

Report to Planning and Environment Committee

To: Chair and Members
From: Planning and Environment Committee
Subject: Scott Mathers P. Eng.,
Deputy City Manager, Housing and Community Growth
2026 Growth Management Implementation Strategy (GMIS)
Update
Public Participation Meeting
Date: June 23, 2025

Recommendation

That, on the recommendation of the Deputy City Manager, Housing and Community Growth regarding the implementation of The London Plan growth management policies applicable to the financing of growth-related infrastructure works, the following actions be taken:

- a) the 2026 Growth Management Implementation Strategy Update **BE APPROVED** as attached in Appendix 'B'; it being noted that:
 - i. Stoney Creek SWMF 7.1 will be cancelled;
 - ii. Stoney Creek SWMF 8 will be rescheduled from 2028 to 2030;
 - iii. Stoney Creek SWMF 10 will be rescheduled from 2028 to 2030;
 - iv. Kilally South, East Basin SWM 2 will be rescheduled from 2026 to 2027;
 - v. Thornicroft Drain Natural Channel Improvements will be rescheduled from 2024 to 2026;
 - vi. North Lambeth SWMF P1 North will be rescheduled from 2029 to 2026;
 - vii. North Lambeth SWMF P1 South will be rescheduled from 2029 to 2027;
 - viii. North Lambeth SWMF P2 South will be rescheduled from 2026 to 2027;
 - ix. North Lambeth P3 (Dingman Tributary D4) will be rescheduled from 2026 to 2027;
 - x. Bradley Avenue Extension – Wonderland to Bostwick will be rescheduled from 2028 to 2033;
 - xi. Pincombe Drain SWMF 5 will be rescheduled from 2027 to 2030;
 - xii. White Oaks SWMF 4 Phase 1 will be rescheduled from 2027 to 2032; and
 - xiii. Murray Mar SWMF 1 will be cancelled.
- b) The Capital Budget **BE ADJUSTED** to reflect the timing changes associated with the projects noted in clause (a) above.
- c) That Civic Administration **BE DIRECTED** to bring forward a report on the implementation potential and next steps of proceeding with the following servicing improvement projects to support multi-unit housing using Housing Accelerator Funding:
 - i. Sewer Extension on Pack Road,
 - ii. Sewer Extension on Exeter Road,
 - iii. Hyde Park Road and Sunningdale Road Servicing Extension-Engineering Design, and
 - iv. Hyde Park Pump Station Upgrade.

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. It allows for timing adjustments to Development Charge (DC) funded projects between DC background studies and is updated annually to ensure project timing continues to align the pace of development while ensuring financial sustainability.

The scope of the 2026 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. Council's adopted Project Evaluation Framework is used to review future infrastructure project timing with the aim of providing a future 3-year supply of single detached residential lots in each greenfield area.

Through the GMIS review process, it is recommended that nine (9) projects be deferred, two (2) projects be cancelled, and two (2) projects be advanced to align the timing of these projects with the expected development. The timing of all remaining GMIS infrastructure is recommended to remain unchanged. Extensive developer and community consultation is a vital part of the GMIS process.

In addition to the timing adjustments, the 2026 GMIS incorporates the review of submissions received under the federal Housing Accelerator Fund (HAF) program. After detailed analysis, five (5) projects are recommended for Council consideration, including sewer and water servicing extensions projects. It is recommended that the identified projects proceed to further design and costing. Civic Administration will bring forward a subsequent report on implementation potential and next steps for these servicing projects.

Linkage to the Corporate Strategic Plan

This recommendation will contribute to the advancement of Municipal Council's 2023-2027 Strategic Plan in the following ways:

- **Strategic Plan Area of Focus: Housing and Homelessness**, by ensuring London's growth and development is well-planned and considers use, intensity, and form.
- **Strategic Plan Area of Focus: Well-Run City**, by ensuring the City of London is trusted, open, and accountable in service of the community.

Analysis

1.0 Background Information

1.1 Previous Reports Related to this Matter

May 26, 2025 – Infrastructure and Corporate Services Committee – 2024 Annual Report on Development Charges Reserve Funds and Development Charges Monitoring

June 18, 2024 – Strategic Priorities and Policy Committee – 2025 Growth Management Implementation Strategy (GMIS) Update.

June 20, 2023 – Strategic Priorities and Policy Committee – 2024 Growth Management Implementation Strategy (GMIS) Update.

June 7, 2022 – Strategic Priorities and Policy Committee – 2023 Growth Management Implementation Strategy (GMIS) Update.

October 20, 2020 – Strategic Priorities and Policy Committee – 2021 Development Charges Update Covering Report and Proposed By-law.

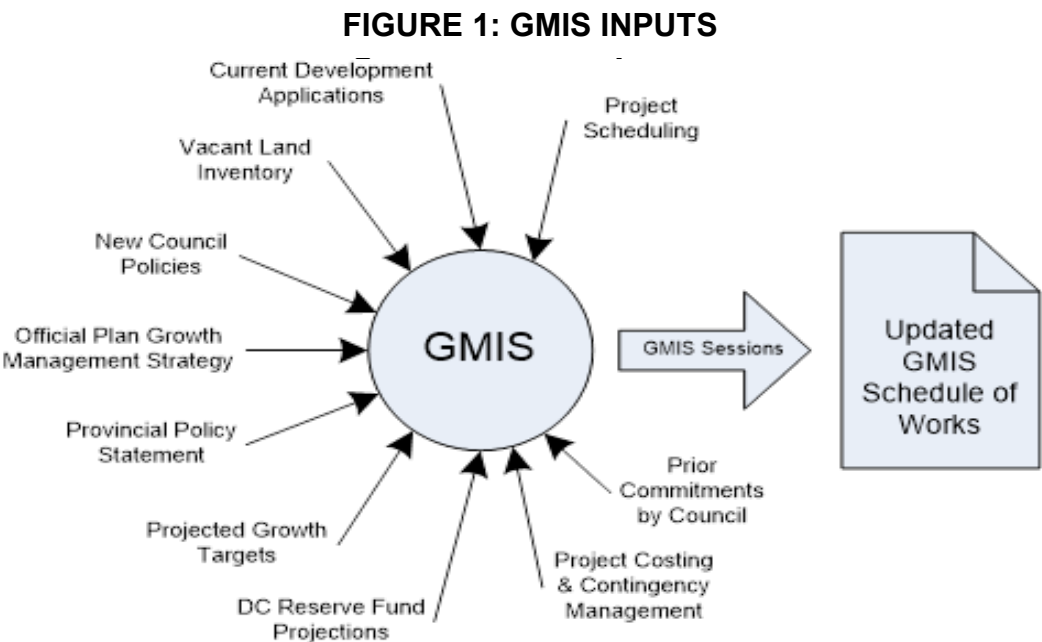
1.2 Background

The London Plan identifies the extent of the City’s Urban Growth Boundary and requires that the municipal services needed to accommodate the planned growth be identified. Through servicing strategies, municipal services are identified as growth-related projects that are then incorporated into each DC Background Study which are prepared at least every ten years. The timing and cost of these projects form the basis for the DC rate calculation, which once approved becomes the charge for new development over the next DC Study period. The DC-funded projects, their timing and the funding sources are then incorporated in the City’s capital budget.

The GMIS is the tool identified by The London Plan that provides flexibility to allow for timing adjustments of DC-funded projects between DC studies. The GMIS is updated annually to ensure project timing continues to align with growth and responds to market conditions while ensuring financial sustainability. The GMIS considers the pace of development, the status of DC reserve funds, and the desires of developers to progress development applications in areas designated by The London Plan for growth.

1.3 GMIS Inputs and Principles

The GMIS update involves the integration 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.



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 were also reviewed and confirmed by the Housing Supply Reference Group in 2023. The principles are:

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 use 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.

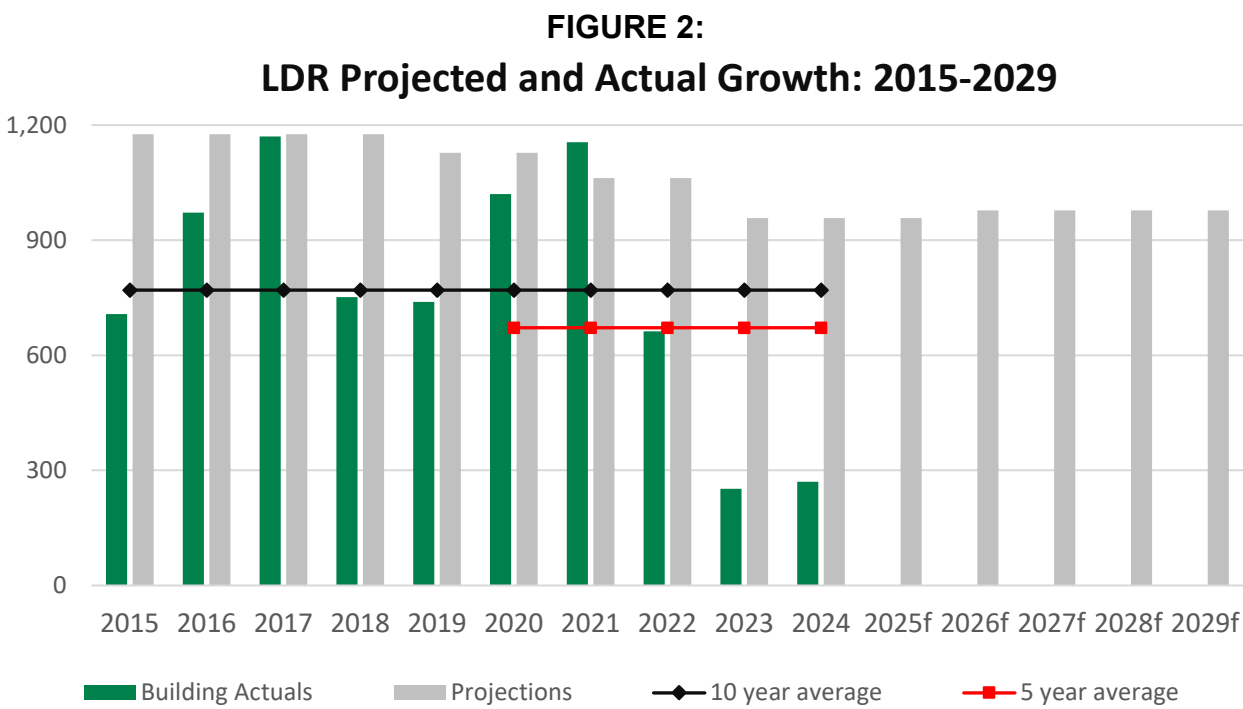
2.0 Discussion and Considerations

2.1 2026 GMIS: Introduction

The 2026 GMIS report builds upon information provided in previous GMIS reports and seeks to sustain adequate servicing of growth areas in the City of London while ensuring financial sustainability. The scope of the 2026 GMIS analysis includes all projects that directly impact specific subdivision or site plan applications with the goal of creating the most efficient servicing solutions possible.

2.2 2026 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. DC 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 2026 GMIS Update, staff reviewed growth levels for all forms of residential and non-residential development. Staff note the following growth observations and trends that impact DC revenues and the 2026 GMIS recommendation:

- In total, residential growth in 2024 resulted in 3,000 new units; just above the 5-year and 10-year historic averages. While the 2024 demonstrated a rebound in permits from a low year in 2023, the figure was still lower than the Council-approved projections. The 2022 Council-approved growth projections expect to exceed these historic averages over the near-to-medium term in response to forecasted population growth.
- In 2024, permits for new low density residential units (i.e., single and semi-detached) increased slightly from 2023, but remained significantly lower compared to previous years and projections. The projected amount of LDR units in 2024 was 958 units while the realized amount was 270 units, for a difference of 688 units. Over the past 3 years,

the LDR category is deficient by 1,794 units. LDR unit construction will require ongoing monitoring, as the projected number of units is higher than the 5- and 10-year historic average. The council-approved projections anticipate 958 LDR units in 2025 and 978 units per year during the 2026-2030 period.

- Medium density (i.e., townhouse/rowhouse) residential growth increased by approximately half in 2024 from a low 2023, nearly reaching the 5-year and 10-year historic averages. New medium density residential (MDR) is anticipated to remain elevated over the coming years due to serviceable supply, a rising demand for this housing form for young adults and retirees, and as a more affordable alternative to single-detached dwellings. The projections anticipate 854 MDR units in 2025 and 862 units per year during the 2026-2030 period.
- High density residential (i.e., apartments) construction saw its strongest growth over the past 10 years, almost triple the growth from a low 2023, rising above the 5- and 10-year historic averages and projections in 2024. There were permits for 2,208 HDR units in 2024. Apartment construction accounted for 74% of permits in 2024, and along with other multi-unit forms is increasing as a proportion of new unit construction. The projection anticipates more than 1,700 HDR units in 2025, and more than 1,400 units per year during the 2026-2030 period. London's apartment vacancy rate is expected to rise due to record high completions and weaker demand; therefore, ongoing monitoring will be required.
- In 2024 commercial development was almost double the 2023 level, rising above the 5-year and 10-year historic averages, but still significantly lower than projected. The realized growth in 2024 was 27,635m² while council-approved projections anticipated 67,786m² per year in 2024 and 2025 and 51,561m² over the medium-term. Monitoring of this activity will be required noting uncertainty related to the economic outlook over the near-to-medium term.
- In 2024 institutional development continued to growth significantly from its low levels in the previous 3 years, outpacing the 5-year and 10-year historic averages, but notably below projected levels. Future institutional construction is difficult to predict as it is cyclical and generally relies on spending by upper levels of government (e.g., universities, schools, hospitals). The forecast anticipates 70,235m² of new institutional growth annually over the medium-term.
- New industrial growth increased in 2024 after a down year in 2023, outpacing the 5-year and 10-year historic averages and remained above the council-approved projection. Longer-term projections for the industrial sector anticipate continued recovery, which coincides with the City's development of new industrial lands attractive to larger industrial users. The forecast anticipates a demand for 55,556m² of new industrial space annually over the medium-term, however monitoring will be required noting uncertainty related to the economic outlook over the near-to-medium term.

2.3 2026 GMIS Industry and Community Consultation

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

A total of nine (9) one-on-one meetings were held with industry and community members, resulting in a wide array of perspectives and infrastructure timing requests for consideration. The interviews provided important information regarding the GMIS Infrastructure Project Evaluation Framework, growth modelling assumptions, development timelines, community benefits, and suggestions for process improvements.

On May 23, 2025, the draft GMIS was presented to the Development Industry and community members, based on feedback received from interviews, growth and reserve

fund analysis and internal discussions with City project managers. Although Staff are not able to accommodate all requests, the continued dialogue through the GMIS process has produced an infrastructure strategy that maximizes development opportunities while maintaining long-term financial sustainability.

2.4 2026 GMIS Requests Review

Through the consultations, one (1) request for project timing to be maintained, three (3) requests for project acceleration, and eight (8) deferral requests were received from developers to realign projects with anticipated development timing. The requests were considered in the context of the eight core principles set out by Council in 2008 and confirmed by the Housing Supply Reference Group in 2023.

The GMIS process uses a series of questions to inform project timing and consider requests to accelerate projects. Each serve 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 the 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 developer interviews.

2.5 2026 GMIS Recommended Project Timing Adjustments

In general, the current timing for projects aligns with the needs of the development community and provides for significant new growth opportunities throughout the City of London. Appendix ‘B’ (2026 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.

From the 2026 GMIS Update analysis, Table 1 below identifies proposed project timing adjustments to last year’s 2025 GMIS Update. Eight (8) stormwater projects and one (1) road project are recommended to be deferred, two (2) stormwater projects are recommended to be cancelled, and two (2) stormwater projects are recommended to be advanced. All other GMIS projects are recommended to maintain their current timing. The final project timing outlined for the 2026 GMIS is subject to the approval of the 2026 Annual Budget Update. ***A more complete discussion of the project timing to be adjusted in the tables below is provided in Appendix ‘D’.***

TABLE 1: 2026 GMIS Project Timing Adjustments

Service	Project Description	Current GMIS Timing	Rationale for Timing Change	Recommended Timing	Total Gross Cost
Stormwater	Stoney Creek SWMF 7.1	2027	Alternate servicing solution identified	Cancel	\$2.1M
Stormwater	Stoney Creek SWMF 8	2028	Require EA addendum for stormwater services	2030	\$2.2M

Service	Project Description	Current GMIS Timing	Rationale for Timing Change	Recommended Timing	Total Gross Cost
Stormwater	Stoney Creek SWMF 10	2028	Require EA addendum for stormwater services	2030	\$3.7M
Stormwater	Kilally South East Basin SWM 3	2026	City deferral recommended to align with EA addendum and Kilally Water	2027	\$8.8M
Stormwater	Thornicroft Drain Natural channel Improvements	2024	City deferral recommended to align with expected timing of developments in the area	2026	\$13.0M
Stormwater	North Lambeth SWMF P2 South	2026	City deferral recommended to align with expected timing of developments in the area	2027	\$3.4M
Stormwater	North Lambeth P3 (Dingman Tributary D4)	2026	City deferral recommended to align with expected timing of developments in the area	2027	\$7.1M
Roads	Bradley Avenue Extension – Wonderland to Bostwick	2028	City deferral recommended due to property acquisition requirement. No plan of subdivision submitted. Improved transportation network project coordination.	2033	\$12.5M
Stormwater	Pincombe Drain SWMF 5	2027	City deferral recommended to align with expected timing of developments in the area	2030	\$3.4M
Stormwater	White Oaks SWMF 4 Phase 1	2027	City deferral recommended to reassess project through the 2028 DC Background Study	2032	\$4.1M
Stormwater	North Lambeth SWMF P1 - North	2029	Developer advancement requested to align with development timing	2026	\$4.1M
Stormwater	North Lambeth SWMF P1 - South	2029	City advancement recommended to align with expected timing of developments in the area	2027	\$3.1M
Stormwater	Murray Mar SWMF 1	2029	No requirement for servicing	Cancel	\$3.8M

2.6 2026 GMIS Developer Requests Not Recommended

Table 2 identifies developer requests received through GMIS interviews that are not being recommended for deferral as part of the 2026 GMIS. In general, Staff are not recommending the following infrastructure timing requests because the projects do not align with expected timing of developments in the area or funding has already been committed. Staff also emphasize that GMIS funding cannot be reallocated to projects that are not identified within the DC Background Study.

TABLE 2: Project Timing Requests Not Recommended by Staff

Service	Project Description	Developer's Request	Current GMIS Timing	Total Gross Cost
Stormwater	North Lambeth SWMF P6 South	2028	2030	\$3.3M
Stormwater	White Oaks SWMF 3 East	Defer	2026	\$6.2M
Water	Lambeth Phase 2 (A21b) – Wonderland Rd	Defer	2026	\$1.4M
Stormwater	Pincombe Drain SWMF P4 West	Defer	2026	\$3.3M
Stormwater	White Oaks Channel Complete Corridor	Defer	2025	\$15.1M
Roads	Bradley Avenue Extension, Wonderland Rd to Bostwick Rd	Advance ("ASAP")	2028	\$12.5M

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

Certain requests beyond the scope of GMIS projects have been consolidated on Table 3. The timing requests can be considered comprehensively through the 2028 DC master planning process. This will ensure that longer-range requests are considered and 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 2028 DC Background Study and By-law. Note that in the table below the “n/a” indicates that there is currently no GMIS project identified in the DC Background Study, or it indicates a request to review timing and/or add a project rather than specific project timing being requested.

TABLE 3: Project Requests to be Considered as Part of The Service Area Master Plans

Project Description	Current Timing	Requested Timing	Future DC Master Plans Request
Sunningdale Rd E (from N. Wenige Dr. To Highbury Ave N.) (Road)	2028 (not GMIS)	Advance	Timing to be reviewed in Master Plan process for 2028 DC Background Study
Commissioners Rd E (east of Jackson Rd) (Road)	2036 (not GMIS)	n/a	Timing and scope to be reviewed in Master Plan process for 2028 DC Background Study
Oxford St W (Westdel Brne to Gideon Dr) (Road)	2031 (not GMIS)	n/a	Timing and scope to be reviewed in Master Plan process for 2028 DC Background Study
Pack Rd trunk sewer (6309 Pack Rd to Col Talbot Rd)	n/a	n/a	Submitted as Housing Accelerator Fund Request, if request is not approved timing and scope will be reviewed in Master Plan process for 2028 DC Background Study

2.7 Financial Impact/Considerations

Maintaining the financial health of the DC reserve funds is essential to ensuring:

- that the timing of critical growth infrastructure is maintained, resulting in development proceeding as planned;
- that the City does not develop an over reliance on debt financing and associated costs to service that debt (interest);
- that the City maintains its AAA credit rating and competitive cost of borrowing; and

- that the need to trigger a DC rate adjustment prior to the next scheduled DC Background Study (2028) is avoided.

To support these objectives, Administration actively monitors and reviews the health and financial sustainability of the DC reserve funds. Due to two consecutive years of slower than anticipated growth and associated DC revenue shortfalls, this analysis, among others, revealed a need for a review of GMIS projects timing and identification of project deferrals and/or releases to correspond with the pace of development.

Development Finance has reviewed the recommended adjustments contained in Appendix B. Based on the analysis, Development Finance confirms the recommended GMIS project timing adjustments (advancements and deferrals) and releases can be accommodated and that they support maintaining the financial health of the DC reserve funds.

2.8 2026 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. The City has assigned \$245 million dollars to be spent on GMIS projects up to 2033 noting that this does not include all projects identified in the DC Background Study.

As of January 1, 2025, across all Greenfield areas there was external servicing (water, sewer, stormwater) capable of accommodating 6,860 new single-detached units (8.8 years of serviced land supply); 3,527 of these units are in Registered and Draft Approved Subdivision plans, which represents 3.6 years of supply.

It is important to note that GMIS infrastructure only provides the opportunity of growth development, because serviceable lands are ultimately made available for dwellings through the subdivision approval process. Subdivision applications in all geographic areas of the City are advancing over the next few years that will provide new opportunities for residential and non-residential greenfield development throughout the City.

2.9 GMIS Booklet

Each year, a “GMIS Booklet” is produced — 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 a project timing table that is beneficial information to developers for subdivision planning.

A draft version of the 2026 GMIS Booklet has been prepared to reflect the recommendations contained in this report. Subject to Council adoption of the 2026 GMIS Update (with revisions where applicable), a final version of the 2026 GMIS Booklet will be prepared. The document will be broadly circulated to developers and City staff as well as being made available on the City’s website.

2.10 Housing Accelerator Fund Requests

As part of this year’s GMIS interviews, developers were also asked to identify potential opportunities for the Housing Accelerator Fund (HAF) to be used towards new or upgraded infrastructure. Staff have received nine (9) submissions for consideration and a staff recommendation will be presented as part of this year’s Housing Accelerator Fund Annual Update Report. Appendix F contains a detailed list of the requested infrastructure, including the developer’s estimates for infrastructure costs and new unit counts. Developers’ unit estimates will require further review through application processes.

Below is a summary of the submissions received:

- Sewer Extension (Pack Rd west to Colonel Talbot Rd)
- Sanitary Sewer Oversizing (Colonel Talbot Rd from Pack Rd to Clayton Walk)

- Sanitary Sewer (Wharncliffe Rd S east to 51 Exeter Rd)
- High Pressure Water (Sunningdale Rd E / Adelaide St N)
- Growth Infrastructure (Sunningdale Rd W / Hyde Park Rd)
- Storm Sewer Extension (555-567 Commissioners Rd W)
- Hydro Pole Relocation (535 Talbot St)
- Storm and Sanitary Sewer Extension (1076-1080 Commissioners Rd W)
- Sanitary Sewer Extension (230 North Centre Rd)

2.10.1 Available Infrastructure Funding

The Housing Accelerator Fund program allows funding to be used to support investments in housing-related Infrastructure. Currently, \$10 million of the available funding has been allocated for servicing improvements for multi-unit housing. Funding for Housing Accelerator eligible projects must be spent by September 2027. The following table provides a list of the projects presented in a previous Housing Accelerator Fund report:

Table 4: Previously Identified Servicing Improvements for Multi-Unit Housing Projects

Servicing Improvements	Estimated New Housing Units	Cost Estimate
Second Street: Sanitary Sewer Upsizing between Oxford Street & Pottersburg Creek	1,600	\$1,900,000
Mud Creek Sanitary Sewer: Sanitary Sewer Upsizing south of Oxford Street	1,500	\$600,000
Windermere Road: Sanitary Sewer Upsizing between Western Road & Richmond Street	7,500	\$2,000,000
Oxford Street: Sanitary Sewer Upsizing between Capulet Walk & Wonderland Road	2,500	\$1,700,000
Sunningdale Road: New Sanitary Sewer between Jordan & Tokala Trail	3,000	\$1,300,000
Total	16,100	\$7,500,000

- Following a more significant review the following two of the projects are unable to proceed at this time:
- Windermere Road: Sanitary Sewer Upsizing between Western Road & Richmond Street
 - Sewer work was originally identified to coordinate with an existing planned transportation project. The transportation project has been deferred beyond the Housing Accelerator Program. This sewer project is no longer feasible as a stand-alone project.
 - Sunningdale Road: New Sanitary Sewer between Jordan & Tokala Trail
 - Sewer work is most cost effective when it is coordinated with a Transportation project. The related Transportation project is scheduled for 2028 and is beyond the timeframe of the Housing Accelerator Program. The sewer project is not feasible as a stand-alone project.

Both projects are necessary for future growth and will be included as part of the 2028 Development Charges Background Study Process. The engineering design of the remaining projects highlighted in Table 4 are currently underway. Once preliminary design is complete revised estimates will be provided in a future committee report.

The removal of the Windermere Road and Sunningdale Road projects results in an additional \$3,300,000 becoming available for other projects. This leaves \$5,800,000 in funding available for Housing Accelerator Funding. In addition, due to cost savings in the completion of the Housing Needs Assessment Study, there is an additional \$200,000 that can be reallocated to support servicing improvements for multi-unit housing projects. Therefore \$6,000,000 remains available for servicing projects.

2.10.2 Infrastructure Submission Review

As part of the 2026 GMIS process City Staff engaged with the development industry on additional infrastructure projects to support more housing in the short term. The intent is to bring forward a recommendation to Council on the use of the remaining funding as part of the 2026 GMIS process.

At its meeting held on December 17, 2024 Municipal Council made the following resolution:

*d) the correspondence from Zelinka Priamo regarding 3095 and 3105 Bostwick Road (Talbot Village) BE REFERRED for consideration during the 2026 Growth Management Implementation Strategy process
This correspondence was also considered as part of this analysis of additional housing accelerator funded projects.*

Nine submissions were received as part of the GMIS process. The submissions are summarised in the following table:

Table 5a: Developer Infrastructure Submissions					
Infrastructure Project	Developer Estimate of Units (1)	Developer Estimate of Cost (2)	Cost per Unit	Submitter	Typical Funding Source
Sewer Extension on Pack Rd	3100	\$900,000	\$290	Southside	DC
Address Colonel Talbot Rd Sewer Capacity Constraints	1875	\$404,000	\$215	Southside	DC
Sewer Extension on Exeter Road	1500	\$660,000	\$440	Foxwood	DC or Developer (3)
Sunningdale Rd E / Adelaide St N Water Servicing	525	\$515,000	\$981	Auburn	Developer
Hyde Park Road and Sunningdale Road Servicing Extension	3000	\$1,351,218	\$450	Auburn	DC
Commissioners Road West Sewer Extension	74	\$65,000	\$878	Tricar	Developer
Kent Street and Talbot Street Hydro Pole Relocate	100	\$25,000	\$250	Tricar	Developer
Sewer Extensions on Commissioners Road	61	Not Available	-	Tricar	Developer
Sewer Extension on North Centre Road	218	\$250,000	\$1,147	Tricar	Developer
Total Requests	10453	\$4,170,218			

Notes:

- (1) The estimated number of units has been provided by the developer and may be dependent on future Council planning decisions.*
- (2) The estimated cost has been provided by the developer or their engineer as preliminary estimates. These costs have not been validated by City Staff.*
- (3) Funding Source depends on the timing of the project. Costs may be covered by a development fund project if the construction coincides with the related road project.*

In addition to these submissions, the following project has been suggested by Civic Administration as an additional project to provide servicing capacity:

Table 5b: City-Led Infrastructure Submission

Infrastructure Project	Estimate of Units	Estimate of Cost	Cost per Unit	Typical Funding Source
Hyde Park Pump Station Upgrade	1900	\$3,350,000	\$1,763	DC
Total	1900	\$3,350,000		

The proposed Hyde Park Pump Station Upgrade would provide additional capacity for residential development in the northwest quadrant of London. This project to upgrade the Hyde Park Pumping Station will offer more capacity for development in London’s northwest quadrant. The current Pumping Station has no remaining capacity available, which prevents further growth in the area and delays delivery of an additional 1900 housing units.

The lands serviced by these pumping station upgrades are highlighted in the following figure:

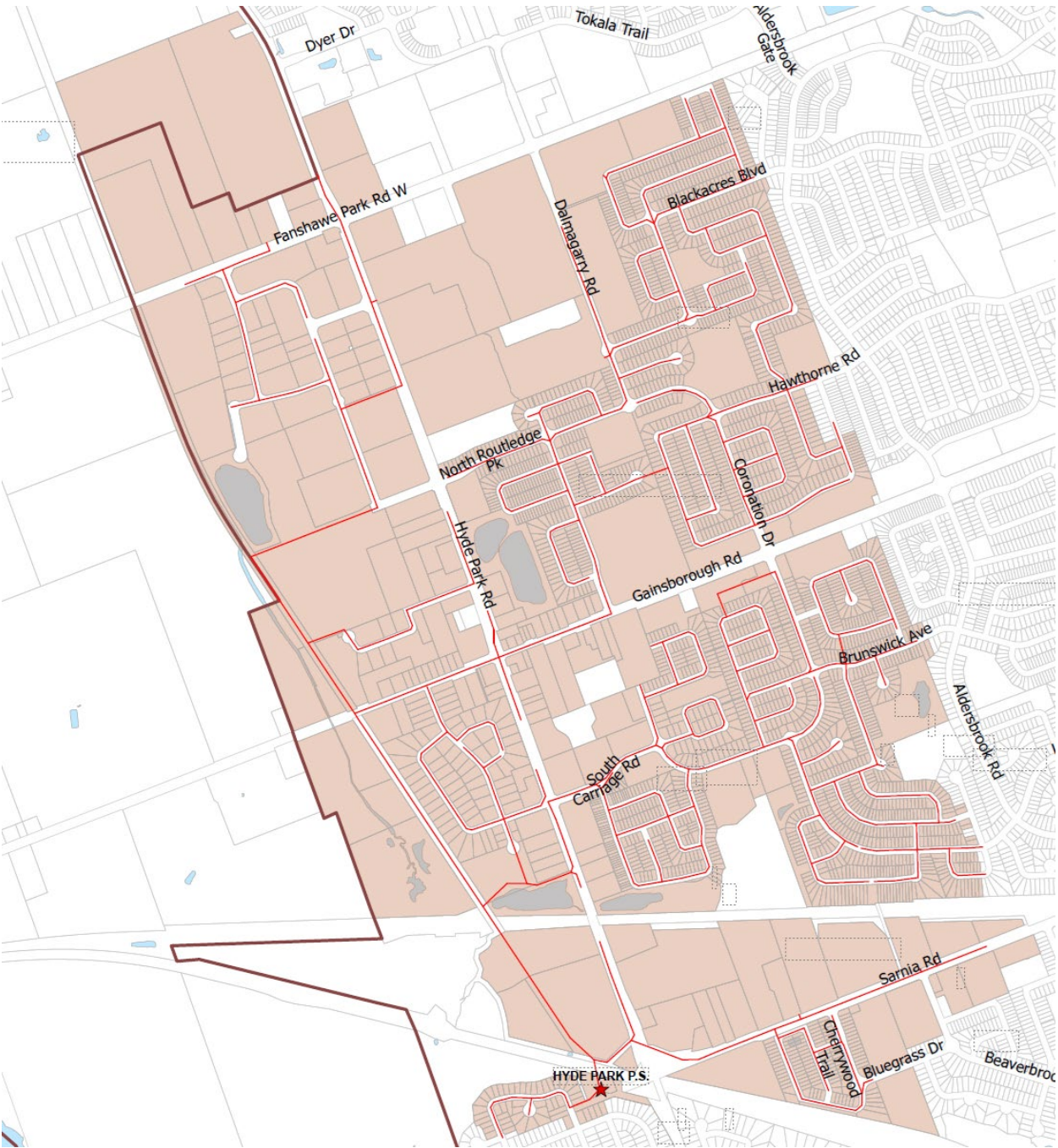


Figure 3: Hyde Park Pump Station Sewage Drainage Area

2.10.3 Infrastructure Submission Evaluation

In order to identify projects for Council consideration several factors were considered including:

- the submission provided cost estimates and unit yields,
- the funding from the work would typically be a development charges claimable cost versus a direct cost to the developer, and
- the ability to construct the project within the housing accelerator prescribed timeframe.

The following table provides a summary of the projects that meet the above criteria:

Table 6: Infrastructure Projects for Council Consideration

Infrastructure Project	Estimate of Units	Estimate of Cost	Cost per Unit	Submitter	Typical Funding Source
Sewer Extension on Pack Rd (from 6309 Pack Rd. To Col. Talbot Rd.)	3100	\$900,000	\$290	Southside	DC
Sewer Extension on Exeter Road (3680 Wonderland/ 1620 Wharncliffe/ 51 and 108 Exeter)	1500	\$660,000	\$440	Foxwood	DC or Developer
Hyde Park Road and Sunningdale Road Servicing Extension- Engineering-Design	3000	\$300,000	(1)	Auburn	DC
Hyde Park Pump Station Upgrade	1900	\$3,350,000	\$1,763	City	DC
Total		\$5,210,000			
Remaining		\$6,000,000			
Difference		\$790,000			

Notes:

- (1) The project costs only includes the engineering design portion of the project so a cost per unit has not been provided.

As shown above the recommended funding requests are less than the currently available funding by \$790,000. It is recommended that this funding be retained as a contingency until preliminary designs are complete.

The following projects have been put forward for Council consideration due to their favorable cost per unit ratio, are typically funded by development charges, and can move forward within the Housing Accelerator funding window:

- Sewer Extension on Pack Road,
- Sewer Extension on Exeter Road,
- Hyde Park Road and Sunningdale Road Servicing Extension: Engineering Design, and
- Hyde Park Pump Station Upgrade.

Further detailed review by the Environment and Infrastructure team is required to identify next steps and any impacts on typically coordinated projects including scheduled road improvements and to confirm project costs. If these projects are to move forward it is recommended that Civic Administration bring back a report highlighting the implementation potential and next steps of proceeding with these projects.

2.11 Next Steps

Pending the adoption of the recommendations of this report, Staff will reflect the GMIS changes in the capital budget and collectively work towards addressing any implementation challenges to ensure infrastructure projects are delivered in a timely manner, consistent with the completion of development approvals.

On December 17, 2024, Council Direction was received to identify and incorporate eligible growth infrastructure projects located within priority intensification areas of the Built Area Boundary into the GMIS upon the completion of the 2028 Development Charges Background Study. Following approval of the 2028 DC Background Study, intensification projects will be included in the GMIS program. These actions are consistent with the Targeted Actions report approved by Council in April 2024.

Conclusion

The GMIS is an important tool for Council to coordinate growth infrastructure with development approvals and to manage available financial resources. The ability to provide flexibility and address warranted growth needs is maintained. The 2026 GMIS Update includes requested adjustments of growth infrastructure projects, consistent with economic conditions and level of development activity.

The 2026 GMIS Update recommendations provide for infrastructure investment timing that can accommodate a wide range of future housing demand scenarios. Staff will continue to work with and consult with developers and community members 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.

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Deputy City Manager, Planning and Economic Development

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Appendix ‘A’: GMIS Infrastructure Project Evaluation Framework

Appendix ‘B’: 2026 GMIS Project Tables and Figures:

- Table B1 - GMIS Annual Update 2026: Detailed List of Works and Costs by Service Projects
- Figure B1 - GMIS Annual Update 2026: Works Map

- Appendix ‘C’: GMIS Contacts: Development Industry and Community
- Appendix ‘D’: Rationale for 2026 GMIS Project Timing Adjustments
- Appendix ‘E’: Detailed Commentary Regarding Developer Infrastructure Requests
- Appendix ‘F’: Detailed List of Housing Accelerator Fund Requests

Appendix A – GMIS Infrastructure 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, maintain timing/defer project).
- c) **Can we afford the project?** (If yes, consider project acceleration; if no, maintain timing/defer project, or alternatively 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 9% to account for construction within the Built-Area Boundary and a further 11% to address detached dwellings 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: 15%
 - Northwest: 20%
 - Northeast: 10%
 - Southeast: 15%
 - Southwest: 25%
 - 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 2026 GMIS growth modelling are provided in the following tables.

North Demand and Supply Analysis

LDR units/Year Watson Scenario		958	978	978	978	978	978	938	938	938	938	938
* 91% on greenfield lands		776	792	792	792	792	792	760	760	760	760	760
* 11% of unit construction as VLC	Capture %	15%	15%	15%	20%	20%	20%	20%	25%	25%	38%	

May 2025

	0	1	2	3	4	5	6	7	8	9	10
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Opening Supply	32	2269	4724	7001	9084	11118	13087	15198	17318	19233	21075
Add: New Supply		2353	2574	2396	2241	2193	2127	2263	2310	2105	2034
Subtotal		2385	4843	7120	9242	11277	13245	15350	17508	19423	21267
Subtract: Demand		116	119	119	158	158	152	190	190	192	290
Years of Serviced Supply		20.5	40.8	59.9	58.3	71.2	83.6	101.0	92.1	102.2	110.6
Carry-Over		2269	4724	7001	9084	11118	13087	15198	17318	19233	21075

Subdivisions Legend

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

Infrastructure Project Timing Legend

	2021 DC Study construction timing maintained
X	Proposed 2026 GMIS Timing Adjustment

Subdivisions	Serviced Year	Reg'n Year	Total	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
39T-07502 Ph 1	Serviced		229	57	57	57	58	0	0	0	0	0	0	0	0	0	0	0	0
39T-07502 Ph 2	2030		11							11	0	0	0	0	0	0	0	0	0
39T-09501_0	Serviced		137	46	46	45	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-09501_4	Serviced		108	54	54	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-11502_0	Serviced		138	46	46	46	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-16503_0	Serviced		47	47	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-18501_2	Serviced		32	32	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-18501_3	Serviced		34		34	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-23503_0	Serviced		231	46	46	46	46	47	0	0	0	0	0	0	0	0	0	0	0
SC-100	Serviced	2026	34		34	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SC-101	Serviced	2027	37		34	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SC-105	Serviced	2026	17		17	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SC-106	2030	2033	15			0		0	0	0	0	15	0	0	0	0	0	0	0
SC-107	2030	2032	113							56	57	0	0	0	0	0	0	0	0
SC-108	2030	2032	52							52	0	0	0	0	0	0	0	0	0
SC-109	2030	2031	26							26	0	0	0	0	0	0	0	0	0
SC-110	2027	2032	27							27	0	0	0	0	0	0	0	0	0
SC-111	2030	2031	57							28	29	0	0	0	0	0	0	0	0
SC-113	2030	2032	3							3	3	0	0	0	0	0	0	0	0
SC-900	2030	2031	38							38	0	0	0	0	0	0	0	0	0
SC-901	2030	2031	32							32	0	0	0	0	0	0	0	0	0
SC-902	2030	2032	13							13	13	0	0	0	0	0	0	0	0
SD-100	Serviced	2026	63		31	32	0	0	0	0	0	0	0	0	0	0	0	0	0
SD-900	Serviced	2026	7		7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SD-901	Serviced	2026	3		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UP-103	Serviced	2026	39		39	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UP-104	2027	2030	123						41	41	41	0	0	0	0	0	0	0	0
UP-105	2027	2029	17					17	0	0	0	0	0	0	0	0	0	0	0
UP-106	2027	2028	14				14	0	0	0	0	0	0	0	0	0	0	0	0

Note: No application (grey) supply includes vacant Op Designated VU1 LDR lands.

Northwest Demand and Supply Analysis

LDR Units/Year Watson Scenario		958	978	978	978	978	978	938	938	938	938
* 91% on greenfield lands		776	792	792	792	792	792	760	760	760	760
* 11% of unit construction as VLC		Capture %	20%	20%	15%	15%	15%	15%	0%	0%	0%

May 2025

	0	1	2	3	4	5	6	7	8	9	10
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Opening Supply	285	265	306	274	206	134	114				
Add: New Supply	135	200	86	51	47	99	0				
Subtotal	420	465	392	325	253	233	114				
Subtract: Demand	155	158	119	119	119	119	114				
Years of Serviced Supply	2.7	2.9	3.3	2.7	2.1	2.0	1.0				
Remaining	265	306	274	206	134	114	0				

Note: Urban Growth Boundary Review in progress

	Serviced Year	Reg'n Year	Total	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Subdivisions																			
39T-03505_0	Serviced		81	40	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-05512_0	Serviced		83	42	41	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-11503_0	Serviced		106	53	53	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-21506_0	Serviced		52			52	0	0	0	0	0	0	0	0	0	0	0	0	0
FH-100	2030+	TBD	96		-		-		-	-	-	-	-	-	-	-	-	-	-
FH-101	Serviced	2026	19		19	0	0		0	0	0	0	0	0	0	0	0	0	0
FH-102	Serviced	2030	42						42	0	0	0	0	0	0	0	0	0	0
HP-101	Serviced	2030	57						57	0	0	0	0	0	0	0	0	0	0
HP-102	Serviced	2028	41						0	0	0	0	0	0	0	0	0	0	0
HP-103	Serviced	2028	51				51	0	0	0	0	0	0	0	0	0	0	0	0
HP-104	Serviced	2026	79		35	34	0	0	0	0	0	0	0	0	0	0	0	0	0
HP-105	Serviced	2026	11		11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total	-	-	718	135	200	86	51	47	99	0	0	0	0	0	0	0	0	0	0

Note: No application (grey) supply includes vacant OP Designated VLI LDR lands.
Note: 2030+ indicates projects to be identified through 2028 DC Background Study

Infrastructure Projects	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	2042
n/a																		

Subdivisions Legend

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

Infrastructure Project Timing Legend

	2021 DC Study construction timing maintained
X	Proposed 2026 GMIS Timing Adjustment

Northeast Demand and Supply Analysis

LDR Units/Year Watson Scenario		958	978	978	978	978	978	978	938	938	938	938	938
* 91% on greenfield lands		776	792	792	792	792	792	792	760	760	760	760	760
* 11% of unit construction as VLC		Capture %	10%	10%	15%	17%	17%	17%	20%	20%	22%	22%	

May 2025

		0	1	2	3	4	5	6	7	8	9	10
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	
Opening Supply	6	2037	4105	6100	8110	10190	12262	14319	16289	18304	20300	
Add: New Supply	2109	2147	2114	2144	2215	2207	2186	2122	2167	2163	2196	
Subtotal	2115	4184	6219	8244	10325	12397	14448	16441	18456	20467	22496	
Subtract: Demand	78	79	119	135	135	135	129	152	152	167	166	
Years of Serviced Supply	27.3	52.8	52.4	61.2	76.7	92.1	111.8	108.2	121.4	122.4	135.8	
Remaining	2037	4105	6100	8110	10190	12262	14319	16289	18304	20300	22330	

Note: Urban Growth Boundary Review in progress

Subdivisions	Serviced Year	Reg'n Year	Total	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
39T-20502_0	Serviced		66	50	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-24506_0	Serviced		225		56	56	56	56	0	0	0	0	0	0	0	0	0	0	0
CM-104	2030+	TBD	78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CM-105	2030+	TBD	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CM-106	Serviced	2025	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FS-100	Serviced	2025	93	31	31	31	0	0	0	0	0	0	0	0	0	0	0	0	0
HH-102	Serviced	2025	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HH-115	2030+	TBD	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HH-116	2030+	TBD	39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HH-117	Serviced	2026	16		16	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HH-118	Serviced	2026	7		7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HH-120	2027	2028	11				11	0	0	0	0	0	0	0	0	0	0	0	0
HH-121	2027	2029	83					41	42	0	0	0	0	0	0	0	0	0	0
HH-122	2027	2029	163						54	54	55	0	0	0	0	0	0	0	0
HH-123	2027	2029	120									40	40	40	0	0	0	0	0
HH-124	2026	2029	35					35	0	0	0	0	0	0	0	0	0	0	0
HH-125	2026	2029	162					54	54	54	0	0	0	0	0	0	0	0	0
HH-126	2027		5							5	0	0	0	0	0	0	0	0	0
HH-127	2027		225									56	56	56	57	0	0	0	0
HH-900	2030+	TBD	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HH-901	2030+	TBD	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HH-902	2030+	TBD	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HH-903	2030+	TBD	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HH-904	2027		10						10	0	0	0	0	0	0	0	0	0	0
HH-905	2027		5						5	0	0	0	0	0	0	0	0	0	0
HH-906	2027		42							42	0	0	0	0	0	0	0	0	0
HH-907	2027		35								35	0	0	0	0	0	0	0	0
HH-908	2027		8						8	0	0	0	0	0	0	0	0	0	0

Note: No application (grey) supply includes vacant OP Designated VU LDR lands.

Note: 2030+ indicates projects to be identified through 2028 DC Background Study

Subdivisions Legend

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

Infrastructure Project Timing Legend

	2021 DC Study construction timing maintained
X	Proposed 2026 GMIS Timing Adjustment

Southeast Demand and Supply Analysis

UDR Units/Year Watson Scenario	958	978	978	978	978	938	938	938	938	938	938	938
* 91% on greenfield lands	776	792	792	792	792	760	760	760	760	760	760	760
* 11% of unit construction as VLC	Capture %	15%	15%	15%	15%	15%	17%	17%	17%	13%	0%	

	0	1	2	3	4	5	6	7	8	9	10
	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
Opening Supply	593	615	676	709	661	587	469	355	225	96	
Add: New Supply	138	180	152	71	45	0	0	0	0		
Subtotal	731	795	828	780	706	587	469	355	225	96	
Subtract: Demand	116	119	119	119	119	119	114	129	129	97	
Years of Serviced Supply	6.3	6.7	7.0	6.6	5.9	4.9	4.1	2.7	1.7	1.0	
Remaining	615	676	709	661	587	469	355	225	96	0	

Note: Urban Growth Boundary Review in progress

[illegible]

Note: No application (grey) supply includes vacant OP Designated VLI LDR lands.

Note: 2030+ indicates projects to be identified through 2028 DC Background Study

[illegible]

Subdivisions Legend

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

Infrastructure Project Timing Legend	
	2021 DC Study construction timing maintained
X	Proposed 2026 GMIS Timing Adjustment

Infrastructure Project Timing Legend	
	2021 DC Study construction timing maintained
X	Proposed 2026 GMIS Timing Adjustment

Southwest Demand and Supply Analysis

LDR Units/Year Watson Scenario		958	978	978	978	978	978	938	938	938	938
* 91% on greenfield lands		776	792	792	792	792	792	760	760	760	760
* 11% of unit construction as VIC	Capture %	25%	25%	25%	33%	33%	33%	38%	38%	40%	40%

May 2025

	0	1	2	3	4	5	6	7	8	9	10
Opening Supply	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	423	445.1	8880	13196	17793	22326	26585	30713	34686	38659	42608
Add: New Supply	4222	4627	4515	4858	4795	4520	4379	4261	4262	4253	4521
Subtotal	4645	9078	13395	18054	22588	26846	30964	34974	38948	42912	47129
Subtract: Demand	194	198	199	261	261	261	251	289	289	304	304
Years of Serviced Supply	23.9	45.8	67.4	69.1	86.4	102.7	123.5	121.1	134.9	141.2	155.0
Remaining	4451	8880	13196	17793	22326	26585	30713	34686	38659	42608	46825

Note: Urban Growth Boundary Review in progress

Subdivisions	Serviced Year	Reg'n Year	Total	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
39T-12503_0	Serviced		80	40	40	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-14502_0	Serviced		5	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-16509_0	Serviced		12	12	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-17503_2	Serviced		118	40	40	38	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-21502_0	Serviced		60	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-21507_0	2026		80			40	40	0	0	0	0	0	0	0	0	0	0	0	0
39T-22502_0	Serviced		307	44	44	44	44	44	44	43	0	0	0	0	0	0	0	0	0
39T-23501_0	Serviced		27		27	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-24501_0	Serviced		140				47	47	46	0	0	0	0	0	0	0	0	0	0
39T-24502_0	2026		47			47	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-24504_0	Serviced		74			37	37	0	0	0	0	0	0	0	0	0	0	0	0
BT-100	2033	2035	59											59	0	0	0	0	0
BT-101	2027	2029	56					28	28	0	0	0	0	0	0	0	0	0	0
BT-103	2027	2029	74					35	39	0	0	0	0	0	0	0	0	0	0
BT-104	2029	2029	14					14	0	0	0	0	0	0	0	0	0	0	0
BT-105	2027	2028	6				6	0	0	0	0	0	0	0	0	0	0	0	0
BT-106	Serviced	2026	22		22	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BT-107	2028	2030	220						55	55	55	55	0	0	0	0	0	0	0
BT-108	2027	2028	107				53	54	0	0	0	0	0	0	0	0	0	0	0
BT-900	2027	2028	16				16	0	0	0	0	0	0	0	0	0	0	0	0
BT-901	2029	2029	8					8	0	0	0	0	0	0	0	0	0	0	0
BT-902	2027	2029	7					7	0	0	0	0	0	0	0	0	0	0	0
LB-101	2030+	TBD	42						0	0	0	0	0	0	0	0	0	0	0
LB-102	2030+	TBD	21						0	0	0	0	0	0	0	0	0	0	0
LB-103	2030+	TBD	11						0	0	0	0	0	0	0	0	0	0	0
LB-104	2030+	TBD	23						0	0	0	0	0	0	0	0	0	0	0
LB-105	2030	2032	206						0		51	51	52	52	0	0	0	0	0

Note: No application (grey) supply includes vacant OP Designated VLI LDR lands.

Note: 2030+ indicates projects to be identified through 2028 DC Background Study

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

Infrastructure Project Timing Legend	
	2021 DC Study construction timing maintained
X	Proposed 2026 GMIS Timing Adjustment

Subdivisions	Serviced Year	Reg'n Year	Total	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
LB-106	Serviced 2030	2032	73																
LB-110	Serviced	2026	14		14	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-117	Serviced	2027	77			38	39	0	0	0	0	0	0	0	0	0	0	0	0
LB-118	Serviced	2026	8		8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-119	Serviced	2027	11			11	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-120	Serviced	2026	27		27	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-121	Serviced	2026	38		38	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-122	Serviced	2026	15		15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-123	Serviced	2027	40			40	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-124	Serviced	2026	45		45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-902	Serviced	2027	3			3	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-903	Serviced	2027	8			8	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-904	Serviced	2027	1			1	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-905	Serviced	2027	5			5	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-906	Serviced	2028	26				26	0	0	0	0	0	0	0	0	0	0	0	0
LB-907	Serviced	2028	15				15	0	0	0	0	0	0	0	0	0	0	0	0
LB-908	Serviced	2026	20		20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-909	Serviced	2026	22		22	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-910	2030+	TBD	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-911	2030+	TBD	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-101	2026	2028	75				37	38	0	0	0	0	0	0	0	0	0	0	0
LW-102	2026	2028	123				41	41	41	0	0	0	0	0	0	0	0	0	0
LW-103	2026	2028	35				35	0	0	0	0	0	0	0	0	0	0	0	0
LW-104	2026	2028	198				49	49	50	50	0	0	0	0	0	0	0	0	0
LW-106	2030+	TBD	176	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-107	2030+	TBD	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-108	2033	2034	14										14	0	0	0	0	0	0
LW-109	2033	2035	148										49	49	50	0	0	0	0
LW-110	2027	2029	10					10	0	0	0	0	0	0	0	0	0	0	0
LW-111	2027	2029	109					54	55	0	0	0	0	0	0	0	0	0	0
LW-112	2033	2035	111											55	56	0	0	0	0
LW-113	2033	2035	4											4	0	0	0	0	0
LW-114	2033	2035	117											58	58	0	0	0	0
LW-115	Serviced	2026	11		11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LW-116	2026	2028	40				40	0	0	0	0	0	0	0	0	0	0	0	0
LW-117	2027	2029	140					46	47	47	0	0	0	0	0	0	0	0	0
LW-700	2030	2031	1301							54	54	54	54	54	54	54	54	54	54
LW-701	2030	2031	68							68	0	0	0	0	0	0	0	0	0
LW-900	2026	2028	30				30	0	0	0	0	0	0	0	0	0	0	0	0
LW-901	2030+	TBD	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-902	2030+	TBD	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-903	2030+	TBD	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-904	2033	2034	4										4	0	0	0	0	0	0

Note: No application (grey) supply includes vacant OP Designated VLI LDR lands.
Note: 2030+ indicates projects to be identified through 2028 DC Background Study

West Demand and Supply Analysis

LDR Units/Year Watson Scenario	958	978	978	978	978	978	938	938	938	938	938
* 91% on greenfield lands	776	792	792	792	792	792	760	760	760	760	760
* 11% of unit construction as VIC	Capture %	15%	15%	15%	0%	0%	0%	0%	0%	0%	0%

May 2025

	0	1	2	3	4	5	6	7	8	9	10
Opening Supply	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035
	116	91	66								
Add: New Supply	91	94	52								
Subtotal	207	185	118								
Subtract: Demand	116	119	118								
Years of Serviced Supply	1.8	1.6	1.0								
Remaining	91	66	0								

Note: Urban Growth Boundary Review in progress

Subdivisions	Serviced Year	Reg'n Year	Total	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
39T-21501_0	Serviced		36	36	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
BY-111	2030+	TBD	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WH-100	Serviced	2025	158	53	53	52	0	0	0	0	0	0	0	0	0	0	0	0	0
WH-101	Serviced	2025	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WH-102	Serviced	2026	27	27	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WH-900	Serviced	2026	4	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WH-901	Serviced	2026	7	7	7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WH-902	Serviced	2026	3	3	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
WM-114	2030+	TBD	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WM-115	2030+	TBD	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WM-116	2030+	TBD	138	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WM-117	2030+	TBD	30	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WM-118	2030+	TBD	47	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WM-700	2030+	TBD	28	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WM-701	2030+	TBD	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WM-702	2030+	TBD	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WM-902	2030+	TBD	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
WM-903	2030+	TBD	8	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total	-	-	515	91	94	52	0	0	0	0	0	0	0	0	0	0	0	0	0

Note: No application (grey) supply includes vacant OP Designated VU LDR lands.
Note: 2030+ indicates projects to be identified through 2028 DC Backround Study

Infrastructure Project Timing	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Oxford St - Commissioners Rd to Westdel Brn																

Subdivisions Legend

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

Infrastructure Project Timing Legend

	2021 DC Study construction timing maintained
X	Proposed 2026 GMIS Timing Adjustment

Appendix B – 2026 GMIS Project Tables and Figures

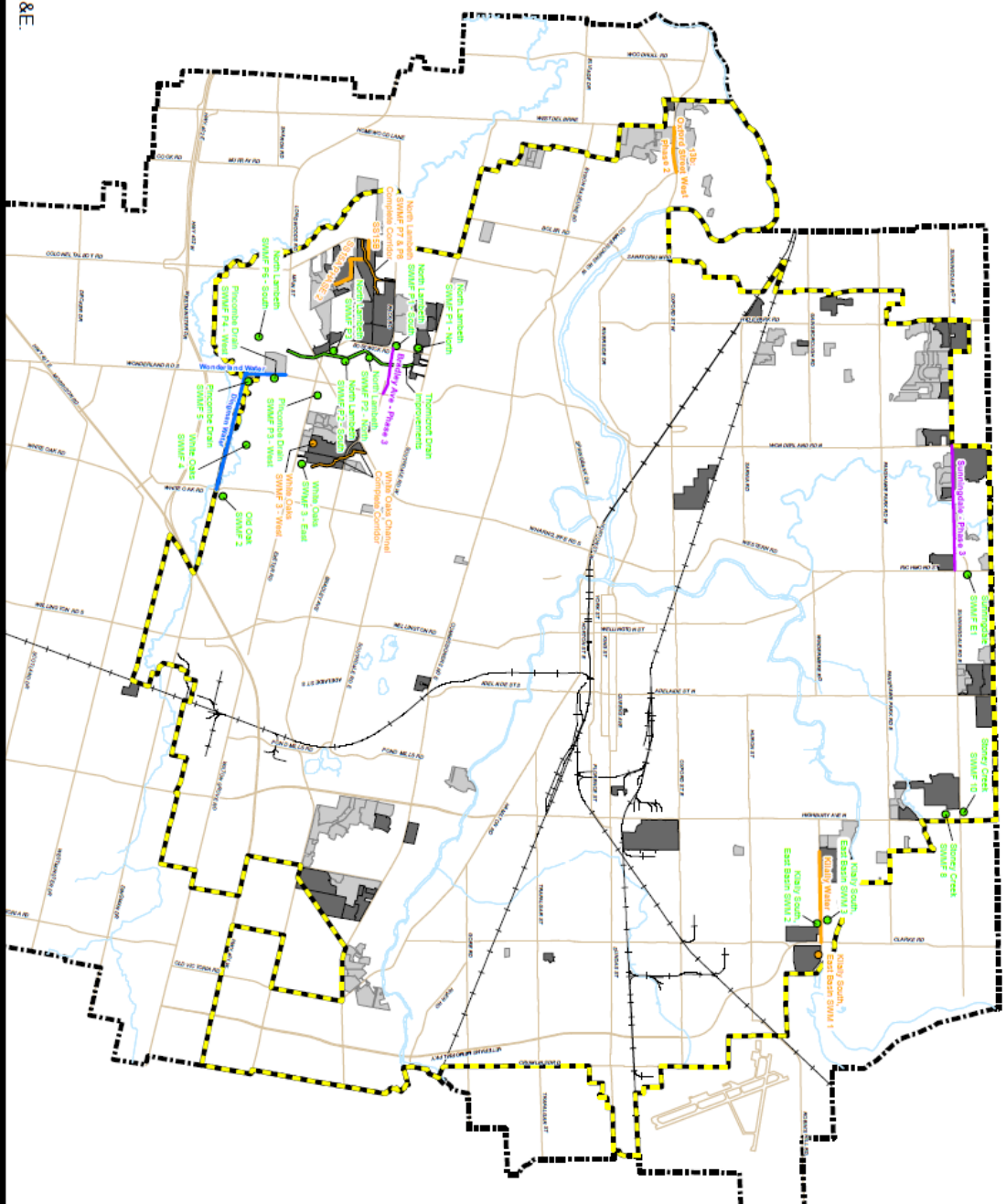
Table B1: GMIS ANNUAL UPDATE 2026
DETAILED LIST OF WORKS AND COSTS BY AREA

2025 GMIS TIMING	2026 GMIS TIMING	PROJECT DESCRIPTION			BUDGET	GROWTH		NON-GROWTH	
		DC ID	GENERAL DESCRIPTION	Service					
		BUILT AREA							
2025-2034	2025-2034	DC19MS1002	Storm Sewer - Built Area Works	SWM	\$38,464,205	55.5%	\$21,347,634	44.5%	\$17,116,571
2025-2034	2025-2034	DC19WW1002	Wastewater Servicing - Built Area Works	Wastewater	\$23,825,955	37.6%	\$8,958,559	62.4%	\$14,867,396
2025-2034	2025-2034	DC19WD1002	Watermain - Built Area Works	Water	\$2,891,640	56.0%	\$1,619,318	44.0%	\$1,272,322
		TOTAL BUILT AREA PROJECTS			\$65,181,800		\$31,925,511		\$33,256,289
		NORTH Stoney Creek							
2028	2030	DC14MS0036	Stoney Creek SWMF 8	SWM	\$2,244,083	100.0%	\$2,244,083	0.0%	\$0
2027	Cancel	DC14MS0033	Stoney Creek SWMF 7.1	SWM	\$2,142,306	100.0%	\$2,142,306	0.0%	\$0
2028	2030	DC14MS0034	Stoney Creek SWMF 10	SWM	\$3,695,404	100.0%	\$3,695,404	0.0%	\$0
		TOTAL STONEY CREEK PROJECTS			\$8,081,793		\$8,081,793		\$0
2027	2027	DC14MS0038	Sunningdale SWMF E1	SWM	\$4,299,514	100.0%	\$4,299,514	0.0%	\$0
		TOTAL UPLANDS PROJECTS			\$4,299,514		\$4,299,514		\$0
		TOTAL NORTH PROJECTS			\$12,381,307		\$12,381,307		\$0
		NORTHEAST Huron Heights							
2024	2024	DC14WD0040	Kilally (A30) Growth Area - Kilally Road. (Highbury to Clarke) Phase 2	Water	\$6,294,831	100.0%	\$6,294,831	0.0%	\$0
2024	2024	DC14MS0009	Kilally South, East Basin SWM 1	SWM	\$7,652,743	100.0%	\$7,652,743	0.0%	\$0
2026	2027	DC21MS0001	Kilally South, East Basin SWM 2	SWM	\$8,837,433	100.0%	\$8,837,433	0.0%	\$0
2027	2027	DC21MS0002	Kilally South, East Basin SWM 3	SWM	\$4,099,265	100.0%	\$4,099,265	0.0%	\$0
		TOTAL NORTHEAST PROJECTS			\$26,884,272		\$26,884,272		\$0
		WEST							
2025	2025	DC14RS0052	13b: Oxford Street West-Phase 2 - Commissioners to Westdel Bourne (2 to 4 through lanes)	Roads	\$13,568,242	92.0%	\$12,482,783	8.0%	\$1,085,459
		TOTAL WEST PROJECTS			\$13,568,242		\$12,482,783		\$1,085,459
		SOUTHWEST Bostwick							
2024	2026	DC21MS0012	Thornicroft Drain Natural Channel Improvements	SWM	\$13,003,474	42.0%	\$5,461,459	58.0%	\$7,542,015
2028	2028	DC21MS0010	North Lambeth SWMF P2 - North	SWM	\$3,240,714	100.0%	\$3,240,714	0.0%	\$0
2026	2027	DC14MS0020	North Lambeth SWMF P2 - South	SWM	\$3,359,485	100.0%	\$3,359,485	0.0%	\$0
2026	2027	DC14MS0019	North Lambeth P3 (Dingman Tributary D4)	SWM	\$7,089,268	100.0%	\$7,089,268	0.0%	\$0
2028	2033	DC14RS0047	Bradley Avenue Extension - Wonderland to Bostwick (New 4 through lanes)	Roads	\$12,454,813	100.0%	\$12,454,813	0.0%	\$0
		TOTAL BOSTWICK PROJECTS			\$39,147,754		\$31,605,739		\$7,542,015
		Lambeth							
2028	2028	DC19WW1003	Wharnccliffe Road South - Campbell Street to Bostwick Road	Wastewater	\$1,510,245	90.0%	\$1,359,221	10.0%	\$151,025
2030	2030	DC14MS0022	North Lambeth SWMF P6 - South	SWM	\$3,301,215	100.0%	\$3,301,215	0.0%	\$0
		TOTAL LAMBETH PROJECTS			\$4,811,460		\$4,660,436		\$151,025
		Longwoods							
2024	2024	DC14MS0039	White Oaks SWMF 3 - West	SWM	\$3,710,472	100.0%	\$3,710,472	0.0%	\$0
2026	2026	DC21MS0007	White Oaks SWMF 3 - East	SWM	\$6,167,982	100.0%	\$6,167,982	0.0%	\$0
2025	2025	DC21MS0008	White Oaks Channel Complete Corridor (Whamcliffe to White Oaks 3E)	SWM	\$15,077,189	68.1%	\$10,267,566	31.9%	\$4,809,623
2026	2026	DC21MS0004	Pincombe Drain SWMF P3 - West	SWM	\$4,612,889	100.0%	\$4,612,889	0.0%	\$0
2026	2026	DC21MS0005	Pincombe Drain SWMF P4 - West	SWM	\$3,267,982	100.0%	\$3,267,982	0.0%	\$0
2026	2026	DC14WD010b	Lambeth Phase 2 (A21b) - Wonderland Rd. (Hamlyn St. to Dingman Dr.)	Water	\$1,384,300	95.0%	\$1,315,085	5.0%	\$69,215
2026	2026	DC14WD0009	Longwoods (A20) - Dingman Dr. (Wonderland Rd. to White Oak Rd.)	Water	\$9,080,003	100.0%	\$9,080,003	0.0%	\$0
2027	2030	DC14MS0031	Pincombe Drain SWMF 5	SWM	\$3,356,293	100.0%	\$3,356,293	0.0%	\$0
2027	2032	DC14MS0040	White Oaks SWMF 4 - Phase 1	SWM	\$7,213,539	100.0%	\$7,213,539	0.0%	\$0
2027	2027	DC19MS0005	Old Oak SWM 2	SWM	\$3,894,766	100.0%	\$3,894,766	0.0%	\$0
2029	Cancel	DC14MS0014	Murray Marr SWMF 1	SWM	\$3,837,614	100.0%	\$3,837,614	0.0%	\$0
		TOTAL LONGWOODS PROJECTS			\$61,603,029		\$56,724,191		\$4,878,838
		Talbot							
2025	2025	DC14VW0010	SS15B - North Talbot Growth Area Greenway PCP sewershed	Wastewater	\$4,018,780	100.0%	\$4,018,780	0.0%	\$0
2029	2026	DC14MS0017	North Lambeth SWMF P1 - North	SWM	\$4,064,248	100.0%	\$4,064,248	0.0%	\$0
2029	2027	DC21MS0009	North Lambeth SWMF P1 - South	SWM	\$3,095,373	100.0%	\$3,095,373	0.0%	\$0
		TOTAL TALBOT PROJECTS			\$11,178,401		\$11,178,401		\$0
		TOTAL SOUTHWEST PROJECTS			\$116,740,644		\$104,168,766		\$12,571,878
		TOTAL GMIS PROJECTS			\$234,756,265		\$187,842,639		\$46,913,626

Note 1: Proposed timing refers to the year of construction. Proposed timing is subject to change based on results of 2026 GMIS interviews. Further, final proposed timing subject to Council approval of 2026 GMIS.



E.O.&E.



PREPARED BY: Planning & Development
 CREATION DATE: May 29, 2025
 LOCATION: \\cfd\hgs\work\planning\projects_DAB\UD_GMIS\project_timing_maps\projects\2026+GMIS_schedule_of_works.mxd

Appendix C – GMIS Contacts: Development Industry and Community

Abdalla Shaat	Stantec
Adam Carapella	Tricar Group
Adam Komar	Dillon Consulting
Alan Drewlo	Drewlo Holdings Inc
Alasdair Beaton	Urban League
Alex Vandersluis	Auburn Developments Inc.
Ali Jomaa	Landowner
Ali Soufan	York Development Group
Allan Churchill	Fusion Homes
Andrea & John Ross	Landowner
Andrew L. Scott	CMHC
B. Scott	1173735 Ontario Ltd.
Ben Farhi	Farhi Holdings Corporation
Ben Puzanov	TVDSB
Ben McCauley	Old Oak
Bernie Bierbaum	BlueStone Properties
Bill Veitch	MTE Consultants Inc.
Blair Doman	Doman Developments, Inc.
Bob Stratford	R. W. Stratford Consulting Inc
Brian Horvath	Stantec
Carrie O'Brien	Drewlo Holdings Inc
Charles Spina	Individual
Chris Burgard	Colliers
Chris Doering	DevEng
Chris Hendriksen	Stantec
Christopher Lee	Foxwood Developments
Chris Leigh	Tricar Group
Christine Campbell	Auburn Developments Inc.
Colin Bierbaum	BlueStone Properties
Corri Marr	Foxwood Developments
Craig Linton	DevelPro Land Services
Cynthia Genereux	Orange Rock Developments
Dan Hyland	Foxwood Developments
Dan Vucetic	Stantec
Dara Honeywood	Z Group
Darryl Hern	Stantec
Dave Schmidt	Corlon Properties Inc.
David Ailles	York Development Group
David Tennant Jr.	Dave Tennant Urban Concepts
David Tennant Sr.	Hampton Group Inc
Devon Park	Orange Rock Developments
Derrick Rice	Tricar
Don de Jong	Tridon Group
Doug Stanlake	Odyssey
Eric Miles	TVDSB
Eric Saulesleja	GSP Group
Farhad Noory	Royal Premier Homes
George Bikas	Drewlo Holdings Inc
Gord Thompson	Corlon Properties Inc.
Jamie Crich	Auburn Developments Inc.
Jared Flynn	MTE Consultants
Jared Zaifman	London Home Builders Association
Jason Cabral	MTE Consultants
Jeff Paul	Stantec
Jennifer Jones	SBM Ltd
Jerzy Smolarek	Siv-ik
Jim Bujouves	Farhi Holdings Corporation

Jim Sheffield	Nicholson Sheffield Architects
Joe Fontana	Individual
John Fleming	City Planning Solutions
Jonathan Aarts	Orange Rock Developments
Josh Smith	DevEng
Justin Diotte	Sifton Properties Limited
Julian Novick	Wastell Homes
Lisa Lansink	Colliers Canada (Real Estate)
Louie Maisano	Everton Homes
Marcello Veechio	Farhi Holdings Corporation
Mardi Turgeon	BlueStone Properties
Marissa Vailer	SmartCentres
Maureen Zunti	Individual
Michael Frijia	Southside Group
Mike Howe	Norquay Developments Limited
Mike Johnson	Urban Metrics Inc.
Michael Mayo	Individual
Mike Wallace	London Development Institute
Nick Trevail	Halcyon
Paul Hinde	Tridon
Peter Sergautis	Extra Realty Limited
Phil Masschelein	Sifton Properties Limited
Phillip Abrantes	Kape Developments
Richard Sifton	Sifton Properties Limited
Roger Horvath	Prime Real Estate Brokerage
Ryan Chantler	Stantec
Ryan Hern	DevEng
S. Graham	Segway Group
Sanjeev Sindwani	Foxwood Developments
Sandy Levin	Urban League
Sandra Pineda	Century 21
Sean Eden	Magnificent Homes
Shmuel Farhi	Farhi Holdings Corporation
Stephen Stapleton	Auburn Developments Inc.
Sue Wastell	Wastell Homes
Tim Stubgen	Stantec
Tony Marsman	Rembrandt Homes
Victoria Sifton	Sifton Properties Ltd
Vito Frijia	Southside Group

Appendix D – Rationale for 2026 GMIS Project Timing Adjustments

The following sections provide commentary and rationale for project timing adjustments identified in Table 1 of the 2026 GMIS Annual Review & Update report.

Adjustments to Previously Timed 2024 Projects:

Thornicroft Drain Natural Channel Improvement: Staff proposed deferral of project from 2024 to 2026 noting that construction had not commenced. During the GMIS interviews, one of the landowners/developers for which this facility would serve indicated interest in a possible alternate servicing solution however no concerns were raised related to the deferral. Staff recommend deferral from 2024 to 2026.

Adjustments to Previously Timed 2026 Projects:

Kilally South, East Basin SWM 2: Staff proposed deferral from 2026 to 2027 to avoid premature investment and align with planned works along the Kilally Road corridor. During the GMIS interviews, the landowner/developer for which this facility would serve requested the 2026 timing be maintained noting an active application under review. Staff did not support the request due to planned construction projects on Kilally Road and an ongoing EA Addendum which may result in changes to the stormwater management strategy. Staff recommend deferral from 2026 to 2027.

N. Lambeth SWM P2 South: Staff proposed deferral from 2026 to 2027 based on the expected timing on other development in the area. During the GMIS interviews, the landowner/developer for which this facility would serve did not express concern with deferral. Staff recommend deferral from 2026 to 2027.

North Lambeth P3 (Dingman Tributary D4): No application has been submitted on the benefitting lands. Staff recommend deferral from 2026 to 2027.

Adjustments to Previously Timed 2027 Projects:

Pincombe Drain SWMF 5: Staff proposed deferral from 2027 to 2030 based on the expected timing on other development in the area. During the GMIS interviews, the landowner/developer for which this facility would serve supported deferral noting the timeline for the Dingman Creek EA and its associated works. Staff recommend deferral from 2027 to 2030.

White Oaks SWMF 4 – Phase 1: Staff proposed deferral from 2027 to 2032 to allow for the project to be reassessed through the 2028 DC Background Study. No application has been submitted on the benefitting lands. Staff recommend deferral from 2027 to 2032.

Stoney Creek SWMF 7.1: Staff proposed cancellation of the project based on an identified alternate servicing solution for the benefitting lands. During the GMIS interviews, the landowner/developer was informed of the recommendation and supported the cancellation. Staff recommend cancellation of the project and release of funds to permit reallocation.

Adjustments to Previously Timed 2028 Projects:

Stoney Creek SWMF 8: Staff proposed deferral from 2028 to 2030 based on the expected timing on other development in the area and required EA Addendum. During the GMIS interviews, the landowner/developer for which this facility would serve did not express concerns related to deferral. Staff recommend deferral from 2028 to 2030.

Stoney Creek SWMF 10: Staff proposed deferral from 2028 to 2030 based on the expected timing on other development in the area and required EA Addendum. During the GMIS interviews, the landowner/developer for which this facility would serve did not express concerns related to deferral. Staff recommend deferral from 2028 to 2030.

Bradley Avenue Extension – Wonderland to Bostwick: Staff proposed deferral from 2028 to 2033 noting that land acquisition is required for the project and no draft plan of

subdivision has been submitted. During the GMIS interviews, multiple landowners/developers for which this project would serve voiced concern related to the proposed deferral and requested advancement “as soon as possible”. Staff disagree with advancement due to land acquisition requirement, which is dependent on submission of draft plan and the project cannot proceed with required lands. In coordination with the deferral, staff are also planning to propose an acceleration of Pack Road Upgrades project to the west. Reconstruction of Pack Road before traffic volumes increase with the Bradley Avenue connection is preferred to reduce road user impacts and considering the ability of Pack Road pavement structure to handle the increased traffic. Staff also noted DC Reserve Fund Health and development pacing in the area as rationale of deferral. Staff recommend deferral from 2028 to 2033.

Adjustments to Previously Timed 2029 Projects:

Murray Mar SWMF 1: Updated recommendations note no requirement for the facility. Staff recommend cancellation of the project and release of funds to permit reallocation.

North Lambeth SWMF P1 – North: Staff proposed advancement from 2029 to 2026 following discussions with landowner/developer prior to the GMIS annual review. During the GMIS interviews, the landowner/developer for which the facility would serve supported advancement based on expected timing of development. A work plan and DC claimable works schedule of fees have been drafted to facilitate advancement. Staff recommend advancement from 2029 to 2026.

North Lambeth SWMF P1 – South: Staff proposed advancement from 2029 to 2027 based on expected timing on other development in the area. During the GMIS interview, no concerns were raised related to advancement. Staff recommend advancement from 2029 to 2027.

Appendix E – Detailed Commentary Regarding Developer Infrastructure Requests

Staff are unable at this time to support the project adjustment requests identified in Table 2 of the GMIS report for the following reasons:

North Lambeth SWMF P6 South: A landowner/developer requested advancement from 2030 to 2028 noting intent to submit application by the end of 2025. The project is scheduled within the next DC Study period (2028-2047) and will be re-assessed through the 2028 DC Background Study. Staff do not support request for advancement and recommend maintaining 2030 timing.

White Oaks SWM 3 East: A landowner/developer requested deferral to accommodate reallocation of funds to supportive infrastructure for development at Sunningdale Road West and Hyde Park Road. GMIS funds cannot be allocated to projects which are not identified through the DC Background Study. Staff noted that the requested infrastructure will be assessed through the 2028 DC Background Study. Staff do not support request for deferral and recommend maintaining the 2026 timing.

Lambeth Phase 2 (A21b) - Wonderland Rd: A landowner/developer requested deferral to accommodate reallocation of funds to supportive infrastructure for development at Sunningdale Road West and Hyde Park Road. GMIS funds cannot be allocated to projects which are not identified through the DC Background Study. Staff noted that the requested infrastructure will be assessed through the 2028 DC Background Study. The detailed design process is underway, and construction is targeted for 2026. Staff do not support request for deferral and recommend maintaining the 2026 timing.

Pincombe Drain SWMF P4 West: A landowner/developer requested deferral to accommodate reallocation of funds to supportive infrastructure for development at Sunningdale Road West and Hyde Park Road. GMIS funds cannot be allocated to projects which are not identified through the DC Background Study. Staff noted that the requested infrastructure will be assessed through the 2028 DC Background Study. Staff do not support request for deferral and recommend maintaining the 2026 timing.

White Oaks Channel Complete Corridor: A landowner/developer requested deferral to accommodate reallocation of funds to supportive infrastructure for development at Sunningdale Road West and Hyde Park Road. Funding is committed for 2025 and GMIS funds cannot be allocated to projects which are not identified through the DC Background Study. Staff do not support request for deferral and recommend maintaining the 2025 timing.

Appendix F - Housing Accelerator Fund Requests

Applicant	Benefiting Lands	Requested Infrastructure	Details
Southside Group	Pack Rd west to Colonel Talbot Rd	Sewer Extension	800m sewer extension along Pack Rd to service future phase of Colonel Talbot Village development.
Southside Group	Colonel Talbot Rd from Pack Rd to Clayton Walk	Sanitary Sewer Oversizing	Oversizing to address bottlenecking and capacity constraints for Colonel Talbot Rd sewer (BY2289/2288).
Foxwood Developments	Wharncliffe Rd S east to 51 Exeter Rd	Sanitary Sewer	Sewer extension from Wharncliffe Rd S to 51 Exeter Rd. Extension would support acceleration of higher densities along Exeter Rd.
Auburn Development	Sunningdale Rd E / Adelaide St N	High Pressure Water	Resolve dispute related to development timing and servicing location. Support two subdivisions requiring high pressure water.
Auburn Development	Sunningdale Rd W / Hyde Park Rd	Growth Infrastructure	Provide infrastructure for lands excluded from current DC Study due to previous use as cemetery.
Tricar	555-567 Commissioners Rd W	Storm Sewer Extension	Extension to facilitate development of 74 residential units.
Tricar	535 Talbot St	Hydro Pole Relocation	Hydro pole relocation required to facilitate development of 15 storey tower with 100 residential units.
Tricar	1076-1080 Commissioners Rd W	Storm and Sanitary Sewer Extension	Proposed development requires storm and sanitary sewers. Pre-consultation has not been completed.
Tricar	230 North Centre Rd	Sanitary Sewer Extension	Extension to facilitate development of 218 residential unit development with benefits to adjacent developments. Project under construction with signed DA however infrastructure work has not commenced.