Council

Minutes

7th Meeting of Council
April 28, 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, D. Ferreira, S. Hillier
Absent:	E. Peloza
Also Present:	S. Datars Bere, B. Baar, A. Barbon, A. Beauregard, M. Butlin, S. Corman, K. Dickins, D. Escobar, M. Feldberg, A. Hovius, D. Kramers, S. Mathers, H. McNeely, J. Paradis, T. Pollitt, K. Scherr, M. Schulthess, E. Skalski, C. Smith, T. Turner Remote Attendance: E. Bennett, I. Collins, C. Cooper, C. Green, J. John, P. Lupa, M. Macaulay, K. Murray, S. Tatavarti The meeting is called to order at 1:02 PM; it being noted that Deputy Mayor S. Lewis (2:45 PM), Councillors S. Franke (at 2:53 PM), and S. Hillier (at 3:22 PM), were in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

2. Recognitions

None.

At 1:08 PM Deputy Mayor S. Lewis enters the meeting.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: P. Cuddy
Seconded by: H. McAlister

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

4.1 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. (6.1/7/ICSC)

4.2 Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations
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; 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. (6.2/7/ICSC)

4.3 Solicitor-Client Privilege
A matter pertaining to the security of the property of the municipality; advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (6.1/6/PEC)

4.4 Solicitor-Client Privilege / Personal Matters About Identifiable Individuals
A matter pertaining to solicitor-client privileged advice and pertaining to information regarding an identifiable person or persons. (6.1/6/CPSC)

4.5 Land Acquisition / Solicitor-Client Privilege / Trade Secret, Scientific, Technical, Commercial, Financial or Labour Relations Information Supplied to the Corporation in Confidence / Position, Plan, Procedure, Criteria or Instruction for Negotiation
A matter pertaining to the proposed or pending lease 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. (6.2/6/CPSC)

4.6 Security of Property
A matter pertaining to the security of the property of the municipality. (6.3/6/CPSC)

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

Absent: (2): S. Franke, and E. Peloza

Motion Passed (13 to 0)

That Council convenes In Closed Session, from 1:14 PM to 2:47 PM.

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

5.1 6th Meeting held on March 31, 2026

At 2:47 PM, Councillor S. Hillier leaves the meeting.

At 2:52 PM, Councillor S. Franke enters the meeting remotely.

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

That the Minutes of the 6th Meeting of the Municipal Council, held on March 31, 2026, BE APPROVED.

Yeas: (12): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and D. Ferreira

Absent: (3): S. Lewis, E. Peloza, and S. Hillier

Motion Passed (12 to 0)

6. Communications and Petitions

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

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

6.3 Recycling Services for Non-Eligible Sources at the EnviroDepot and Green Bins for Small Businesses on Curbside Collection Routes
1. I. Stahl

6.4 Renovictions: Rental Unit Repair Licensing Program One Year Update
1. K. M. Pagniello, Executive Director and Lawyer, Neighbourhood Legal Services, London and Middlesex

6.5 (ADDED) Housing Accelerator Fund – 2026 Mid-Year Update
1. Memo and By-laws - Deputy City Manager, Housing and Community Growth

6.6 (ADDED) 350-356 Windermere Road - Z-26014
1. C. Shoesmith
2. G. Laczko
3. K. and J. Morrow
4. K. Baroudi, Lead Representative, Windermere-North London Residents Group
5. P. Kemp
6. K. Baroudi, Lead Representative, Windermere-North London Residents Group

6.7 (ADDED) 845-875 Commissioners Road East - Z-25141
1. A. Kosmides

6.8 (ADDED) Medway Valley Environmentally Significant Area Attawandaron Road Encroachments and Conservation Master Plan
1. B. Durham
2. B. Samuels
3. B. Smythe, Friends of Kilally Meadow Environmentally Significant Area
4. D. Wake
5. G. Dimson
6. K. Auzins
7. K. Marshman
8. M. Holness
9. M.A. Hodge, Climate Action London
10. S. Ratz
11. W. Montgomery, Associate Professor of Management & Sustainability, Western University
12. D. de Paula
13. E. and D. Taves
14. Attawandaron Road Neighbourhood Association (ARNA)
(Note: a petition signed by approximately 156 people, with respect to this matter, is on file in the City Clerk's Office.

6.9 (ADDED) Report Back: Basic Needs and Pathway Options Feasibility of Contract Extension - 519 Pursuit Umbrella Relief Programs Inc.
1. C. Fex

6.10 (ADDED) Tolpuddle Co-operative Inc. Capital and Operational Transition Plan
1. Councillor S. Franke

Yeas: (12): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and D. Ferreira

Absent: (3): S. Lewis, E. Peloza, and S. Hillier

Motion Passed (12 to 0)

6.1 Expropriation of Land to Facilitate Placing Certificate of Requirement of Title - Condition of Amended ECA for Expanded W12A Landfill – Report 2 (As the "Approving Authority")

Motion made by: P. Van Meerbergen
Seconded by: P. Cuddy

That Council convene as the Approving Authority pursuant to the provisions of the Expropriations Act, R.S.O. 1990, c.E.26, as amended, for the purpose of considering Communication No. 1 from the Deputy City Manager, Environment and Infrastructure with respect to the expropriation of the lands as may be required for the project known as the Amended Environmental Compliance Approval (ECA) for the Expanded W12A Landfill.

Yeas: (12): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and D. Ferreira

Absent: (3): S. Lewis, E. Peloza, and S. Hillier

Motion Passed (12 to 0)

Motion made by: P. Cuddy
Seconded by: P. Van Meerbergen

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Climate Change, Environment & Waste Management, and on the advice of the Director, Realty Services, with regard to the expropriation of land as may be required to comply with Condition 18 of the Amended Environmental Compliance Approval (ECA) for the Expanded W12A Landfill, and that the following actions be taken in connection therewith:

a) the Council of The Corporation of the City of London as Approving Authority pursuant to the *Expropriations Act,* R.S.O. 1990, c. E.26, as amended, HEREBY APPROVES the proposed expropriation of lands, as described in Schedule "A", as appended to the staff report dated April 28, 2026, in the City of London, County of Middlesex, it being noted that the reasons for making this decision are as follows:

i) the subject lands are required by The Corporation of the City of London for the administrative title cleanup associated with the Expanded W12A Landfill;

b) subject to the approval of (a) above, a certificate of approval BE ISSUED by the City Clerk on behalf of the Approving Authority in the prescribed form.

Yeas: (12): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and D. Ferreira

Absent: (3): S. Lewis, E. Peloza, and S. Hillier

Motion Passed (12 to 0)

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

That the meeting of the Approving Authority BE ADJOURNED and that Council reconvene in regular session.

Yeas: (12): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and D. Ferreira

Absent: (3): S. Lewis, E. Peloza, and S. Hillier

Motion Passed (12 to 0)

6.2 Expropriation of Land to Facilitate Placing Certificate of Requirement of Title - Condition of Amended ECA for Expanded W12A Landfill – Report 3 (As the "Expropriating Authority") (Relates to Bill No. 168)

Motion made by: P. Cuddy
Seconded by: H. McAlister

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, with the concurrence of the Director, Environment & Wast Management, on the advice of the Director, Realty Services, with respect to the expropriation of lands as may be required to comply with Condition 18 of the Amended Environmental Compliance Approval (ECA) for the Expanded W12A Landfill, and that the following actions be taken:

a) the proposed by-law, as appended to the staff report dated April 28, 2026 as Appendix “A” being “A by-law to expropriate lands in the City of London, in the County of Middlesex, the Expanded W12A Landfill Project: BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026;

b) the Civic Administration BE DIRECTED to take all necessary steps to prepare a plan or plans showing the Expropriated Lands and to register such plan or plans in the appropriate registry or land titles office, pursuant to the *Expropriations Act*, R.S.O. 1990, c. E.26, within three (3) months of the Approving Authority granting approval of the said expropriation;

c) the Mayor and the City Clerk BE AUTHORIZED to sign on behalf of the Expropriating Authority, the plan or plans as signed by an Ontario Land Surveyor showing the Expropriated Lands; and

d) the City Clerk BE AUTHORIZED and DIRECTED to execute and serve the notices of expropriation required by the *Expropriations Act*, R.S.O. 1990, c. E.26 and such notices of possession that may be required to obtain possession of the Expropriated Lands.

Yeas: (12): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and D. Ferreira

Absent: (3): S. Lewis, E. Peloza, and S. Hillier

Motion Passed (12 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

8.1 6th Report of the Strategic Priorities and Policy Committee

Motion made by: C. Rahman

That the 6th Report of the Strategic Priorities and Policy Services Committee BE APPROVED with the exception of items 5 (2.1), 6 (2.2), and 8 (4.2).

Yeas: (12): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and D. Ferreira

Absent: (3): S. Lewis, E. Peloza, and S. Hillier

Motion Passed (12 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. (2.3) Amendments to the Affordable Housing Community Improvement Program Guidelines Additional Residential Unit (ARU) Construction Grant Program (Relates to Bill No. 164)

   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 amending financial incentive programs to be administered through the Affordable Housing Community Improvement Plan:

   a) the proposed by-law, as appended to the staff report dated April 21, 2026, as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend By-law No. C.P.-1545-41, being “A by-law to establish financial incentives for the Affordable Housing Community Improvement Project Area”, by:

   i) DELETING Schedule “3” and REPLACING it with a revised Schedule “3” to the Affordable Housing Community Improvement Plan – Financial Incentive Program Guidelines – Additional Residential Unit Construction Grant Program;
   ii) APPROVING the following loan agreement templates:

   • The Additional Residential Unit Construction Grant Loan Agreement template;
   • The Additional Residential Unit Construction Grant Loan Agreement (Affordable) template; and
   • The Additional Residential Unit Construction Grant Loan Agreement; (Indigenous) template;

   iii) AUTHORIZING the Deputy City Manager, Housing and Community Growth, or their written designate, to amend, enter into and execute the above-referenced agreements provided the terms of the agreements conform with the Additional Residential Unit Construction Grant Program; and

   iv) AUTHORIZING the Deputy City Manager, Housing and Community Growth, or their written designate, to approve, enter into and execute amending agreements to the above-referenced agreements provided the terms of the amending agreements conform with the Additional Residential Unit Construction Grant

Program; and

b) the staff report dated April 21, 2026 regarding the Amendments to the Affordable Housing Community Improvement Program Guidelines - Additional Residential Unit (ARU) Construction Grant Program BE RECEIVED.

Motion Passed

3. (2.4) Request for a Shareholder's Meeting - London Hydro Inc.

Motion made by: C. Rahman

That the following actions be taken with respect to the 2025 Annual General Meeting of the Shareholder for London Hydro Inc.:

a) the 2025 Annual General Meeting of the Shareholder for London Hydro Inc. BE HELD at a meeting of the Strategic Priorities and Policy Committee on May 28, 2026, for the purpose of receiving the report from the Board of Directors of London Hydro Inc. in accordance with the Shareholder Declaration and the Business Corporations Act, R.S.O. 1990, c. B.16; and

b) the City Clerk BE DIRECTED to provide notice of the 2025 Annual Meeting to the Board of Directors for London Hydro Inc. and to invite the Chair of the Board and the Chief Executive Officer of London Hydro Inc. to attend the Annual Meeting and present the report of the Board in accordance with the Shareholder Declaration;

it being noted that the Strategic Priorities and Policy Committee received a communication dated March 31, 2026, from T. Goodine, Chair, Board of Directors, London Hydro Inc., with respect to this matter.

Motion Passed

4. (2.5) 2027 Annual Budget Update Overview

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, the report dated April 21, 2026 providing an overview of the 2027 Annual Budget Update BE RECEIVED; it being noted that the Strategic Priorities and Policy Committee received a communication dated April 20, 2026 from Mayor J. Morgan and Councillor C. Rahman with respect to this matter.

Motion Passed

7. (4.1) Delegation Request for May 28, 2026 from London Hydro Inc. regarding the Revival of London Holdings Inc. ("NewCo")

Motion made by: C. Rahman

That the following actions be taken with respect to the Revival of London Holdings Inc. ("NewCo"):

a) the communication dated April 7, 2026 from Y. Semsedini, Chief Executive Officer, London Hydro Inc. BE RECEIVED;

b) the delegation request from London Hydro with respect to the revival of London Hydro Holdings Inc. ("NewCo") BE APPROVED for the May 28, 2026 meeting of the Strategic Priorities and Policy Committee following the AGM for London Hydro Inc.; and

c) Council Members BE REQUESTED to submit their name for consideration for appointment to London Hydro Holdings Inc. (“NewCo”) to the City Clerk’s Office no later than 9:00 a.m. on Friday, May 15, 2026.

Motion Passed

9. (4.3) London Transit Route Planning and Management Review

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the London Transit Route Planning and Management Review:

a) the summary of findings and recommendations by Stantec Consulting on the London Transit Commission Route Planning and Management Review BE RECEIVED;

b) the London Transit Commission BE DIRECTED to review the following opportunities and report back to Council on implementation, including timing, operational considerations, and resource implications no later than Q4, 2026:

i) with respect to Transit Planning and Operations, explore further route modifications and service frequency increases on rapid transit feeder routes to fully leverage rapid transit operations;

ii) with respect to Transit Structure and Hierarchy, review opportunities for interim service enhancements on the North and West rapid transit corridors and develop an implementation plan for a tiered-style transit map;

iii) with respect to System Monitoring and Key Performance Indicators, expand performance and planning indicators and objectives, and develop transit infrastructure bus stop guidelines;

iv) with respect to Transit Progression Strategy and New Service, implement alternative service delivery models and establish clear thresholds for expanded or new transit service; and

v) with respect to Mobility Integration, partner with regional providers and coordinate rapid and local transit networks;

c) the Administrations at the Corporation and the London Transit Commission BE DIRECTED to collectively create a more structured collaboration process to better integrate and achieve alignment on planning, operations and administrative initiatives.

Motion Passed

10. (4.4) Review of Subsidized Transit Programs in London

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 Review of Subsidized Transit Programs in London:

a) the staff report titled Review of Subsidized Transit Programs in London BE RECEIVED for information; and

b) the Civic Administration BE DIRECTED to report back to the Strategic Priorities and Policy Committee, prior to the next Multi-Year Budget, with program options to consider, including costing, based on the findings in the Subsidized Transit Program Review (appended to the staff report as Appendix "A") including:

i) maintaining the current subsidized transit programs;
ii) implementing limited program modifications to enhance access; and
iii) implementing a universal income-based program.

Motion Passed

11. (4.5) Councillor S. Franke – Advocacy Request – Province to Address Local Impact of Carepoint Closure

Motion made by: C. Rahman

That, Mayor J. Morgan and Councillor A. Hopkins BE REQUESTED to continue to advocate to the Province of Ontario, through the Association of Municipalities of Ontario (AMO), for increased and sustained resources to enable the City of London to expand local shelter and highly supportive housing capacity, establish additional HART Hubs, and significantly enhance access to detoxification and rehabilitation services in London;

it being noted that the Strategic Priorities and Policy Committee received a communication dated April 21, 2026 from Councillor S. Franke, a communication dated April 20, 2026 from A. K. Michaud, Chair and H. Kupinsky, Associate Chair, Government Affairs & Advocacy Committee, Schulich School of Medicine & Dentistry and a communication dated April 17, 2026 from Councillor A. Hopkins, with respect to this matter.

Motion Passed

12. (4.6) Councillor D. Ferreira - Advocacy Request - For-Profit Addiction Treatment in Ontario

Motion made by: C. Rahman

That the following actions be taken with respect to the communication from Councillor D. Ferreira regarding systemic concerns with for-profit addiction treatment in Ontario:

a) the Mayor and the Civic Administration BE REQUESTED to write a letter to the Ontario Ministry of Health, the College of Physicians and Surgeons of Ontario, and the Ontario College of Pharmacists; and

b) the Mayor BE REQUESTED to formally advocate to the Province

of Ontario, including through appropriate municipal and intergovernmental channels, for the following:

i) that the Province and relevant regulatory bodies undertake an immediate review of high-volume, for-profit addiction treatment and dispensing models operating in Ontario;

ii) that the Province strengthen oversight, establish clear standards for integrated care, including aftercare, clinical oversight, coordination with broader health and social supports, and access to medically supervised detoxification services, and reform current policy frameworks governing prescribing and dispensing practices;

iii) that the Province transition away from private, for-profit drug dispensing models toward a publicly funded and publicly operated model fully integrated within the healthcare system, with a focus on long-term recovery, stability, and patient outcomes; and

iv) that, as part of this transition, these high-volume, for-profit drug dispensing models operating in London and across Ontario be phased out and replaced with a publicly funded, fully integrated healthcare model that delivers comprehensive addiction treatment without gaps in care;

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

- a communication from Councillor D. Ferreira;
- a communication from D. Callaghan;
- a communication from V. Smith, Interim Executive Director, Downtown London;
- a communication from D. Weir, Co-Founder/CEO, Forest City Healing Centre;
- a communication from MA Hodge;
- a communication from P. Skidmore-Skuce;
- a communication from H. Elmslie;
- a communication from J. Langford;
- a communication from B. Gallo;
- a communication from M. Fitzgerald;
- a communication from MB Blokker;
- a communication from R. Patrick;
- a communication from M. Judson;
- a communication from T. Dunlop;
- a communication from P. McIntryre, Director, The Board of Directors of 600 Talbot Street;
- a communication from T. Davies;
- a communication from K. Kelly;
- a communication from H. Chapman;
- a communication from A. Ortiz;
- a communication from J. Bancroft-Snell;
- a communication from D. Robinson, Professor, Associate Dean, Undergraduate, Faculty of Information and Media Studies, Western University;
- a communication from Becca A;
- a communication from AM Valastro;
- a communication from S. Curtis-Norcross;
- a communication from J. Jacobson;
- a communication from P. Bergmanis, Co-Chair, London Health Coalition;
- a communication from L. Maniago;
- a communication from J. Elliot;
- a communication from B. Henry;

· a communication from P. Seale; and
· a communication from B. Samuels;

it being further noted that the Strategic Priorities and Policy Committee heard a verbal delegation from Peter Bergmanis, Co-Chair, London Health Coalition with respect to this matter.

Motion Passed

5. (2.1) Micro-Modular Shelters (MMS) Update

At 3:20 PM, His Worship Mayor J. Morgan, places Councillor S. Lehman in the Chair.
At 3:25 PM, His Worship Mayor J. Morgan resumes the Chair.

At 3:22 PM, Councillor S. Hillier enters the meeting remotely.

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following report regarding the Micro-Modular Shelter Site Update BE RECEIVED for information.

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

Nays: (1): S. Stevenson

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (12 to 1)

6. (2.2) Housing Accelerator Fund – 2026 Mid-Year Update

Motion made by: J. Pribil

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to current initiatives under the Housing Accelerator Fund:

a) a proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend By-law No. C.P. 1596-87, as amended, being “A by-law to establish financial incentives for the Transit Oriented Development Community Improvement Project Area”, and any related by laws or schedules as necessary, by:

i) establishing the Temporary Waiving of Building Permit Fees financial incentive program, including the applicable program guidelines and eligibility criteria;
ii) establishing the Additional Residential Unit Construction Grant for New Home Construction financial incentive program, including the applicable program guidelines, template agreements, and eligibility criteria;
iii) authorizing the Deputy City Manager, Housing and Community Growth, or their written designate, to approve, enter into, execute, and amend the agreements required to administer the above noted financial incentive programs, provided the terms conform with the applicable Community Improvement Plan financial incentive program guidelines; and

b) the Civic Administration BE DIRECTED to report back with

opportunities to fund the Pre-construction Housing Grant financial incentive program, upon confirmation that the City will receive the fourth and final advance of the Housing Accelerator Fund.

Motion made by: J. Pribil
Seconded by: Mayor J. Morgan

That the motion BE AMENDED to add a new part c) that reads as follows"

c) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend By-law No. C.P.-1545-41, being “A by-law to establish financial incentives for the Affordable Housing Community Improvement Project Area” to add sections 11 to 13.

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (13 to 0)

Motion made by: J. Pribil
Seconded by: Mayor J. Morgan

That the motion as amended BE APPROVED

Yeas: (11): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, S. Lehman, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Nays: (2): C. Rahman, and A. Hopkins

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (11 to 2)

Item 6, clause 2.2, as amended, reads as follows:

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to current initiatives under the Housing Accelerator Fund:

a) a proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend By-law No. C.P. 1596-87, as amended, being “A by-law to establish financial incentives for the Transit Oriented Development Community Improvement Project Area”, and any related by laws or schedules as necessary, by:

i) establishing the Temporary Waiving of Building Permit Fees financial incentive program, including the applicable program guidelines and eligibility criteria;
ii) establishing the Additional Residential Unit Construction Grant for New Home Construction financial incentive program, including the applicable program guidelines, template agreements, and eligibility criteria;
iii) authorizing the Deputy City Manager, Housing and Community Growth, or their written designate, to approve, enter into, execute, and amend the agreements required to administer the above noted financial incentive programs, provided the terms conform with the

applicable Community Improvement Plan financial incentive program guidelines;

b) the Civic Administration BE DIRECTED to report back with opportunities to fund the Pre-construction Housing Grant financial incentive program, upon confirmation that the City will receive the fourth and final advance of the Housing Accelerator Fund; and

c) the attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend By-law No. C.P.-1545-41, being “A by-law to establish financial incentives for the Affordable Housing Community Improvement Project Area” to add sections 11 to 13.

8. (4.2) London Transit Rapid Transit Operational Readiness Review

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the review completed on the London Transit Rapid Transit Operational Readiness:

a) the summary of findings and recommendations by Stantec Consulting on the London Transit Commission Rapid Transit Operational Readiness Review BE RECEIVED; and

b) the London Transit Commission BE DIRECTED to review the following opportunities and report back to Council on implementation, including timing, operational considerations, and resource implications no later than Q4, 2026:

i) with respect to Fare Collection and Boarding Practices, develop an expanded fare retail network and an implementation plan for all-door boarding for the Rapid Transit network;

ii) with respect to Rapid Transit Vehicles, undertake discussions with New Flyer Industries Canada ULC regarding potential vehicle specification enhancements to support Rapid Transit operations, including feasibility, costs, and implementation timelines;

iii) with respect to Rapid Transit Identity and Customer Comprehension, develop a Rapid Transit brand and identity, and associated communications and public awareness programs, to support the launch of the Rapid Transit system; and

iv) with respect to Rapid Transit Stations, review and implement remaining station enhancements to support safe, accessible, and efficient Rapid Transit operations.

Motion made by: C. Rahman

That the following part a) BE APPROVED:

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the review completed on the London Transit Rapid Transit Operational Readiness:

a) the summary of findings and recommendations by Stantec Consulting on the London Transit Commission Rapid Transit Operational Readiness Review BE RECEIVED; and

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (13 to 0)

Motion made by: C. Rahman

That the following part b) BE APPROVED:

b) the London Transit Commission BE DIRECTED to review the following opportunities and report back to Council on implementation, including timing, operational considerations, and resource implications no later than Q4, 2026:

i) with respect to Fare Collection and Boarding Practices, develop an expanded fare retail network and an implementation plan for all-door boarding for the Rapid Transit network;

ii) with respect to Rapid Transit Vehicles, undertake discussions with New Flyer Industries Canada ULC regarding potential vehicle specification enhancements to support Rapid Transit operations, including feasibility, costs, and implementation timelines;

iii) with respect to Rapid Transit Identity and Customer Comprehension, develop a Rapid Transit brand and identity, and associated communications and public awareness programs, to support the launch of the Rapid Transit system; and

iv) with respect to Rapid Transit Stations, review and implement remaining station enhancements to support safe, accessible, and efficient Rapid Transit operations.

Yeas: (10): Mayor J. Morgan, H. McAlister, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, and D. Ferreira

Nays: (3): S. Stevenson, P. Van Meerbergen, and S. Hillier

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (10 to 3)

8.2 7th Report of the Infrastructure and Corporate Services Committee

Motion made by: H. McAlister

That the 7th Report of the Infrastructure and Corporate Services Committee BE APPROVED with the exception of items 10 (2.11) and 12 (2.8).

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: H. McAlister

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 2026 Renew London Infrastructure Construction Program and 2025 Review

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the 2026 Renew London Infrastructure Construction Program and 2025 Review:

a) the following report concerning the 2026 Renew London Infrastructure Construction Program and 2025 Review BE RECEIVED for information; and

b) the 2026 Local Road Reconstruction Program streets, Highland Heights and Barons Court BE EXEMPTED from active Mobility Policy 349 and constructed without new sidewalk.

Motion Passed

3. (2.2) Recycling Services for Non-Eligible Sources at the EnviroDepot and Green Bins for Small Businesses on Curbside Collection Routes

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the Recycling Services for Non-Eligible Sources at the EnviroDepots and Green Bins for Small Businesses on Curbside Collection Routes:

a) the Civic Administration BE DIRECTED to develop a pilot project starting as soon as practical and ending December 31, 2027 to allow Non-Eligible Source recyclable material from qualifying small businesses and nonprofits to be dropped off at the EnviroDepots; and

b) the Civic Administration BE DIRECTED to implement a Green Bin Program to add eligible small businesses and non-profit locations on curbside collection routes in Q2 2026;

it being noted that the Infrastructure and Corporate Services Committee received a communication dated April 16, 2026 from T. MacMillan, Owner, Quarter Master Natural Foods with respect to this matter.

Motion Passed

4. (2.3) Limited Tender Award: Purchase of Rotating Drum Thickeners for Pottersburg WWTP

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the purchase of two (2) rotating drum thickeners for the Pottersburg Wastewater Treatment Plant:

a) the contract for purchase of two rotating drum thickeners BE AWARDED to JWC Environmental Canada as a single source procurement for a total value of $494,256.00 plus HST in accordance with Section 13.3 (iii) (e) of the City of London's Procurement of Goods and Services Policy;

b) the financing for this project BE APPROVED in accordance with the Sources of Financing Report, as appended to the staff report dated April 20, 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 approvals 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

5. (2.4) Contract Amendment: Detailed Design for Southdale Road West Improvements

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the additional engineering fees for the detail design of the Southdale Road West Improvements:

a) the contract with Dillon Consulting Limited BE INCREASED by $439,674.39 from $853,614.60 to a total amended value of $1,293,288.99, excluding HST, to expand the project limits to address road slope instability and update field data and design requirements to support tendering of the Southdale Road West Improvements, in accordance with Section 29.2.2 and Section 29.2.4 of the Procurement of Goods and Services Policy;

b) the financing for the contract award and contract amendment BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated April 20, 2026, as Appendix "A";

c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the contract award and contract amendment; and

d) 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

6. (2.5) Contract Award: Tender RFT-2025-286 and Appointment of Consulting Engineer - Kilally Road Infrastructure Project

Motion made by: H. McAlister

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 Kilally Road Infrastructure Project (RFT-2025-286):

a) the bid submitted by J-AAR Civil Infrastructures Limited, at its tendered price of $16,909,235.39, excluding HST, BE ACCEPTED; it being noted that the bid submitted by J-AAR Civil Infrastructures Limited was the lowest of three bids received and meets the City's specifications and requirements, in accordance with Section 13.2 of the City of London's Procurement of Goods and Services Policy;

b) Stantec Consulting Ltd., 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 $1,345,253.80, excluding HST, under Limited Tendering LT-2026-106, in accordance with Section 13.3 iii) (a) of the City of London's Procurement of Goods and Services Policy;

c) 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 and private property owners, in relation to the cost-sharing of servicing contained within Kilally Road Infrastructure Project;

d) the financing for this project BE APPROVED as set out in the Sources of Financing, as appended to the staff report dated April 20, 2026, as Appendix "A";

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

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

g) 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-2025-286); and

h) 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

7. (2.6) Appointment of Consulting Engineers for the Infrastructure Renewal Program

Motion made by: H. McAlister

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) Development Engineering (London) Limited, BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2026 Infrastructure Renewal Program Edinburgh Street project in accordance with the estimate, on file, at an upset amount of $342,028.50, including 10% contingency, excluding HST;

ii) Development Engineering (London) Limited, BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2026 Infrastructure Renewal Program Bridle Path and Country Lane project in accordance with the estimate, on file, at an upset amount of $413,187.50, 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 April 20, 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

8. (2.7) Enterprise Agreement (EA) for Geographic Information Systems (GIS) Software

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager Environment and Infrastructure, the following actions be taken with respect to the procurement and extension of the four-year licensing agreement for Geographic Information System (GIS) software from ESRI Canada Inc., to support operational activities in the City of London:

a) the limited tendering process BE APPROVED for the ESRI Enterprise Agreement at a total price of $1,604,000, HST excluded, noting the agreement sets out payments of:

i) $329,000.00 for the year 2026;
ii) $365,000.00 for the year 2027;
iii) $430,000.00 for the year 2028; and
iv) $480,000.00 for the year 2029;

in accordance with Section 13.3 iii) and Schedule B (n) of the City of London's Procurement of Goods and Services Policy;

b) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary to purchase and implement the four-year agreement(s); and

c) 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. (2.10) Court Security and Prisoner Transportation Transfer Payment Agreement (Relates to Bill No. 160)

Motion made by: H. McAlister

That on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law, as appended to the staff report dated April 20, 2026 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026 to:

a) APPROVE the Ontario Transfer Payment Agreement between His Majesty the King in right of Ontario as represented by the Solicitor General and The Corporation of the City of London for the provision of funding for the Court Security and Prisoner Transportation Program ("Agreement"), as appended to the staff report as Schedule "1";

b) AUTHORIZE the Mayor and the City Clerk to execute the Agreement;

c) AUTHORIZE the Deputy City Manager, Finance Supports to approve any future amending agreements between His Majesty the King in Right of Ontario as represented by the Solicitor General and The Corporation of the City of London with respect to the Court Security and Prisoner Transportation Program ("CSPT");

d) AUTHORIZE the Mayor and the City Clerk to execute any future amending agreements between His Majesty the King in Right of Ontario as represented by the Solicitor General and The Corporation of the City of London with respect to the Court Security and Prisoner Transportation Program ("CSPT") approved by the Deputy City Manager, Finance Supports; and

e) AUTHORIZE the Deputy City Manager, Finance Supports (or designate) to execute any reports required by the province under the Agreement.

Motion Passed

11. (2.12) Buy Ontario Act (Bill 72) - Municipal Implications

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to Municipal Buy Ontario Procurement Directive under the *Buy Ontario Act (Bill 72)*:

a) the Municipal Buy Ontario Procurement Directive effective April 13, 2026, BE RECEIVED for information, as appended to the staff report dated April 20, 2026, as Appendix "A";

b) the Association of Municipalities of Ontario (AMO) submission titled “Building Ontario’s Economy with Flexible Municipal Procurement”, BE RECEIVED for information, as appended to the staff report dated April 20, 2026, as Appendix “B”; and

c) the Civic Administration BE DIRECTED to report back on required updates to the Procurement of Goods and Services Policy, contract governance controls and associated resource requirements arising from the Municipal Buy Ontario Procurement Directive.

Motion Passed

13. (2.9) 2025 Year-End Capital Budget Monitoring Report

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2025 Year-End Capital Budget Monitoring Report:

a) the 2025 Year-End Capital Budget Monitoring Report BE RECEIVED for information; it being noted that the life-to-date capital budget represents $4.4 billion with $2.5 billion committed and $1.9 billion uncommitted;

b) the status updates of active 2022 life-to-date capital projects (2022 and prior) having no future budget requests, as appended to the staff report dated April 20, 2026, as Appendix “B”, BE RECEIVED for information;

c) the following actions be taken with respect to the completed capital projects identified in Appendix “C”;

i) the capital projects included in Appendix “C”, with net surplus funding of $990 thousand, BE CLOSED;
ii) the following actions be taken with respect to the funding associated with i), above:

Rate Supported:
a) pay-as-you-go funding of $442 thousand BE TRANSFERRED to capital receipts;
b) authorized but unissued debt financing of $191 thousand BE RELEASED from the capital budget;
c) uncommitted reserve fund drawdowns of $90 thousand BE RELEASED back into the reserve funds which originally funded the projects;

Non-Rate Supported:
d) uncommitted reserve fund drawdowns of $159 thousand BE RELEASED back into the reserve funds which originally funded the projects;
e) other net non-rate supported funding adjustments of $108 thousand BE APPROVED in order to facilitate project closings.

Motion Passed

10. (2.11) 2025 Compliance Report in Accordance with the Procurement of Goods and Services Policy

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2025 Compliance Report in Accordance with the Procurement of Goods and Services Policy:

a) the administrative contract awards for Professional Consulting Services with an aggregate total greater than $100,000, as per Section 15.1(g) of the Procurement of Goods and Services Policy in effect prior to October 1, 2025, decentralized from Procurement and Supply that have been reported to the Senior Manager, Procurement and Supply and have been reviewed for compliance to the Procurement of Goods and Services Policy, BE RECEIVED for information, as appended to the staff report dated April 20, 2026 as Appendix “A”;

b) the list of administrative contract awards for Tenders with a value up to $6,000,000 that do not have an irregular result, as per Section 13.2(c) of the Procurement of Goods and Services Policy in effect prior to October 1, 2025, BE RECEIVED for information, as appended to the staff report dated April 20, 2026 as Appendix “B”;

c) the 2025 Annual Procurement Compliance Review, conducted in accordance with the reporting requirements of the legacy Procurement of Goods and Services Policy and the Annual Procurement Compliance Review provisions established under Section 35-Reporting Requirements of the Procurement of Goods and Services Policy effective October 1, 2025, BE RECEIVED for information; as appended to the staff report dated April 20, 2026 as Appendix “C”; and

d) the City Treasurer, or delegate, BE DELEGATED authority to, at any time, refer questions concerning compliance with the Procurement of Goods and Services Policy to the City’s internal auditor. The City Treasurer, or delegate, is hereby further authorized to ratify and confirm completed awards or purchases between $15,000 and $50,000 where the City Treasurer or delegate is of the opinion that the awards or purchases were in the best interests of the Corporation.

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

Nays: (1): S. Stevenson

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (12 to 1)

12. (2.8) 2025 Year-End Operating Budget Monitoring Report

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the 2025 Year-End Operating Budget Monitoring Report:

a) the 2025 Operating Budget Year-End Monitoring Report for the

Property Tax Supported Budget, Water Budget, and Wastewater and Treatment Budget BE RECEIVED for information. An overview of the corporate positions are outlined below;

i) Property Tax Supported Budget surplus of $18.0 million;
ii) Water Rate Supported Budget surplus of $1.6 million;
iii) Wastewater and Treatment Rate Supported Budget surplus of $4.9 million;

it being noted that after the contributions in recommendations b) and c), the Property Tax, Water, and Wastewater & Treatment Budget surplus will be allocated in accordance with the Council Approved Surplus/Deficit Policy, including an $11.5 million contribution from the Property Tax Supported Budget surplus to the Operating Budget Contingency Reserve to backfill for the costs of the Temporary Warming Centre Framework and Micro-Modular Shelter Project;

b) a contribution of $475,937 to the Social Services Reserve Fund, representing the London Regional Employment Services surplus due to the achievement of contractual performance targets, BE APPROVED; it being noted that these funds will be reinvested in the employment services system;

c) a contribution of $277,604 to the Affordable Housing Renewal Reserve Fund, representing the net surplus from the 345 Sylvan Street property, BE APPROVED; it being noted that these funds will be utilized for future affordable housing lifecycle renewal needs; and

d) the request for RBC Place London to transfer $300,000 of their $305,199 year-end operational surplus to their reserves ($150,000 to the RBC Place London Renewal Reserve Fund and $150,000 to their Operational Reserve) BE APPROVED; it being noted that the remaining $5,199 surplus will be retained as working capital by RBC Place London (as outlined in the request from RBC Place London in Appendix "B" of the staff report);

it being further noted that the reported year-end position is subject to completion of the 2025 financial statement audit.

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

Nays: (1): S. Stevenson

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (12 to 1)

8.3 8th Report of the Special Infrastructure and Corporate Services Committee

At 3:46 PM, His Worship Mayor J. Morgan, places Councillor S. Lehman in the Chair.
At 3:48 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: H. McAlister

That the 8th Report of the Special Infrastructure and Corporate Services Committee BE APPROVED.

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (13 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: H. McAlister

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) 2026 Debenture Issuance Update

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law, as appended to the staff report dated April 27, 2026 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026 to execute the borrowing upon serial debentures in the aggregate principal amount of $20,000,000 towards the cost of certain capital works of the Corporation of the City of London, it being noted that the City's debenture issuance has been placed with investors and priced within the capital markets at an average all-in rate of 3.831% over a 10-year term.

Motion Passed

8.4 6th Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 6th Report of the Planning and Environment Committee BE APPROVED with the exception of items 6 (2.3), 10 (3.4), 11 (3.5), 13 (3.7), and 18 (4.2).

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (13 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) Employment Area Policy Review and Unsuitable/Ineligible Industrial Land Review - O-25125

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the staff report dated April 14, 2026, related to the Employment Area Policy Review and Unsuitable/ Ineligible Industrial Land Review:

a) the above-noted staff report, BE RECEIVED for information to provide an update on recent legislative changes and an update on the evaluation of properties categorized as “Unsuitable” or “Ineligible” during the recent Council-adopted Industrial Land Needs Assessment; and,

b) the draft Amendments to The London Plan as appended to the above-noted staff report as Appendix "B", BE RECEIVED for the purposes of continued consultation with the development industry and public.

Motion Passed

3. (2.2) Brownfield Community Improvement Plan - Status of Current Commitments

Motion made by: S. Lehman

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 April 14, 2026, related to the Brownfield Community Improvement Plan – Status and Current Commitments:

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

b) the Civic Administration BE DIRECTED to enter into agreements with currently approved Brownfield CIP applicants establishing milestones including the filing of a Record of Site Condition and obtaining a building permit, to strengthen monitoring and accountability for existing Brownfield CIP commitments.

Motion Passed

4. (2.4) Review of Property Tax Levy Funding Provided to Business Improvement Areas

Motion made by: S. Lehman

That, on the recommendation of the Deputy City Manager, Finance Supports, the staff report dated April 14, 2026, related to the Review of Property Tax Levy Funding Provided to Business Improvement Areas, BE RECEIVED;

it being noted that the Planning and Environment Committee received the following communication with respect to this matter:

• a communication dated April 9, 2026, from K. Morrison, Hamilton Road BIA;
• a communication dated April 9, 2026, from K. Morrison, Old East Village BIA;

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

5. (2.5) Pack Road Sewer Extension – Report Back on Housing Accelerator Fund Proposal and Consultation

Motion made by: S. Lehman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the staff report dated April 14, 2026, related to the Pack Road Sewer Extension – Report Back on Housing Accelerator Fund Proposal and Consultation, BE RECEIVED;

it being noted that the Planning and Environment Committee received the following communication with respect to this matter:

• a communication dated April 10, 2026, from C. Kulchycki, 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

7. (3.1) 3rd Report of the Community Advisory Committee on Planning

Motion made by: S. Lehman

That the 3rd Report of the Community Advisory Committee on Planning from its meeting held on March 19, 2026, BE RECEVIED;

it being noted that the Planning and Environment Committee heard a verbal delegation from J.M. Metrailler, Chair, Community Advisory Committee on Planning on this matter.

Motion Passed

8. (3.2) Request to Remove the Heritage Listed Property at 371-373 Hamilton Road

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development the following action be taken with respect the staff report dated April 14, 2026, the property located at 371-373 Hamilton Road, 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 pointed out that the following individuals made a verbal presentation at the public participation meeting held in conjunction

with these matters:

• H. Garrett, Zelinka Priamo Ltd.; 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. (3.3) 127 Friars Way - Z-26015 (Relates to Bill No. 178)

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 London Cross-Cultural Learner Centre (c/o Monteith Brown Planning Consultants Ltd.) relating to the property located at 127 Friars Way, the proposed by-law as appended to the staff report dated April 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 28, 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 (R1-8) Zone TO a Residential R2 Special Provision (R2-2(_)) Zone;

it being pointed out that the following individuals made a verbal presentation at the public participation meeting held in conjunction with these matters:

• A. Lagrou, Monteith Brown Planning Consultants; and,
• 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), which encourages an appropriate range and mix of housing options and densities to meet projected needs and addresses the full range of housing options, including affordable housing;
• the recommended amendment conforms with The London Plan, including, but not limited to, the Key Directions, City Building policies, Place Type policies, Near Campus Neighbourhoods 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

12. (3.6) 650 Industrial Road - Z-26018 (Relates to Bill No. 180)

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 Pow Samnah Properties Inc. (c/o MHBC Planning) relating to the property located at 650 Industrial Drive:

a) the proposed by-law as appended to the staff report dated April 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend Zoning By-law No. Z.-1, conformity with The Official Plan for the City of London, 2016 (The London Plan), to change the zoning of the subject property FROM a holding Light Industrial Special Provision (h-8*LI2(18)/LI4(6)/LI5(3)) Zone, a holding Light Industrial Special Provision (h-8*LI2(18)/LI5(3)) Zone and a Light Industrial (LI2) Zone TO a holding Light Industrial Special Provision (h-8*LI2(*)) Zone, a Light Industrial (LI2/LI6) Zone, a Light Industrial Special Provision (LI2(**)) Zone and an Open Space (OS5) Zone,

b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

i) orient the built form and principle entrances of any future buildings towards Oxford Street West and/or Industrial Road; and,
ii) provide enhanced, robust, all-season landscaping and tree planting along Veterans Memorial Parkway;

IT BEING NOTED TO THE APPLICANT that as part of a future housekeeping amendment to The London Plan, Map 1 – Place Types and Map 5 – Natural Heritage will be amended to reflect the Natural Heritage features on the subject lands;

it being pointed out that the following individuals made a verbal presentation at the public participation meeting held in conjunction with these matters:

• D. Salari, MHBC Planning Urban Design; and,
• 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, Environmental policies, and the Light Industrial Place Type policies; and, • the recommended amendment would permit the future development of the lands for light industrial purposes;

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

14. (3.8) Kelly Stanton Environmentally Significant Area Conservation Master Plan Phase I - O-26013 (Relates to Bill No.'s 161 and 166)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Kelly Stanton Environmentally Significant Area Conservation Master Plan Phase I:

a) the proposed by-law as appended to the staff report dated April 14, 2026, as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to adopt the Kelly Stanton Environmentally Significant Area Conservation Master Plan Phase I, as appended in the above-noted staff report, in accordance with The London Plan policy 1421;

b) the proposed by-law as appended to the above-noted staff report as Appendix “B” BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend The Official Plan for the City of London, 2016 (The London Plan):

i) to add Kelly Stanton Environmentally Significant Area Conservation Master Plan to the list of guideline documents as policy 1719_15;
ii) to change the Green Space Place Type and the Neighbourhoods Place Type on Map 1 – Place Types in conformity with the Kelly Stanton Environmentally Significant Area Conservation Master Plan Phase I; and, iii) to change the Kelly Stanton Environmentally Significant Area on Map 5 – Natural Heritage in conformity with the Kelly Stanton Environmentally Significant Area Conservation Master Plan Phase I;

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), which directs natural features and areas to be protected for the long term; and,
• the recommended amendment conforms to The London Plan, including, but not limited to the Key Directions, the Environmental Policies, and the Green Space Place Type policies;

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. (3.9) Kilally Meadows Environmentally Significant Area Conservation Master Plan Phase I - O-26012 (Relates to Bill No.'s 162 and 167)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Kilally Meadows Environmentally Significant Area Conservation Master Plan Phase I:

a) the proposed by-law as appended to the staff report dated April 14, 2026, as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to adopt the Kilally Meadows Environmentally Significant Area Conservation Master Plan Phase I, as appended to the above-noted staff report, in accordance with The London Plan policy 1421;

b) the proposed by-law as appended to the above-noted staff report as Appendix “B” BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend The Official Plan for the City of London, 2016 (The London Plan):
i) to change policy 1719_9 FROM Kilally Open Space Master Plan TO Kilally Meadows Environmentally Significant Area Conservation Master Plan;
ii) to change the Green Space Place Type and the Neighbourhoods Place Type on Map 1 – Place Types in conformity with the Kilally Meadows Environmentally Significant Area Conservation Master Plan Phase I; and,
iii) to change the Kilally Meadows Environmentally Significant Area on Map 5 – Natural Heritage in conformity with the Kilally Meadows Environmentally Significant Area Conservation Master Plan Phase I;

it being pointed out that the following individuals made a verbal presentation at the public participation meeting held in conjunction with these matters:

• B. Samuels;
• M. Patterson;
• A.M. Valastro;
• P. Poluschuck; and,
• D. Wake;

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), which directs natural features and areas to be protected for the long term; and,
• the recommended amendment conforms to The London Plan, including, but not limited to the Key Directions, the Environmental Policies, and the Green Space Place Type policies;

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. (3.10) 65-85 Meadowlily Road South and Other Lands - O-26023 (Relates to Bill No. 163)

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 City of London, relating to the property located at 65-85 Meadowlily Road South and Other Lands:

a) the proposed by-law as appended to the staff report dated April 14, 2026, as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend The Official Plan for the City of London, 2016 (The London Plan), to:

i) REVISE Map 1 – Place Types of The London Plan to change the Place Type on a portion of the subject lands FROM a Green Space Place Type TO a Neighbourhoods Place Type; and,
ii) REVISE Map 5 – Natural Heritage to change the Meadowlily Woods Environmentally Significant Area on a portion of the lands in conformity with the Meadowlily Woods Environmentally Significant Area Conservation Master Plan;

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 Environmental Policies, Place Type Policies, and specifically, Policy 1719_10; and,
• the recommended amendment conforms to the Council approved Meadowlily Woods Conservation Master Plan;

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

17. (4.1) Councillor S. Franke - Tenant Assistance and Relocation Program

Motion made by: S. Lehman

That the Civic Administration BE DIRECTED to explore and report back on the feasibility of establishing a Tenant Assistance and Relocation Program for the City of London by end of Q1 2027;

it being noted that the Planning and Environment Committee received the following communication with respect to this matter:

• a communication dated April 10, 2026, from Councillor S. Franke;
• a communication dated April 8, 2026, from N. Davis and M. Cuifo, Life Spin Low-Income Family Empowerment;
• a communication dated April 10, 2026, from K. Pagniello, Neighbourhood Legal Services; and,
• a communication dated April 12, 2026, from M. Blake Rose;

it being further noted that the verbal delegation request from Ken on behalf of J. Smith, Chair, East of Adelaide London ACORN, with respect to this matter, was received;

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

19. (5.1) Deferred Matters List

Motion made by: S. Lehman

That the April Deferred Matters List, BE RECEIVED.

Motion Passed

6. (2.3) Deferred Loan Payments - Community Improvement Plans and Financial Incentive Programs

Motion made by: S. Lehman

That the following actions be taken with respect to the staff report dated April 14, 2026, related to Deferred Loan Payments – Community Improvement Plans and Financial Incentive Programs:

a) the report BE RECEIVED; and,

b) the deferral of loan repayments under the Façade Improvement Loan Program and the Upgrade to Building Code Loan Program, previously approved by Municipal Council, and in response to the current conditions, the crisis, and the City's strategic goals, BE EXTENDED for an additional one-year period to March 2028;

it being noted that the Planning and Environment Committee received the following communication with respect to this matter:

• a communication dated March 26, 2026, from V. Smith and K. Nielsen, Downtown London;
• a communication dated April 9, 2026, from K. Morrison, Old East Village BIA;

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 made by: S. Stevenson
Seconded by: J. Pribil

That the motion BE AMENDED to include a new part c) and revise part b), to read as follows:

b) **the interest-free** deferral of loan repayments under the Façade Improvement Loan Program and the Upgrade to Building Code Loan Program **BE EXTENDED for an additional 19-month period through March 31, 2028 where the applicant has requested a deferral in writing and all City of London property taxes owing are paid in full** ~~previously approved by Municipal Council, and,~~ in response to the current conditions, the crisis, and the City's strategic goals ~~BE EXTENDED for an additional one-year period to March 2028~~; **it being noted that the April 2028 loan repayment will proceed as planned**;
c) the Civic Administration BE DIRECTED to undertake a one-

time transfer of $1.15 million from the Economic Development Reserve Fund to the CIP Reserve Fund to offset the financial impact of the deferral in part b) above.

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

At 4:12 PM, His Worship Mayor J. Morgan, places Councillor S. Lehman in the Chair.

At 4:19 PM, Councillor P. Cuddy leaves the meeting.

At 4:20 PM Councillor P. Cuddy enters the meeting.

At 4:22 PM, His Worship Mayor J. Morgan resumes the Chair.

At 4:24 PM, Councillor S. Trosow leaves the meeting.

At 4:25 PM, Councillor S. Trosow enters the meeting.

At 4:36 PM, Councillor S. Trosow leaves the meeting.

At 4:40 PM, Councillor S. Trosow enters the meeting.

At 4:38 PM, Councillor C. Rahman leaves the meeting.

At 4:40 PM, Councillor C. Rahman enters the meeting.

That the motion BE FURTHER AMENDED to add the following new parts to read as follows:

d) the Civic Administration BE DIRECTED to report back to a future meeting of the Planning and Environment Committee with an update on the Community Improvement Plan (CIP) loan program once payments resume to restore the draws to the Economic Development Reserve Fund; and

e) the Civic Administration BE DIRECTED to report back to a future meeting of the Planning and Environment Committee (by Q2 2027) with an update on Community Improvement Plan (CIP) loan programs.

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (13 to 0)

Motion made by: S. Stevenson
Seconded by: J. Pribil

That the amendment, as amended, BE APRROVED.

Yeas: (11): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and S. Hillier

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (11 to 2)

Motion made by: D. Ferreira
Seconded by: S. Trosow

That the staff report dated April 14, 2026, related to Deferred Loan Payments – Community Improvement Plans and Financial Incentive Programs BE REFERRED to a future meeting of the Planning and Environment Committee to be considered following the submission of the Economic Development Strategy and the Downtown Plan;

Yeas: (3): S. Trosow, A. Hopkins, and D. Ferreira

Nays: (10): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, and S. Hillier

Absent: (2): S. Lewis, and E. Peloza

Motion Failed (3 to 10)

Motion made by: C. Rahman

That pursuant to section 11.14 of the Council Procedure By-law, the question be now put.

Yeas: (10): Mayor J. Morgan, H. McAlister, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and S. Hillier

Nays: (3): P. Cuddy, S. Trosow, and D. Ferreira

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (10 to 3)

Item 6, clause 2.3, as amended, reads as follows:

That the following actions be taken with respect to the staff report dated April 14, 2026, related to Deferred Loan Payments – Community Improvement Plans and Financial Incentive Programs:

a) the report BE RECEIVED;

b) the interest-free deferral of loan repayments under the Façade Improvement Loan Program and the Upgrade to Building Code Loan Program BE EXTENDED for an additional 19-month period through March 31, 2028 where the applicant has requested a deferral in writing and all City of London property taxes owing are paid in full in response to the current conditions, the crisis, and the City's strategic goals; it being noted that the April 2028 loan repayment will proceed as planned;

c) the Civic Administration BE DIRECTED to undertake a one-time transfer of $1.15 million from the Economic Development Reserve Fund to the CIP Reserve Fund to offset the financial impact of the deferral in part b) above;

d) the Civic Administration BE DIRECTED to report back to a future meeting of the Planning and Environment Committee with an update on the Community Improvement Plan (CIP) loan program once payments resume to restore the draws to the Economic Development Reserve Fund; and

e) the Civic Administration BE DIRECTED to report back to a future meeting of the Planning and Environment Committee (by Q2 2027)

with an update on Community Improvement Plan (CIP) loan programs;

it being noted that the Planning and Environment Committee received the following communication with respect to this matter:

• a communication dated March 26, 2026, from V. Smith and K. Nielsen, Downtown London;
• a communication dated April 9, 2026, from K. Morrison, Old East Village BIA;

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 made by: S. Stevenson
Seconded by: J. Pribil

That the motion, as amended, BE APPROVED.

Yeas: (11): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and S. Hillier

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (11 to 2)

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

That the Council recess at this time, for 10 minutes.

Motion Passed

The Council recesses at 4:57 PM and reconvenes at 5:10 PM.

10. (3.4) 63 Greenfield Drive - Z-26016 (Relates to Bill No. 179)

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 Distinctive Homes London Ltd. (c/o Siv-ik Planning & Design Inc.) relating to the property located at 63 Greenfield Drive, the proposed by-law as appended to the staff report dated April 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 28, 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 (R1-4) Zone TO a Residential R5 Special Provision (R5-7(_)) Zone;

it being pointed out that the following individuals made a verbal presentation at the public participation meeting held in conjunction with these matters:

• D. Murphy, Siv-ik Planning and Design Inc.;
• B. Couto;
• R. Legrew; and,
• 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), 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 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 an appropriate form of redevelopment 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 made by: P. Cuddy
Seconded by: Mayor J. Morgan

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

IT BEING FURTHER NOTED THAT the applicant is requested to consider the following design matters through the development of the site:
i) 6-foot privacy fencing along the north line;
ii) non-transparent materials used on all north-facing 2nd and 3rd floor balconies; and
iii) coniferous replacements for any trees damaged or removed along the north property line to ensure year-round privacy.

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (13 to 0)

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

That the motion as amended BE APPROVED

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (13 to 0)

Item 10, clause 3.4, as amended, reads as follows:

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Distinctive Homes London Ltd. (c/o Siv-ik Planning &

Design Inc.) relating to the property located at 63 Greenfield Drive, the proposed by-law as appended to the staff report dated April 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 28, 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 (R1-4) Zone TO a Residential R5 Special Provision (R5-7(_)) Zone;

it being noted that the applicant is requested to consider the following design matters through the development of the site:
i) 6-foot privacy fencing along the north line;
ii) non-transparent materials used on all north-facing 2nd and 3rd floor balconies; and
iii) coniferous replacements for any trees damaged or removed along the north property line to ensure year-round privacy.

it being pointed out that the following individuals made a verbal presentation at the public participation meeting held in conjunction with these matters:

• D. Murphy, Siv-ik Planning and Design Inc.;
• B. Couto;
• R. Legrew; and,
• A.M. Valastro;

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

• the recommended amendment is 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 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 an appropriate form of redevelopment 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.

11. (3.5) 350-356 Windermere Road - Z-26014

Motion made by: S. Lehman

That the application of Distinctive Homes London Ltd. (c/o Zelinka Priamo Ltd.) relating to the property located at 350-356 Windermere Road BE REFERRED back to the Civic Administration to conduct a traffic impact assessment in consultation with LHSC, London Middlesex EMS and Western University on matters relevant to their operations;

it being pointed out that the following individuals made a verbal presentation at the public participation meeting held in conjunction with these matters:

• C. McAllister, Zelinka Priamo Ltd.;
• K. Morrow;
• P. Kemp;
• H. Charhar;

• G. Lascco;
• K. Baroudi;
• A.M. Valastro;
• P. Ferguson;
• B. Sinclair; and,
• C. de Clery;

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.

Yeas: (12): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, D. Ferreira, and S. Hillier

Nays: (1): S. Franke

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (12 to 1)

13. (3.7) 845-875 Commissioners Road East - Z-25141 (Relates to Bill No. 181)

At 5:27 PM, His Worship Mayor J. Morgan, places Councillor C. Rahman in the Chair.
At 5:31 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: S. Lehman

Notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Auburn Developments relating to the properties located at 845-875 Commissioners Road East:

a) a by-law BE INTRODUCED at the Municipal Council meeting to be held on April 28, 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 (RSC1/RSC3/RSC4) Zone, a Light Industrial (LI1) Zone and Open Space (OS5) Zone TO a Holding Residential R10 Special Provision (h-1*h-5*h-8*R10-4(_)*H50) Zone, a Holding Residential R10 Special Provision (h-1*h-5*h-8*h-193*R10-4(_)*H50) Zone, and an Open Space (OS5) Zone, to permit the development as proposed, without stepbacks and including indoor rooftop amenity space on a 15th storey;

b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

i) a private easement and joint use maintenance agreement be entered into to access the municipal sanitary sewer;
ii) the recommendations and mitigation measures from the Air Quality Assessment be included in the Development Agreement; and
iii) engage with Realty Services to facilitate a land transfer to acquire the Environmentally Significant Area in exchange for the unopened municipal right-of-way;
vi) landscaping to include at minimum 50% native species, with no invasive species planted; and,
vii) utilize bird friendly policies using the adopted CSA standard;

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the Planning Act, no further notice be given;

it being noted that the Planning and Environment Committee received the following communications with respect to this matter:

• a communication dated April 10, 2026, from A. Vandersluis, Auburn Developments;
• a communication dated April 12, 2026, from D. Wake;
• a communication dated April 11, 2026, from E. DeActis; and,
• a communication dated April 4, 2026, from K. Jenkinson;

it being pointed out that the following individuals made a verbal presentation at the public participation meeting held in conjunction with these matters:
• A. Vandersluis, Auburn Developments;
• D. Wake;
• J. Trampleasure;
• R. Deeran;
• M. Smith;
• A. Schults;
• M. Lashaw;
• A. Kosmides;
• W. Stone;
• B. Matchett;
• B. Samuels;
• A.M. Valastro;
• M. Belcina; and,
• Darleen;

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;
• the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, Neighbourhoods Place Type, and the Our Tools policies; and,
• the recommended amendment would permit an appropriate form of development at a scale and intensity that is appropriate for the site and surrounding context;

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 made by: S. Stevenson
Seconded by: C. Rahman

That the motion BE AMENDED in part a) to include the words "attached, revised" before the word "by-law"

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (13 to 0)

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

That the motion, as amended, BE APPROVED.

Yeas: (10): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, and S. Hillier

Nays: (3): S. Trosow, A. Hopkins, and D. Ferreira

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (10 to 3)

Item 13, clause 3.7, as amended, reads as follows:

Notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Auburn Developments relating to the properties located at 845-875 Commissioners Road East:

a) the attached, revised by-law BE INTRODUCED at the Municipal Council meeting to be held on April 28, 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 (RSC1/RSC3/RSC4) Zone, a Light Industrial (LI1) Zone and Open Space (OS5) Zone TO a Holding Residential R10 Special Provision (h-1*h-5*h-8*R10-4(_)*H50) Zone, a Holding Residential R10 Special Provision (h-1*h-5*h-8*h-193*R10-4(_)*H50) Zone, and an Open Space (OS5) Zone, to permit the development as proposed, without stepbacks and including indoor rooftop amenity space on a 15th storey;

b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:

i) a private easement and joint use maintenance agreement be entered into to access the municipal sanitary sewer;
ii) the recommendations and mitigation measures from the Air Quality Assessment be included in the Development Agreement; and
iii) engage with Realty Services to facilitate a land transfer to acquire the Environmentally Significant Area in exchange for the unopened municipal right-of-way;
vi) landscaping to include at minimum 50% native species, with no invasive species planted; and,
vii) utilize bird friendly policies using the adopted CSA standard;

AND BE IT FURTHER RESOLVED that pursuant to subsection 34(17) of the Planning Act, no further notice be given;

it being noted that the Planning and Environment Committee received the following communications with respect to this matter:

• a communication dated April 10, 2026, from A. Vandersluis, Auburn Developments;
• a communication dated April 12, 2026, from D. Wake;
• a communication dated April 11, 2026, from E. DeActis; and,
• a communication dated April 4, 2026, from K. Jenkinson;

it being pointed out that the following individuals made a verbal presentation at the public participation meeting held in conjunction with these matters:
• A. Vandersluis, Auburn Developments;

• D. Wake;
• J. Trampleasure;
• R. Deeran;
• M. Smith;
• A. Schults;
• M. Lashaw;
• A. Kosmides;
• W. Stone;
• B. Matchett;
• B. Samuels;
• A.M. Valastro;
• M. Belcina; and,
• Darleen;

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;
• the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, Neighbourhoods Place Type, and the Our Tools policies; and,
• the recommended amendment would permit an appropriate form of development at a scale and intensity that is appropriate for the site and surrounding context;

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.

18. (4.2) Medway Valley Environmentally Significant Area Attawandaron Road Encroachments and Conservation Master Plan

Motion made by: S. Lehman

Notwithstanding the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the staff report dated April 14, 2026, related to the Medway Valley Heritage Forest (South) Environmentally Significant Area Attawandaron Road encroachments and Conservation Master Plan:

a) the above-noted staff report BE RECEIVED;

b) notice of the following recommended actions BE CIRCULATED to the abutting neighbourhood:

i) remove the planned Level 3 paved multi-use trail east of Attawandaron Road from the Conservation Master Plan and designate the passive recreation areas as a park, as per the historical use;
ii) regularize the existing informal trail as a Level 1 trail; and,
iii) plant a 10 m naturalized buffer associated with the regenerating cultural meadow and implement previous restoration efforts;

c) the Civic Administration BE DIRECTED to evaluate and identify the area behind 1630–1726 Attawandaron Road to be maintained as a park (as it has been historically) and used for unstructured passive recreation that is to be maintained as mowed grass in accordance with our standards for a park;

d) the Civic Administration BE DIRECTED to report back to a future meeting of the Planning and Environment Committee to explore options 2 and 3 and report back on an alternative mechanism for

individual property owners with properties abutting the open space to pursue remedies where boundary disputes exist; and,

e) the Civic Administration BE DIRECTED to bring forward an update to the CMP to protect the trees and shrubs (native and non-native) that abut the Attawandaron properties;

it being noted that the Planning and Environment Committee received the following communication with respect to this matter:

• a communication dated April 13, 2026, from Councillor C. Rahman; and,
• a communication dated April 12, 2026, from the Attawandaron Road Neighbourhood Association;

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 made by: S. Lehman

That the following part d) BE APPROVED:

d) the Civic Administration BE DIRECTED to report back to a future meeting of the Planning and Environment Committee to explore options 2 and 3 and report back on an alternative mechanism for individual property owners with properties abutting the open space to pursue remedies where boundary disputes exist; and,

Yeas: (4): Mayor J. Morgan, S. Stevenson, J. Pribil, and C. Rahman

Nays: (9): H. McAlister, P. Cuddy, S. Trosow, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, and S. Hillier

Absent: (2): S. Lewis, and E. Peloza

Motion Failed (4 to 9)

Motion made by: S. Lehman

That the following parts BE APPROVED:

Notwithstanding the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the staff report dated April 14, 2026, related to the Medway Valley Heritage Forest (South) Environmentally Significant Area Attawandaron Road encroachments and Conservation Master Plan:

a) the above-noted staff report BE RECEIVED;

b) notice of the following recommended actions BE CIRCULATED to the abutting neighbourhood:

i) remove the planned Level 3 paved multi-use trail east of Attawandaron Road from the Conservation Master Plan and designate the passive recreation areas as a park, as per the historical use;
ii) regularize the existing informal trail as a Level 1 trail; and,
iii) plant a 10 m naturalized buffer associated with the regenerating

cultural meadow and implement previous restoration efforts;

c) the Civic Administration BE DIRECTED to evaluate and identify the area behind 1630–1726 Attawandaron Road to be maintained as a park (as it has been historically) and used for unstructured passive recreation that is to be maintained as mowed grass in accordance with our standards for a park;

e) the Civic Administration BE DIRECTED to bring forward an update to the CMP to protect the trees and shrubs (native and non-native) that abut the Attawandaron properties;

it being noted that the Planning and Environment Committee received the following communication with respect to this matter:

• a communication dated April 13, 2026, from Councillor C. Rahman; and,
• a communication dated April 12, 2026, from the Attawandaron Road Neighbourhood Association;

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.

Yeas: (10): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, and S. Hillier

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (10 to 3)

Item 18, clause 4.2, as amended, reads as follows:

Notwithstanding the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the staff report dated April 14, 2026, related to the Medway Valley Heritage Forest (South) Environmentally Significant Area Attawandaron Road encroachments and Conservation Master Plan:

a) the above-noted staff report BE RECEIVED;

b) notice of the following recommended actions BE CIRCULATED to the abutting neighbourhood:

i) remove the planned Level 3 paved multi-use trail east of Attawandaron Road from the Conservation Master Plan and designate the passive recreation areas as a park, as per the historical use;
ii) regularize the existing informal trail as a Level 1 trail; and,
iii) plant a 10 m naturalized buffer associated with the regenerating cultural meadow and implement previous restoration efforts;

c) the Civic Administration BE DIRECTED to evaluate and identify the area behind 1630–1726 Attawandaron Road to be maintained as a park (as it has been historically) and used for unstructured passive recreation that is to be maintained as mowed grass in accordance with our standards for a park; and

d) the Civic Administration BE DIRECTED to bring forward an update to the CMP to protect the trees and shrubs (native and non-native) that abut the Attawandaron properties;

it being noted that the Planning and Environment Committee received the following communication with respect to this matter:

• a communication dated April 13, 2026, from Councillor C. Rahman; and,
• a communication dated April 12, 2026, from the Attawandaron Road Neighbourhood Association;

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 made by: C. Rahman
Seconded by: S. Stevenson

That pursuant to section 11.10 of the Council Procedure by-law, the Council BE PERMITTED to proceed beyond 6:00 PM.

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (13 to 0)

8.5 6th Report of the Community and Protective Services Committee

Motion made by: C. Rahman

That the 6th Report of the Community and Protective Services Committee BE APPROVED with the exception of items 4 (2.3), 7 (2.7), and 10 (4.2).

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (13 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) 2nd Report of the Accessibility Community Advisory Committee

Motion made by: C. Rahman

That the following actions be taken with respect to the 2nd Report of the Accessibility Community Advisory Committee, from the meeting held on March 12, 2026:

a) a representative from the London Transit Commission BE INVITED to attend a future meeting of the Accessibility Community Advisory Committee to further discuss and receive feedback regarding Paratransit services in the City of London; and,

b) clauses 1.1, 2.1 and 3.1 to 3.4 BE RECEIVED.

Motion Passed

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

Motion made by: C. Rahman

That the 3rd Report of the Environmental Stewardship and Action Community Advisory Committee, from the meeting held on March 26, 2026, BE RECEIVED.

Motion Passed

5. (2.4) Veteran Homelessness Program Funding Agreement (Relates to Bill No. 158)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Social and Health Development, the proposed by-law (Appendix “A”), as appended to the staff report dated April 13, 2026, BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026 to:

a) AUTHORIZE and APPROVE the Veteran Homelessness Program Funding Agreement (the “Funding Agreement”);

b) the Mayor and City Clerk BE AUTHORIZED to execute the Funding Agreement;

c) the Deputy City Manager, Social & Health Development, or written designate, BE DELEGATED the authority to approve any further Amendments to the Veteran Homelessness Program Funding Agreement if the Amendments are substantially in the form of the Funding Agreement attached as “Schedule 1”;

d) the Deputy City Manager, Social & Health Development, or written designate, BE SEVERALLY AUTHORIZED to execute any Amendments to the Veteran Homelessness Program Funding Agreement substantially in the form of the Funding Agreement attached as “Schedule 1”;

e) the Deputy City Manager, Social & Health Development, or written designate, BE SEVERALLY DELEGATED the authority to undertake all the administrative, financial and reporting acts, including signing authority regarding: application forms for funding, budgets, cash flows, other financial reporting including financial claims, and directions, consents and other authorizations as may be required, provided that the monetary amounts do not exceed the maximum amount of Canada’s contribution specified in the Agreement that are necessary in connection with the Funding Agreement;

f) the template Veteran Homelessness Program (Federal) Sub-Project Funding Agreement (the “Sub-Project Funding Agreement”), to be entered into between the City of London and such entities who have been selected for funding for their sub-projects in accordance with the City’s Funding Agreement with Canada, substantially in the form attached as “Schedule 2” to this by-law, BE AUTHORIZED and BE APPROVED;

g) the Deputy City Manager, Social & Health Development, or written designate, BE DELEGATED the authority to insert the necessary details into the Sub-Project Funding Agreement and to approve such agreements, provided that the agreements do not require additional funding or are provided for in the City’s current budget, and do not increase the indebtedness or contingent liabilities of the City; and

h) the Deputy City Manager, Social & Health Development, or written designate, BE DELEGATED the authority to execute Sub-Project Funding Agreements.

Motion Passed

6. (2.5) Roadmap to 3,000 Affordable Units Update: Section 37 Bonused Affordable Unit Impacts

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 April 13, 2026 related to the Roadmap to 3,000 Affordable Units Update: Section 37 Bonused Affordable Unit Impacts:

a) affordable units included in bonus zones that are constructed and meet the eligibility requirements under the Affordable Housing Community Improvement Plan (Dollars to Doors program), BE APPROVED for an incentive under the existing Roadmap program; and,

b) the Civic Administration BE DIRECTED to work with the local development industry and report back at a future Community and Protective Services Committee meeting on a financial contribution model to offset the loss of affordable units included in bonus zones.

Motion Passed

8. (2.6) Renovictions: Rental Unit Repair Licensing Program One Year Update

Motion made by: C. Rahman

That the staff report dated April 13, 2026, entitled Renovictions: Rental Unit Repair Licensing Program One Year Update, BE REFERRED to the next meeting of the Community and Protective Services Committee for further consultation with stakeholders, including but not limited to Neighbourhood Legal Services London and Middlesex, ACORN, and Life*spin, and for a report back to the Committee.

Motion Passed

9. (4.1) Parks and Recreation Master Plan - 2026 Update - Preliminary Findings

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure and the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report dated April 13, 2026 related to the Parks and Recreation Master Plan 2026 Update Preliminary Findings:

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

b) the Civic Administration BE DIRECTED to undertake further community engagement on the preliminary findings;

it being noted that the presentation, as appended to the Agenda, with respect to this matter, was received;
it being further noted that the presentation, as appended to the Agenda, the communication, as appended to the Added Agenda, and a verbal delegation from K. Galloway, with respect to this matter, were received.

Motion Passed

11. (4.3) Tolpuddle Co-operative Inc. Capital and Operational Transition Plan

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 April 13, 2026 related to the Tolpuddle Co-operative Inc. Capital and Operational Transition Plan:

a) acting in its capacity as Service Manager, under the Housing Services Act, 2011, the Civic Administration’s transition plan BE RECEIVED for information and that the Civic Administration exercise any of the remedies available to the service manager under the Housing Services Act, 2011 in connection with a triggering event and identify the transferred housing project located at 380 Adelaide Street and 652, 654 and 656 King Street operated by Tolpuddle Co-Operative Inc. as a Project in Difficulty;

b) the Deputy City Manager, Housing and Community Growth, or their written designate, BE AUTHORIZED to undertake all the administrative acts that are required under the Housing Services Act, 2011 in connection with the Transition Plan;

c) the financing for capital improvements associated with the Transition Plan, to an upset limit of $785,439, BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;

d) the Civic Administration BE DIRECTED to work with the Tolpuddle Co-operative Inc., to develop a transitional security plan funded from the annual subsidy budget to address safety and security matters in the short-term, and,

e) the Civic Administration BE DIRECTED to report back to Municipal Council on progress of the Transition Plan in Q4 of 2026;

it being noted that a communication, as appended to the Added Agenda, and a verbal delegation from J. Phoenix, and a communication from A. Pettit, as appended to the Added Agenda, with respect to this matter, were received.

Motion Passed

4. (2.3) Report Back: Rent-Geared-to-Income (RGI) Implementation Update

At 5:58 PM, Councillor A. Hopkins leaves the meeting.

At: 5:59 PM, Councillor A. Hopkins enters the meeting.

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Social and Health Development, the staff report, dated April 13, 2026, with respect to the report back related to the Rent-Geared-to-Income (RGI) Implementation Update, BE RECEIVED.

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

Nays: (1): S. Stevenson

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (12 to 1)

7. (2.7) Approval of Service Agreement with Whiteoak Heritage Housing Co-operative Inc. (Relates to Bill No. 159)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the proposed by-law, as appended to the staff report dated April 13, 2026, BE INTRODUCED at the Municipal Council meeting on April 28, 2026, to:

a) APPROVE the Service Agreement between The Corporation of the City of London and Whiteoak Heritage Housing Co-operative Inc., as appended to the above-noted by-law;

b) DELEGATE authority to the Deputy City Manager, Housing and Community Growth to approve amendments to the above-noted Service Agreement;

c) AUTHORIZE the Mayor and the City Clerk to execute the above-noted Service Agreement;

d) AUTHORIZE the Deputy City Manager, Housing and Community Growth, or their written designate, to approve and

execute amending agreements to the above-noted Service Agreement.

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

Nays: (1): S. Stevenson

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (12 to 1)

10. (4.2) Report Back: Basic Needs and Pathway Options Feasibility of Contract Extension - 519 Pursuit Umbrella Relief Programs Inc.

At 6:16 PM, His Worship Mayor J. Morgan, places Councillor S. Lehman in the Chair.
At 6:20 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: C. Rahman

That the Civic Administration BE DIRECTED to allocate interim funding from the Social Services Reserve Fund, for the period of April 1, 2026, to March 31, 2027, to support continued services for individuals experiencing unsheltered homelessness, as follows:

a) up to $25,000 per month for 519Pursuit Umbrella Relief Program Inc.;

b) up to $60,000 per month for Ark Aid Mission Services; and,

c) the Civic Administration BE DIRECTED to re-engage with the agencies under the UHEI and Emergency Treatment Fund to explore service opportunities;

it being noted that the total funding be capped at $350,000, with the expectation that any funding received through the Unsheltered Homelessness and Encampments Initiative (UHEI), or other provincial or federal sources, be retroactively applied to reimburse the City, and that funded organizations meet applicable program requirements, including the use of the Homeless Individuals and Families Information System (HIFIS), where required;

it being further noted that, with respect to 519Pursuit, efforts are being made to partner with groups to provide food; and Option 3 – Phased Approach: Reduced Service with Scaling ($253,225 – $341,049): Adoption of an initial reduced service model based on confirmed meal resources, with a strategic approach to secure partnerships and scale operations toward the full-service model as outlined in Option 1 in the staff report be supported by Council;

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

- a communication from Mayor J. Morgan and Councillor C. Rahman;
- a communication and a verbal delegation from A. DeBlaire;
- a communication and a verbal delegation from M. Boissonneault;
- a communication and a verbal delegation from M. Ferguson;
- a communication and a verbal delegation from S. Horrell;
- a communication and a verbal delegation from M. Riley, Pillar

Nonprofit Network;

- a communication from M. Cassidy, Pillar Nonprofit Network;
- a communication from M. Smith;
- a communication from J. Salter;
- a communication from P. Mosey;
- a communication from P. O'Neil;
- a communication from A. Oudshoorn;
- a communication from J. Goodhand;
- a communication from D. Moes;
- a communication from J. Spinney;
- a communication from Dr. S. Houston;
- a communication from L. Morrow;
- a communication from G. Springman;
- a communication from P. Bondy;
- a communication from L. Mizon;
- a communication from S. and C. Knox;
- a communication from B. Fraraccio;
- a communication from R. McCready;
- a communication from Bernice C.
- a communication from P. Burns-White;
- a communication from A. Smith-Kelly;
- a communication from G.R. Farrow;
- a communication from B. Cannon;
- a communication from J. Dorey;
- a communication from E. Richard;
- a communication from G. McKeon;
- a communication from J. Zhang;
- a communication from J. Spindler;
- a communication from S. Campbell, Ark Aid Mission;
- a communication from W. Wang, Zentein Nutrition Inc.;
- a communication from B. Henry;
- a communication from C. Lazenby, Unity Project;
- a communication from C. McDonald, London Cares;
- a communication from N. Kerridwen and R. Clancy.

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

Nays: (1): S. Stevenson

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (12 to 1)

9. Added Reports

Motion made by: H. McAlister

That clause 1 and 2 of the 7th Report of the Council, In Closed Session, BE APPROVED.

Yeas: (12): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, and D. Ferreira

Nays: (1): S. Hillier

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (12 to 1)

That clause 1 and 2 of the 7th Report of the Council, In Closed Session, read as follows:

1. Property Acquisition – 141 Highbury Avenue North Highbury Avenue and Hamilton Road Intersection Improvements Project

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Deputy City Manager, Environment and Infrastructure, on the advice of the Director, Realty Services, with respect to the acquisition of the property located at 141 Highbury Avenue North, in the City of London, further described as South 22 Feet on Lot 142 and North 22 Feet on Lot 143, Plan 511; in the City of London, County of Middlesex, being all of PIN 08340-0247, containing an area of approximately 0.11 acres, as shown on the Location Map attached as Appendix “B”, for the purpose of future improvements to accommodate the Highbury Avenue and Hamilton Road Intersection Project, the following actions be taken:

a) the offer submitted by David Ernest Wilkes & Marie Louise Wilkes (the Vendor), to sell the subject property to the City, for the sum of $340,000.00 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”.

2. Western Fair Association – City of London – J-AAR Expo Centre Redevelopment – Construction and Contribution Agreement

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, and the concurrence of the Deputy City Manager, Finance Supports, the following actions be taken with respect to the staff report, dated April 13, 2026, related to the J-AAR Expo Centre Redevelopment – Construction and Contribution Agreement:

a) the Civic Administration BE DIRECTED to apply the financing for this Agreement as set out in the Source of Financing report, as appended to the above-noted staff report;

b) the Construction and Contribution Agreement, as appended to the above-noted staff report as Appendix “B” between The Corporation of the City of London and the Western Fair Association (WFA), regarding the redevelopment and operation of a portion of the J-AAR Expo Centre (formerly known as the Agriplex) into a three (3) court gymnasium BE AUTHORIZED AND APPROVED;

c) the Mayor and the City Clerk BE AUTHORIZED to execute the above-noted Agreement;

d) authority BE DELEGATED to the Deputy City Manager, Neighbourhood and Community-Wide Services, or written delegate, to approve further Amending Agreements to the above-noted Construction and Contribution Agreement; and,

e) the Deputy City Manager, Neighbourhood and Community-Wide Services, or written delegate, BE AUTHORIZED to undertake all administrative steps and execute financial reports as required under this Agreement.

That progress was made with respect to items 4.2, 4.3, 4.4, and 4.6 as noted on the public agenda. (6.2/7/ICSC), (6.1/6/PEC), (6.1/6/CPSC), (6.3/6/CPSC)

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

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

That Introduction and First Reading of Revised Bill No.181 BE APPROVED.

Yeas: (10): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, and S. Hillier

Nays: (3): S. Trosow, A. Hopkins, and D. Ferreira

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (10 to 3)

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

That Second Reading of Revised Bill No.181 BE APPROVED.

Yeas: (10): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, and S. Hillier

Nays: (3): S. Trosow, A. Hopkins, and D. Ferreira

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (10 to 3)

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

That Third Reading and Enactment of Revised Bill No. 181 BE APPROVED.

Yeas: (10): Mayor J. Morgan, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, and S. Hillier

Nays: (3): S. Trosow, A. Hopkins, and D. Ferreira

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (10 to 3)

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

That Introduction and First Reading of Added Bill No.'s 182 and 183 BE APPROVED.

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

Nays: (1): C. Rahman

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (12 to 1)

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

That Second Reading of Added Bill No.'s 182 and 183 BE APPROVED.

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

Nays: (1): C. Rahman

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (12 to 1)

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

That Third Reading and Enactment of Added Bill No.'s 182 and 183 BE APPROVED.

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

Nays: (1): C. Rahman

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (12 to 1)

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

That Introduction and First Reading of Bill No.’s 156 to Bill No.180, including Added Bill No.'s 184 and 185 BE APPROVED.

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (13 to 0)

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

That Second Reading of Bill No.’s 156 to 180, including Added Bill No.'s 184 and 185 BE APPROVED.

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (13 to 0)

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

That Third Reading and Enactment of Bill No.'s 156 to 180, including Added Bill No.'s 184 and 185 BE APPROVED.

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

Absent: (2): S. Lewis, and E. Peloza

Motion Passed (13 to 0)

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

Bill No. 156	**By-law No. A.-8708-114** - A by-law to confirm the proceedings of the Council Meeting held on the 28th day of April, 2026. (City Clerk)
Bill No. 157	**By-law No. A.-8709-115** - A by-law to appoint Craig Cooper, Director, Life Stabilization, as Administrator pursuant to the *Ontario Works Act, 1997*. (Deputy City Manager, Social and Health Development)
Bill No. 158	**By-law No. A.-8710-116 -** A by-law to approve the Funding Agreement with His Majesty the King in Right of Canada, as represented by the Minister of Infrastructure and Communities under the Federal Veteran Homelessness Program; and, to approve a template Sub-Project Veteran Homelessness Funding Agreement, and to delegate authority to execute the Agreements. (2.4/6/CPSC)
Bill No. 159	**By-law No. A.-8711-117 -** A by-law to approve a Service Agreement between Whiteoak Heritage Housing Co-operative Inc. and The Corporation of the City of London. (2.7/6/CPSC)
Bill No. 160	**By-law No. A.-8712-118 -** A by-law to approve the Ontario Transfer Payment Agreement between His Majesty the King in right of Ontario as represented by the Solicitor General and The Corporation of the City of London for the provision of funding under the Court Security and Prisoner Transportation Program; and to authorize the Mayor and City Clerk to execute the Agreement. (2.10/7/ICSC)
Bill No. 161	**By-law No. C.P.-1512(fw)-119 -** A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to Kelly Stanton Environmentally Significant Area. (3.8b/6/PEC)
Bill No. 162	**By-law No. C.P.-1512(fx)-120 -** A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to Kilally Meadows Environmentally Significant Area. (3.9b/6/PEC)
Bill No. 163	**By-law No. C.P.-1512(fy)-121 -** A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to 65-85 Meadowlily Road South and Other Lands. (3.10/6/PEC)
Bill No. 164	**By-law No. C.P.-1545(b)-122 -** A by-law to amend C.P.-1545-41, being "A by-law to establish financial incentives for the Affordable Housing Community Improvement Project Area". (2.3/6/SPPC)
Bill No. 165	**By-law No. D.-783-123 -** A by-law to authorize the borrowing upon instalment debentures in the aggregate principal amount of $20,000,000.00 towards the cost of certain capital works of The Corporation of the City of London. (4.1/8/ICSC)
Bill No. 166	**By-law No. C.P.-1602-124 -** A by-law to adopt the Kelly Stanton Environmentally Significant Area Conservation Master Plan Phase I. (3.8a/6/PEC)

Bill No. 167	**By-law No. C.P.-1603-125 -** A by-law to adopt the Kilally Meadows Environmentally Significant Area Conservation Master Plan Phase I. (3.9a/6/PEC)
Bill No. 168	**By-law No. L.S.P.-3532-126 -** A by-law to expropriate lands in the City of London, in the County of Middlesex to Facilitate Placing Certificate of Requirement of Title - Condition of Amended ECA for Expanded W12A Landfill. (6.2/7/Council)
Bill No. 169	**By-law No. S.-6445-127 -** A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Richmond Street, north of Plane Tree Drive; and as widening to Plane Tree Drive, west of Richmond Street) (City Surveyor – to established lands as public highway)
Bill No. 170	**By-law No. S.-6446-128 -** A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Colonel Talbot Road, south of Broadway Avenue) (City Surveyor – to established lands as public highway)
Bill No. 171	**By-law No. S.-6447-129 -** A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Dundas Street, east of Oakland Avenue) (City Surveyor – to established lands as public highway)
Bill No. 172	**By-law No. S.-6448-130 -** A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Oxford Street East, east of Curry Street) (City Surveyor – to established lands as public highway)
Bill No. 173	**By-law No. S.-6449-131 -** A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Oxford Street East, east of Quebec Street) (City Surveyor – to established lands as public highway)
Bill No. 174	**By-law No. S.-6450-132 -** A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Oxford Street East, east of Roehampton Avenue) (City Surveyor – to established lands as public highway)
Bill No. 175	**By-law No. S.-6451-133 -** A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Blakie Road) (City Surveyor – 0.3m Reserves on Registered Plan 33M-185 and M-71 are required to be dedicated as public highway for unobstructed legal access throughout sections of Blakie Road)
Bill No. 176	**By-law No. W.-5676(b)-134 -** A by-law to amend by-law No. W.-5676-194, as amended, entitled, “A by-law to authorize the Capital Project TS1627 – Philip Aziz – Western Road to Thames River.” (2.14/6/ICSC)
Bill No. 177	**By-law No. W.-5695(a)-135 -** A by-law to amend by-law No. W.-5695-246, entitled, “A by-law to authorize Project TS1670 – Intersection – Sarnia/Philip Aziz – Western Road.” (2.14/6/ICSC)
Bill No. 178	**By-law No. Z.-1-263436 -** A by-law to amend By-law No. Z.-1 to rezone an area of land located at 127 Friars Way. (3.3/6/PEC)
Bill No. 179	**By-law No. Z.-1-263437 -** A by-law to amend By-law No. Z.-1 to rezone an area of land located at 63 Greenfield Drive. (3.4/6/PEC)
Bill No. 180	**By-law No. Z.-1-263438 -** A by-law to amend By-law No. Z.-1 to rezone an area of land located at 650 Industrial Road. (3.6/6/PEC)
Bill No. 181	**By-law No. Z.-1-263439 -** A by-law to amend By-law No. Z.-1 to rezone an area of land located at 845-875 Commissioners Road East. (3.7/6/PEC)
Bill No. 182	**By-law No. C.P.-1545(c)-136 -** A by-law to amend C.P.-1545-41, being “A by-law to establish financial incentives for the Affordable Housing Community Improvement Project Area”. (2.2/6/SPPC)

Bill No. 183	**By-law No. C.P.-1596(b)-137 -** A by-law to amend C.P.-1596-87, as amended, being “a by-law to establish financial incentives for the Transit Oriented Development Community Improvement Project Area” (2.2/6/SPPC)
Bill No. 184	**By-law No. A.-8713-138 -** A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and David Ernest Wilkes & Marie Louise Wilkes, for the acquisition of the property located at 141 Highbury Avenue North, in the City of London, for the Highbury Avenue and Hamilton Road Intersection Project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/7/ICSC)
Bill No. 185	**By-law No. A.-8714-139 -** A by-law to approve the Construction and Contribution Agreement between the Corporation of the City of London (“City”) and Western Fair Association (“WFA”) regarding the redevelopment and operation of a portion of the J-AAR Expo Centre (formerly known as the Agriplex) into a three (3) court gymnasium. (6.2/6/CPSC)

14. Adjournment

Motion made by: P. Van Meerbergen
Seconded by: P. Cuddy

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 6:34 PM.

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Josh Morgan, Mayor

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Michael Schulthess, City Clerk