



2027 GMIS: Outlook and Proposed Process



GMIS Kick-Off Meeting

April 9, 2026

Agenda

- GMIS Principles
- 2026 GMIS Infrastructure Timing
- Reserve Fund Analysis
- Proposed Process
- Call for Interviews
- Next Steps

GMIS Principles

Council adopted principles (updated 2024):

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 City's growth, intensification, and economic development objectives.

GMIS Principles Cont'd

Council adopted principles (updated 2024):

5. Support the London Plan's **Growth Management/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.

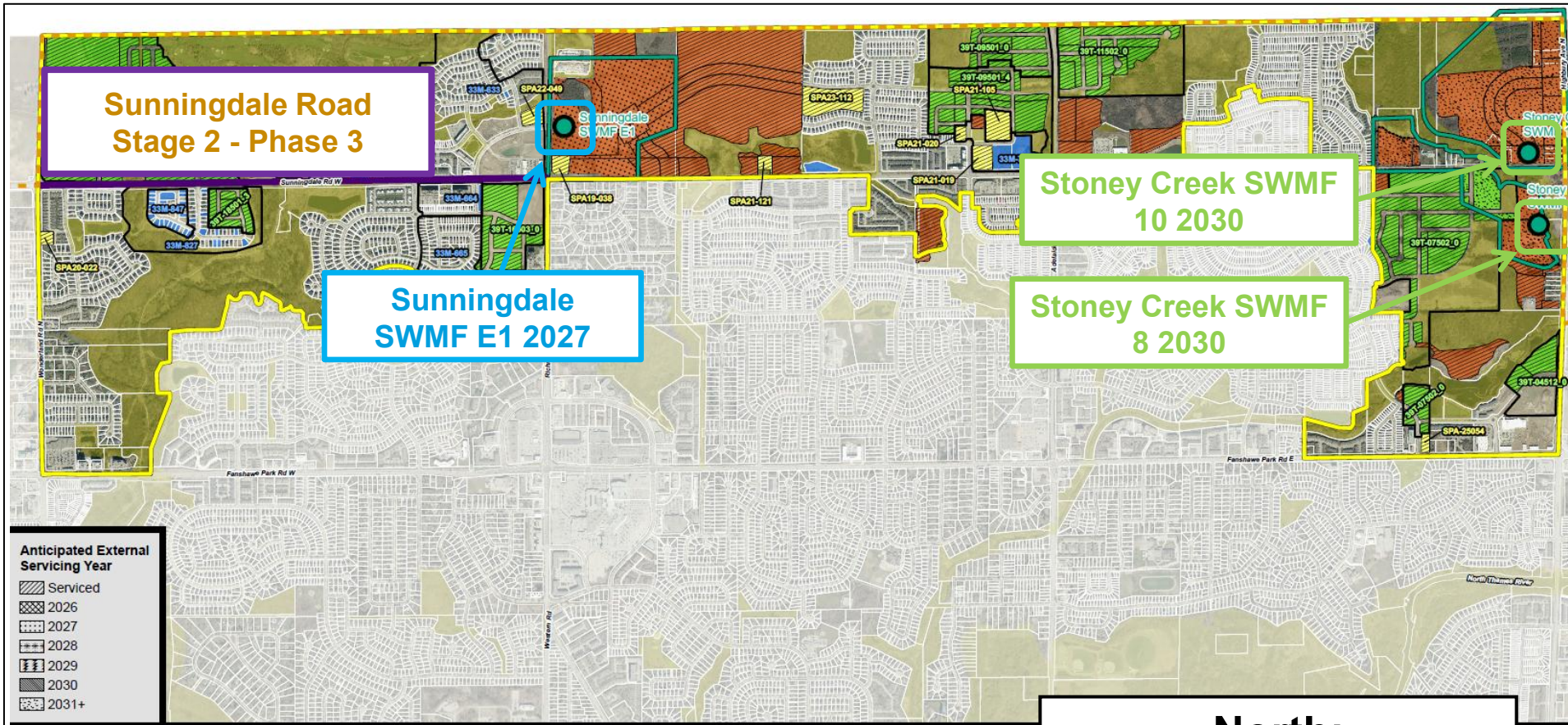


Current Project Timing

2027 GMIS:

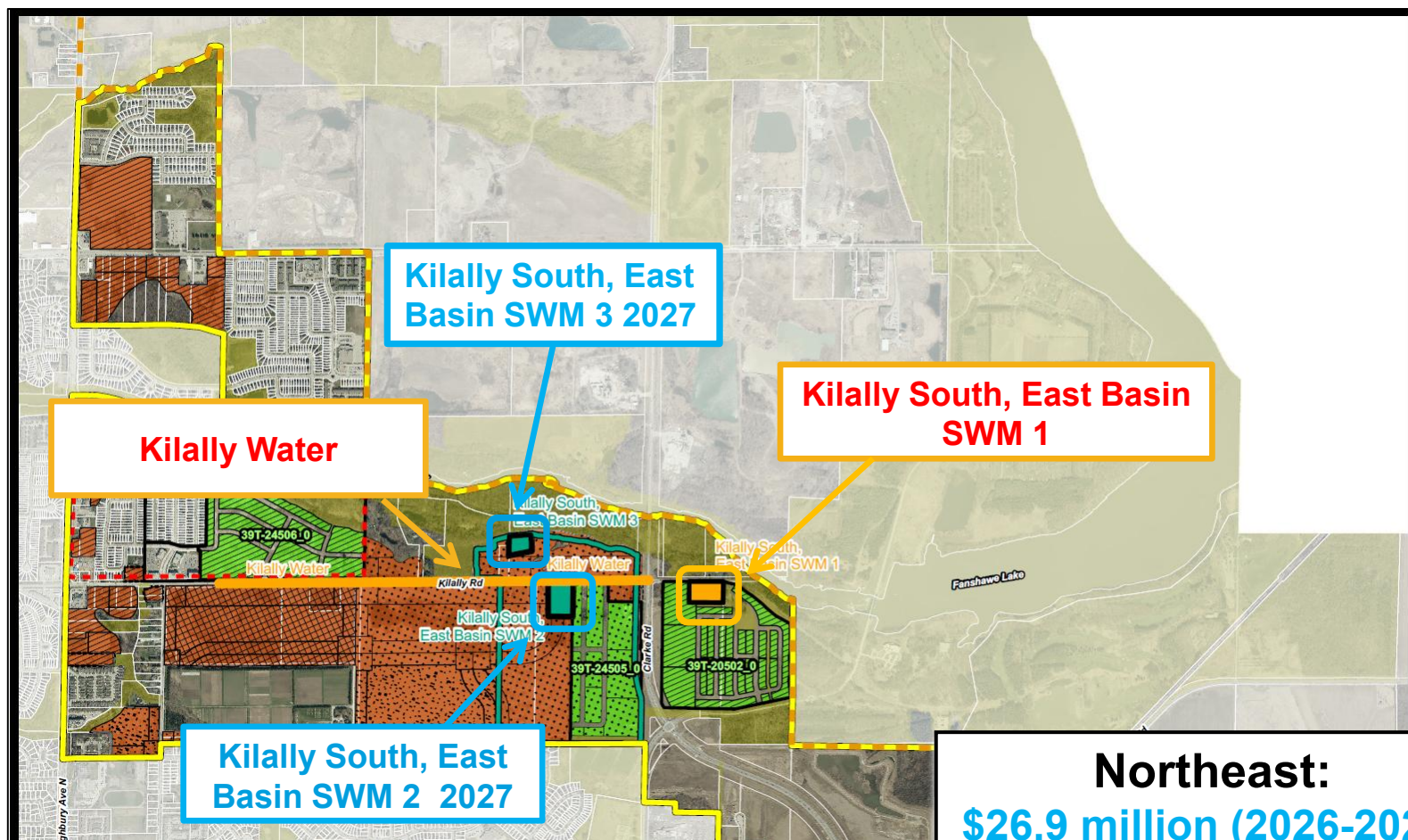
**Current Project Timing: Recap from
the 2026 GMIS**

2026 GMIS Infrastructure Timing: North

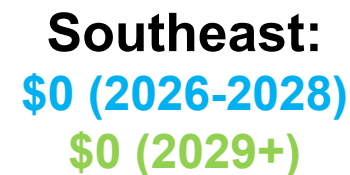


North:
\$4.3 million (2026-2028)
\$5.9 million (2029+)

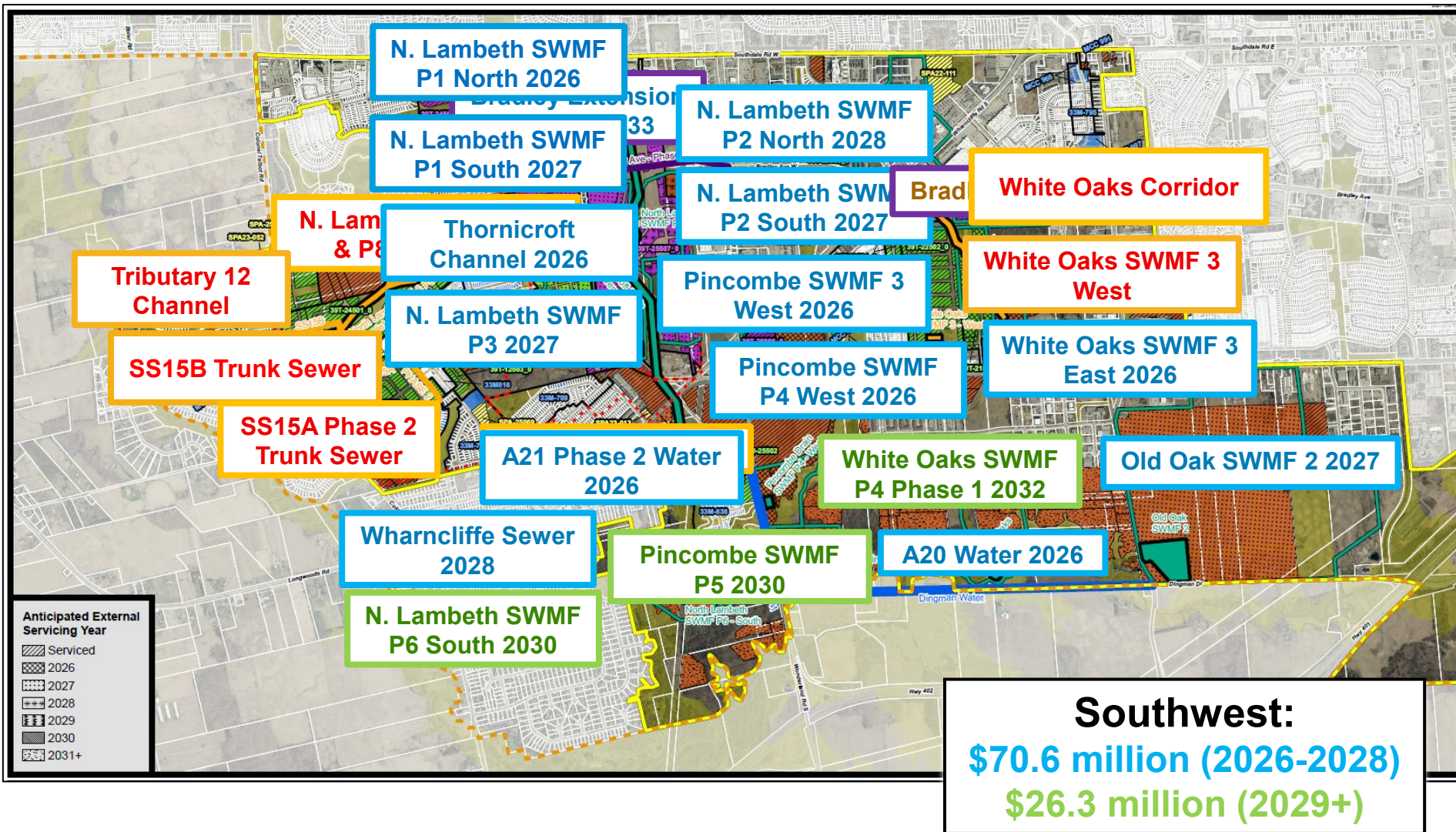
2026 GMIS Infrastructure Timing: Northeast



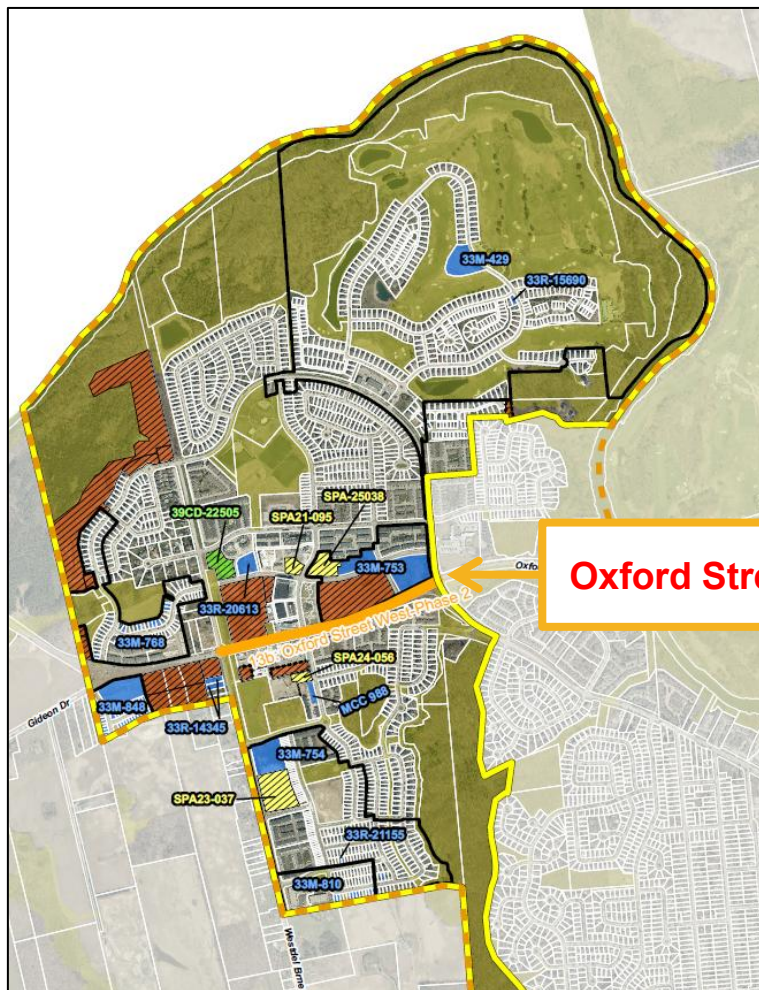
Northeast:
\$26.9 million (2026-2028)
\$0 (2029+)



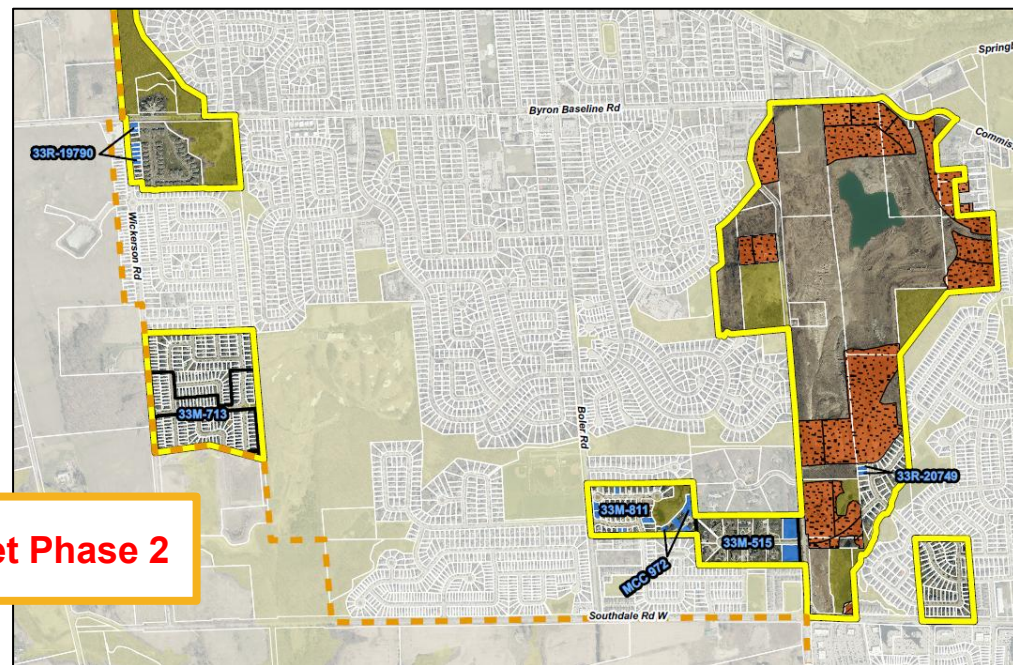
2026 GMIS Infrastructure Timing: Southwest



2026 GMIS Infrastructure Timing: West



Oxford Street Phase 2

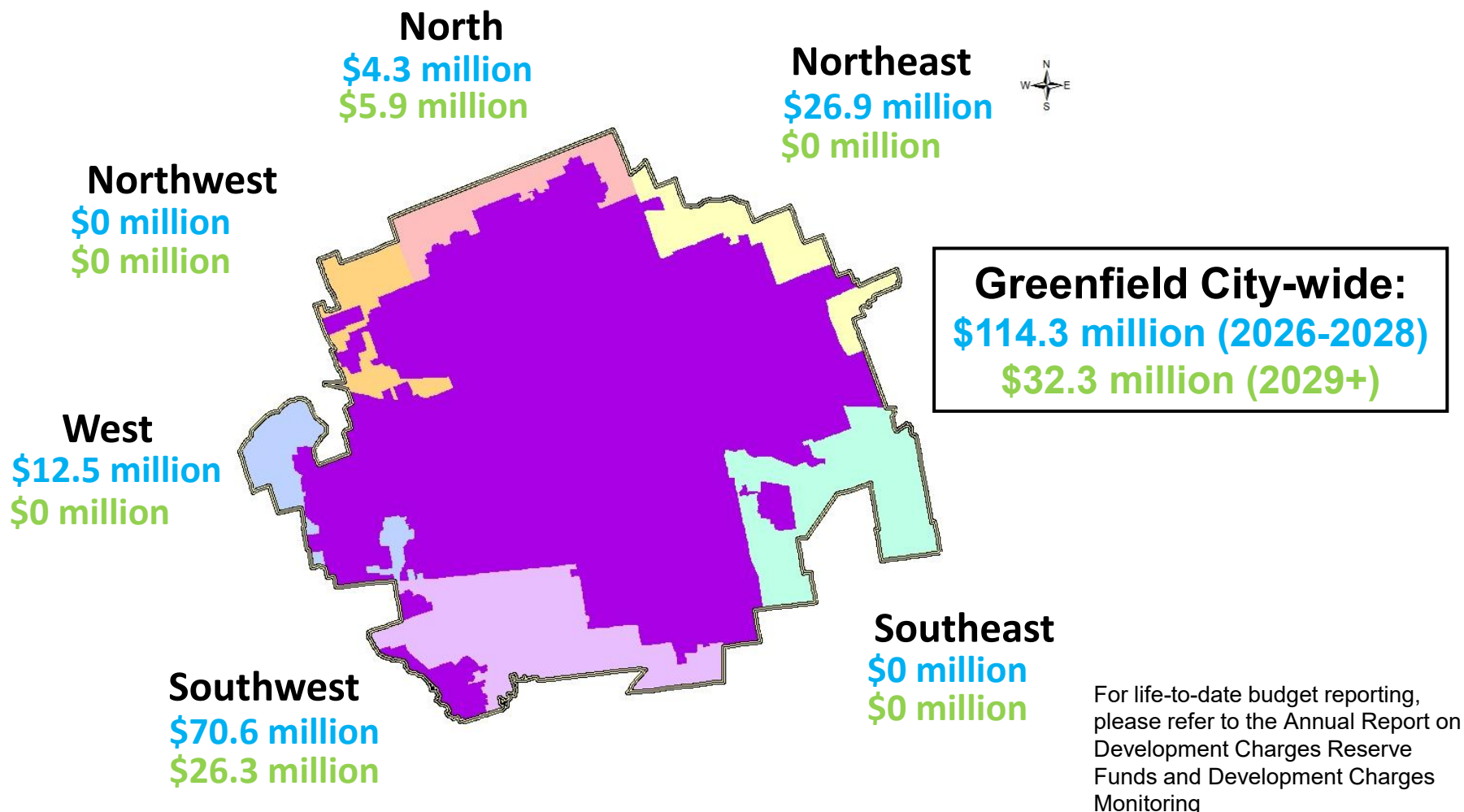


West:

\$12.5 million (2026-2028)

\$0 (2029+)

GMIS Infrastructure Investments





Timing Adjustments

Recommendations for adjustments are being drafted and will be circulated at a later date



2027 GMIS

DEVELOPMENT CHARGES (DC) MONITORING

DC Background

- A DC Study must be completed at least every 10-years
 - Most recent Council-approved DC Study was completed in 2021
 - Next DC Study planned for 2028 (to be brought forward to Council and public in Q2 2027)
- DC Study contains many assumptions pertaining to projected residential and non-residential growth, DC levies, and associated growth capital works
- Each year realized growth, DC levies, and DC reserve funds sustainability are assessed against budgeted revenues to determine if adjustments to growth capital works are needed



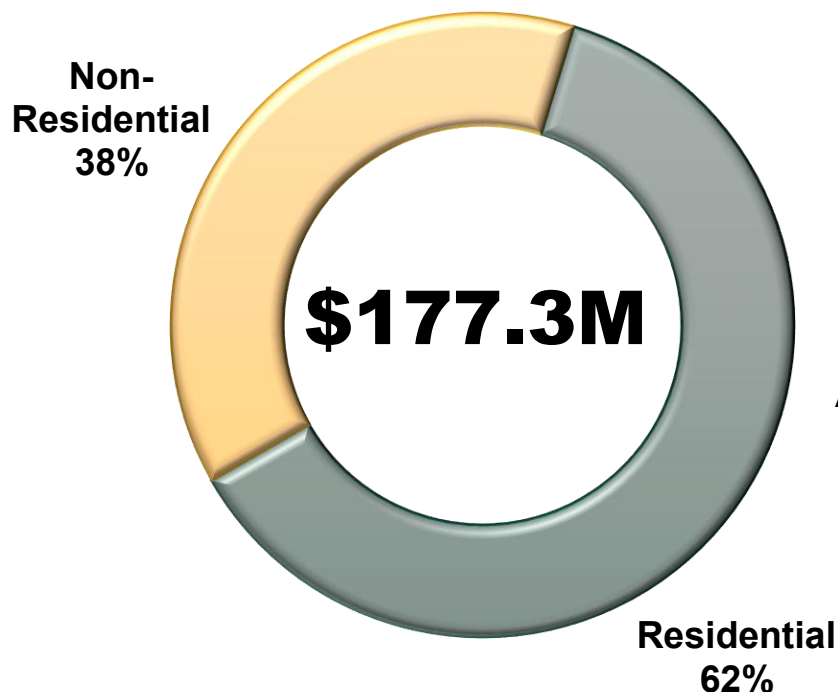
DC Historical & Current Challenges

- Receipt of DC revenue from building permits lags infrastructure investments
 - Deferred DC payment extends the lag
- As a result of various factors impacting the building and development industry, actual DC revenues remains below established budgets
- Recent capital cost inflation outpacing annual DC rate indexing
 - London NRBC index vs. Toronto NRBC index
- Still challenged with over-reliance on debt financing for certain types of infrastructure and across most DC reserve funds
- If DC revenue continues to underperform, DC reserve funds are at greater risk of being financially unsustainable which may require broader growth infrastructure deferrals
- City continues to advocate for other levels of government funding – both one-time and permanent

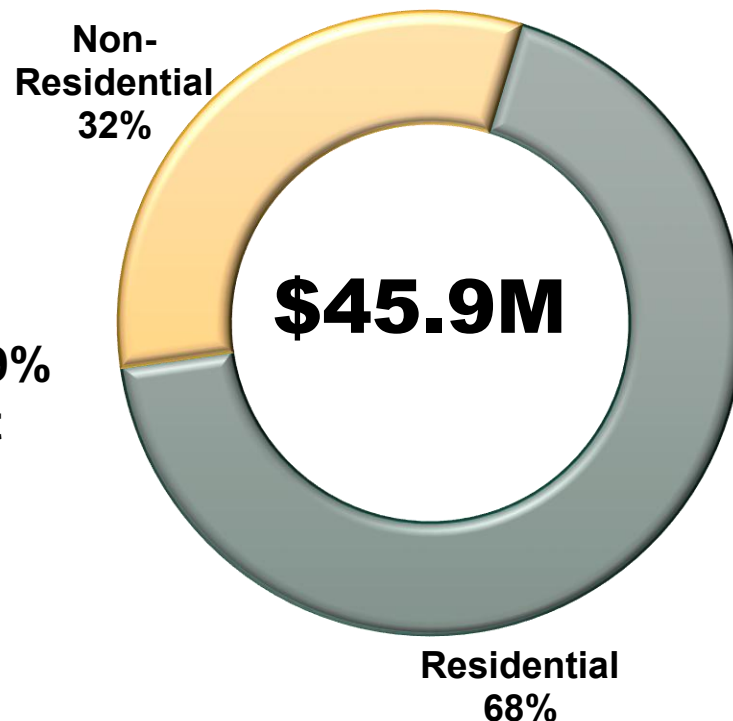


2025 Budget vs. 2025 Actuals DC Revenues

Budget



Actuals

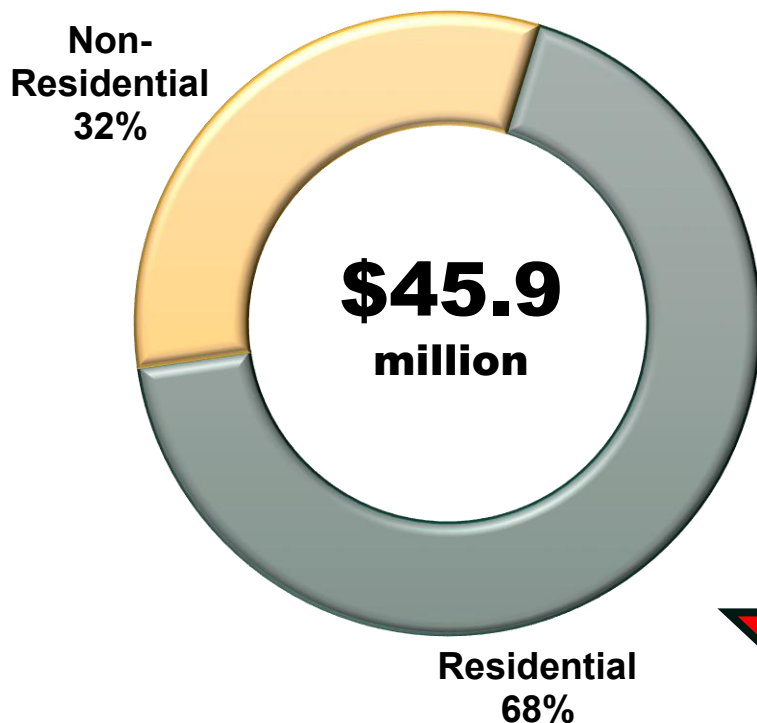


Actuals 25.9%
of Budget

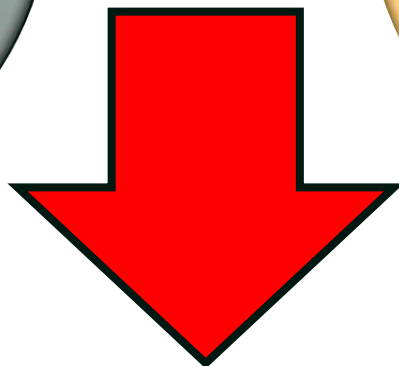
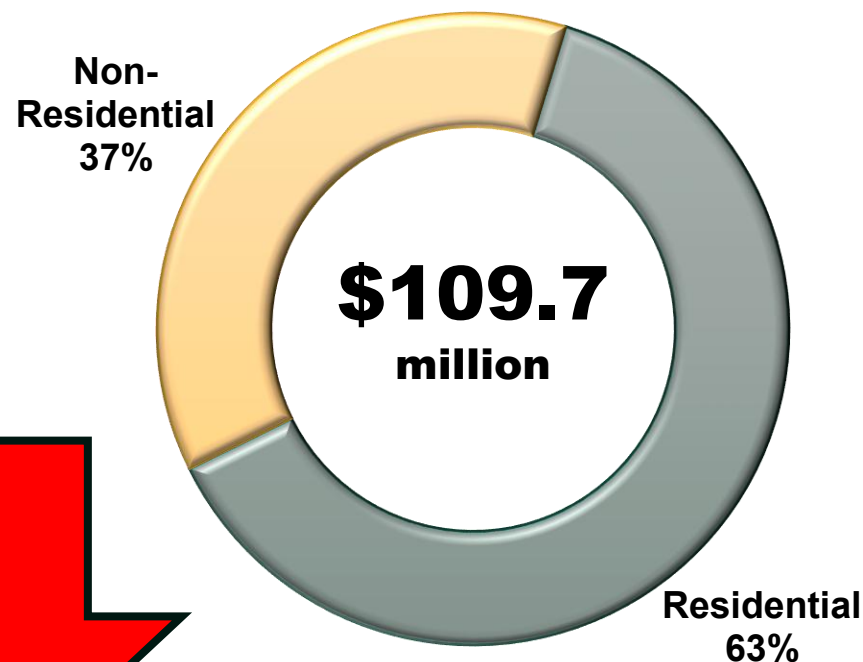
***Actuals exclude 2025 deferrals, which accounts for an additional \$40.6M**

2025 vs. 2024 Actuals DC Revenues

2025 Actuals



2024 Actuals



2025 Revenue Distribution

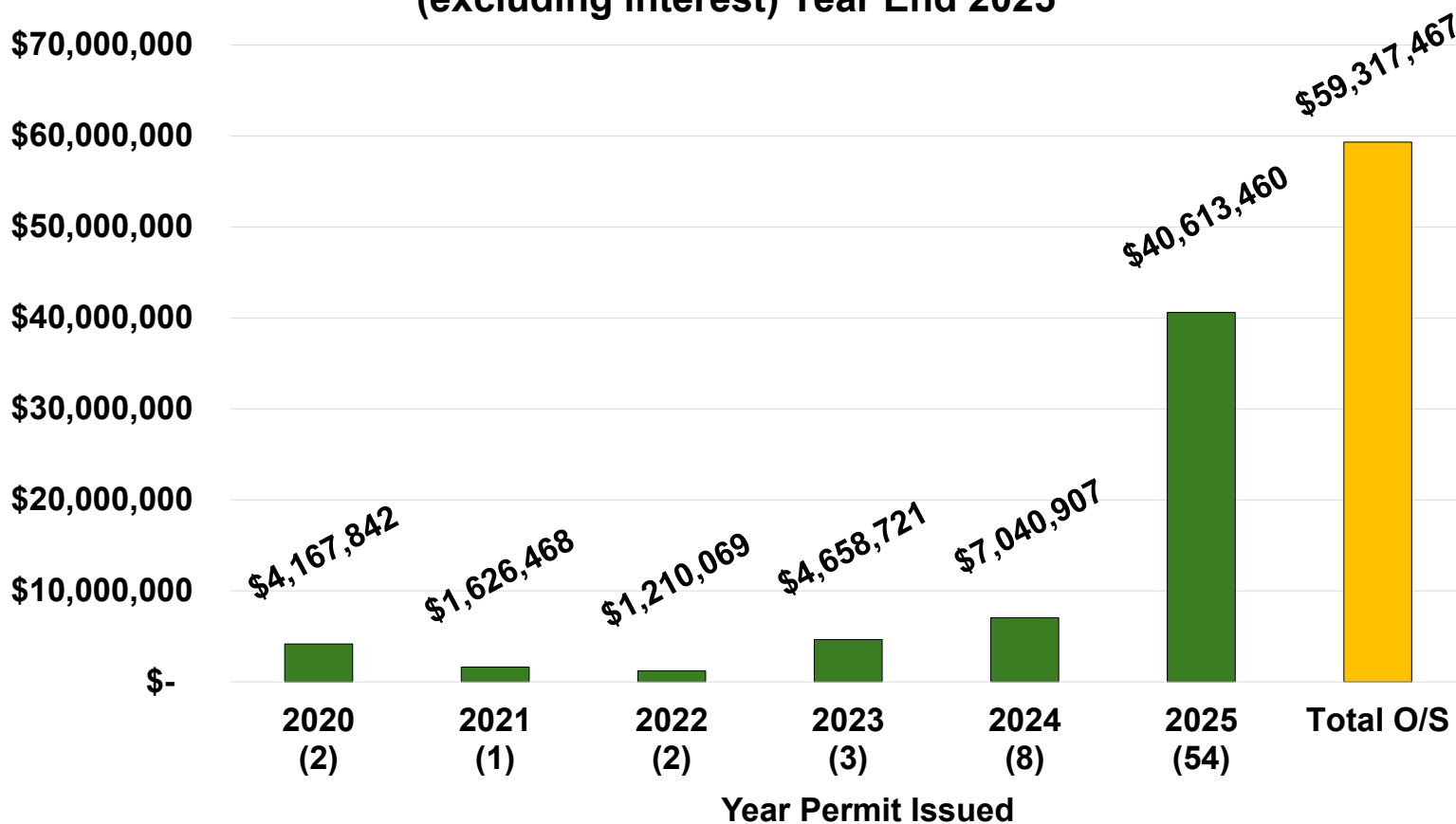
Residential			Non-Residential		
LDR	MDR	HDR	CM	IS	ID
16%	15%	38%	19%	2%	10%

2024 Revenue Distribution

Residential			Non-Residential		
LDR	MDR	HDR	CM	IS	ID
11%	10%	43%	7%	10%	19%

Deferred DC Revenues

Deferred + APA Amount Outstanding (excluding interest) Year End 2025



Notes:

- 1) Number below the year indicates the # of deferred or APA 'loans' added in that year.
- 2) Last column represents total deferrals/APA as of December 31, 2025 which is \$59M.
- 3) 2024 to 2025 deferrals increased 575%
- 4) 2025 Q3 to Q4 deferrals roughly doubled, due to the DC Act changes for non-rental residential deferrals effective Nov 3rd.

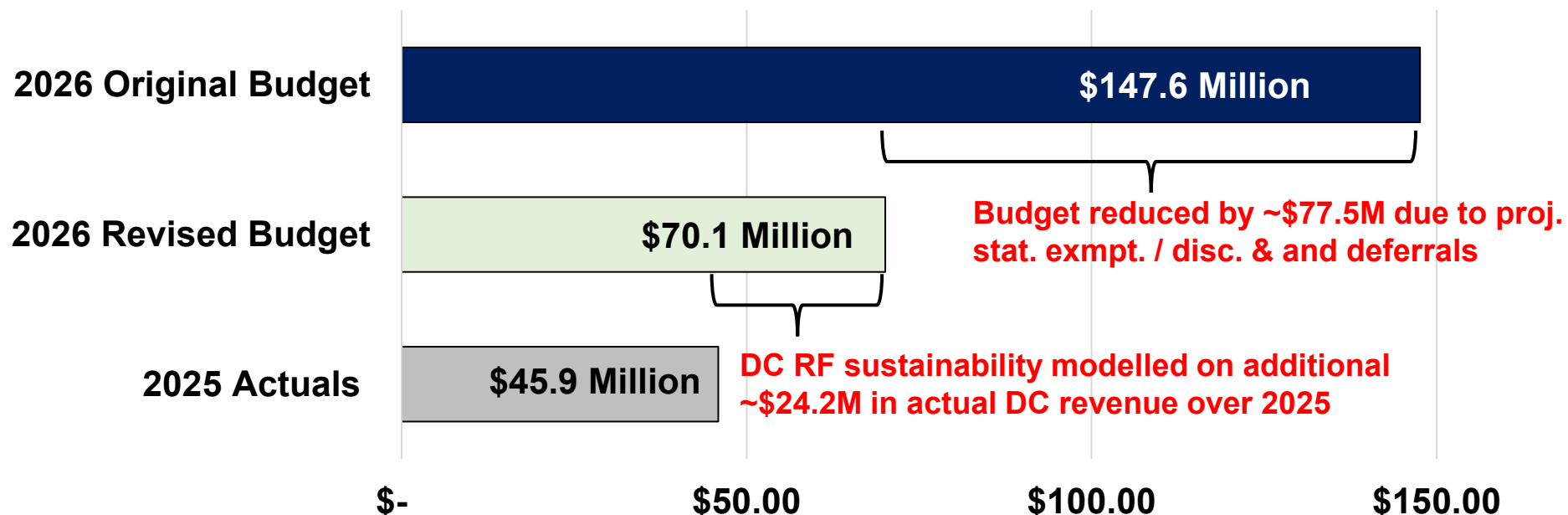


Statutory Exemptions and Discounts

Type	2024	2025
Rental Discount	\$7,152,224	\$17,284,621
Non-Profit Housing Exemption	\$5,340,206	\$9,798,806
Affordable Housing Exemption	\$0	\$2,355,219
Attainable Housing Exemption	\$0	\$0
IZ Exemption	\$0	\$0
Additional Residential Units (ARUs)	\$7,191,185	\$10,325,458
Universities	\$6,407,377	\$2,287,365
Industrial 50% Addition Exemption	\$1,214,212	\$2,896,346
City and School Boards	\$4,816,547	\$4,558,077
Long-term Care Homes	\$0	\$5,089,205
Total Statutory Exemptions and Discounts	\$32,121,751	\$54,595,096

DC Revenue Comparison

Total Residential and Non-Residential DC Revenues (\$000s)

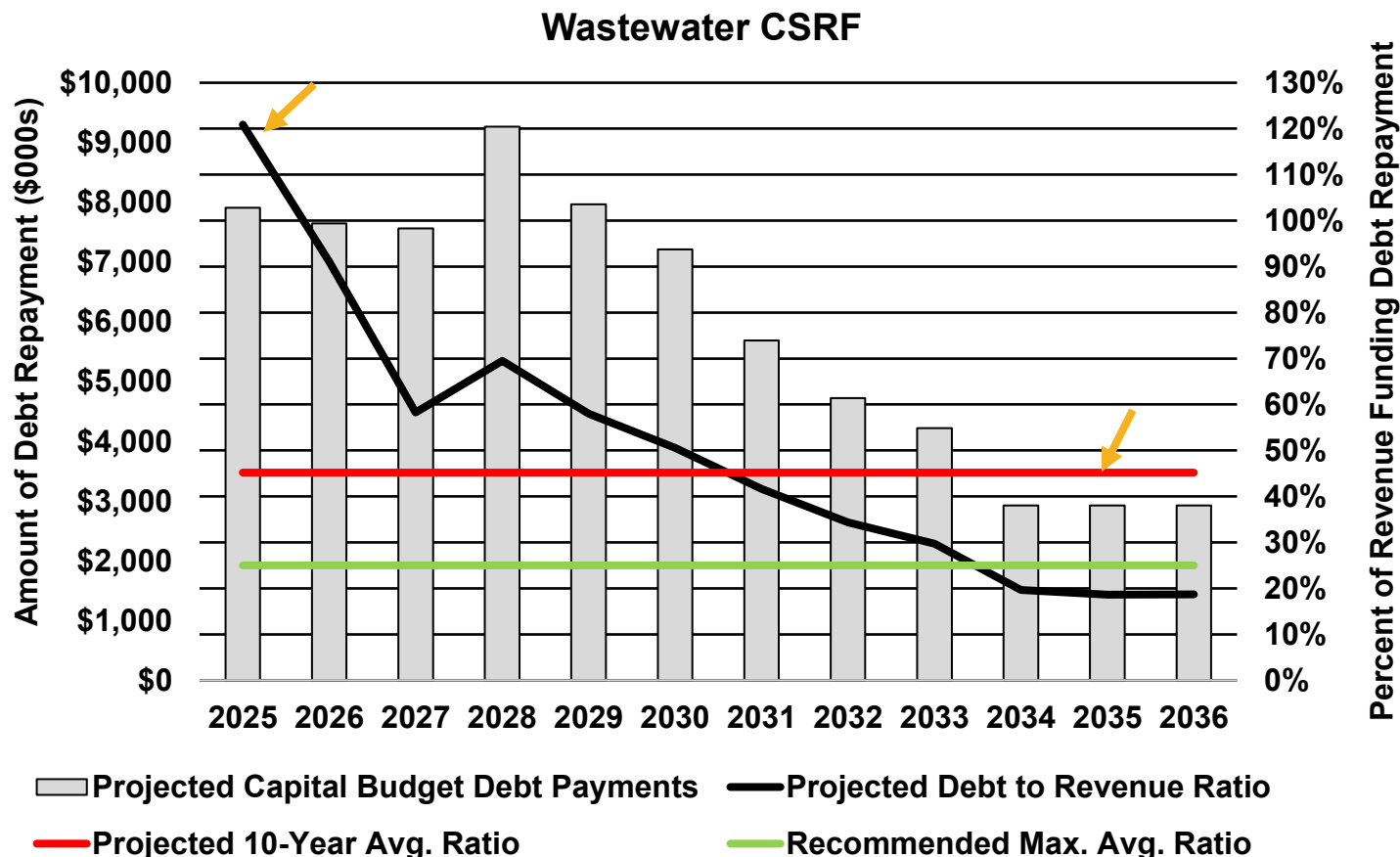


- Over last 3-years actuals have underperformed budgeted DC revenues
- For 2026, revenues adjusted to reflect anticipated statutory exemptions/discounts and deferrals (“revised budget”)
- Continued underperformance will impact reserve fund financial sustainability and trigger further infrastructure timing adjustments

Wastewater Reserve Fund

Key Highlights:

- Projected 10-year avg. ratio (45%) exceeds recommended max.
- In 2025, 121% ratio realized, meaning revenues could not support in-period debt repayments
- In 2026, project 91% ratio, meaning almost 1-for-1 scenario
- Debt levels may trigger project deferrals



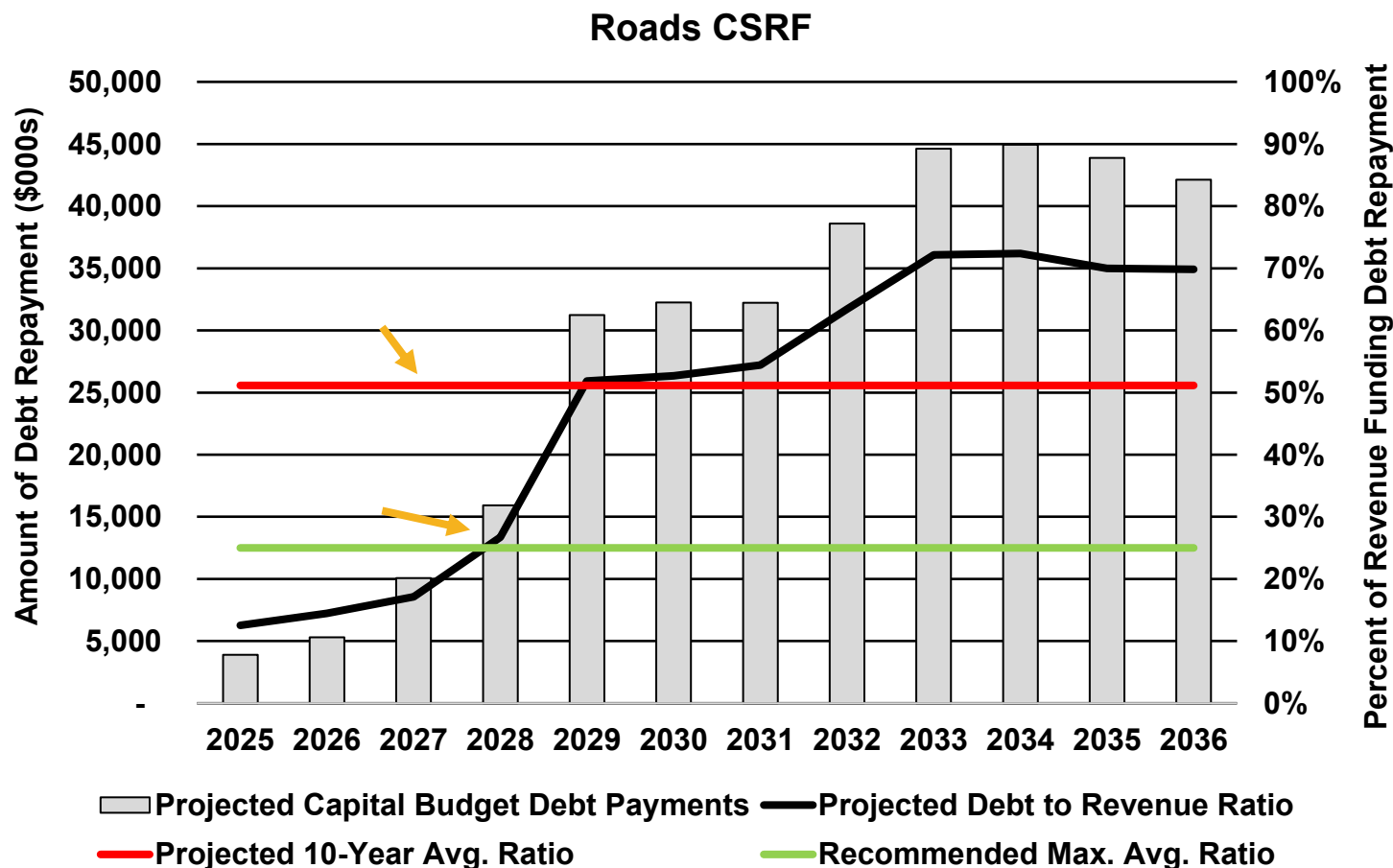
Notes:

1. Budgeted debt payments subject to adjustments based on source of financing review.
2. 2027 and beyond budgeted revenues subject to future adjustments.

Roads and Related Reserve Fund

Key Highlights

- Projected 10-year avg. ratio (51%) exceeds recommended max.
- Debt levels in 2028 and beyond exceed max. ratio
- Debt levels may trigger project deferrals



Notes:

1. Budgeted debt payments subject to adjustments based on source of financing review.
2. 2027 and beyond budgeted revenues subject to future adjustments.

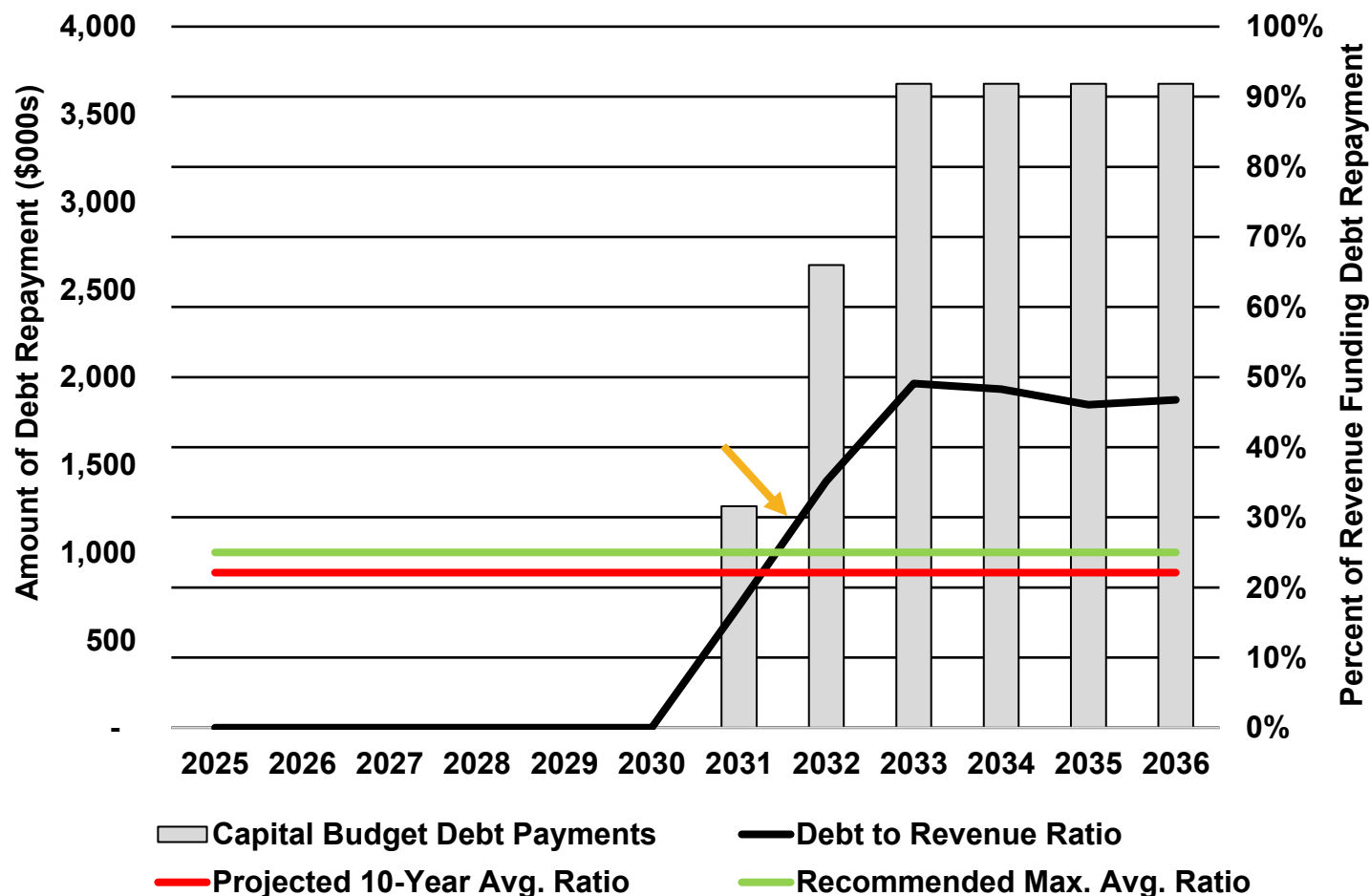


Water Reserve Fund

Water CSRF

Key Highlights

- Projected 10-year avg. ratio (22%) within recommended max. but still elevated
- Long-term performance a concern and will worsen if revenue shortfalls continue (2032 35% ratio)



Notes:

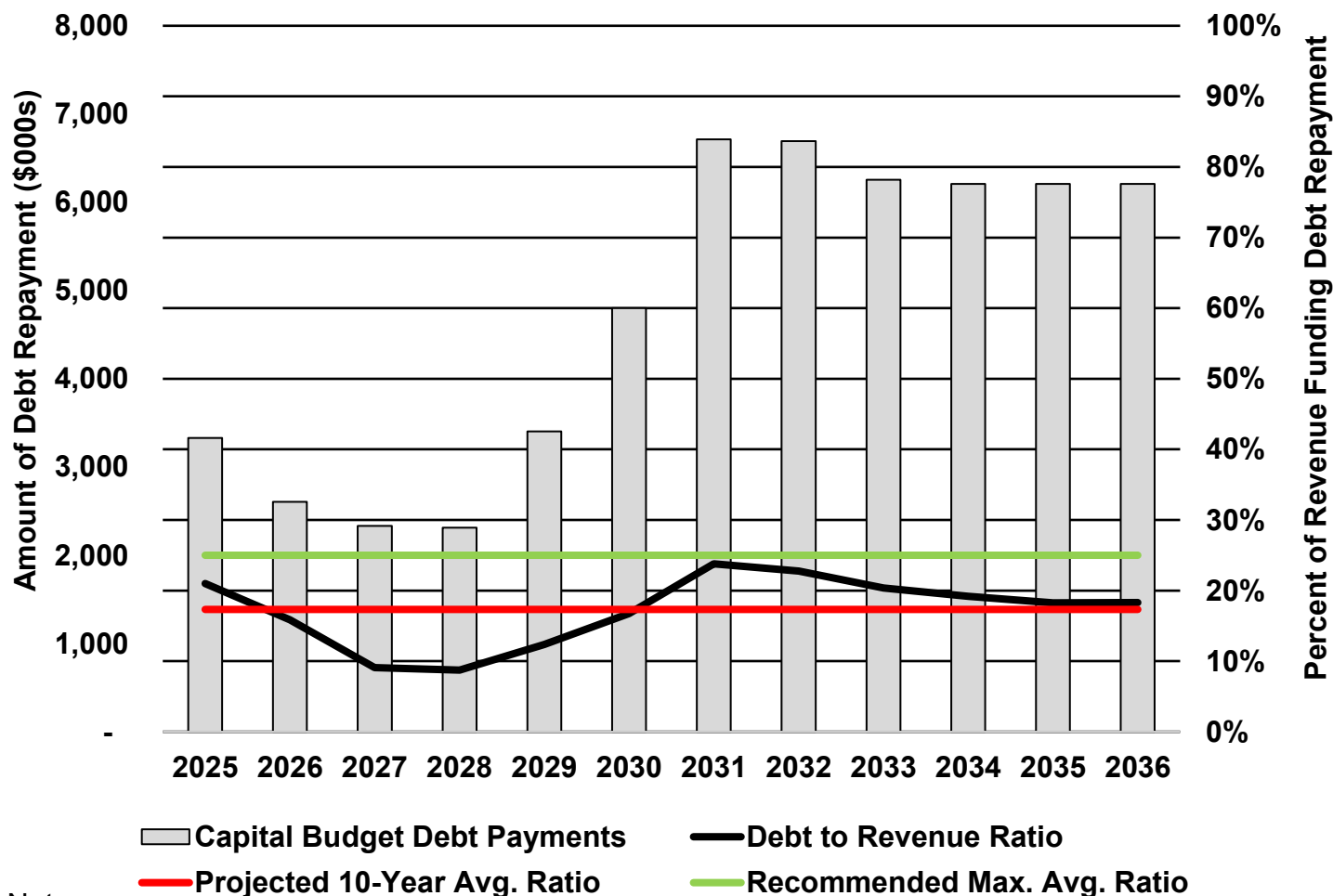
1. Budgeted debt payments subject to adjustments based on source of financing review.
2. 2027 and beyond budgeted revenues subject to future adjustments.

Stormwater Reserve Fund

Stormwater CSRF

Key Highlights

- Projected 10-year avg. ratio (17%) within recommended max. but still moderately elevated
- Project to reach 25% max. ratio cap in 2031
- If realized, weakened position may result in 2028 DC Study funding pressure



Notes:

1. Budgeted debt payments subject to adjustments based on source of financing review.
2. 2027 and beyond budgeted revenues subject to future adjustments.

Reserve Fund Balances

- Through the annual Treasurer's statement on DC reserve funds, the City publicly reports on, among others, reserve fund balances and outstanding commitments
- Per the 2024 report (see reference below) the net position of all DC reserve funds was:
 - Cash balances \$318 million
 - Outstanding commitments \$744 million
 - **Percentage of cash balances committed 234%**
- This demonstrates the City has fully allocated reserve fund balances and the financial sustainability of reserve funds is contingent on realization of future DC revenues
- For additional details refer to Appendix C of 2024 report – <https://pub-london.escribemeetings.com/filestream.ashx?DocumentId=116465>
- 2025 report will be presented to ICSC in Q2 of 2025



Financial Sustainability Actions Taken

To alleviate reserve fund financial pressures, Council and Administration have and continue to undertake the following actions:

- Annual GMIS process used to align capital works with pace of development
- Semi-annual (mid-year and year-end) capital budget monitoring used to adjust life-to-date capital projects (e.g. close completed projects and return unspent DC funding, if any, to reserve funds)
- Annual budget updates used to re-time network need projects (non-GMIS projects) to align with pace of development/need for services or adjust cost estimates (+/-) based on best available information

Next Steps

- Civic Administration concerned over various reserve funds short and/or long-term debt levels
- Ongoing financial sustainability of the reserve funds strongly linked to actual DC revenue meeting budgets
- To help mitigate pressures, Civic Administration currently examining GMIS growth capital works for deferrals that would not impact shovel ready developments
- Civic Administration recommended GMIS deferrals will be posted to the Get Involved webpage next week and available for discussion
- Civic Administration concurrently examining non-GMIS (network needs) growth capital works for deferrals, such deferrals will be brought forward for Council consideration and approval through 2027 Annual Budget Update



Proposed Process

2027 GMIS:

PROPOSED PROCESS



GMIS Factors

Sustainable debt

Stability of DC rates

Complete communities

2027 GMIS Update

Avoid premature/underused
investments

Greater certainty for
project timing

Provide substantial market
choice and competition

Maximize development
associated with infrastructure

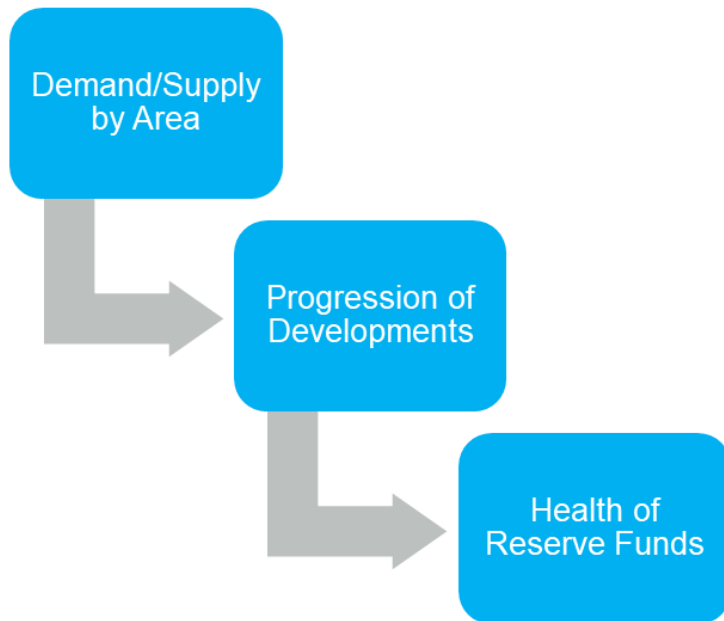


GMIS Modelling Assumptions

2027 GMIS Targets and Modelling

- “Permit-Ready Lands” vs. PPS serviced land supply
- Permit-Ready Lands Rolling target: three (3) years of permit ready supply in each greenfield area (where possible)
- Subdivision timing and phasing based on feedback received from developers
- Registration occurs 1 year after GMIS Date (buffer)
- Provide opportunities in multiple locations and for multiple developers (where possible)
- Understanding pending impact from UGB Expansion

GMIS 'Tests'



All three tests must be met to maintain project timing.

1. Is the project needed to provide additional buildable lots to meet demand in the growth area?
(GROWTH & BUILD-OUT ANALYSIS)
 - If yes, proceed to Test 2
 - If no, maintain timing/defer project
2. Has a developer sufficiently progressed a development proposal to warrant the construction project next year or the following year?
(SUBDIVISION STATUS ANALYSIS)
 - If yes, proceed to Test 3
 - If no, maintain timing/defer project
3. Can we afford the project?
(RESERVE FUND ANALYSIS)
 - If yes, consider project acceleration
 - If no, defer project or alternatively other projects must be deferred to accommodate

GMIS Growth Model

Southeast Demand and Supply Analysis

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

May 2023

	0	1	2	3	4	5	6	7	8	9	10
	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033
Opening Supply	480	420	493	615	789	856	858	790	720	637	507
Add: New Supply	56	190	238	293	186	121	50	49	46	0	0
Subtotal	536	610	731	908	975	977	908	839	766	637	507
Subtract: Demand	116	116	116	119	119	119	119	119	129	129	129
Years of Serviced Supply	4.6	5.2	6.3	7.6	8.2	8.2	7.6	7.1	5.9	4.9	3.9
Remaining	420	493	615	789	856	858	790	720	637	507	378

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 2024 GMIS Timing Adjustment

Subdivisions	Serviced Year	Reg'n Year	Total	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038
39T-06507	Serviced	2024	300		60	60	60	60	60	0	0	0	0	0	0	0	0	0	0
39T-92020_18	Serviced	2023	163	41	41	41	40	0	0	0	0	0	0	0	0	0	0	0	0
39T-92020_19	Serviced	2024	172		43	43	43	43	0	0	0	0	0	0	0	0	0	0	0
39T-19501	Serviced	2023	15	15	0	0	0	0	0	0	0	0	0	0	0	0	0	0	0
HR-100/109/110/111	Serviced	2028	11						11	0	0	0	0	0	0	0	0	0	0
HR-201	Serviced	2028	5						5	0	0	0	0	0	0	0	0	0	0
JC-104	Serviced	2026	28				28	0	0	0	0	0	0	0	0	0	0	0	0
JC-202	Serviced	2029	5						5	0	0	0	0	0	0	0	0	0	0
JC-204/205	Serviced	2030	4							4	0	0	0	0	0	0	0	0	0
JC-701	Serviced	2025	79			40	39		0	0	0	0	0	0	0	0	0	0	0
JC-702	Serviced	2026	76				38	38	0	0	0	0	0	0	0	0	0	0	0
JC-703 Ph 1	Serviced	2026	271				45	45	45	45	45	46	0	0	0	0	0	0	0
JC-703 Ph 2	Serviced	2025	54			54	0	0	0	0	0	0	0	0	0	0	0	0	0
JC-704/705	Serviced	2024	42		42	0	0	0	0	0	0	0	0	0	0	0	0	0	0
JC-706	Serviced	2024	4		4	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Total			1229	56	190	238	293	186	121	50	49	46	0	0	0	0	0	0	0

Note: No application (grey) supply includes vacant OP Designated VLI LDR lands and assumes 25% of VLI MDR lands will develop as LDR in accordance with 2011 Land Needs Study.

Infrastructure Projects	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
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Assumptions

"Permit-ready supply" analysis; building permits begin with year of registration
 Registration occurs minimum 1 year after construction of major infrastructure
 Subdivision phasing based on developer interviews (where applicable)
 Servicing priority based on application date (where applicable)
 Multiple development locations
 Multiple developers

Subdivisions Legend

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

GMIS Timing Legend

	2021 DC Study construction timing maintained
X	Proposed 2024 GMIS Timing Adjustment



Developer and Community Interviews

- Discussion of...
 - requests for project timing adjustments
 - current subdivisions and anticipated phasing/build-out timelines

Go to: getinvolved.london.ca/gmis

- **NEW** – booking system has been updated for this year's GMIS review cycle
- Instructions are provided in the next slides



Developer/Community Interviews

revenues.

To view the 2026 GMIS Staff Report, please click on the link under the Documents section. Additional information regarding the 2027 GMIS presentation will be available shortly.

Schedule your meeting

To book your interview, go to the [booking webpage](#) and select your preferred date and time.

Step 1:

Follow the link to the booking webpage under “Schedule Your Meeting”



2027 Growth Management Implementation Strategy (GMIS)

Developer and Community Interviews
1 hour
Free

April 13, 9:00 AM

< > April 2026

S	M	T	W	T	F	S	9:00 AM	10:00 AM	11:00 AM
			1	2	3	4	2:00 PM	3:00 PM	
5	6	7	8	9	10	11			
12	13	14	15	16	17	18			
19	20	21	22	23	24	25			
26	27	28	29	30					

Step 2:

Select the date/time

Meetings are available until April 24th



Developer/Community Interviews Cont'd

First and last name *

Provide additional information

Who will be attending?

Please provide your email address

Which GMIS project(s) would you like to discuss?

Book

Step 3:

Fill out the information fields and click “Book” once complete



Step 4:

Confirmation email will be sent by Staff indicating meeting room location

Next Steps: Targeted Dates

<i>Timing</i>	<i>Milestone</i>
<i>April 9, 2026</i>	<i>Milestone 1: GMIS Update Kickoff Meeting</i>
<i>April 10 - 24, 2026</i>	<i>Milestone 2: Development Community Rep Interviews</i>
<i>April 29, 2026</i>	<i>Milestone 3: Internal Divisions Project Managers Meeting</i>
<i>May 8, 2026</i>	<i>Milestone 4: Internal City Development Management Team Meeting (Internal Steering Committee)</i>
<i>May 22, 2026</i>	<i>Milestone 5: Development Community Session Meeting</i>
<i>June 22, 2026</i>	<i>Milestone 6: City Staff GMIS Update Presentation to the Planning and Environment Committee Public Meeting</i>