0%	\$0
			TOTAL BOSTWICK PROJECTS		\$12,790,000		\$12,790,000		\$0
		Lambeth							
2030	2030	DC14-MS00021	North Lambeth P5	SWM	\$2,100,000	100%	\$2,100,000	0%	\$0
			TOTAL LAMBETH PROJECTS		\$2,100,000		\$2,100,000		\$0
		Longwoods							
2029	2029	DC14-MS00020	North Lambeth P4 (Dingman Tributary D3)	SWM	\$2,800,000	100%	\$2,800,000	0%	\$0
			TOTAL LONGWOODS PROJECTS		\$2,800,000		\$2,800,000		\$0
		Talbot							
2030	2030	DC14-WW00011	SS14B - Bostwick W Growth Area Greenway PCP sewershed	Wastewater	\$12,807,600	100%	\$12,807,600	0%	\$0
			TOTAL TALBOT PROJECTS		\$12,807,600		\$12,807,600		\$0
			TOTAL SOUTHWEST PROJECTS		\$30,497,600		\$30,497,600		\$0
TOTAL 10+ YEAR PROJECTS (2029 and Beyond)					\$30,497,600		\$30,497,600		\$0

Note: Timing refers to the year of construction.

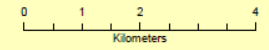
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**GMIS 2019
Draft Schedule of Works**

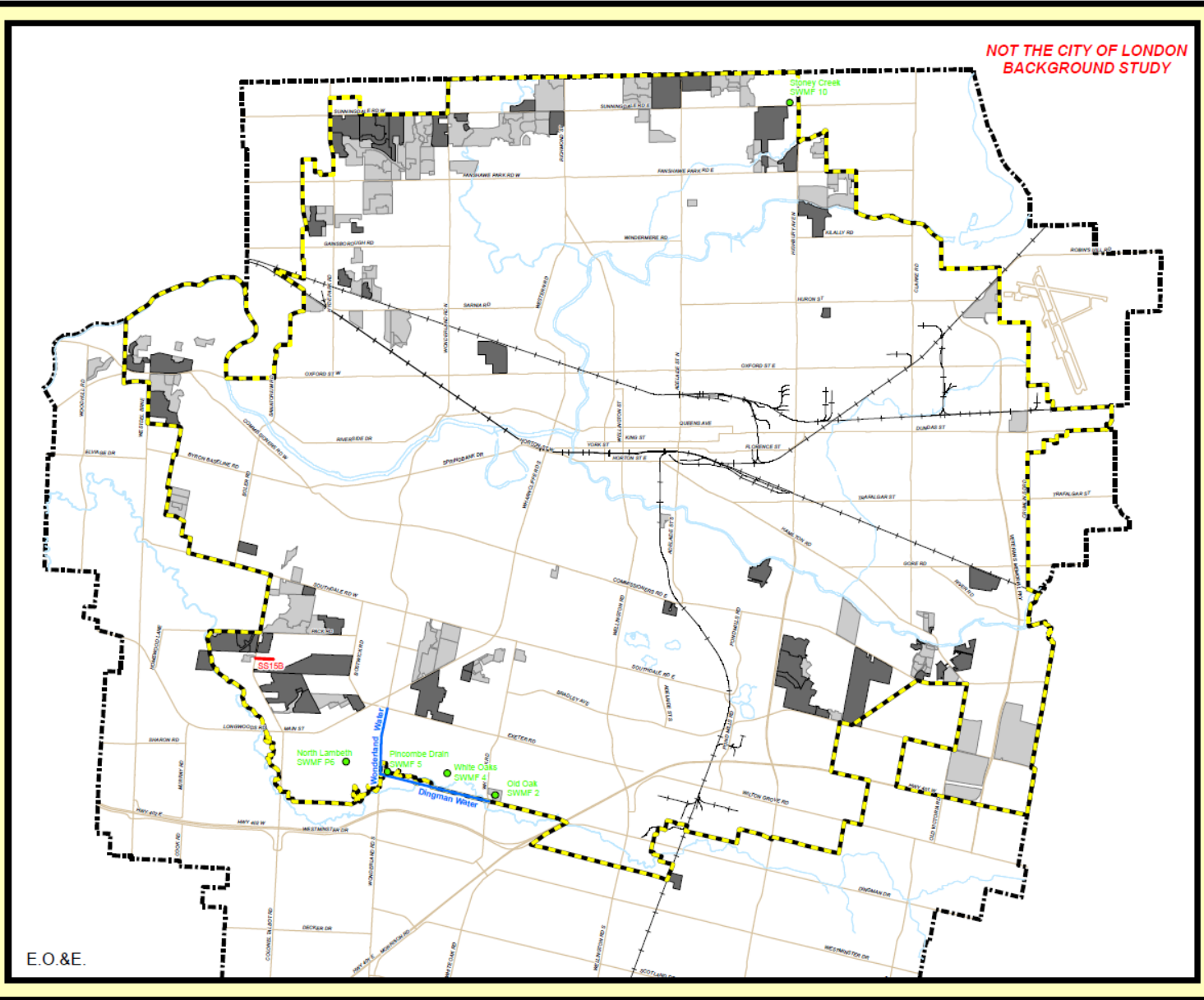
**6-10 Years (2024 to 2028)
YEAR OF CONSTRUCTION**

- MAJOR ROADS
- RAILWAYS
- RIVERS / STREAMS
- CITY LIMITS
- GROWTH BOUNDARY
- REGISTERED SUBDIVISIONS (2007 - 2017)
- ACTIVE SUBDIVISION APPLICATIONS
- TRANSPORTATION
- SANITARY
- STORM
- WATER
- PCP/SANITARY PUMPING STATIONS
- SWM FACILITIES
- INTERSECTION WORKS
- WATER PUMPING STATIONS



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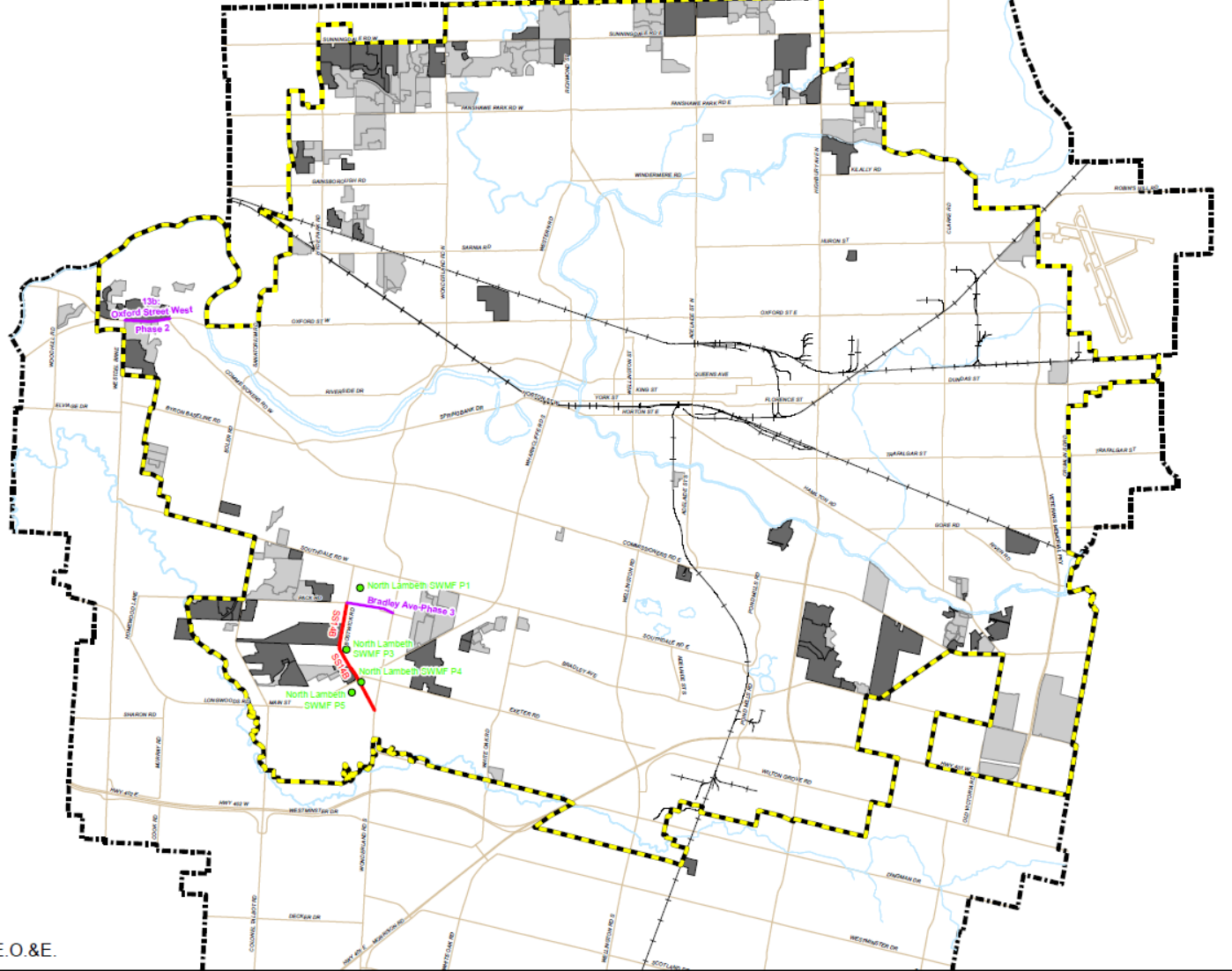


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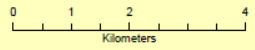


**GMIS 2019
Draft Schedule of Works**

**10+ Years (2029 and Beyond)
YEAR OF CONSTRUCTION**



- MAJOR ROADS
- RAILWAYS
- RIVERS / STREAMS
- CITY LIMITS
- GROWTH BOUNDARY
- REGISTERED SUBDIVISIONS (2007 - 2017)
- ACTIVE SUBDIVISION APPLICATIONS
- TRANSPORTATION
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- SWM FACILITIES
- INTERSECTION WORKS
- WATER PUMPING STATIONS



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Appendix C – List of GMIS Stakeholders

Name	Organization
Adam Carapella	Tricar Group
Ali Soufan	York Development Group
Allan Churchill	Fusion Homes
Allan Drewlo	Drewlo Holdings Inc
Alasdair Beaton	Urban League
Amanda Stratton	Urban League
Amran Wali	CMHC
Andrea & John Ross	Landowner
B. Scott	1173735 Ontario Ltd.
Ben Farhi	Farhi Holdings Corporation
Bernie Bierbaum	BlueStone Properties
Bill Veitch	London Development Institute
Blair Doman	Doman Developments, Inc.
Bob Stratford	R. W. Stratford Consulting Inc
Chris Bourdeau	Futurestreets Inc.
Chris Leigh	Tricar Group
Christine Campbell	Auburn Developments Inc.
Chris Hendriksen	Stantec
Craig Linton	DevelPro Land Services
Dan Walsh	Sydenham Investments
Dara Honeywood	Z Group
Dave Schmidt	Corlon Properties Inc.
David Ailles	Consultant
David Drake	SmartCentres
Dave Nuttall	DLN Group Inc.
David Tennant Jr.	Dave Tennant Urban Concepts
David Tennant Sr.	Hampton Group Inc
Don de Jong	Tridon Group
Doug Stanlake	Consultant
George Bikas	Drewlo Holdings Inc
Eric Saulesleja	GSP Group
Gloria McGinn-McTeer	Urban League
Gord Thompson	Corlon Properties Inc.
Nandor Gortva	Infrastructure Ontario
Jamie Crich	Auburn Developments Inc.
Jeff Paul	Stantec
Jeff Thomas	Development Engineering
Jeff Willick	Decade Group Inc.
Jim Sheffield	Nicholson Sheffield Architects
Jonathan Aarts	Landowner

Lindsey Gerrish	Infrastructure Ontario
Lisa Lansink	Realtor
Lois Langdon	London Home Builders Association
Louie Maisano	Homebuilder
Mardi Turgeon	BlueStone Properties
Maureen Zunti	Sifton Properties Limited
Michael Mayo	Landowner
Michelle Doornbosch	Consultant
Mike Howe	Norquay Developments Limited
Mike Johnson	Urban Metrics Inc.
Ornella Richichi	SmartCentres
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
S. Graham	SegwayGroup
Sandy Levin	Urban League
Shmuel Farhi	Farhi Holdings Corporation
Stephen Stapleton	Auburn Developments Inc.
Tim Stubgen	Stantec
Todd Pierce	SmartCentres
Tony Fediw	AECOM
Tony Marsman	Rembrandt Homes
Vito Frijia	Southside Group
Wes Kinghorn	Urban League

Appendix D – Rationale for 2019 GMIS Update Project Timing Adjustments

The following sections provide commentary and rationale for project timing adjustments identified in Table 1 of the 2019 GMIS Annual Review & Update report.

Adjustments to Previously Timed 2020 Projects:

- **Sunningdale SWM E1:** During the GMIS Stakeholder Interviews, the landowner/ developer of the lands for which this facility would serve identified this project as not being needed in 2020. A deferral of this project to 2021 was requested in order to align the project with their planned development timing. As no planning application has been submitted on the benefitting lands, Staff are recommending rescheduling this project to 2021 to avoid premature investment. Rescheduling will have the added benefit of improving the financial health of the SWM DC reserve fund.

Adjustments to Previously Timed 2022 Projects:

- **Stoney Creek SWM 10:** This project was also requested for deferral during the GMIS Stakeholder Interviews. The landowner/ developer of the benefitting lands indicated that this project can be deferred from 2022 to 2025 to align the project timing with anticipated development timing. No planning applications have been submitted on the benefitting lands. Staff support the request to defer the project until 2025 to avoid premature investment and improve the financial health of the SWM DC reserve fund.

Adjustments to Previously Timed 2023 Projects:

- **White Oaks SWM 3:** This stormwater facility in the Southwest GMIS area will service a tract of residential land north of Exeter Road and east of the former Dreamers Baseball Complex. The 2018 GMIS identifies a construction date of 2023, however the benefitting lands are also to accommodate the future Bradley Road extension from Jalna Avenue to Wharncliffe Road currently timed for 2022. Staff are recommending White Oaks SWM 3 be advanced from 2023 to 2022 to align with the Bradley Road extension project timing.

Adjustments to Previously Timed 2025 Projects:

- **Kilally South, East Basin SWM:** This stormwater facility will service the eastern portion of the Northeast GMIS growth area and is currently timed for 2024 by the 2018 GMIS. Based on the growth analysis for the Northeast area, the target of a 3 year permit ready lot supply will not be met over the medium-term. To service the area, a watermain is required (A30), as is an extension of an oversized sanitary sewer to the west. While the timing of the oversized sewer is outside GMIS as it is subject to development proceeding easterly through the development area, Staff are recommending Kilally South, East Basin SWM be advanced from 2024 to 2022 to respond to future area lot supply constraints.
- **Watermain A30 (Kilally):** This watermain would extend the water system east along Kilally Road to Clarke Road. The 2018 GMIS identifies a construction date of 2025. As noted above, this service together with the Kilally South SWM facility and the extension of an oversized sanitary sewer to the west will allow this area to be developed. Staff are recommending Watermain A30 be advanced from 2025 to 2022 to align timing with other required servicing projects in the area and to respond to area lot supply constraints.

Adjustments to Previously Timed 2027 Projects:

- **Stoney Creek SWM 8:** Over the past year, Stormwater Facility catchment areas were reviewed and revised for the Stoney Creek area. For Stoney Creek SWM 8, the revised catchment area has increased in size and now will service a significant portion of a subdivision that is currently under review (39T-07502). The 2018 GMIS timing of 2027 is based on the previous catchment areas. Given the revised catchment area and as the benefitting lands would service a subdivision under review, Staff are recommending advancing Stoney Creek SWM 8 from 2027 to 2020 to align with development timing.

Appendix E – Detailed Commentary Regarding Developer Infrastructure Requests

Staff are unable at this time to support the project acceleration requests identified in Table 2 of the through the 2019 GMIS Update. As noted in the report, the City is currently undertaking several servicing master plans to determine new project timing, cost estimates and DC rates as part of the 2019 DC Background Study. As the 2019 GMIS Update represents the last GMIS under the 2014 DC by-law, several stakeholders used the consultation process to bring forward several non-GMIS and broader scale projects for consideration in the 2019 DC Study. The following requests are better suited to be addressed through the DC master planning process.

- **Kilally East Sanitary Servicing:** At present, the eastern portion of the Northeast GMIS growth area is to be serviced by a sanitary system that relies on an extension of an oversized sanitary sewer to the west that is dependent on development proceeding easterly though the development area. As such, its timing is outside the control of the City and is currently a non-GMIS project. Several stakeholders with lands further east have requested the City to review alternate sanitary servicing solutions for the area to allow for growth in the area over the near- to medium-term through the DC master plans.
- **Wonderland Rd. S. Watermain A21:** This watermain is planned to service the lands along Wonderland Road south of Hamlyn Road and north of Dingman Road and is timed for 2024 to align with the widening of Wonderland Road from Exeter Road to Highway 401. A development community stakeholder requested that this project be accelerated from 2024 to 2020 to align with the timing for the Pincombe 4 SWM facility that will also service the lands.

Through the 2018 GMIS Update, the watermain design was advanced and has been completed. It was determined that advancing the project prior to the 2024 road widening would require temporary road restoration as the watermain would need to be located under the existing pavement; a temporary road widening would also need to be constructed to maintain two lanes of traffic. These temporary costs were not included in the 2014 Water project DC rate calculations and would have to borne by the developer if the project should be advanced to before the 2024 road widening. As such, it has been requested that the project timing considered through the 2019 DC Water master plan be independent of the road works and that the cost estimate include temporary costs.

- **Bostwick Area Infrastructure:** The Bostwick area is located in the Southwest area north of Exeter Road, west of the Hydro corridor and along both sides of Bostwick Road. Projects are currently timed in this area for 2029 to 2033. Developing this area involves several DC stormwater management facilities, a sanitary trunk, water projects and road works. Several stakeholders requested moving the forward the timing of these projects through the DC master plan process to align with development interest.

Given the number and interrelationships of the projects in this area, it is important that any area-wide timing adjustments be considered comprehensively to ensure projects are coordinated with each other, greenfield area lot supply and demand, technical issues are addressed, and timing and cost estimates are reviewed in the context of implications on the recalculated 2019 Development Charge rate.

- **Dingman Area Infrastructure:** The Dingman area is located in the Southwest area of the City generally south of Exeter Road between Lambeth and White Oaks Road adjacent to the Urban Growth Boundary. Projects in this area to facilitate development are timed from 2026 to 2029. Similar to the Bostwick area, several stakeholders have requested moving forward the timing of area projects to meet development interest. Through the DC master plan process, the timing of Dingman area projects will also be reviewed comprehensively to ensure timing respond to growth needs, technical issues and implications for the future 2019 DC Development Charge rate.

- **Oxford Road W. Phase 2:** This Riverbend area project consists of widening Oxford Road W. from 2 lanes to 4 lanes between Commissioners Road West/ Kains Road and Westdel Bourne. The project is currently timed for 2032. Given the growth being experienced in the area, it has been requested that the timing of this project be advanced to 2025. This request will be assessed through the 2019 DC Transportation Master Plan.
- **Sunningdale High-Level Watermain Extension:** The lands northeast of the Adelaide/Sunningdale intersection require a high-level water service prior to development. At present, this is to be provided through an oversized watermain that is dependent on development proceeding to the west. As such, its timing is outside the control of the City and is currently a non-GMIS project. It has been requested that the City review through the DC Water master plan the possibility of providing the water main along Sunningdale Road East and aligning the timing with the DC road projected scheduled for 2025.