Council

Minutes

6th Meeting of Council
March 31, 2026, 1:00 PM

Present:	Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, S. Hillier
Also Present:	S. Datars Bere, S. Aliyu, A. Barbon, M. Barnes, S. Corman, D. Escobar, A. Hovius, D. Kramer, P. Ladouceur, A. Marlowe, S. Mathers, L. McFalls, H. McNeely, T. Pollitt, K. Scherr, M. Schulthess, E. Skalski, C. Smith, R. Wilcox. Remote Attendance: E. Bennett, I. Collins, C. Cooper, C. Green, P. Lupa, K. Murray, L. Stewart. The meeting is called to order at 1:00 PM; it being noted that Councillors H. McAlister, S. Stevenson, J. Pribil, E. Peloza, and S. Hillier were in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: A. Hopkins
Seconded by: P. Van Meerbergen

That Council rise and go into Council, In Closed Session, for the purpose of considering the following:

4.1 Land Acquisition / Confidential Trade Secret or Scientific, Technical, Commercial, Financial or Labour Relations Information, Supplied to the City / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations
A matter pertaining to a proposed or pending acquisition of land by a local board; a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board. (6.1/5/SPPC)

4.2 Solicitor-Client Privileged Advice / Personal Matters/Identifiable Individual
A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, personal matters about an identifiable individual, including municipal or local board employees and labour relations or employee negotiations with respect to the Councillor's Office. (6.2/5/SPPC)

4.3 Land Acquisition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations
A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/6/ICSC)

4.4 Litigation/Potential Litigation/Matters Before Administrative Tribunals
A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers or employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal of a decision of the Chief Building Official, and an appeal of the decision of the Ontario Superior Court of Justice to the Ontario Superior Court of Justice – Divisional Court. (6.1/5/PEC)

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

That Council convenes In Closed Session, from 1:14 PM to 1:22 PM.

5. Confirmation and Signing of the Minutes of the Previous Meeting(s)

5.1 4th Meeting held on March 3, 2026 and 5th Special Meeting held on March 13, 2026

Motion made by: P. Van Meerbergen
Seconded by: Mayor J. Morgan

That the Minutes of the 4th Meeting and 5th Special Meeting of the Municipal Council, held on March 3, 2026 and March 13, 2026, respectively, BE APPROVED.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

6. Communications and Petitions

Motion made by: D. Ferreira
Seconded by: P. Cuddy

That the following communications BE RECEIVED, and BE REFERRED as noted on the Added Agenda:

6.1 Community Safety and Well-Being Plan Update Revision to Appendix C
1. REVISED - Appendix C

6.2 Short Term Accommodation Licensing and Penalties
1. REVISED - By-law (Relates to Bill No. 140)
2. Councillor S. Franke, Deputy Mayor S. Lewis, Councillor J. Pribil
3. J. Klassen

6.3 (ADDED) Final Program Design for BetterHomes London
1. (ADDED) L. Ogunjimi, Director, NRGWise Consulting

6.4 (ADDED) Pollution Prevention and Control Plan Update Study - Notice of Completion
1. (ADDED) M. Blake Rose

6.5 325 Grey Street - Z-26010
1. A. Richards, Intermediate Planner, Zelinka Priamo Limited

6.6 929 Cheapside Street - Z-26003
1. A. Wild
2. S. Wild-Coles
3. S. and R. Walters
4. S. and P. Ord
5. B. Sweetman
6. J. Wild
7. J. and K. Fraleigh
8. J. Katzarov
9. C. Church
10. D. Bowler
11. S. Wild
12. (ADDED) M. Przewieda, Vice President, Corley Developments Inc.

6.7 Modification to Flood Plain and Two Zone Concept - Amendments to The London Plan - OZ-25102
1. G. Singh, Director, Planner, King Consultants Inc.
2. K. Gaspar, T. Gaspar, A. Gaspar

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 4th Report of the Community and Protective Services Committee

Motion made by: C. Rahman

That the 4th Report of the Community and Protective Services Committee BE APPROVED, with the exception of items 4 (2.3), 5 (2.4), 7 (3.1), and 9 (4.2).

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: C. Rahman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 1st Report of the Accessibility Community Advisory Committee

Motion made by: C. Rahman

That the following actions be taken with respect to the 1st Report of the Accessibility Community Advisory Committee, from the meeting held on February 12, 2026:

a) the above-noted report BE RECEIVED; and,

b) the communications, as appended to the Agenda, from I. Gillis and M.J. Belanger, with respect to paratransit issues, BE FORWARDED to the London Transit Commission for their information.

Motion Passed

3. (2.2) 2nd Report of the Environmental Stewardship and Action Community Advisory Committee

Motion made by: C. Rahman

That the following actions be taken with respect to the 2nd Report of the Environmental Stewardship and Action Community Advisory Committee, from the meeting held on February 26, 2026:

a) the attached, revised, 2026 Committee Workplan BE APPROVED;

b) the Civic Administration BE REQUESTED to provide written responses to the questions as appended to the added agenda related to Pet Shops – Business Licensing By-Law – L.-131 – ESACAC Business Licensing Questions;

it being noted the Environmental Stewardship and Action Community Advisory Committee (ESACAC) heard a verbal update on the above-noted item from A. Pfeffer, Director, Municipal Compliance and W. Jeffery, Manager, Community Compliance & Animal Welfare Services; and,

c) clauses 1.1, 3.1, 3.2 and 5.2 BE RECEIVED.

Motion Passed

6. (2.5) Award of NRFP-2025-148: Municipal Land for Affordable Housing at 1364-1408 Hyde Park Road (Relates to Bill No. 129)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the staff report dated March 9, 2026, related to the Award of NRFP-2025-148 Municipal Land for Affordable Housing at 1364-1408 Hyde Park Road:

a) in accordance with s. 12.4.6(b) of the Procurement of Goods and Services Policy, Zerin Development Corporation (“Zerin”) BE APPROVED as the Leading Proponent for Block B of 1364-1408 Hyde Park Road pursuant to NRFP-2025-148, subject to Zerin and The Corporation of the City of London entering into a Contribution Agreement;

b) in accordance with s. 12.4.6(b) of the Procurement of Goods and

Services Policy, Perpetually Innovative Developments Inc. and 2614442 Ontario Inc. BE APPROVED as the Leading Proponents for Block A of 1364-1408 Hyde Park Road pursuant to NRFP-2025-148, subject to The Corporation of the City of London, 2614442 Ontario Inc. and Perpetually Innovative Developments Inc. entering into a Contribution Agreement;

c) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting on March 31, 2026, to:
i) APPROVE the Contribution Agreement between The Corporation of the City of London and Perpetually Innovative Developments Inc. and 2614442 Ontario Inc., attached as Schedule “1”;
ii) APPROVE the Contribution Agreement between The Corporation of the City of London and Zerin Development Corporation, attached as Schedule “2”;
iii) AUTHORIZE the Mayor and the City Clerk to execute the Contribution Agreements;
iv) AUTHORIZE the Deputy City Manager, Housing and Community Growth, or their written designate, to approve amendments to the Contribution Agreements;
v) AUTHORIZE the Deputy City Manager, Housing and Community Growth, or their written designate, to approve and execute further amending agreements to the Contribution Agreements.

Motion Passed

8. (4.1) Request to Expedite the Review of the Property Standards By-law CP-24 as it Pertains to Property Conditions that Enable Rat Infestations

Motion made by: C. Rahman

That the following actions be taken with respect to the communication, dated February 27, 2026, from Councillor H. McAlister, with respect to a Request to Expedite the Review of the Property Standards By-law CP-24 as it Pertains to Property Conditions that Enable Rat Infestations:

a) the Civic Administration BE DIRECTED to expedite the review the Property Standards By-law- CP-24, as it pertains to property conditions that enable rat infestations, and report back to a future meeting of the Community and Protective Services Committee with potential recommendations to strengthen the enforcement of the by-laws by the end of Q2 2026, with a particular focus on mitigating the risk of rodent infestation; it being noted that this would include all residential property types and not be restricted to just dumpsters;

b) the Civic Administration BE DIRECTED to include the option to report rat infestation conditions through the Service London portal;

c) the above-noted communication BE RECEIVED; and,

d) the Civic Administration BE DIRECTED to consult with the Environmental Stewardship and Action Community Advisory Committee about the City's response to rodent infestations and opportunities for improving public information;

it being noted that verbal delegations from R. Shields and A.M. Valastro, with respect to this matter, were received.

Motion Passed

10. (5.2) Community Housing Financial Challenges

Motion made by: C. Rahman

That the following actions be taken with respect to Community Housing Financial Challenges:

a) the Civic Administration BE DIRECTED to report back to a future meeting of the Community and Protective Services Committee with a summary of the number of units currently vacant within the community housing system in the Service Manager area and collect additional data from community housing providers and provide an analysis of the key factors contributing to the vacancies;

b) the following actions BE TAKEN with respect to this matter because the committee is concerned that the current conditions constitute a threat to the health and safety to the residents of Tolpuddle and request that the matter of treating the deficiencies to be an emergency which would warrant immediate action:
i) the Civic Administration BE DIRECTED to immediately advance the funds and approvals necessary for the 2025-2026 COCHI Projects (security system, fire monitoring system) for Tolpuddle Housing Co-operative as outlined in Appendix G of the Feb 17, 2026 Community and Protective Services Committee Item 2.5 Affordable and Community Housing Update as approved projects and without any conditions regarding a lien payment; and,
ii) the Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee meeting on April 13, 2026 on the lien situation regarding Tolpuddle Housing Co-operative including the amount, any concerns regarding the amount, supports to be offered and a timeline;

c) the Civic Administration BE DIRECTED to provide the following details based on the 2024 data used in Appendix B of the staff report, dated February 17, 2026, entitled “Affordable and Community Housing Update”, to the Community and Protective Services Committee:
i) a list of the 43% of Housing Providers who “do not generate and retain enough cash to pay for short-term debts” and the number of units in each (RGI, etc.);
ii) a list of the 25% of Housing Providers whose “future survival” is at “significant risk”; and,
iii) a brief summary of each of the above with the estimated timeline for insolvency, the funding source and amount available for these issues and the manner in which any Service Manager intervention will be reported to Council;

it being noted that the following items, with respect to this matter, were received:

- a communication from Councillor C. Rahman, dated March 5, 2026;
- a communication from Councillor S. Stevenson, dated March 5, 2026;
- a Memo from the Deputy City Manager, Housing and Community Growth and the Director, Municipal Housing and Industrial Development, dated March 6, 2026; and,
- a communication and a verbal delegation from J. Phoenix.

Motion Passed

11. (5.1) Request to Update Municipal Compliance By-law - Amendment to Section 4.7 and Creation of a Public Rental Licence Lookup Tool

Motion made by: C. Rahman

That the following actions be taken with respect to the communication, dated March 5, 2026, from Councillor C. Rahman, related to a Request to Update the Municipal Compliance By-law and an Amendment to Section 4.7 and Creation of a Public Rental Licence Lookup Tool:

a) the Civic Administration BE DIRECTED to report back to a future meeting of the Community and Protective Services Committee with proposed amendments to section 4.7 of the Municipal Compliance Services Policy, including options that would permit the City of London to provide complaint status information where appropriate;

b) the Civic Administration BE DIRECTED to report back to a future meeting of the Community and Protective Services Committee with options for implementing a public rental licence lookup tool, using a model similar to that of the City of Brampton; and,

c) the Civic Administration BE DIRECTED to investigate placing compliance status updates in the property licensing listing available online.

Motion Passed

4. (2.3) Amendment to Parks and Recreation Area By-law – PR-2 (Relates to Bill No. 141)

Motion made by: S. Stevenson
Seconded by: S. Hillier

That the staff report dated March 9, 2026, from the Deputy City Manager, Neighbourhood and Community-Wide Services, regarding proposed amendments to By-law PR-2, being the “Parks and Recreation Area By-law,” BE REFERRED to the broader review of the Parks and Recreation Area By-law (PR-2) scheduled for 2026/2027, and be considered as part of that comprehensive review process.

Yeas: (2): S. Stevenson, and S. Hillier

Nays: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, and D. Ferreira

Motion Failed (2 to 13)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the proposed amending by-law, as appended to the staff report dated March 9, 2026, BE INTRODUCED at the Municipal Council meeting to be

held on March 31, 2026, to amend By-law PR-2, being “Parks and Recreation Area By-law”.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, and D. Ferreira

Nays: (2): S. Stevenson, and S. Hillier

Motion Passed (13 to 2)

5. (2.4) Community Safety and Well-Being Plan Update

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated March 9, 2026, related to the revised City of London Community Safety and Well-Being Plan:

a) the revised Community Safety and Well-Being Plan, as appended to the above-noted staff report, BE ADOPTED in accordance with the Community Safety and Policing Act, 2019, S.O. 2019, c. 1, Sched. 1, Subsection 248 (1); and,

b) the Civic Administration BE DIRECTED to submit the above-noted Plan to the Ontario Ministry of the Solicitor General and publish the Plan on the internet.

Motion made by: S. Stevenson
Seconded by: S. Lehman

That the motion BE AMENDED to include a new part c) that reads as follows:

c) the Civic Administration BE DIRECTED to include a member of the London Police Services Board on the Community Safety and Well-Being Advisory Committee (CSWB Advisory Committee) in accordance with the Community Safety and Policing Act, 2019.

Motion made by: C. Rahman
Seconded by: A. Hopkins

That the motion to amend, BE REFERRED to Civic Administration to report back to a future meeting of the Community and Protective Services Committee with further information.

Yeas: (8): H. McAlister, S. Lewis, S. Stevenson, J. Pribil, C. Rahman, A. Hopkins, P. Van Meerbergen, and S. Franke

Nays: (7): Mayor J. Morgan, P. Cuddy, S. Trosow, S. Lehman, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (8 to 7)

Motion made by: C. Rahman

That the motion, as amended, BE APPROVED.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Motion Passed (14 to 1)

Item 5, clause 2.4, as amended, reads as follows:

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated March 9, 2026, related to the revised City of London Community Safety and Well-Being Plan:

a) the revised Community Safety and Well-Being Plan, as appended to the above-noted staff report, BE ADOPTED in accordance with the Community Safety and Policing Act, 2019, S.O. 2019, c. 1, Sched. 1, Subsection 248 (1);

b) the Civic Administration BE DIRECTED to submit the above-noted Plan to the Ontario Ministry of the Solicitor General and publish the Plan on the internet; and,

c) the Civic Administration BE DIRECTED to report back to a future meeting of the Community and Protective Services Committee with further information with respect to including a member of the London Police Services Board on the Community Safety and Well-Being Advisory Committee (CSWB Advisory Committee) in accordance with the Community Safety and Policing Act, 2019.

7. (3.1) Short Term Accommodation Licensing and Penalties (Relates to Bill No.'s 134, 135 and 140)

Motion made by: C. Rahman

That on recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the staff report, dated March 9, 2026, related to Short-Term Accommodation Licensing and Penalties:

a) a public participation meeting BE HELD on March 9, 2026, with respect to the proposed by-law amendments for Short-Term Accommodation regulation, as appended to the above-noted staff report;

b) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting on March 31, 2026, for the purpose of amending Schedule 21 of the City of London Business Licensing By-law - L.-131-16 to improve regulation of Short-Term Accommodation Providers and Brokers;

c) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting on March 31, 2026, for the purpose of amending the Fees and Charges By-law A-60 to increase the Short-Term Accommodation Provider licence fee; and,

d) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting on March 31, 2026, for the purpose of amending the Administrative Monetary Penalty System By-law A-54 to increase Administrative Monetary Penalty amounts for Short-Term Accommodation violations;

it being noted that the communications, as appended to the Added Agenda, from M. Hojati, J. Klassen, C. Martin and T. Nguyen, with respect to this matter, were received;

it being pointed out that the following individual a made a verbal presentation at the public participation meeting held in conjunction with this matter:

- J. Klassen;

it being further noted that, notwithstanding the adoption of this motion, the Community and Protective Services Committee may, at a future time, request a staff report on the additional matter of imposing minimal distance requirements with respect to this matter.

At 2:22 PM, Councillor P. Van Meerbergen leaves the meeting.
At 2:03 PM, Councillor P. Van Meerbergen enters the meeting.

Motion made by: S. Franke
Seconded by: S. Lewis

That the Business Licensing By-law, By-law No. L.-131-16 BE FURTHER AMENDED to:

a) provide an exemption or modified occupancy provision for hosted short-term accommodations, defined as accommodations where the owner or operator is present on site during the guest's stay; and

b) revise the occupancy provisions to permit two adults with children aged twelve (12) years and under within a single sleeping room, replacing the current provision permitting two adults with children under the age of two.

Motion made by: C. Rahman

That the following part a) of the motion BE APPROVED:

a) provide an exemption or modified occupancy provision for hosted short-term accommodations, defined as accommodations where the owner or operator is present on site during the guest's stay; and

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, and S. Hillier

Nays: (3): S. Trosow, C. Rahman, and D. Ferreira

Motion Passed (12 to 3)

Motion made by: C. Rahman

That the following part b) of the motion BE APPROVED:

b) revise the occupancy provisions to permit two adults with children aged twelve (12) years and under within a single sleeping room, replacing the current provision permitting two adults with children under the age of two.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, and S. Hillier

Nays: (2): S. Trosow, and D. Ferreira

Motion Passed (13 to 2)

Motion made by: S. Franke
Seconded by: S. Lewis

That the motion, as amended, BE APRROVED

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Motion Passed (14 to 1)

Item 7, clause 3.1, as amended, reads as follows:

That on recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the staff report, dated March 9, 2026, related to Short-Term Accommodation Licensing and Penalties:

a) a public participation meeting BE HELD on March 9, 2026, with respect to the proposed by-law amendments for Short-Term Accommodation regulation, as appended to the above-noted staff report;

b) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting on March 31, 2026, for the purpose of amending Schedule 21 of the City of London Business Licensing By-law - L.-131-16 to improve regulation of Short-Term Accommodation Providers and Brokers;

c) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting on March 31, 2026, for the purpose of amending the Fees and Charges By-law A-60 to increase the Short-Term Accommodation Provider licence fee;

d) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting on March 31, 2026, for the purpose of amending the Administrative Monetary Penalty System By-law A-54 to increase Administrative Monetary Penalty amounts for Short-Term Accommodation violations; and,

e) the Business Licensing By-law, By-law No. L.-131-16, BE FURTHER AMENDED to:

i) provide an exemption or modified occupancy provision for hosted short-term accommodations, defined as accommodations where the owner or operator is present on site during the guest’s stay; and
ii) revise the occupancy provisions to permit two adults with children aged twelve (12) years and under within a single sleeping room, replacing the current provision permitting two adults with children under the age of two;

it being noted that the communications, as appended to the Added Agenda, from M. Hojati, J. Klassen, C. Martin and T. Nguyen, with respect to this matter, were received;

it being pointed out that the following individual a made a verbal presentation at the public participation meeting held in conjunction with this matter:

- J. Klassen;

it being further noted that, notwithstanding the adoption of this motion, the Community and Protective Services Committee may, at a future time, request a staff report on the additional matter of imposing minimal distance requirements with respect to this matter.

9. (4.2) Restricting City Funded Organizations from Distributing "Safe-Use" Drug Smoking Supplies

Motion made by: S. Stevenson
Seconded by: S. Hillier

That, notwithstanding the City's current policy endorsing the Whole of Community System Response, the following actions be taken:

a) the Civic Administration BE DIRECTED to implement the following restriction, effective April 1, 2026, with respect to all City services and all organizations receiving funding through the City of London (excluding MLHU):

i) the distribution of safe use substance inhalation supplies, including but not limited to pipes, foil, straws, cookers, and snort kits, BE PROHIBITED within the Core Area (Downtown, Midtown, and Old East Village).

Yeas: (2): S. Stevenson, and S. Hillier

Nays: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, and D. Ferreira

Motion Failed (2 to 13)

Motion made by: C. Rahman

That the communications from Councillor S. Stevenson, dated February 28, 2026 and D. Ferreira and S. Trosow, dated March 6, 2026, and a verbal delegation from A.M. Valastro, with respect to Restricting City Funded Organizations from Distributing "Safe-Use" Drug Smoking Supplies, BE RECEIVED; it being noted that a verbal delegation from A.M. Valastro, with respect to this matter, was received.

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

8.2 5th Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 5th Report of the Strategic Priorities and Policy Services Committee BE APPROVED, with the exception of item 5 (4.1).

Yeas: (15): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

   Motion made by: S. Lewis

   That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Micro-Modular Shelter Site Update

   Motion made by: S. Lewis

   That, on the recommendation of the City Manager and the Deputy City Manager, Social and Health Development, with respect to the report on the Micro-Modular Shelter Site Update BE RECEIVED for information; it being noted that the Strategic Priorities and Policy Committee received a communication dated March 19, 2026 from London Cares Homeless Response Services with respect to this matter.

Motion Passed

3. (2.2) 2023-2027 Strategic Advocacy Framework - Annual Report

   Motion made by: S. Lewis

   That, on the recommendation of the City Manager, the 2023-2027 Strategic Advocacy Framework – Annual Report BE RECEIVED for information.

Motion Passed

4. (2.3) 1st Report of the Governance Working Group

   Motion made by: S. Lewis

   That the following actions be taken with respect to the 1st Report of the Governance Working Group from its meeting held on February 26, 2026:

   a) the following parts l) and m) from the 2025 Council Resourcing Review Task Force Final Report BE REFERRED to Civic Administration as it relates to the confidential item:

   l) and m) of the 2025 Council Resourcing Review Task Force recommendations, relating to the Councillor Office support staff complement, the reduction to Council Member general expense accounts, and the increase to the contract assistant expense

allotment, BE REFERRED to a future meeting of the Governance Working Group for consideration with respect to the related to Deferred Items on its agenda;

b) with respect to the Deferred Matters, dated February 13, 2026, item 1 relating to MNP – London Housing Development Project – Lessons Learned Review report, Civic Administration BE DIRECTED to provide Council with a list of last year’s tenant placement policies via email by April 15, 2026; and

c) clauses 1.1, 4.1 and 5.1 BE RECEIVED.

Motion Passed

6. (4.2) Mayoral Direction 2026-001: Creation of an Affordable Home Ownership Incentive Program - Report Back on Program Options

Motion made by: S. Lewis

That, the following actions be taken with respect to Mayoral Direction 2026-001: Creation of an Affordable Home Ownership Incentive Program - Report Back on Program Options:

a) the Civic Administration BE DIRECTED to report back to the Strategic Priorities and Policy Committee with options that can be rolled out quickly to incentivize housing activity within the remaining Housing Accelerator Fund window, together with a Housing Accelerator Fund mid-year update report, including:

i) current progress toward targets, the remaining unit gap, timing considerations, risks to achieving program outcomes, and proposed incentive options that would support housing activity within the remaining program window;
ii) partial (or full) development charge rebate options for new residential development, including options that could be targeted by unit type and ability to meet HAF timelines;
iii) an enhanced Additional Residential Unit incentive program for existing homeowners, including options to increase uptake and accelerate implementation for interior/basement and attached Additional Residential Units that can be delivered within the available timeframe; and
iv) implementation considerations for each option, including estimated cost, expected housing unit impact, and whether the option can be implemented under existing Community Improvement Plan authorities or would require by-law amendments or other Council approvals;

b) the report dated March 24, 2026 with respect to this matter, BE RECEIVED for information;

it being noted that the Strategic Priorities and Policy Committee received communications from the following with respect to this matter:

- J. Zaifman, CEO, London Home Builders' Association;
- C. Butler;
- Councillor S. Stevenson
- M. Wallace, Executive Director, London Development Institute; and
- Mayor J. Morgan;

it being further noted that the Strategic Priorities and Policy

Committee heard verbal delegations from J. Zaifman, CEO, London Home Builders' Association and M. Wallace, Executive Direct, London Development Institute.

Motion Passed

7. (4.3) Request for a Special Intergovernmental Meeting

Motion made by: S. Lewis

That the communication dated March 9, 2026 from Councillor H. McAlister with respect to Special Intergovernmental Meetings BE REFERRED to a future meeting of the Governance Working Group for further discussion.

Motion Passed

8. (5.1) Appointing Members of the Public to the City's Agencies, Boards and Commissions

Motion made by: S. Lewis

That the following actions be taken with respect to appointing members of the public to the City's Agencies, Boards, and Commissions (ABCs):

a) the Civic Administration BE DIRECTED to take the necessary actions to extend the terms of the current public member appointees to the City's Agencies, Boards, and Commissions (ABCs) to March 31, 2027, in order to provide continuity during the transition to the new Council following the 2026 municipal election; and

b) the Civic Administration BE DIRECTED to prepare and bring forward to a future meeting of Municipal Council any necessary amendments to applicable by-laws or policies required to implement the extension of these appointments, including any provisions related to the appointment process for Agencies, Boards, and Commissions;

it being noted that Provincial changes to Conservation Authority structure may alter both Council and public appointments to those bodies and that the Civic Administration may need to bring forward additional amendments to realign with provincial legislation and regulations;

it being further noted that the Strategic Priorities and Policy Committee received a communication dated March 20, 2026 from Mayor J. Morgan, Councillor/Deputy Mayor S. Lewis and Councillor/Budget Chair E. Peloza with respect to this matter.

Motion Passed

5. (4.1) Draft Economic Development Strategy (2026-2030) and Implementation Plan

Motion made by: S. Lewis

That, on the recommendation of the City Manager, the City of London Draft Economic Development Strategy (2026-2030) and Implementation Plan, as appended to the staff report dated March 24, 2026 as Appendix “A” and presentation BE RECEIVED;

it being noted that the Strategic Priorities and Policy Committee heard a presentation from P. Blais, Managing Director, Economic Advisory, Deloitte LLP Canada with respect to this matter;

it being further noted that the Strategic Priorities and Policy Committee received communications from the following individuals with respect to this matter:

- J. Zaifman, CEO, London Home Builders' Association;
- G. Henderson, CEO, London Chamber of Commerce; and
- Mayor J. Morgan;

it being pointed out that the Strategic Priorities and Policy Committee heard verbal delegations from J. Zaifman, CEO, London Home Builders' Association and G. Henderson, CEO, London Chamber of Commerce with respect to this matter.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Motion Passed (14 to 1)

8.3 6th Report of the Infrastructure and Corporate Services Committee

At 2:35 PM, His Worship Mayor J. Morgan, places Deputy Mayor S. Lewis in the Chair.
At 2:39 PM, His Worship Mayor J. Morgan resumes the Chair.

At 2:43 PM, Councillor J. Pribil leaves the meeting.

Motion made by: S. Franke

That the 6th Report of the Infrastructure and Corporate Services Committee BE APPROVED, with the exceptions of items 10 (2.13), 11 (2.14), 14 (2.1), 15 (2.2), 16 (2.9), and 19 (4.2).

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Absent: (1): J. Pribil

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Franke

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.3) 2026 Debenture Issuance

Motion made by: S. Franke

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the staff report dated March 23, 2026, related to 2026 Debenture Issuance:

a) the Civic Administration BE AUTHORIZED to proceed with the issuance of debentures in the capital markets upon suitable market conditions to provide permanent financing for capital works in an amount not to exceed $20,000,000;

b) the City Clerk and the City Treasurer BE AUTHORIZED to execute all 2026 debenture issuance documents not requiring Council approval upon successful placement of the City's debt in the capital markets; and

c) the Civic Administration BE INSTRUCTED to convene an appropriately timed special meeting of the Infrastructure and Corporate Services Committee upon successful placement of the City's debt in the capital markets, to ensure adequate time for Council approval of the associated debenture by-law and execution of the debenture while adhering to the necessary financial settlement requirements, it being noted a placeholder for such meeting has been currently scheduled for April 27, 2026.

Motion Passed

3. (2.4) 2025 Statement of Remuneration and Expenses for Elected and Appointed Officials

Motion made by: S. Franke

That, on the recommendation of the Deputy City Manager, Finance Supports the following actions be taken with respect to the 2025 Statement of Remuneration and Expenses for Elected and Appointed Officials:

a) in accordance with Section 284 of the *Municipal Act, 2001*, the Statements of Remuneration and Expenses for Elected and Appointed Officials, as appended to the staff report dated March 23, 2026 as Appendix "A", Appendix "B" and Appendix "C", BE RECEIVED for information;

b) in accordance with City Council resolution of March 2012, the annual report on the Mayor's Office's expenditures BE RECEIVED for information; and

c) in accordance with the Travel and Business Expenses Policy, the Statement of Travel Expenses for Senior Administration Officials, as appended to the staff report as Appendix "D" and "E," BE RECEIVED for information.

Motion Passed

4. (2.5) Elected Officials and Appointed Citizen Members 2026 Remuneration

Motion made by: S. Franke

That, on the recommendation of the Deputy City Manager, Finance Supports, the report dated March 23, 2026, entitled "Elected

Officials and Appointed Citizen Members 2026 Remuneration” BE RECEIVED for information.

Motion Passed

5. (2.6) Year 2026 Tax Policy (Relates to Bill No.'s 130 and 131)

Motion made by: S. Franke

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to property taxation for 2026:

a) the proposed by-law, as appended to the staff report dated March 23, 2026 as Appendix "A", being a by-law setting tax ratios for property classes in 2026, in accordance with Sub-sections 308(4) and 308.1(4) of the Municipal Act, 2001 BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026, it being noted that the 2026 Municipal Tax Ratio By-Law has been prepared reflecting the equalization of the average property tax increase in residential and multi-residential classes with no change to other tax ratios; and

b) the proposed by-law, as appended to the staff report as Appendix "B", being a by-law levying tax rates for property classes in 2026, in accordance with Sections 307 and 312 of the Municipal Act, 2001 BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026.

Motion Passed

6. (2.7) Year 2026 Education Tax Rates (Relates to Bill No. 132)

Motion made by: S. Franke

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law, as appended to the staff report dated March 23, 2026 as Appendix “A”, being a by-law levying rates for 2026 for school purposes in the City of London BE INTRODUCED at the Municipal Council meeting to be held on of March 31, 2026.

Motion Passed

7. (2.8) Municipal Election Compliance Audit Committee (Relates to Bill No.'s 138 and 139)

Motion made by: S. Franke

That, on the recommendation of the City Clerk, the following actions be taken with respect to the 2026 Municipal Election Compliance Audit Committee:

a) the proposed by-law, as appended to the staff report dated March 23, 2026 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026 to establish a Municipal Election Compliance Audit Committee for the 2026 Municipal Election in accordance with section 88.37 of the *Municipal Elections Act, 1996*, as amended; and

b) the proposed by-law as appended to the staff report dated March 23, 2026 as Appendix "B", BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026 to approve the appointments to the Municipal Election Compliance Audit Committee for the 2026 Municipal Election in accordance with section 88.37 of the *Municipal Elections Act, 1996*, as amended.

Motion Passed

8. (2.10) Upper Thames River Conservation Authority and City of London Flood Protection Projects

Motion made by: S. Franke

That on the recommendation of Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the appointment of Upper Thames River Conservation Authority (UTRCA) for the following projects:

a) the Upper Thames River Conservation Authority BE AUTHORIZED to carry out the following flood protection projects with the City share in the total amount of $4,668,918, including contingency, excluding HST; noting the requirements of provincial funding program are unique, in that only conservation authorities can apply, requiring application of Section 13.3(iii)(d) of the Procurement of Goods and Service Policy:

i) West London Dyke (Ph. 9-13) Reconstruction;
ii) West London Dyke (Ph. 9-13) added Contract Administration and Design Fees (PO 223637);
iii) West London Dyke Vegetation Removal; and
iv) Fanshawe Dam Repairs, Installation and Construction;

b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated March 23, 2026 as Appendix "A";

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;

d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations.

Motion Passed

9. (2.12) Appointment of Consulting Engineers for the Infrastructure Renewal Program

Motion made by: S. Franke

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the appointment of consulting engineers for the Infrastructure Renewal Program:

a) the following consulting engineers BE APPOINTED to carry out consulting services for the identified Infrastructure Renewal Program funded projects, at the upset amounts identified below, in accordance with the estimate on file, and in accordance with Section 13.3 iii) (a) of the City of London's Procurement of Goods and Services Policy:

i) GEI Consultants Canada Limited, BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2026 Infrastructure Renewal Program Dearness Drive project in accordance with the estimate, on file, at an upset amount of $281,424.00, including 10% contingency, excluding HST;
ii) Archibald, Gray & McKay Engineering Ltd., BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2026 Infrastructure Renewal Program Ontario Street project in accordance with the estimate, on file, at an upset amount of $444,400.00, including 10% contingency, excluding HST;
iii) Spriet Associates London Limited, BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2026 Infrastructure Renewal Program Childers Street and Wilton Avenue project in accordance with the estimate, on file, at an upset amount of $316,905.33, including 10% contingency, excluding HST;
iv) Spriet Associates London Limited, BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2026 Infrastructure Renewal Program Paul Street project in accordance with the estimate, on file, at an upset amount of $318,697.50, including 10% contingency, excluding HST;

b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated March 23, 2026 as Appendix "A";

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;

d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations.

Motion Passed

12. (2.15) W12A Landfill Community Mitigative Measures Fund - First Phase of W12A Community Beautification Plan - Park Construction

Motion made by: S. Franke

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, and based on the approved motion of the W12A Landfill Public Liaison Committee, funding of up to $500,000 BE APPROVED from the W12A Landfill Community Mitigative Measures Fund for construction of a Park on a portion of City of London-owned property located at 3137 Scotland Drive,

noting that construction of the Park is the first phase of W12A Community Beautification Plan.

Motion Passed

13. (2.16) 2026 Watermain Cleaning and Lining Contract Award

Motion made by: S. Franke

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the award of contract for Watermain Cleaning and Lining Services:

a) the bid submitted by Fer-Pal Construction Ltd at its tendered price of $6,956,493.31, including contingency, excluding HST, for Watermain Cleaning and Lining Services be accepted; it being noted that this is the fourth year of a five year contract submitted by Fer Pal Construction Ltd. and where unit prices were carried over from the original tendered contract plus an increase in line with the Consumer Price Index;

b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated March 23, 2026 as Appendix “A”;

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;

d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project; and

e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations.

Motion Passed

17. (2.11) Meadowlily Environmental Assessment – Notice of Completion

Motion made by: S. Franke

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, the following actions be taken with respect to the Meadowlily Schedule ‘B’ Municipal Class Environmental Assessment:

a) the Meadowlily Road Area Schedule “B” Municipal Class Environmental Assessment Executive Summary, as appended to the staff report dated March 23, 2026 as Appendix "A", BE RECEIVED;

b) the Notice of Study Completion for the Project BE FILED with the Municipal Clerk; and

c) the Municipal Class Environmental Assessment Schedule "B"

Project File for the Meadowlily Road Area Class EA BE PLACED on public record for a 30-day review period;

it being noted that the Infrastructure and Corporate Services Committee heard a verbal delegation from J. Ross, Director, Project Manager, Development Engineering (London) Limited with respect to this matter.

Motion Passed

18. (4.1) Pollution Prevention and Control Plan Update Study - Notice of Completion

Motion made by: S. Franke

That on the recommendation of Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the Pollution Prevention and Control Plan Update Study:

a) the Pollution Prevention and Control Plan Update Study Executive Summary ~~attached~~ as Appendix "A", BE RECEIVED;

b) the Notice of Completion BE FILED with the Municipal Clerk; and

c) the Pollution Prevention and Control Plan Update Study report BE PLACED on public record for a 30-day review period;

it being noted that the Infrastructure and Corporate Services Committee received a staff presentation with respect to this matter.

Motion Passed

20. (4.3) Local and Regional Food Producers and Processors in City Managed Facilities

Motion made by: S. Franke

That the Civic Administration BE DIRECTED to report back to a future meeting of the Infrastructure and Corporate Services Committee on policy compliant actions that could be taken to support increased participation of local and regional food producers and processors in food sourcing for City managed facilities, including the use of existing provincial and municipal resources and guidance, while ensuring compliance with the Procurement of Goods and Services Policy and applicable Trade Agreements;

it being noted that the Infrastructure and Corporate Services Committee received a communication dated February 24, 2026 from Councillors S. Franke and H. McAlister with respect to this matter.

Motion Passed

21. (4.4) Enhanced Reporting for Procurement Disqualifications and Bids and Tender Issues

Motion made by: S. Franke

That the communication dated March 16, 2026, from Councillor S. Stevenson, with respect to Enhanced Reporting for Procurement Disqualifications and Bids & Tender Issues, BE RECEIVED.

Motion Passed

22. (4.5) Request for Update on Potential Funding Gaps

Motion made by: S. Franke

That the communication dated March 16, 2026 from Councillor S. Stevenson with respect to a Request for an Update on Potential Funding Gaps, BE RECEIVED.

Motion Passed

23. (4.6) Contracts for Enwave Steam Service Transitions

Motion made by: S. Franke

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to providing alternative heating, domestic hot water and humidification for City Hall; Centennial Hall; Central Library and Museum London:

a) in accordance with Section 20 (Cooperative Purchasing) of the Procurement of Goods and Services Policy, the Civic Administration BE AUTHORIZED to procure building solutions through Kinetic Group Procurement Organization (“Kinetic”), which has conducted an open and competitive procurement process compliant with applicable Trade Agreements;

b) the Civic Administration BE AUTHORIZED to enter into a Canadian Construction Documents Committee Design Build Stipulated Price Contract (CCDC 14 – 2013) with Trane Canada ULC, utilizing the pricing and terms and conditions established under the Kinetic cooperative purchasing framework (RFSO 23-01 – HVAC Equipment, Installation, Services and Related Products and Services), for the design and implementation of essential building heating, domestic hot water and humidification systems for City Hall, Centennial Hall, Central Library and Museum London;

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the authorization set out in parts a) and b) above;

d) the additional financing for the projects BE APPROVED as outlined in the Source of Financing report, as appended to the staff report dated March 23, 2026 as Appendix "A"; and

e) the Mayor and the City Clerk BE AUTHORIZED to execute the Agreements.

Motion Passed

10. (2.13) Contract Award: Tender RFT-2025-270 and Appointment of Consulting Engineer - Highbury Avenue South Reconstruction

Motion made by: S. Franke

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the award of contract for Highbury Avenue South Reconstruction project (RFT-2025-270):

a) the bid submitted by J-AAR Civil Infrastructures Limited, at its tendered price of $25,455,593.35, excluding HST, BE ACCEPTED; it being noted that the bid submitted by J-AAR Civil Infrastructures was the lowest of 4 bids received and meets the City's specifications and requirements and is in accordance with Section 28.2 i) of the City of London's Procurement of Goods and Services Policy, following an Open Competitive Process conducted in compliance with applicable trade agreements;

b) Parsons Inc., BE AUTHORIZED to complete the contract administration and construction inspection for this project in accordance with the estimate, on file, at an upset amount of $2,012,983.50 excluding HST, under Limited Tendering LT-2026-315, in accordance with Section 13.3 iii) (a) of the City of London's Procurement of Goods and Services Policy;

c) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated March 23, 2026 as Appendix "A";

d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;

e) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultants for the work;

f) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract for the material to be supplied and the work to be done relating to this project (RFT-2025-270); and

g) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations.

At 2:50 PM, His Worship Mayor J. Morgan, places Deputy Mayor S. Lewis in the Chair.
At 2:52 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: H. McAlister
Seconded by: Mayor J. Morgan

That the motion BE AMENDED to add a new part that reads as follows:

h) the transfer of responsibility to the Province of Ontario for Highbury Avenue from the Thames River South Branch to the south City Limits BE ENDORSED by City Council and this resolution be forwarded to the Ministry of Transportation.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Absent: (1): J. Pribil

Motion Passed (14 to 0)

Motion made by: S. Franke
Seconded by: P. Van Meerbergen

That the motion, as amended, BE APPROVED.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, and D. Ferreira

Nays: (1): S. Hillier

Absent: (1): J. Pribil

Motion Passed (13 to 1)

Item 10, clause 2.13, as amended, reads as follows:

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the award of contract for Highbury Avenue South Reconstruction project (RFT-2025-270):

a) the bid submitted by J-AAR Civil Infrastructures Limited, at its tendered price of $25,455,593.35, excluding HST, BE ACCEPTED; it being noted that the bid submitted by J-AAR Civil Infrastructures was the lowest of 4 bids received and meets the City's specifications and requirements and is in accordance with Section 28.2 i) of the City of London's Procurement of Goods and Services Policy, following an Open Competitive Process conducted in compliance with applicable trade agreements;

b) Parsons Inc., BE AUTHORIZED to complete the contract administration and construction inspection for this project in accordance with the estimate, on file, at an upset amount of $2,012,983.50 excluding HST, under Limited Tendering LT-2026-315, in accordance with Section 13.3 iii) (a) of the City of London's Procurement of Goods and Services Policy;

c) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated March 23, 2026 as Appendix "A";

d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;

e) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultants for the work;

f) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract for the material to be supplied and the work to be done relating to this project (RFT-2025-270);

g) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations; and,

h) the transfer of responsibility to the Province of Ontario for Highbury Avenue from the Thames River South Branch to the south City Limits BE ENDORSED by City Council and this resolution be forwarded to the Ministry of Transportation.

11. (2.14) Contract Award: Tender RFT-2025-269 and Appointment of Consulting Engineer - Western Road and Sarnia Road/Philip Aziz Avenue Corridor and Intersection Improvements Phase 1

Motion made by: S. Franke

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the award of contract for the first phase of the Western Road and Sarnia Road/Philip Aziz Avenue Corridor and Intersection Improvements project (RFT-2025-269):

a) the bid submitted by Bre-Ex Construction Inc, at its tendered price of $12,897,679.22, excluding HST, BE ACCEPTED; it being noted that the bid submitted by Bre-Ex Construction Inc was the lowest of three bids received and meets the City's specifications and requirements and is in accordance with Section 28.2 i) of the City of London Procurement of Goods and Services Policy, following an Open Competitive Process conducted in compliance with applicable trade agreements;

b) the Deputy City Manager, Environment and Infrastructure (or delegate) BE AUTHORIZED, within the approved project contingency of $1,300,000, 000 excluding HST, to approve contract change orders and amendments within the original scope of work, in accordance with Section 29.2 of the Procurement of Goods and Services Policy;

c) AECOM Canada ULC, BE AUTHORIZED to complete the contract administration and construction inspection for this project in accordance with the estimate, on file, at an upset amount of $1,095,436.00 excluding HST, under Limited Tendering LT-2026-054, in accordance with Section 13.3 iii) (a) of the City of London's Procurement of Goods and Services Policy;

d) the Deputy City Manager, Environment and Infrastructure (or delegate) BE AUTHORIZED to approve Agreements and Memorandums of Understanding between the Corporation of the City of London, Western University, and public utility companies in relation to the cost-sharing of servicing contained within Western Road and Sarnia Road/Philip Aziz Avenue Corridor and Intersection Improvements – Phase 1 project;

e) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated March 23, 2026 as Appendix "A";

f) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;

g) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultants for the work;

h) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract for the material to be supplied and the work to be done relating to this project (RFT-2025-269); and

i) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other agreement documents, if required, to give effect to these recommendations.

Motion made by: S. Franke
Seconded by: Mayor J. Morgan

That the motion BE AMENDED in part b) to correct the amount of the approved project contingency to $1,300,000 excluding HST

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Absent: (1): J. Pribil

Motion Passed (14 to 0)

Motion made by: S. Franke
Seconded by: Mayor J. Morgan

That the motion, as amended, BE APPROVED.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Absent: (1): J. Pribil

Motion Passed (14 to 0)

Item 11, clause 2.14, as amended, reads as follows:

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the award of contract for the first phase of the Western Road and Sarnia Road/Philip Aziz Avenue Corridor and Intersection Improvements project (RFT-2025-269):

a) the bid submitted by Bre-Ex Construction Inc, at its tendered price of $12,897,679.22, excluding HST, BE ACCEPTED; it being noted that the bid submitted by Bre-Ex Construction Inc was the lowest of three bids received and meets the City's specifications and requirements and is in accordance with Section 28.2 i) of the City of London Procurement of Goods and Services Policy, following an Open Competitive Process conducted in compliance with applicable trade agreements;

b) the Deputy City Manager, Environment and Infrastructure (or delegate) BE AUTHORIZED, within the approved project contingency of $1,300,000.00 excluding HST, to approve contract change orders and amendments within the original scope of work, in accordance with Section 29.2 of the Procurement of Goods and Services Policy;

c) AECOM Canada ULC, BE AUTHORIZED to complete the contract administration and construction inspection for this project in accordance with the estimate, on file, at an upset amount of $1,095,436.00 excluding HST, under Limited Tendering LT-2026-054, in accordance with Section 13.3 iii) (a) of the City of London's Procurement of Goods and Services Policy;

d) the Deputy City Manager, Environment and Infrastructure (or delegate) BE AUTHORIZED to approve Agreements and Memorandums of Understanding between the Corporation of the City of London, Western University, and public utility companies in relation to the cost-sharing of servicing contained within Western

Road and Sarnia Road/Philip Aziz Avenue Corridor and Intersection Improvements – Phase 1 project;

e) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated March 23, 2026 as Appendix "A";

f) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;

g) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultants for the work;

h) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract for the material to be supplied and the work to be done relating to this project (RFT-2025-269); and

i) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other agreement documents, if required, to give effect to these recommendations.

14. (2.1) Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination) Annual Report - January 1, 2024 to December 31, 2025

Motion made by: S. Franke

That, on the recommendation of the Deputy City Manager, Enterprise Supports, the report regarding the Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination) BE RECEIVED for information purposes.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Absent: (1): J. Pribil

Motion Passed (13 to 1)

15. (2.2) Revised Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination) (Relates to Bill No. 137)

Motion made by: S. Franke

That, on the recommendation of the Deputy City Manager, Enterprise Supports, and with the concurrence of the City Manager, the following actions be taken with respect to the Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination):

a) the proposed by-law, being the “Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination), as appended to the staff report dated March 23, 2026 as Appendix “A”, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026, to delete and replace Schedule “A” to the by-law; and

b) the Civic Administration BE DIRECTED to review and update all policies, procedures, and web-based content that refers to the Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination);

it being noted that a communication dated March 13, 2026 from Councillor S. Stevenson was received with respect to this matter.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Absent: (1): J. Pribil

Motion Passed (13 to 1)

16. (2.9) Final Program Design for BetterHomes London (Relates to Bill No. 133)

Motion made by: S. Franke

That on the recommendation of the Deputy City Manager, Environment & Infrastructure, the following actions be taken;

a) the proposed by-law, as appended to the staff report dated March 23, 2026 as Appendix “A”, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026, to:

i) APPROVE the Template for a Property Owner Agreement, attached as ‘Schedule 1’, between the City of London and the property owner outlining the terms of the financing loan and, if applicable, program incentives being offered;
ii) AUTHORIZE the Director, Climate Change, Environment & Waste Management, as the Duly Authorized Officer to approve and execute the Property Owner Agreements between the City of London and the property owner; and
iii) APPROVE the Template for a by-law, attached as ‘Schedule 2’, to authorize the issue of a Local Improvement Charge for energy efficiency and water conservation works on a private residential property.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Absent: (1): J. Pribil

Motion Passed (13 to 1)

19. (4.2) Smart Commute London: Additional Details and Memorandum of Understanding (MOU) Extension

Motion made by: S. Franke

That on the recommendation of the Deputy City Manager, Environment & Infrastructure, with respect to the Council resolution dated February 11, 2026, to refer the “Smart Commute MOU Extension” report to a future meeting of the Infrastructure and Corporate Services Committee, to allow the Civic Administration to provide more information to the Committee with respect to this program:

a) the report BE RECEIVED for information;

b) the Deputy City Manager of Environment and Infrastructure BE AUTHORIZED to approve and execute the upcoming Smart Commute Memorandum of Understanding (MOU) Amendment and Extension Agreement and any future Smart Commute Association MOUs; and

c) the Civic Administration report back in March 2027 with an update regarding the effectiveness of the Smart Commute London program;

it being noted that the Infrastructure and Corporate Services Committee received a staff presentation with respect to this matter.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Trosow, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (2): S. Stevenson, and C. Rahman

Absent: (1): J. Pribil

Motion Passed (12 to 2)

8.4 5th Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 5th Report of the Planning and Environment Committee BE APPROVED, with the exception of item 13 (3.8).

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Absent: (1): J. Pribil

Motion Passed (14 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 2025 Building Services, Annual Report

Motion made by: S. Lehman

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the staff report dated March 10, 2026, with respect to the 2025 Building Services, Annual Report, BE RECEIVED.

Motion Passed

3. (2.2) 455 Highbury Avenue North – Tree Protection Area

Motion made by: S. Lehman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report dated March 10, 2026, with respect to the 455 Highbury Avenue North Tree Protection Area, BE RECEIVED.

Motion Passed

4. (2.3) Bill 60, Fighting Delays, Building Faster Act, 2025, Information Report

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the staff report dated March 10, 2026, with respect to Bill 60, Fighting Delays, Building Faster Act, 2025, BE RECEIVED.

Motion Passed

5. (2.4) 2nd Report of the Community Advisory Committee on Planning

Motion made by: S. Lehman

That the 2nd Report of the Community Advisory Committee on Planning from its meeting held on February 19, 2026, BE RECEIVED.

Motion Passed

6. (3.1) Demolition Request for Heritage Listed Property - 174 Wellington Road

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, with respect to the staff report dated March 10, 2026, with respect to the demolition request, the property located at 174 Wellington Road BE REMOVED from the Register of Cultural Heritage Resources;

it being noted that documentation including a detailed 3D model and elevation drawings of the exterior of the building will be completed prior to demolition of the building on the property at 174 Wellington Road;

it being pointed out that the following individual a made verbal presentations at the public participation meeting held in conjunction with these matters:
- A.M. Valastro;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion Passed

7. (3.2) Request to Remove the Heritage Listed Properties at 788-790 Dundas Street from the Register of Cultural Heritage Resources

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the staff report dated March 10, 2026, with respect to the properties located at 788 Dundas Street and 790 Dundas Street BE REMOVED from the Register of Cultural Heritage Resources;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:
- H. Garrett, Zelinka Priamo Ltd.;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion Passed

8. (3.3) Request to Remove the Heritage Listed Property at 535-537 Talbot Street/105 Kent Street from the Register of Cultural Heritage Resources

Motion made by: S. Lehman

That on the recommendation of the Director, Planning and Development, the staff report dated March 10, 2026, with respect to the property located at 535-537 Talbot Street/105 Kent Street BE REMOVED from the Register of Cultural Heritage Resources;

it being noted that the property owner be encouraged to salvage building materials from the existing building for re-use elsewhere;

it being further noted that the Planning and Environment Committee received the following communication with respect to this matter:
- a communication date March 9, 2026, from J. Reaney, President, London and Middlesex Historical Society;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:
- J. Flemming, City Planning Solutions; and,
- A.M. Valastro;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion Passed

9. (3.4) Amendment to Heritage Designating By-law - 513-531 Talbot Street

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, with respect to the staff report dated March 10, 2026, related to the heritage designated property at 513-531 Talbot

Street, the following actions be taken:

a) notice BE GIVEN under the provisions of Section 30.1(4) of the Ontario Heritage Act, R.S.O 1990, c. O.18, of the Municipal Council's intention to pass a technical amendment to By-law No. L.S.P.-3318-193 with the amended Statement of Cultural Heritage Value or Interest as appended to the above-noted staff report as Appendix "D"; and,

b) should no objection be received to the Municipal Council's notice of proposed amendment, an amending by-law BE INTRODUCED at a future meeting of the Municipal Council immediately following the end of the objection period;

it being noted that should an objection to the Municipal Council's notice of intention to pass a technical amendment to By-law No. L.S.P.-3318-193 be received, a subsequent staff report will be prepared;

it being further noted that should an appeal to the passage of the amended by-law be received, the City Clerk will refer the appeal to the Ontario Land Tribunal;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:
- J. Flemming, City Planning Solutions; and,
- A.M. Valastro;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion Passed

10. (3.5) 325 Grey Street - Z-26010 (Relates to Bill No. 149)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Blue Cactus Holdings Inc. (Zelinka Priamo Ltd.) relating to the property located at 325 Grey Street, the proposed by-law as appended to the staff report dated March 10, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), to change the zoning of the subject property FROM a Residential R3 (R3-1) Zone TO a Residential R8 Special Provision (R8-1(_)) Zone;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:
- A. Richards, Zelinka Priamo Ltd.;
- K. Milczarek;
- A.M. Valastro;

it being noted that the Municipal Council approves this application for the following reasons:

• the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
• the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, Place Type policies, and the Our Tools policies; and,
• the recommended amendment facilitates an appropriate use in a suitable location within the Built-Area Boundary and the Primary Transit Area at a scale and intensity that can be suitably accommodated and will contribute to achieving a diverse range and mix of housing options in the area;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion Passed

11. (3.6) 6712 James Street - Z-26001 (Relates to Bill No. 150)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of The Corporation of the City of London c/o Siv-ik Planning & Design relating to the property located at 6712 James Street:

a) the proposed by-law as appended to the staff report dated March 10, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), to change the zoning of the subject property FROM a Residential R1 (R1-10) Zone, TO a Residential R1 Special Provision (R19(*)) Zone, a Residential R1 Special Provision (R1-9(**)) Zone, and a Residential R4 Special Provision (R4-6(*)) Zone;

b) the Civic Administration BE DIRECTED to use best efforts to offset the anticipated tree loss resulting from the development of 6712 James Street by undertaking enhanced tree planting initiatives on suitable City owned lands associated with Municipal Housing and Industrial Development projects;

it being noted that the Planning and Environment Committee received the following communication with respect to this matter:
• a communication dated March 6, 2026, from L. Sooley, Siv-ik Planning and Design;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:
• A.M. Valastro;

it being noted that the Municipal Council approves this application for the following reasons:
• the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
• the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building Policies, and the Neighbourhoods Place Type policies; and,

- the recommended amendment would permit residential intensification that is appropriate for the existing and planned context of the site and surrounding neighbourhood;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion Passed

12. (3.7) 724 York Street - Z-26007 (Relates to Bill No. 151)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 724 York Street Inc. relating to the property located at 724 York Street:

a) the proposed by-law as appended to the staff report dated March 10, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), to change the zoning of the subject property FROM a Restricted Service Commercial (RSC2/RSC4) Zone TO a holding Residential R8 Special Provision/Restricted Service Commercial (h-4*R84(_)/RSC2/RSC4) Zone; and,

b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
i) explore opportunities for common outdoor amenity areas, green spaces, and additional landscaping on site to support the addition of residential uses in this predominately commercial context; and
ii) implementation of the recommendations of the Noise Study, including the recommended mitigation measures;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:
- O. Alchits, Strik Baldinelli Moniz Ltd.;

it being noted that the Municipal Council approves this application for the following reasons:
- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Urban Corridors Place Type policies; and,
- the recommended amendment would permit residential intensification that is appropriate for the existing and planned context of the site and surrounding neighbourhood;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matter

Motion Passed

14. (3.9) 50 Southbridge Drive - OZ-26002 (Relates to Bill No.'s 136 and 152)

Motion made by: S. Lehman

That, the following actions be taken with respect to the application of Pulse Communities (Rhythm II) Inc. (c/o Zelinka Priamo Ltd.) relating to the property located at 50 Southbridge Drive:

a) the proposed by-law as appended to the staff report dated March 10, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026, to amend the Southwest Area Secondary Plan (SWAP), by ADDING a specific policy to the Central Longwoods Residential Neighbourhood;

b) the revised attached by-law BE INTRODUCED at the Municipal Council meeting on March 31, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), as amended in part the above-noted part a), to change the zoning of the subject property FROM a Residential R5 Special Provision (R54(22)) Zone and a Residential R6 Special Provision (R6- 5(50)) Zone TO a Residential R9 Special Provision (R9-7(_)) Zone; and,

c) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
i) provide all-season landscaping including trees along the multi-use path and Southbridge Drive to visually enhance the development and enhance the pedestrian environment;

d) pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law as the proposed density is consistent with and implements the development proposal described in the Notice of Application and Public Meeting;

it being pointed out that the following individual made a verbal presentation at the public participation meeting held in conjunction with these matters:
- L. Jaimeson, Zelinka Priamo Ltd.;

it being noted that the Municipal Council approves this application for the following reasons:
- the recommended amendments are consistent with the Provincial Planning Statement, 2024 (PPS), which encourages growth in settlement areas and land use patterns based on densities and a mix of land uses that provide for a range of uses and opportunities for intensification and redevelopment;
- the recommended amendments conform to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies;
- the recommended amendments conform to the Southwest Area Secondary Plan, including but not limited to the Central Longwoods Residential Neighbourhood policies; and,
- the recommended amendments would permit an appropriate form of development at an intensity that can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance,

taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion Passed

15. (3.10) Modification to Flood Plain and Two Zone Concept - Amendments to The London Plan - OZ-25102

Motion made by: S. Lehman

That the staff report dated March 10, 2026, with respect to Modification to Flood Plain and Two Zone Concept – Amendments to The London Plan, BE REFERRED back to the Civic Administration for further engagement with relevant stakeholders with regard to the change in direction proposed, for additional review with regard to changes being implemented by the Province of Ontario with regard to the structure and mandate of Conservation Authorities, and to complete the work on the mapping changes referenced in the report and bring those forward with recommendations to a future meeting of Planning and Environment Committee in the next term of Council;

it being noted that the Planning and Environment Committee received the following communications with respect to this matter:
- a communication dated March 6, 2026, from J. Lumsden, PenEquity Realty Corporation;
- a communication dated Februay 26, 2026, from A. Vanderluis, Auburn Developments; and,
- a communication March 9, 2026, from D. Sikelero Elsenbruch, Zelinka Priamo Ltd.;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:
- J. Spreet;
- M. Wallace, London Development Institute;
- A.M. Valastro; and,
- D. Sikelero Elsenbruch, Zelinka Priamo Ltd.;
- B. Samuels;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

Motion Passed

16. (5.1) Deferred Matters List

Motion made by: S. Lehman

That the Deferred Matters List BE RECEIVED.

Motion Passed

13. (3.8) 929 Cheapside Street - Z-26003

Motion made by: S. Lehman

That the application from 929 Cheapside Inc. (c/o Monteith Brown Planning Consultants) relating to the property located at 929 Cheapside Street BE REFUSED;

it being noted that Municipal Council's rationale for supporting refusal of the application include the following reasons:
i) the requested special provisions do not conform to the policies of The London Plan, including but not limited to the City Building policies and Neighbourhoods Place Type policies;
ii) the requested special provisions would facilitate a form of development that is too intense for the subject lands; and,
iii) the proposed number of vehicular and bicycle parking spaces is insufficient to accommodate the proposed number of units;

it being noted that the Planning and Environment Committee received the following communications with respect to this matter:
- a communication dated March 3, 2026, from S. Wild-Coles; and,
- a communication dated March 5, 2026, from C. Butler;

it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:
- A. Lagrou, Monteith Brown Planning Consultants;
- J. Wild;
- C. Curch;
- A. Kiricenko;
- B. Yosa;
- S. Ord;
- A. Wild;
- A. Robey;
- B. Burke
- C. Jovic;
- S. Riley;
- A. Ball;
- B. Samuels;
- I. Hahn;
- M. Azaveto;
- C. Hinds;
- M. Khawaja;
- D. Deramante;
- K. Doncaster;
- A.M. Valastro;
- N. Shea;

it being acknowledged that any and all oral and written submissions from the public, related to this application have been, on balance, taken into consideration by Council as part of its deliberations and final decision regarding these matters.

At 3:22 PM, His Worship Mayor J. Morgan, places Councillor S. Franke in the Chair.
At 3:25 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: S. Lewis
Seconded by: A. Hopkins

That the application from 929 Cheapside Inc. (c/o Monteith Brown Planning Consultants) relating to the property located at 929 Cheapside Street BE REFERRED back to Civic Administration to allow for the submission and review of a revised application addressing elements of the requested special provisions in the original application, including, but not limited to, the parking ratio;

and that Civic Administration report back to a future meeting of the Planning and Environment Committee on the revised application;

it being noted that the applicant has requested this referral and has voluntarily committed, in writing and on the public Added Council agenda, to suspend any appeal to the Ontario Land Tribunal for non-decision for a period of 90 days (until 29 June 2026).

Yeas: (10): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, and S. Hillier

Nays: (4): S. Stevenson, S. Trosow, C. Rahman, and D. Ferreira

Absent: (1): J. Pribil

Motion Passed (10 to 4)

9. Added Reports

At 3:26 PM, Councillor S. Trosow leaves the meeting.

At 3:28 PM, Councillor D. Ferreira leaves the meeting.

Motion made by: S. Franke

That the 6th Report of the Council, In Closed Session BE APPROVED.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, and S. Hillier

Absent: (3): J. Pribil, S. Trosow, and D. Ferreira

Motion Passed (12 to 0)

That clause 1 and 2 of the 6th Report of the Council, In Closed Session, read as follows:

1. RBC Place – DoubleTree Lease

That, on the recommendation of the City Manager, with respect to the RBC Place – DoubleTree Lease, the following actions be taken:

a) the request from the London Convention Centre Corporation (with business name RBC Place London) to enter into a lease agreement with Holloway Lodging Limited Partnership to lease space in the DoubleTree Ballroom located at 300 King Street, London Ontario, from January 1, 2028 to December 31, 2030, if the purpose of doing so is for the object of the London Convention Centre Corporation set out in subsection 2(2) of the City of London Act, 1992, being to “maintain, operate, manage, market and promote the convention centre for the benefit of the City and the people of the City of London” BE APPROVED; and
b) the Civic Administration BE AUTHORIZED to undertake all administrative steps necessary in connection with this lease extension. (6.1/5/SPPC)

2. Property Acquisition – Hamilton Road / SE Thames River, Parks

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Parks and Forestry, Environment and Infrastructure, on the advice of the Director, Realty Services, with respect to Part lot 8, concession 1, Westminster & Part 1 foot reserve abutting Cardinal Lane plan 747, designated as parts 4 & 25 on 33R9372, except part 8 on plan 33R19767, being all of PIN 08198-0136; and Part lot 8 BF concession "B", Westminster, designated as part 1 on plan 33R18787; being all of PIN 08198-

0125 being the property in the City of London as shown in Appendix “B”, the following actions be taken:

a) the offer submitted by Robert Cline (the “Vendor”), to sell the subject property to the City, for the sum of $235,720.00 BE ACCEPTED, subject to the terms and conditions as set out in the agreement attached as Appendix “C”; and
b) the financing for this acquisition BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix “A”. (6.1/6/ICSC)

That progress was made with respect to items 4.2 and 4.4 as noted on the public agenda. (6.2/5/SPPC) (6.1/5/PEC)

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

At 3:30 PM, Councillor D. Ferreira enters the meeting.

Motion made by: S. Lewis
Seconded by: P. Cuddy

That Introduction and First Reading of Bill No.’s 133, 137, and 141, BE APPROVED.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Absent: (2): J. Pribil, and S. Trosow

Motion Passed (12 to 1)

Motion made by: S. Lewis
Seconded by: P. Cuddy

That Second Reading of Bill No.’s 133, 137, and 141, BE APPROVED.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Absent: (2): J. Pribil, and S. Trosow

Motion Passed (12 to 1)

Motion made by: S. Lewis
Seconded by: P. Cuddy

That Third Reading and Enactment of Bill No.’s 133, 137, and 141, BE APPROVED.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Absent: (2): J. Pribil, and S. Trosow

Motion Passed (12 to 1)

Motion made by: S. Lewis
Seconded by: P. Cuddy

That Introduction and First Reading of Bill No.'s 147 and 148, BE APPROVED.

Yeas: (11): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (2): S. Stevenson, and P. Van Meerbergen

Absent: (2): J. Pribil, and S. Trosow

Motion Passed (11 to 2)

At 3:34 PM, Councillor S. Trosow enters the meeting.

Motion made by: P. Cuddy
Seconded by: S. Lewis

That Second Reading of Bill No.'s 147 and 148, BE APPROVED.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (2): S. Stevenson, and P. Van Meerbergen

Absent: (1): J. Pribil

Motion Passed (12 to 2)

Motion made by: S. Lewis
Seconded by: P. Cuddy

That Third Reading and Enactment of Bill No.'s 147 and 148, BE APPROVED.

Yeas: (12): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (2): S. Stevenson, and P. Van Meerbergen

Absent: (1): J. Pribil

Motion Passed (12 to 2)

Motion made by: P. Cuddy
Seconded by: S. Lewis

That Introduction and First Reading of Bill No.'s 128 to 152, including Added Bill No.'s 153 and 154, BE APPROVED, with the exception of Bill No.'s 133, 137, 141, 147 and 148.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Absent: (1): J. Pribil

Motion Passed (14 to 0)

Motion made by: P. Cuddy
Seconded by: S. Lewis

That Second Reading of Bill No.'s 128 to 152, including Added Bill No.'s 153 and 154, BE APPROVED, with the exception of Bill No.'s 133, 137, 141, 147 and 148.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Absent: (1): J. Pribil

Motion Passed (14 to 0)

Motion made by: S. Lewis
Seconded by: P. Cuddy

That Third Reading and Enactment of Bill No.'s 128 to 152, including Added Bill No.'s 153 and 154, BE APPROVED, with the exception of Bill No.'s 133, 137, 141, 147 and 148.

Yeas: (14): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Absent: (1): J. Pribil

Motion Passed (14 to 0)

Motion made by: P. Cuddy
Seconded by: S. Lewis

That Introduction and First Reading of Added Bill No.155, BE APPROVED.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Absent: (1): J. Pribil

Motion Passed (13 to 1)

Motion made by: P. Cuddy
Seconded by: S. Lewis

That Second Reading of Added Bill No. 155, BE APPROVED.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Absent: (1): J. Pribil

Motion Passed (13 to 1)

Motion made by: S. Lewis
Seconded by: P. Cuddy

That Third Reading and Enactment of Added Bill No. 155, BE APPROVED.

Yeas: (13): Mayor J. Morgan, H. McAlister, S. Lewis, P. Cuddy, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (1): S. Stevenson

Absent: (1): J. Pribil

Motion Passed (13 to 1)

The following Bills are enacted as By-laws of The Corporation of the City of London:

Bill No. 128	By-law No. A.-8700-93 - A by-law to confirm the proceedings of the Council Meeting held on the 31st day of March, 2026 (City Clerk)
Bill No. 129	By-law No. A.-8701-94 - A by-law to approve Contribution Agreements with Zerin Development Corporation and Perpetually Innovative Developments Inc. and 2614442 Ontario Inc. for affordable housing developments at 1364-1408 Hyde Park Road. (2.5/4/CPSC)
Bill No. 130	By-law No. A.-8702-95 - A by-law setting tax ratios for property classes in 2026. (2.6a/6/ICSC)
Bill No. 131	By-law No. A.-8703-96 - A by-law levying tax rates for property classes in 2026. (2.6b/6/ICSC)
Bill No. 132	By-law No. A.-8704-97 - A by-law levying rates for 2026 for school purposes in the City of London. (2.7/6/ICSC)
Bill No. 133	By-law No. A.-8705-98 - A by-law to approve templates for documents and by-laws for use in the administration of the BetterHomes London home energy retrofit program. (2.9/6/ICSC)
Bill No. 134	By-law No. A-54-26021 - A by-law to amend By-law No. A-54 entitled, "A by-law to establish an Administrative Monetary Penalty System for the enforcement of certain by-laws of The Corporation of the City of London." (3.1c/4/CPSC)
Bill No. 135	By-law No. A-62-26002 - A by-law to amend By-law A-62 being "A by-law to establish and adopt various fees and charges for services and activities provided by The Corporation of the City of London." (3.1b/4/CPSC)
Bill No. 136	By-law No. C.P.-1512(fv)-99 - A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to 50 Southbridge Drive. (3.9a/5/PEC)

Bill No. 137	By-law No. CPOL.-396(c)-100 - A by-law to amend By-law No. CPOL.-396- 7, as amended, being “Respectful Workplace Policy (Anti-Harassment/Anti-Discrimination)” by deleting and replacing Schedule “A”. (2.2/6/ICSC)
Bill No. 138	By-law No. E.-196-101 - A by-law to establish the 2026 Municipal Election Compliance Audit Committee in accordance with section 88.37 of the Municipal Elections Act, 1996, as amended. (2.8a/6/ICSC)
Bill No. 139	By-law No. E.-197-102 - A by-law to approve the appointments to the Municipal Election Compliance Audit Committee for the 2026 Municipal Election in accordance with section 88.37 of the Municipal Elections Act, 1996, as amended. (2.8b/6/ICSC)
Bill No. 140	By-law No. L.-131(n)-103 - A by-law to amend By-law L.-131-16 being "A by-law to license and regulate various businesses in the City of London." with respect to Schedule 21, - Short-term Accommodations. (3.1a/4/CPSC)
Bill No. 141	By-law No. PR-2-26008 - A by-law to amend By-law No. PR-2, being “A by-law relating to the use, protection and regulation of public parks and recreation areas in the City of London” to update the age of children permitted in opposite gender facilities when accompanied by a parent, guardian, caregiver or caretaker. (2.3/4/CPSC)
Bill No. 142	By-law No. S.-6440-104 - A by-law to assume certain works and services in the City of London. (Highland Ridge Subdivision Phase 2, Plan 33M-657) (Deputy City Manager, Environment & Infrastructure)
Bill No. 143	By-law No. S.-6441-105 - A by-law to assume certain works and services in the City of London. (Old Victoria East Phase 1, Plan 33M-735) (Deputy City Manager, Environment & Infrastructure)
Bill No. 144	By-law No. S.-6442-106 - A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Oriole Drive; and as part of Doyle Drive) (City Surveyor – to provide for unobstructed legal access through the subdivisions, registration of Plan 33M-735 requires 0.3m reserves on Plan 33M-732 be dedicated as public highway; and registration of Plan 33M-732 requires dedication of 0.3m reserves on abutting plan 33M-735 be dedicated as public highway)
Bill No. 145	By-law No. S.-6443-107 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (for the purposes of a public highway for pedestrian use only, south of Darwin Crescent) (City Surveyor – for walkway dedication purposes, pursuant to registration of Plan 33M-855)
Bill No. 146	By-law No. S.-6444-108 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (to be known as Blakie Road) (City Surveyor – for road dedication purposes)
Bill No. 147	By-law No. W.-5725-109 - A by-law to authorize the Wellington Gateway – Vehicle Rapid Transit (Project RT1430-1E). (2.10/4/ICSC)
Bill No. 148	By-law No. W.-5726-110 - A by-law to authorize the East London Link – VE Rapid Transit (Project RT1430-3E). (2.10/4/ICSC)
Bill No. 149	By-law No. Z.-1-263429 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 325 Grey Street. (3.5/5/PEC)

Bill No. 150	By-law No. Z.-1-263430 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 6712 James Street. (3.6/5/PEC)
Bill No. 151	By-law No. Z.-1-263431 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 724 York Street. (3.7/5/PEC)
Bill No. 152	By-law No. Z.-1-263432 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 50 Southbridge Drive. (3.9b/5/PEC)
Bill No. 153	By-law No. A.-8706-111 - A by-law to authorize and approve a Purchase and Sale Agreement between The Corporation of the City of London and Robert Cline, for the acquisition of the properties located on the east side of Hamilton Road and being all of PIN 08198-0136 and all of PIN 08198-0125, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/6/ICSC)
Bill No. 154	By-law No. A.-8707-112 - A by-law to provide written approval for the London Convention Centre Corporation (having the Business Name “RBC Place London”) to enter into a lease with Halloway Lodging Limited Partnership, in accordance with s. 3.1 of By-law No. A-6866-270, as amended. (6.1/5/SPPC)
Bill No. 155	By-law No. L.-131(o)-113 - A by-law to amend By-law L.-131-16 being "A by-law to license and regulate various businesses in the City of London." with respect to Schedule 21 – Short-term Accommodations, establishing an occupancy exemption for Hosted Short-Term Accommodations. (3.1a/4/CPSC)

14. Adjournment

Motion made by: P. Van Meerbergen
Seconded by: D. Ferreira

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 3:38 PM.

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Josh Morgan, Mayor

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Michael Schulthess, City Clerk