

Report to Planning and Environment Committee

To: Chair and Members
Planning and Environment Committee

From: Scott Mathers P. Eng.,
Deputy City Manager, Housing and Community Growth

Subject: 2027 Growth Management Implementation Strategy (GMIS)
Update
Public Participation Meeting

Date: June 22, 2026

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 2027 Growth Management Implementation Strategy Update **BE APPROVED** as attached in Appendix 'B'; it being noted that:
- i. Sunningdale SWMF E1 will be rescheduled from 2027 to 2029;
 - ii. Kilally South, East Basin SWM 1 will be rescheduled from 2024 to 2027;
 - iii. North Lambeth SWMF P2 North will be rescheduled from 2028 to 2030;
 - iv. Bradley Avenue Extension – Wonderland to Bostwick will be rescheduled from 2033 to 2035;
 - v. White Oaks SWMF 3 West will be rescheduled from 2024 to 2027;
 - vi. White Oaks SWMF 3 East will be rescheduled from 2026 to 2027;
 - vii. Pincombe Drain SWMF P3 West will be rescheduled from 2026 to 2027;
 - viii. Pincombe Drain SWMF P4 West will be rescheduled from 2026 to 2027;
 - ix. SS15B - North Talbot Growth Area Greenway PCP sewershed will be rescheduled from 2025 to 2027;
 - x. Pincombe Drain SWMF 4 will be rescheduled from 2018 to 2027;
 - xi. SS15A - Lambeth Growth Area will be rescheduled from 2016 to 2027;
- b) The Capital Budget **BE ADJUSTED** to reflect the timing changes associated with the projects noted in clause (a) above.

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 2027 GMIS analysis focuses on all projects that will directly impact specific subdivision or site plan applications; these projects are referred to as GMIS projects. The attached tables and figures outline the timing of GMIS 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.

The annual GMIS process is also guided and supported by an evaluation of realized residential and non-residential growth units (e.g. number of residential units and square footage of non-residential developments), DC revenue performance, and DC reserve funds financial sustainability analysis. These assessments reveal that although there are positive areas of growth performance, the mix of development by unit type continues to negatively diverge from the assumptions supporting the Council-approved growth projections and 2021 DC Study. As such the City's DC reserve funds are under increased financial sustainability pressures, which among other actions, can be managed through appropriate growth capital project timing adjustments that aim to avoid impacting the pace of development or level of service provided to areas of realized growth.

Extensive developer and community consultation is a vital part of the GMIS process. Through the GMIS review process, it is recommended that eleven (11) GMIS projects be deferred to align the timing of these projects with the expected development. The timing of all remaining GMIS infrastructure is recommended to remain unchanged.

Civic Administration undertakes a similar annual review of non-GMIS projects contained in the DC Study; these projects are referred to as network need projects. Network need projects are not required prior to development proceeding, but they are critical to ensuring certain municipal services are extended and/or expanded to service growth. Timing adjustments to network need projects are brought forward for Council consideration and public disclosure through the multi-year budget annual update process.

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 27, 2026 – Infrastructure and Corporate Services Committee – 2025 Annual Report on Development Charges Reserve Funds

April 20, 2026 – Infrastructure and Corporate Services Committee – 2025 Year-End Capital Budget Monitoring Report

June 23, 2025 – Planning and Environment Committee – 2026 Growth Management Implementation Strategy (GMIS) Update

December 10, 2024 – Strategic Priorities and Policy Committee – Growth Management Implementation Strategy, and Municipal Service and Financing Agreements Policy Amendments

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 (10) 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 certain DC-funded projects between DC studies. Projects eligible for GMIS inclusion (referred to as “GMIS projects”) are identified based on the following criteria:

- **Included in the DC Study:** Must be growth-related infrastructure projects included in the most recent DC Study.
- **Tied to Development:** The infrastructure directly impacts specific extension or expansion development applications (i.e. without the infrastructure development could not occur).

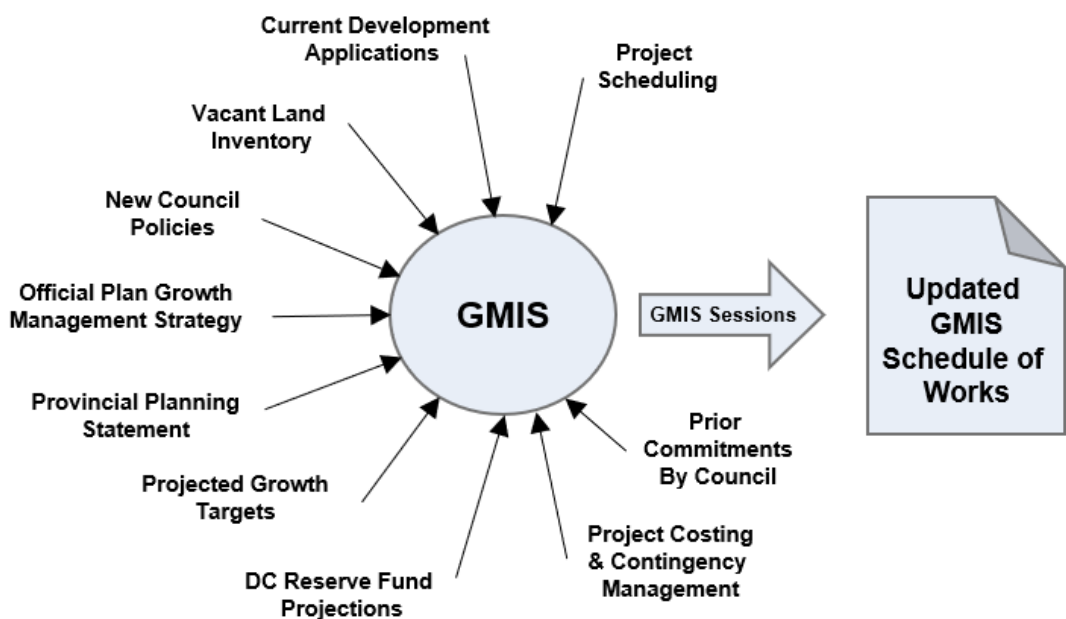
Projects that do not meet these criteria are referred to as “network need projects”. Network need projects are fundamental to ensuring DC-funded municipal services are extended or expanding to new areas of growth. However, the services not required prior to development proceeding.

The GMIS is updated annually to ensure eligible 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 for growth in The London Plan.

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 (8) Council approved principles of GMIS to make appropriate adjustments to the schedule of works.

FIGURE 1: GMIS Inputs



As part of drafting the first GMIS in 2008, staff and development industry representatives participating in the DC Implementation Team helped develop core principles for the implementation of the City’s growth management policies. These core principles guide annual GMIS updates.

The eight core principles set out by Council in 2008 were also reviewed and confirmed by the Housing Supply Reference Group in 2023. Revised principles were adopted by Council on December 2024 based on The London Plan policy language and recognition of intensification GMIS projects within the Built Area Boundary (BAB). The updated

principles are:

1. Provide direction for timely, cost-effective extension and expansion of municipal services.
2. Support growth costs that are affordable.
3. Allocate growth in a manner that optimizes existing services.
4. Support development of sufficient land to meet the City's growth, intensification, and economic development objectives.
5. Support the London Plan's Growth Management and Growth Financing policies.
6. Support the completion of existing development approvals.
7. Maintain lot and land supply in a manner conducive to a healthy housing market.
8. Coordinate the phasing of development approvals with scheduling of works through capital budget.

2.0 Discussion and Considerations

2.1 2027 GMIS: Introduction

The 2027 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 2027 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.

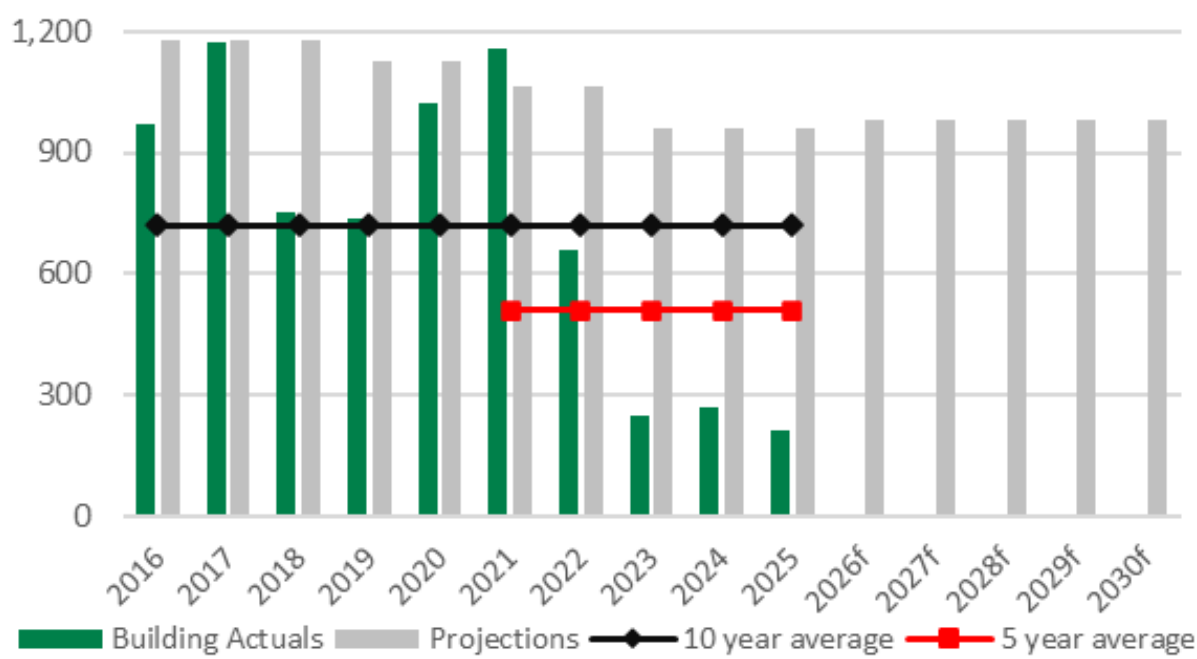
2.2 2027 GMIS: Growth and Development Observations and Trends

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 2027 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 2027 GMIS recommendation:

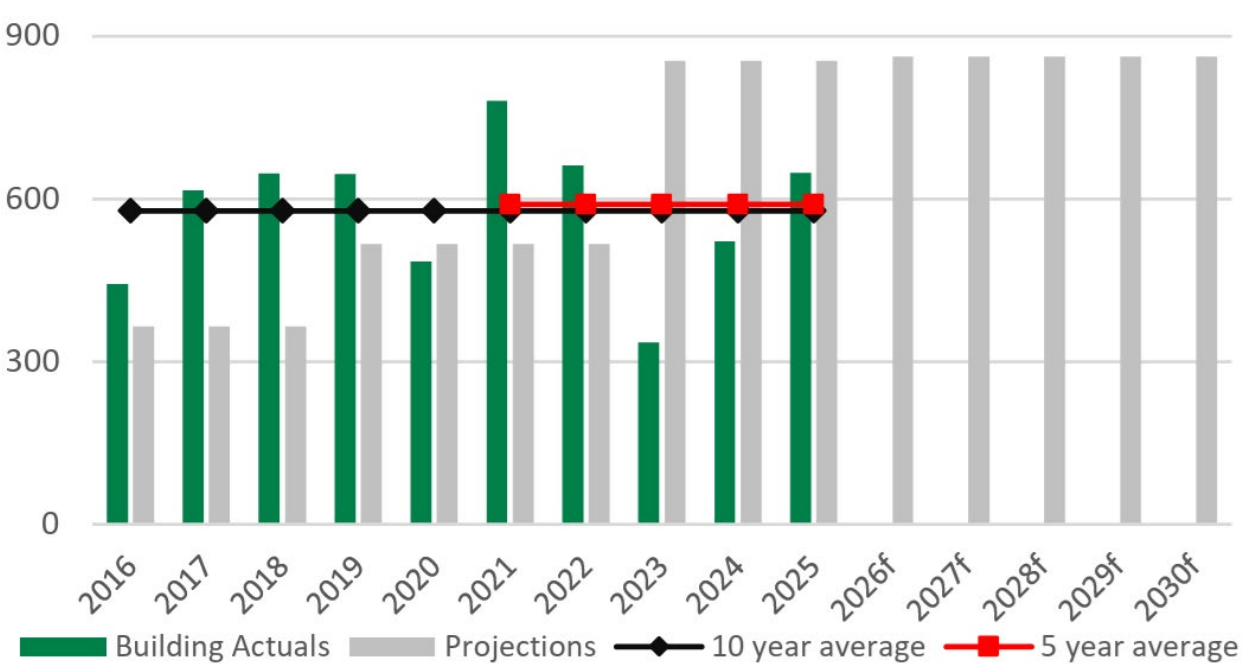
- In total, residential growth in 2025 reached a record high of 4,842 new units approved through the issuance of building permits, surpassing the 2022 Council-approved growth projection for the year. This level of growth brought the 5-year and 10-year historical averages closer to the projected near- and medium-term growth levels.
- In 2025, the number of new low-density residential (LDR) units permitted (i.e., single- and semi-detached dwellings) remained significantly below historical levels and projections for the third consecutive year. The projected number of LDR units for 2025 was 958, while the actual number approved in building permits was 214, representing a shortfall of 744 units. Between 2023 and 2025, the cumulative shortfall in the LDR category has reached 2,138 units, while its share of overall housing growth has declined sharply from more than 20% to less than 5% in 2025. LDR unit construction will require ongoing monitoring, as Council-approved projections anticipate an average of 978 LDR units annually during the 2026-2030 period, which remains above both the 5-year and 10-year historical averages.

FIGURE 2: LDR Projected and Actual Growth (2016-2030)



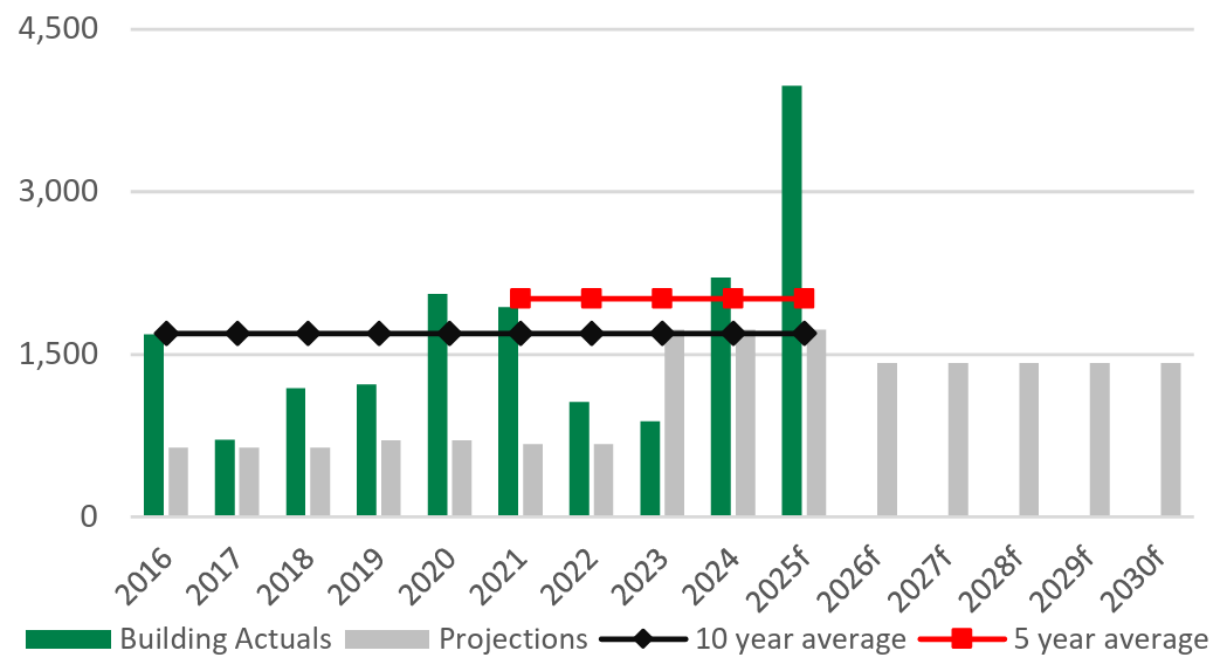
- Medium density residential growth (i.e., townhouse/rowhouse) continued to recover from its low level in 2023 and was slightly above both the 5-year and 10-year historical averages in 2025. However, its share of overall housing growth declined from an average of approximately 20% in previous years to just around 13% in 2025 and remains below growth projections. New medium density residential (MDR) development is anticipated to remain elevated over historical averages for 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 862 units per year during the 2026-2030 period.

FIGURE 3: MDR Projected and Actual Growth (2016-2030)



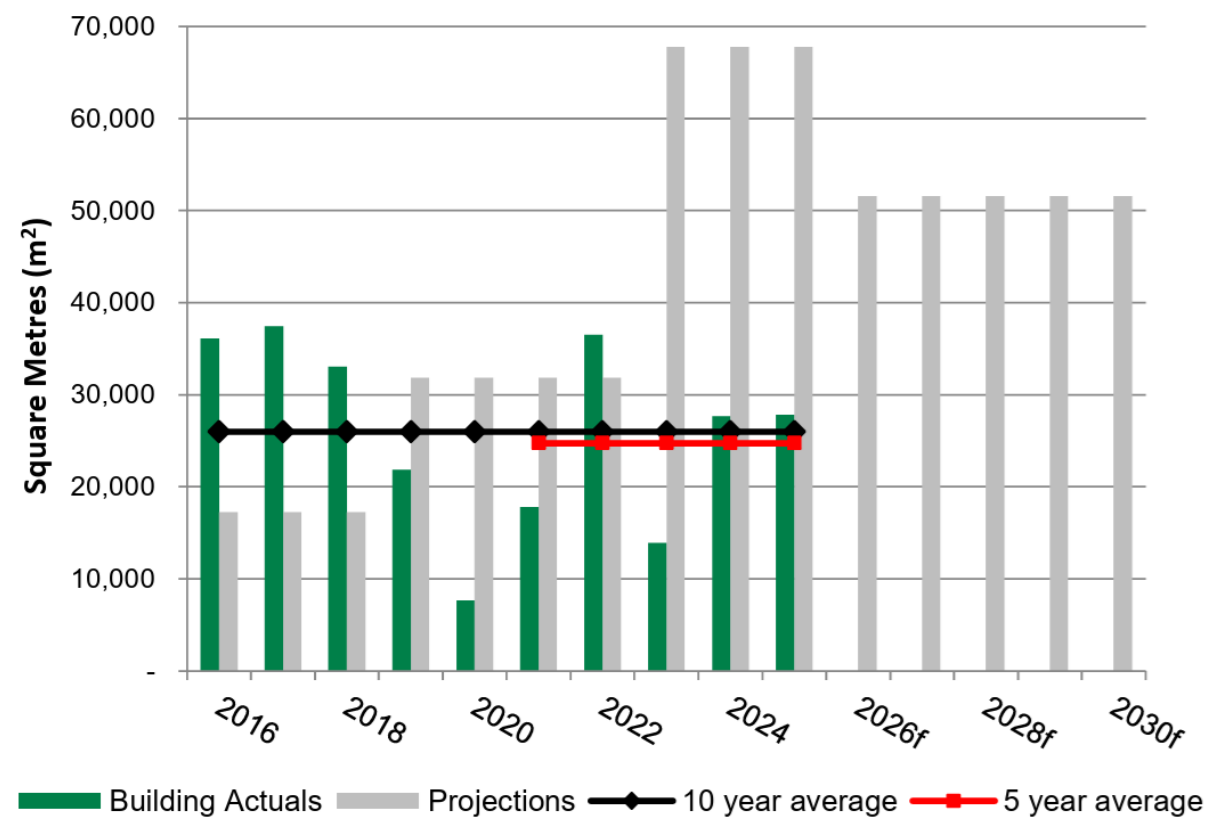
- High-density residential growth (i.e., apartments) increased significantly to a record high of 3,980 units approved through the issuance of building permits in 2025. This level of growth was more than double the projected level for the year and exceeded the historical annual totals for all housing types recorded over the past 10 years. As a result, the 5-year and 10-year historical averages have risen above the projected levels, which anticipate 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 softer demand conditions; therefore, ongoing monitoring will be required

FIGURE 4: HDR Projected and Actual Growth (2016-2030)



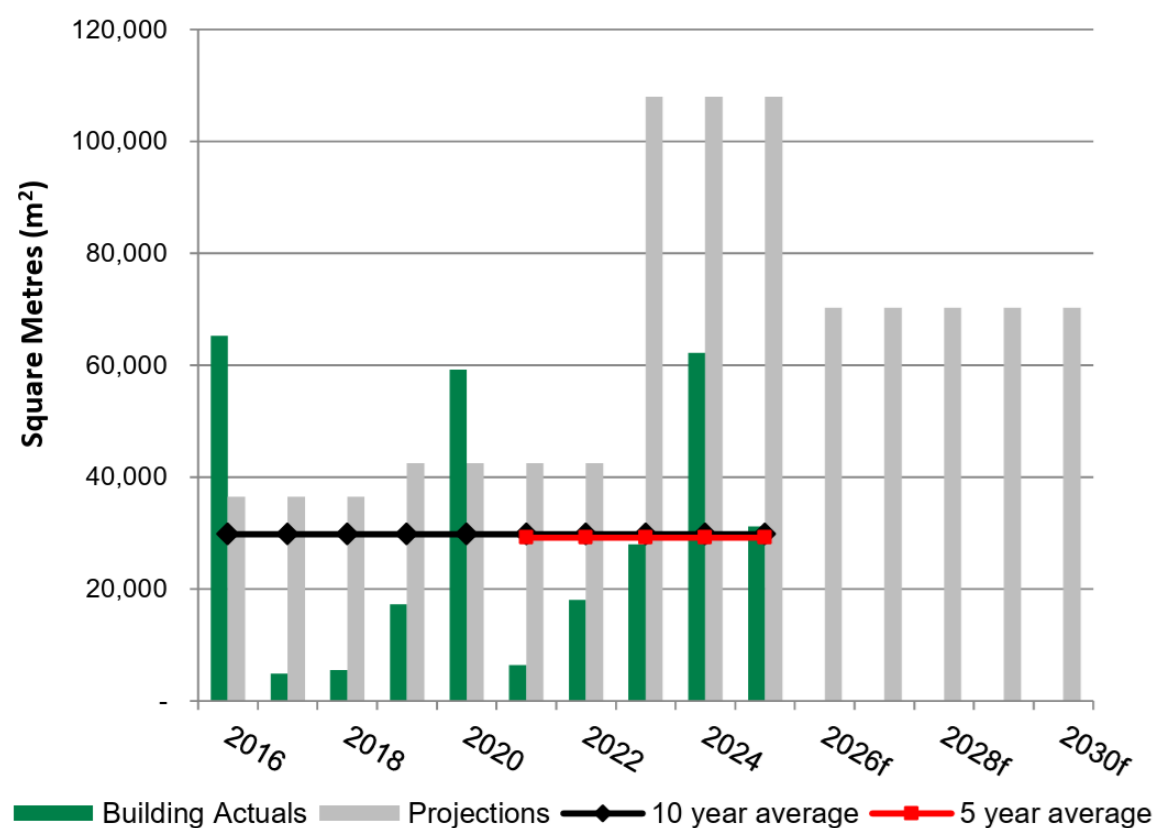
- In 2025, commercial development remained relatively stable compared to the 2024 level and was slightly above the 5-year and 10-year historical averages; however, it remained significantly below projected levels. The realized growth in 2025 was 27,823m² while Council-approved projections anticipated 67,786m² for the year and 51,561m² annually over the medium-term. Monitoring of this activity will be required noting uncertainty related to the economic outlook over the near-to-medium term.

FIGURE 5: Commercial Projected and Actual Growth (2016-2030)



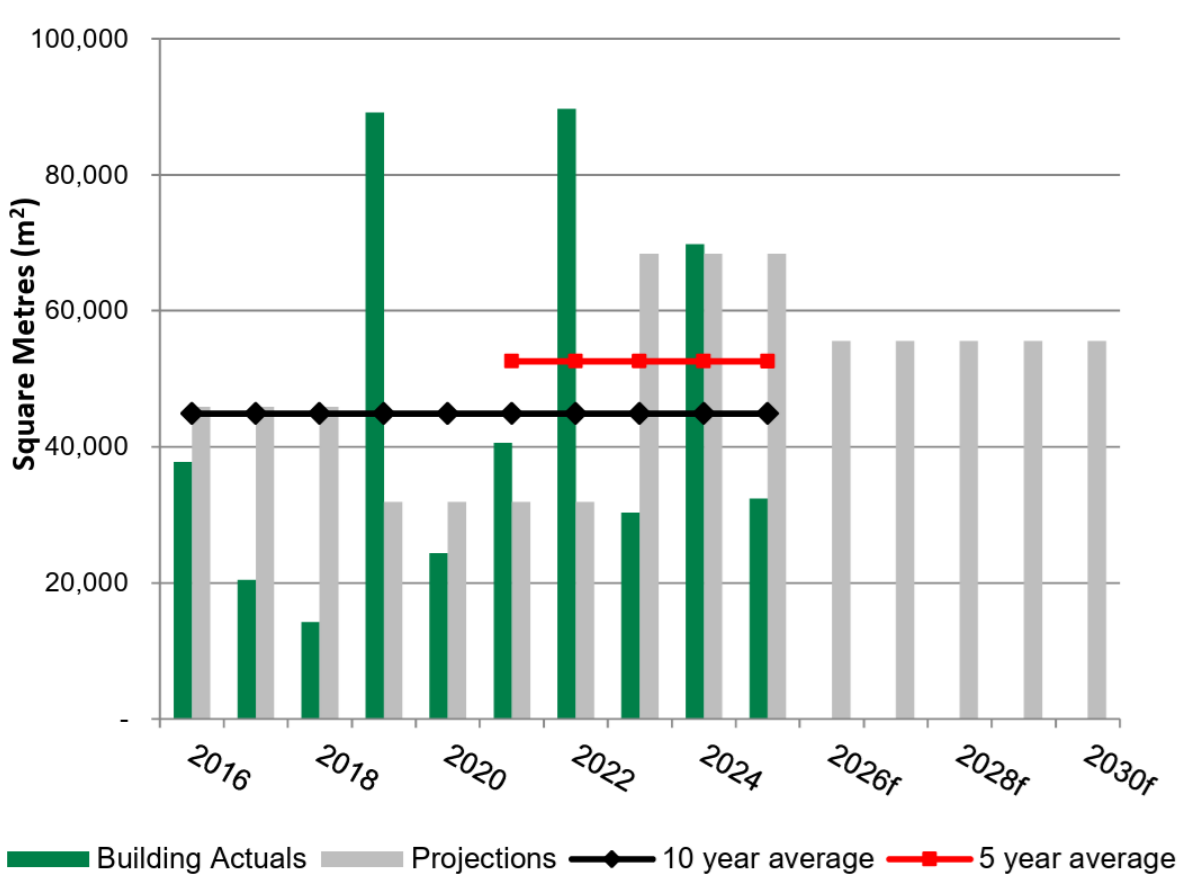
- The institutional development in 2025 returned to levels comparable to 2023 following elevated activity in 2024. Despite this decline, activity remained just above the 5-year and 10-year historical averages, although notably below projected levels. Future institutional construction is difficult to 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.

FIGURE 6: Institutional Projected and Actual Growth (2016-2030)



- New industrial growth declined to levels comparable to 2023, following an increase in 2024, and remained below both the 5-year and 10-year historical averages, as well as the Council-approved projection. Longer-term projections for the industrial sector anticipate a 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.

FIGURE 7: Industrial Projected and Actual Growth (2016-2030)



2.3 2027 GMIS Industry and Community Consultation

Development industry and taxpayer engagement is a vital component of the annual GMIS update. Two (2) 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 timing changes. In addition to the general meetings, one-on-one interviews were held with developers, builders and community groups that requested an opportunity to discuss development plans or issues related to GMIS projects.

A total of eight (8) one-on-one meetings were held with industry and community groups, 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, DC reserve fund health, growth modelling assumptions, development timelines, community benefits, and suggestions for process improvements.

On May 22, 2026, the draft GMIS was presented to the development industry and community members, based on feedback received from growth and reserve fund analysis, interviews and internal discussions with City project managers. Although Staff are not able to accommodate 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 2027 GMIS Requests Review

Through the consultations, one (1) request for project timing to be maintained or be deferred by one year was received by a developer to realign projects with anticipated development timing. All requests are considered in the context of the eight core revised principles adopted by Council in December 2024.

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 (3) 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 2027 GMIS Recommended Project Timing Adjustments

In general, the current timing for projects aligns with the needs of the development community and provides for new growth opportunities throughout the City of London. Appendix ‘B’ (2027 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 2027 GMIS Update analysis, Table 1 below identifies proposed project timing adjustments to last year’s 2026 GMIS Update. Eight (8) stormwater projects, one (1) road project, and two (2) wastewater projects are recommended to be deferred. All other GMIS projects are recommended to maintain their current timing. The final project timing outlined for the 2027 GMIS is subject to the approval of the 2027 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: 2027 GMIS Project Timing Adjustments Recommended by Staff

Service	Project Description	Current GMIS Timing	Rationale for Timing Change	Recommended Timing	Total Gross Cost
Stormwater	Sunningdale SWMF E1	2027	City deferral recommended to align with expected timing of developments in the area. No development application submitted	2029	\$4.3M
Stormwater	Kilally South, East Basin SWM 1	2024	City deferral recommended to align with expected timing of developments in the area	2027	\$7.7M
Stormwater	North Lambeth SWMF P2 North	2028	City deferral recommended to align with expected timing of developments in the area	2030	\$3.2M
Stormwater	White Oaks SWMF 3 West	2024	City deferral recommended to align with expected construction timing of developments in the area	2027	\$2.1M
Stormwater	White Oaks SWMF 3 East	2026	City deferral recommended to align with expected timing of developments in the area	2027	\$6.2M
Stormwater	Pincombe Drain SWMF P3 West	2026	City deferral recommended to align with expected timing of developments in the area	2027	\$4.6M
Stormwater	Pincombe Drain SWMF P4 West	2026	Removed from life-to-date budget. City deferral recommended to align with expected timing of developments in the area	2027	\$3.3M
Stormwater	Pincombe Drain SWMF 4	2018	City deferral recommended to align with expected timing of developments in the area	2027	\$0.75M
Roads	Bradley Avenue Extension - Wonderland to Bostwick	2033	City deferral recommended to align with 2028 DC Study Master Planning	2035	\$12.5M
Wastewater	SS15B - North Talbot Growth Area	2025	City deferral recommended to align with SWM Tributary 12	2027	\$4.0M

Service	Project Description	Current GMIS Timing	Rationale for Timing Change	Recommended Timing	Total Gross Cost
	Greenway PCP sewershed		Complete Corridor works		
Wastewater	SS15A - Lambeth Growth Area	2016	Removed from life-to-date budget. City deferral recommended to align with expected timing of developments in the area	2027	\$8.6M

2.6 2027 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 2027 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 projects that are not identified within the 2028 DC Background Study cannot be deferred beyond 2027 without a recalculation of draft DC rates. These projects will continue to be assessed based on realized need and will not proceed until development on the benefiting lands advances.

TABLE 2: Project Timing Requests Not Recommended by Staff

Service	Project Description	Developer’s Request	2026 GMIS Timing	Staff Recommendation	Total Gross Cost
Stormwater	Sunningdale SWMF E1	Maintain 2027 or defer to 2028	2027	Defer to 2029	\$4.3M
Stormwater	Kilally South, East Basin SWM 1	Defer to align with 2028 DC Study	2024	Defer to 2027	\$7.7M
Stormwater	Kilally South, East Basin SWM 2	Defer to align with 2028 DC Study	2027	Maintain 2027	\$8.8M
Stormwater	Kilally South, East Basin SWM 3	Defer to align with 2028 DC Study	2027	Maintain 2027	\$4.1M
Stormwater	Thornicroft Drain Natural Channel Improvements	Defer to align with 2028 DC Study	2026	Maintain 2026	\$13.0M
Stormwater	North Lambeth SWMF P2 South	Defer to align with 2028 DC Study	2027	Maintain 2027	\$3.4M
Stormwater	North Lambeth P3 (Dingman Tributary D4)	Defer to align with 2028 DC Study	2027	Maintain 2027	\$7.1M
Stormwater	White Oaks SWMF 3 West	Defer to align with 2028 DC Study	2024	Defer to 2027	\$2.1M
Stormwater	White Oaks SWMF 3 East	Defer to align with 2028 DC Study	2026	Defer to 2027	\$6.2M
Stormwater	Pincombe Drain SWMF P3 West	Defer to align with 2028 DC Study	2026	Defer to 2027	\$4.6M
Stormwater	Pincombe Drain SWMF P4 West	Defer to align with 2028 DC Study	2026	Defer to 2027	\$3.3M
Water	Lambeth Phase 2 (A21b) - Wonderland Rd.	Defer to align with 2028 DC Study	2026	Maintain 2026	\$1.2M

Service	Project Description	Developer's Request	2026 GMIS Timing	Staff Recommendation	Total Gross Cost
Water	Longwoods (A20) - Dingman Dr.	Defer to align with 2028 DC Study	2026	Maintain 2026	\$8.6M
Wastewater	SS15B - North Talbot Growth Area Greenway PCP sewershed	Defer to align with 2028 DC Study	2025	Defer to 2027	\$4.0M
Stormwater	North Lambeth SWMF P1 North	Defer to align with 2028 DC Study	2026	Maintain 2026	\$4.1M
Stormwater	North Lambeth SWMF P1 South	Defer to align with 2028 DC Study	2027	Maintain 2027	\$3.1M
Stormwater	Old Oak SWM 2	Defer to align with 2028 DC Study	2027	Maintain 2027	\$3.9M

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 in 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
Multi-use Trail (West of 101 Meadowlily Rd S)	n/a	n/a	Timing and scope to be reviewed in Master Plan process for 2028 DC Background Study. Administered through Parks Capital Funding
Commissioners Rd E Road Improvements (east of Jackson Rd)	n/a	n/a	Timing and scope to be reviewed in Master Plan process for 2028 DC Background Study
Pincombe Drain Complete Corridor	n/a	n/a	Timing and scope to be reviewed in Master Plan process for 2028 DC Background Study

2.7 Financial Considerations

2.7.1 Financial Background

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 and the extension of municipal services to areas of realized growth;
- 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

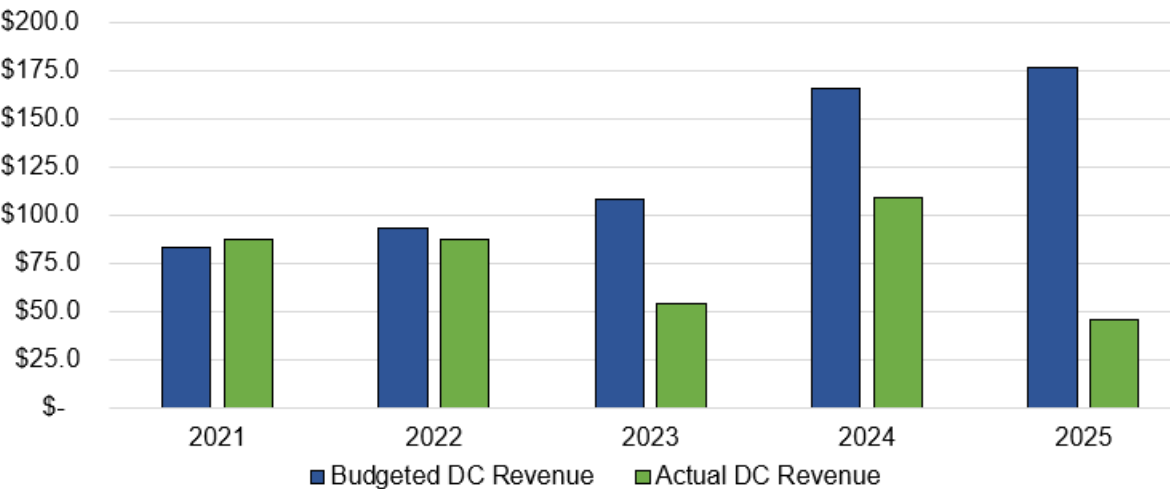
- that the need to trigger a DC rate adjustment prior to the next scheduled DC Background Study (2028) is avoided.

To support these objectives, Administration actively monitors and reviews DC revenue performance, growth project expenditures and timing, and the health/financial sustainability of the DC reserve funds.

2.7.2 DC Reserve Fund Revenue Performance

The City’s DC reserve funds continue to face significant financial sustainability pressures as growth-related DC revenues over the last 4-years (2022 to 2025) have not materialized at the levels assumed in the Council-approved 2021 DC Background Study. Figure 8 summarizes the 2021 DC Background Study DC revenue performance for 2021 to 2025, noting the revenue shortfalls were \$6.1m in 2022, \$54.7m in 2023, \$56.7m in 2024, and \$131.4m in 2025. Details on realized pressures from 2025 and how the shortfall it is being managed are outlined below.

FIGURE 8: 2021 DC Study Budgeted versus Actual DC Revenues (\$ Millions)



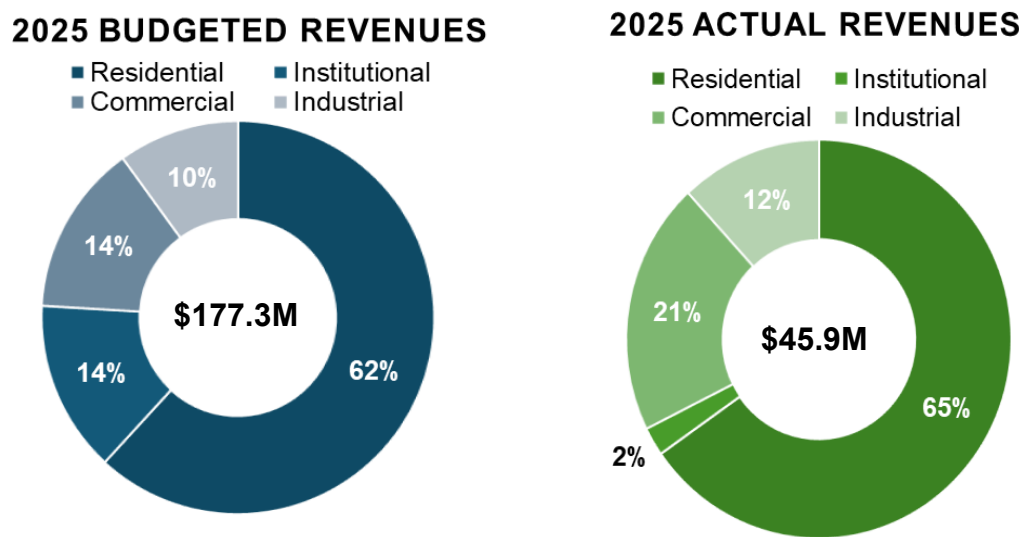
While DCs are calculated in accordance with the Development Charges Act, various factors are contributing to lower than budgeted DC revenues. Key factors include:

- Realized market conditions are resulting in slower-than-anticipated growth in key residential and non-residential forms of development;
- Statutory (legislated) DC exemptions and discounts continue to significantly increase year-over-year, resulting in lost DC revenues for which no permanent funding source has been identified; and
- Statutory DC payment deferrals have also significantly increased and further extend the lag between receipt of DC revenues and investment in growth infrastructure.

These pressures increase the need to identify appropriate growth infrastructure deferrals that will aim to not impact the pace of development, maintain municipal service levels in areas of realized growth, and support the financial sustainability of the DC reserve funds.

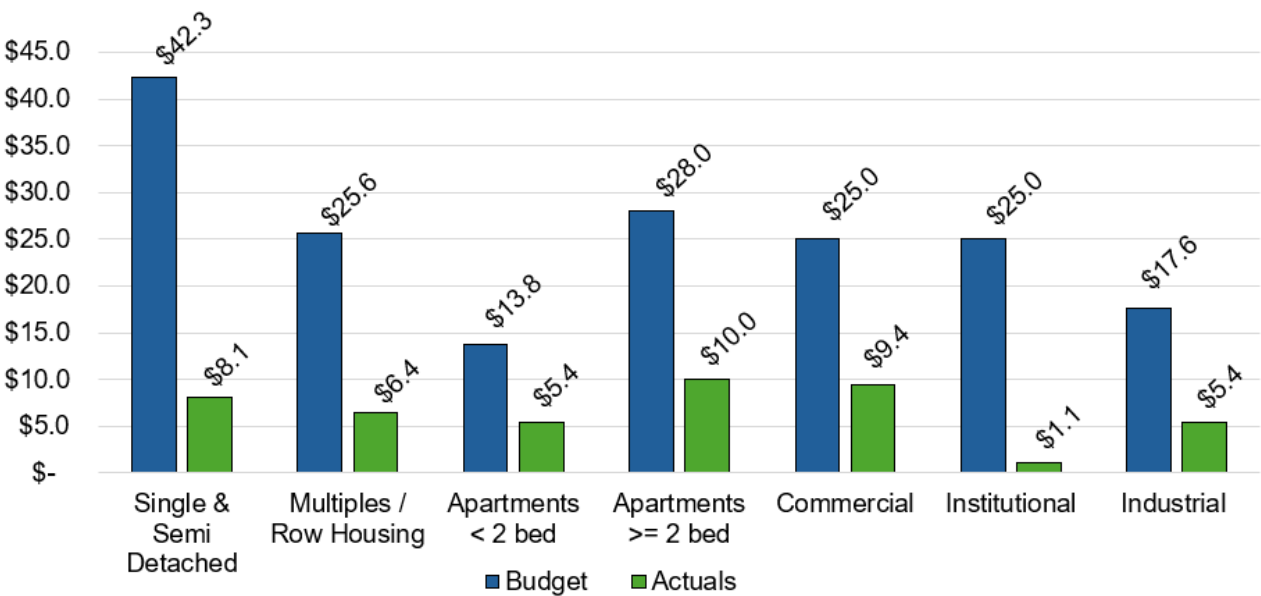
Looking specifically at 2025, actual DC revenues remained materially below budget and the level required to support the City’s growth-related capital program. The recorded revenues were approximately \$45.9 million or 25.9% of budget, noting actuals exclude statutory DC exemptions, discounts, and deferrals that are not yet due which are outlined below. To illustrate the variances between budgeted and actual DC revenues, figures 9 and 10 below present 2025 revenue performance on a consolidated and individual development type basis.

FIGURE 9: 2025 Budgeted and Actual DC Revenues Summary (\$ Millions)



NOTE 1: The 2025 budgeted revenue is based on the City of London population, housing and employment projections prepared by Watson and Associates and approved by Council in December of 2022.

FIGURE 10: 2025 Actual DC Revenues Distribution by DC Rate Type (\$ Millions)



Based on figure 10, the following observations related to 2025 actual DC revenues are noted:

- Single and semi-detached (low density residential/LDR) revenues were \$8.1 million or 81% below budget; this is consistent with a continued shift away from LDR since 2022.
- Multiples/row housing (medium density residential/MDR) revenues were \$7.6 million or 70% below budget; while not as material and prolonged as LDR losses, MDR development has been below budget since 2023.
- Combined DCs for 1 bedroom and 2+ bedroom apartments (high density residential/HDR) were \$18.3 million or 56% below budget; this DC revenue under performance is correlated to the impacts of deferred DC payments and statutory DC exemptions/discounts which are explained below.
- Combined DCs for commercial, institutional, and industrial (ICI) developments were \$15.9 million or 76% below budget. Non-residential developments tend to be cyclical in nature and correlated to economic conditions. As such, underperformance has persisted since 2023.

The largest contributor to the 2025 DC budgeted revenue shortfall is statutory DC exemptions and discounts, which continue to rise materially year-over-year. In 2025, this totalled approximately \$54.6 million or 31% of budgeted DC revenues. Key impacts included the rental housing discount, additional residential unit exemption, non-profit housing exemption and long-term care home exemption. Table 4 summarizes the 2024 and 2025 realized statutory DC exemptions and discounts by type of development.

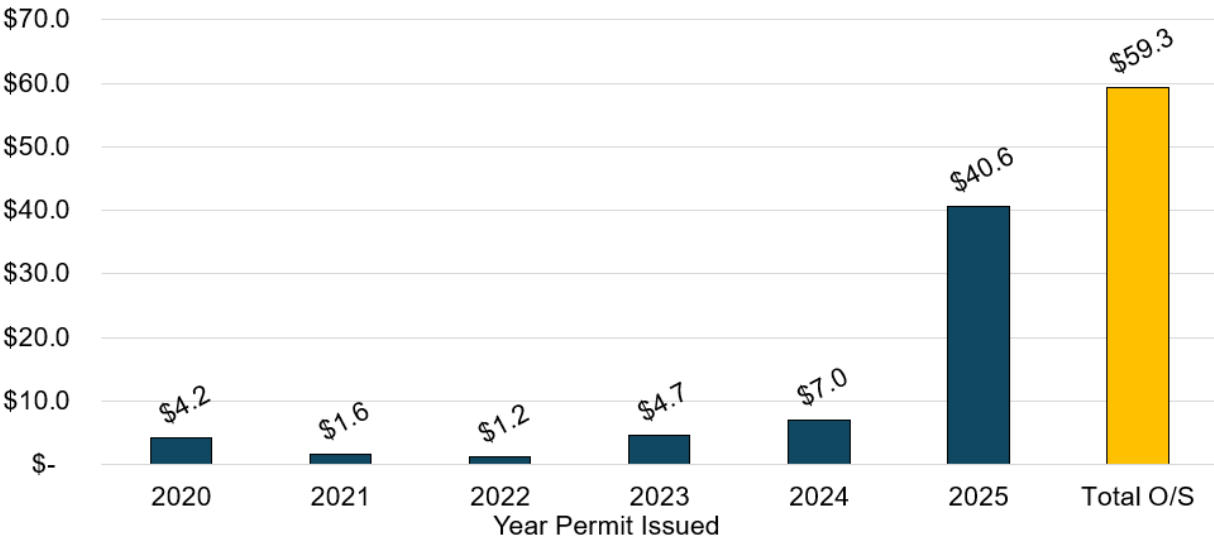
As these statutory DC exemptions and discounts reduce DC revenue collections otherwise available to fund growth-related capital works, they contribute to lower DC reserve fund balances and increase pressure on the long-term sustainability of the DC program.

TABLE 4: 2024 and 2025 Statutory DC Exemptions and Discounts (\$ Millions)

Type	2024	2025
Rental Discount	\$7.2	\$17.3
Non-Profit Housing Exemption	\$5.3	\$9.8
Affordable Housing Exemption	\$0	\$2.4
Additional Residential Unit Exemption (ARU)	\$7.2	\$10.3
Universities and Colleges	\$6.4	\$2.3
Industrial 50% Addition Exemption	\$1.2	\$2.9
City and School Boards	\$4.8	\$4.6
Long-term Care Homes	\$0	\$5.1
Total Statutory DC Exemptions and Discounts	\$32.1	\$54.6

The last major contributor to the 2025 DC budgeted revenue shortfall and DC reserve funds financial sustainability challenges are the impacts of statutory DC payment deferrals, which is inclusive of deferrals administered through alternative payment agreements in accordance with section 27 of the Development Charges Act. In 2025, this totalled approximately \$40.6 million or 23% of budget, and the cumulative outstanding balance as of December 31, 2025 was \$59.3 million. Figure 11 summarizes the outstanding deferrals as of December 31, 2025, noting the value for each calendar represents outstanding deferrals originating from that year.

FIGURE 11: Life-to-Date Statutory DC Deferrals and Alternative Payment Agreements As Of December 31, 2025 (\$ Millions)



Statutory deferrals are designed to ease the immediate financial burden on developers/builders and incentivize the construction of residential and certain institutional developments. However, this practice extends the lag in time between which DC revenues are needed to support necessary growth infrastructure and when they are received. Due to this revenue lag, the City is under greater financial pressure to

leverage debt financing to support growth infrastructure. It is anticipated that this will be a short-term impact that will be neutralized within the next 2 - 4 years once the annual uptake in deferrals more closely matches revenues received from prior deferrals.

2.7.3 Growth Expenditure Analysis

DC rates are informed by high-level cost estimates for infrastructure projects identified in servicing master plans. These estimates are used to establish budgets for individual projects and in some cases cost estimates are further refined through Environmental Assessments and/or detailed designs. Identified DC projects are generally adjusted as required, to address inflationary pressures to maintain the relationship between DC rate indexing (for DC revenues) and variability in construction costs.

From a DC monitoring perspective, expenditures are examined to assess whether project costs align with adjusted estimates used to determine DC rates. Project costs that repeatedly exceed approved budgets present concerns about the appropriateness of DC rates and the sustainability of the DC reserve fund. Conversely, project costs consistently below approved budgets provide a benefit to help off-set the impacts of experiencing decreased revenues, provide opportunities to reduce the need for DC supported debt, or reduce future DC rates. Projects that are on-budget are neutral for DC monitoring purposes and are generally not an area of focus.

The life-to-date growth capital budget is approximately \$1.87 billion with DC funding representing approximately 59% (Figure 12). The life-to-date capital budget for each DC service, illustrating committed versus uncommitted funding, is contained in Table 5. It is important to note that spending on capital projects may occur several years after budget approval due to the long timelines for environmental assessments, detailed designs, etc.

FIGURE 12 – Life-To-Date Growth Capital Budget by Funding Source (\$ Thousands)

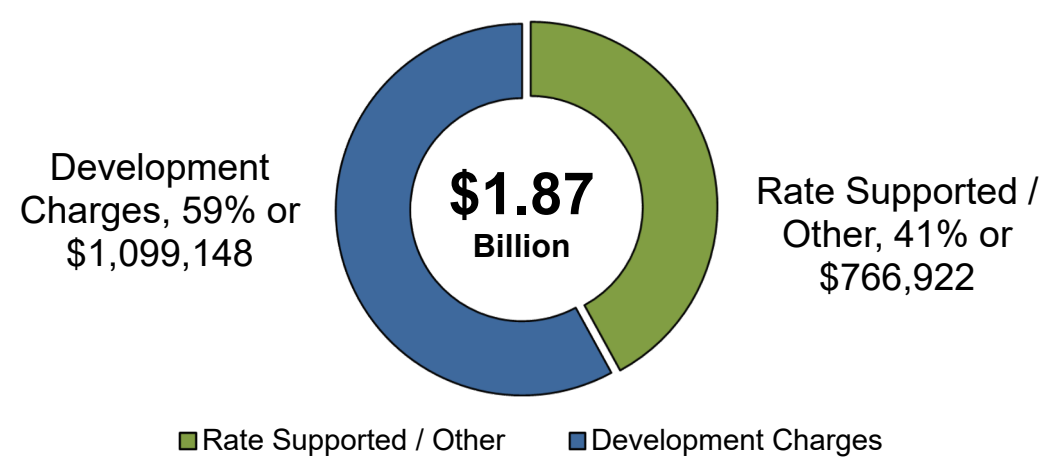


**TABLE 5 – Committed Life-To-Date Growth Capital Budget Summary
(\$ Thousands)**

Service	Approved Budget ¹	Actuals and Commitments	Uncommitted to Date	Percent Committed
Fire	3,978	4,023	-45	101%
Library ²	1,000	0	1,000	0%
Growth Studies	4,958	4,107	851	83%
Parks & Recreation	237,798	103,160	134,638	43%
Police ³	80,023	240	79,783	0%
Roads & Related	950,321	602,884	347,437	63%
Stormwater	232,285	118,960	113,326	51%
Transit	83,563	40,824	42,739	49%
Wastewater	157,520	109,157	48,364	69%
Water Distribution	114,624	68,458	46,166	60%
TOTAL	1,886,070	1,051,813	814,257	56%

Subject to rounding

Notes:

1. Totals are for active projects as of December 31, 2025.
2. Library approved budget relates to new facility investments in the northwest and southeast. These investments have been reassessed through the 2028 DC Background Study as such growth spending will commence in 2028 and beyond.
3. Police approved budget primarily relates to joint London Emergency Services Campus for which the location was Council-approved in July 2025. Police growth spending on this project is tied to future phases between 2026 to 2029.

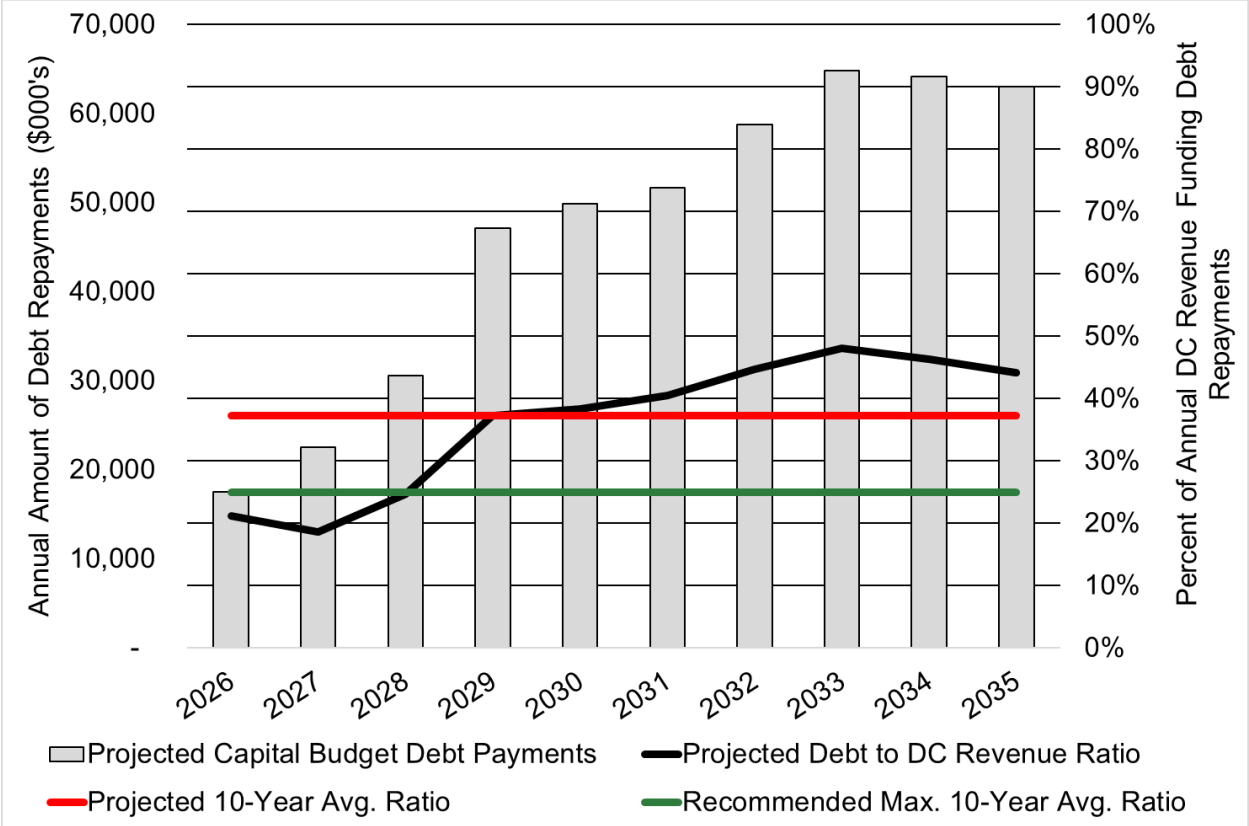
Civic Administration actively monitors growth related capital spending to ensure that spending is being managed within the Council approved budget. In general, growth-related capital project costs have been consistent with the 2021 DC Background Study estimates and Council-approved capital budgets. For details on noteworthy growth capital project budget adjustments from 2025, refer to Appendix 'B' of the 2025 Annual Report on Development Charges Reserve Funds, presented to Infrastructure and Corporate Service Committee on May 27, 2026.

2.7.4 DC Reserve Funds Analysis

Due to four consecutive years of DC revenue shortfalls, the DC reserve funds are being closely monitored and balance managed to maintain financial sustainability across the entire portfolio.

To illustrate the realized financial pressures, figure 13 presents the 10-year projected capital budget debt repayments versus budgeted DC revenues for all DC reserve funds, noting budgeted DC revenues are based on Council-approved growth projections. The grey vertical bars represent the DC reserve funds principal and interest debt repayments, the black horizontal line is the projected annual debt repayments as a percentage (ratio) of budgeted DC revenues, the red horizontal line is the projected 10-year average ratio, and the green horizontal line is the recommended maximum 10-year average ratio. This figure highlights that the projected 10-year average ratio of 37% (red line) exceeds the recommended maximum ratio of 25% (green line), and that the annual projected ratio (black line) surpasses the recommended maximum in 2029 and remains above it for the entire forecast period. It is further noted that if 2026 Council-approved growth projections and associated DC revenues are not met, this performance may decline.

FIGURE 13: DC Reserve Funds Debt Repayments (2026 – 2035)



2.7.5 Financial Sustainability and Impact of Recommended GMIS Project Adjustments

Based on the above analysis, Administration is actively undertaking the following tasks to manage and monitor the financial sustainability of the DC reserve funds:

- Through both the annual GMIS and annual budget update processes, growth capital projects that can be deferred without impacting the pace of development will be brought forward for Council approval.
- Through the semi-annual capital budget monitoring reports, growth capital projects that can be closed are identified and unspent DC funding, if any, is returned to applicable DC reserve funds.
- In accordance with the Council approved Debt Management Policy, debt servicing trends will be continuously monitored, and Administration will seek to reduce authorized but unissued debt when possible.
- Continue to advocate for additional funding from other levels of government to mitigate growth financing pressures.

If approved by Council, the recommended GMIS project deferrals contained in Appendix 'B' will alleviate near-term DC reserve funds financing pressures and result in moderate reductions to projected capital budget debt payments. These positive impacts to the DC reserve funds help to maintain their financial sustainability and enable the City to proceed with growth infrastructure works that align with market demand (i.e., pace of development).

2.8 2027 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 \$186 million dollars to be spent on GMIS projects up to 2035 noting that this does not include all projects identified in the current DC Background Study.

As of January 1, 2026, across all Greenfield areas there was external servicing (water, sewer, stormwater) capable of accommodating 6,633 new single-detached units (8.4 years of serviced land supply); 3,884 of these units are in Registered and Draft Approved Subdivision plans, which represents 4.0 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.

2.8.1 Oxford Wastewater Treatment Plant Capacity

Staff are closely monitoring available treatment capacity at the Oxford Wastewater Treatment Plant. Capacity upgrades are currently in the design phase and could be tendered as early as 2027. To alleviate forecasted capacity constraints in the next 2-3 years, planned 2032 expenditures will be requested for advancement to 2027 upon completion of the design. In the interim, staff are closely monitoring development approvals and construction timing so as to not outpace availability and to inform future phases of the planned expansion of Oxford WWTP. A future committee report and new Council Policy to address wastewater servicing capacity is targeted for Q2 2027.

2.9 GMIS Booklet

Each year, a “GMIS Booklet” is produced to provide a comprehensive reference document containing 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 the development industry for subdivision planning.

A draft version of the 2027 GMIS Booklet has been prepared to reflect the recommendations contained in this report. Subject to Council adoption of the 2027 GMIS Update (with revisions where applicable), a final version of the 2027 GMIS Booklet will be prepared. The document will be broadly circulated to the development industry, City staff, and be made available on the City’s website.

2.10 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 DC 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 2027 GMIS Update includes recommended adjustments of growth infrastructure projects, consistent with economic conditions, level of development activity, and financial capacity of DC reserve funds.

The 2027 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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Appendix ‘A’: GMIS Infrastructure Project Evaluation Framework

Appendix ‘B’: 2027 GMIS Project Tables and Figures:

- Table B1 - GMIS Annual Update 2027: Detailed List of Works and Costs by Area
- Table B2 - GMIS Annual Update 2027: Detailed List of Works and Costs by Area for LTD 2025 Projects
- Figure B1 - GMIS Annual Update 2027: Schedule of Works Map

Appendix ‘C’: GMIS Contacts: Development Industry and Community

Appendix ‘D’: Rationale for 2027 GMIS Project Timing Adjustments

Appendix ‘E’: Detailed Commentary Regarding Developer Infrastructure 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.

- 1) **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).
- 2) **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).
- 3) **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 1 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 council-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 feedback received from development industry:
 - 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 2027 GMIS growth modelling are provided in the following tables.

North Demand and Supply Analysis

LDR Units/Year Watson Scenario		978	978	978	978	978	938	938	938	938	870
* 91% on greenfield lands		792	792	792	792	792	760	760	760	760	705
* 11% of unit construction as VLC	Capture %	15%	15%	18%	18%	20%	19%	24%	25%	25%	47%

May 2026

	0	1	2	3	4	5	6	7	8	9	10
Opening Supply		2026	2027	2028	2029	2030	2031	2032	2033	2034	2036
Add: New Supply		38	241	628	847	843	963	915	882	830	412
Subtotal		322	506	361	139	278	97	149	138	0	0
Subtract: Demand		360	747	989	986	1121	1060	1064	1020	830	412
Years of Serviced Supply		119	119	143	143	158	144	182	190	228	331
		3.0	6.3	6.9	6.9	7.1	7.3	5.8	5.4	4.4	1.2
Carry-Over		241	628	847	843	963	915	882	830	640	81

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 2027 GMIS Timing Adjustment

Subdivisions	Serviced Year	Reg'n Year	Total	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
39T-07502_0 Ph 1	Serviced		245	49	49	49	49	49	49	49	0	0	0	0	0	0	0	0	0
39T-07502_0 Ph 2	2031+	TBD	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
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_3	Serviced		34	34	0	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	2027	34		34	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SC-101	Serviced	2028	37			37	0	0	0	0	0	0	0	0	0	0	0	0	0
SC-105	Serviced	2027	17		17	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SC-106	2031+	TBD	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SC-107	2031+	TBD	113	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SC-108	2031+	TBD	52	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SC-109	2031+	TBD	26	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SC-110	Serviced	2033	27								27	0	0	0	0	0	0	0	0
SC-111 Ph 2	2031+	TBD	3	-	-	-	-	-	-	-	-	0	0	0	0	0	0	0	0
SC-111 Ph 1	2032	2032	52							52	0	0	0	0	0	0	0	0	0
SC-113	2031+	TBD	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SC-900	2031+	TBD	38	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SC-901	2031+	TBD	32	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SC-902	Serviced	2033	13								13	0	0	0	0	0	0	0	0
SD-100	Serviced	2027	63		31	32	0	0	0	0	0	0	0	0	0	0	0	0	0
SD-900	Serviced	2027	7		7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
SD-901	Serviced	2027	3		3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UP-103	Serviced	2027	39		39	0	0	0	0	0	0	0	0	0	0	0	0	0	0
UP-104	2029	2031	123						41	41	41	0	0	0	0	0	0	0	0
UP-105	2029	2030	17						0	0	0	0	0	0	0	0	0	0	0
UP-106	2029	2030	14						0	0	0	0	0	0	0	0	0	0	0

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

Northwest Demand and Supply Analysis

LDR Units/Year Watson Scenario	978	978	978	978	938	938	938	938	870
* 91% on greenfield lands	792	792	792	792	760	760	760	760	705
* 11% of unit construction as VLC	20%	20%	13%	12%	14%	0%	0%	0%	0%

	0	1	2	3	4	5	6	7	8	9	10
Opening Supply	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Add: New Supply	257	152	116	104	101	6					
	53	123	91	92	0	99					
Subtotal	310	275	207	196	101	105					
Subtract: Demand	158	158	103	95	95	105					
Years of Serviced Supply	2.0	1.7	2.0	2.1	1.1	1.0					
Remaining	152	116	104	101	6	0					

Note: Urban Growth Boundary Review in progress

[illegible]

Note: 2031+ 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 2027 GMIS Timing Adjustment

Northeast Demand and Supply Analysis

LDR Units/Year Watson Scenario										
* 91% on greenfield lands	978	978	978	978	978	978	978	938	938	870
* 11% of unit construction as VIC	792	792	792	792	792	792	792	760	760	705
	10%	10%	18%	18%	17%	19%	19%	20%	20%	0%

May 2026

	0	1	2	3	4	5	6	7	8	9	10
Opening Supply	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Add: New Supply	6	50	100	126	33	121	176	187	158	29	
Subtotal	123	129	169	47	222	200	155	123	23	44	
Subtract: Demand	129	179	269	173	255	321	331	310	181	73	
Years of Serviced Supply	79	79	143	140	135	144	144	152	152	73	
	1.6	2.3	1.9	1.2	1.9	2.2	2.3	2.0	1.2	1.0	
Remaining	50	100	126	33	121	176	187	158	29	0	

Note: Urban Growth Boundary Review in progress

Subdivisions	Serviced Year	Reg'n Year	Total	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
39T-20502_0	Serviced		98	38	30		30	0	0	0	0	0	0	0	0	0	0	0	0
39T-24506_0	Serviced		185	46	46	46	47	0	0	0	0	0	0	0	0	0	0	0	0
CM-104	2031+	TBD	78	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CM-105	2031+	TBD	25	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
CM-106	Serviced	2026	1	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
CM-108	Serviced	2026	6	6	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
FS-100	Serviced	2026	93	30	30	33	0	0	0	0	0	0	0	0	0	0	0	0	0
HH-102	Serviced	2026	2	2	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HH-115	2031+	TBD	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HH-116	2031+	TBD	39	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HH-117	Serviced	2027	16		16	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HH-118	Serviced	2027	7		7	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HH-120	2027	2029	11			11	0	0	0	0	0	0	0	0	0	0	0	0	0
HH-121	2027	2030	78					40	38	0	0	0	0	0	0	0	0	0	0
HH-122	2027	2030	163					40	40	40	43	0	0	0	0	0	0	0	0
HH-123	2027	2030	120					40	40	40	0	0	0	0	0	0	0	0	0
HH-124	2027	2030	35					35	0	0	0	0	0	0	0	0	0	0	0
HH-125	2027	2030	162					40	40	40	42	0	0	0	0	0	0	0	0
HH-126	2031+	TBD	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HH-127	2031+	TBD	225	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HH-900	2031+	TBD	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HH-901	2031+	TBD	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HH-902	2031+	TBD	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HH-903	2031+	TBD	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
HH-904	2027	2030	10					10	0	0	0	0	0	0	0	0	0	0	0
HH-905	2027	2030	5					5	0	0	0	0	0	0	0	0	0	0	0
HH-906	2027	2031	42						42	0	0	0	0	0	0	0	0	0	0
HH-907	2027	2032	35						35	0	0	0	0	0	0	0	0	0	0
HH-908	2027	2030	8					8	0	0	0	0	0	0	0	0	0	0	0

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

Note: 2031+ 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 2027 GMIS Timing Adjustment

Southwest Demand and Supply Analysis

LDR Units/Year Watson Scenario		978	978	978	978	978	938	938	938	870
* 91% on greenfield lands		792	792	792	792	792	760	760	760	705
* 11% of unit construction as VLC		Capture %	25%	27%	31%	36%	33%	39%	38%	44%

May 2026

	0	1	2	3	4	5	6	7	8	9	10
	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Opening Supply	481	424	688	868	1123	1222	1304	1178	982	747	490
Add: New Supply	141	478	425	540	382	333	170	93	54	54	54
Subtotal	622	902	1113	1408	1505	1555	1474	1271	1036	801	544
Subtract: Demand	198	214	246	285	282	251	296	289	289	312	310
Years of Serviced Supply	3.1	4.2	4.5	4.9	5.3	6.2	5.0	4.4	3.6	2.6	1.8
Remaining	424	688	868	1123	1222	1304	1178	982	747	490	234

Note: Urban Growth Boundary Review in progress

Subdivisions	Serviced Year	Reg'n Year	Total	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
39T-12503_0	Serviced		50	25	25	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-21502_0	Serviced		60	30	30	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-21507_0	2027		80			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		146					37	37	35	0	0	0	0	0	0	0	0	0
39T-24504_0	Serviced		75		25	25	25	0	0	0	0	0	0	0	0	0	0	0	0
39T-25501_0	Serviced		20	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
39T-25502_0	Serviced		206		42	42	42	41	41	40	0	0	0	0	0	0	0	0	0
39T-25507_0	2030		118					41	40	39	0	0	0	0	0	0	0	0	0
39T-25507_0	2027		108				36	36	0	0	0	0	0	0	0	0	0	0	0
BT-106	Serviced	2027	22		22			0	0	0	0	0	0	0	0	0	0	0	0
BT-107	2030	2031	11					0	11	0	0	0	0	0	0	0	0	0	0
LB-101	2031+	TBD	42	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-102	2031+	TBD	21	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-103	2031+	TBD	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-104	2031+	TBD	23	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-105	2031+	TBD	206	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note: No application (grey) supply includes vacant OP Designated VLL LDR lands.
Note: 2031+ 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 2027 GMIS Timing Adjustment

Subdivisions	Serviced Year	Reg'n Year	Total	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LB-106	2031+	TBD	73	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-110	Serviced	2027	14	-	14	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-117	Serviced	2028	77	-	-	38	39	0	0	0	0	0	0	0	0	0	0	0	0
LB-118	Serviced	2027	8	-	8	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-119	Serviced	2028	11	-	-	11	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-120	Serviced	2027	27	-	27	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-121	Serviced	2027	38	-	38	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-122	Serviced	2027	15	-	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-123	Serviced	2028	34	-	-	34	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-124	Serviced	2027	45	-	45	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-125	Serviced	2027	5	-	5	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-902	Serviced	2028	3	-	-	3	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-903	Serviced	2028	8	-	-	8	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-904	Serviced	2028	1	-	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-905	Serviced	2028	5	-	-	5	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-906	Serviced	2029	26	-	-	-	26	0	0	0	0	0	0	0	0	0	0	0	0
LB-907	Serviced	2029	15	-	-	-	15	0	0	0	0	0	0	0	0	0	0	0	0
LB-908	Serviced	2027	20	-	20	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-909	Serviced	2027	22	-	22	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-910	2031+	TBD	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-911	2031+	TBD	2	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-101	2027	2029	75	-	-	-	38	37	0	0	0	0	0	0	0	0	0	0	0
LB-102	2027	2029	123	-	-	-	41	41	41	0	0	0	0	0	0	0	0	0	0
LB-103	2027	2029	35	-	-	-	35	0	0	0	0	0	0	0	0	0	0	0	0
LB-104	2031+	TBD	198	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-106	2031+	TBD	176	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-107	2031+	TBD	7	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-108	2031+	TBD	14	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-109	2031+	TBD	148	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-110	2031+	TBD	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-111	2031+	TBD	109	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-112	2031+	TBD	111	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-113	2031+	TBD	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-114	2031+	TBD	117	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-115	Serviced	2027	11	-	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
LB-116	2031+	TBD	40	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-117	2031+	TBD	140	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-700	2030	2031	1301	-	-	-	-	-	54	54	54	54	54	54	54	54	54	54	54
LB-701	2030	2031	68	-	-	-	-	-	34	34	0	0	0	0	0	0	0	0	0
LB-900	2026	2029	30	-	-	-	30	0	0	0	0	0	0	0	0	0	0	0	0
LB-901	2031+	TBD	12	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-902	2031+	TBD	15	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-903	2031+	TBD	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LB-904	2031+	TBD	4	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Note: No application (grey) supply includes vacant OP Designated VUL LDR lands.
Note: 2031+ indicates projects to be identified through 2028 DC Background Study

Subdivisions	Serviced Year	Reg'n Year	Total	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
LW-905	2031+	TBD	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-906	2031+	TBD	5	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-907	2031+	TBD	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-908	2031+	TBD	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-909	2031+	TBD	22	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-910	2031+	TBD	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-911	2031+	TBD	18	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-912	2031+	TBD	9	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-913	2031+	TBD	10	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-914	2031+	TBD	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-915	2031+	TBD	3	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-916	2031+	TBD	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-917	2031+	TBD	6	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-918	2031+	TBD	11	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-919	2031+	TBD	36	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-920	2031+	TBD	35	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
LW-921	2027	2029	25	-	-	25	0	0	0	0	0	0	0	0	0	0	0	0	0
LW-922	2027	2029	9	-	-	9	0	0	0	0	0	0	0	0	0	0	0	0	0
TB-101	Serviced	2026	10	-	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TB-102	2026	2029	7	-	0	0	7	0	0	0	0	0	0	0	0	0	0	0	0
TB-103	Serviced	2027	3	-	3	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TB-104	2027	2029	102	-	-	-	34	34	34	0	0	0	0	0	0	0	0	0	0
TB-107	Serviced	2027	162	-	41	41	40	40	0	0	0	0	0	0	0	0	0	0	0
TB-108	Serviced	2030	32	-	-	32	0	0	0	0	0	0	0	0	0	0	0	0	0
TB-901	2026	2029	12	-	-	12	0	0	0	0	0	0	0	0	0	0	0	0	0
TB-903	Serviced	2028	1	-	1	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TB-905	Serviced	2028	10	-	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TB-906	Serviced	2028	4	-	4	4	0	0	0	0	0	0	0	0	0	0	0	0	0
TB-907	Serviced	2027	10	-	10	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TB-908	Serviced	2027	4	-	4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TB-909	Serviced	2028	11	-	11	0	0	0	0	0	0	0	0	0	0	0	0	0	0
TB-913	Serviced	2030	20	-	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0
TB-914	Serviced	2030	20	-	20	20	0	0	0	0	0	0	0	0	0	0	0	0	0
TOTAL	-	-	5412	141	478	425	540	382	333	170	93	54	54	54	54	54	54	54	54

Note: No application (grey) supply includes vacant OP Designated VULDR lands.
Note: 2031+ indicates projects to be identified through 2028 DC Background Study

Appendix B – 2027 GMIS Project Tables and Figures

Table B1: GMIS ANNUAL UPDATE 2027
DETAILED LIST OF WORKS AND COSTS BY AREA

2026 GMIS TIMING	PROPOSED 2027 GMIS TIMING¹	PROJECT DESCRIPTION			BUDGET	GROWTH		NON-GROWTH	
		DC ID	GENERAL DESCRIPTION	Service					
		BUILT AREA							
2026-2035	2026-2035	DC19MS1002	Storm Sewer - Built Area Works	SWM	\$39,781,773	55.5%	\$22,078,884	44.5%	\$17,702,889
2026-2035	2026-2035	DC19WW1002	Wastewater Servicing - Built Area Works	Wastewater	\$21,159,544	37.6%	\$7,955,989	62.4%	\$13,203,555
2026-2035	2026-2035	DC19WD1002	Watermain - Built Area Works	Water	\$401,039	56.0%	\$224,582	44.0%	\$176,457
		TOTAL BUILT AREA PROJECTS			\$61,342,356	\$30,259,454		\$31,082,902	
		NORTH Stoney Creek							
2030	2030	DC14MS0036	Stoney Creek SWMF 8	SWM	\$2,244,083	100.0%	\$2,244,083	0.0%	\$0
2030	2030	DC14MS0034	Stoney Creek SWMF 10	SWM	\$3,695,404	100.0%	\$3,695,404	0.0%	\$0
		TOTAL STONEY CREEK PROJECTS			\$5,939,487	\$5,939,487		\$0	
		Uplands							
2027	2029	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			\$10,239,001	\$10,239,001		\$0	
		NORTHEAST Huron Heights							
2024	2027	DC14MS0009	Kilally South, East Basin SWM 1	SWM	\$7,652,743	100.0%	\$7,652,743	0.0%	\$0
2027	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			\$20,589,441	\$20,589,441		\$0	
		SOUTHWEST Bostwick							
2026	2026	DC21MS0012	Thornicroft Drain Natural Channel Improvements	SWM	\$13,003,474	42.0%	\$5,461,459	58.0%	\$7,542,015
2028	2030	DC21MS0010	North Lambeth SWMF P2 - North	SWM	\$3,240,714	100.0%	\$3,240,714	0.0%	\$0
2027	2027	DC14MS0020	North Lambeth SWMF P2 - South	SWM	\$3,359,485	100.0%	\$3,359,485	0.0%	\$0
2027	2027	DC14MS0019	North Lambeth P3 (Dingman Tributary D4)	SWM	\$7,089,268	100.0%	\$7,089,268	0.0%	\$0
2033	2035	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							
2030	2030	DC14MS0022	North Lambeth SWMF P6 - South	SWM	\$3,301,215	100.0%	\$3,301,215	0.0%	\$0
		TOTAL LAMBETH PROJECTS			\$3,301,215	\$3,301,215		\$0	
		Longwoods							
2024	2027	DC14MS0039	White Oaks SWMF 3 - West	SWM	\$2,049,224	100.0%	\$2,049,224	0.0%	\$0
2026	2027	DC21MS0007	White Oaks SWMF 3 - East	SWM	\$6,167,982	100.0%	\$6,167,982	0.0%	\$0
2026	2027	DC21MS0004	Pincombe Drain SWMF P3 - West	SWM	\$4,612,889	100.0%	\$4,612,889	0.0%	\$0
2026	2027	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	\$1,230,489	95.0%	\$1,168,965	5.0%	\$61,524
2026	2026	DC14WD0009	Longwoods (A20) - Dingman Dr. (Wonderland Rd. to White Oak Rd.)	Water	\$8,580,003	100.0%	\$8,580,003	0.0%	\$0
2030	2030	DC14MS0031	Pincombe Drain SWMF 5	SWM	\$3,356,293	100.0%	\$3,356,293	0.0%	\$0
2032	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
		TOTAL LONGWOODS PROJECTS			\$40,373,167	\$40,311,643		\$61,524	
		Talbot							
2025	2027	DC14WW0010	SS15B - North Talbot Growth Area Greenway PCP sewer shed	Wastewater	\$4,018,780	100.0%	\$4,018,780	0.0%	\$0
2026	2026	DC14MS0017	North Lambeth SWMF P1 - North	SWM	\$4,064,248	100.0%	\$4,064,248	0.0%	\$0
2027	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			\$94,000,537	\$86,396,998		\$7,603,539	
		TOTAL GMIS PROJECTS			\$186,171,335	\$147,484,894		\$38,686,441	

Note 1: Proposed timing refers to the year of construction. Proposed timing is subject to change based on results of 2027 GMIS interviews. Further, final proposed timing subject to Council approval of 2027 GMIS.

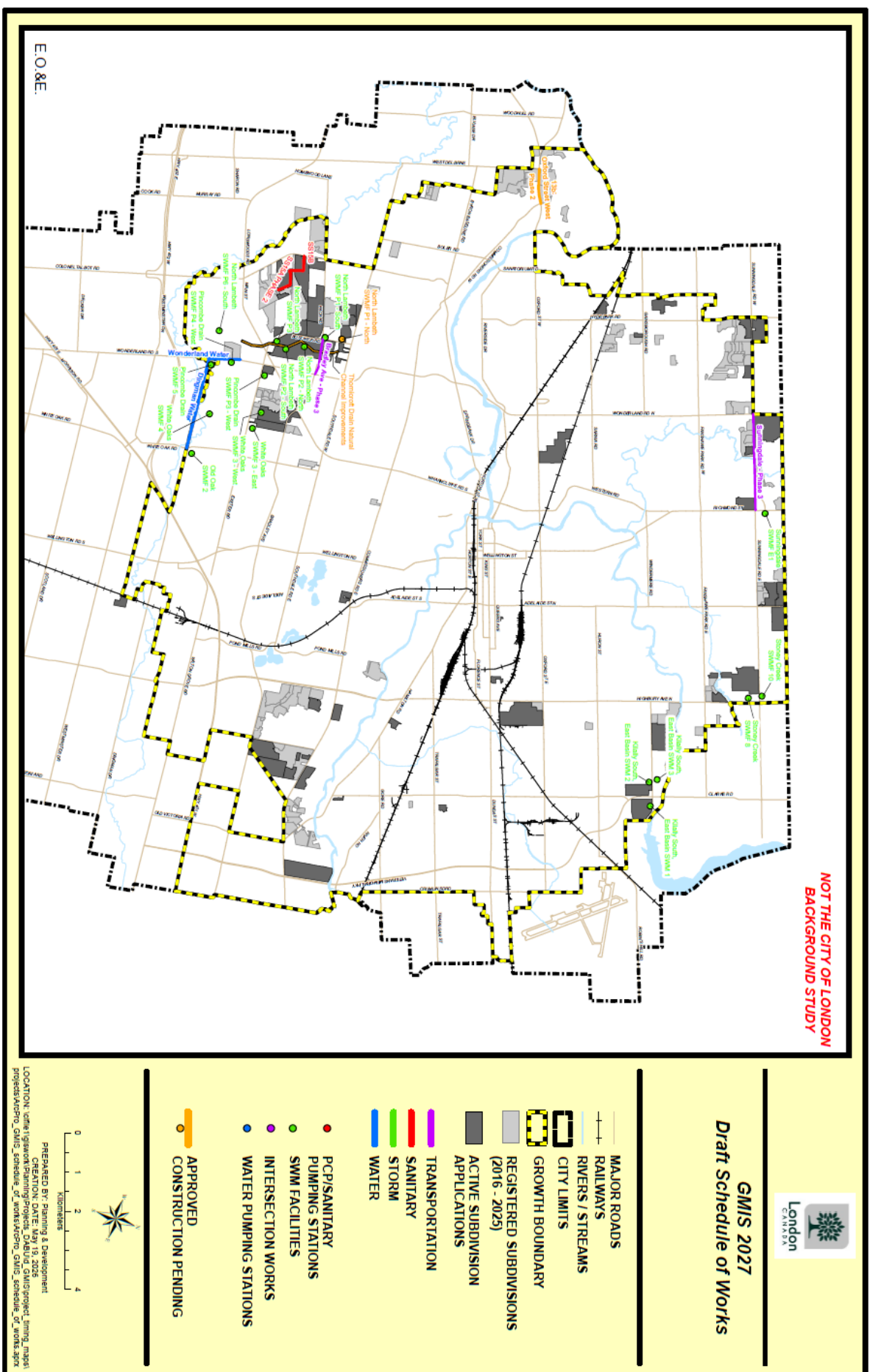
Table B2: GMIS ANNUAL UPDATE 2027
DETAILED LIST OF WORKS AND COSTS BY AREA FOR LTD 2025
PROJECTS 5 YEAR PROJECTS (2025 to 2029)

2026 GMIS TIMING	PROPOSED 2027 GMIS TIMING¹	DC ID	PROJECT DESCRIPTION		BUDGET	GROWTH		NON-GROWTH	
			GENERAL DESCRIPTION	Service					
		SOUTHWEST Longwoods							
2018	2027	DC14-MS0030	Pincombe Drain SWMF 4	SWM	\$746,883	100.0%	\$746,883	0.0%	\$0
		Lambeth							
2016	2027	DC14-VW0005	SS15A - Lambeth Growth Area	Wastewater	\$8,576,330	100.0%	\$8,576,330	0.0%	\$0
		TOTAL SOUTHWEST PROJECTS			\$9,323,213	\$9,323,213		\$0	
		TOTAL GMIS PROJECTS			\$9,323,213	\$9,323,213		\$0	

Note 1: Proposed timing refers to the year of construction. Proposed timing is subject to change based on results of 2027 GMIS interviews. Further, final proposed timing subject to Council approval of 2027 GMIS.

Note 2: All other LTD GMIS projects timing is being maintained as previously planned.

Figure B3:



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
Bruce Page	York Development Group
Carrie O'Brien	Drewlo Holdings Inc
Charles Spina	Urban League
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 2027 GMIS Project Timing Adjustments

The following sections provide commentary and rationale for project timing adjustments identified in Table 1 of the 2027 GMIS Annual Review & Update report.

Adjustments to Previously Timed 2024 Projects:

Kilally South, East Basin SMW 1: Staff proposed deferral of project from 2024 to 2027 noting that \$4 million would remain in the approved budget to fund a SWM outlet as part of the Kilally road project; the remainder of the budget would be deferred to 2027. A letter was received noting concern related to development timing and DC Reserve Fund health however staff cannot support deferral beyond 2027. During the GMIS interview, the landowner/developer for which this facility would serve did not express concern with deferral. Staff recommend deferral from 2024 to 2027.

White Oaks SWMF 3 – West: Staff proposed deferral of project from 2024 to 2027 noting that a plan of subdivision is draft approved, but construction timing is uncertain. A letter was received noting concern related to development timing and DC Reserve Fund health however staff cannot support deferral beyond 2027. Staff recommend deferral from 2024 to 2027.

Adjustments to Previously Timed 2025 Projects:

SS15B – North Talbot Growth Area Greenway PCP sewershed: Staff proposed deferral of project from 2025 to 2027 noting that the deferral would align SWM Tributary 12 Complete Corridor works. A letter was received noting concern related to development timing and DC Reserve Fund health however staff cannot support deferral beyond 2027. Staff recommend deferral from 2025 to 2027.

Adjustments to Previously Timed 2026 Projects:

White Oaks SWMF 3 – East: Staff proposed deferral of project from 2026 to 2027 based on anticipated timing of development. A letter was received noting concern related to development timing and DC Reserve Fund health however staff cannot support deferral beyond 2027. Staff recommend deferral from 2026 to 2027.

Pincombe Drain SWMF P3 – West: Staff proposed deferral of project from 2026 to 2027 noting that design would be deferred to 2027 and construction would be deferred to 2028. A letter was received noting concern related to development timing and DC Reserve Fund health however staff cannot support deferral beyond 2027. During the GMIS interview, the landowner/developer for which this facility would serve did not express concern with deferral. Staff recommend deferral from 2026 to 2027.

Pincombe Drain SWMF P4 – West: Staff proposed deferral of project from 2026 to 2027 noting that design would be deferred to 2027 and construction would be deferred to 2028. A letter was received noting concern related to development timing and DC Reserve Fund health however staff cannot support deferral beyond 2027. During the GMIS interview, the landowner/developer for which this facility would serve did not express concern with deferral. Staff recommend deferral from 2026 to 2027.

Adjustments to Previously Timed 2027 Projects:

Sunningdale SWMF E1: Staff proposed deferral of project from 2027 to 2029 noting that no application has been submitted. During the GMIS interview, the landowner/developer for which this facility would serve requested the timing be maintained as 2027 or deferred to 2028. Staff disagree due to lack of application on the benefiting lands noting that timing can be adjusted in future GMIS Annual Reviews should an application be submitted. Staff recommend deferral from 2027 to 2029.

Adjustments to Previously Timed 2028 Projects:

North Lambeth SWMF P2 – North: Staff proposed deferral of project from 2028 to 2030 based on anticipated development timing. During the GMIS interview, the landowner/developer for which this facility would serve did not express concern related to deferral. Staff recommend deferral from 2028 to 2030.

Adjustments to Previously Timed 2033 Projects:

Bradley Avenue Extension – Wonderland to Bostwick (New 4 through lanes): Staff proposed deferral from 2033 to 2035 noting 2028 DC Study Master Planning. Staff recommend deferral from 2033 to 2035.

Life-to-date Budget Deferrals:

Pincombe Drain SWMF 4: Staff proposed removal from current life-to-date budget and deferral to 2027 noting deferral aligns with anticipated development timing. During the GMIS interview, the landowner/developer did not express concerns with deferral. Staff recommend deferral of design budget from 2018 to 2027.

SS15A – Lambeth Growth Area: Staff proposed removal from current life-to-date budget and deferral to 2027 noting deferral aligns with future subdivision development. During the GMIS interviews, no concerns with deferral were expressed. Staff recommend deferral from 2016 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:

Sunningdale SWMF E1: A landowner/developer requested that the timing be maintained or deferred to 2028 noting resolution of servicing location for oil and gas and intent to proceed with development application. Staff noted that GMIS timing is dependent on application submission and no application has been received for the benefiting lands. Staff do not support request and recommend deferral to 2029.

Kilally South, East Basin SWMF 1: A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development timing and DC Reserve Fund health. Staff note that \$4 million will remain in approved budget to fund the SWM outlet as part of the Kilally Road project. The remainder of the budget will be deferred to 2027 to fund the stormwater management facility. The project is not identified within the 2028 DC Background Study and cannot be deferred beyond 2027. Project timing will be assessed based on realized need however the project cannot be added to the 2028 DC Background Study without a recalculation of draft development charge rates.

Kilally South, East Basin SWMF 2: A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development timing and DC Reserve Fund health. The project is not identified within the 2028 DC Background Study and cannot be deferred beyond 2027. Project timing will be assessed based on realized need however the project cannot be added to the 2028 DC Background Study without a recalculation of draft development charge rates.

Kilally South, East Basin SWMF 3: A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development timing and DC Reserve Fund health. The project is not identified within the 2028 DC Background Study and cannot be deferred beyond 2027. Project timing will be assessed based on realized need however the project cannot be added to the 2028 DC Background Study without a recalculation of draft development charge rates.

Thornicroft Drain Natural Channel Improvement: A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development timing and DC Reserve Fund health. The section of the project located north of Hamlyn Street is not identified within the 2028 DC Background Study and cannot be deferred beyond 2027. Project timing will be assessed based on realized need however the project cannot be added to the 2028 DC Background Study without a recalculation of draft development charge rates.

North Lambeth SWMF P2 – South: A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development timing and DC Reserve Fund health. The project is not identified within the 2028 DC Background Study and cannot be deferred beyond 2027. Project timing will be assessed based on realized need however the project cannot be added to the 2028 DC Background Study without a recalculation of draft development charge rates.

North Lambeth SWMF P3 (Dingman Tributary D4): A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development timing and DC Reserve Fund health. The project is not identified within the 2028 DC Background Study and cannot be deferred beyond 2027. Project timing will be assessed based on realized need however the project cannot be added to the 2028 DC Background Study without a recalculation of draft development charge rates.

White Oaks SWMF 3 – West: A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development

timing and DC Reserve Fund health. The project is not identified within the 2028 DC Background Study and cannot be deferred beyond 2027. Project timing will be assessed based on realized need however the project cannot be added to the 2028 DC Background Study without a recalculation of draft development charge rates.

White Oaks SWMF 3 – East: A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development timing and DC Reserve Fund health. The project is not identified within the 2028 DC Background Study and cannot be deferred beyond 2027. Project timing will be assessed based on realized need however the project cannot be added to the 2028 DC Background Study without a recalculation of draft development charge rates.

Pincombe Drain SWMF P3 – West: A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development timing and DC Reserve Fund health. Staff note that stormwater management for benefitting lands will be dependent on the finalized Ash Drain and Dingman Creek Environmental Assessment. Furthermore, the project is not identified within the 2028 DC Background Study and cannot be deferred beyond 2027. Project timing will be assessed based on realized need however the project cannot be added to the 2028 DC Background Study without a recalculation of draft development charge rates.

Pincombe Drain SWMF P4 – West: A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development timing and DC Reserve Fund health. The project is not identified within the 2028 DC Background Study and cannot be deferred beyond 2027. Project timing will be assessed based on realized need however the project cannot be added to the 2028 DC Background Study without a recalculation of draft development charge rates.

Lambeth Phase 2 (A21b) – Wonderland Rd (Hamlyn St to Dingman Dr): A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development timing and DC Reserve Fund health. A portion of the project funding has been allocated through the Building Faster Fund Investment Plan and therefore are not recommended for deferral due to time sensitive funding commitment.

Longwoods (A20) Dingman Dr (Wonderland Rd to White Oak Rd): A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development timing and DC Reserve Fund health. A portion of the project funding has been allocated through the Building Faster Fund Investment Plan and therefore are not recommended for deferral due to time sensitive funding commitment.

SS15B – North Talbot Growth Area Greenway PCP sewershed: A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development timing and DC Reserve Fund health. The project is not identified within the 2028 DC Background Study and cannot be deferred beyond 2027. Staff recommend deferral from 2025 to 2027 to align with SWM Tributary 12 Complete Corridor Works.

North Lambeth SWMF P1 – North: A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development timing and DC Reserve Fund health. The project is scheduled for construction in 2026 and cannot be deferred.

North Lambeth SWMF P1 – South: A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project noting concerns related to development timing and DC Reserve Fund health. The project is not identified within the 2028 DC Background Study and cannot be deferred beyond 2027. Project timing will be assessed based on realized need however the project cannot be added to the 2028 DC Background Study without a recalculation of draft development charge rates.

Old Oak SMW 2: A landowner/developer requested deferral until the 2028 DC Background Study to re-prioritize project timing noting concerns related to development timing and DC Reserve Fund health. The project is not identified within the 2028 DC Background Study and cannot be deferred beyond 2027. Project timing will be assessed based on realized need however the project cannot be added to the 2028 DC Background Study without a recalculation of draft development charge rates.