Date / Time: November 14th, 2017 2:00pm – 3:30pm

Location: Committee Room #1, 2nd Floor City Hall

Attended: George Kotsifas (Chair)
Lois Langdon, Sandy Levin, Alisdair Beaton, Jamie Crich, Bill Veitch, Craig Linton
Anna Lisa Barbon, Paul Yeoman, Matt Feldberg, Kevin Edwards, Greg LaForge, Gregg Barrett, Kelly Scherr, Scott Mathers, Peter Kokkoros

Purpose: Monthly meetings leading up to adoption of 2019 DC Study & By-law Update

<table>
<thead>
<tr>
<th>Agenda Item</th>
<th>Discussion</th>
</tr>
</thead>
</table>
| 1. DC Study Growth Allocations (Presentation attached) | Overview of Presentation Points:  
- This is not a land needs study, rather it is a growth allocation exercise to conform to Development Charge Act requirements.  
- Watson projection forecast results to be used for growth allocations.  
- Vacant Land Inventory used to identify land supply.  
- Growth is allocated between built-up area, greenfield lands and rural; same methodology as used in the 2014 DC Study.  
- Built Area/Greenfield Area LDR capture rates to remain the same as 2014 DC Study, more gradual shift in Built Area rates for MDR and HDR.  
- Greenfield Areas LDR capture rates proposed to be modified to reflect trends, planned investment and GMIS growth models.  
- Industrial allocation areas proposed to be revised to reflect lands deleted per UGB review.  
- Commercial/Office and Institutional allocation to use the same methodology as in the 2014 DC Study. |
### 2. CASS Update – What we’ve heard (Presentation attached)

**Overview of Presentation Points:**
- CASS is a financial policy document
- PPCP (Pollution Prevention Control Plan) – environmental protection driven by capital program and regulatory requirements
- CASS policies will ensure fair allocations of G/nG in built area lifecycle projects

**Questions/Comments from Stakeholders:**
- How does CASS relate to PPCP’s goal of reducing I & I
  - PPCP specifically focuses on reducing I & I (inflow & infiltration); phase 1 & 2 complete, phase 3 will be implemented in 2018 (to address overflows and capacity restrictions) – will align with other projects

**Next steps:**
- Finalize draft – work with GMBP and AECOM
- Report to SPPC on December 11, 2017
- Incorporate CASS policies into 2019 Master Plan

### 3. Upcoming DC Reports

**Overview of Presentation Points:**
- Watson presenting – Growth Projections; report to include stakeholders perspectives and responses raised through consultation
  - Send any comments on growth allocations by Nov 30th, available to have further individual meeting if required
- CASS
- Area Rating – further consideration to be deferred to 2024 DC study
  - Changes to the Act that Council must consider specific area rates
- Other DC Policy matters, looking to have Council endorsement not approval
  - UWRF retirement
  - Non-residential DC rate & review
  - DC recovery for water and parking; waste diversion discussion

**Next steps:**
- Circulate Watson’s final projections report – end of November
- Projections Report going to SPPC on December 11, 2017
- Allocations to be prepared December 2017/January 2018
- Send any comments on growth allocations by Nov 30th, available to have further individual meeting if required
- Finalize draft – work with GMBP and AECOM
- Report to SPPC on December 11, 2017
- Incorporate CASS policies into 2019 Master Plan

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**Next DC Study External Stakeholder Committee Meeting** – December 14th, 2017 2:30-4:00pm  
**Location:** Committee Room #1
2019 Development Charges
Growth Allocation

DC External Stakeholder Committee
November 14, 2017
Agenda

- Purpose of Growth Allocations
- Determining Land Supply
- Development Forecast: 2016-2039
- Allocating Built Area/Greenfield Demand
- Allocating Greenfield Areas Demand
- Next Steps
Determination of development charges
5 (1) The following is the method that must be used, in developing a development charge by-law, to determine the development charges that may be imposed:
1. The anticipated amount, type and location of development, for which development charges can be imposed, must be estimated.

Used to estimate, at a high level, the location and timing of unit construction to inform DC Study master plans
This is not a Land Needs Study!

Approach Used:
• Determine Land Supply
• Review Development Trends
• Review Land Use Assumptions by Type (Residential, ICI)
• Apply Development Forecast: 2014-2039
  • Built Area/Greenfield Area allocation
  • Sub-Area Allocations
Conceptual Development Forecast Model

Built/Greenfield Allocation

- Built-up Area (Intensification)
  - Nodes and Corridors
  - Downtown
  - Other intensification

- Greenfield Lands
  - North
  - Northeast
  - Southeast
  - Southwest
  - West
  - Northwest

- Rural
  - Rural LDR (minor)

Unit Construction by Type and by Period

Availability & Timing:
Vacant Land Inventory (Servicing Period)
• The PPS requires municipalities to establish and implement intensification targets within built up areas.
• This is accomplished by identifying a fixed line that reflects what was built and on the ground at a certain point in time.
• Allows for intensification to be measured over the long-term and projected growth to be allocated between areas that are considered intensification and those considered greenfield.
• London’s built boundary was established through the 2006 Official Plan review; has been incorporated into the London Plan.
An annual city-wide inventory of London’s vacant land supply

Identifies unit counts by unit type (LDR/MDR/HDR) for vacant lands based on development approvals and formal development proposals

For lands without a planning application, units per hectare factors are applied based on density assumptions are shown to the right:

Same factors were used in the 2011 Land Needs Study and 2014 DC study

<table>
<thead>
<tr>
<th></th>
<th>LDR</th>
<th>MDR</th>
<th>HDR</th>
</tr>
</thead>
<tbody>
<tr>
<td></td>
<td>16 uph (gross)</td>
<td>30 uph (gross)</td>
<td>125 uph (gross)</td>
</tr>
</tbody>
</table>
VLI Modifications

- Add Bluestone lands in Southwest – were redesignated from Industrial to a residential designation (Urban Reserve – Community Growth) in August 2016.

- Reduce LDR unit count by 2/3 for Byron Pit lands in West to account for environmental constraints and pit remediation requirements.

- Remove Valspar lands in the Coves – floodplain constraints result in unknown unit yield.
Matching supply and demand generally assumes unit types will be constructed on their appropriate designation (e.g. LDR units on LDR lands). However…

- MDR units can be constructed on LDR lands, and this occurs frequently

Land Needs Study and previous DC study allocated 25% of greenfield MDR lands for LDR demand to account for this

- Proposed to continue to allocate 25% of designated MDR lands to LDR supply

Results in an additional 1259 units of LDR supply (6% of LDR total)
Reduces MDR supply by 2383 units (-8%)
Greenfield Vacant Land Supply (as of December 31, 2016)

<table>
<thead>
<tr>
<th>Category</th>
<th>LDR Units</th>
<th>MDR Units</th>
<th>HDR Units</th>
<th>Total Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>3142 (15%)</td>
<td>3805 (16%)</td>
<td>2696 (18%)</td>
<td>9643 (16%)</td>
</tr>
<tr>
<td>Northwest</td>
<td>2172 (11%)</td>
<td>3250 (14%)</td>
<td>2080 (14%)</td>
<td>7502 (13%)</td>
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<tr>
<td>Northeast</td>
<td>2818 (13%)</td>
<td>1643 (7%)</td>
<td>471 (3%)</td>
<td>4933 (8%)</td>
</tr>
<tr>
<td>Southeast</td>
<td>2407 (11%)</td>
<td>3094 (13%)</td>
<td>2020 (14%)</td>
<td>7459 (13%)</td>
</tr>
<tr>
<td>Southwest</td>
<td>9153 (43%)</td>
<td>9406 (39%)</td>
<td>4759 (31%)</td>
<td>23,318 (38%)</td>
</tr>
<tr>
<td>West</td>
<td>1508 (7%)</td>
<td>2605 (11%)</td>
<td>2917 (20%)</td>
<td>7030 (11%)</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>21,201 (100%)</strong></td>
<td><strong>23,804 (100%)</strong></td>
<td><strong>14,943 (100%)</strong></td>
<td><strong>59,949 (100%)</strong></td>
</tr>
</tbody>
</table>

Notes:
1) Based on 2006 Built Boundary
2) Values represent units, not hectares
3) Represents unit yields from registered plans, draft approved plans and designated lands
4) Includes 25% of MDR designated lands allocated for LDR
Future Built Area Development

Future Built Area Development

Diffuse distribution (general intensification)
- Older residential areas

Nodes and Corridors
- ‘Downtown’, ‘Transit Village’ ‘Rapid Transit Corridor’ and designations in the London Plan

Other Built Area Vacant Lands
- Non-nodes/corridors lands identified in built area Vacant Land Inventory
### Built Area Vacant Land Supply (as of December 31, 2016)

<table>
<thead>
<tr>
<th>Category</th>
<th>LDR Units</th>
<th>MDR Units</th>
<th>HDR Units</th>
</tr>
</thead>
<tbody>
<tr>
<td>Nodes and Corridors</td>
<td>17</td>
<td>1663</td>
<td>3860</td>
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<tr>
<td>Other Built Area</td>
<td>655</td>
<td>2524</td>
<td>5274</td>
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<tr>
<td><strong>Total</strong></td>
<td>672</td>
<td>4187</td>
<td>9135</td>
</tr>
</tbody>
</table>

Notes:
1) Based on 2006 Built Boundary
2) Values represent units, not hectares
3) The above unit yields are based on known and available built area sites.

- Other likely built area developments (not captured in Built Area VLI):
  - “General” intensification in older areas of the city (i.e., infill, re-development)
  - South Street – Children's Hospital, Nurses Residence (250+ units)
  - Downtown infill (parking lots with existing buildings)
Land Supply: Summary

• Land Supply is based on the Vacant Land Inventory (VLI) as of December 31, 2016

• Built Area/Greenfield Area boundary based on 2006 built boundary

• Built Area Assumptions:
  • Demand will always be satisfied with sufficient supply

• Greenfield Area Assumptions:
  • 25% of MDR designated lands allocated to LDR
  • LDR designated lands: 16 uph gross
  • MDR designated lands: 30 uph gross
  • HDR designated lands: 125 uph gross
Demand
City of London Household Forecast, 2016 to 2044

City of London Forecast Housing Growth by Structure Type, 2016 to 2044

City of London, Non-Residential GFA Forecast, 2011 to 2044

Note: Based on Reference Growth Scenario.
## Preliminary Draft

### Projected Units and GFA

#### Residential Units

<table>
<thead>
<tr>
<th></th>
<th>Actual ‘12-’17</th>
<th>2019-2024</th>
<th>2024-2029</th>
<th>2029-2034</th>
<th>2034-2039</th>
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</thead>
<tbody>
<tr>
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<td>4066</td>
<td>5429</td>
<td>4821</td>
<td>4513</td>
<td>4146</td>
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<tr>
<td>MDR</td>
<td>1819</td>
<td>2587</td>
<td>2450</td>
<td>2455</td>
<td>2448</td>
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<tr>
<td>HDR</td>
<td>4265</td>
<td>3435</td>
<td>3380</td>
<td>3432</td>
<td>3606</td>
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<tr>
<td>Total</td>
<td><strong>10150</strong></td>
<td><strong>11450</strong></td>
<td><strong>10650</strong></td>
<td><strong>10400</strong></td>
<td><strong>10200</strong></td>
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</table>

#### Non-Residential Gross Floor Area (m²)

<table>
<thead>
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<th></th>
<th>Actual ‘12-’17</th>
<th>2019-2024</th>
<th>2024-2029</th>
<th>2029-2034</th>
<th>2034-2039</th>
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<tbody>
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<td>Industrial</td>
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<td>158499</td>
<td>156460</td>
<td>150992</td>
<td>132130</td>
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<td>155794</td>
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<td>Inst.</td>
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<td><strong>526333</strong></td>
<td><strong>531963</strong></td>
<td><strong>510261</strong></td>
<td><strong>460093</strong></td>
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</tbody>
</table>
Conceptual Development Forecast Model

Built/Greenfield Allocation

- Built-up Area (Intensification)
  - Nodes and Corridors
  - Downtown
  - Other intensification

- Greenfield Lands
  - North
  - Northeast
  - Southeast
  - Southwest
  - West
  - Northwest

- Rural
  - Rural LDR (minor)

Unit Construction by Type and by Period
Built Area/Greenfield Area Allocation
## Built Area/Greenfield Allocation (2014 DC Study)

<table>
<thead>
<tr>
<th></th>
<th></th>
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<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>LDR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Built Area</td>
<td>6%</td>
<td>6%</td>
<td>5%</td>
<td>4%</td>
</tr>
<tr>
<td>Greenfield</td>
<td>93%</td>
<td>93%</td>
<td>94%</td>
<td>95%</td>
</tr>
<tr>
<td>Rural</td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
</tr>
<tr>
<td>MDR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Built Area</td>
<td>25%</td>
<td>60%</td>
<td>60%</td>
<td>60%</td>
</tr>
<tr>
<td>Greenfield</td>
<td>75%</td>
<td>40%</td>
<td>40%</td>
<td>40%</td>
</tr>
<tr>
<td>HDR</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Built Area</td>
<td>80%</td>
<td>90%</td>
<td>90%</td>
<td>90%</td>
</tr>
<tr>
<td>Greenfield</td>
<td>20%</td>
<td>10%</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>Total</td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Built Area</td>
<td>31%</td>
<td>41%</td>
<td>41%</td>
<td>39%</td>
</tr>
<tr>
<td>Greenfield</td>
<td>69%</td>
<td>59%</td>
<td>59%</td>
<td>61%</td>
</tr>
</tbody>
</table>

- LDR capture rate for Built-Area will slightly decrease over time
- MDR capture rate in the Built-Area will increase over time
- HDR units will be predominantly constructed within the Built Area
## Built Area/Greenfield Allocation (2019 DC Study)

<table>
<thead>
<tr>
<th></th>
<th>Actual ‘12-17</th>
<th>2019-2024</th>
<th>2024-2029</th>
<th>2029-2034</th>
<th>2034-2039</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>LDR</strong></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Built Area</td>
<td>6%</td>
<td>6%</td>
<td>5%</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>Greenfield</td>
<td>93%</td>
<td>93%</td>
<td>94%</td>
<td>95%</td>
<td>95%</td>
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<tr>
<td>Rural</td>
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<td>1%</td>
<td>1%</td>
<td>1%</td>
<td>1%</td>
</tr>
<tr>
<td><strong>MDR</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Built Area</td>
<td>11%</td>
<td>40%</td>
<td>50%</td>
<td>60%</td>
<td>65%</td>
</tr>
<tr>
<td>Greenfield</td>
<td>88%</td>
<td>60%</td>
<td>50%</td>
<td>40%</td>
<td>35%</td>
</tr>
<tr>
<td><strong>HDR</strong></td>
<td></td>
<td></td>
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<td></td>
<td></td>
</tr>
<tr>
<td>Built Area</td>
<td>52%</td>
<td>70%</td>
<td>70%</td>
<td>75%</td>
<td>80%</td>
</tr>
<tr>
<td>Greenfield</td>
<td>48%</td>
<td>30%</td>
<td>30%</td>
<td>25%</td>
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<td><strong>Total</strong></td>
<td></td>
<td></td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td>Built Area</td>
<td><strong>30%</strong></td>
<td><strong>33%</strong></td>
<td><strong>36%</strong></td>
<td><strong>41%</strong></td>
<td><strong>45%</strong></td>
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<tr>
<td>Greenfield</td>
<td><strong>70%</strong></td>
<td><strong>67%</strong></td>
<td><strong>64%</strong></td>
<td><strong>59%</strong></td>
<td><strong>55%</strong></td>
</tr>
</tbody>
</table>

- Maintain LDR capture rates
- More gradual increase in Built-Area capture rates for MDR and HDR
Built Area
Sub-Allocation
Allocate Built Area portion to three areas at the Traffic Zone level:

- Nodes and Corridors: reflect Downtown, Rapid Transit Corridor and Transit Village designations in the London Plan
  - A further sub-allocation between Primary, Secondary and Tertiary areas

- Other BA VLI: reflects Built Area Vacant Land Inventory outside of Nodes and Corridors

- Other Built Area: reflects remaining residential lands in the Built Area

### LDR

<table>
<thead>
<tr>
<th>Other Built Area</th>
<th>Nodes/Corridors</th>
<th>Other BA VLI</th>
</tr>
</thead>
<tbody>
<tr>
<td>40%</td>
<td>60%</td>
<td></td>
</tr>
<tr>
<td>0%</td>
<td>60%</td>
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</tbody>
</table>

### MDR

<table>
<thead>
<tr>
<th>Other Built Area</th>
<th>Nodes/Corridors</th>
<th>Other BA VLI</th>
</tr>
</thead>
<tbody>
<tr>
<td>25%</td>
<td>75%</td>
<td></td>
</tr>
<tr>
<td>30%</td>
<td>70%</td>
<td></td>
</tr>
</tbody>
</table>

### HDR

<table>
<thead>
<tr>
<th>Other Built Area</th>
<th>Nodes/Corridors</th>
<th>Other BA VLI</th>
</tr>
</thead>
<tbody>
<tr>
<td>15%</td>
<td>85%</td>
<td></td>
</tr>
<tr>
<td>70%</td>
<td>30%</td>
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</table>
2019 Development Charges
Residential Growth Allocation

Greenfield Area
Sub-Allocation
Greenfield Areas LDR Allocation (2014 DC Study)

- Capture rates based on trends and planned investment
- North, Northwest and Southeast capture rates to decrease as investments are made to open up other greenfield areas
- Northeast capture rate to increase after 2019 when investments made
- Long-term LDR shift to Southwest as other areas build-out

<table>
<thead>
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<th></th>
<th></th>
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</tr>
</thead>
<tbody>
<tr>
<td>North</td>
<td>20%</td>
<td>22%</td>
<td>18%</td>
<td>15%</td>
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<tr>
<td>Northwest</td>
<td>22%</td>
<td>22%</td>
<td>12%</td>
<td>10%</td>
<td>8%</td>
</tr>
<tr>
<td>Northeast</td>
<td>8%</td>
<td>5%</td>
<td>25%</td>
<td>16%</td>
<td>10%</td>
</tr>
<tr>
<td>Southeast</td>
<td>15%</td>
<td>16%</td>
<td>15%</td>
<td>15%</td>
<td>5%</td>
</tr>
<tr>
<td>Southwest</td>
<td>20%</td>
<td>20%</td>
<td>25%</td>
<td>40%</td>
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<tr>
<td>West</td>
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<td>5%</td>
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<td>17%</td>
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<tr>
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<td><strong>100%</strong></td>
<td><strong>100%</strong></td>
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</tbody>
</table>
# Growth Model

## North Demand and Supply Analysis

<table>
<thead>
<tr>
<th>Subdivision</th>
<th>Serviced Year</th>
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<th>2017</th>
<th>2018</th>
<th>2019</th>
<th>2020</th>
<th>2021</th>
<th>2022</th>
<th>2023</th>
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<th>2026</th>
<th>2027</th>
<th>2028</th>
<th>2029</th>
<th>2030</th>
<th>2031</th>
</tr>
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<tbody>
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**Greenfield Areas LDR Allocation (2019 DC Study)**

- Capture rates based on trends and planned investment
- Increase short and medium-term capture rates for North and Northwest
- Southwest, Southeast and Northeast capture rates to increase as investments are made to open up these areas
- Long-term LDR shift to Southwest as other areas build-out

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DC Period 1: 2019-2024

North
LDR: 20% (1010)
MDR: 25% (388)
HDR: 20% (206)

Northwest
LDR: 21% (1037)
MDR: 18% (279)
HDR: 20% (206)

West
LDR: 10% (505)
MDR: 15% (233)
HDR: 20% (206)

Southwest
LDR: 26% (1335)
MDR: 18% (279)
HDR: 20% (206)

Northeast
LDR: 8% (404)
MDR: 10% (155)
HDR: 5% (52)

Southeast
LDR: 15% (757)
MDR: 14% (217)
HDR: 15% (155)

Built Area
LDR: 6% (326 units)
MDR: 40% (1035 units)
HDR: 70% (2405 units)

Intensification: 33%
Greenfield: 67%
DC Period 2: 2024-2029

Built Area
LDR: 5% (241 units)
MDR: 50% (1225 units)
HDR: 70% (2366 units)

North
LDR: 18% (816)
MDR: 25% (306)
HDR: 20% (203)

Northwest
LDR: 11% (498)
MDR: 18% (220)
HDR: 20% (203)

Northeast
LDR: 11% (498)
MDR: 10% (122)
HDR: 5% (51)

North
LDR: 18% (816)
MDR: 25% (306)
HDR: 20% (203)

West
LDR: 10% (453)
MDR: 15% (184)
HDR: 20% (203)

Southwest
LDR: 35% (1586)
MDR: 18% (220)
HDR: 20% (203)

Southeast
LDR: 15% (680)
MDR: 14% (171)
HDR: 15% (152)

Intensification: 36%
Greenfield: 64%
DC Period 3: 2029-2034

North
- LDR: 18% (792)
- MDR: 25% (246)
- HDR: 20% (172)

Northwest
- LDR: 3% (112)
- MDR: 18% (177)
- HDR: 20% (172)

Northeast
- LDR: 14% (600)
- MDR: 10% (98)
- HDR: 5% (43)

East
- LDR: 12% (514)
- MDR: 14% (137)
- HDR: 15% (129)

West
- LDR: 8% (340)
- MDR: 15% (147)
- HDR: 20% (172)

Southwest
- LDR: 45% (1928)
- MDR: 18% (177)
- HDR: 20% (172)

Intensification: 41%
Greenfield: 59%
DC Period 4: 2034-2039

North
LDR: 0% (0)
MDR: 25% (214)
HDR: 20% (144)

Northwest
LDR: 0% (0)
MDR: 18% (214)
HDR: 20% (144)

Northeast
LDR: 25% (985)
MDR: 10% (86)
HDR: 5% (36)

North
LDR: 0% (0)
MDR: 25% (214)
HDR: 20% (144)

West
LDR: 0% (0)
MDR: 15% (129)
HDR: 20% (144)

Southeast
LDR: 5% (197)
MDR: 14% (120)
HDR: 15% (108)

Southwest
LDR: 70% (2757)
MDR: 18% (154)
HDR: 20% (144)

Intensification: 45%
Greenfield: 55%
Growth Allocations

Industrial
Commercial
Institutional
## Industrial Allocation (2014 DC Study)

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- Estimated employment converted into Square Metres based on Floor Space Per Worker (FSW) ratio provided by Watson
- Applied to Vacant Land Inventory at 23% floor area ratio
- Allocation areas do not capture 2014 Industrial lands UGB expansion
### Industrial Allocation (2019 DC Study)

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- Revised allocation areas to capture industrial areas
- Removed ‘New Wonderland’ and ‘New VMP’ as industrial lands deleted per UGB review
- Separated Southeast into two areas; Southeast reflects the south VMP corridor, and Highbury/401 area.
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- Category includes Retail and Office – separate projections by Watson
- Applied to Vacant Land Inventory at 30% floor area ratio
- 40% of Commercial allocated to Built Area
- 75% of Office allocated to Built Area; 25% of this allocated to Central London
### Commercial/Office Allocation (2019 DC Study)

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</tr>
<tr>
<td>Built Area</td>
<td>52%</td>
<td>30%</td>
<td>30%</td>
<td>30%</td>
<td>30%</td>
</tr>
<tr>
<td>Central London</td>
<td>3%</td>
<td>10%</td>
<td>10%</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td><strong>Total</strong></td>
<td><strong>100%</strong></td>
<td><strong>100%</strong></td>
<td><strong>100%</strong></td>
<td><strong>100%</strong></td>
<td><strong>100%</strong></td>
</tr>
</tbody>
</table>

- Generally tracking as anticipated
- Built-Area tracked higher over past 5 years but is expected to moderate in the future as greenfield areas (ie. Southwest) develops.
- Maintain 2014 DC Assumptions
### Institutional Allocation

<table>
<thead>
<tr>
<th>Area</th>
<th>Actual 2012-2016</th>
<th>2019-2024</th>
<th>2024-2029</th>
<th>2029-2034</th>
<th>2034-2039</th>
</tr>
</thead>
<tbody>
<tr>
<td>Hospitals (existing)</td>
<td>-</td>
<td>10%</td>
<td>10%</td>
<td>10%</td>
<td>10%</td>
</tr>
<tr>
<td>UWO (existing)</td>
<td>-</td>
<td>12%</td>
<td>12%</td>
<td>12%</td>
<td>12%</td>
</tr>
<tr>
<td>Fanshawe (exist)</td>
<td>-</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
<td>6%</td>
</tr>
<tr>
<td>Schools</td>
<td>-</td>
<td>4%</td>
<td>4%</td>
<td>4%</td>
<td>4%</td>
</tr>
<tr>
<td>Institutional VLI</td>
<td>-</td>
<td>33%</td>
<td>33%</td>
<td>33%</td>
<td>33%</td>
</tr>
<tr>
<td>Other Built Area</td>
<td>-</td>
<td>17%</td>
<td>17%</td>
<td>17%</td>
<td>17%</td>
</tr>
<tr>
<td>Total</td>
<td>59%</td>
<td>Built Area 82%</td>
<td></td>
<td></td>
<td></td>
</tr>
<tr>
<td></td>
<td>41%</td>
<td>Greenfield Area 18%</td>
<td></td>
<td></td>
<td></td>
</tr>
</tbody>
</table>

- Significant greenfield construction over past few years (schools, etc.)
- Built-Area anticipated to regain predominance
- Maintain 2014 DC Assumptions
Next Steps

November
- Circulate final Projections report
- Receive feedback on allocations

December 11th
- Strategic Priorities and Policy Committee for Projections

Dec/Jan
- Finalize Growth Allocations
Next Steps

Fin
Agenda

• 4 Key Points
• Next Steps
4 Key Points
1. Use of Asset Rating

<table>
<thead>
<tr>
<th>G</th>
<th>nG</th>
<th>Condition Rating</th>
<th>Asset Def’n</th>
</tr>
</thead>
<tbody>
<tr>
<td>90</td>
<td>10</td>
<td>1</td>
<td>Very Good – Fit for Future</td>
</tr>
<tr>
<td>75</td>
<td>25</td>
<td>2</td>
<td>Good – Adequate for now</td>
</tr>
<tr>
<td>50</td>
<td>50</td>
<td>3</td>
<td>Fair – Requires attention</td>
</tr>
<tr>
<td>25</td>
<td>75</td>
<td>4</td>
<td>Poor – At risk</td>
</tr>
<tr>
<td>10</td>
<td>90</td>
<td>5</td>
<td>Very Poor – Unfit for sustained Service</td>
</tr>
</tbody>
</table>

- Condition assessed at time project identification
- Different asset ratings for sections of project
- Project could be small – i.e. small sewer section
1. Use of Asset Rating

Pipe constructed for growth that corrects LoS issues, plus additional oversize required:

A
Replace like with like
Pipe cost

B1
BTE split based on asset rating
Pipe cost, construction cost, restoration cost

B2
BTE split based on asset rating
Pipe cost, construction cost, restoration cost

C1
100% of oversizing required for growth
Pipe cost, construction cost, restoration cost

london.ca
2. CASS Policy Application
3. Approval of Intensification

- Identify other needs through Lifecycle Replacement Program, CCSS and Rapid Transit
  - Specific projects identified in 2019 DC
- Incorporate Growth works into these projects
- Allow growth to occur ahead of project timing
  - First-come / First-serve approach
  - Ultimate servicing solution may not be available in 1\textsuperscript{st} year – may be 3 to 5 years out
- Program developed with estimated costs to allow for future growth
4. BTE for Combined Sewers

New sanitary and storm service required for growth on an existing combined sewer, plus additional oversize required:

- **B3**
  - BTE split based on asset rating
  - Pipe cost, construction cost, restoration cost

- **B4**
  - BTE split based on asset rating
  - Pipe cost, construction cost, restoration cost

- **C1**
  - 100% of oversizing required for growth
  - Pipe cost, construction cost, restoration cost
Additional Items

• Review the use of and develop a GMIS-style approach to core area project identification

• Address review errors and consistency between the 3 CASS reports

• Others not addressed through previous communication or today?
Next Steps
Next Steps

• Finalize Draft CASS Reports
  • Work with GMBP and AECOM
• Complete December 11th SPPC Report
• Incorporate CASS policies into 2019 Master Plans and DC Study
End
Upcoming DC Reports: December 11 SPPC

DC External Stakeholder Committee
November 14, 2017
Growth Projections

- Recommendation:
  - Growth projections be received by SPPC
  - Council endorsement of the growth projections for use with the 2019 DC Study

- Watson will be presenting

- Report will provide information on stakeholder perspectives and responses to issues raised through consultation
Core Area Servicing Studies

• Recommendation:
  • CASS studies to be received by SPPC
  • Council endorsement of the policy approach to funding infrastructure to support intensification within the built area
• Further discussions regarding specific projects through One Water master plan process
• Report will provide information on stakeholder perspectives and responses to issues raised through consultation
Area Rating

- Recommendation:
  - Council continue area rating approach for UGB and outside UGB
  - Further consideration of area rating be deferred to the 2024 DC Study
  - Staff and stakeholders will continue discussions, gather necessary information and refine alternatives/methodology
  - Report will provide information on stakeholder perspectives and responses to issues raised through consultation
Recommendation:

- Council endorse a review of additional policy matters:
  - Urban Works Reserve Fund retirement
  - Non-residential DC rate review
  - DC recovery for water supply
  - DC recovery for parking

- Updates will be provided on August 2016 policy matters