



2027 GMIS Update



Developer & Community Follow-Up Meeting
May 22, 2026

Agenda

- 2027 GMIS Process Recap
- Interviews
- Review of Requests
- GMIS Growth Model
- Draft 2027 GMIS Timing Changes
- Next Steps

2027 GMIS Process Recap

Timing	Milestone
April 9	Milestone 1: GMIS Update Kickoff Meetings
April 10 – May 4	Milestone 2: Development Community Rep Interviews
April 29	Milestone 3: Internal Divisions Project Managers Meeting
May 8	Milestone 4: Internal City Development Management Team Meeting (Internal Steering Committee)
May 22	Milestone 5: Draft GMIS/Follow-up Meeting
June 22	Milestone 6: City Staff GMIS Update Presentation to the PEC - Public Meeting



Initial Staff Recommendation at Kick-off Meeting

GMIS Area	Project	Timing in 2026 GMIS	Recommended Timing	Rationale
North	Sunningdale SWMF E1	2027	2029	No application
Northeast	Kilally South, East Basin SWM 1	2024	2027	\$4M in approved budget for SWM outlet. Remainder deferred.
Southwest	North Lambeth SWMF P2 – North	2028	2030	Expected timing based on development in area
	Bradley Extension – Wonderland to Bostwick	2033	2035	Timing revised based on 2028 DC Study Master Planning
	White Oaks SWMF 3 – West	2024	2027	Expected timing based on development in area



Initial Staff Recommendation cont'd

GMIS Area	Project	Timing in 2026 GMIS	Recommended Timing	Rationale
Southwest	White Oaks SWMF 3 – East	2026	2027	Expected timing based on development in area
	Pincombe Drain SWMF P3 – West	2026	2027	Design deferred to 2027
	Pincombe Drain SWMF P4 - West	2026	2027	Design deferred to 2027
	SS15B – North Talbot Growth Area Greenway PCP sewershed	2025	2027	Alignment with SWM Tributary 12 Complete Corridor works

Initial Staff Recommendation cont'd (2)

GMIS Area	Project	Timing in 2025 GMIS	Recommended Timing	Rationale
Southwest	Lambeth Phase 2 (A21b) – Wonderland Rd	2026	2027	Expected timing based on development in area
	Longwoods (A20) – Dingman Dr	2026	2027	Expected timing based on development in area
	Pincombe Drain SWMF 4	2018	2027	Expected timing based on development in area
	SS15A – Lambeth Growth Area	2016	2027	Expected timing based on development in area



2027 GMIS Update:

DEVELOPER INTERVIEWS

Developer Interviews

What we heard...

- Request for update on DC Reserve Fund health and Multi-Year Budget process, considering development pacing and DC revenue performance
- Request for information related to project timing for projects identified within 2028 DC Background Study
- Request for project updates related to pending Urban Growth Boundary expansion



Developer Requests

Project	Area	2026 GMIS Timing	Requested Timing
Sunningdale SWMF E1	North	2027	Maintain or defer to 2028
Kilally South, East Basin SWMF 1	Northeast	2024	Defer to align with 2028 DC Study
Kilally South, East Basin SWMF 2	Northeast	2027	Defer to align with 2028 DC Study
Kilally South, East Basin SWMF 3	Northeast	2027	Defer to align with 2028 DC Study
Thornicroft Drain Natural Channel Improvements	Southwest	2026	Defer to align with 2028 DC Study
North Lambeth SWMF P2 - South	Southwest	2027	Defer to align with 2028 DC Study
North Lambeth P3 (Dingman Tributary D4)	Southwest	2027	Defer to align with 2028 DC Study

Developer Requests cont'd

Project	Area	2026 GMIS Timing	Requested Timing
White Oaks SWMF 3 – West	Southwest	2024	Defer to align with 2028 DC Study
White Oaks SWMF 3 – East	Southwest	2026	Defer to align with 2028 DC Study
Pincombe Drain SWMF P3 – West	Southwest	2026	Defer to align with 2028 DC Study
Pincombe Drain SWMF P4 – West	Southwest	2026	Defer to align with 2028 DC Study
Lambeth Phase 2 (A21b) Wonderland Rd	Southwest	2026	Defer to align with 2028 DC Study
Longwoods (A20) Dingman Dr	Southwest	2026	Defer to align with 2028 DC Study
North Talbot Growth Area Greenway PCP sewershed	Southwest	2025	Defer to align with 2028 DC Study

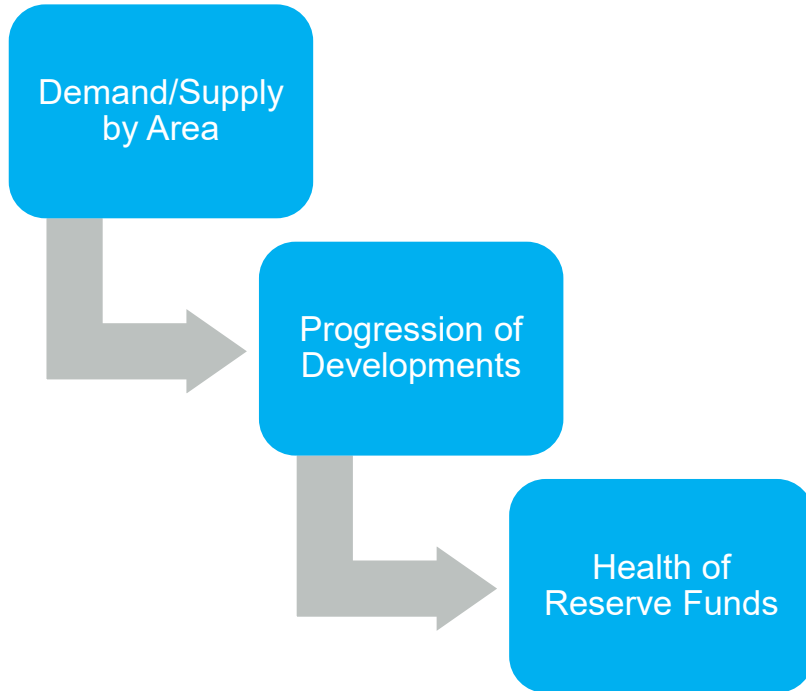
Developer Requests cont'd (2)

Project	Area	2026 GMIS Timing	Requested Timing
North Lambeth SWMF P1 – North	Southwest	2026	Defer to align with 2028 DC Study
North Lambeth SWMF P1 – South	Southwest	2027	Defer to align with 2028 DC Study
Old Oak SWM 2	Southwest	2027	Defer to align with 2028 DC Study

Other Requests

- DC Reserve Fund health and monitoring
- Projects not in the GMIS (network need projects)
- Clarification of timing for GMIS projects identified in the 2028 DC Background Study
- Projects reviewed through the 2028 DC Background Study
- Status update for UGB expansion approval
- Interest in Neighbourhood Plan process

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



Staff Recommendations

Project	Area	2026 GMIS Timing	Recommended Timing
Sunningdale SWMF E1	North	2027	2029
Kilally South, East Basin SWM 1	Northeast	2024	2027
Kilally South, East Basin SWM 2	Northeast	2027	2027
Kilally South, East Basin SWM 3	Northeast	2027	2027
Thornicroft Drain Natural Channel Improvements	Southwest	2026	2026
North Lambeth SWMF P2 – North	Southwest	2028	2030
North Lambeth SWMF P2 – South	Southwest	2027	2027



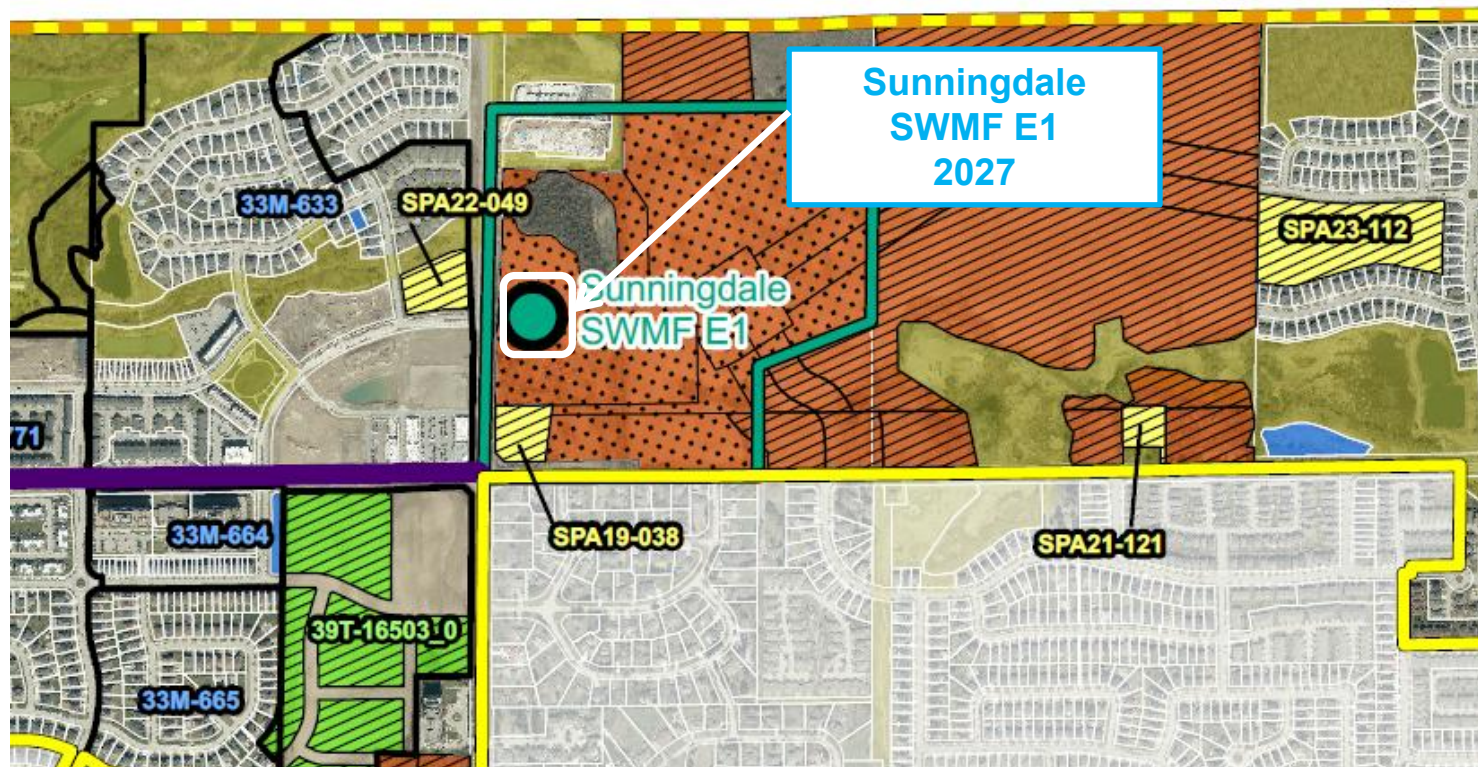
Staff Recommendations cont'd

Project	Area	2026 GMIS Timing	Recommended Timing
North Lambeth P3 (Dingman Tributary D4)	Southwest	2027	2027
Bradley Avenue Extension – Wonderland to Bostwick	Southwest	2033	2035
White Oaks SWMF 3 – West	Southwest	2024	2027
White Oaks SWMF 3 - East	Southwest	2026	2027
Pincombe Drain SWMF P3 – West	Southwest	2026	2027
Pincombe Drain SWMF P4 - West	Southwest	2026	2027

Staff Recommendations cont'd (2)

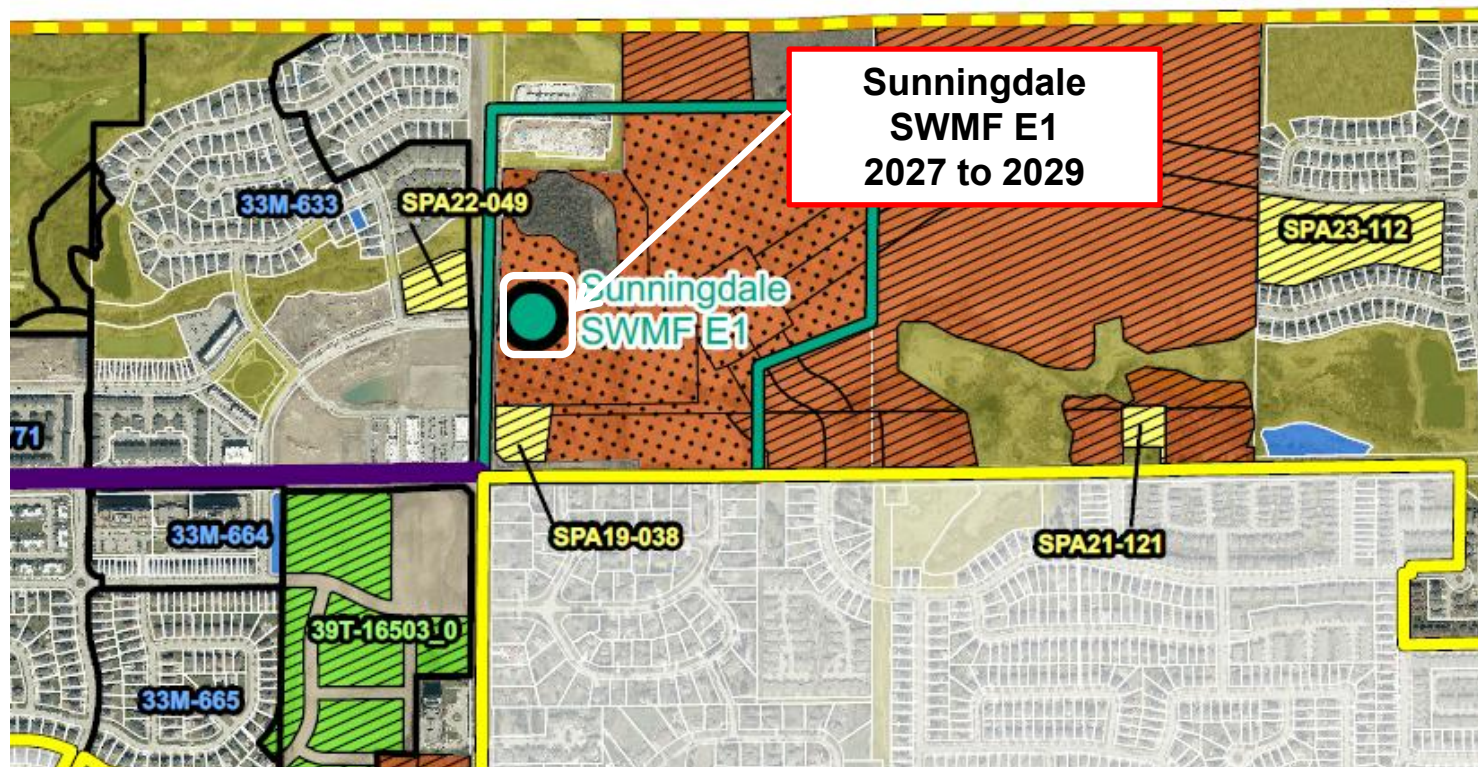
Project	Area	2026 GMIS Timing	Recommended Timing
Lambeth Phase 2 (A21b) – Wonderland Rd	Southwest	2026	2026
Longwoods (A20) – Dingman Dr	Southwest	2026	2026
Old Oak SWM 2	Southwest	2027	2027
SS15B – North Talbot Growth Area Greenway PCP sewershed	Southwest	2025	2027
North Lambeth SWMF P1 – North	Southwest	2026	2026
North Lambeth SWMF P1 - South	Southwest	2027	2027

North GMIS Area Requests



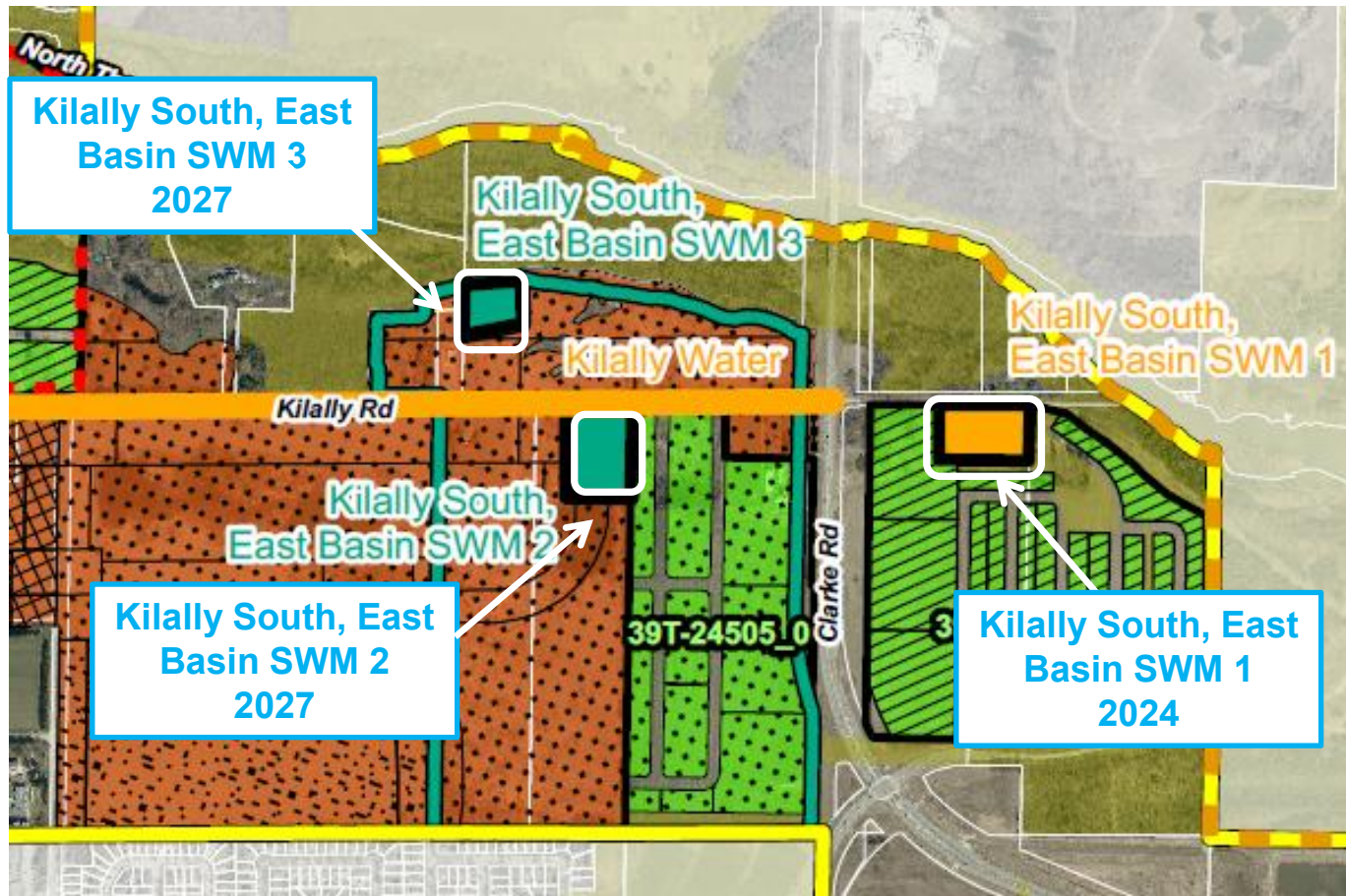
- Sunningdale SWMF E1: Request to maintain 2027 or defer to 2028

North GMIS Area Staff Recommendations



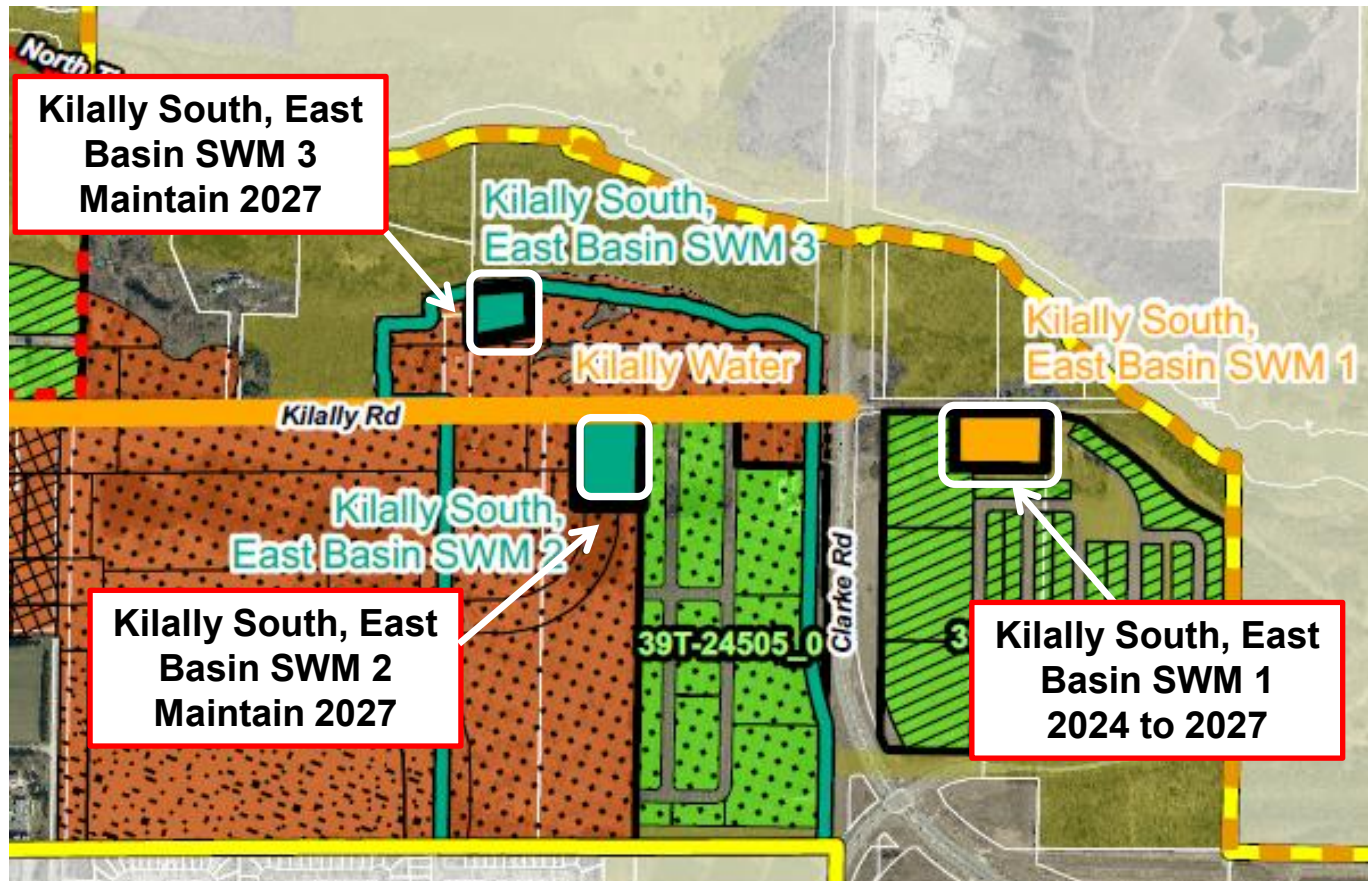
- Sunningdale SWMF E1: No application on benefiting lands, request not supported

Northeast GMIS Area Requests



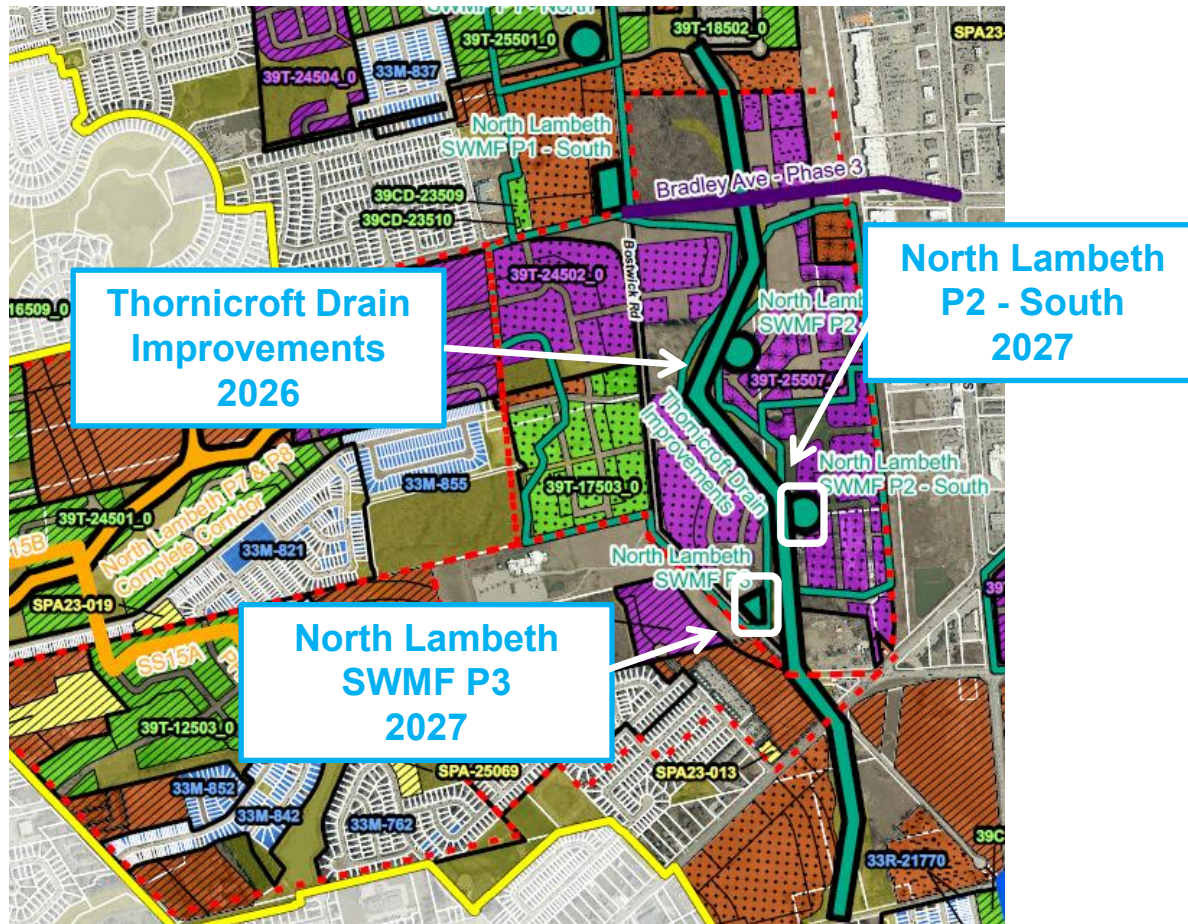
- Kilally South, East Basin SWM 1: Request to defer in alignment with 2028 DC Background Study
- Kilally South, East Basin SWM 2: Request to defer in alignment with 2028 DC Background Study
- Kilally South, East Basin SWM 3: Request to defer in alignment with 2028 DC Background Study

Northeast GMIS Area Staff Recommendations



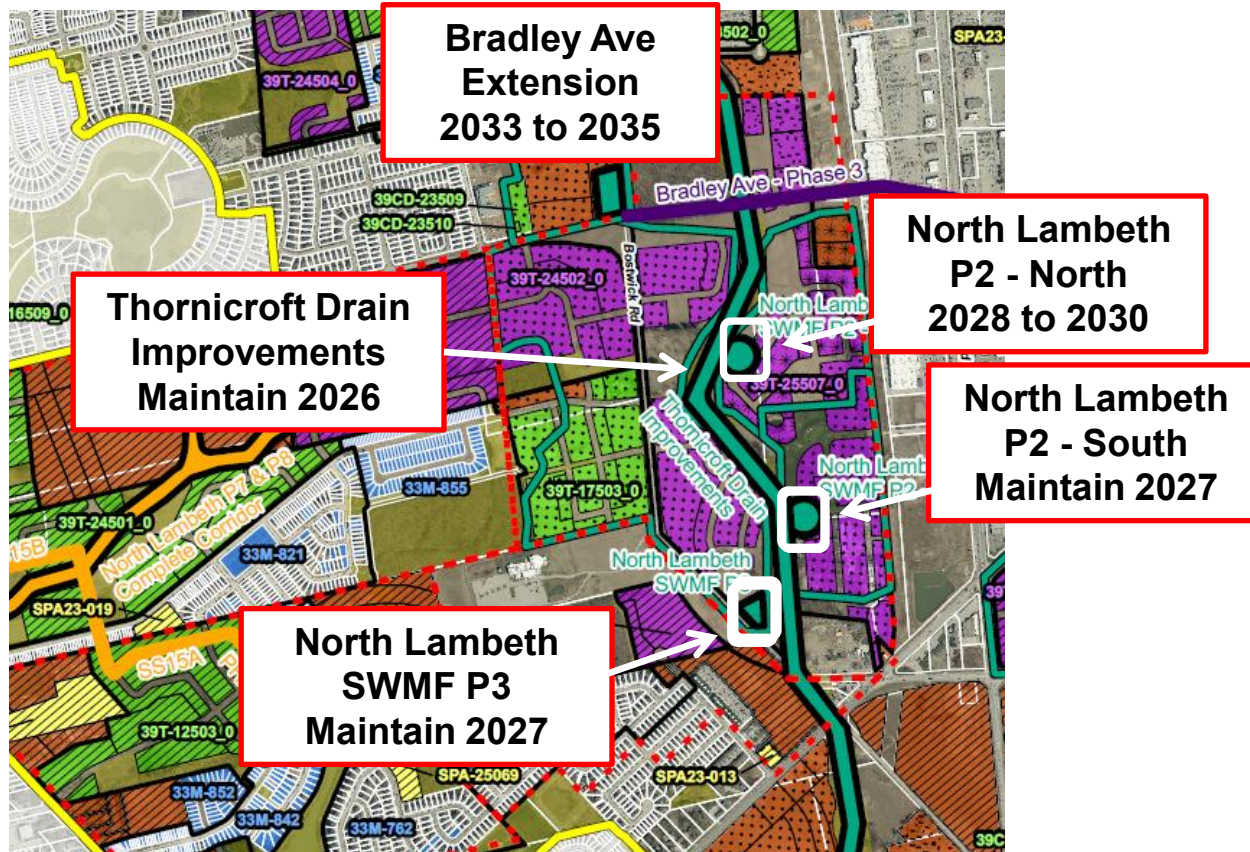
- Kilally South, East Basin SWM 1: Developer expressed no concern with deferral
- Staff cannot support deferral beyond 2028 for projects that are not identified within the 2028 DC Background Study

Southwest GMIS Area Request ⁽¹⁾



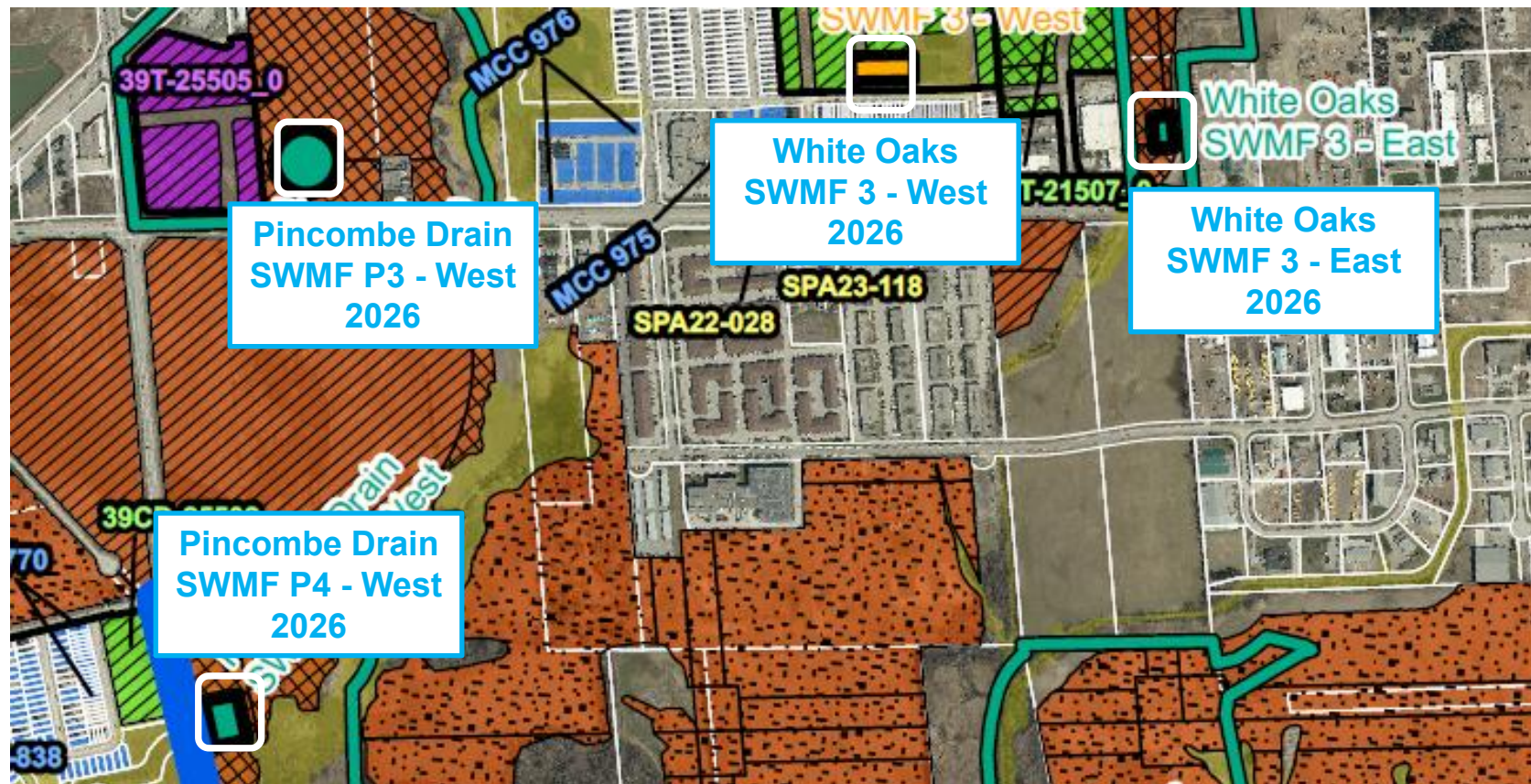
- Thornicroft Drain Improvements: Request to defer in alignment with 2028 DC Background Study
- North Lambeth P2 – South: Request to defer in alignment with 2028 DC Background Study
- North Lambeth SWMF P3: Request to defer in alignment with 2028 DC Background Study

Southwest GMIS Area Staff Recommendations ⁽¹⁾



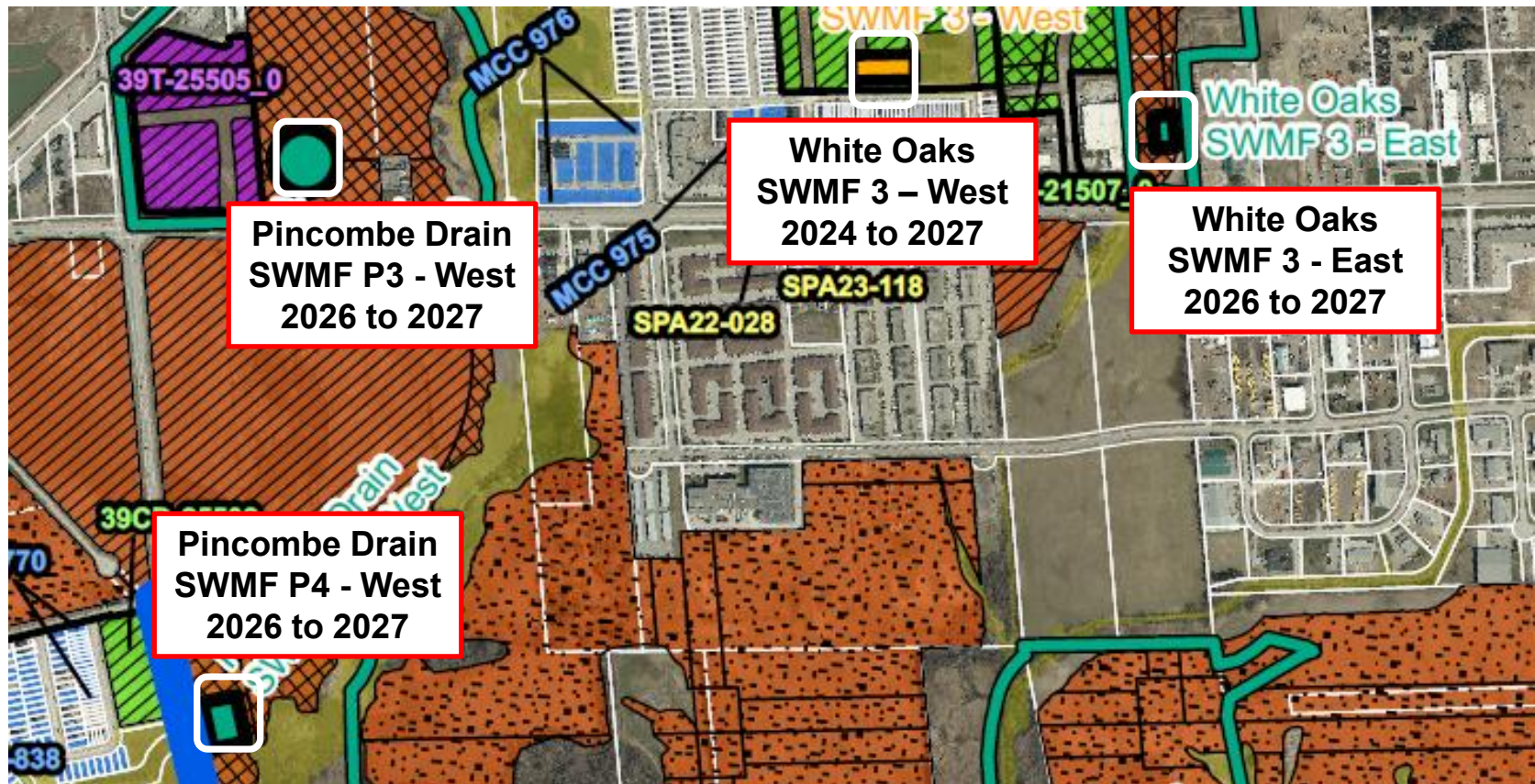
- North Lambeth P2 – North: Developer expressed no concern with deferral
- Bradley Ave Extension (Wonderland to Bostwick): Timing adjusted based on 2028 DC Study Master Planning
- Staff cannot support deferral beyond 2028 for projects that are not identified within the 2028 DC Background Study

Southwest GMIS Area Request (2)



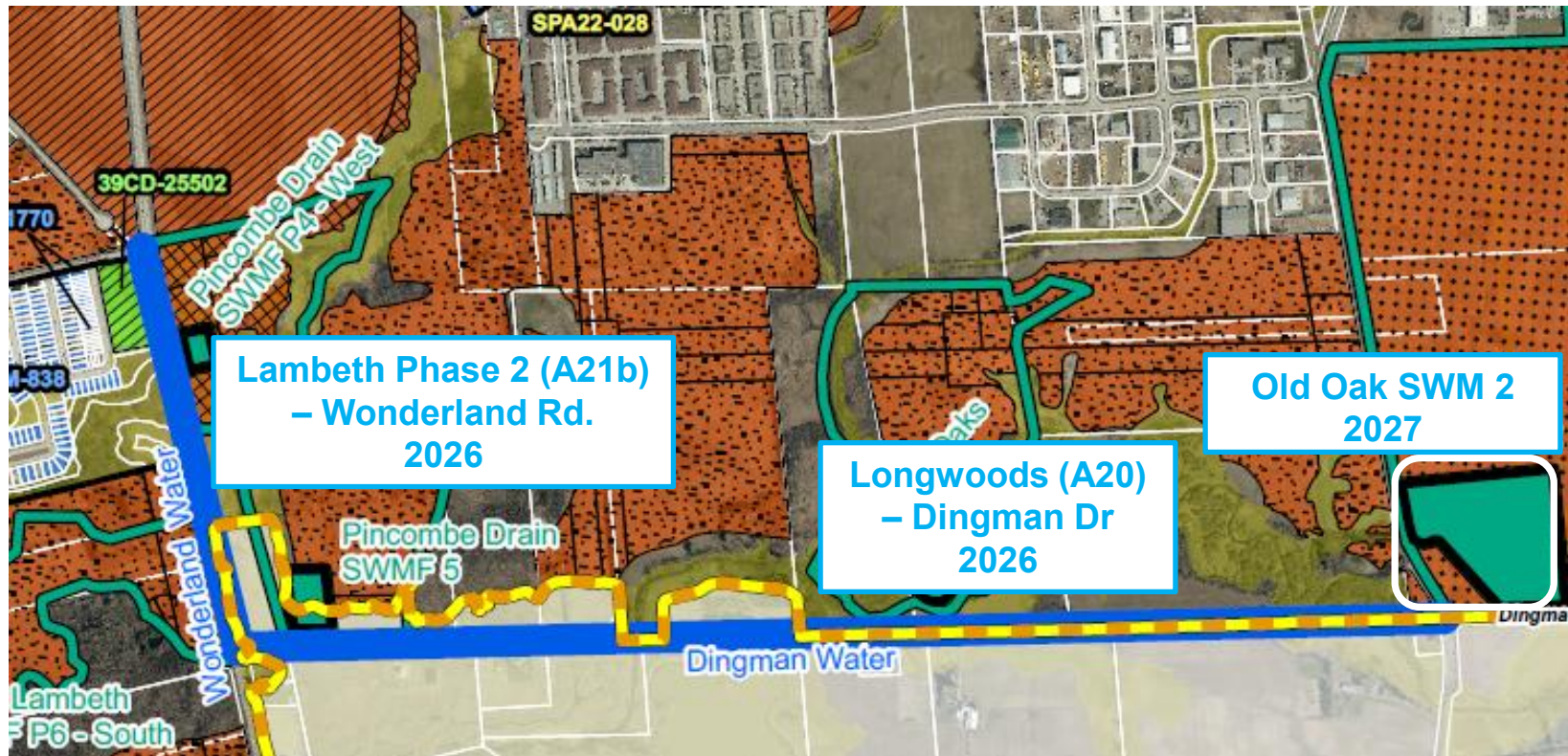
- White Oaks SWMF 3 – East: Request to defer in alignment with 2028 DC Background Study
- White Oaks SWMF 3 – West: Request to defer in alignment with 2028 DC Background Study
- Pincombe Drain SWMF P3 – West: Request to defer in alignment with 2028 DC Background Study
- Pincombe Drain SWMF P4 – West: Request to defer in alignment with 2028 DC Background Study

Southwest GMIS Area Staff Recommendations (2)



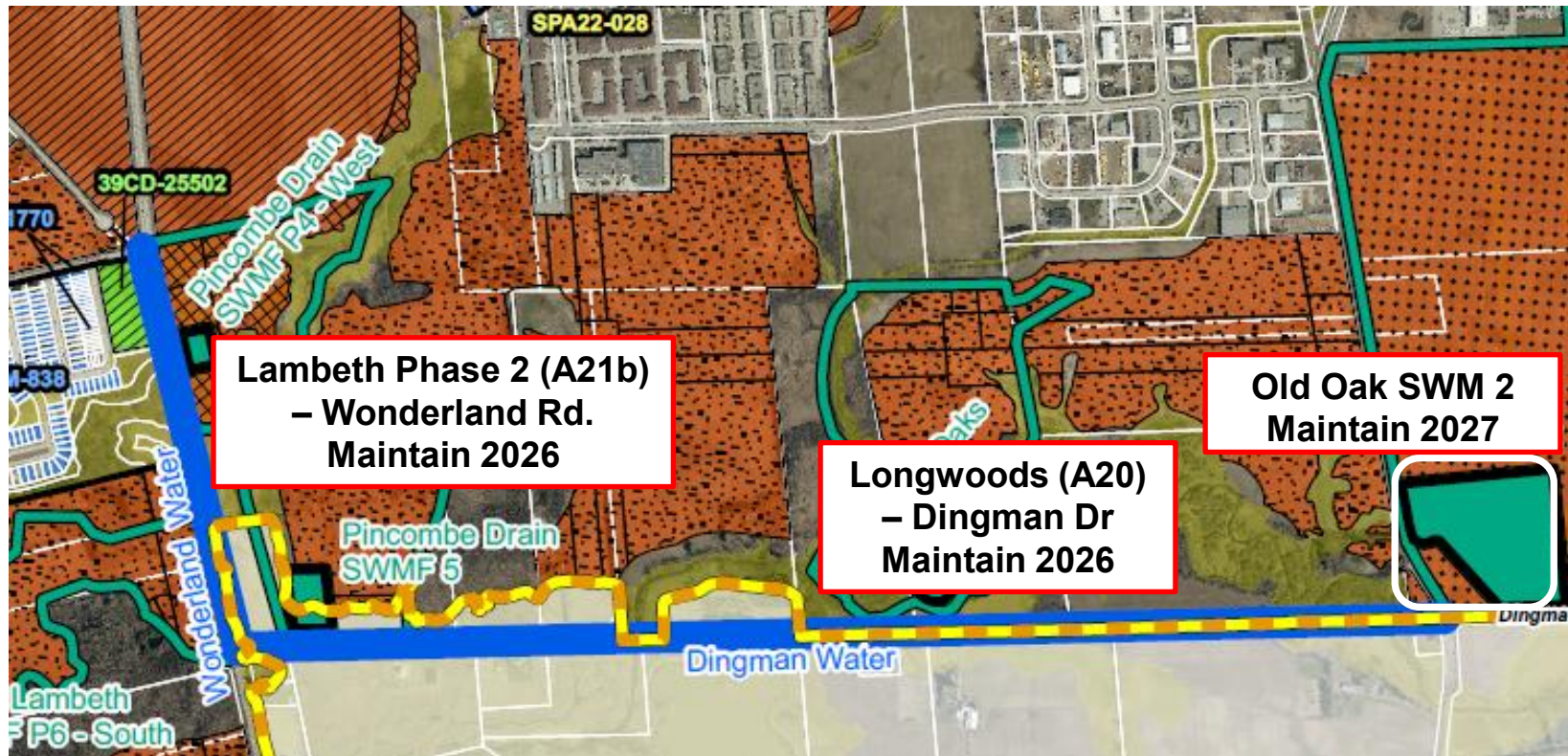
- White Oaks SWMF 3 – East: Developer expressed no concern with deferral
- White Oaks SWMF 3 – West: Developer expressed no concern with deferral
- Pincombe Drain SWMF P3 – West: Developer expressed no concern with deferral
- Pincombe Drain SWMF P4 – West: Developer expressed no concern with deferral
- Staff cannot support deferral beyond 2028 for projects that are not identified within the 2028 DC Background Study

Southwest GMIS Area Request ⁽³⁾



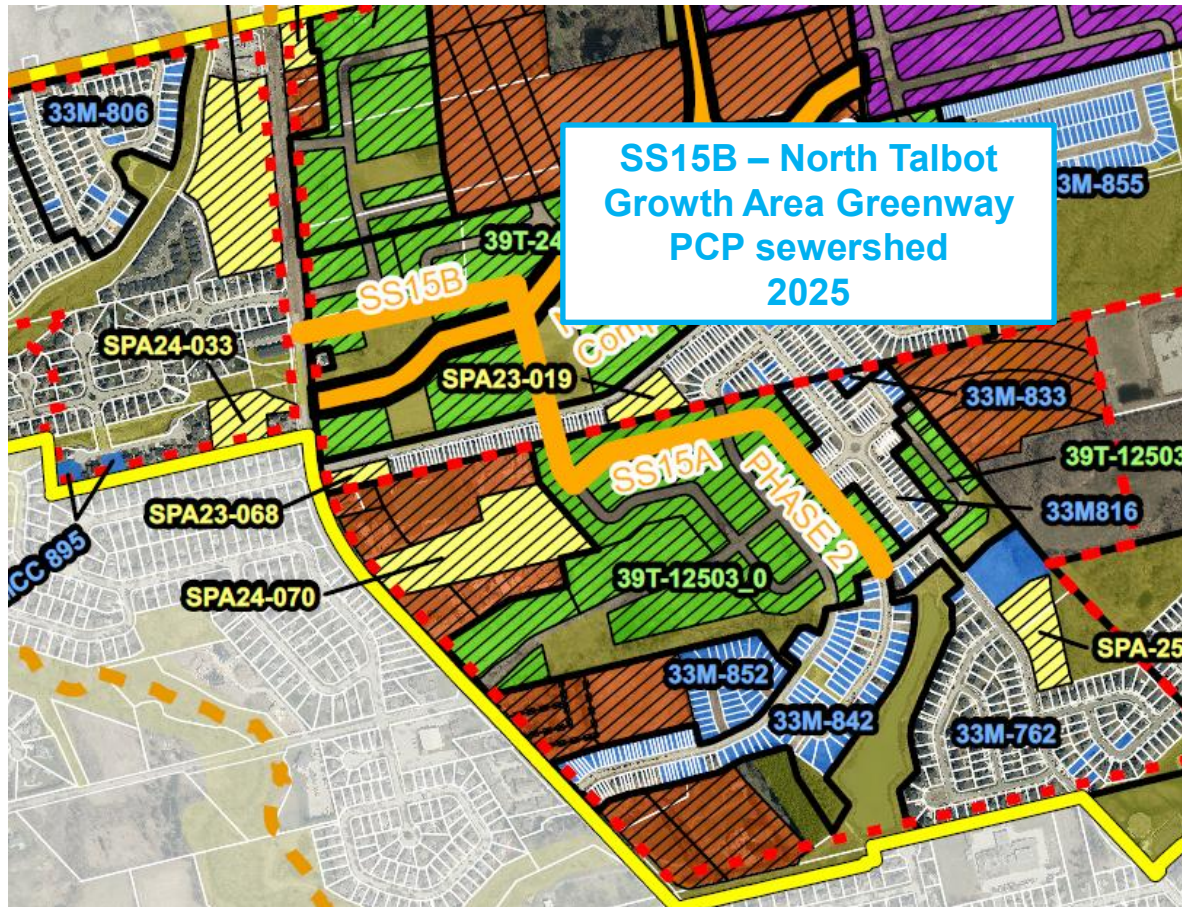
- Lambeth Phase 2 (A21b) – Wonderland Rd. (Hamlyn St to Dingman Dr): Request to defer in alignment with 2028 DC Background Study
- Longwoods (A20) – Dingman Dr (Wonderland Rd to White Oak Rd): Request to defer in alignment with 2028 DC Background Study
- Old Oak SWM 2: Request to defer in alignment with 2028 DC Background Study

Southwest GMIS Area Staff Recommendations (3)



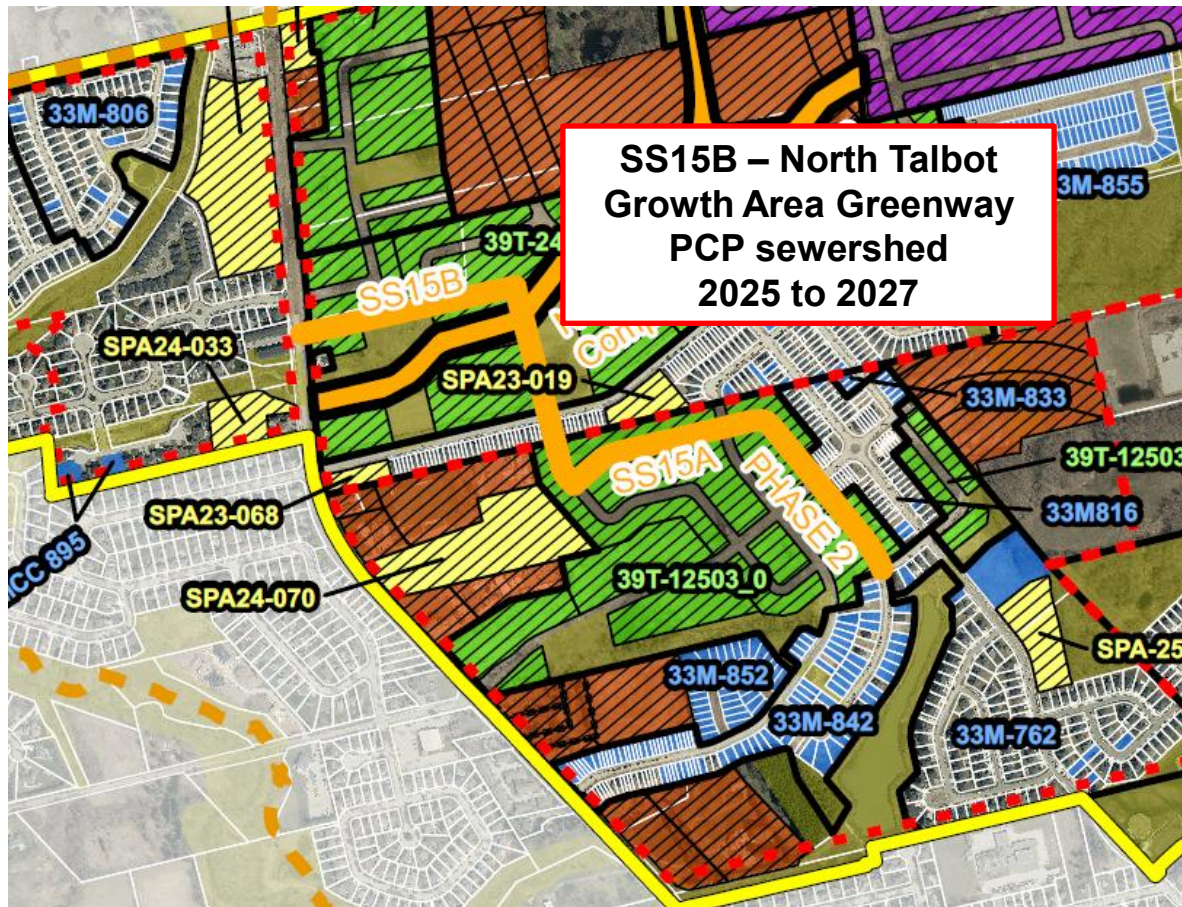
- Lambeth Phase 2 (A21b) and Longwoods (A20) projects have time sensitive senior government funding allocations and deferral cannot be supported
- Staff cannot support deferral beyond 2028 for projects that are not identified within the 2028 DC Background Study

Southwest GMIS Area Request (4)



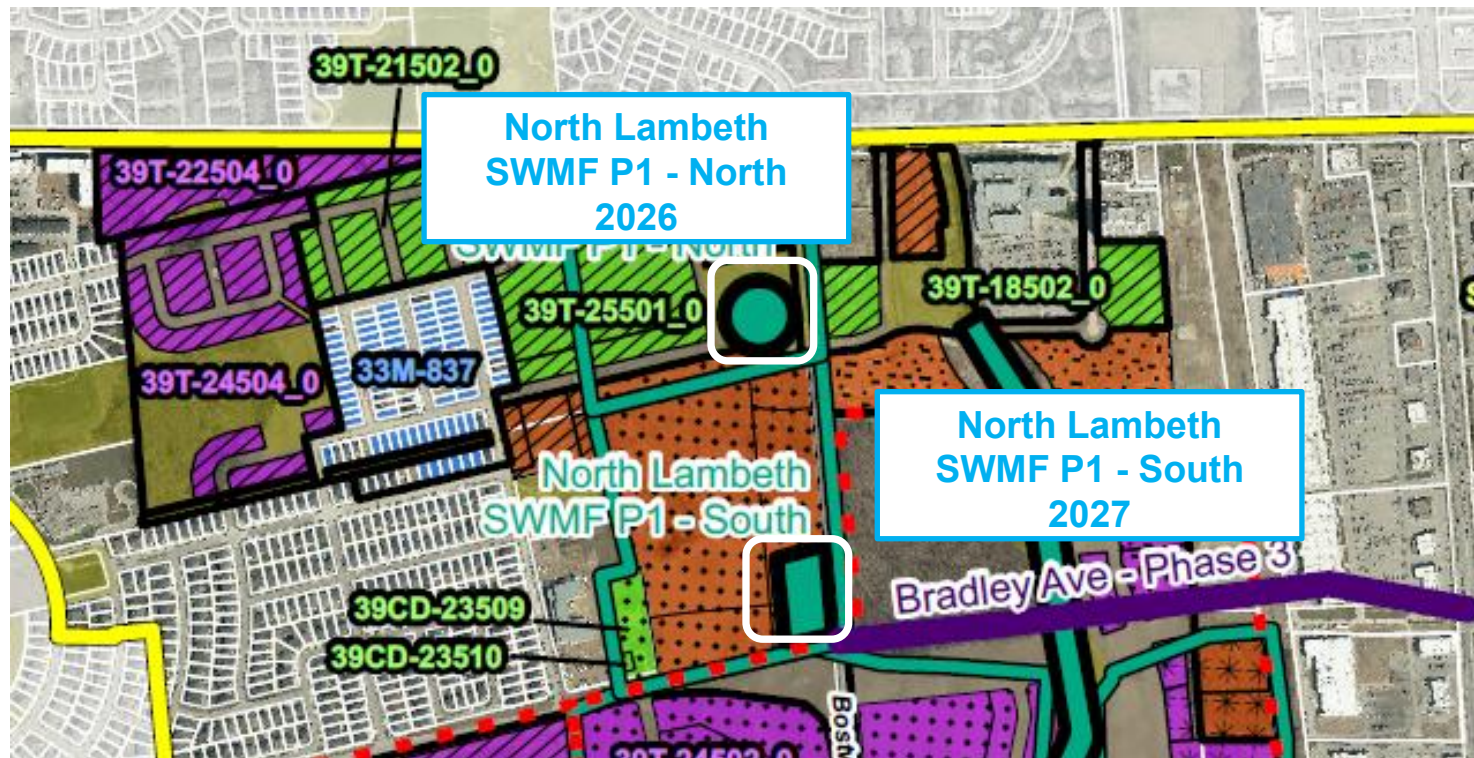
- SS15B – North Talbot Growth Area Greenway PCP sewershed: Request to defer in alignment with 2028 DC Background Study

Southwest GMIS Area Staff Recommendation (4)



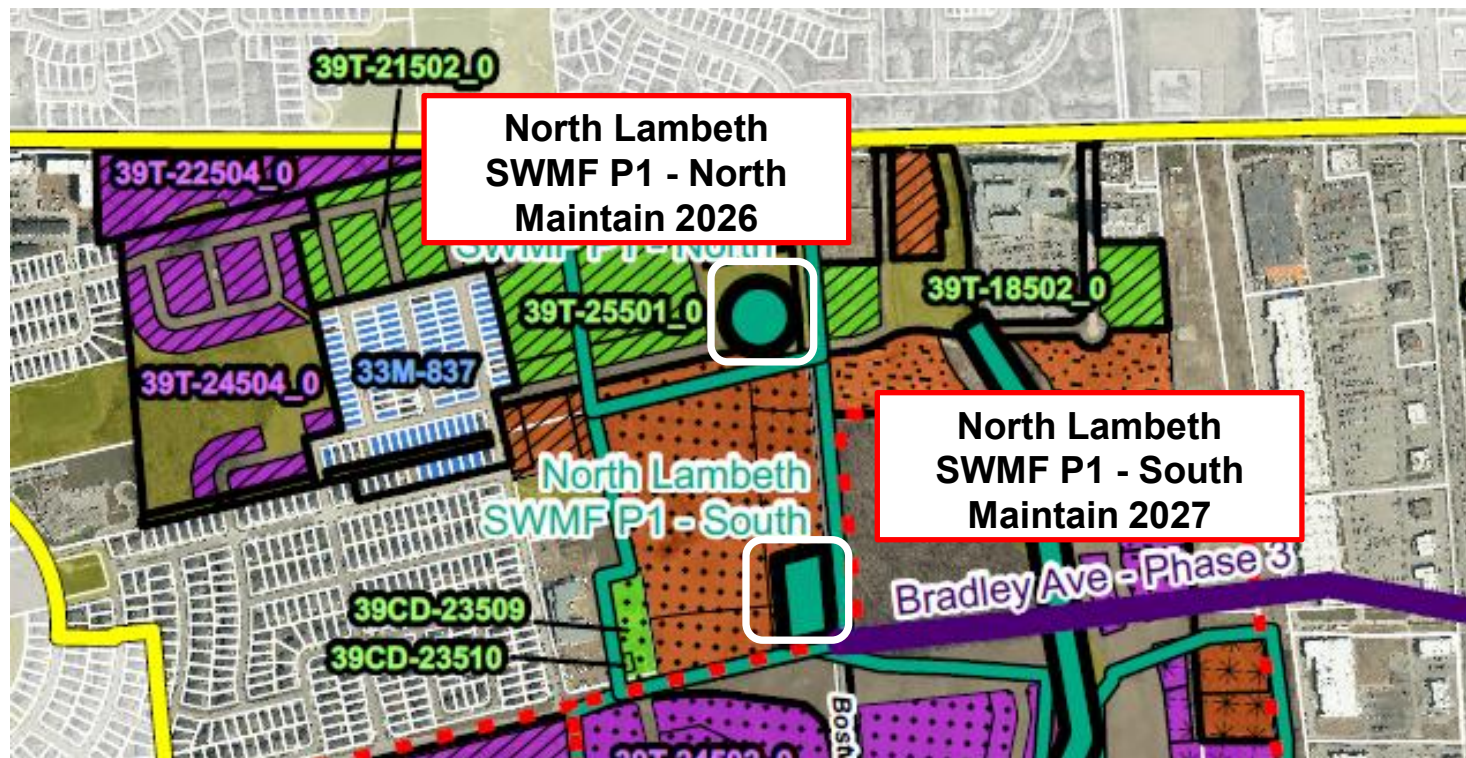
- SS15B – North Talbot Growth Area Greenway PCP sewershed: Deferred to align with SWM Tributary 12 Complete Corridor works

Southwest GMIS Area Request ⁽⁵⁾



- North Lambeth SWMF P1 – North: Request to defer in alignment with 2028 DC Background Study
- North Lambeth SWMF P1 – South: Request to defer in alignment with 2028 DC Background Study

Southwest GMIS Area Staff Recommendation (5)



- Staff cannot support deferral beyond 2028 for projects that are not identified within the 2028 DC Background Study



2027 GMIS Update:

GMIS GROWTH MODEL

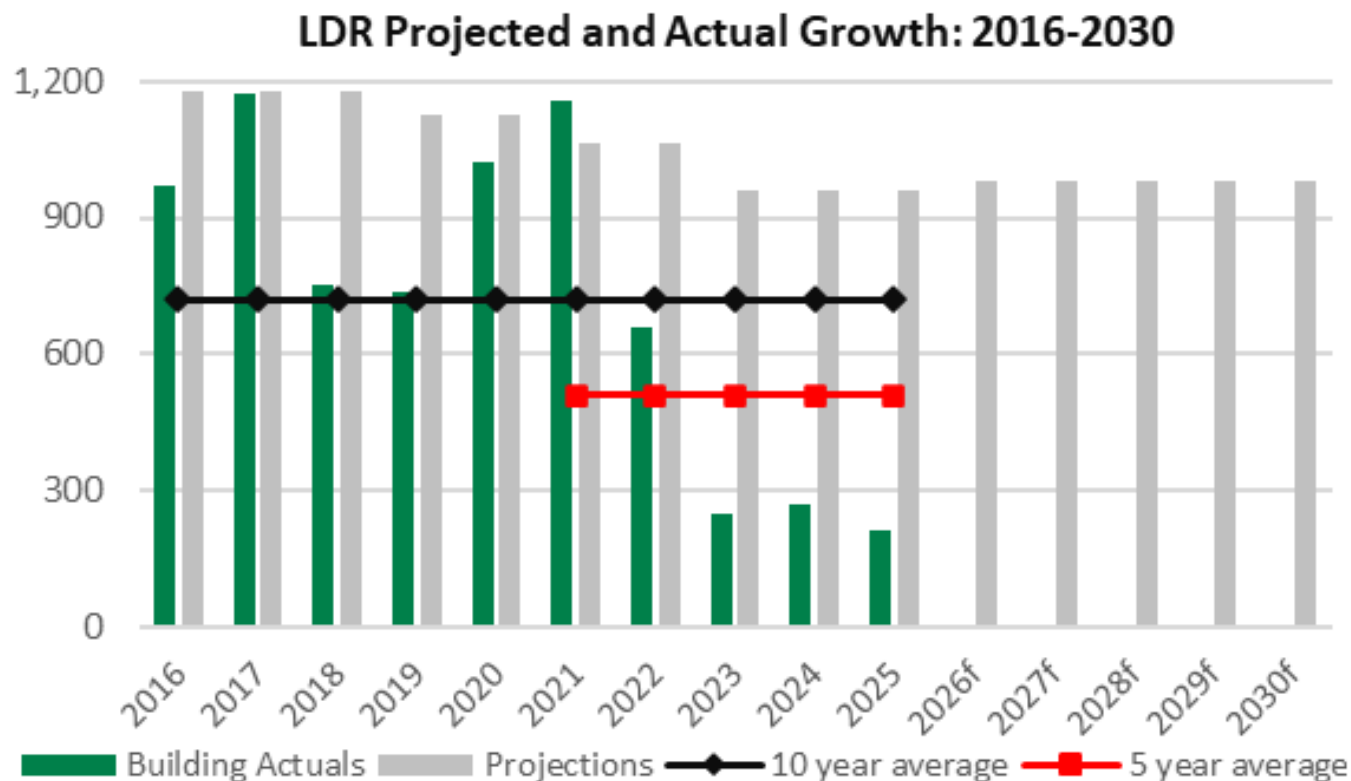


2027 GMIS Targets and Modelling

- Use LDR as a proxy as it mainly drives greenfield infrastructure investment
- LDR demand based on 2022 Council-Approved Projections (2026-2030 period projects: 3,258 units/year and 30% of which as LDR)
- DC Study growth allocations (single family units) model assumptions
 - North: 15%
 - Northwest: 20%
 - Northeast: 10%
 - Southeast: 15%
 - Southwest: 25%
 - West: 15%
- Registration occurs a minimum of 1 year after infrastructure constructed (buffer)
- Subdivision timing and phasing based on feedback received
- Rolling target: three (3) years of registered lot supply in each greenfield area (where possible)
- Provide opportunities in multiple locations and for multiple developers (where possible)

Low Density Residential

- 2020-2025: 19% of permits LDR
- 2020-2025: 35% was projected LDR





GMIS Growth Model

North Demand and Supply Analysis

LDR Units/Year Watson Scenario	978	978	978	978	978	938	938	938	938	938	870	
* 91% on greenfield lands	792	792	792	792	792	760	760	760	760	760	705	
* 11% of unit construction as VLC	Capture %	15%	15%	18%	18%	20%	19%	24%	25%	25%	30%	47%

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	38	241	628	847	843	963	915	882	830	640	412
Add: New Supply	322	506	361	139	278	97	149	138	0	0	0
Subtotal	360	747	989	986	1121	1060	1064	1020	830	640	412
Subtract: Demand	119	119	143	143	158	144	182	190	190	228	331
Years of Serviced Supply	3.0	6.3	6.9	6.9	7.1	7.3	5.8	5.4	4.4	2.8	1.2
Carry-Over	241	628	847	843	963	915	882	830	640	412	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	0	0	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	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
SC-111 Ph 1	Serviced	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					17	0	0	0	0	0	0	0	0	0	0	0
UP-106	2029	2030	14					14	0	0	0	0	0	0	0	0	0	0	0

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



LDR External Servicing by GMIS Area

2026-2034 Projected LDR Serviceable Supply in Years (Watson 2022 Projections share)

	2026	2027	2028	2029	2030	2031	2032	2033	2034
North									
Northwest									
Northeast									
Southeast									
Southwest									
West									

Note: Land supply and master servicing strategy to be reviewed through Urban Growth Boundary Review and 2028 DC Background Study.





Projected LDR Supply by GMIS Area

2026-2034 Projected LDR Supply in Years (Watson 2022 Projections share)

	2026	2027	2028	2029	2030	2031	2032	2033	2034
North				Target Met					
Northwest									
Northeast									
Southeast									
Southwest				Target Met					
West									
Greenfield Areas									



Note: Land supply and master servicing strategy to be reviewed through Urban Growth Boundary Review and 2028 DC Background Study.



2027 GMIS Update:

DRAFT GMIS TIMING ADJUSTMENTS: FOLLOWING INTERVIEWS



Draft 2027 GMIS Timing Adjustments – Deferrals

Service	Project Description	2026 GMIS Timing	Rationale for Timing Change	2027 GMIS Year	Total Gross Cost
Stormwater	Sunningdale SWMF E1	2027	No application	2029	\$4.3M
Stormwater	Kilally South, East Basin SWM 1	2024	Remainder of budget deferred based on anticipated development timing	2027	\$7.7M
Stormwater	North Lambeth SWMF P2 – North	2028	Based on anticipated development timing	2030	\$3.2M
Roads	Bradley Ave Extension – Wonderland to Bostwick	2033	Revised based on 2028 DC Study Master Planning	2035	\$12.5M
Stormwater	White Oaks SWMF 3 - West	2024	Aligned with timing of construction claim	2027	\$2.1M



Draft 2027 GMIS Timing Adjustments – Deferrals cont'd

Service	Project Description	2026 GMIS Timing	Rationale for Timing Change	2027 GMIS Year	Total Gross Cost
Stormwater	White Oaks SWMF 3 – East	2026	Based on anticipated development timing	2027	\$6.2M
Stormwater	Pincombe Drain SWMF P3 – West	2026	Based on anticipated development timing	2027	\$4.6M
Stormwater	Pincombe Drain SWMF P4 - West	2026	Based on anticipated development timing	2027	\$3.3M
Wastewater	SS15B North Talbot Growth Area Greenway PCP sewershed	2025	Align with SWM Tributary 12 Complete Corridor works	2027	\$4M



Draft 2027 GMIS Timing Adjustments – Deferrals cont'd (2)

Service	Project Description	2026 GMIS Timing	Rationale for Timing Change	2027 GMIS Year	Total Gross Cost
Stormwater	Pincombe Drain SWMF 4	2018	Based on anticipated development timing	2027	\$0.75M
Wastewater	SS15A – Lambeth Growth Area	2016	Based on anticipated development timing	2027	\$8.6M



Draft 2027 GMIS Timing Adjustments – Maintain

Service	Project Description	Requested Timing	Rationale for Timing	2027 GMIS Year	Total Gross Cost
Stormwater	Kilally South, East Basin SWM 2	Defer to 2028 DC Study	Cannot be deferred beyond 2028	2027	\$8.8M
Stormwater	Kilally South, East Basin SWM 3	Defer to 2028 DC Study	Cannot be deferred beyond 2028	2027	\$4.1M
Stormwater	Thornicroft Drain Natural Channel Improvements	Defer to 2028 DC Study	Cannot be deferred beyond 2028	2026	\$13M
Stormwater	North Lambeth SWMF P2 - South	Defer to 2028 DC Study	Cannot be deferred beyond 2028	2027	\$3.4M
Stormwater	North Lambeth SWMF P3 (Dingman Tributary D4)	Defer to 2028 DC Study	Cannot be deferred beyond 2028	2027	\$7.1M



Draft 2027 GMIS Timing Adjustments – Maintain cont'd

Service	Project Description	Requested Timing	Rationale for Timing	2027 GMIS Year	Total Gross Cost
Water	Lambeth Phase 2 (A21b) – Wonderland Rd	Defer to 2028 DC Study	Senior government funding	2026	\$1.2M
Water	Longwoods (A20) – Dingman Dr	Defer to 2028 DC Study	Senior government funding	2026	\$8.6M
Stormwater	Old Oak SWM 2	Defer to 2028 DC Study	Cannot be deferred beyond 2028	2027	\$3.9M
Stormwater	North Lambeth SWMF P1 - North	Defer to 2028 DC Study	Cannot be deferred beyond 2028	2026	\$4.1M
Stormwater	North Lambeth SWMF P1 - South	Defer to 2028 DC Study	Cannot be deferred beyond 2028	2027	\$3.1M



Moving Forward

DC Reserve Financial Sustainability

- 2027 GMIS consists entirely of growth project deferrals
- Development Finance confirmed these adjustments have a positive impact on DC Reserve Funds financial sustainability

GMIS - DC Infrastructure Timing

- Continue to monitor DC revenues and development trends
- Incorporate new GMIS projects once Council approves 2028 DC Background Study

Non-GMIS - Planning Approvals

- Maintain focus on working together to advance applications to registration and improving efficiencies in development approval processes
- Recommended timing adjustments to DC Study network need projects to made publicly available through the 2027 annual budget update

Next Steps

Timing	Milestone
May 22 <i>(Today's Meeting)</i>	Milestone 5: Development Community Session Meeting • City Staff presents draft version of GMIS Update to Developers and Community. • City receives comments, makes changes as seen appropriate, and brings forward a GMIS update report to Council.
June 22	Milestone 6: City Staff GMIS Update Presentation to the Planning and Environment Committee Public Meeting • Presentation of the proposed GMIS update (including all written comments from developers) and a related public meeting to allow comments from individual development community members.