



London  
CANADA

# 2022 GMIS Update



Milestone 6: Strategic Priorities and Policy Committee

May 18, 2021

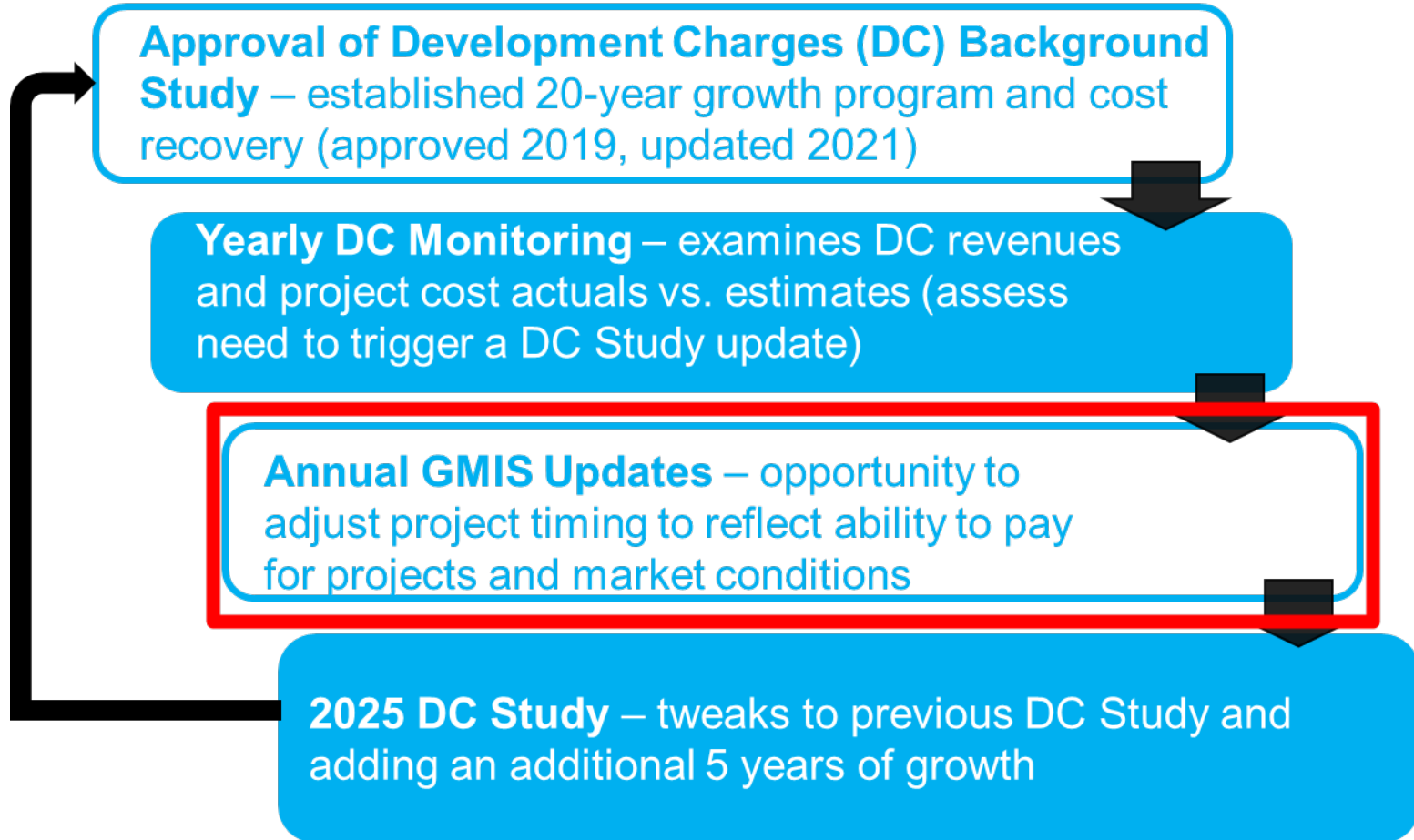


# 2022 GMIS Update

- Context for 2022 Growth Management Implementation Strategy (GMIS) Update
- Overview of Process (consultation and analysis)
- Results and GMIS project adjustments
- Summary Remarks

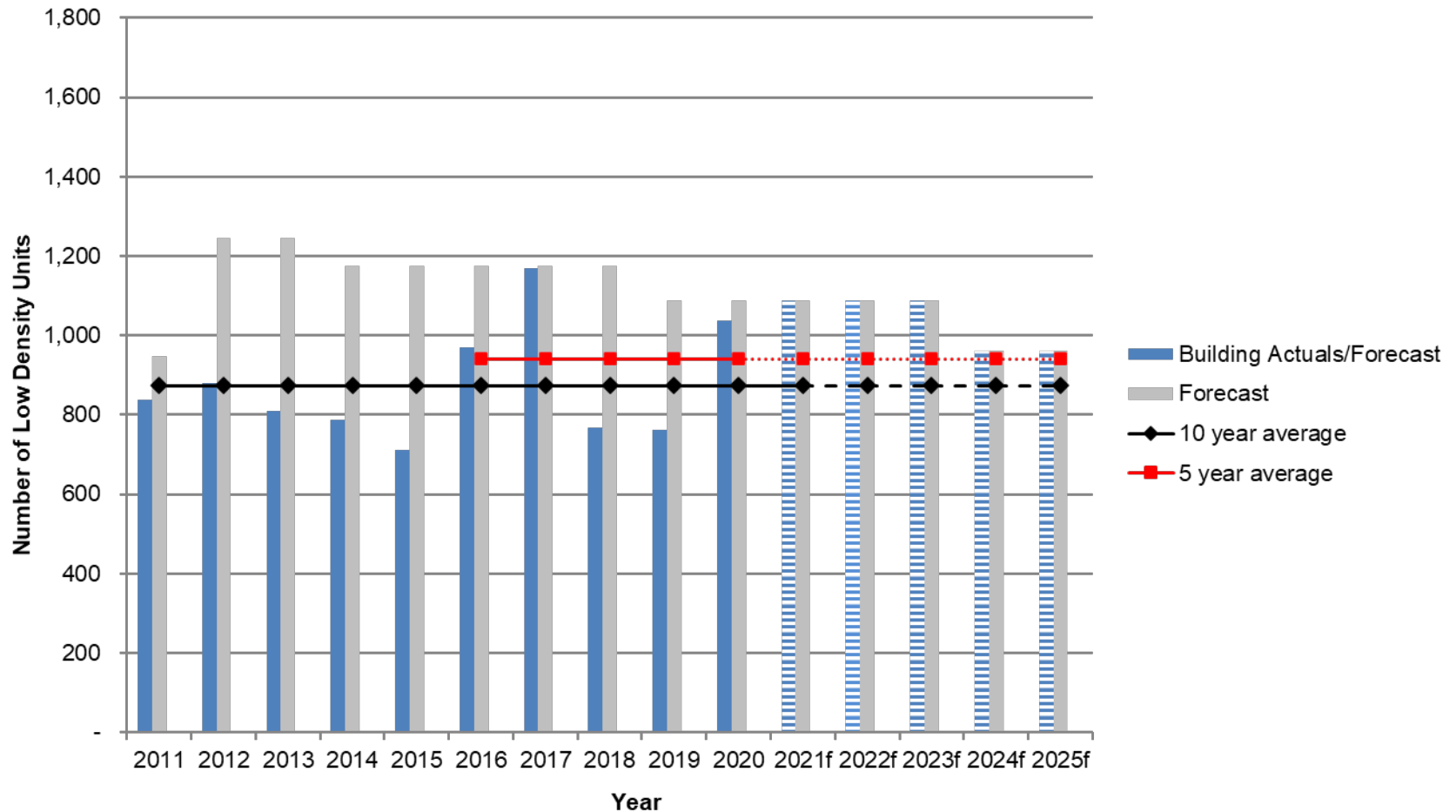


# Council Role in DC-Related Items



# Low Density Residential

## Comparison of Low Density Residential Projected Growth and Actual Growth: 2011 - 2025



# Process Overview

## 2022 GMIS Schedule

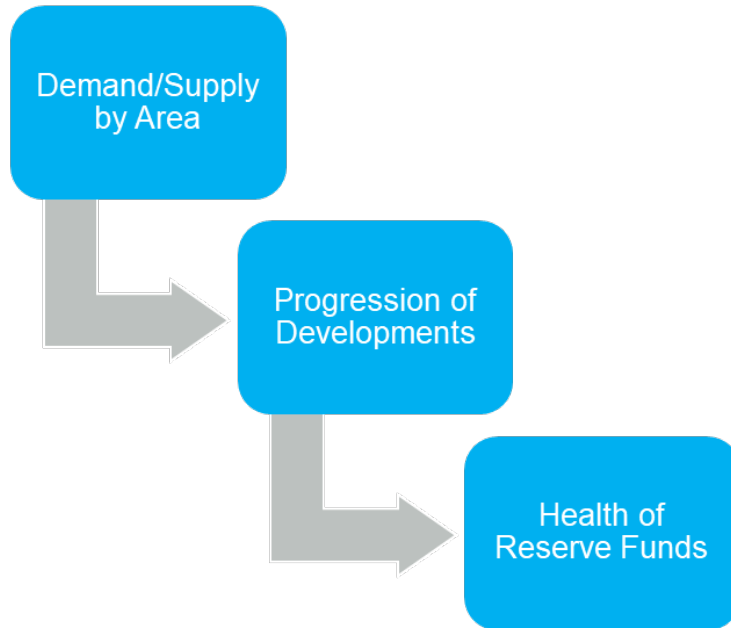
<i>Timing</i>	<i>Milestone</i>
<i>February 11, 2021</i>	<i>Milestone 1: GMIS Update Kickoff Meeting</i>
<i>February 15 –26, 2021</i>	<i>Milestone 2: Development Community Rep Interviews</i>
<i>March 4, 2021</i>	<i>Milestone 3: Internal Divisions Project Managers Meeting</i>
<i>March 12, 2021</i>	<i>Milestone 4: Internal City Development Management Team Meeting (Internal Steering Committee)</i>
<i>April 13, 2021</i>	<i>Milestone 5: Development Community Stakeholder Session Meeting</i>
<i>May 18, 2021</i>	<i>Milestone 6: City Staff GMIS Update Presentation to the Strategic Priorities and Policy Committee Public Meeting</i>



# Stakeholder Requests

<b>Project</b>	<b>Area</b>	<b>2021 DC Timing</b>	<b>Requested Timing</b>
<b>Sunningdale SWM 8</b>	<b>North</b>	<b>2022</b>	<b>2023</b>
<b>Kilally Rd – Webster to Clarke</b>	<b>Northeast</b>	<b>2030</b>	<b>2022</b>
<b>North Lambeth SWM P1 – N</b>	<b>Southwest</b>	<b>2033</b>	<b>2026</b>
<b>North Lambeth SWM P1 – S</b>	<b>Southwest</b>	<b>2033</b>	<b>2026</b>
<b>Pincombe SWM P4 – W</b>	<b>Southwest</b>	<b>2022</b>	<b>2026</b>
<b>North Lambeth SWM P2 – N</b>	<b>Southwest</b>	<b>2025</b>	<b>2023</b>
<b>North Lambeth SWM P2 – S</b>	<b>Southwest</b>	<b>2023</b>	<b>2025</b>
<b>Pincombe SWM P3 - W</b>	<b>Southwest</b>	<b>2025</b>	<b>2022</b>
<b>Col. Talbot Rd. S. Sanitary</b>	<b>Southwest</b>	<b>n/a</b>	<b>n/a</b>

# 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



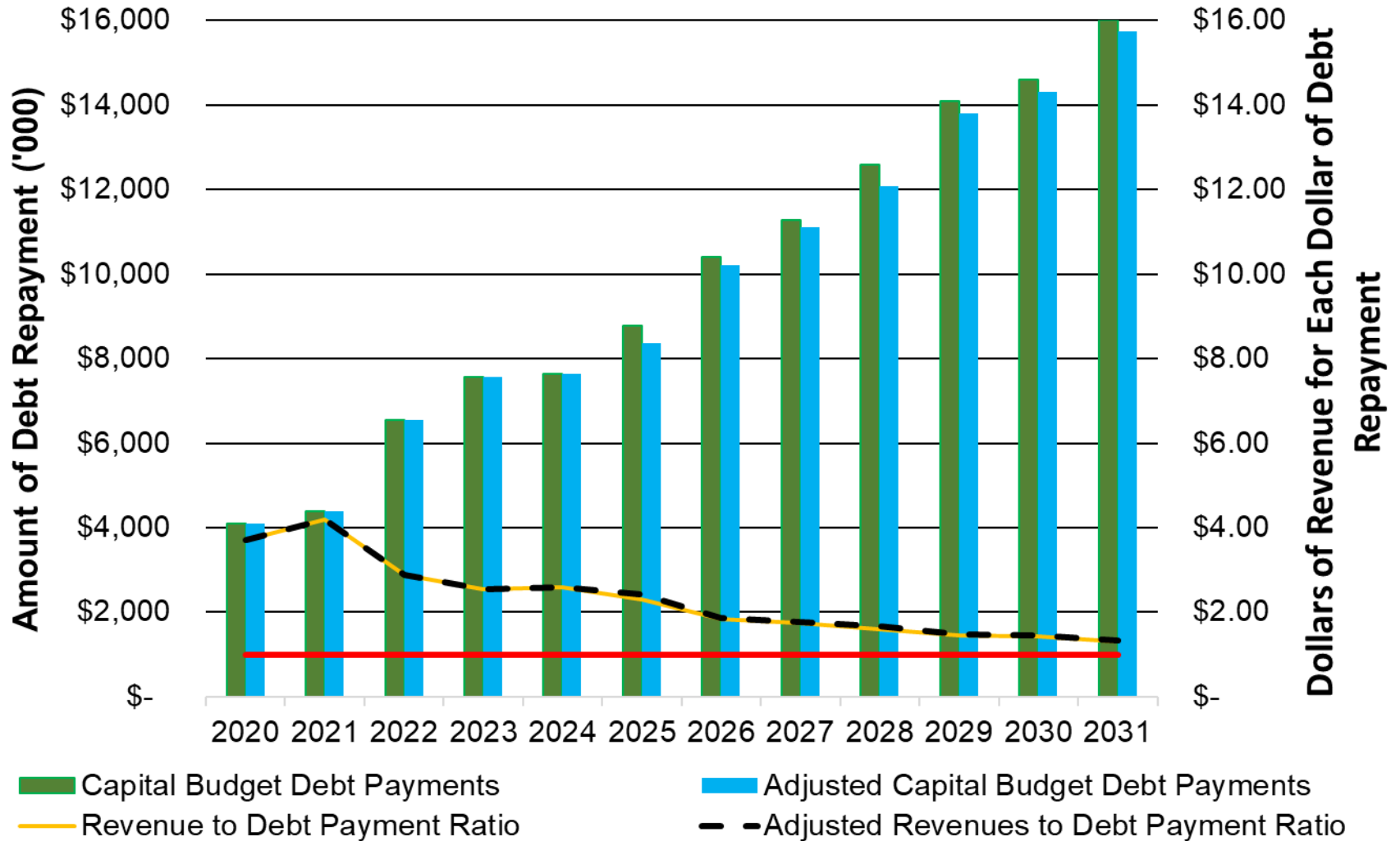
# Proposed 2022 GMIS Timing Adjustments

Service	Project Description	2021 DC Study Timing	Rationale for Timing Change	2019 GMIS Year	Total Gross Cost
Stormwater	Stoney Creek SWM 8	2022	Developer deferral request to align with development	2023	\$1.9M
Stormwater	Pincombe SWM P4-W	2022	No application on benefitting lands	2026	\$2.3M
Stormwater	North Lambeth SWM P2-N	2025	Developer request to switch timing with P2-S	2023	\$2.6M
Stormwater	North Lambeth SWM P2-S	2023	Developer request to switch timing with P2-N	2025	\$2.3M
Water	Kilally Water A30 – Ph. 2	2022	Staff deferral request to coordinate with road design	2023	\$7.0M
Roads	Advance project design work for Kilally Road – Webster to Clarke to 2021				





# Adjusted Stormwater Reserve Fund





# 2025 DC Master Plan Considerations

Service	Project Description	2021 DC Study Timing	Request Year	Comments
Stormwater	North Lambeth SWM P1-N	2033	2026	Developer request to align with anticipated development timing
Stormwater	North Lambeth SWM P1-S	2033	2026	Developer request to align with anticipated development timing
Wastewater	Lambeth Sanitary Servicing	n/a	n/a	Review Sanitary Servicing for Lambeth Area



# Summary

- Considerable major servicing is in place
- Schedule of Works over the next few years will provide major servicing to additional lands capable of accommodating a range of demand trends
- Proposed timing adjustments work to ensure infrastructure investment is aligned with expected development timing
- Considerable debt pressures exist for Stormwater and Sanitary Reserve Funds