



2027 GMIS

Residential Unit Information current as of January 2026, Vacant Land Inventory

June 22, 2026

Includes:

- Servicing
- Vacant Land Inventory
- Servicing Catchments
- Anticipated External Servicing Year



2027 GMIS UPDATE

EXECUTIVE SUMMARY

The Growth Management Implementation Strategy (GMIS) is an important tool for Council to coordinate growth infrastructure with development approvals and guide the pace of growth across the city while maintaining an acceptable financial position. The scope of the 2027 GMIS analysis includes all projects that will directly impact specific subdivision or site plan applications (i.e., projects that would be ultimately included in Draft Plan conditions) with the goal of creating the most efficient process possible.

The 2027 GMIS has followed a robust engagement process which included members of the development industry, community-at-large, and Civic Administration. Consultation is one of several inputs that informed the recommended project timing contained in this document, together with the pace of development and financial sustainability of the Development Charges (DC) reserve funds remain an essential part of the GMIS process.

The GMIS is an important capital budget scheduling tool to facilitate growth in the City of London and is a step forward in providing a more comprehensive financial picture to Council and the Development Community. The GMIS process serves as a guideline for adjusting the capital program for growth infrastructure; however, it is the approval of the Annual Budget Update that ultimately authorizes the timing and funding for project implementation.

A key aspect of the GMIS includes consideration for the financial health of the various DC reserve funds, which are impacted by DC revenue collection and the existing project timing. This analysis indicates that, while there are positive areas of growth performance, the mix of development continues to negatively diverge from the assumptions supporting the Council-approved growth projections and the 2021 Development Charges Background Study. As a result, the City’s DC reserve funds are under increased financial sustainability pressures. Appropriate adjustments to existing growth capital project timing can help manage these pressures while aiming to avoid impacts to the pace of development or the level of service provided to areas of realized growth. City staff will continue to monitor experienced growth in relation to growth projections and the financial health of DC reserve funds as a key driver of future investments in growth infrastructure and proposed timing changes.

Note: This document should be read in conjunction with the “2027 Growth Management Implementation Strategy (GMIS) Update” report provided at the June 22, 2026 meeting of the Planning and Environment Committee.

An examination of anticipated near-term growth and corresponding revenues have influenced project timing identified in this booklet. Through the 2027 GMIS review Council approved eleven (11) GMIS projects adjustments, eight stormwater projects, one road project, and two wastewater projects were deferred to align their timing with expected development. All remaining GMIS infrastructure projects are maintaining their current timing. The approved deferrals will also help alleviate near-term DC reserve fund financing pressures.

The 2027 GMIS represents this year’s update to the City’s plan for growth, translated into a schedule of works for select growth projects contained within the 2021 Development Charges Background Study. Subject to Council approval, the updated GMIS schedule of works will be used to adjust the 10-year capital program for growth infrastructure.

GMIS BOOKLET

This booklet includes the City’s updated Vacant Land Inventory information, mapping of the individual GMIS projects, and mapping of servicing catchment areas based on the final 2019 master planning studies. These layers of information have been included based on feedback received from developer interviews.

The mapping for each geographic area also includes a layer reflecting the anticipated timing of external servicing for lands, based on a composite of infrastructure catchment areas. The provided year of external servicing is an illustrative forecast and is informed by the GMIS infrastructure timing contained in this document. It should be noted that the GMIS is subject to an annual review and that dates of external servicing for lands identified in the mapping may be changed with subsequent updates; identified servicing dates do not reflect a commitment by the City to a particular construction year.

The PDF can be found on the City of London’s Get Involved website at the following location:

<https://getinvolved.london.ca/gmis>

Contact Planning and Development Staff if you have any questions regarding the use of this file at gmis@london.ca.

GMIS DEVELOPMENT AREAS

Legend

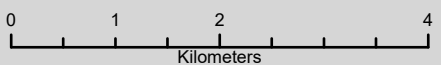
Development Areas

- NORTH
- NORTHEAST
- NORTHWEST
- SOUTHEAST
- SOUTHWEST
- WEST

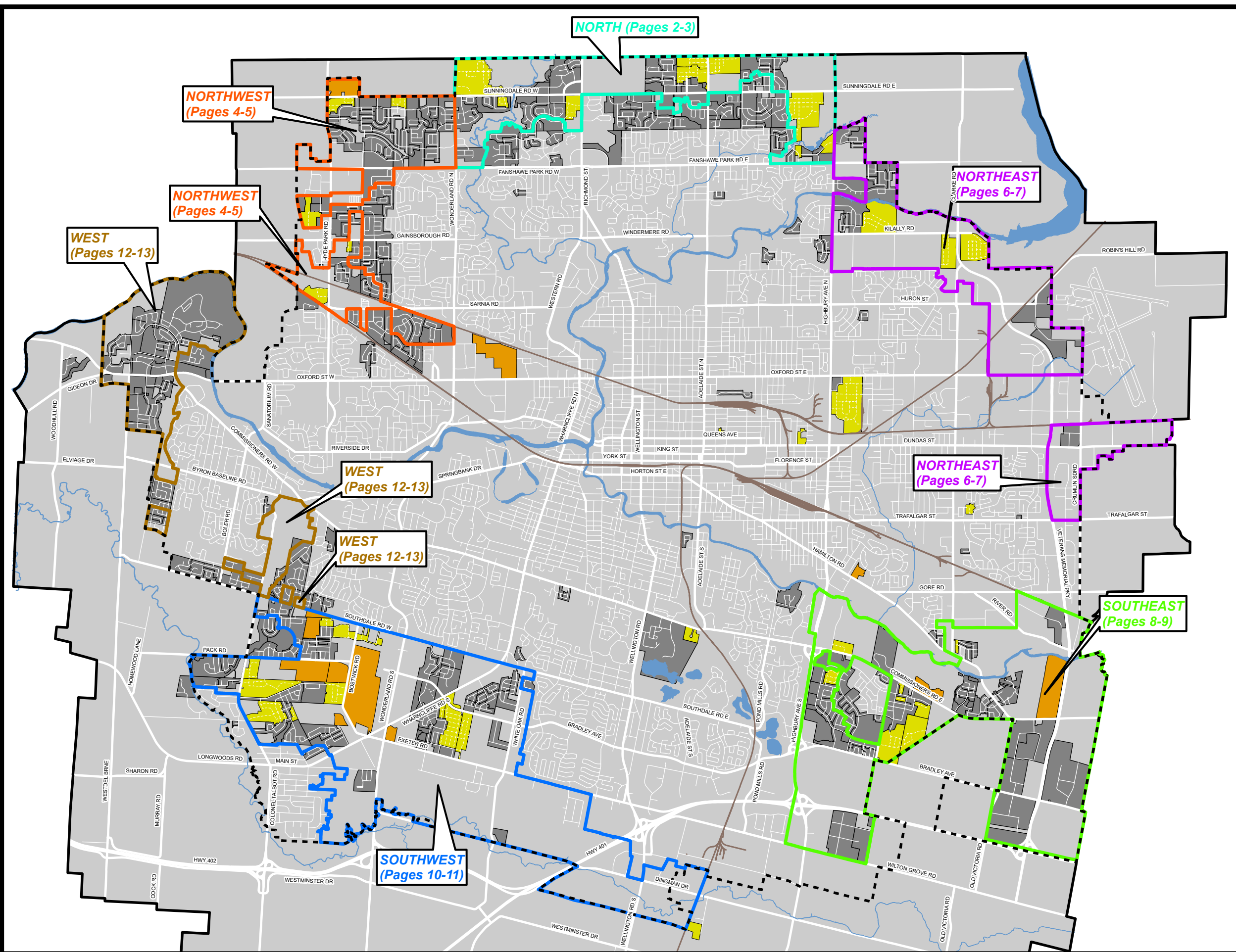
- Main Roads
- Roads
- Draft Roads
- Railways
- Growth Boundary
- City Boundary
- Water Bodies

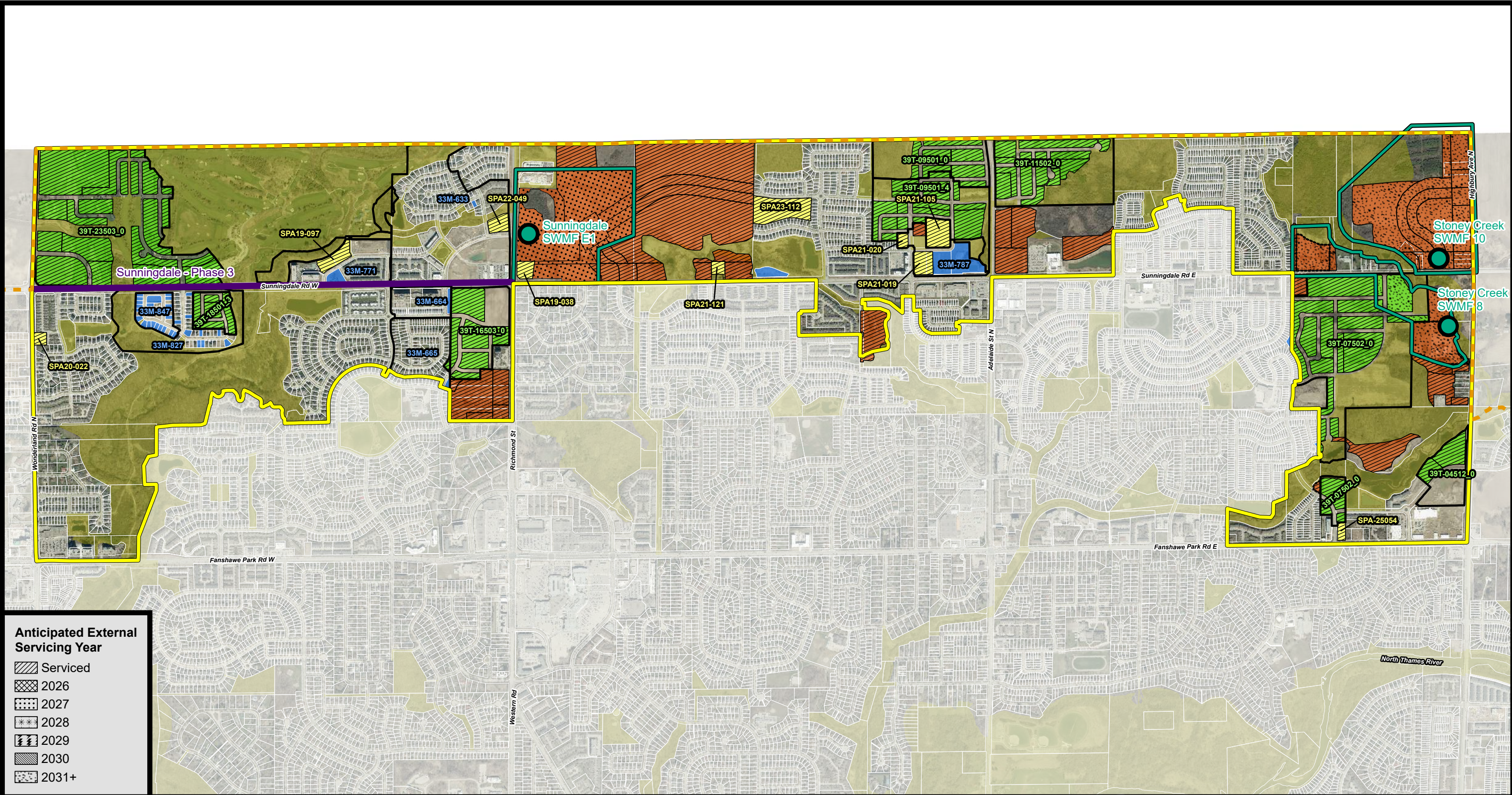
Subdivision Activity

- Draft Approved
- Registered 2000-2025
- Under Review



PREPADE BY: Planning & Development (CITY OF LONDON)
CREATION DATE: March 25, 2026
LOCATION: \\cfile1\giswork\Planning\Projects_DABU\GMIS\GMIS_area_master_summary_sheets_mapping\Projects\2027\ArcPro_GMIS_Development_Areas_Mapping_11x17_2027





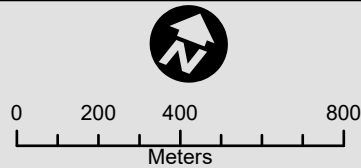
Anticipated External Servicing Year

- Served
- 2026
- 2027
- 2028
- 2029
- 2030
- 2031+

NORTH
GMIS AREA

APRIL 2025 AERIAL PHOTO

- GMIS Area 2011
- Registered Subdivision/Condo Plans
- Draft Approved Subdivision/Condo Plans
- Under Review Subdivision/Condo Plans
- Site Plans
- Developable Areas With No Applications
- Assessment Land Parcels
- Open Space Zones
- Urban Growth Boundary
- Potential Development
- SWM Catchments
- SWM Facilities
- Transportation



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CREATION DATE: March 25, 2026
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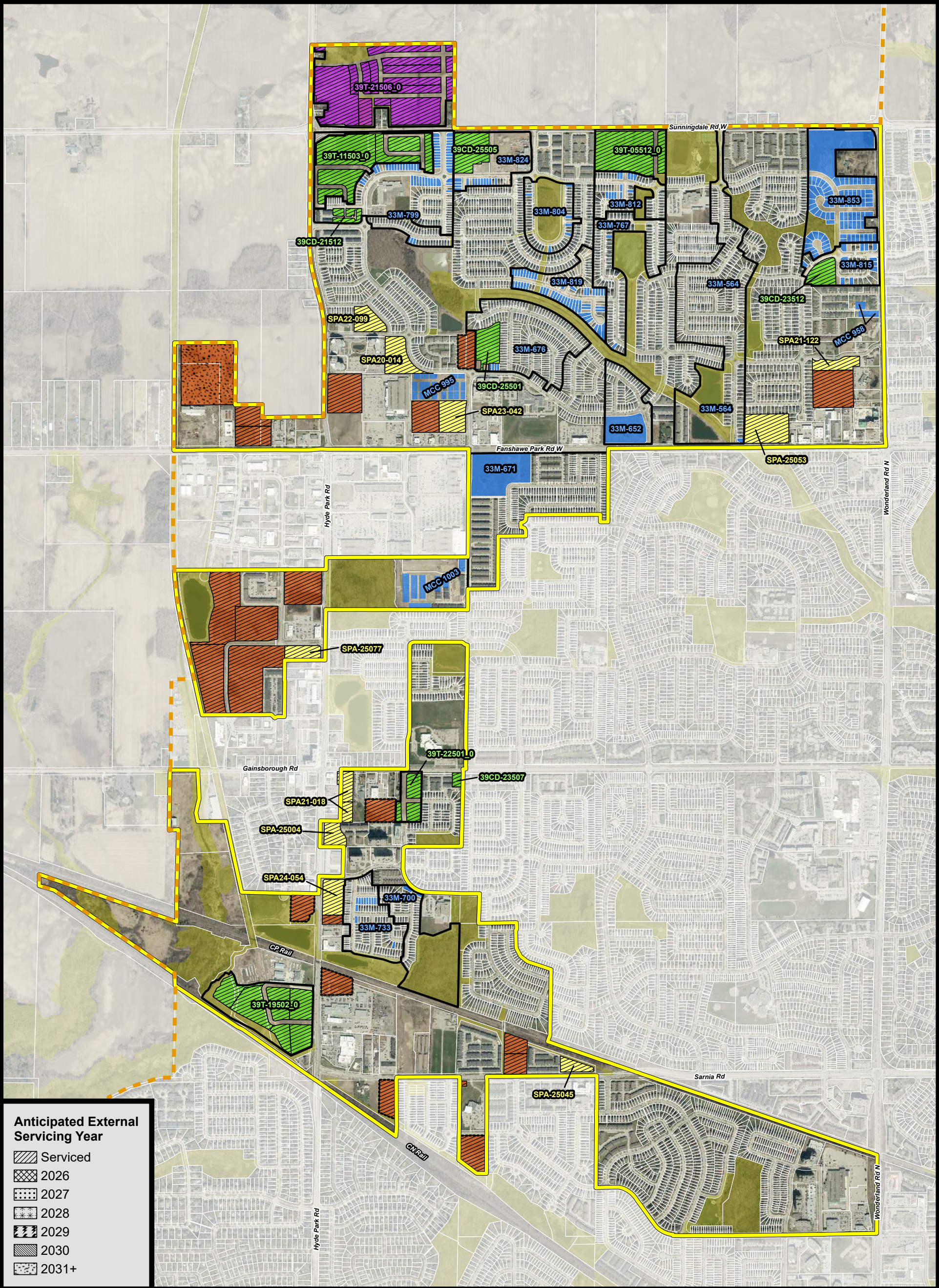
GMIS 2027: NORTH AREA

CITY OF LONDON VACANT LAND INVENTORY UNIT SUPPLY BY STATUS AND CATEGORY (E&O Excepted)					
CATEGORY	ID	GREENFIELD UNIT SUPPLY January 1 2026			
		LDR	MDR	HDR	TOTAL
Registered Plans	33M-475	3	0	0	3
	33M-588	2	0	0	2
	33M-633	1	0	0	1
	33M-643	0	23	0	23
	33M-664	0	10	0	10
	33M-665	3	0	0	3
	33M-771	0	19	0	19
	33M-787	0	267	0	267
	33M-827	9	0	0	9
	33M-847	21	13	0	34
	TOTAL	38	332	0	370
Draft Approved Plans	39T-04512_0	0	0	402	402
	39T-07502_0	256	1,021	0	1,277
	39T-09501_0	137	0	0	137
	39T-09501_4	108	220	0	328
	39T-11502_0	138	142	0	280
	39T-16503_0	47	497	0	544
	39T-18501_3	34	13	0	47
	39T-23503_0	231	272	1,180	1,683
	TOTAL	951	2,166	1,582	4,698
Under Review Plans		0	0	0	0
	TOTAL	0	0	0	0
Site Plans	SPA18-067	0	0	0	0
	SPA19-038	0	0	107	107
	SPA19-097	0	0	188	188
	SPA20-022	0	20	0	20
	SPA21-019	0	0	155	155
	SPA21-020	0	0	30	30
	SPA21-105	0	83	0	83
	SPA21-121	0	17	0	17
	SPA22-049	0	0	254	254
	SPA23-112	0	142	0	142
	SPA-25040	0	0	0	0
	SPA-25054	0	26	0	26
	SPA-25085	0	0	0	0
	TOTAL	0	288	734	1,022
Future Development Designated Potential					
	TOTAL	1,315	592	2,703	4,610
	TOTAL	17	404	0	421
GRAND TOTALS		2,321	3,782	5,019	11,122

DETAILED LIST OF WORKS AND COSTS BY AREA

(E&O Excepted)

2026 GMIS TIMING	2027 GMIS TIMING	PROJECT DESCRIPTION			BUDGET	GROWTH		NON-GROWTH	
		DC ID	GENERAL DESCRIPTION	Service					
		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	

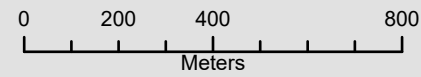


Anticipated External Servicing Year

- Serviced
- 2026
- 2027
- 2028
- 2029
- 2030
- 2031+

NORTHWEST GMIS AREA

APRIL 2025 AERIAL PHOTO



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- GMIS Area 2011
- Registered Subdivision/Condo Plans
- Draft Approved Subdivision/Condo Plans
- Under Review Subdivision/Condo Plans
- Site Plans
- Developable Areas With No Applications
- Assessment Land Parcels
- Open Space Zones

- Urban Growth Boundary
- Potential Development



GMIS 2027: NORTHWEST AREA

CITY OF LONDON VACANT LAND INVENTORY					
UNIT SUPPLY BY STATUS AND CATEGORY					
(E&O Excepted)					
CATEGORY	ID	GREENFIELD UNIT SUPPLY			
		January 1 2026			
		LDR	MDR	HDR	TOTAL
Registered Plans	33M-564	1	0	0	1
	33M-652	0	160	0	160
	33M-671	0	252	0	252
	33M-676	4	0	0	4
	33M-700	2	0	0	2
	33M-733	12	0	0	12
	33M-767	2	0	0	2
	33M-799	57	0	0	57
	33M-804	6	0	0	6
	33M-812	12	0	0	12
	33M-815	11	0	0	11
	33M-819	48	0	0	48
	33M-824	13	0	0	13
	33M-853	81	147	0	228
	MCC 1003	0	118	0	118
	MCC 958	8	0	0	8
	MCC 995	0	125	0	125
	TOTAL	257	803	0	1,059
Draft Approved Plans	39T-05512_0	0	28	596	624
	39T-11503_0	106	213	0	319
	39T-19502_0	0	356	375	731
	39T-22501_0	0	33	192	225
	39CD-21512	0	38	0	38
	39CD-23507	0	7	0	7
	39CD-23512	0	29	0	29
	39CD-25501	0	69	0	69
	39CD-25505	0	81	0	81
	TOTAL	106	853	1,163	2,122
Under Review Plans	39T-21506_0	52	641	0	693
	TOTAL	52	641	0	693
Site Plans	SP15-000493	0	0	0	0
	SPA20-014	0	0	325	325
	SPA20-068	0	0	0	0
	SPA21-018	0	0	247	247
	SPA21-122	0	45	0	45
	SPA22-099	0	89	0	89
	SPA23-042	0	168	0	168
	SPA24-054	0	72	0	72
	SPA-25004	0	0	137	137
	SPA-25036	0	0	0	0
	SPA-25045	0	0	170	170
	SPA-25053	0	128	0	128
	SPA-25077	0	0	176	176
	TOTAL	0	502	1,055	1,557
Future Development Designated Potential					
	TOTAL	397	44	936	1,377
	TOTAL	0	205	1,237	1,441
GRAND TOTALS		811	3,048	4,391	8,250

DETAILED LIST OF WORKS AND COSTS BY AREA

(E&O Excepted)

2026 GMIS TIMING	2027 GMIS TIMING	PROJECT DESCRIPTION		BUDGET	GROWTH	NON-GROWTH
		DC ID	GENERAL DESCRIPTION Service			
Nil	Nil	<u>NORTHWEST</u>				
		Nil				
		TOTAL NORTHWEST PROJECTS		\$0	\$0	\$0

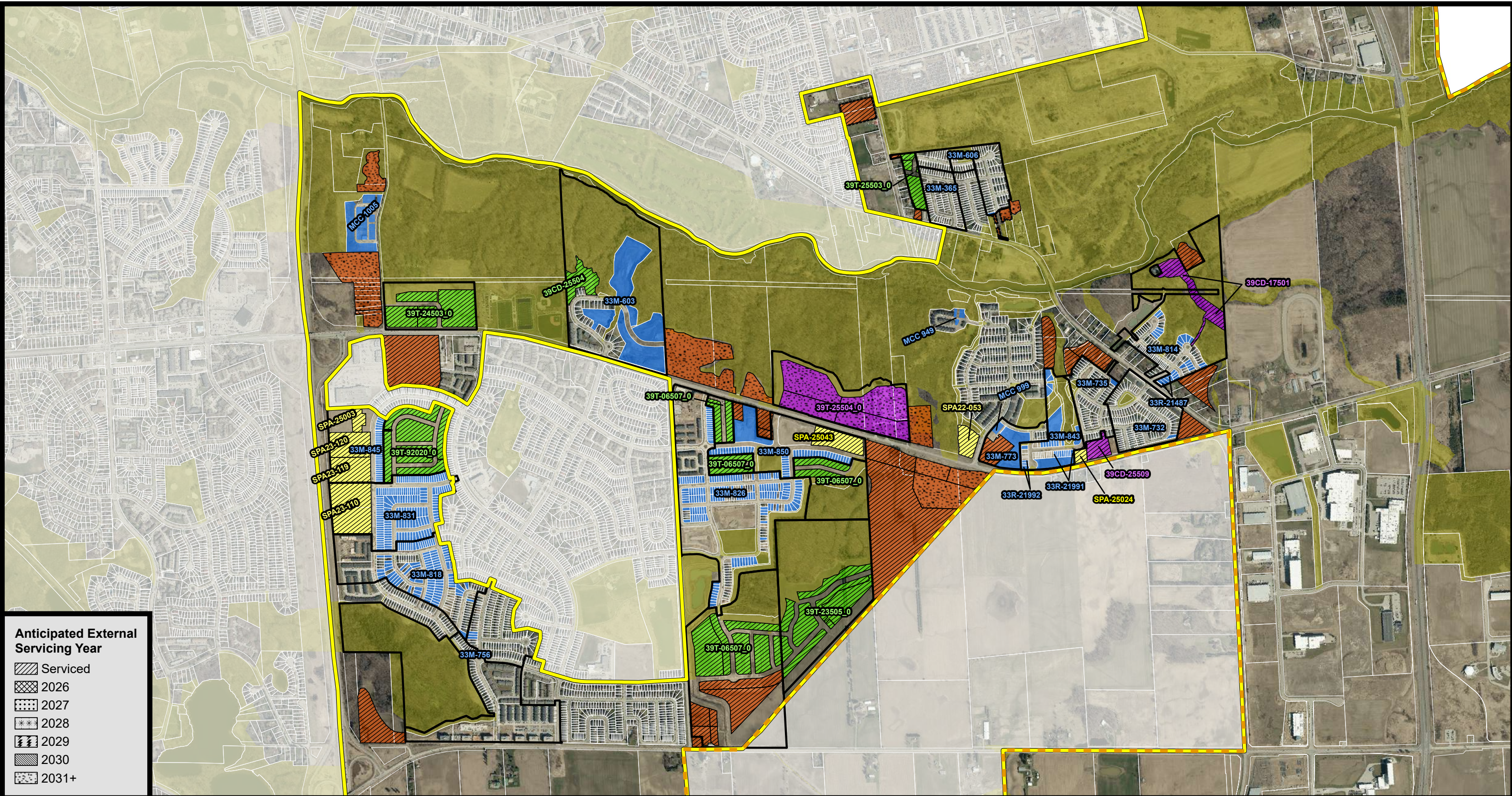
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GMIS 2027: NORTHEAST AREA

CITY OF LONDON VACANT LAND INVENTORY UNIT SUPPLY BY STATUS AND CATEGORY (E&O Excepted)					
CATEGORY	ID	GREENFIELD UNIT SUPPLY January 1 2026			
		LDR	MDR	HDR	TOTAL
Registered Plans	33M-239	0	0	0	0
	33M-251	0	0	0	0
	33M-615	0	0	0	0
	33M-757	1	0	0	1
	33R-21778	0	0	0	0
	33R-4254	0	0	0	0
	RP-1017	2	0	0	2
	RP-655	2	0	0	2
	RP-666	1	0	0	1
	TOTAL	6	0	0	6
Draft Approved Plans	39T-20502_0	98	976	0	1,074
	39T-24505_0	0	480	1,074	1,554
	39T-24506_0	185	891	0	1,076
	TOTAL	283	2,348	1,074	3,704
Under Review Plans		0	0	0	0
	TOTAL	0	0	0	0
Site Plans	SPA-25059	0	80	0	80
	TOTAL	0	80	0	80
Future Development Designated Potential					
	TOTAL	1,298	869	3,966	6,133
	TOTAL	106	72	166	344
GRAND TOTALS		1,693	3,369	5,205	10,267

DETAILED LIST OF WORKS AND COSTS BY AREA (E&O Excepted)									
2026 GMIS TIMING	2027 GMIS TIMING	PROJECT DESCRIPTION			BUDGET	GROWTH		NON-GROWTH	
		DC ID	GENERAL DESCRIPTION	Service					
		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



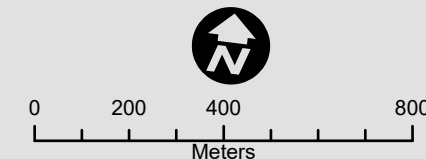
Anticipated External Servicing Year

- Serviced
- 2026
- 2027
- 2028
- 2029
- 2030
- 2031+

SOUTHEAST GMIS AREA

APRIL 2025 AERIAL PHOTO

- | | | |
|--|--|-----------------------|
| GMIS Area 2011 | Site Plans | Urban Growth Boundary |
| Registered Subdivision/Condo Plans | Developable Areas With No Applications | Potential Development |
| Draft Approved Subdivision/Condo Plans | Assessment Land Parcels | |
| Under Review Subdivision/Condo Plans | Open Space Zones | |



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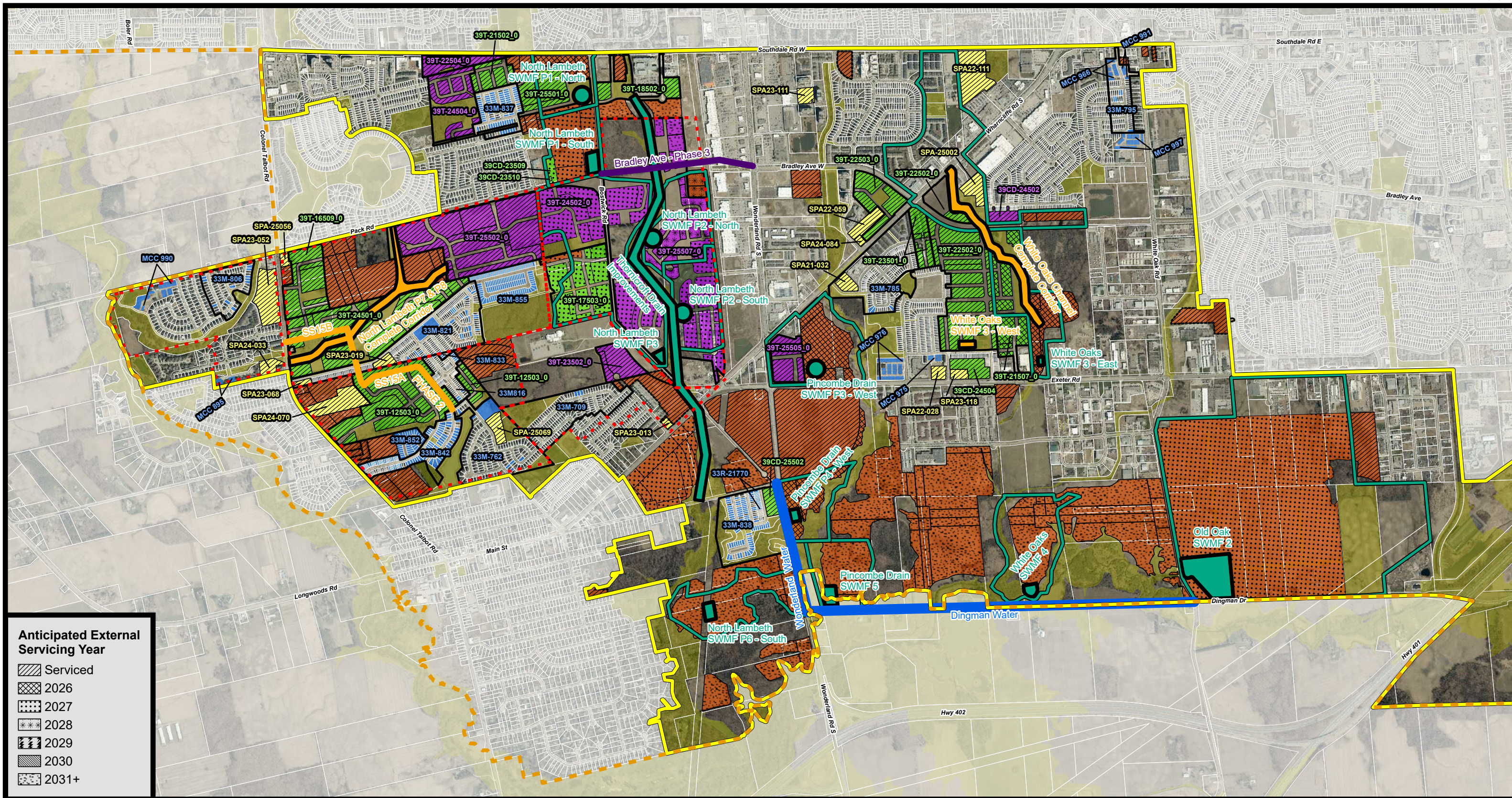
GMIS 2027: SOUTHEAST AREA

CITY OF LONDON VACANT LAND INVENTORY					
UNIT SUPPLY BY STATUS AND CATEGORY					
(E&O Excepted)					
CATEGORY	ID	GREENFIELD UNIT SUPPLY			
		January 1 2026			
		LDR	MDR	HDR	TOTAL
Registered Plans	33M-365	1	0	0	1
	33M-603	0	280	0	280
	33M-606	1	0	0	1
	33M-732	1	0	0	1
	33M-735	2	0	0	2
	33M-756	3	0	0	3
	33M-773	2	107	0	108
	33M-814	22	0	0	22
	33M-818	107	0	0	107
	33M-826	175	0	0	175
	33M-831	163	0	0	163
	33M-843	14	131	0	145
	33M-845	31	0	0	31
	33M-850	48	63	0	111
	33R-21487	4	0	0	4
	33R-21991	0	10	0	10
	33R-21992	0	4	0	4
	MCC 1005	35	48	0	83
	MCC 949	4	0	0	4
	MCC 999	0	12	0	12
	TOTAL	611	655	0	1,266
Draft Approved Plans	39T-06507_0	184	109	0	293
	39T-23505_0	47	224	0	271
	39T-24503_0	0	178	920	1,098
	39T-25503_0	1	74	0	74
	39T-92020_0	141	0	0	141
	39CD-25504	0	16	0	16
	TOTAL	373	601	920	1,894
Under Review Plans	39T-25504_0	0	810	0	810
	39CD-17501	29	0	0	29
	39CD-25509	0	48	0	48
	TOTAL	29	858	0	887
Site Plans	SPA20-027	0	0	0	0
	SPA20-105	0	0	0	0
	SPA20-109	0	0	0	0
	SPA21-027	0	0	0	0
	SPA22-053	0	0	199	199
	SPA23-092	0	0	0	0
	SPA23-110	0	176	0	176
	SPA23-119	0	79	0	79
	SPA23-120	0	81	0	81
	SPA-25003	0	32	0	32
	SPA-25024	0	14	0	14
	SPA-25043	0	176	0	176
	TOTAL	0	558	199	757
Future Development Designated Potential					
	TOTAL	444	203	2,892	3,539
	TOTAL	7	50	0	57
GRAND TOTALS		1,463	2,926	4,011	8,401

DETAILED LIST OF WORKS AND COSTS BY AREA

(E&O Excepted)

2026 GMIS TIMING	2027 GMIS TIMING	PROJECT DESCRIPTION		BUDGET	GROWTH	NON-GROWTH
		DC ID	GENERAL DESCRIPTION Service			
Nil	Nil	<u>SOUTHEAST</u>				
		Nil				
		TOTAL SOUTHEAST PROJECTS		\$0	\$0	\$0



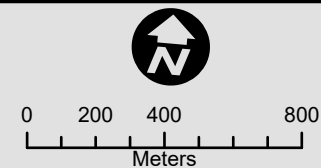
Anticipated External Servicing Year

- Serviced
- 2026
- 2027
- 2028
- 2029
- 2030
- 2031+

SOUTHWEST GMIS AREA

APRIL 2025 AERIAL PHOTO

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|--|--|-----------------------|-------------------------------|
| GMIS Area | Site Plans | Potential Development | Urban Growth Boundary |
| Registered Subdivision/Condo Plans | Developable Areas With No Applications | Sanitary Catchments | Transportation |
| Draft Approved Subdivision/Condo Plans | Assessment Land Parcels | SWM Catchments | Water |
| Under Review Subdivision/Condo Plans | Open Space Zones | SWM Facilities | Approved Construction Pending |



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GMIS 2027: SOUTHWEST AREA

CITY OF LONDON VACANT LAND INVENTORY					
UNIT SUPPLY BY STATUS AND CATEGORY					
(E&O Excepted)					
CATEGORY	ID	GREENFIELD UNIT SUPPLY			
		January 1 2026			
		LDR	MDR	HDR	TOTAL
Registered Plans	33M-709	3	0	0	3
	33M-762	6	51	0	57
	33M-785	3	0	0	3
	33M-795	7	0	0	7
	33M-806	11	0	0	11
	33M-816	11	0	0	11
	33M-821	30	0	182	212
	33M-833	5	0	0	5
	33M-837	82	0	0	82
	33M-838	79	0	0	79
	33M-842	51	40	0	91
	33M-852	37	0	0	37
	33M-855	142	0	0	142
	33R-21770	0	16	0	16
	MCC 895	4	0	0	4
	MCC 986	0	42	0	42
	MCC 975	0	18	0	18
	MCC 976	0	106	0	106
	MCC 990	11	26	0	37
	MCC 991	0	21	0	21
	MCC 997	0	81	0	81
	TOTAL	481	401	182	1,065
Draft Approved Plans	39T-12503_0	50	761	0	811
	39T-18509_0	12	57	524	593
	39T-17503_0	0	435	337	772
	39T-18502_0	0	0	576	576
	39T-21502_0	60	21	0	81
	39T-21507_0	80	334	0	414
	39T-22502_0	307	399	0	706
	39T-22503_0	0	0	834	834
	39T-23501_0	27	132	0	159
	39T-24501_0	146	748	322	1,216
	39T-25501_0	20	394	0	414
	39CD-23509	0	33	0	33
	39CD-23510	0	6	0	6
	39CD-24504	0	105	0	105
	39CD-25502	0	77	0	77
	TOTAL	702	3,502	2,592	6,797
Under Review Plans	39T-22504_0	0	773	0	773
	39T-23502_0	0	30	344	375
	39T-24502_0	0	0	1,701	1,701
	39T-24504_0	83	38	0	121
	39T-25502_0	206	36	3,722	3,964
	39T-25505_0	0	56	1,067	1,123
	39T-25507_0	226	1,016	2,395	3,637
	39CD-24502	0	66	0	66
	TOTAL	515	2,015	9,231	11,761
Site Plans	SPA21-032	0	76	0	76
	SPA22-028	0	121	0	121
	SPA22-059	0	144	0	144
	SPA22-111	0	0	724	724
	SPA23-013	0	0	45	45
	SPA23-019	0	41	0	41
	SPA23-052	0	280	0	280
	SPA23-068	0	32	0	32
	SPA23-111	0	0	135	135
	SPA23-118	0	94	0	94
	SPA24-033	0	30	0	30
	SPA24-070	0	160	0	160
	SPA24-084	0	20	0	20
	SPA-25002	0	120	0	120
	SPA-25056	0	63	0	63
	SPA-25069	0	51	0	51
	TOTAL	0	1,232	904	2,136
Future Development Designated Potential					
	TOTAL	4,181	2,265	7,399	13,845
	TOTAL	19	341	749	1,110
GRAND TOTALS		5,898	9,757	21,057	36,712

DETAILED LIST OF WORKS AND COSTS BY AREA

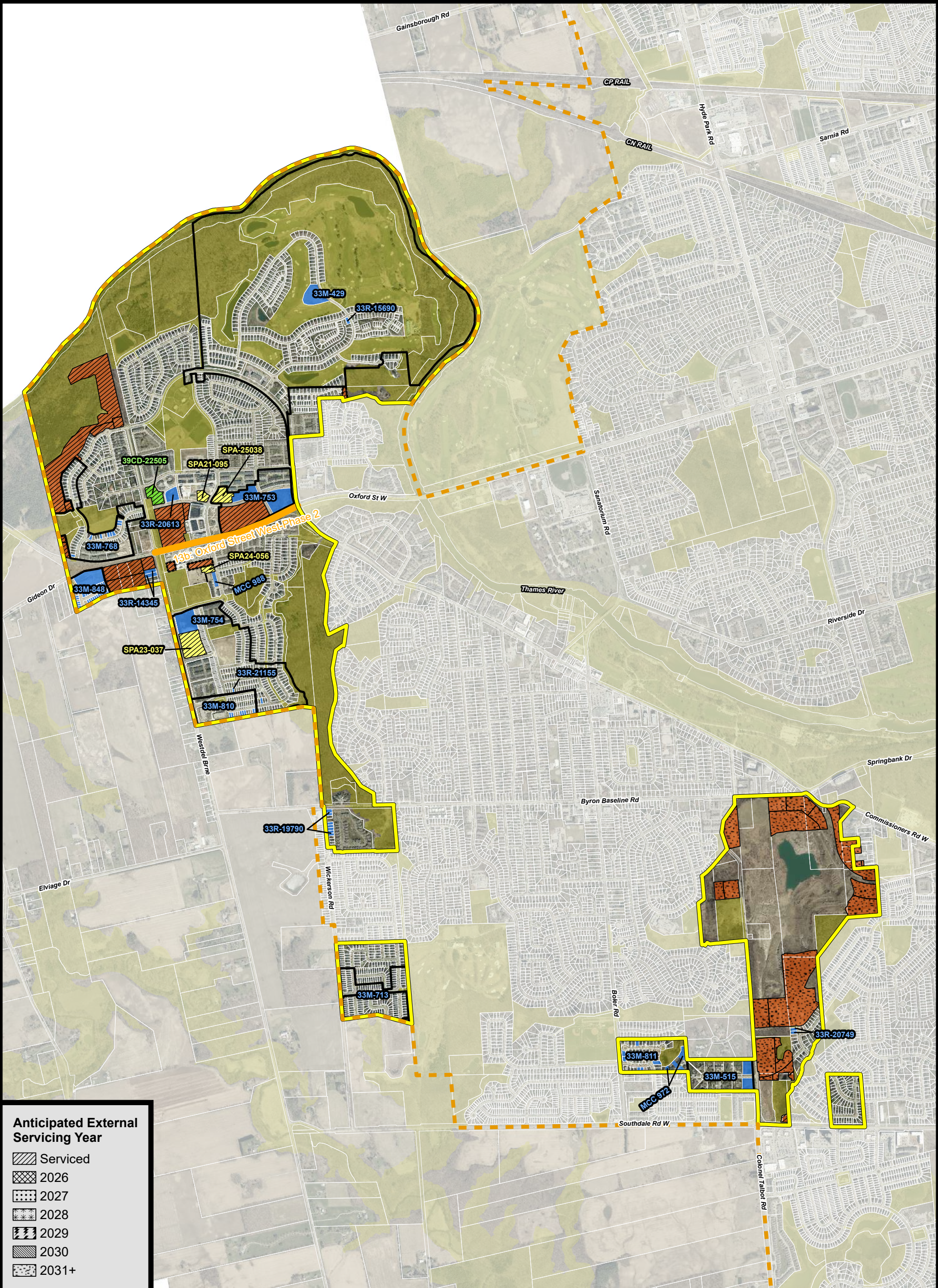
(E&O Excepted)

2026 GMIS TIMING	2027 GMIS TIMING	PROJECT DESCRIPTION			BUDGET	GROWTH		NON-GROWTH	
		DC ID	GENERAL DESCRIPTION	Service					
		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	<u>2030</u>	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	\$7,069,268	100.0%	\$7,069,268	0.0%	\$0
2033	<u>2035</u>	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			\$39,147,764		\$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	<u>2027</u>	DC14MS0039	White Oaks SWMF 3 - West	SWM	\$2,049,224	100.0%	\$2,049,224	0.0%	\$0
2026	<u>2027</u>	DC21MS0007	White Oaks SWMF 3 - East	SWM	\$6,167,982	100.0%	\$6,167,982	0.0%	\$0
2026	<u>2027</u>	DC21MS0004	Pincombe Drain SWMF P3 - West	SWM	\$4,612,889	100.0%	\$4,612,889	0.0%	\$0
2026	<u>2027</u>	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	<u>2027</u>	DC14WW0010	SS15B - North Talbot Growth Area Greenway PCP sewershed	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

DETAILED LIST OF WORKS AND COSTS BY AREA LIFE-TO-DATE (LTD) 2025 PROJECTS

(E&O Excepted)

2026 GMIS TIMING	2027 GMIS TIMING	PROJECT DESCRIPTION			BUDGET	GROWTH		NON-GROWTH	
		DC ID	GENERAL DESCRIPTION	Service					
		SOUTHWEST							
		Longwoods							
2018	<u>2027</u>	DC14-MS0030	Pincombe Drain SWMF 4	SWM	\$746,883	100.0%	\$746,883	0.0%	\$0
		Lambeth							
2016	<u>2027</u>	DC14-WW0005	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

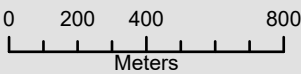


Anticipated External Servicing Year

- Serviced
- 2026
- 2027
- 2028
- 2029
- 2030
- 2031+

WEST GMIS AREA

APRIL 2025 AERIAL PHOTO



PREPARED BY: Planning & Development (CITY OF LONDON)
CREATION DATE: March 25, 2026
LOCATION: \\c:\file1\giswork\Planning\Projects_DAB\Ud_GMIS\GMIS_area_master_summary_sheets_mapping\Projects\2027_VisPro_GMIS_Development_Areas_Mapping_11x17_2027

- GMIS Area
- Registered Subdivision/Condo Plans
- Draft Approved Subdivision/Condo Plans
- Under Review Subdivision/Condo Plans
- Site Plans
- Developable Areas With No Applications
- Assessment Land Parcels
- Open Space Zones

- Urban Growth Boundary
- Potential Development
- Approved Construction Pending



GMIS 2027: WEST AREA

CITY OF LONDON VACANT LAND INVENTORY UNIT SUPPLY BY STATUS AND CATEGORY (E&O Excepted)					
CATEGORY	ID	GREENFIELD UNIT SUPPLY January 1 2026			
		LDR	MDR	HDR	TOTAL
Registered Plans	33M-429	0	36	0	36
	33M-515	2	0	0	2
	33M-713	2	0	0	2
	33M-753	0	0	543	543
	33M-754	1	0	272	273
	33M-768	8	0	0	8
	33M-810	7	0	0	7
	33M-811	6	0	0	6
	33M-848	32	122	0	153
	33R-14345	2	0	0	2
	33R-15690	1	0	0	1
	33R-19790	7	0	0	7
	33R-20613	0	20	0	20
	33R-20749	2	0	0	2
	33R-21155	1	0	0	1
	MCC 972	7	0	0	7
	MCC 988	0	13	0	13
	TOTAL	77	191	814	1,082
Draft Approved Plans	39CD-22505	0	42	0	42
	TOTAL	0	42	0	42
Under Review Plans					
	TOTAL	0	0	0	0
Site Plans	SPA21-095	0	0	40	40
	SPA23-037	0	144	0	144
	SPA24-056	0	20	0	20
	SPA-25038	0	0	207	207
	SPA-25070	0	0	0	0
	TOTAL	0	164	247	411
Future Development Designated Potential					
	TOTAL	479	404	1,656	2,538
	TOTAL	0	6	121	127
GRAND TOTALS		556	807	2,837	4,200

DETAILED LIST OF WORKS AND COSTS BY AREA (E&O Excepted)					
2026 GMIS TIMING	2027 GMIS TIMING	PROJECT DESCRIPTION		BUDGET	
		DC ID	GENERAL DESCRIPTION Service		
		WEST			
Nil	Nil	Nil			
		TOTAL WEST PROJECTS		\$0	\$0
					\$0

GMIS 2027: PROJECT COST SUMMARY

DETAILED LIST OF WORKS AND COSTS BY AREA

(E&O Excepted)

PROJECT DESCRIPTION GENERAL DESCRIPTION		TOTAL COST	GROWTH	NON-GROWTH
<u>NORTH</u>				
	TOTAL STONEY CREEK PROJECTS	\$5,939,487	\$5,939,487	\$0
	TOTAL UPLANDS PROJECTS	\$4,299,514	\$4,299,514	\$0
	TOTAL NORTH PROJECTS	\$10,239,001	\$10,239,001	\$0
<u>NORTHEAST</u>				
	TOTAL HURON HEIGHTS PROJECTS	\$20,589,441	\$20,589,441	\$0
	TOTAL NORTHEAST PROJECTS	\$20,589,441	\$20,589,441	\$0
<u>SOUTHWEST</u>				
	TOTAL BOSTWICK PROJECTS	\$39,147,754	\$31,605,739	\$7,542,015
	TOTAL LAMBETH PROJECTS	\$3,301,215	\$3,301,215	\$0
	TOTAL LONGWOODS PROJECTS	\$40,373,167	\$40,311,643	\$61,524
	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

DETAILED LIST OF WORKS AND COSTS BY AREA LIFE-TO-DATE (LTD) 2025 PROJECTS

(E&O Excepted)

PROJECT DESCRIPTION GENERAL DESCRIPTION		TOTAL COST	GROWTH	NON-GROWTH
<u>SOUTHWEST</u>				
	TOTAL LAMBETH PROJECTS	\$8,576,330	\$8,576,330	\$0
	TOTAL LONGWOODS PROJECTS	\$746,883	\$746,883	\$0
	TOTAL SOUTHWEST PROJECTS	\$9,323,213	\$9,323,213	\$0
TOTAL GMIS PROJECTS		\$9,323,213	\$9,323,213	\$0

GMIS 2027: VACANT LAND INVENTORY SUMMARY

CITY OF LONDON VACANT LAND INVENTORY UNIT SUPPLY BY STATUS AND CATEGORY (E&O Excepted)					
CATEGORY	ID	GREENFIELD UNIT SUPPLY January 1 2026			
		LDR	MDR	HDR	TOTAL
Registered Plans	Total	1,470	2,383	997	4,849
	North				
	Total	38	332	0	370
	Northwest				
	Total	257	803	0	1,059
	Northeast				
	Total	6	0	0	6
Southeast	Total	611	655	0	1,266
	Southwest				
	Total	481	401	182	1,065
West	Total	77	191	814	1,082
Draft Approved Plans	Total	2,414	9,512	7,331	19,257
	North				
	Total	951	2,166	1,582	4,698
	Northwest				
	Total	106	853	1,163	2,122
	Northeast				
	Total	283	2,348	1,074	3,704
Southeast	Total	373	601	920	1,894
	Southwest				
	Total	702	3,502	2,592	6,797
West	Total	0	42	0	42
Under Review Plans	Total	596	3,515	9,231	13,341
	North				
	Total	0	0	0	0
	Northwest				
	Total	52	641	0	693
	Northeast				
	Total	0	0	0	0
Southeast	Total	29	858	0	887
	Southwest				
	Total	515	2,015	9,231	11,761
West	Total	0	0	0	0
Site Plans	Total	0	2,824	3,139	5,963
	North				
	Total	0	288	734	1,022
	Northwest				
	Total	0	502	1,055	1,557
	Northeast				
	Total	0	80	0	80
Southeast	Total	0	558	199	757
	Southwest				
	Total	0	1,232	904	2,136
West	Total	0	164	247	411

CATEGORY	ID	GREENFIELD UNIT SUPPLY January 1 2026			
		LDR	MDR	HDR	TOTAL
Future Development Designated	Total	8,261	5,457	21,824	35,542
	Total	8,113	4,378	19,552	32,042
	North				
	Total	1,315	592	2,703	4,610
	Northwest				
	Total	397	44	936	1,377
	Northeast				
Southeast	Total	1,298	869	3,966	6,133
	Total	444	203	2,892	3,539
	Southwest				
West	Total	4,181	2,265	7,399	13,845
	Total	479	404	1,656	2,538
Potential	Total	149	1,079	2,272	3,500
	North				
	Total	17	404	0	421
	Northwest				
	Total	0	205	1,237	1,441
	Northeast				
	Total	106	72	166	344
Southeast	Total	7	50	0	57
	Total	19	341	749	1,110
	Southwest				
West	Total	0	6	121	127
Greenfield City-Wide Total		12,741	23,690	42,521	78,952

Notes:

Registered Plans: Units available as lots within blocks in registered plans.

Draft Approved Plans: Projected units available in subdivisions that have received draft plan approval.

Under Review Plans: Projected units available in subdivisions that have been submitted to the City for review.

Site Plans: Available and projected units in approved and under review site plans.

Designated: Land with an Official Plan designation (e.g., LDR, URCG, etc.) that has not been subject to a Planning application.

Potential: “Underused” land available for future development (i.e., infill)