



2027 GMIS Growth Analysis



GMIS Kick-Off Meeting

April 9, 2026



Growth Management Recap

October 2024 – new PPS in effect

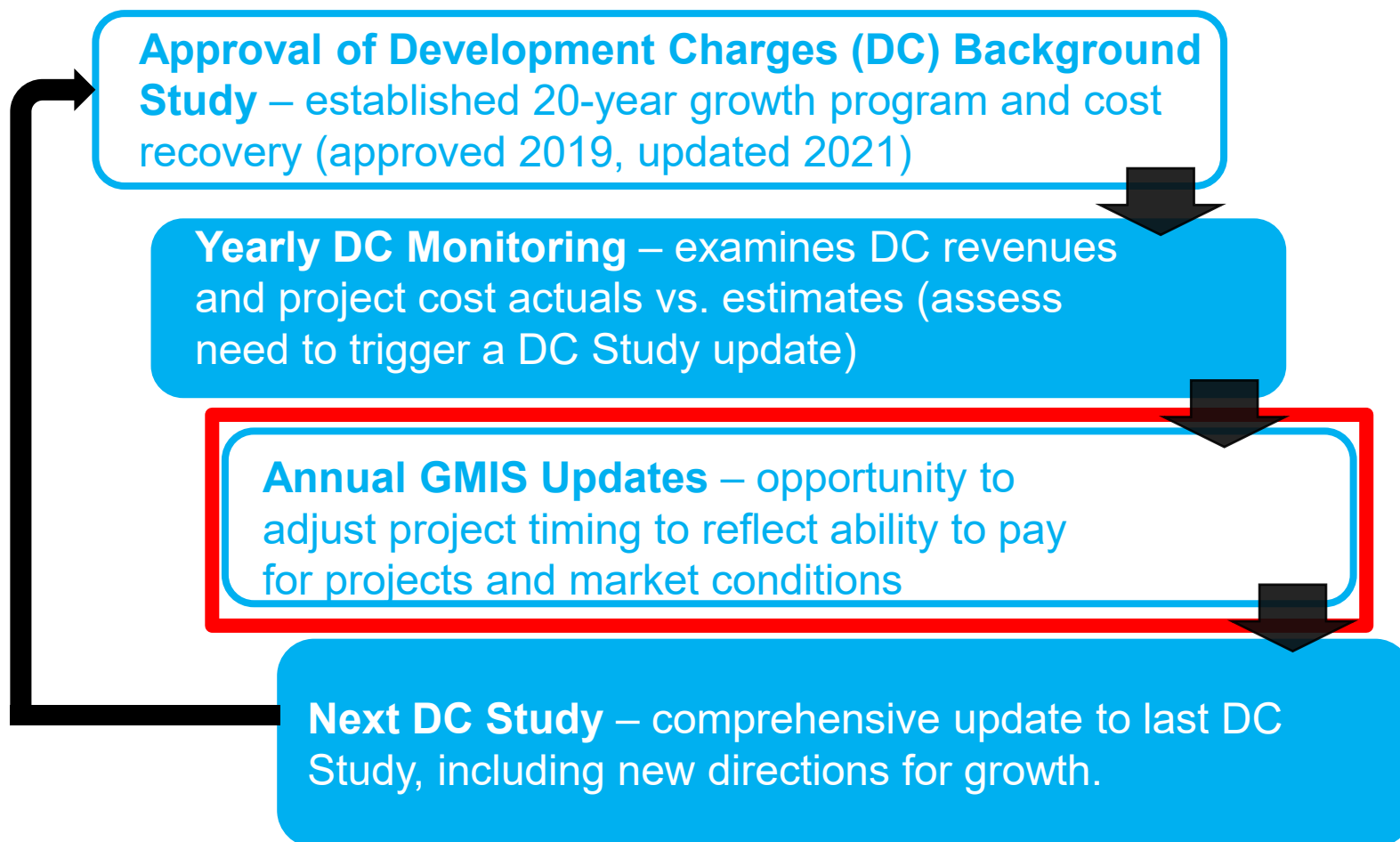
December 2024 – Report on GMIS (Intensification) and MSFA Update

December 2025 – Council adopts Final UGB Review

January 2026 – Ongoing provincial review of UGB Review and urban expansion; ERO posting closed



What is GMIS?



Growth Analysis Overview

- Using indicators and multiple information sources to inform decision making
- Demand:
 - Economic outlook/Population growth/Housing outlook
 - Building construction
 - Location of growth
- Supply:
 - Vacant Land Inventory
 - External Servicing (water, sanitary, stormwater) timing



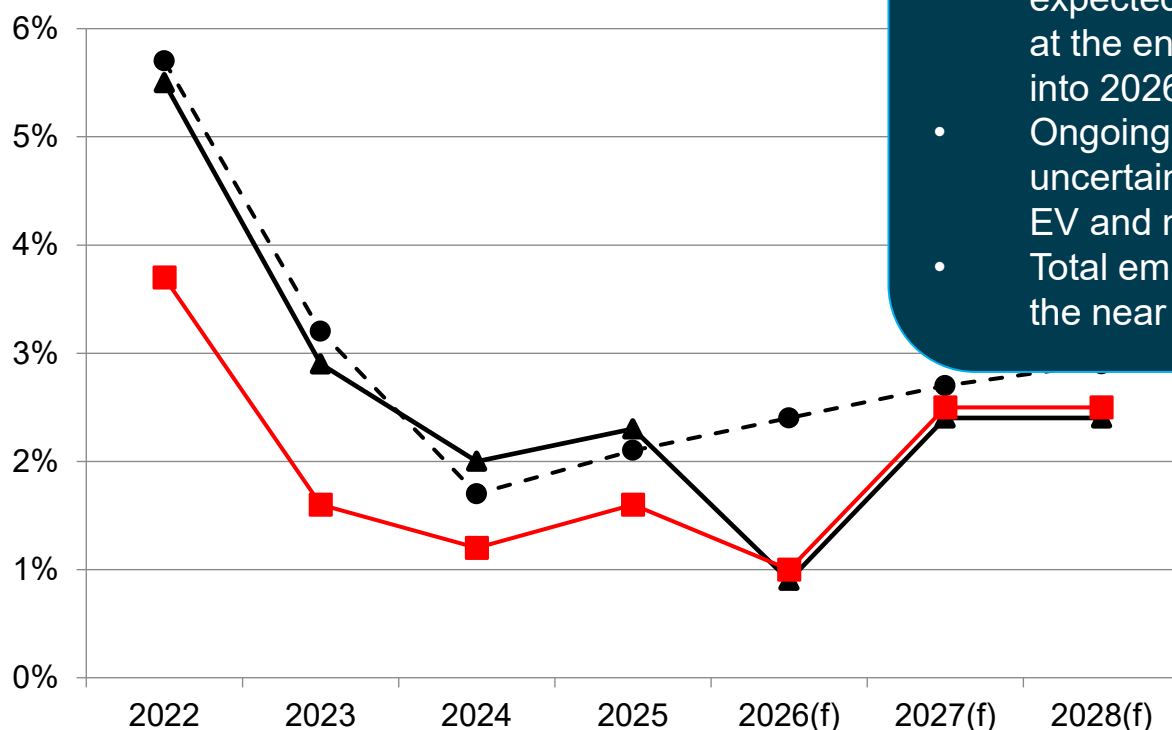
Thinking About Demand:

LONDON'S ECONOMIC OUTLOOK

GDP Percentage Change Forecast

Ontario and London CMA Percentage Change in Real Gross Domestic Product Forecast

(Signal49, formerly Conference Board of Canada, November 2024)



Observations:

- London's economy performed better than expected in 2025 but experienced a slowdown at the end of the year which is expected to carry into 2026.
- Ongoing trade conflicts have created near term uncertainty, notably including setbacks in the EV and manufacturing industries.
- Total employment growth expected to ease in the near term.

- ● - London % Change in Real GDP 2024
 - ▲ - London % Change in Real GDP 2025
 - ■ - Ontario % Change in Real GDP 2025

2026 Economic Outlook

Ontario

- GDP growth: 1.2%
- Employment growth: 1.0%
- Unemployment rate: 7.6%
- Population age 15+ change: 0.6%

London CMA

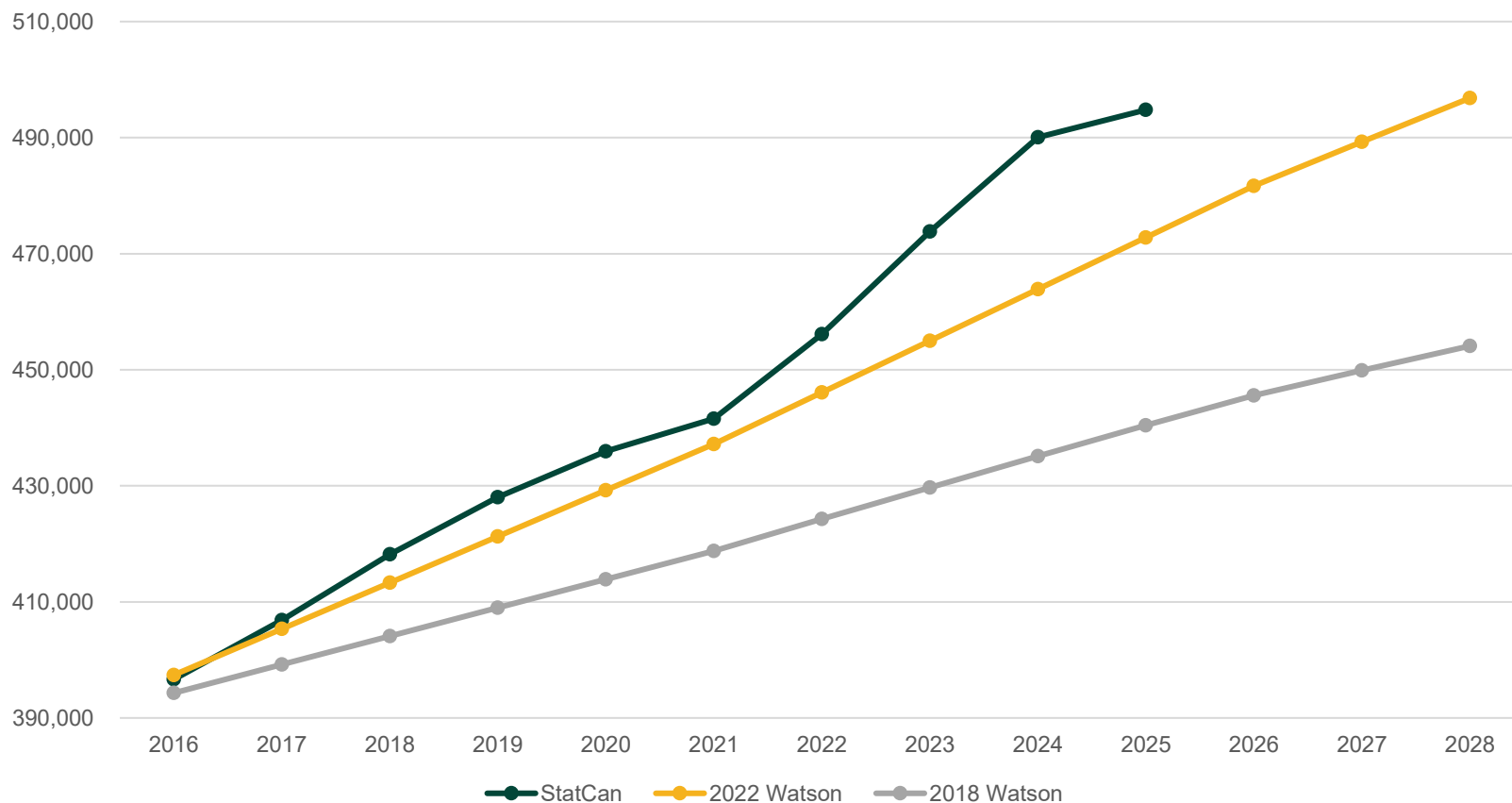
- Employment growth: 0.7%, compared to 1.8% in 2025
- Unemployment rate: 6.5%, compared to 6.3% in 2025
- Population age 15+ change: 0.3%, compared to 2.5% in 2025



2026 Ontario Economic Report
Ontario Chamber of Commerce, 10th
Annual Ontario Economic Report,
February 19, 2026

Historical Population

Population Estimates and Projections





Thinking About Demand:

CMHC HOUSING OUTLOOK



Housing Market Forecast

- Total housing starts in London CMA are expected to remain stable due to continued strength in the rental apartment segment.
- Ground-oriented construction is projected to show little movement from recent lows. However, ground-oriented starts are expected to gradually rise after 2026 due to row homes.
- Apartments will also hold near 2025 levels.
- The purpose-built rental market vacancy rate is expected to rise in 2026 due to strong growth in rental supply. Demand will soften as lower population growth results from reduced immigration and international student targets.



Thinking About Demand:

BUILDING CONSTRUCTION

Total Residential Units



5,462 units with permits issued in 2025

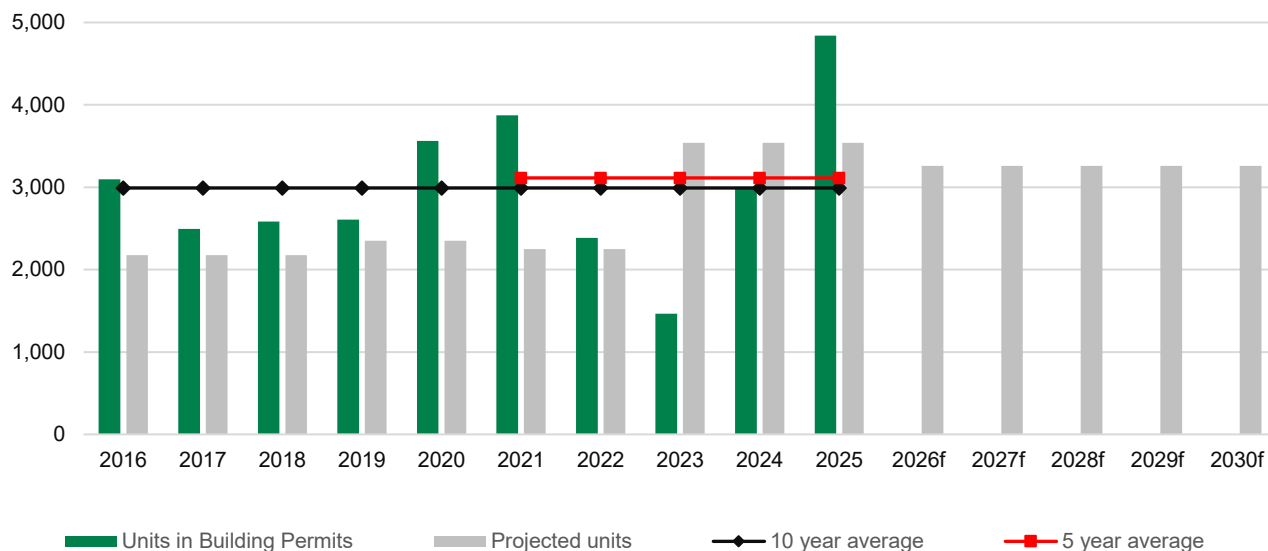
▲ **+48%** from 2024

✓ **4,842** units in residential developments

✓ **487** ARUs

✓ **133** other housing units in commercial/institutional developments

Total Residential Projected and Actual Growth: 2016-2030



Observations:

- In 2025, the total number of new residential units tripled the historical low 2023 level.
- Continued trend towards MDR and remarkably HDR units over LDR.

Low Density Residential (LDR)



Single and semi-detached units

* LDR includes single-detached cluster dwellings in vacant condominium lands but does not include duplexes.

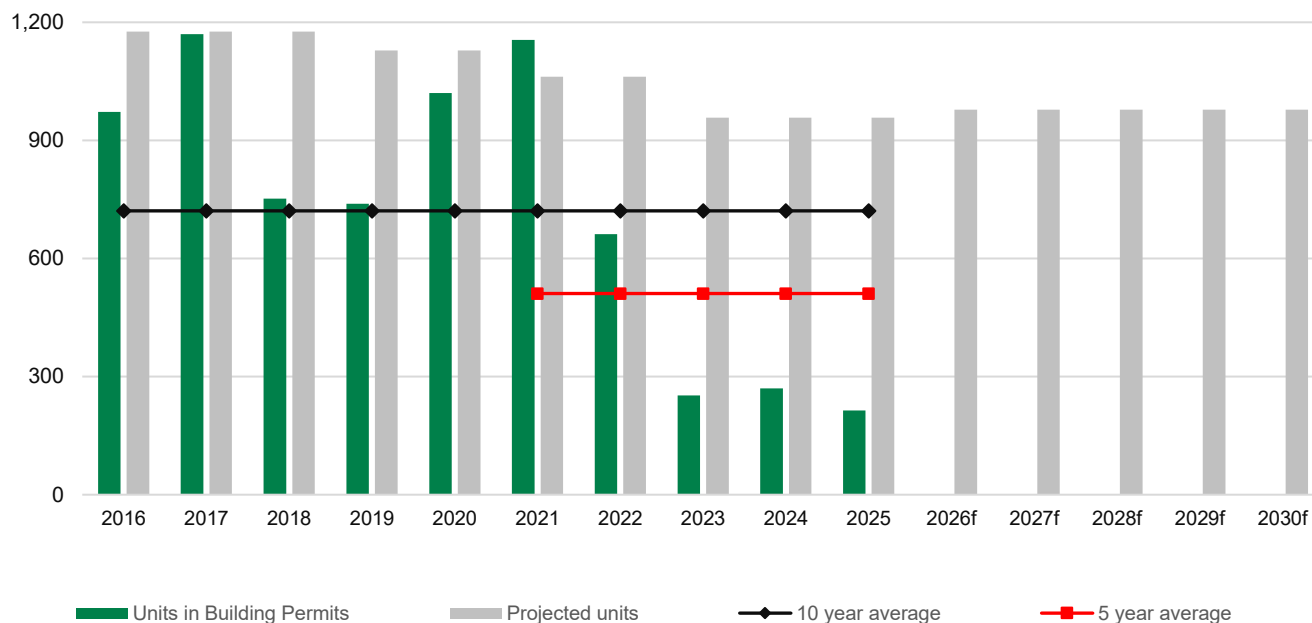
214 units in 2025

▼ **-21%** from 2024

▼ **-78%** from projection

5% of total units

LDR Projected and Actual Growth: 2016-2030

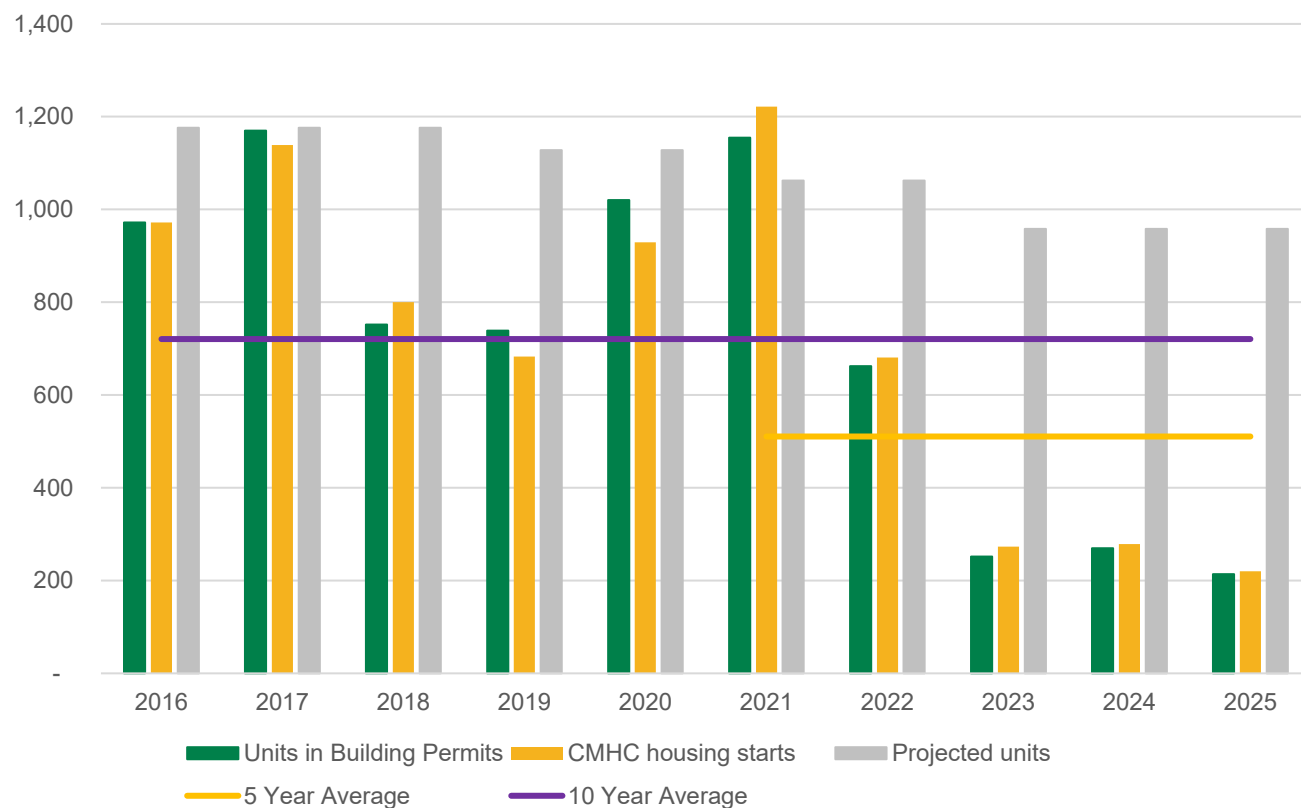


Observations:

- 2025 reached the historic low level of LDR permitted units over the past 10 years.
- The share of LDR units continued to decrease to a very modest level, attributable to the historic high level of HDR units permitted in 2025.
- Continue to monitor in face of economic headwinds.

LDR – Starts and Permits

LDR Projected and Actual Growth



Observations:

- Permitted units and housing starts for LDR are very close
- Major development gaps persist between 2023-2025

Medium Density Residential (MDR)



Rowhouse and townhouse units

*Single detached units within Vacant Land
Condominiums, triplexes, fourplexes are not included in MDRs.

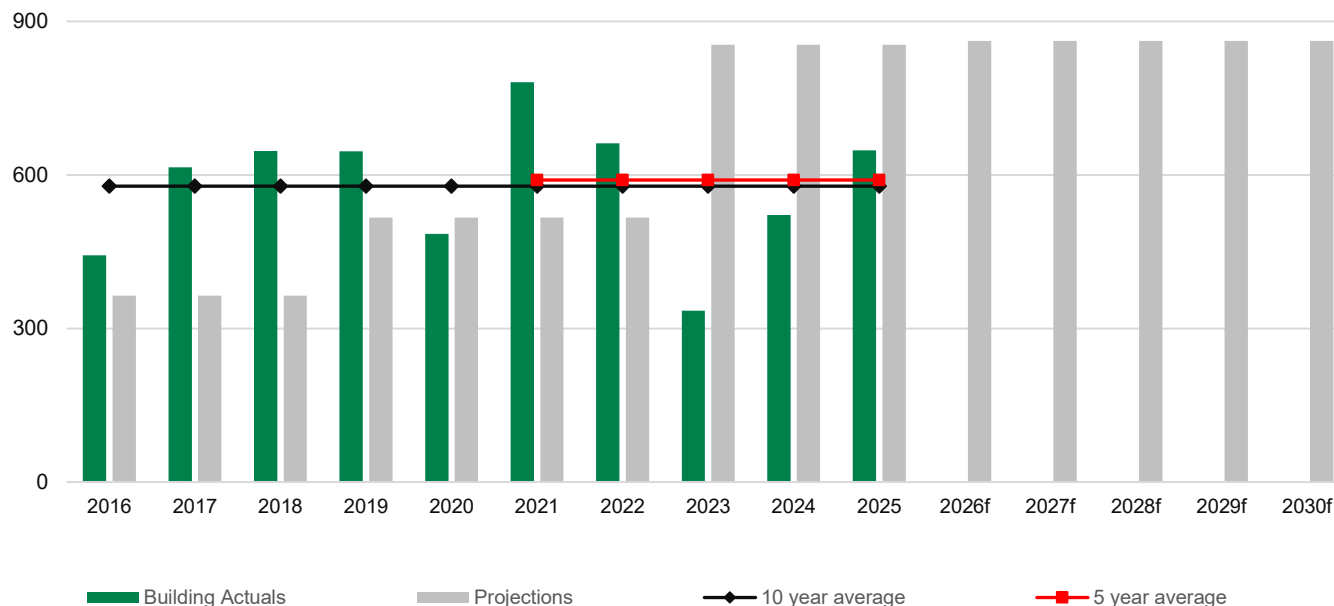
648 units in 2025

▲ **+24%** from 2024

▼ **-24%** from projection

13% of total units

MDR Projected and Actual Growth: 2016-2030

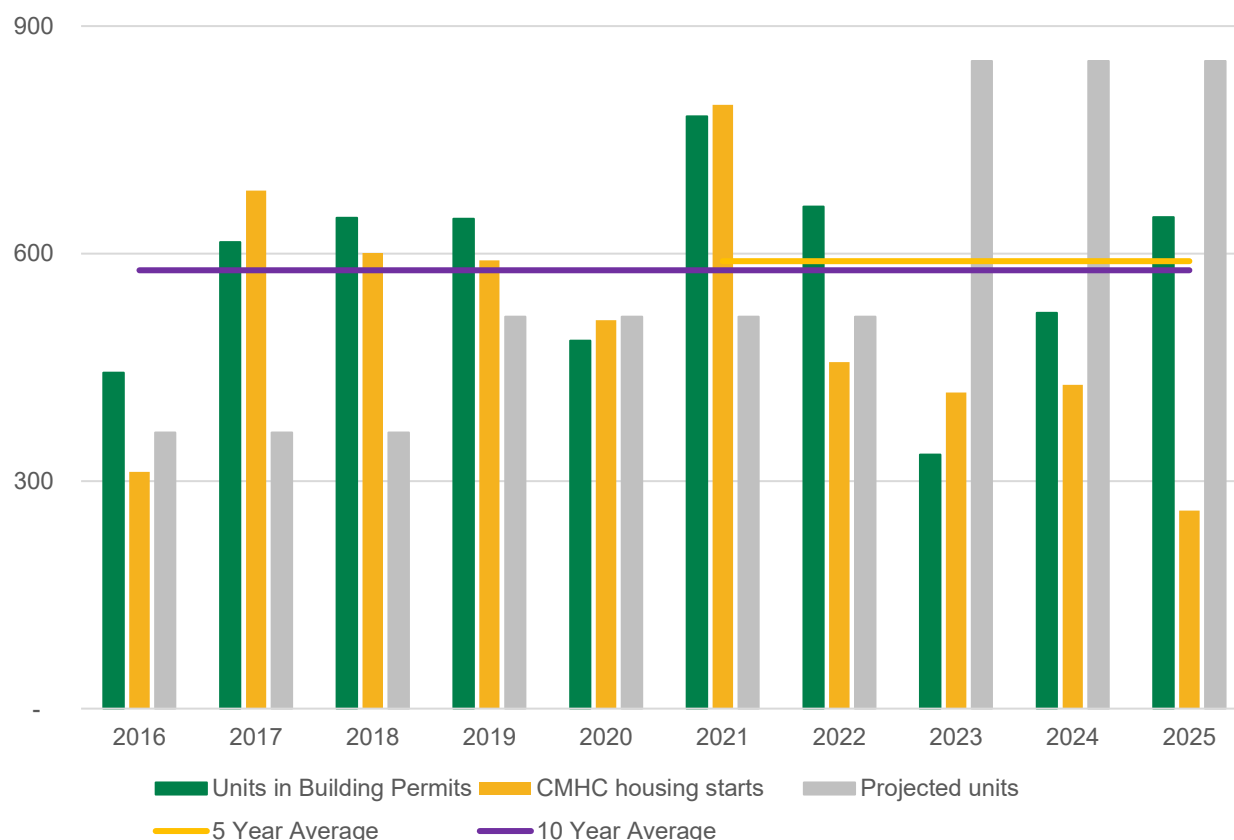


Observations:

- MDR units rebounded closer to 2022 level.
- The share of MDR units continued to decrease slightly.
- Not meeting forecasted levels.
- New MDR units are forecasted to remain elevated over the near to medium term.

MDR – Starts and Permits

MDR Projected and Actual Growth



Observations:

- Gaps exist between permitted MDR units and housing starts.
- Permits and starts decline after peaking in 2021, with a notable drop in 2023 before a partial recovery in later years.
- On average, housing starts are 72 units lower per year than permitted units over the 10-year period.
- Over the most recent five years, this gap widens to roughly 118 units annually, suggesting a growing disconnect between project approvals and construction activity.

High Density Residential (HDR)



Apartment units

*Duplexes, triplexes and fourplexes are counted as HDR units.

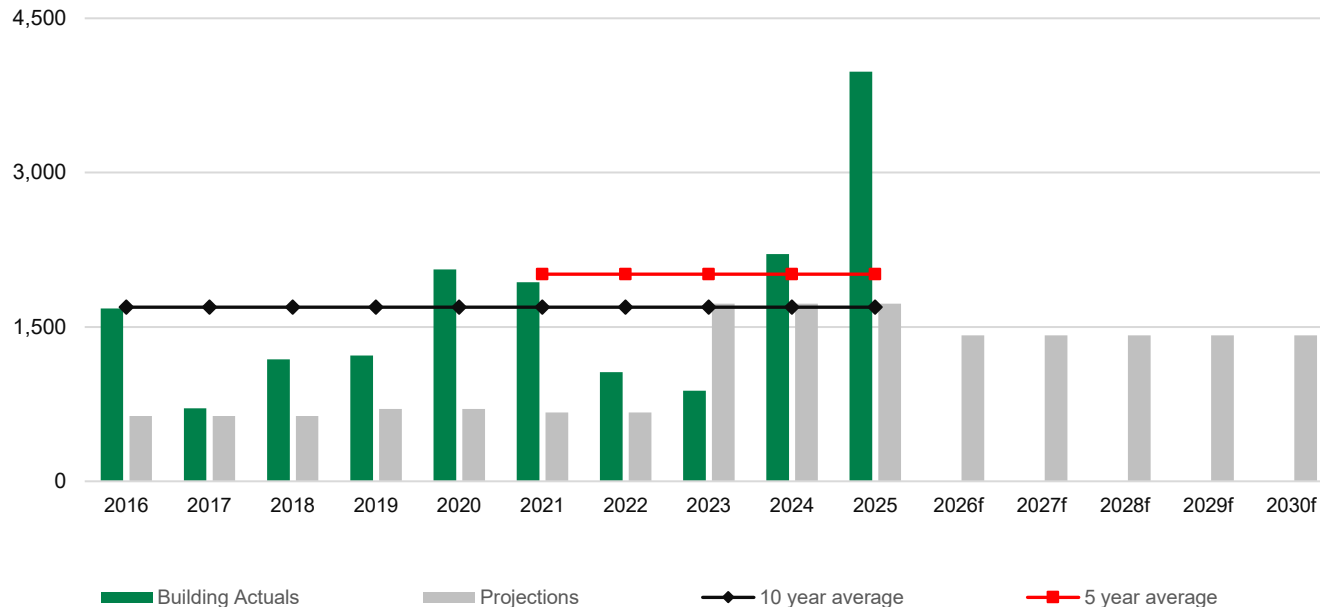
3,980 units in 2025

▲ **+80%** from 2024

▲ **+131%** from projection

82% of total units

HDR Projected and Actual Growth: 2016-2030

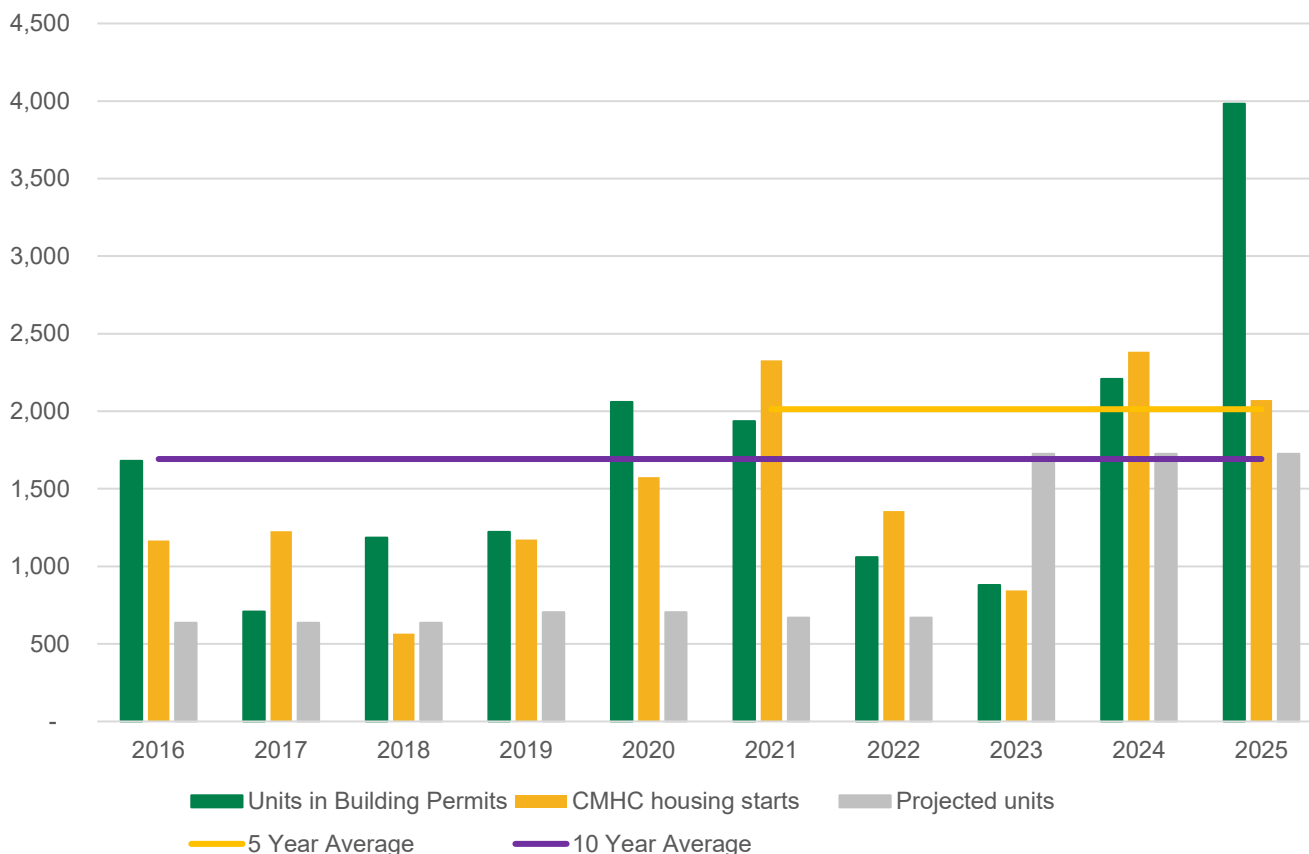


Observations:

- HDR units increased at a historic level in 2025.
- New HDR units are expected to elevate over the near to mid term given recent and anticipated HDR development approvals.

HDR – Starts and Permits

HDR Projected and Actual Growth



Observations:

- Building permits for HDR units fluctuate over the period but increase significantly in recent years, with a notable spike in 2025, indicating a substantial rise in development approvals.
- Housing starts generally follow the trend in permits but vary from year to year, reflecting the timing differences between project approvals and the commencement of construction.
- On average, housing starts are approximately 200 units lower per year than permitted units.

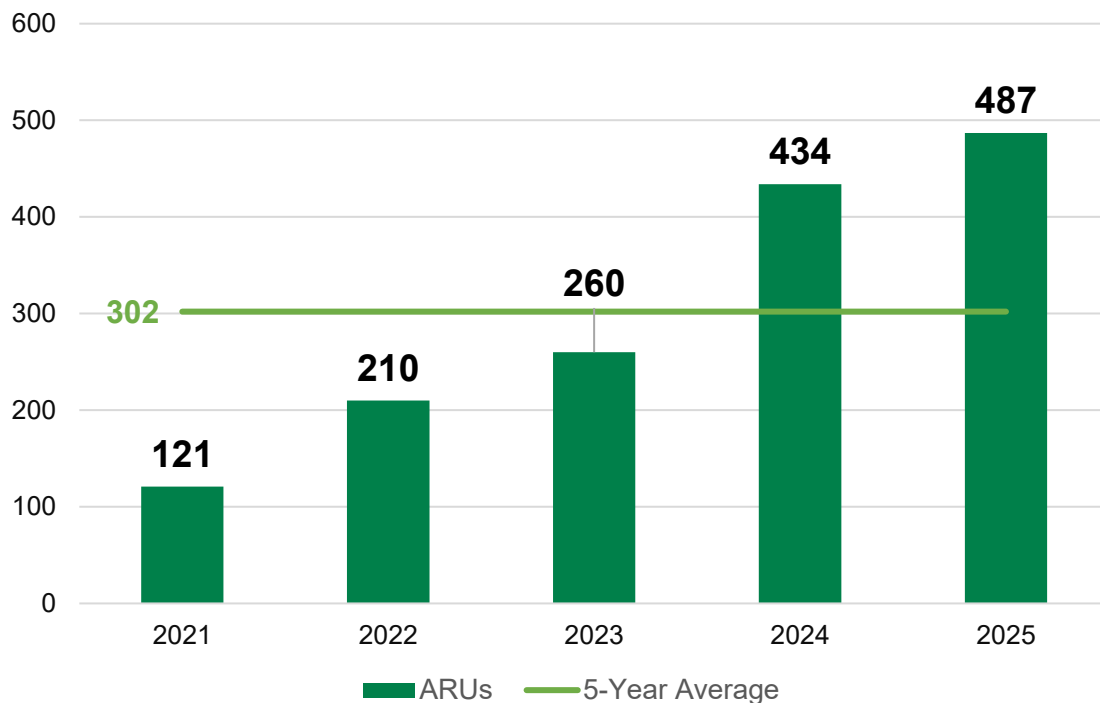
Additional Residential Units (ARU)



487 ARUs in 2025
▲ **+12%** from 2024

89% is in a main dwelling

11% is in an accessory structure



Observations:

- 75% of new ARUs were located within the Built-Area Boundary.
- Permits for ARUs are expected to remain stable given further requirements related to bedroom and floor footage introduced late 2024

Commercial / Office



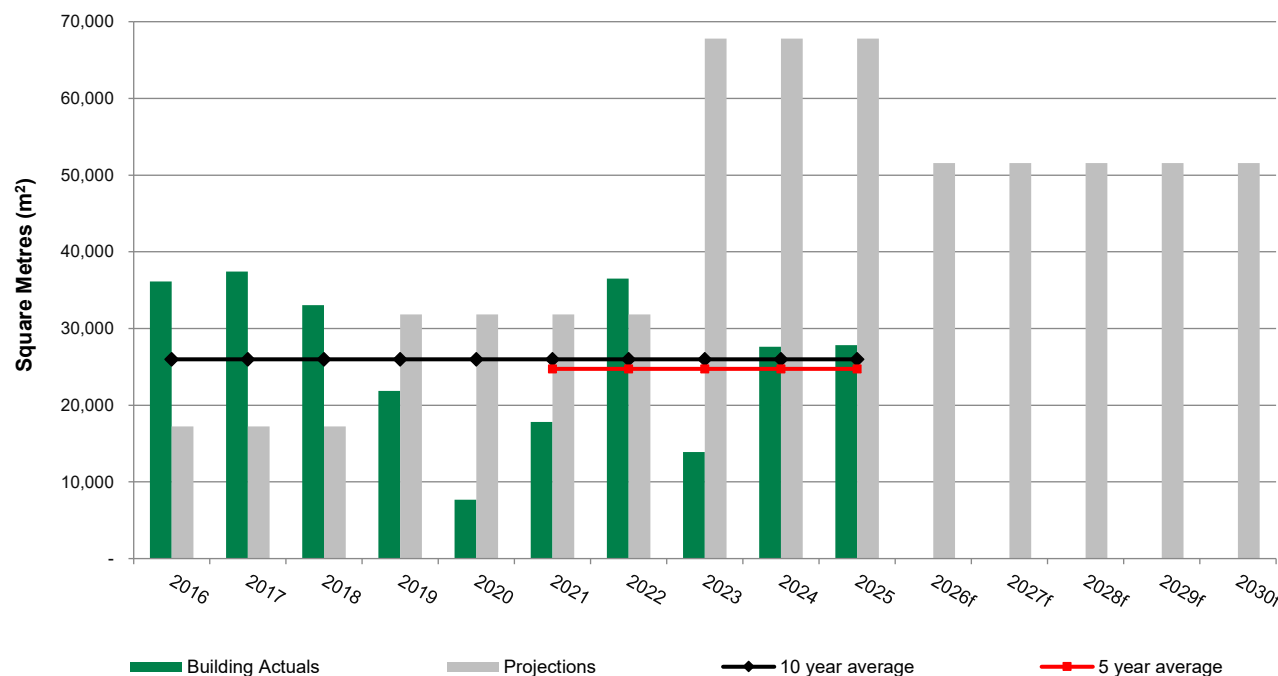
27,823 m² of GFA in 2025

30% of total GFA

▲ **+1%** from 2024

▼ **-59%** from projection

Commercial Projected and Actual Growth: 2016 - 2030



Observations:

- Commercial development remained stable in 2025.
- Council-approved forecasted demand for new commercial space greatly exceed the historical levels over the near to medium term.

Institutional



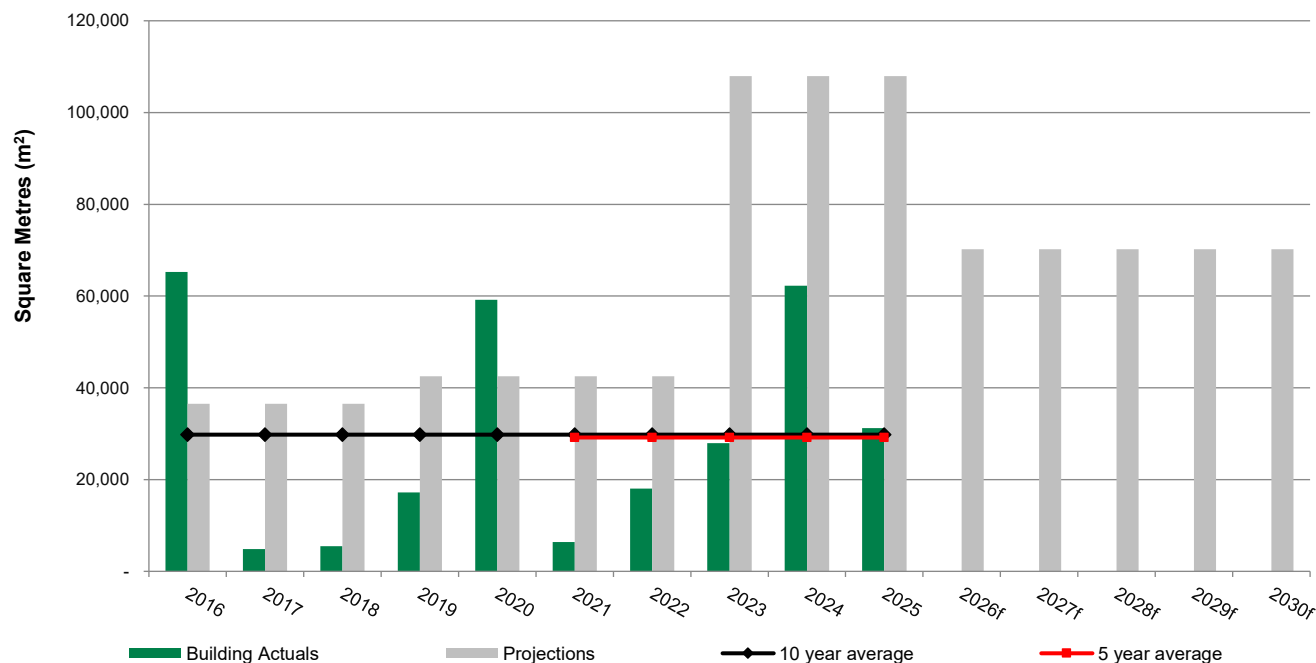
31,195 m² of GFA in 2025

34% of total GFA

▼ **-50%** from 2024

▼ **-71%** from projection

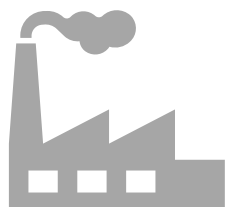
Institutional Projected and Actual Growth: 2016 - 2030



Observations:

- New institutional gross floor dropped to 2023 level.
- Institutional growth has a cyclical pattern related to funding from higher orders of government.
- Forecasted demand anticipated to exceed historic levels over the medium term. This is dependent on investments by higher order government.

Industrial



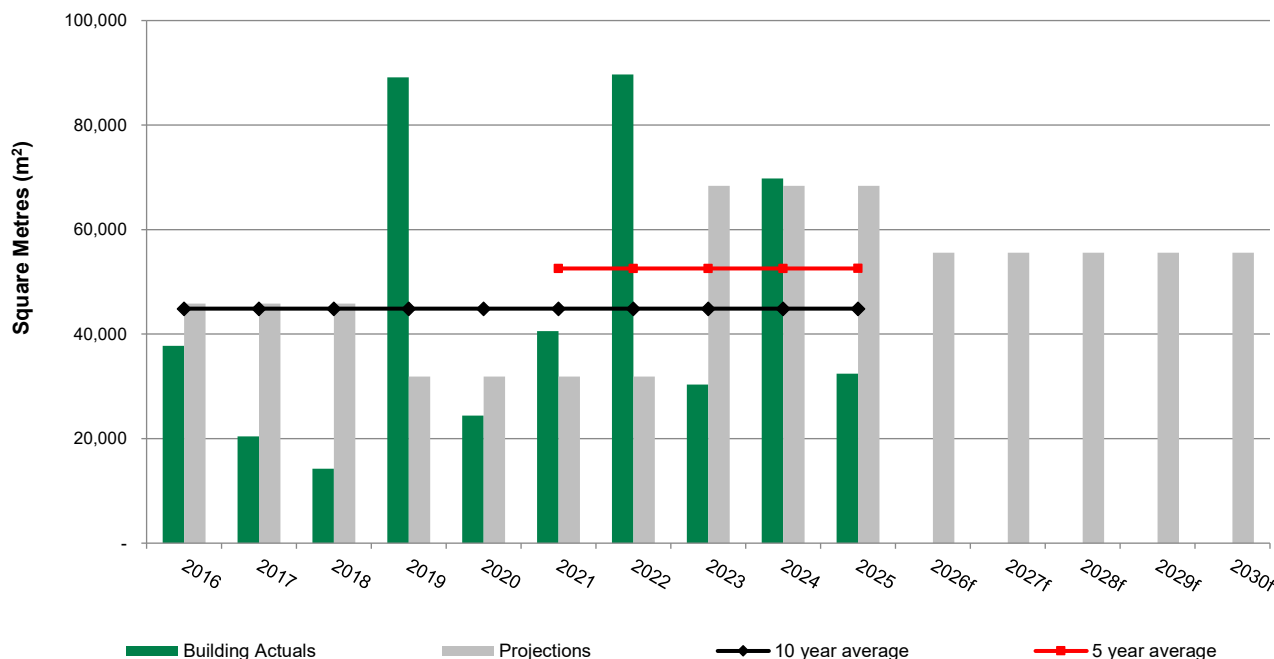
32,432 m² of GFA in 2025

36% of total GFA

▼ **-54%** from 2023

▼ **-53%** from projection

Industrial Projected and Actual Growth: 2016 - 2030



Observations:

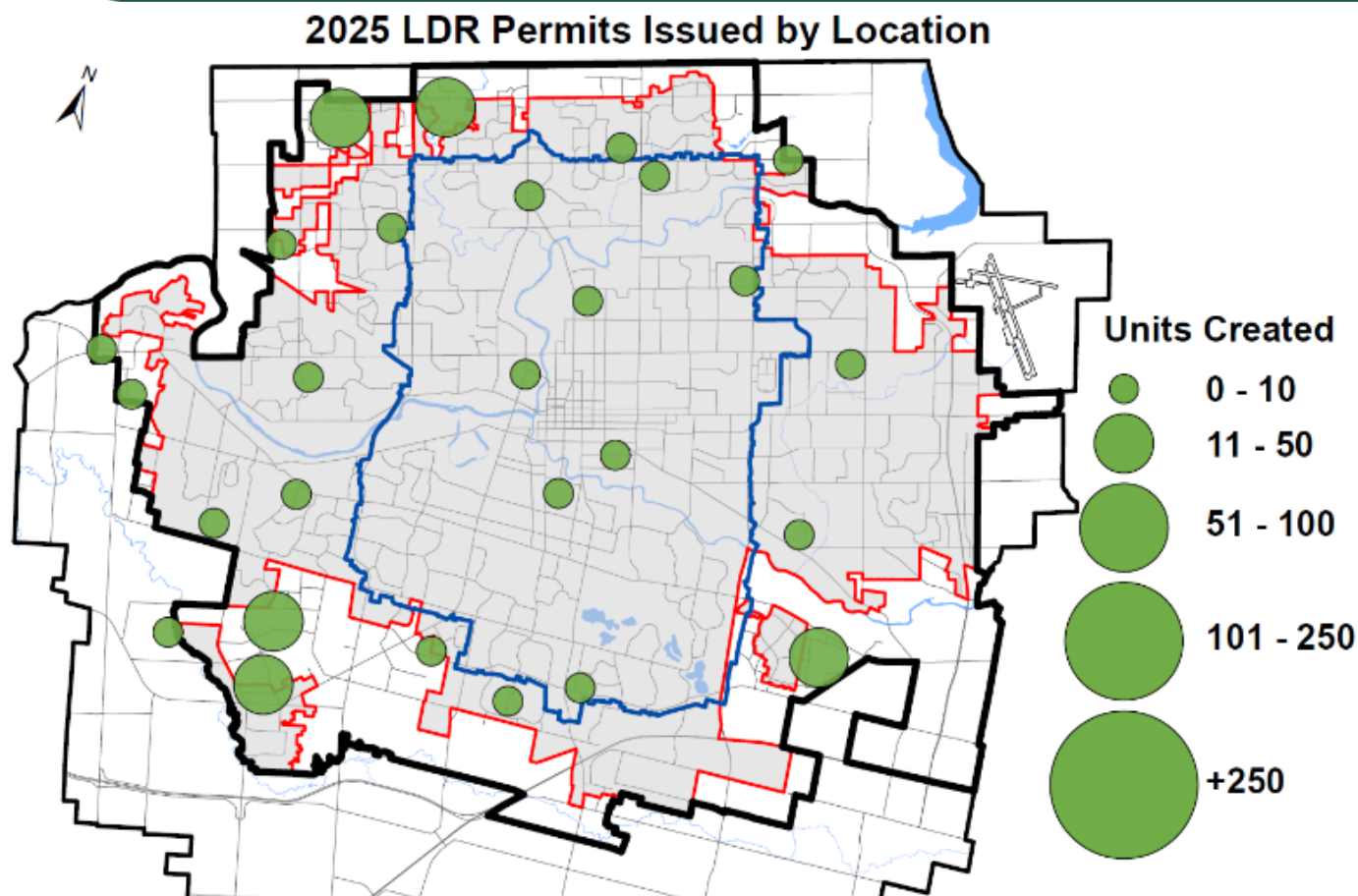
- Industrial growth decreased back to the low 2023 level.
- Industrial development is forecasted to remain elevated over the coming years.



Thinking About Demand:

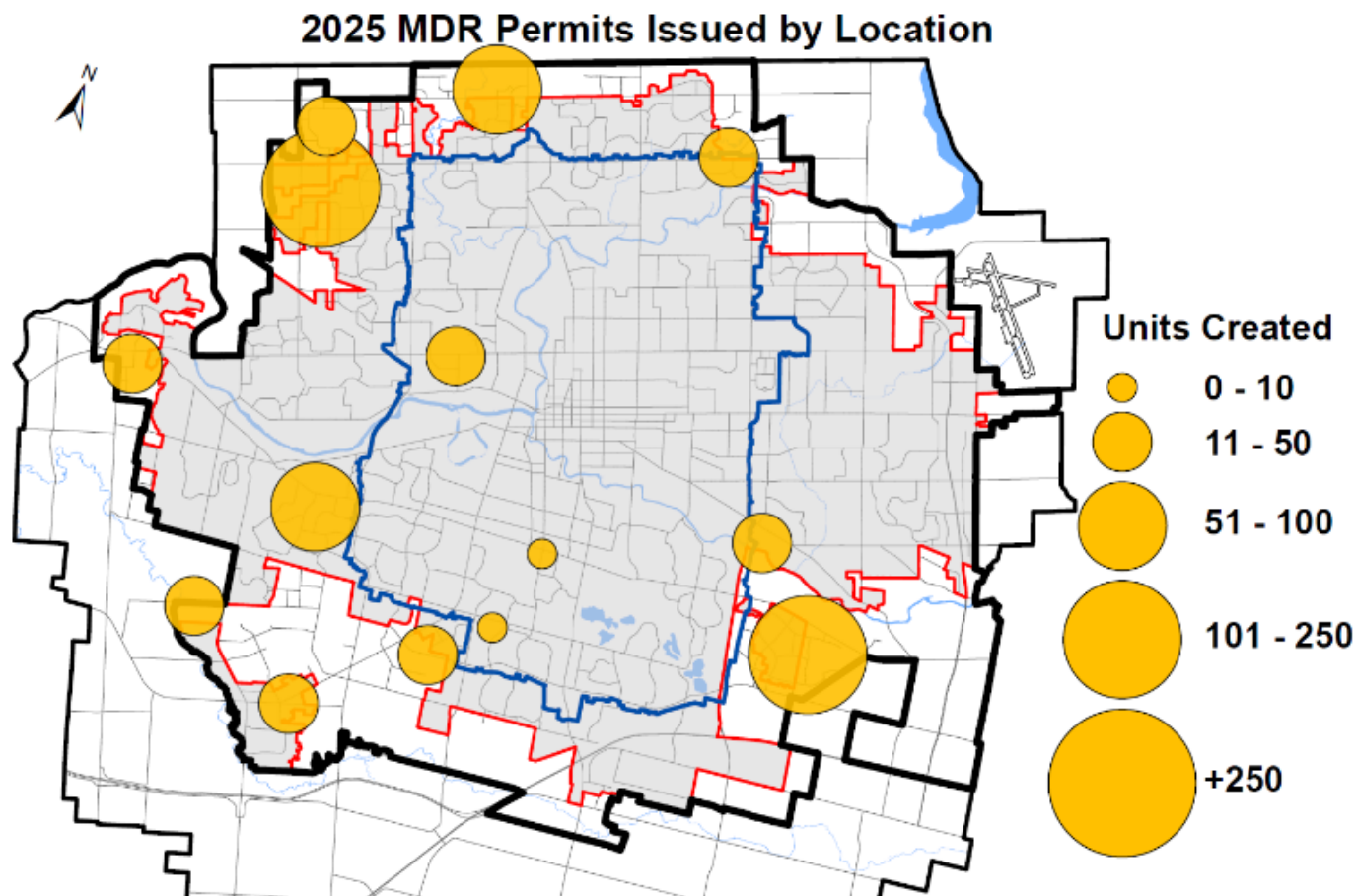
LOCATION OF GROWTH

2025 LDR Units by Location



24.8% within the Built Area Boundary
75.2% within the Greenfield Area

2025 MDR Units by Location

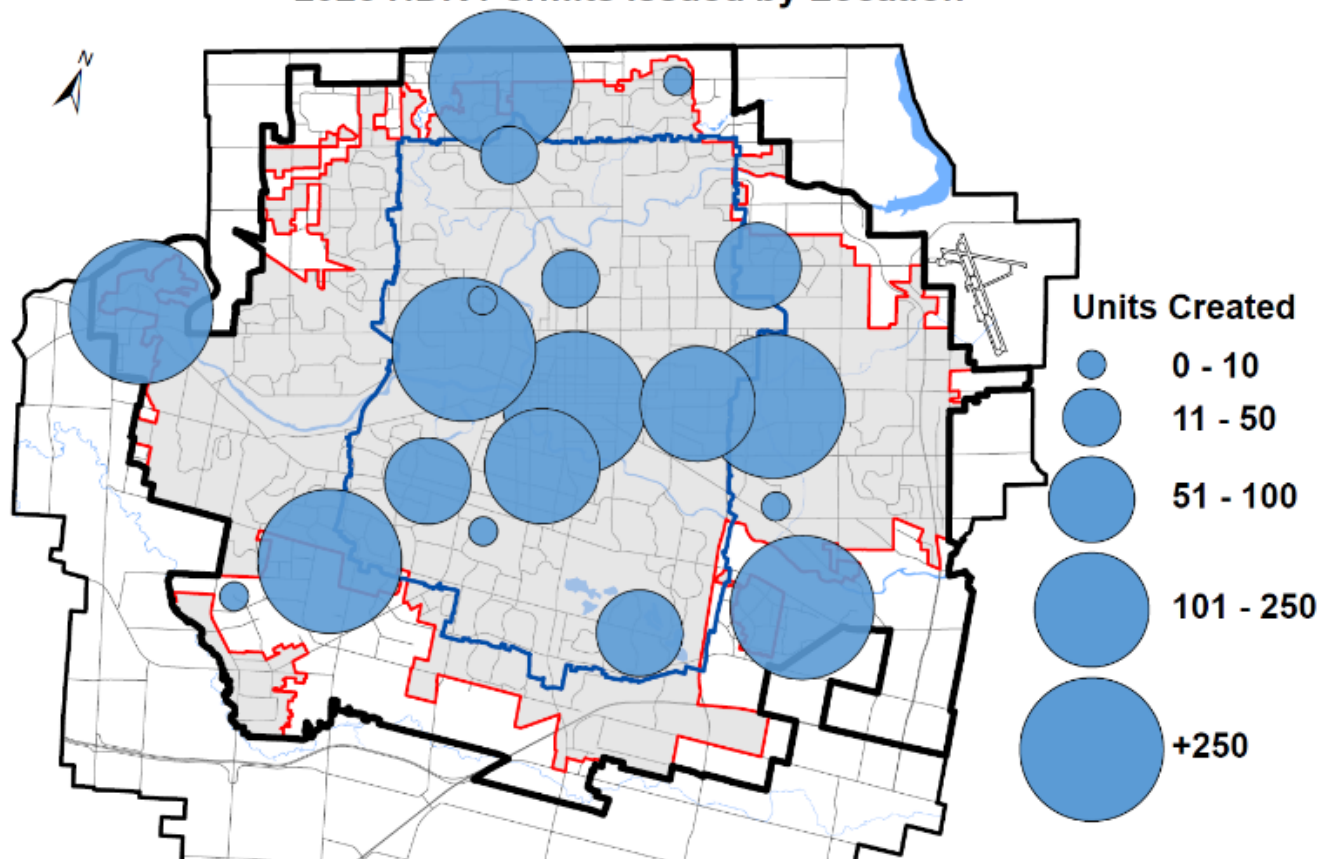


26.2% within the Built Area Boundary

73.8% within the Greenfield Area

2025 HDR Units by Location

2025 HDR Permits Issued by Location

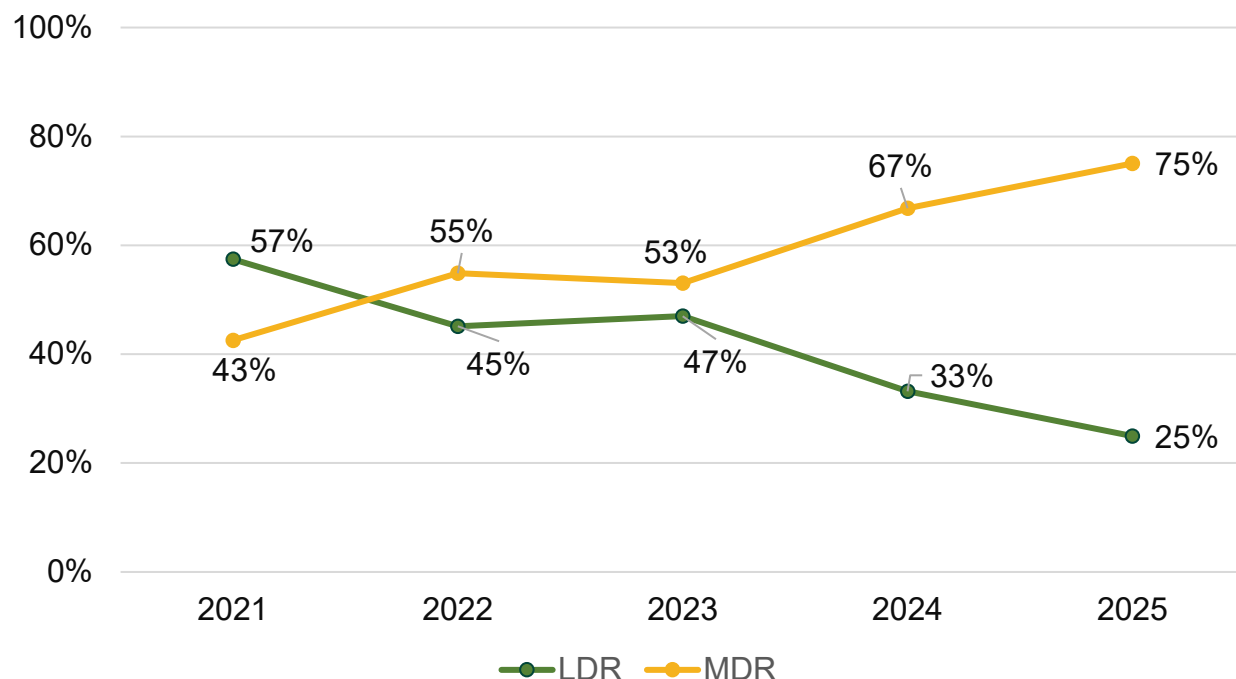


60.6% within the Built Area Boundary
39.4% within the Greenfield Area



Greenfield Grade-Related Construction Trends

Grade-related (LDR and MDR) Greenfield Construction: 2021-2025

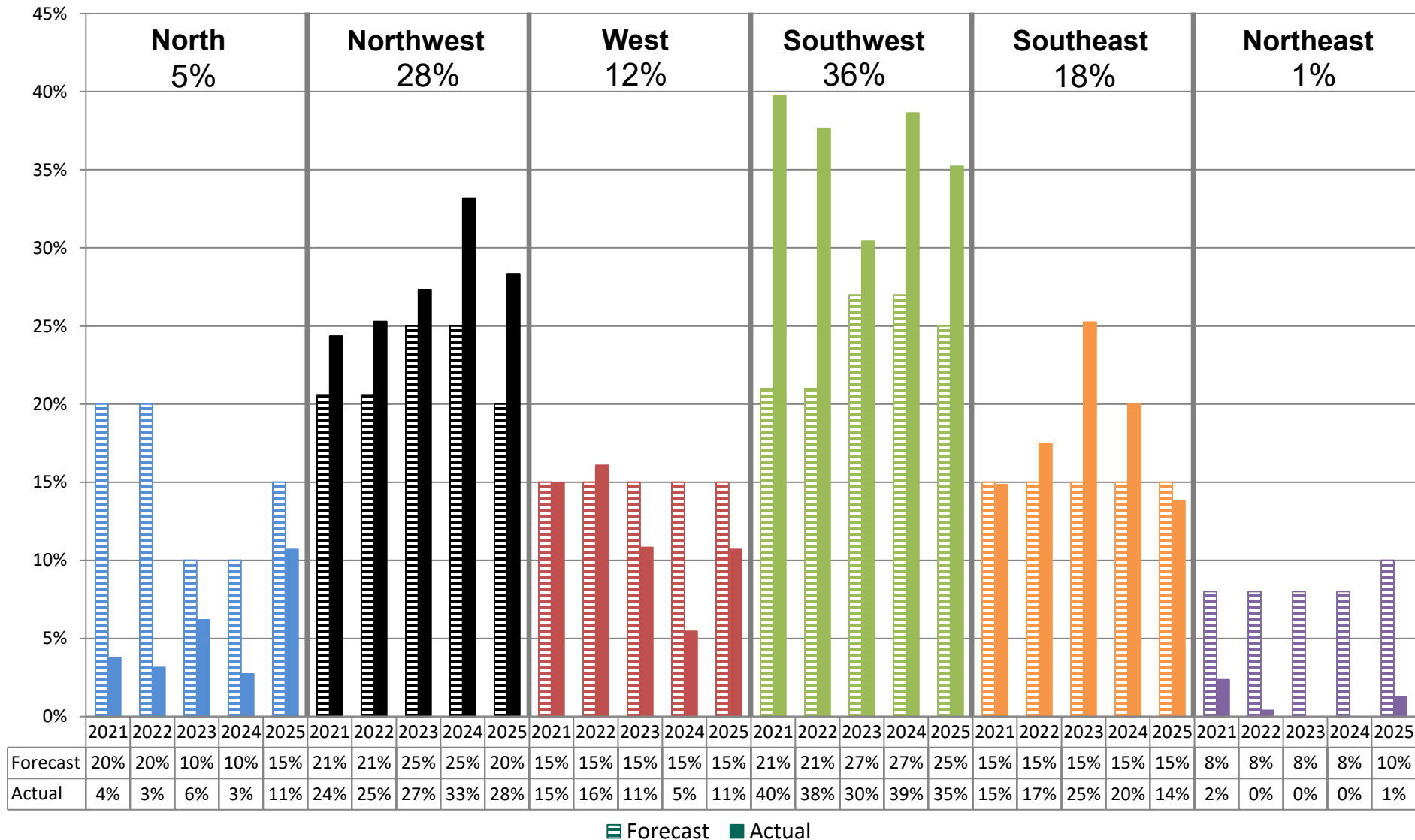


Observations:

- As a share of greenfield grade-related, MDR development in 2025 continued its upward trend while LDR development shrank.
- Given the amount of supply in Condo and Site Plan processes, anticipate share increase over the near term.

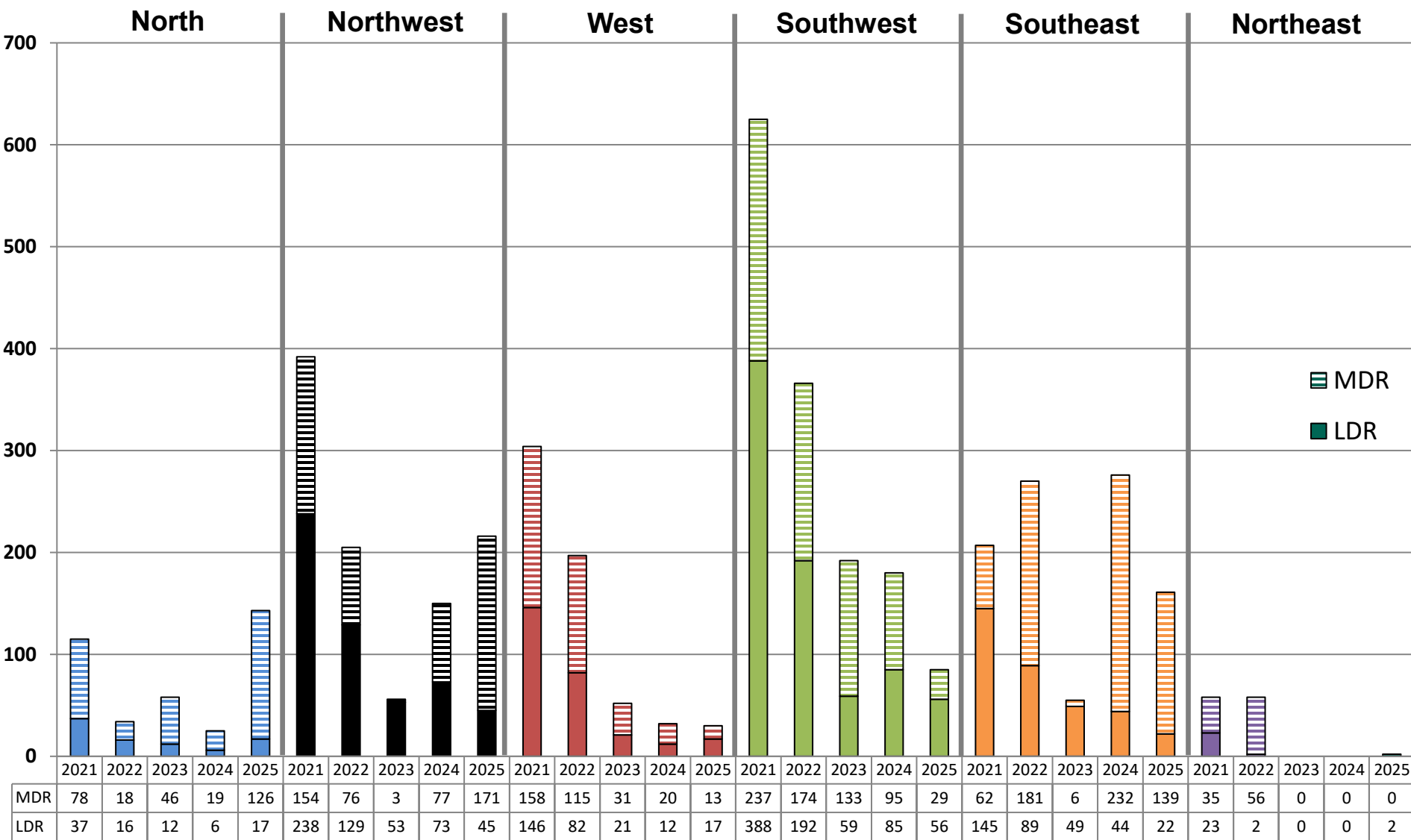


Anticipated vs. Actual LDR Construction: Greenfield Areas





LDR and MDR Construction Greenfield Areas Units by Type



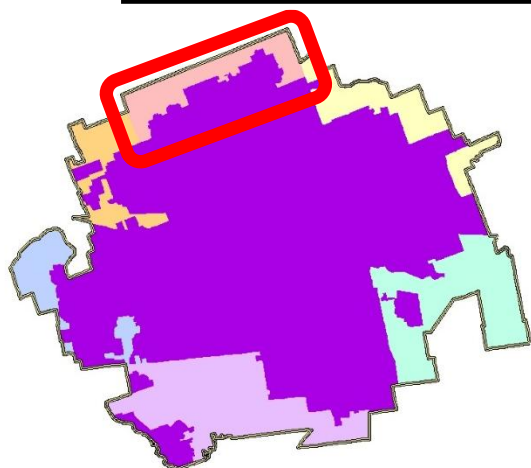


Thinking About Supply:

VACANT LAND INVENTORY

North Greenfield Area

	LDR Category		MDR Category	
	Units	%	Units	%
Condominium/Site Plans	0	0%	288	8%
Registered Plans	38	2%	332	9%
Draft Approved Plans	876	39%	1,970	55%
Under Review Plans	0	0%	0	0%
Designated (no application)	1,315	58%	592	17%
Potential development	16	1%	404	11%
Total	2,245	100%	3,586	100%

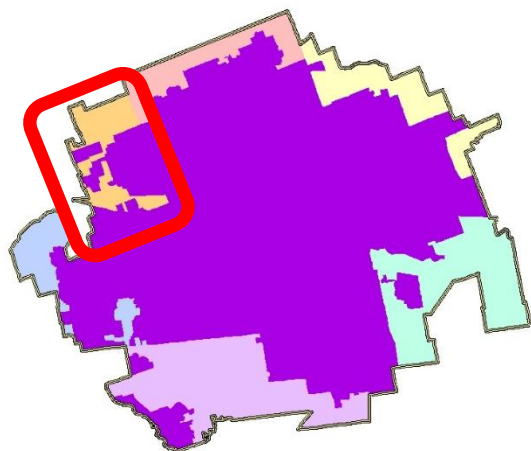


Observations:

- Good amount of MDR supply in Draft Approved Plans.
- Substantial LDR growth potential from designated lands for future years.

Northwest Greenfield Area

	LDR Category		MDR Category	
	Units	%	Units	%
Condominium/Site Plans	8	1%	969	32%
Registered Plans	248	31%	560	19%
Draft Approved Plans	106	13%	601	20%
Under Review Plans	52	6%	641	21%
Designated (no application)	397	49%	44	1%
Potential development	0	0%	205	7%
Total	811	100%	3,020	100%

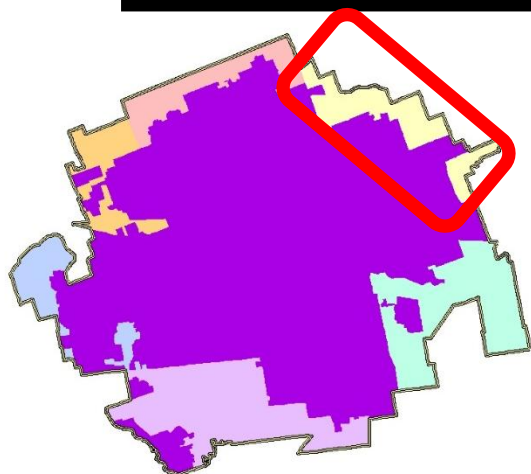


Observations:

- Good amount of MDR supply in Site Plans/Condo, Registered Plans and Draft Approved Plans.
- Substantial MDR growth

Northeast Greenfield Area

	LDR Category		MDR Category	
	Units	%	Units	%
Condominium/Site Plans	0	0%	80	2%
Registered Plans	6	0%	0	0%
Draft Approved Plans	283	17%	2,348	70%
Under Review Plans	0	0%	0	0%
Designated (no application)	1,298	77%	869	26%
Potential development	106	6%	72	2%
Total	1,693	100%	3,369	100%

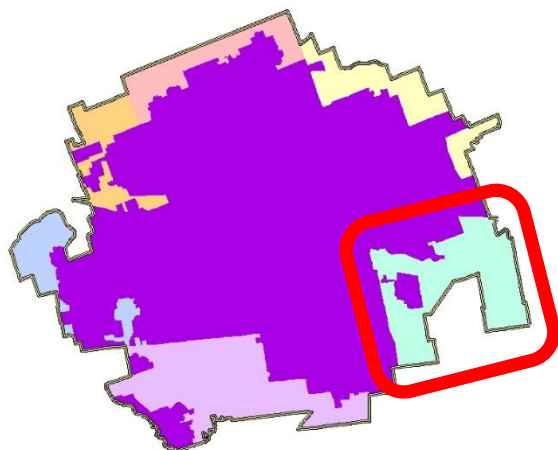


Observations:

- Low LDR growth expected to continue near-term, while substantial growth potential from designated lands for future years
- Good amount of MDR supply in Draft Approved Plans.
- Large area is serviceable and awaiting development applications. Water and stormwater projects will allow downstream lands to develop.

Southeast Greenfield Area

	LDR Category		MDR Category	
	Units	%	Units	%
Condominium/Site Plans	39	3%	634	22%
Registered Plans	572	39%	596	20%
Draft Approved Plans	372	25%	585	20%
Under Review Plans	29	2%	858	29%
Designated (no application)	444	30%	203	7%
Potential development	7	1%	50	2%
Total	1,463	100%	2,926	100%

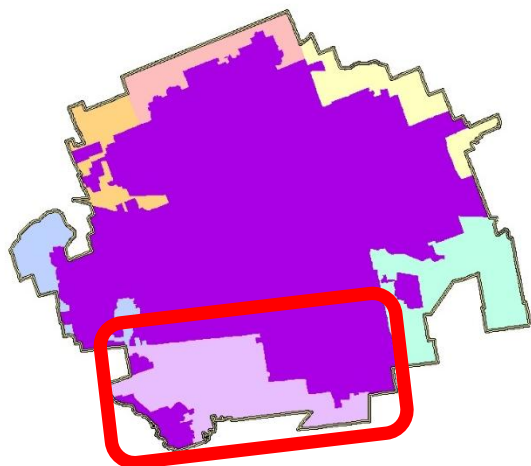


Observations:

- Good amount of LDR and MDR supply in Registered and Draft Approved Plans.
- Opportunities for near, mid and long-term growth.

Southwest Greenfield Area

	LDR Category		MDR Category	
	Units	%	Units	%
Condominium/Site Plans	15	0%	1,747	18%
Registered Plans	466	8%	108	1%
Draft Approved Plans	702	12%	3,130	33%
Under Review Plans	515	9%	2,015	21%
Designated (no application)	4,181	71%	2,265	24%
Potential development	19	0%	341	3%
Total	5,898	100%	9,606	100%

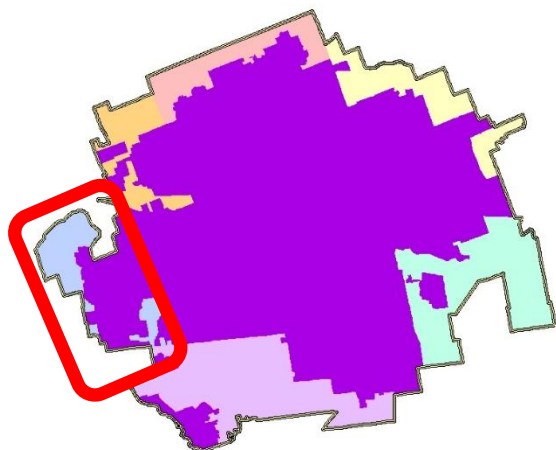


Observations:

- Lands are being registered, and there are a significant number of Draft Approved and Under Review Plans to meet anticipated market demand.
- Southwest has been the recent focus of the bulk of wastewater, water and stormwater servicing.

West Greenfield Area

	LDR Category		MDR Category	
	Units	%	Units	%
Condominium/Site Plans	7	1%	219	27%
Registered Plans	70	13%	178	22%
Draft Approved Plans	0	0%	0	0%
Under Review Plans	0	0%	0	0%
Designated (no application)	479	86%	404	50%
Potential development	0	0%	6	1%
Total	556	100%	807	100%

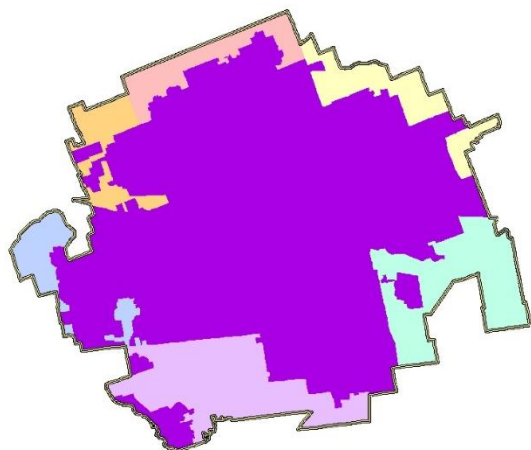


Observations:

- Slower housing growth expected over the near term.
- Subject to MDR developments.

City-Wide Greenfield Area

	LDR Category		MDR Category	
	Units	%	Units	%
Condominium/Site Plans	69	1%	3,937	17%
Registered Plans	1,400	11%	1,774	7%
Draft Approved Plans	2,339	18%	8,634	37%
Under Review Plans	596	5%	3,514	15%
Designated (no application)	8,114	64%	4,377	19%
Potential development	148	1%	1,078	5%
Total	12,666	100%	23,314	100%



Observations:

- Infrastructure projects are allowing lots in draft plans to proceed towards registration and site plan review.
- Considerable number of lots pending approvals.



Thinking About Supply:

PROVINCIAL PLANNING STATEMENT REQUIREMENTS



PPS Test #1: 15 Year Supply of Development

- 2.1.4 a) Planning Authorities Shall:
 - “maintain at all times the ability to accommodate **residential growth for a minimum of 15 years** through lands which are **designated and available** for residential development”
- Interpretation for GMIS:
 - Single family residential supply → drives any Urban Growth Boundary expansion
 - Residential growth → using Council-approved growth projection



PPS Test #1: 15 Year LDR Supply for Development

Council-approved Projection 15 Year Total Low Density Residential (LDR) Demand	Total Built Area and Greenfield Low Density Residential (LDR) Supply	Surplus/(Deficit) Beyond 15 year Demand
13,930 units	13,521 units	- 409 units

Notes:

- Demand for **Low Density Residential** units based on Council-approved projection, prepared by Watson in December 2022.
- Supply reflects Low Density Residential units identified in the December 31, 2025 Vacant Land Inventory (VLI) only. There are LDR opportunities for intensification and re-development not identified in the City's VLI (e.g., lot severances, school sites, etc.) that would be in addition to the supply figure above.
- LDR supply **subject to change** following approval of the Urban Growth Boundary Expansion.



PPS Test #1: 15 Year MDR Supply for Development

Council-approved Projection 15 Year Total Medium Density Residential (MDR) Demand	Total Built Area and Greenfield Medium Density Residential (MDR) Supply	Surplus/(Deficit) Beyond 15 year Demand
13,430 units	30,192 units	16,762 units

Notes:

- Demand for **Medium Density Residential** units based on Council-approved projection.
- Supply reflects Medium Density Residential units identified in the December 31, 2025 Vacant Land Inventory (VLI) only. There are MDR opportunities for intensification and re-development not identified in the City's VLI (e.g., lot severances, school sites, etc.) that would be in addition to the supply figure above.

PPS Test #2: 3-Years Serviced Units in Draft & Registered Plans

- 2.1.4 b) Planning Authorities shall
 - “maintain at all times where new development is to occur, land with **servicing capacity** sufficient to provide **at least a three-year supply of residential units** available through lands suitably zoned, including units in **draft approved or registered plans**.”
- Interpretation:
 - Single family residential supply → drives any Urban Growth Boundary expansion
 - Residential growth → using Council-approved growth projections
 - Servicing capacity → external servicing in place



PPS Test #2: 3-Years Serviced LDR Units in Draft & Registered Plans

PPS Test #2: 3 Years Serviced Units in Draft and Registered Plans

Category	Watson 3 Year LDR Demand (971 units/yr.)	Built Area Serviced Supply (Units)	Greenfield/ Rural Serviced Supply (Units)	Total Serviced Supply (Units)	Years of LDR Supply (based on 971 units/yr.)
Intensification	-	567	-	567	-
Registered Plans	-	201	1,470	1,671	-
Draft Approved Plans	-	20	2,414	2,434	-
Total	2,913	788	3,884	4,672	4.8
"Under Review"	-	-	588	588	5.4
"Serviceable Lands with No Application"		-	8,113	8,113	13.8



PPS Test #2: 3-Years Serviced MDR Units in Draft & Registered Plans

PPS Test #2: 3 Years Serviced Units in Draft and Registered Plans

Category	Watson 3 Year MDR Demand (859 units/yr.)	Built Area Serviced Supply (Units)	Greenfield/ Rural Serviced Supply (Units)	Total Serviced Supply (Units)	Years of MDR Supply (based on 859 units/yr.)
Intensification	-	3,489	-	3,489	-
Registered Plans	-	162	2,383	2,545	-
Draft Approved Plans	-	2,387	9,512	11,899	-
Total	2,577	6,038	11,895	17,933	20.9
"Under Review"	-	464	3,515	3,979	25.5
"Serviceable Lands with No Application"	-	-	4,378	4,378	30.6



Growth Summary and Key Messages

- In 2025, total units increased from 2024 and surpassed Council-approved projection for the year.
 - LDR continued to fall and was significantly below projection
 - MDR saw growth but did not reach projected level
 - Record growth of HDR development
- The housing mix in 2025 continued trend toward HDR and MDR with reduced proportion of LDR units.
- Softer housing market forecast in 2026 will be influenced by slow but positive economic growth, geopolitics, and trade uncertainties:
 - Overall weak housing activity
 - Increasing rental supply, and higher purpose-built vacancy rates
 - Lower outlook for housing starts and completion



THANK YOU