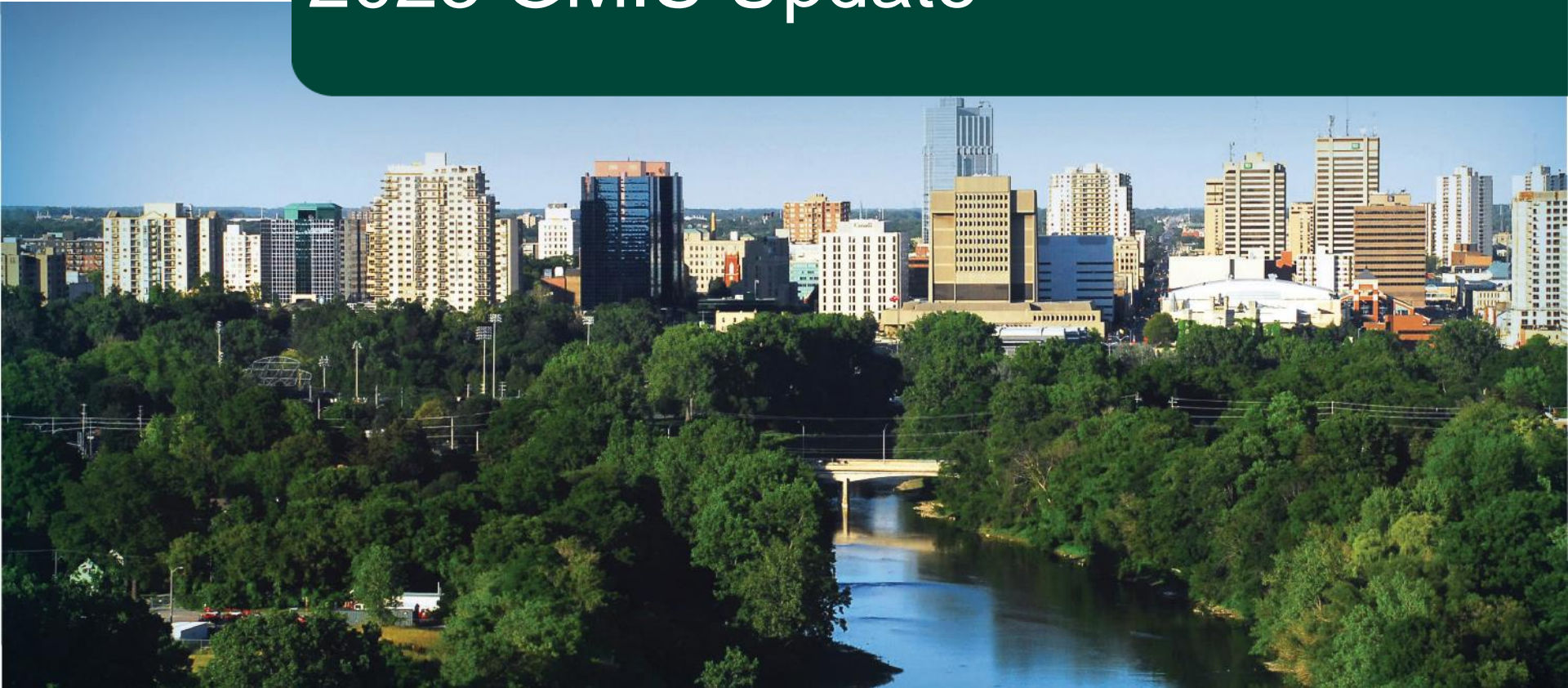




London
CANADA

2023 GMIS Update



Milestone 6: Strategic Priorities and Policy Committee
June 7, 2022



2023 GMIS Update

- Context for 2023 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

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

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

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

2025 DC Study – adjustments to previous DC Study and adding an additional 5 years of growth



Process Overview

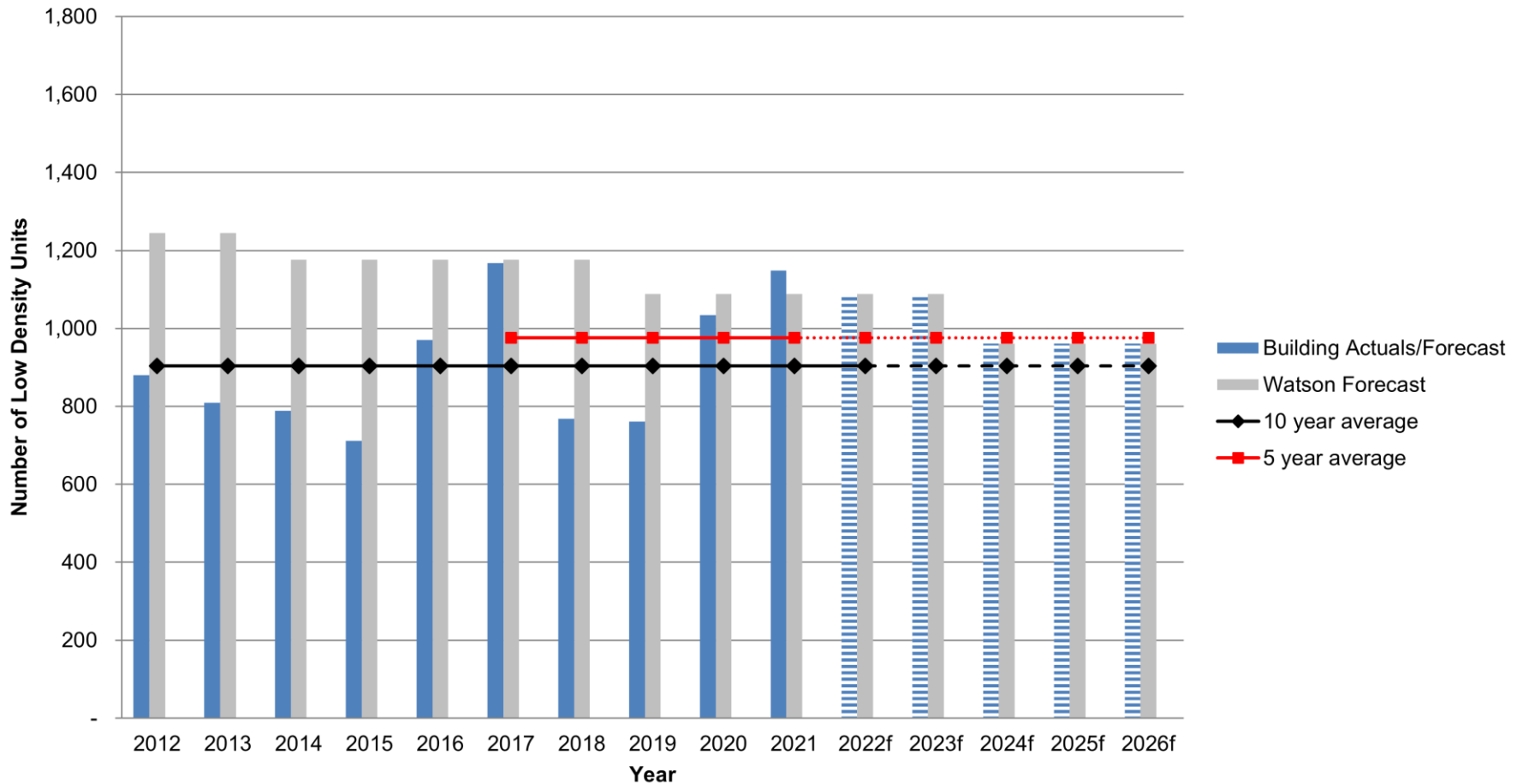
2023 GMIS Schedule

<i>Timing</i>	<i>Milestone</i>
<i>March 10, 2022</i>	<i>Milestone 1: GMIS Update Kickoff Meeting</i>
<i>March 14 – 29, 2022</i>	<i>Milestone 2: Development Community Rep Interviews</i>
<i>April 6, 2022</i>	<i>Milestone 3: Internal Divisions Project Managers Meeting</i>
<i>April 13, 2022</i>	<i>Milestone 4: Internal City Development Management Team Meeting (Internal Steering Committee)</i>
<i>May 5, 2022</i>	<i>Milestone 5: Development Community Stakeholder Session Meeting</i>
<i>June 7, 2022</i>	<i>Milestone 6: City Staff GMIS Update Presentation to the Strategic Priorities and Policy Committee Public Meeting</i>



Low Density Residential

Comparison of Low Density Residential Projected Growth and Actual Growth: 2012 - 2026

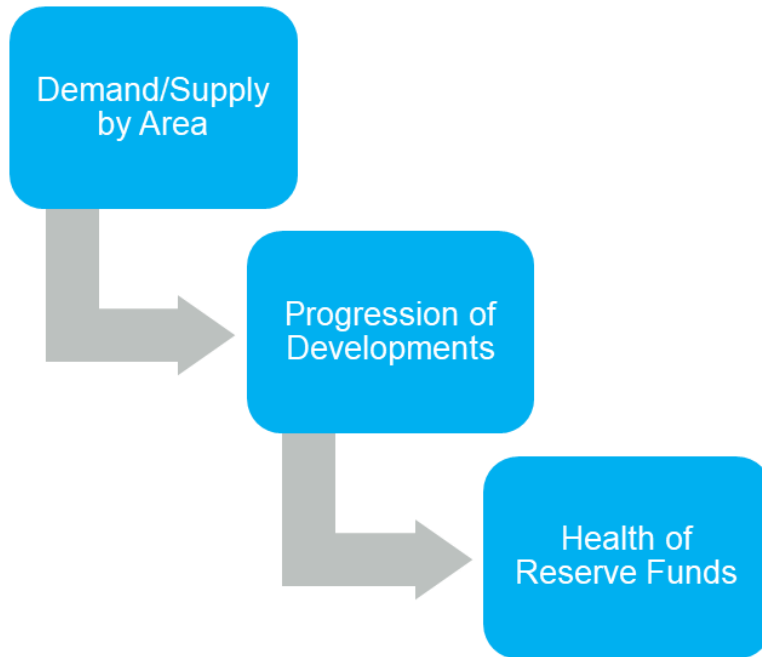




Stakeholder Requests

Project	Area	2022 GMIS Timing	Requested Timing
Stoney Creek SWM 7.1	North	2023	2025
Stoney Creek SWM 8	North	2023	2025
Stoney Creek SWM 10	North	2025	2027
Kilally Rd – Webster to Clarke	Northeast	2030	2023
Thornicroft Drain Improvemts.	Southwest	2026	2024
North Lambeth SWM P2 – N	Southwest	2023	2024
North Lambeth SWM P2 – S	Southwest	2025	2024
Wharncliffe Sanitary	Southwest	2027	2023
Wilton Grove Rd. E. Sanitary	Southwest	n/a	n/a
Dundas St. E. Sanitary	Northeast	n/a	n/a

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

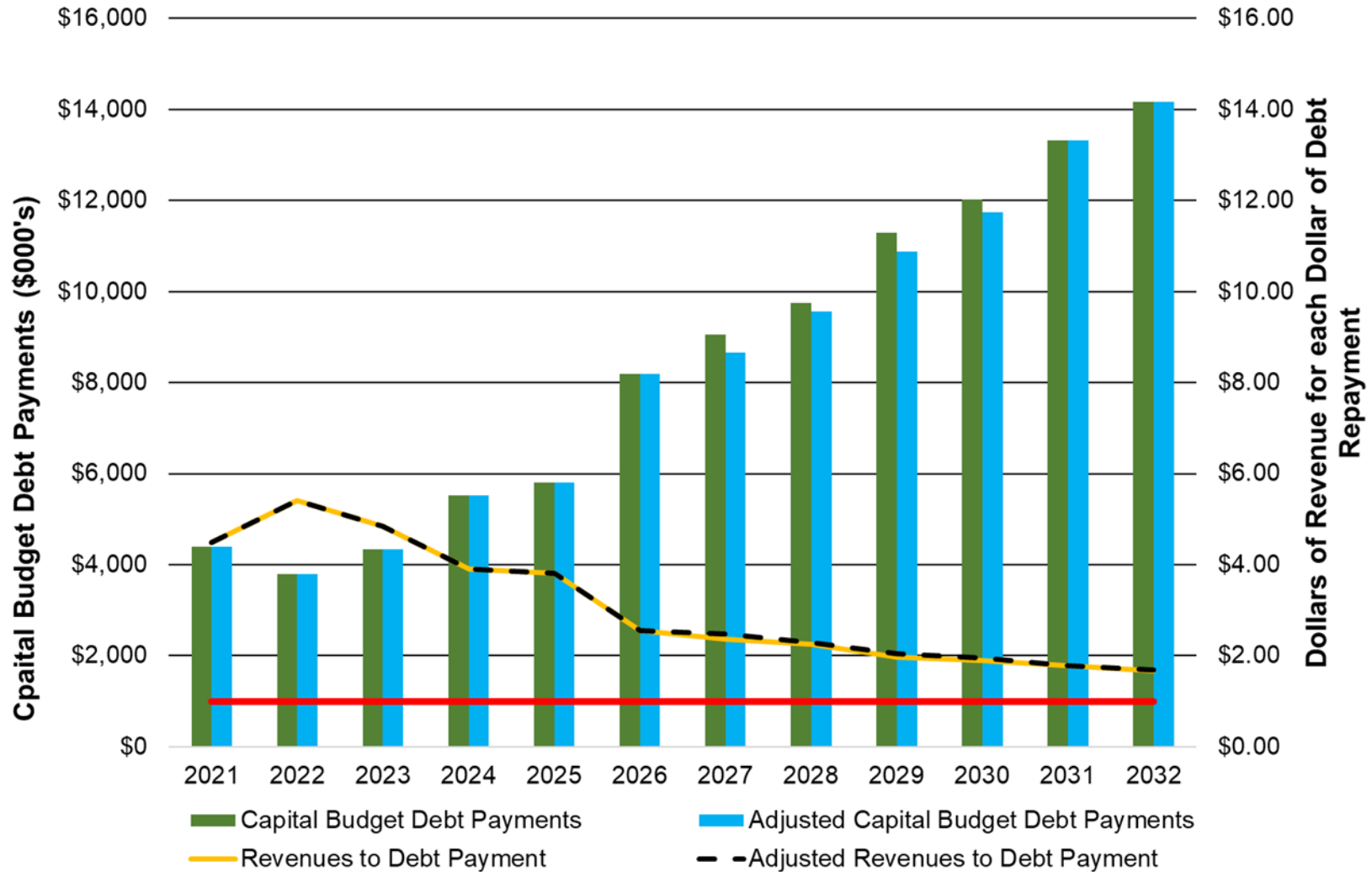


Draft 2023 GMIS Timing Adjustments

Service	Project Description	2022 GMIS Timing	Rationale for Timing Change	2023 GMIS Year	Total Gross Cost
Stormwater	Stoney Creek SWM 7.1	2023	No application on benefitting lands	2025	\$1.8M
Stormwater	Stoney Creek SWM 8	2023	No application on benefitting lands	2025	\$1.9M
Stormwater	Stoney Creek SWM 10	2025	Align with development timing	2027	\$2.7M
Roads	Kilally Rd – Webster-Clarke	2030	Advance a portion to facilitate and strategic work	2023	\$1.5M
Stormwater	Thornicroft Improvements	2026	Construct in advance of N. Lambeth SWM P2 projects	2024	\$4.3M
Stormwater	North Lambeth SWM P2-N	2023	Align with N. Lambeth SWM P2-S timing	2025	\$2.6M
Stormwater	Align project design work for Thornicroft Drain Improvements, N. Lambeth SWM P2-N and N. Lambeth SWM P2-S in 2023				

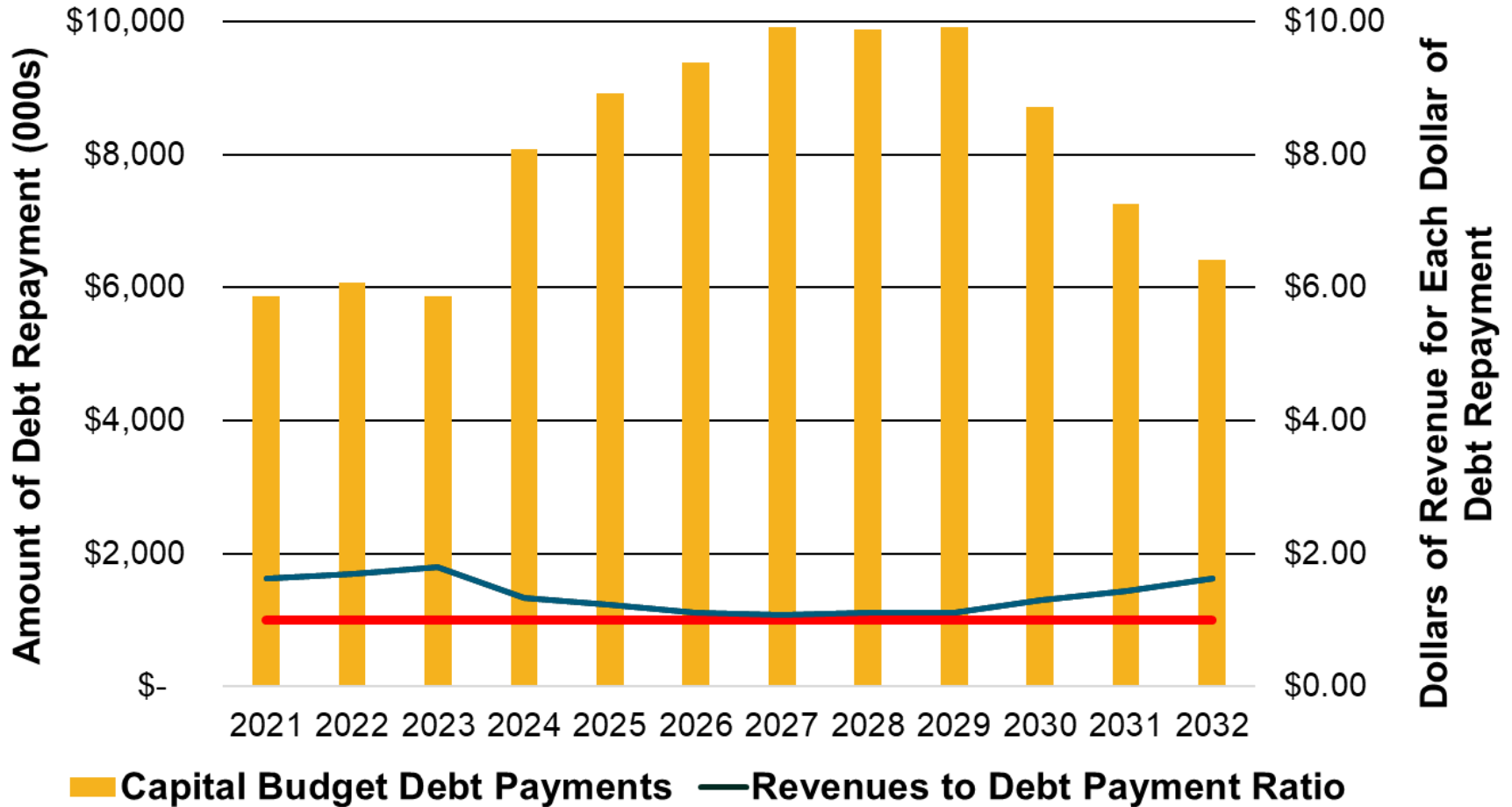


Adjusted Stormwater Reserve Fund





Sanitary Reserve Fund





2025 DC Master Plan Considerations

Current List

Service	Project Description	2022 GMIS	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	Identify ultimate sanitary servicing solution(s) for the Lambeth Area

To Be Added

Service	Project Description	2023 GMIS	Request Year	Comments
Wastewater	Wharncliffe Sewer	2027	2025	Update cost for project to include restoration, etc.
Wastewater	Dundas – Clarke to Creamery Sewer	n/a	n/a	Identify ultimate sanitary servicing solution(s) for the Creamery Area
Wastewater	Wilton Grove East Sewer	n/a	n/a	Identify ultimate sanitary servicing solution(s) for Wilton Grove East



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