Council

Minutes

12th Meeting of Council
July 21, 2026, 1:00 PM

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

Also Present: S. Datars Bere, A. Abraham, S. Avram, B. Baar, A. Barbon, M. Butlin, C. Cooper, M. Daley, M. Feldberg, L. Hamer, J. John, P. Ladouceur, H. McNeely, A. Pfeffer, T. Pollitt, K. Scherr, M. Schulthess, B. Sharma, E. Skalski, C. Smith

Remote Attendance: E. Bennett, T. Fowler, S. Glover, P. Lupa, K. Murray

The meeting is called to order at 1:04 PM; it being noted that Councillors P. Van Meerbergen, E. Peloza, and S. Hillier were in remote attendance.

1. Disclosures of Pecuniary Interest

That it BE NOTED Councillor P. Van Meerbergen discloses a pecuniary interest in item 5, clause 2.5 of the 11th Report of the Community and Protective Services Committee and related to Bill No. 267, having to do with Child Care and Early Years - Engagement of Auditor Services by indicating that his wife owns and operates a day care.

2. Recognitions

None.

3. Review of Confidential Matters to be Considered in Public

None.

4. Council, In Closed Session

Motion made by: A. Hopkins
Seconded by: P. Cuddy

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

4.1 Land Acquisition/Disposition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

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. (6.1/12/ICSC)

4.2 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. (6.2/12/ICSC)

4.3 Land Acquisition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.3/12/ICSC)

4.4 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. (6.4/12/ICSC)

4.5 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. (6.5/12/ICSC)

4.6 Land Disposition / Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending disposition 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. (6.6/12/ICSC)

4.7 Solicitor-Client Privileged Advice / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to the proposed or pending Licence Agreement of City owned lands, 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. (6.7/12/ICSC)

4.8 Solicitor-Client Privileged Advice / Litigation/Potential Litigation

A matter pertaining to advice subject to solicitor-client privilege, including communications necessary for that purpose, and advice with respect to litigation with respect to various personal injury and property damage claims against the City. (6.8/12/ICSC)

4.9 Labour Relations/Employee Negotiations / Litigation/Potential Litigation/Matters Before Administrative Tribunals / Solicitor-Client Privileged Advice

A matter pertaining to labour relations and employee negotiations in regard to one of the Corporation's unions; advice and recommendations of officers and employees of the Corporation; litigation or potential litigation, including matters before administrative tribunals; and advice which is the subject of solicitor client privilege, including communications necessary for that purpose. (6/9/12/ICSC)

4.10 Solicitor-Client Privilege

A matter being considered pertains to advice that is subject to solicitor-client privilege, including communications necessary for that purpose from the solicitor and officers or employees of the Corporation; the subject matter pertains to litigation or potential litigation with respect to an appeal arising out of a decision of the Committee of Adjustment to the Ontario Land Tribunal ("OLT") and for the purpose of providing instructions and directions to officers and employees of the Corporation. (6.1/10/PEC)

4.11 Security of Property

A matter pertaining to the security of the property of the municipality or local board. (6.1/11/CPSC)

4.12 Solicitor-Client Privileged Advice/Litigation

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, and for providing instructions and direction to officers and employees of the Corporation on litigation with respect to a property located at 380-390 Princess Avenue. (6.2/11/CPSC)

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

Motion Passed (15 to 0)

That Council convenes In Closed Session, from 1:22 PM to 2:26 PM.

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

5.1 11th Meeting held on June 23, 2026

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

That the Minutes of the 11th Meeting of the Municipal Council, held on June 23, 2026, BE APPROVED.

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

Motion Passed (15 to 0)

6. Communications and Petitions

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

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

6.1 415 York Street - OZ-25124
1. S. J. Turney, Fasken Martineau DuMoulin LLP
2. (ADDED) L. Arnold, Dillon Consulting Limited

6.2 Parking Provisions Update
1. Hon. J. Karygiannis, Principal, GTA Strategies
2. (ADDED) Deputy Mayor S. Lewis and Councillor C. Rahman

6.3 Amendments to Business Licensing By-Law to Regulate Driving School Instruction
1. A. Abado
2. A. Soucy
3. C. Silver
4. T. Shaw

6.4 Pilot Program for Air Conditioning Support for Low-Income Seniors

1. M.A. Greer

6.5 City of London Special Constable Program
1. City of London Special Constable Program Feasibility Study
2. E. Jackson, Owner, London Chiropractic & Massage Clinic
3. N. Fraser
4. S. Brechun
5. S. Rooth
6. (ADDED) A. Sereda
7. (ADDED) B. Samuels
8. (ADDED) C. Butler
9. (ADDED) Councillor C. Rahman
10. (ADDED) E. Wilson
11. (ADDED) L. Bikos, Associate Professor, King's University College, Western University
12. (ADDED) S. Toth, Lawyer and Downtown Dweller

6.6 (ADDED) 2027 Growth Management Implementation Strategy (GMIS) Update
1. C. Kulchycki, Zelinka Priamo Ltd.

6.7 (ADDED) 755-765, 785 and 815 Wonderland Road South - OZ-26061
1. J. R. Damstra, Lerners LLP

6.8 (ADDED) Proposed Winter Response for 2026-2027
1. Councillor C. Rahman
2. Deputy City Manager, Social and Health Development

6.9 (ADDED) By-law Enforcement Administrative Fees
1. K. Morrison, Executive Director Old East Village Business Improvement Area

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

Motion Passed (15 to 0)

7. Motions of Which Notice is Given

None.

8. Reports

Motion made by: C. Rahman
Seconded by: S. Lehman

That, pursuant to section 6.4 of the Council Procedure By-law, a change in order of the Council Agenda BE APPROVED, to provide for the 11th Report of the Community and Protective Services Committee in Stage 8.4, to be considered

before the 12th Report of the Infrastructure and Corporate Services Committee in Stage 8.1.

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

Motion Passed (15 to 0)

8.4 11th Report of the Community and Protective Services Committee

Motion made by: C. Rahman

That the 11th Report of the Community and Protective Services Committee BE APPROVED with the exception of items 4 (2.4), 5 (2.5), 6 (2.3), 9 (4.3), 10 (4.4), and 11 (4.5).

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

Motion Passed (15 to 0)

Motion made by: C. Rahman
Seconded by: S. Franke

That, pursuant to section 6.4 of the Council Procedure By-law, a change in order of the Council Agenda BE APPROVED, to provide for item 10 (4.4) City of London Special Constable Program to be considered before item 4 (2.4) Housing Stability Services Procurement and Delivery Framework.

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: C. Rahman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Establishment and Operation of Hazardous Materials Team in Support of Province of Ontario’s Mutual Aid Plan (Relates to Bill No. 266)

Motion made by: C. Rahman

That on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the proposed by-law, as appended to the staff report dated July 13, 2026, BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to:

a) DELEGATE authority to the Deputy City Manager, Neighbourhood and Community-Wide Services to approve the

Memorandum of Understanding (MOU) between The Corporation of the City of London and His Majesty the King in Right of Ontario as represented by the Minister of the Solicitor General, operating through the Office of the Fire Marshal (the “MOU”);

b) AUTHORIZE the Mayor and the City Clerk to execute the above-noted MOU;

c) AUTHORIZE the Deputy City Manager, Neighbourhood and Community-Wide Services to approve amending agreements to the above-noted MOU;

d) AUTHORIZE the Mayor and the City Clerk to execute amending agreements to the above-noted MOU Agreement; and,

e) AUTHORIZE the City of London Fire Services to enter onto lands or premises that are situated outside the municipal boundaries of the City of London, at the discretion of the Fire Chief, or designate, and as requested by the Ontario Fire Marshal to assist in response to large-scale or complex incidents within Ontario pursuant to the above-noted MOU and in support of the Ontario Provincial Mutual Aid Plan.

Motion Passed

3. (2.2) City of London Community Grants Program: Capital Funding Allocations (2026)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the staff report dated July 13, 2026, related to the City of London Community Grants Program Capital Funding Allocations (2026) BE RECEIVED.

Motion Passed

7. (4.1) 6th Report of the Environmental Stewardship and Action Community Advisory Committee

Motion made by: C. Rahman

Motion Passed

Motion made by: C. Rahman

That the following actions be taken with respect to the 6th Report of the Environmental Stewardship and Action Community Advisory Committee, from the meeting held on June 25, 2026:

a) the following actions be taken with respect to the Environmental Stewardship and Action Community Advisory Committee (ESACAC) budget request:

i) $500.00 of the 2026 ESACAC budget APPROVED to print vinyl stickers promoting awareness of waste containment requirements and the Service London portal;

it being noted that there are sufficient funds in the 2026 ESACAC budget to facilitate this request;

ii) the ~~attached~~ sticker artwork BE FORWARDED to Strategic Communications for review and revision, as necessary, to align with City of London branding standards;

iii) the ESACAC BE AUTHORIZED to coordinate the printing and community distribution of the approved stickers; and,

it being noted that the communication, as appended to the Added Agenda, from B. Samuels, with respect to this matter, was received;

b) the following actions be taken with respect to community gardens and school partnerships:

i) a Working Group BE ESTABLISHED, consisting of A. Ford, B. Samuels, and L. Skinner, to continue exploring opportunities to support and enhance community gardens;

ii) the Director of Community Spaces and Sport BE REQUESTED to attend a future Environmental Stewardship and Action Community Advisory Committee (ESACAC) meeting to discuss the Community Gardens Program and opportunities to further partnerships within the community (including with local school boards) to support expanded public access to food-growing plots on school properties where appropriate;

it being noted that a communication, as appended to the Added Agenda, from B. Samuels, with respect to this matter, was received; and,

it being further noted that a verbal delegation from S. Conter related to this matter was received;

c) the following actions be taken with respect to the Urban Agriculture Strategy:

i) a Working Group BE ESTABLISHED, consisting of A. Ford, B. Samuels, and L. Skinner to prepare a recommendation to consider matters related to urban agriculture and report back to the Committee;

ii) the Civic Administration BE REQUESTED to attend a future Environmental Stewardship and Action Community Advisory Committee (ESACAC) meeting to provide an update on the implementation of the City of London's 2017 Urban Agriculture Strategy; and,

d) clauses 1.1, 3.1 and 5.1 BE RECEIVED.

Motion Passed

8. (4.2) Amendments to Business Licensing By-Law to Regulate Driving School Instruction

Motion made by: C. Rahman

That the Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee by Q2 2027 with options to amend the Business Licensing By-law to regulate driving school instruction within designated restricted areas, including:

a) proposed criteria for identifying and designating restricted areas;

b) any recommended exemptions;

c) signage requirements;

d) enforcement mechanisms; and,

e) recommended penalties for non-compliance;

it being noted that resident feedback has identified the following streets for consideration as part of this review:

• Archer Crescent;
• Alayne Crescent;
• Chalk Court;
• Chalkstone Drive;
• Fennell Crescent;
• Nicholas Crescent;
• Piers Crescent;
• Renny Crescent; and,
• Stroud Crescent;

it being further noted that the intent of any proposed restrictions is not to prohibit:

• a licensed driving instructor from entering a restricted area solely for the purpose of picking up or dropping off a strudent driver; and,
• an official of the Ministry of Transportation from conducting a driving examination in a driving school vehicle within a restricted area;

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

• A. and S. Hickey;
• G. Holdaway;
• C. Silva;
• L. Garry;
• S. Tait;
• H. and L. Martin;
• N. Schembri;
• S. King;
• H. Rubio;
• C. and G. Wilkinson;
• A. and M. Higgins;
• S. McLaren;
• D. and B. McKerlie;
• J. Kilbourne;
• K. Harper and M. Toso;
• M. Sabo;
• T. Sellers;
• L. Schembri; and,
• B. Dowling.

Motion Passed

10. (4.4) City of London Special Constable Program

Motion made by: C. Rahman

That the Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee on the feasibility of establishing a City of London Special Constable Program, with the report to include:

a) the findings and recommendations of the Community Safety Knowledge Alliance (CSKA) Special Constable Feasibility Study;

b) potential implementation models, timelines, governance structures, and operational considerations;

c) legislative and regulatory requirements, including any required approvals;

d) estimated capital and operating costs, funding options, and opportunities for external funding;

e) potential impacts on existing municipal service delivery models, including security services, Municipal Law Enforcement, Coordinated Informed Response teams, and relationships with the London Police Service and other community partners; and,

f) a presentation from the Community Safety Knowledge Alliance regarding its findings and recommendations;

it being noted that communications from K. Morrison, Old East Village Business Improvement Area, B. Couto, D. Ronson, D. Brown and W. Thomas, Midtown Community Organization and S. Mai Chitty and a verbal delegation from A. Sereda, with respect to this matter, were received.

At 2:47 PM, His Worship Mayor J. Morgan, places Deputy Mayor S. Lewis in the Chair.
At 2:50 PM, His Worship Mayor J. Morgan resumes the Chair.

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

That the matter relating to a City of London Special Constable Program BE REFERRED to the Municipal Council meeting to be held on August 25, 2026, in order to provide additional time for members of the public to review the proposed direction and provide any comments to Council prior to a decision being made;

it being noted that communications from K. Morrison, Old East Village Business Improvement Area, B. Couto, D. Ronson, D. Brown and W. Thomas, Midtown Community Organization and S. Mai Chitty and a verbal delegation from A. Sereda, with respect to this matter, were received.

Yeas: (5): S. Stevenson, S. Trosow, A. Hopkins, D. Ferreira, and S. Hillier

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

Motion Failed (5 to 10)

Motion made by: H. McAlister
Seconded by: S. Lewis

That part e) of the motion be amended to read as follows:

e) potential impacts on existing municipal service delivery models, including security services, Municipal Law Enforcement, Coordinated Informed Response teams, and relationships with the London Police Service and other community partners **with a specific focus on the implementation of a mixed model CIR and Special Constable team;** and,

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

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

Motion Passed (13 to 2)

At 3:52 PM, His Worship Mayor J. Morgan, places Deputy Mayor S. Lewis in the Chair.
At 3:56 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: C. Rahman
Seconded by: S. Lewis

That the motion BE AMENDED by replacing the words "establishing a City of London Special Constable Program" with "implementing a permanent City of London Special Constable Program"; and amending clauses c) and d) as follows:

c) legislative and regulatory requirements, including any required approvals, **and the legislative authority respecting the enforcement of traffic-related offences, including within school zones;**

d) estimated capital and operating costs, funding options, **including the potential use of revenues generated through the City's Automated Speed Enforcement Program,** opportunities for external funding, **and the financial feasibility of implementing a permanent program.**

Motion made by: C. Rahman
Seconded by: S. Lewis

That the following part BE APPROVED:

That the motion BE AMENDED by replacing the words "establishing a City of London Special Constable Program" with "implementing a permanent City of London Special Constable Program"; and amending clause c)

c) legislative and regulatory requirements, including any required approvals, **and the legislative authority respecting the enforcement of traffic-related offences, including within school zones;**

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

Nays: (5): S. Stevenson, S. Trosow, A. Hopkins, S. Franke, and D. Ferreira

Motion Passed (10 to 5)

Motion made by: C. Rahman
Seconded by: S. Lewis

That the following part BE APPROVED:

d) estimated capital and operating costs, funding options, **including the potential use of revenues generated through the City's Automated Speed Enforcement Program,** opportunities for external funding, **and the financial feasibility of implementing a permanent program.**

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

Nays: (5): S. Trosow, A. Hopkins, S. Franke, E. Peloza, and D. Ferreira

Motion Passed (10 to 5)

At 4:52 PM, His Worship Mayor J. Morgan, places Deputy Mayor S. Lewis in the Chair.
At 4:57 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: C. Rahman
Seconded by: S. Lewis

That the motion, as amended, BE APPROVED.

Motion made by: C. Rahman
Seconded by: S. Lewis

That the following parts of the main motion, as amended, BE APPROVED:

That the Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee on the feasibility of implementing a permanent City of London Special Constable Program, with the report to include:

a) the findings and recommendations of the Community Safety Knowledge Alliance (CSKA) Special Constable Feasibility Study;

b) potential implementation models, timelines, governance structures, and operational considerations;

c) legislative and regulatory requirements, including any required approvals, and the legislative authority respecting the enforcement of traffic-related offences, including within school zones;

d) estimated capital and operating costs, funding options, including the potential use of revenues generated through the City's Automated Speed Enforcement Program, opportunities for external funding, and the financial feasibility of implementing a permanent program.

f) a presentation from the Community Safety Knowledge Alliance regarding its findings and recommendations;

it being noted that communications from K. Morrison, Old East Village Business Improvement Area, B. Couto, D. Ronson, D. Brown and W. Thomas, Midtown Community Organization and S. Mai Chitty and a verbal delegation from A. Sereda, with respect to this matter, were received.

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

Nays: (5): S. Stevenson, S. Trosow, A. Hopkins, S. Franke, and D. Ferreira

Motion Passed (10 to 5)

Motion made by: C. Rahman
Seconded by: S. Lewis

That the following part of the main motion, as amended, BE APPROVED:

e) potential impacts on existing municipal service delivery models, including security services, Municipal Law Enforcement, Coordinated Informed Response teams, and relationships with the London Police Service and other community partners with a specific focus on the implementation of a mixed model CIR and Special Constable team; and,

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

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

Motion Passed (13 to 2)

Item 10, clause 4.4, as amended, reads as follows:

That the Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee on the feasibility of implementing a permanent City of London Special Constable Program, with the report to include:
a) the findings and recommendations of the Community Safety Knowledge Alliance (CSKA) Special Constable Feasibility Study;
b) potential implementation models, timelines, governance structures, and operational considerations;
c) legislative and regulatory requirements, including any required approvals and the legislative authority respecting the enforcement of traffic-related offences, including within school zones;
d) estimated capital and operating costs, funding options, including the potential use of revenues generated through the City's Automated Speed Enforcement Program, opportunities for external funding, and the financial feasibility of implementing a permanent program;
e) potential impacts on existing municipal service delivery models, including security services, Municipal Law Enforcement, Coordinated Informed Response teams, and relationships with the London Police Service and other community partners with a specific focus on the implementation of a mixed model CIR and Special Constable team; and,
f) a presentation from the Community Safety Knowledge Alliance regarding its findings and recommendations;

it being noted that communications from K. Morrison, Old East Village Business Improvement Area, B. Couto, D. Ronson, D. Brown and W. Thomas, Midtown Community Organization and S. Mai Chitty and a verbal delegation from A. Sereda, with respect to this matter, were received.

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

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

Motion Passed

The Council recesses at 5:00 PM and reconvenes at 5:16 PM.

4. (2.4) Housing Stability Services Procurement and Delivery Framework

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the staff report dated July 13, 2026 related to the Housing Stability Services Procurement and Delivery Framework:

a) the Civic Administration BE AUTHORIZED to proceed with a Request for Pre-Qualification (RFPQ) process, at an upset limit of up to $11 million for the procurement of the emergency shelter system, to be funded from approved sources and in alignment with an outcomes-based and performance-driven approach;

b) the Civic Administration BE DIRECTED to report back to a future meeting of the Community and Protective Services Committee (CPSC) with the results of the RFPQ to inform the subsequent RFP process

c) the Civic Administration BE DIRECTED to implement the updated emergency shelter guidelines as appended to the above-noted staff report as Schedule 1, and continue to make updates as required for any ongoing procurement activities;

d) the Civic Administration BE DIRECTED to continue with additional phased system procurement with an upset limit of approximately $30 Million for the remaining service areas (outreach and drop-ins, housing supports, supportive housing, and non-program supports) with funding allocations adjusted through each phase of procurement to reflect contract awards in prior service areas, while remaining within the overall funding envelope; and,

e) the Civic Administration BE DIRECTED to report back to Council on the results of the RFPQ to inform subsequent RFP processes for each procurement area;

it being noted that a communication from K. Morrison, Old East Village Business Improvement Area, with respect to this matter, was received.

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

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

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

Motion Passed (13 to 2)

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

That part c) of the motion BE REFERRED to the next meeting of the Community and Protective Services Committee for a staff report outlining the changes made to the updated Emergency Shelter Guidelines, including an explanation of how the proposed changes support and advance the City's Strategic Plan priorities related to

housing stability, neighbourhood safety, and improved safety in London's shelter system.

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

Nays: (1): S. Franke

Motion Passed (14 to 1)

Motion made by: C. Rahman
Seconded by: S. Trosow

That the motion, as amended, BE APPROVED.

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

Motion Passed (15 to 0)

Item 4, clause 2.4, as amended, reads as follows:

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following actions be taken with respect to the staff report dated July 13, 2026 related to the Housing Stability Services Procurement and Delivery Framework:

a) the Civic Administration BE AUTHORIZED to proceed with a Request for Pre-Qualification (RFPQ) process, at an upset limit of up to $11 million for the procurement of the emergency shelter system, to be funded from approved sources and in alignment with an outcomes-based and performance-driven approach;

b) the Civic Administration BE DIRECTED to report back to a future meeting of the Community and Protective Services Committee (CPSC) with the results of the RFPQ to inform the subsequent RFP process

c) the direction to Civic Administration to implement the updated emergency shelter guidelines as appended to the above-noted staff report as Schedule 1, and continue to make updates as required for any ongoing procurement activities BE REFERRED to the next meeting of the Community and Protective Services Committee for a staff report outlining the changes made to the updated Emergency Shelter Guidelines, including an explanation of how the proposed changes support and advance the City's Strategic Plan priorities related to housing stability, neighbourhood safety, and improved safety in London's shelter system.;

d) the Civic Administration BE DIRECTED to continue with additional phased system procurement with an upset limit of approximately $30 Million for the remaining service areas (outreach and drop-ins, housing supports, supportive housing, and non-program supports) with funding allocations adjusted through each phase of procurement to reflect contract awards in prior service areas, while remaining within the overall funding envelope; and,

e) the Civic Administration BE DIRECTED to report back to Council on the results of the RFPQ to inform subsequent RFP processes for each procurement area;

it being noted that a communication from K. Morrison, Old East Village Business Improvement Area, with respect to this matter, was received.

5. (2.5) Child Care and Early Years - Engagement of Auditor Services (Relates to Bill No. 267)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Social and Health Development and the City Treasurer, the proposed by-law, as appended to the staff report dated July 13, 2026, BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to:

a) DELEGATE the City of London's Deputy City Manager, Social and Health Development, and the City Treasurer the power to approve the engagement of external auditor services to conduct auditing services of third-party child care operators where such audit is required by the Province, on the condition that the terms of the engagement of auditor services are satisfactory to both the Deputy City Manager, Social and Health Development and the City Treasurer, and that the services do not require additional funding or are provided for in the City's current budget, and that do not increase the indebtedness or contingent liabilities of The Corporation of the City of London, subject to prior review and approval by the Deputy City Manager, Social and Health Development and the City Treasurer; and,

b) DELEGATE the Deputy City Manager, Social and Health Development and the City Treasurer the power to execute documents, including agreements, and letters of engagement, approved under subsection (a) above.

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

Recuse: (1): P. Van Meerbergen

Motion Passed (14 to 0)

6. (2.3) Proposed Winter Response for 2026-2027

Motion made by: J. Pribil

That, on the recommendation of the Deputy City Managers of Neighbourhood and Community-Wide Services and Social and Health Development, the following actions be taken with respect to the staff report dated July 13, 2026 related to the Proposed Winter Response for 2026- 2027:

a) the above-noted staff report BE RECEIVED;

b) the Civic Administration BE DIRECTED to implement the Proposed Winter Response for 2026-2027 as outlined in the above-noted report;

c) additional financing for the Proposed Winter Response for 2026-2027 BE APPROVED from the Operating Budget Contingency Reserve in an amount of up to $2,152,275; and,

d) the Civic Administration BE DIRECTED to prepare a business case for the 2027 Annual Budget Update for winter response

funding for winter 2027-2028 and beyond;

it being noted that communications from K. Morrison, Old East Village Business Improvement Area, D. Brown and W. Thomas, Midtown Community Organization and Councillor S. Stevenson and a verbal delegation from S. Campbell, Ark Aid Street Mission, with respect to this matter, were received.

Motion made by: C. Rahman
Seconded by: S. Lewis

That the staff report dated July 13, 2026, regarding the Proposed Winter Response for 2026–2027, BE REFERRED to the next meeting of the Community and Protective Services Committee to allow Civic Administration additional time to continue discussions with federal partners regarding funding options and potential support for additional shelter beds, while Council awaits further information respecting potential federal funding;

it being noted that communications from K. Morrison, Old East Village Business Improvement Area, D. Brown and W. Thomas, Midtown Community Organization and Councillor S. Stevenson and a verbal delegation from S. Campbell, Ark Aid Street Mission, with respect to this matter, were received.

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

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

Motion Passed (13 to 2)

9. (4.3) Pilot Program for Air Conditioning Support for Low-Income Seniors

At 5:45 PM, Deputy Mayor S. Lewis leaves the meeting.
At 5:50 PM, Deputy Mayor S. Lewis enters the meeting.

Motion made by: C. Rahman

That the following actions be taken with respect to the communication, dated July 3, 2026, from Councillor S. Franke, related to a Pilot Program for Air Conditioning Support for Low-Income Seniors:

a) the Civic Administration BE DIRECTED to report back by Q1 2027 on the development of a pilot program to provide free or subsidized air conditioning units to low-income seniors in the City of London, with implementation targeted in advance of the 2027 summer season;

it being noted that the report back should include:

• program design options, eligibility criteria and key performance indicators to measure impact of program;
• estimated costs and potential funding sources, including external partnerships; and,
• consult with relevant community organizations such as the Middlesex-London Health Unit, LifeSpin, Housing Stability Bank, ACORN and others;

b) the Mayor BE REQUESTED to advocate to the Federation of Canadian Municipalities (FCM) for funding opportunities to support

a pilot program to provide free or subsidized air conditioning units for low-income seniors in the City of London, including through existing or future climate resilience, housing, or community well-being funding programs; and,

c) the Mayor BE REQUESTED to advocate to the Federal Government to establish or expand discretionary support programs to provide assistance with air conditioning costs for low-income seniors receiving Old Age Security (OAS) and the Guaranteed Income Supplement (GIS);

it being noted that communications from D. Ronson and N. Fraser, with respect to this matter, were received.

Motion made by: C. Rahman

That the following part BE APPROVED:

a) the Civic Administration BE DIRECTED to report back by Q1 2027 on the development of a pilot program to provide free or subsidized air conditioning units to low-income seniors in the City of London, with implementation targeted in advance of the 2027 summer season;

it being noted that the report back should include:

• program design options, eligibility criteria and key performance indicators to measure impact of program;
• estimated costs and potential funding sources, including external partnerships; and,
• consult with relevant community organizations such as the Middlesex-London Health Unit, LifeSpin, Housing Stability Bank, ACORN and others;

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

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

Motion Passed (13 to 2)

Motion made by: C. Rahman

That the following actions be taken with respect to the communication, dated July 3, 2026, from Councillor S. Franke, related to a Pilot Program for Air Conditioning Support for Low-Income Seniors:

b) the Mayor BE REQUESTED to advocate to the Federation of Canadian Municipalities (FCM) for funding opportunities to support a pilot program to provide free or subsidized air conditioning units for low-income seniors in the City of London, including through existing or future climate resilience, housing, or community well-being funding programs; and,

c) the Mayor BE REQUESTED to advocate to the Federal Government to establish or expand discretionary support programs to provide assistance with air conditioning costs for low-income seniors receiving Old Age Security (OAS) and the Guaranteed Income Supplement (GIS);

it being noted that communications from D. Ronson and N. Fraser, with respect to this matter, were received.

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

Motion Passed (15 to 0)

Item 9, clause 4.3, reads as follows:

That the following actions be taken with respect to the communication, dated July 3, 2026, from Councillor S. Franke, related to a Pilot Program for Air Conditioning Support for Low-Income Seniors:

a) the Civic Administration BE DIRECTED to report back by Q1 2027 on the development of a pilot program to provide free or subsidized air conditioning units to low-income seniors in the City of London, with implementation targeted in advance of the 2027 summer season;

it being noted that the report back should include:

• program design options, eligibility criteria and key performance indicators to measure impact of program;
• estimated costs and potential funding sources, including external partnerships; and,
• consult with relevant community organizations such as the Middlesex-London Health Unit, LifeSpin, Housing Stability Bank, ACORN and others;

b) the Mayor BE REQUESTED to advocate to the Federation of Canadian Municipalities (FCM) for funding opportunities to support a pilot program to provide free or subsidized air conditioning units for low-income seniors in the City of London, including through existing or future climate resilience, housing, or community well-being funding programs; and,

c) the Mayor BE REQUESTED to advocate to the Federal Government to establish or expand discretionary support programs to provide assistance with air conditioning costs for low-income seniors receiving Old Age Security (OAS) and the Guaranteed Income Supplement (GIS);

it being noted that communications from D. Ronson and N. Fraser, with respect to this matter, were received.

11. (4.5) By-law Enforcement Administrative Fees

Motion made by: C. Rahman

That the Civic Administration BE DIRECTED to review the application of the administrative fee and any cost recovery associated with PW-15, Yard and Lot Maintenance by-law initial work order when it is issued as a result of a property owner having been the victim of a criminal act; it being noted that such review should include a jurisdictional scan for best practices as well as any amendments to the Fees and Charges by-law required to satisfy the staff recommendation;

it being noted that the communication from Councillor S. Stevenson and the communication and verbal delegation from K. Morrison, Old East Village Business Improvement Area, were received.

Yeas: (7): P. Cuddy, A. Hopkins, P. Van Meerbergen, S. Franke, E. Peloza, D. Ferreira, and S. Hillier

Nays: (8): Mayor J. Morgan, H. McAlister, S. Lewis, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, and S. Lehman

Motion Failed (7 to 8)

8.1 12th Report of the Infrastructure and Corporate Services Committee

Motion made by: H. McAlister

That the 12th Report of the Infrastructure and Corporate Services Committee BE APPROVED with the exception of item 5 (2.2).

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: H. McAlister

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.1) Update to Council Policy - Queen Elizabeth Scholarship (Relates to Bill No. 275)

Motion made by: H. McAlister

That, on the recommendation of the City Clerk, Legal Services, the proposed by-law, as appended to the staff report dated July 15, 2026 as Appendix “A”, BE INTRODUCED at the July 21, 2026 meeting of Municipal Council to amend By-law No. CPOL.-17-213, being the “Queen Elizabeth Scholarship Policy” to repeal and replace Schedule “A”.

Motion Passed

3. (2.4) LT-2026-198 Operation and Maintenance of Landfill Gas Collection and Flaring System W12A Landfill Site

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 for operation & maintenance of the landfill gas collection and flaring system at the W12A Landfill Site:

a) in accordance with Section 13.3 iii (a) of the Procurement of Goods and Services Policy, a Limited Tender Contract with a five-year term BE AUTHORIZED with Comcor Environmental Limited for the operation and maintenance of the landfill gas collection and flaring system at the W12A Landfill Site in accordance with their submitted proposal;

b) the estimated annual price of $252,108 (excluding HST) and the estimated total contract value over the 5-year Term of $1,260,540 (excluding HST) as submitted by Comcor Environmental Limited BE ACCEPTED, noting that the estimated annual price is the sum of monthly lump sum and unit rate prices for the estimated annual amount of staff hours and tasks to be completed for the first year of the contract and that the monthly lump sum and unit rate prices will be adjusted annually for inflation and/or changes in the level of effort required as a result of changes and/or expansions to the landfill gas collection and flaring system as applicable over the term of the contract;

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

d) approval hereby given BE CONDITIONAL upon the Corporation entering 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

4. (2.5) Municipal Drains Consultant Assignment - Limited Tendering-LT-2026-189

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 Municipal Drain Consultant Assignments:

a) the Civic Administration BE AUTHORIZED to enter into a limited tendering contract with Spriet Associates London Limited for municipal drain consulting services for the 2026–2027 assignment period, to an upset limit of $500,000, excluding HST, subject to Council approval, in accordance with section 13.3(iii)(a) of the City’s Procurement of Goods and Services Policy;

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

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

(d) the financing for this acquisition BE APPROVED as set out in the Source of Financing Report, as appended to the staff report dated July 15, 2026 as Appendix "A".

Motion Passed

6. (2.3) Pet Waste Green Bin Pilot Project and Townhomes Waste Review

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken:

a) the following Pet Waste Green Bin Pilot Project and Townhome Waste Review BE RECEIVED;

b) the Civic Administration BE DIRECTED to implement a 12-month pilot project to add pet waste to the Green Bin for the identified 1,900 households starting in Fall 2026;

c) the sale of Green Bins and kitchen containers, on a cost-recovery basis, from the four (4) EnviroDepots and City Hall, beginning January 1, 2027, BE APPROVED, noting that the proposed fees to be charged for Green Bins and kitchen containers will be included for approval as updates to the Fees & Charges By-law as part of the 2027 update to the Multi-Year Budget;

d) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary for the sale of Green Bins and kitchen containers;

e) the Civic Administration BE DIRECTED to implement Green Bin collection at townhomes that were not included in the initial city-wide program roll-out starting in Q3 2026 with phased implementation over a four-month period; and

f) the Civic Administration BE DIRECTED to report back to Committee and Council in Q1 2028, on the pet waste Green Bin pilot, including data collection and overall outcomes.

Motion Passed

5. (2.2) Canada Public Transit Fund - Baseline Funding – Contribution Agreement (Relates to Bill No. 268)

Motion made by: H. McAlister

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken:

a) the proposed by-law, as appended to the staff report dated July 15, 2026 as Appendix “A”, BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to:

i) approve the Contribution Agreement, appended as Schedule 1 to the proposed by-law, for the Canada Public Transit Fund – Baseline Funding (the “Agreement”) between His Majesty the King in Right of Canada as represented by the Minister of Infrastructure and Communities (“Canada”), and The Corporation of the City of London (the “Recipient”);

ii) delegate authority to the Civic Administration to insert the by-law number into the Agreement;

iii) authorize the Mayor and the City Clerk to execute the Agreement;

iv) delegate authority to the Deputy City Manager, Finance Supports, or their written designate, to approve the Ultimate Recipient Agreement required by the Agreement;

v) authorize the Mayor and the City Clerk to execute the Ultimate Recipient Agreement;

vi) delegate authority to the Deputy City Manager, Finance Supports, or their written delegate, to approve further Amending Agreements to the Agreement, provided the amending agreements do not increase the indebtedness or liabilities of The Corporation of the City of London under the Contribution Agreement;

vii) authorize the Mayor and the City Clerk to execute any amendments to the Agreement approved by the Deputy City Manager, Finance Supports or their written delegate; and

viii) authorize the Deputy City Manager, Finance Supports, or their written delegate, to execute any financial reports required under the Agreement and to undertake all administrative, financial, and reporting acts necessary in connection with the Agreement;

b) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this matter.

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

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

Motion Passed (12 to 3)

8.2 10th Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 10th Report of the Planning and Environment Committee BE APPROVED with the exception of items 4 (2.1), and 7 (3.3).

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.2) Rethink Zoning Project Update

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the staff report dated June 22, 2026, related to Rethink Zoning Project Update, BE RECEIVED.

Motion Passed

3. (2.3) Withdrawal of the Request by the Trustees of the London Congregation of the British Methodist Episcopal Church in Canada to Repeal the Heritage Designating By-law for the Property at 430 Grey Street (Beth Emanuel British Methodist Episcopal Church)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the staff report dated June 22, 2026, related to the Withdrawal of the Request by the Trustees of the London Congregation of the British Methodist Episcopal Church in Canada to Repeal the Heritage Designating By-law for the Property at 430 Grey Street (Beth Emanuel British Methodist Episcopal Church), BE RECEIVED.

Motion Passed

5. (3.1) 415 York Street - OZ-25124

Motion made by: S. Lehman

That the application dated June 22, 2026, from BSN London Corporation related to the property at 415 York Street BE REFERRED to a future meeting of the Planning and Environment Committee to allow time for the applicant to complete and submit the D-6 Land Use Compatibility Study requested by The Civic Administration;

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

• a communication dated June 12, 2026, from S. Turney, Fasken Martineau DuMoulin LLP;
• a communication dated June 18, 2026, from Midtown Community Organization;

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

• M. Davis, Siv-ik Planning and Design Inc.; and,
• S. Turney, Fasken Martineau DuMoulin LLP;

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

6. (3.2) 2027 Growth Management Implementation Strategy (GMIS) Update

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 June 22, 2026, related to the implementation of The London Plan growth management policies applicable to the financing of growth-related infrastructure works:

a) the 2027 Growth Management Implementation Strategy Update as appended to the above-noted staff report as Appendix “B” BE APPROVED;

it being noted that:

i) Sunningdale SWMF E1 will be rescheduled from 2027 to 2029;

ii) Kilally South, East Basin SWM 1 will be rescheduled from 2024 to 2027;

iii) North Lambeth SWMF P2 North will be rescheduled from 2028 to 2030;

iv) Bradley Avenue Extension – Wonderland to Bostwick will be rescheduled from 2033 to 2035;

v) White Oaks SWMF 3 West will be rescheduled from 2024 to 2027;

vi) White Oaks SWMF 3 East will be rescheduled from 2026 to 2027;

vii) Pincombe Drain SWMF P3 West will be rescheduled from 2026 to 2027;

viii) Pincombe Drain SWMF P4 West will be rescheduled from 2026 to 2027;

ix) SS15B - North Talbot Growth Area Greenway PCP sewershed will be rescheduled from 2025 to 2027;

x) Pincombe Drain SWMF 4 will be rescheduled from 2018 to 2027;

xi) SS15A - Lambeth Growth Area will be rescheduled from 2016 to 2027;

b) the Capital Budget BE ADJUSTED to reflect the timing changes associated with the projects in the above-noted clause a); it being pointed out that the following individuals made verbal presentations at the public participation meeting held in conjunction with these matters:

• M. Wallace, London Development Institute;
• S. Levin; and,
• C. Spina;

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

4. (2.1) Green Development Framework Update

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development the following action be taken with respect to the staff report dated June 22, 2026, related to the Green Development Framework:

a) the Green Development Framework and the Green Development Framework Study Terms of Reference as appended to the above-noted staff report as Appendix “B” BE RECEIVED;

b) the letter dated May 15, 2026, from the Ministry of Municipal Affairs and Housing as appended to the above-noted staff report as Appendix “C” BE RECEIVED; and,

c) the funding for the Green Development Framework Study BE APPROVED as set out in the Source of Financing Report as appended to the above-noted staff report as Appendix “A”;

it being noted that this report fulfills Council’s request related to Green Development Guidelines; therefore, the item may be removed from the Planning and Environment Committee’s Deferred Matters List.

Motion made by: S. Lehman

That the following part c) BE APPROVED:

c) the funding for the Green Development Framework Study BE APPROVED as set out in the Source of Financing Report as appended to the above-noted staff report as Appendix “A”;

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

Nays: (1): S. Stevenson

Motion Passed (14 to 1)

Motion made by: S. Lehman

That the following parts a) and b), BE APPROVED:

That, on the recommendation of the Director, Planning and Development the following action be taken with respect to the staff report dated June 22, 2026, related to the Green Development Framework:

a) the Green Development Framework and the Green Development Framework Study Terms of Reference as appended to the above-noted staff report as Appendix “B” BE RECEIVED;
b) the letter dated May 15, 2026, from the Ministry of Municipal Affairs and Housing as appended to the above-noted staff report as Appendix “C” BE RECEIVED; and,
it being noted that this report fulfills Council’s request related to Green Development Guidelines; therefore, the item may be removed from the Planning and Environment Committee’s Deferred Matters List.

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

Motion Passed (15 to 0)

Item 4, clause 2.1, reads as follows:

That, on the recommendation of the Director, Planning and Development the following action be taken with respect to the staff report dated June 22, 2026, related to the Green Development Framework:

a) the Green Development Framework and the Green Development Framework Study Terms of Reference as appended to the above-noted staff report as Appendix “B” BE RECEIVED;

b) the letter dated May 15, 2026, from the Ministry of Municipal Affairs and Housing as appended to the above-noted staff report as Appendix “C” BE RECEIVED; and,

c) the funding for the Green Development Framework Study BE APPROVED as set out in the Source of Financing Report as appended to the above-noted staff report as Appendix “A”;

it being noted that this report fulfills Council’s request related to Green Development Guidelines; therefore, the item may be removed from the Planning and Environment Committee’s Deferred Matters List.

7. (3.3) Parking Provisions Update (Relates to Bill No. 285)

Motion made by: S. Lehman

That, further to the direction of the Municipal Council, the following actions be taken with respect to the application by the City of London with respect to the Residential Parking Provisions, the proposed by-law as appended to the staff report dated June 22, 2026, as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to amend Zoning By-law No. Z.-1, by AMENDING Sections 4.19 and 4.37 to increase minimum residential parking requirements, revise residential driveway widths, permit parking in front yard or side yard driveways, establish exceptions, revise parking requirements for additional residential units (ARUs), and modify other related parking regulations;

it being noted that should the Municipal Council introduce the above-noted amendments, the Civic Administration BE DIRECTED to undertake a review of the Residential Front Yard and Boulevard Parking By-law No. CPOL.-305-296 and report back at a future meeting of the Planning and Environment Committee; and,

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

• the recommended amendments would be consistent with the Provincial Planning Statement, 2024;
• the recommended amendments will continue to allow for intensification in neighbourhoods, consistent with Council’s commitment to increase housing supply, diversity and affordability;

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

• M. Wallace, London Development Institute;
• Z. Corbin; and,
• M. Moussa;

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. Lewis
Seconded by: C. Rahman

That the zoning by-law BE AMENDED to provide for a set ratio of 0.5 parking spaces per unit of affordable housing as defined in the staff report and zoning by-law; and

that pursuant to Section 34(17) of the Planning Act no further notice BE GIVEN.

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

Motion Passed (15 to 0)

Motion made by: S. Lewis
Seconded by: C. Rahman

That the motion, as amended, BE APPROVED.

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

Nays: (1): S. Franke

Motion Passed (14 to 1)

Item 7, clause 3.3, as amended, reads as follows:

That the following actions be taken with respect to the application by the City of London with respect to the Residential Parking Provisions, the attached proposed by-laws BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to amend Zoning By-law No. Z.-1, by AMENDING Sections 4.19 and 4.37 to increase minimum residential parking requirements, revise residential driveway widths, permit parking in front yard or side yard driveways, establish exceptions, revise parking requirements for additional residential units (ARUs), provide for a set ratio of 0.5 parking spaces per unit of affordable housing as defined in the staff report and zoning by-law, and modify other related parking regulations;

it being noted that should the Municipal Council introduce the above-noted amendments, the Civic Administration BE DIRECTED to undertake a review of the Residential Front Yard and Boulevard Parking By-law No. CPOL.-305-296 and report back at a future meeting of the Planning and Environment Committee; and,

it also being noted that pursuant to section 34(17) of the Planning Act, no further notice BE GIVEN;

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

• the recommended amendments would be consistent with the Provincial Planning Statement, 2024;
• the recommended amendments will continue to allow for intensification in neighbourhoods, consistent with Council's commitment to increase housing supply, diversity and affordability;

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

• M. Wallace, London Development Institute;
• Z. Corbin; and,
• M. Moussa;

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.

8.3 11th Report of the Planning and Environment Committee

Motion made by: S. Lehman

That the 11th Report of the Planning and Environment Committee BE APPROVED with the exception of items 6 (2.5), 12 (3.6), 13 (3.7), and 14 (3.8)

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

Motion Passed (15 to 0)

1. Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

Motion Passed

2. (2.2) Amendment to Heritage Designating By-law by Lambeth Health Organization Inc. for 4402 Colonel Talbot Road

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following action be taken with respect to the staff report dated July 14, 2026, related to the heritage designated property at 4402 Colonel Talbot Road:

a) notice BE GIVEN under the provisions of Section 30.1(4) of the Ontario Heritage Act, R.S.O 1990, c. O.18, of the Municipal Council’s intention to pass a by-law to amend the legal description of the property designated to be of cultural heritage value or interest by By-law No. L.S.P-3471-20 as defined in Appendix “D” of the above-noted staff report; and,

b) should no objection be received to the Municipal Council’s notice of intention to pass a by-law to amend the legal description of the property, a by-law BE INTRODUCED at a future meeting of the Municipal Council immediately following the end of the objection period;

it being noted that should the property owner object to the Municipal Council’s notice of intention to pass a technical amendment to By-Law No. L.S.P-3471-20 be received, a subsequent staff report will be prepared;

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

Motion Passed

3. (2.1) Development Security Modernization (Relates to Bill No. 277)

Motion made by: S. Lehman

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the following action be taken with respect to the staff report dated July 14, 2026, related to Development Security Policy, the attached revised proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to repeal By-law No. CPOL.-13-114, being "Subdivision and Development Agreement Security Policy" and repeal By-law No. CPOL.-350-341, being "Security Policy Regarding Letters of Credit" and replace both with a new Council policy entitled "Development Security Policy";

it being further noted that the delegation request from M. Wallace, London Development Institute, with respect to this matter, was received.

Motion Passed

4. (2.3) Designation Under Part IV of the Ontario Heritage Act for the Heritage Listed Property at 26 Erie Avenue

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 July 14, 2026, related to the heritage listed property at 26 Erie Avenue:

a) notice BE GIVEN under the provisions of Section 29(3) of the Ontario Heritage Act, R.S.O. 1990, C.O. 18, of the Municipal Council's intention to designate the property at 26 Erie Avenue to be of cultural heritage value or interest for the reasons outlined in Appendix "E" of the above-noted staff report; and,

b) should no objections be received to the Municipal Council's notice of intention to designate, a by-law to designate the property at 26 Erie Avenue to be of cultural heritage value or interest for the reasons outlined in Appendix "E" in the above-noted staff report BE INTRODUCED at a future meeting of the Municipal Council immediately following the end of the 30-day appeal period;

it being noted that should an appeal to the Municipal Council's notice of intention to designate be received, the City Clerk will refer the appeal to the Ontario Land Tribunal.

Motion Passed

5. (2.4) Designation Under Part IV of the Ontario Heritage Act for the Heritage Listed Property at 242 Huron Street

Motion made by: S. Lehman

That the matter BE REFERRED to the Planning and Environment Committee to be held on September 29, 2026, at the request of the property owner, to provide additional time for discussions with Civic Administration regarding the proposed heritage designation of 242 Huron Street;

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

• a communication dated July 10, 2026, from R. Stanton, London Property Corp.;

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) 6th Report of the Community Advisory Committee on Planning

Motion made by: S. Lehman

That the 6th Report of the Community Advisory Committee on Planning (CACP) from its meeting held on June 18, 2026, BE RECEIVED;

it being noted that the Addendum to the above-noted report of the CACP as appended to the Planning and Environment Committee Agenda, BE RECEIVED;

it being further noted that the delegation request from J.M. Metraillier, Chair, CACP, with respect to this matter, was received.

Motion Passed

8. (3.2) Draft Neighbourhood Plans and Guidelines - O-25116

Motion made by: S. Lehman

That the staff report dated July 14, 2026, related to Draft Neighbourhood Plans and Guidelines BE REFERRED to the Planning and Environment Committee meeting to be held on September 9, 2026, to provide for additional public consultation;

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

• M. Wallace, London Development Institute;

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) Southwest Area Secondary Plan (SWAP) Detailed Review - OZ-25029 (Relates to Bill No. 271 and No. 286)

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 by the City of London relating to the Southwest Area Secondary Plan (SWAP) Detailed Review:

a) the revised attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to amend The London Plan to:
i) remove the Southwest Area Secondary Plan (SWAP) as a secondary plan, removing references to SWAP, and adding specific policies from SWAP to The London Plan for continued implementation;
ii) change the lands located south of Exeter Road and east and west of Meadowbrook Drive, FROM Neighbourhoods Place Type TO Commercial Industrial Place Type, and change the lands located south of Exeter Road and east of White Oaks Road, FROM Light Industrial Place Type TO Shopping Area Place Type;
iii) add various locations within SWAP to Map 2 – High Density Residential Overlay;
iv) add various locations within SWAP to Map 7 – Specific Policy; and,
v) the lands located at 443 and 447 Exeter Road be changed from Light Industrial Place Type to Shopping Area Place Type as part of the SWAP detailed review process;

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 July 21, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), as amended in the above-noted part a), to change the description of holding provisions in Section 3.8(2) that reference the Southwest Area Secondary Plan; it being pointed out that the following individual made a verbal presentations at the public participation meeting held in conjunction with these matters:

• E. Elliott, MHBC;

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

• a communication dated July 8, 2026, from E. Elliott, MHBC;

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

• the recommended amendments would be consistent with the Provincial Planning Statement, 2024;

• the recommended amendments conform to the general intent of The London Plan;

• the recommended amendments will allow for development within the Southwest Area to more closely align with the policies of The London Plan;

it being further noted the Civic Administration confirm the transition provisions to be applied to the lands located at 443 and 447 Exeter Road to ensure that existing uses are permitted to continue operations until such time when a development application has been approved and redevelopment occurs;

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

Motion Passed

10. (3.4) 227 Riverside Drive - OZ-26053 (Relates to Bill No. 272 and No. 287)

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 Bakhos Hanna c/o Siv-ik Planning & Design Inc. relating to the property located at 227 Riverside Drive:

a) the proposed by-law as appended to the staff report dated July 14, 2026 as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to amend The Official Plan for the City of London, 2016 (The London Plan) by adding a new policy in the Specific Policies for the Neighbourhoods Place Type and by ADDING the lands to Map 7 – Specific Policy Areas;

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 July 21, 2026 to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), as amended in the above-noted part a), to change the zoning of the subject property FROM a Residential R2 (R2-2) Zone TO a Holding Residential R2/Office Conversion Special Provision (h-9*R2-2/OC5(_)) Zone;

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

• D. Murphy, Siv-ik Planning and Design;

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

• the recommended amendments are consistent with the Provincial Planning Statement, 2024 (PPS);

• the recommended amendments conform to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies; and,

• the recommended amendments would facilitate the adaptive reuse of an existing residential building with a use that is appropriate within the existing and planned context of the site and surrounding neighbourhood;

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

Motion Passed

11. (3.5) 509 Second Street - Z-26057 (Relates to Bill No. 288)

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 Phil Pattyn relating to the property located at 509

Second Street, the proposed by-law as appended to the staff report dated July 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 21, 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 (R1-6) Zone TO a Residential R3 Special Provision (R3-1(_)) Zone;

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

• A. Richards, Zelinka Priamo Ltd.;

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 to 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 a modest increase in residential intensity within the Built-Area Boundary that is suitable 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 Passed

6. (2.5) Designation Under Part IV of the Ontario Heritage Act for the Heritage Listed Property at 471 Nightingale Avenue

Motion made by: S. Lehman

That notwithstanding the recommendation of the Director, Planning and Development, the staff report dated July 14, 2026, related to the Designation under Part IV of the Ontario Heritage Act for the Heritage Listed Property at 471 Nightingale Avenue, Ward 4 BE RECEIVED for information and no further action be taken;

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

• a communication dated July 10, 2026, from P. Malloy;

it being further noted that the delegation request from P. Malloy, with respect to this matter, was received.

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

Nays: (4): S. Trosow, A. Hopkins, E. Peloza, and D. Ferreira

Motion Passed (11 to 4)

12. (3.6) 1076-1080 Commissioners Road West and 396-402 North Street - OZ-26037 (Relates to Bill No. 273 and No. 289)

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 Tricar Properties Ltd. relating to the properties located at 1076-1080 Commissioners Road West and 396-402 North Street:

a) the proposed by-law as appended to the staff report dated July 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to amend The Official Plan for the City of London, 2016 (The London Plan) by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type and by ADDING the lands to Map 7 – Specific Policy Areas – of the Official Plan;

b) the proposed by-law as appended to the above-noted staff report as Appendix "B" BE INTRODUCED at the Municipal Council meeting on July 21, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), as amended in the above-noted part a), to change the zoning of the subject property FROM a Residential R1 (R1-9) Zone TO a holding Residential R9 Special Provision (h-13*R9-7(_)*H35) Zone; and,

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

i) provide active uses for the podium level along Commissioners Road West and North Street;
ii) orient the built form to the public streets with front facades and principal entrances fronting the street(s);
iii) design the ground floor of the building to have a prominent base with a high degree of transparent glazing along Commissioners Road West and North Street; and,
iv) explore opportunities to provide projecting balconies along the Commissioners Road West frontage; and,
v) utilize bird friendly policies using the adopted CSA standards;

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

• M. Davis, Siv-ik Planning and Design Inc.;
• A. Lazanski;
• J. Cordy;
• J. Bishop;
• S. Stannard; and,
• A. Papmehl;

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

• a communication dated July 13, 2026, from M. Davis, Siv-ik Planning and Design Inc.;

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

• the recommended amendments are consistent with the Provincial Planning Statement, 2024;

• the recommended amendments conform to The London Plan, including but not limited to the Key Directions, Neighbourhoods Place Type, and the Our Tools policies; and,

• the recommended amendments would permit an appropriate form of development at a scale and intensity that are appropriate for the site and surrounding context.

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

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

vi) a sidewalk improvement along Commissioners Road West that is set back from the street and aligned with the existing sidewalk location adjacent to the western portion of 1066 to 1068 Commissioners Road West.

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

Motion Passed (15 to 0)

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

That the motion, as amended, BE APPROVED

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

Nays: (2): S. Trosow, and A. Hopkins

Motion Passed (13 to 2)

Item 12, clause 2.6, 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 Tricar Properties Ltd. relating to the properties located at 1076-1080 Commissioners Road West and 396-402 North Street:

a) the proposed by-law as appended to the staff report dated July 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to amend The Official Plan for the City of London, 2016 (The London Plan) by ADDING a new policy to the Specific Policies for the Neighbourhoods Place Type and by ADDING the lands to Map 7 – Specific Policy Areas – of the Official Plan;

b) the proposed by-law as appended to the above-noted staff report as Appendix "B" BE INTRODUCED at the Municipal Council

meeting on July 21, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), as amended in the above-noted part a), to change the zoning of the subject property FROM a Residential R1 (R1-9) Zone TO a holding Residential R9 Special Provision (h-13*R9-7(_)*H35) Zone; and,

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

i) provide active uses for the podium level along Commissioners Road West and North Street;

ii) orient the built form to the public streets with front facades and principal entrances fronting the street(s);

iii) design the ground floor of the building to have a prominent base with a high degree of transparent glazing along Commissioners Road West and North Street;

iv) explore opportunities to provide projecting balconies along the Commissioners Road West frontage;

v) utilize bird friendly policies using the adopted CSA standards; and

vi) a sidewalk improvement along Commissioners Road West that is set back from the street and aligned with the existing sidewalk location adjacent to the western portion of 1066 to 1068 Commissioners Road West.

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

• M. Davis, Siv-ik Planning and Design Inc.;
• A. Lazanski;
• J. Cordy;
• J. Bishop;
• S. Stannard; and,
• A. Papmehl;

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

• a communication dated July 13, 2026, from M. Davis, Siv-ik Planning and Design Inc.;

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

• the recommended amendments are consistent with the Provincial Planning Statement, 2024;

• the recommended amendments conform to The London Plan, including but not limited to the Key Directions, Neighbourhoods Place Type, and the Our Tools policies; and,

• the recommended amendments would permit an appropriate form of development at a scale and intensity that are appropriate for the site and surrounding context.

13. (3.7) 755-765, 785 and 815 Wonderland Road South - OZ-26061

At 7:29 PM, His Worship Mayor J. Morgan, places Councillor C. Rahman in the Chair.
At 7:31 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: S. Lehman

That the application dated July 14, 2026, from Westmount Development London Corporation related to the property at 755-765, 785 and 815 Wonderland Road South BE REFERRED to a future meeting of the Planning and Environment Committee meeting for the reason of allowing the applicant and representatives additional time to obtain a suitable level of tenant commitment in support of the proposed Official Plan and Zoning By-law Amendments;

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

• J. Gaudet, MHBC; and,
• B. Medica;

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

• a communication dated July 10, 2026, from S. Allen and J. Gaudet, MHBC;
• a communication dated July 4, 2026, from V. Smith, Downtown London;

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

Nays: (4): S. Trosow, A. Hopkins, S. Franke, and D. Ferreira

Motion Passed (11 to 4)

14. (3.8) 1454 Fanshawe Park Road East - Block 2 - 39T-26502/OZ-25055 (Relates to Bill No. 274 and No. 290)

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 Drewlo Holdings Inc. (Drewlo) relating to 1454 Fanshawe Park Road East – Block 2 (Draft Plan of Subdivision):

a) the proposed by-law as appended to the staff report dated July 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to amend The Official Plan for the City of London, 2016 (The London Plan), to change the Place Type of the subject lands FROM a Shopping Area Place Type TO a Neighbourhoods Place Type and AMEND Map 7 – Specific Policy Areas to ADD a Specific Policy to the Neighbourhoods Place Type;

b) the revised attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), as amended in the above-noted part a), to change the zoning of the subject property FROM a Holding Community Shopping Area (h-8*CSA5) Zone TO a

Residential R6 Special Provision (R6-5(*)) and Residential R6 Special Provision (R6-5(**)) Zone;

c) the Subdivision Approval Authority BE REQUESTED to consider the following issues through the subdivision approval process:
i) adding a park block within the Draft Plan of Subdivision to include a dedicated, publicly accessible parkland block or a cash in lieu contribution proportionate to the density of the development; and,

d) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
i) prohibit front or exterior side yard parking to minimize the visual exposure of parking areas to the street;
ii) ensure the apartment building entrance(s) oriented towards a public street are useable for future residents and are designed to appear as an alternative principal entrance;
iii) require the inclusion of the appropriate warning clause(s) in all Development Agreements and agreements of purchase and sale or lease within 300 metres of an aggregate resource area;
iv) permit commercial uses on the ground floor of apartment buildings; and v) provide landscaped buffers to improve the transition between the existing and proposed developments;

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

• C. O'Brien, Drewlo Holdings Inc.;
• S. Gurushanta;
• L. D'Souza;
• I. McIntyre;
• E. Windel;
• S. Young;
• D. Marshal;
• O. Sangoyale; and,
• P. Chaturvedi;

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

• a communication dated July 6, 2026, from C. O'Brien, Drewlo Holdings Inc.;
• a communication dated July 6, 2026; from S. Gurushanta;
• a communication dated July 10, 2026, from S. Young;

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

• the recommended amendments are consistent with the Planning Act and Provincial Planning Statement, 2024 (PPS);

• the recommended amendments conform with The London Plan; and,

• the recommended amendments would permit an appropriate form of development at a scale and intensity that would provide a smooth transition to its surrounding context.

it being further noted, Block 2 from the Draft Plan of Subdivision (39T-26502) is being advanced ahead of the remainder of the subdivision in a separate report, as these units are intended to support the City’s Housing Accelerator Funding building permit

targets, which must be achieved by September 7, 2026;

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

At 7:40 PM, Councillor S. Franke leaves the meeting.

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

That the motion BE AMENDED to read as follows:

c) The Subdivision Approval Authority BE REQUESTED to consider the following issues through the subdivision approval process:
i) add a park block within the first phase of the Draft Plan of Subdivision that is publicly accessible with a minimum area of 0.523 hectares;
ii) explore opportunities to increase the size of the park block, recognizing that the required 0.523 hectare park block satisfies the 5% parkland dedication requirement under the Planning Act for the proposed subdivision; and
iii) evaluate the potential for advancing the installation of a signalized intersection at Highbury Avenue North and Blackwell Boulevard ahead of the planned 2033 implementation as recommended by the applicants submitted Transportation Impact Study, which takes into consideration existing transportation demands and anticipated growth within the surrounding subdivision and neighbourhood.
iv) modify the public road network to remove the Street ‘A’ connection to Highbury Avenue North and instead extend Street ‘A’ south along the east property boundary to Fanshawe Park Road East, providing a second public access to the development.

d) The Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
vi) functional amenity spaces integrated within the development is encouraged.

e) That Civic Administration BE DIRECTED to undertake the following action:
i) identify the installation of traffic signals at the intersection of Highbury Avenue North and Blackwell Boulevard in the City’s New Signal location monitoring and implementation process with a report back to the Infrastructure and Corporate Services Committee in Q2 2027.

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

Absent: (1): S. Franke

Motion Passed (14 to 0)

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

That the motion, as amended, BE APPROVED.

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

Absent: (1): S. Franke

Motion Passed (14 to 0)

Item 14, clause 3.8, 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 Drewlo Holdings Inc. (Drewlo) relating to 1454 Fanshawe Park Road East – Block 2 (Draft Plan of Subdivision):

a) the proposed by-law as appended to the staff report dated July 14, 2026, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to amend The Official Plan for the City of London, 2016 (The London Plan), to change the Place Type of the subject lands FROM a Shopping Area Place Type TO a Neighbourhoods Place Type and AMEND Map 7 – Specific Policy Areas to ADD a Specific Policy to the Neighbourhoods Place Type;

b) the revised attached proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on July 21, 2026, to amend Zoning By-law No. Z.-1, in conformity with The Official Plan for the City of London, 2016 (The London Plan), as amended in the above-noted part a), to change the zoning of the subject property FROM a Holding Community Shopping Area (h-8*CSA5) Zone TO a Residential R6 Special Provision (R6-5(*)) and Residential R6 Special Provision (R6-5(**)) Zone;

c) the Subdivision Approval Authority BE REQUESTED to consider the following issues through the subdivision approval process:
i) add a park block within the first phase of the Draft Plan of Subdivision that is publicly accessible with a minimum area of 0.523 hectares;
ii) explore opportunities to increase the size of the park block, recognizing that the required 0.523 hectare park block satisfies the 5% parkland dedication requirement under the Planning Act for the proposed subdivision; and
iii) evaluate the potential for advancing the installation of a signalized intersection at Highbury Avenue North and Blackwell Boulevard ahead of the planned 2033 implementation as recommended by the applicants submitted Transportation Impact Study, which takes into consideration existing transportation demands and anticipated growth within the surrounding subdivision and neighbourhood.
iv) modify the public road network to remove the Street ‘A’ connection to Highbury Avenue North and instead extend Street ‘A’ south along the east property boundary to Fanshawe Park Road East, providing a second public access to the development.

d) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
i) prohibit front or exterior side yard parking to minimize the visual exposure of parking areas to the street;

ii) ensure the apartment building entrance(s) oriented towards a public street are useable for future residents and are designed to appear as an alternative principal entrance;

iii) require the inclusion of the appropriate warning clause(s) in all Development Agreements and agreements of purchase and sale or lease within 300 metres of an aggregate resource area;

iv) permit commercial uses on the ground floor of apartment buildings; and v) provide landscaped buffers to improve the transition between the existing and proposed developments; and

v) functional amenity spaces integrated within the development is encouraged;

e) that Civic Administration BE DIRECTED to undertake the following action:

i) identify the installation of traffic signals at the intersection of Highbury Avenue North and Blackwell Boulevard in the City's New Signal location monitoring and implementation process with a report back to the Infrastructure and Corporate Services Committee in Q2 2027;

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

• C. O'Brien, Drewlo Holdings Inc.;
• S. Gurushanta;
• L. D'Souza;
• I. McIntyre;
• E. Windel;
• S. Young;
• D. Marshal;
• O. Sangoyale; and,
• P. Chaturvedi;

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

• a communication dated July 6, 2026, from C. O'Brien, Drewlo Holdings Inc.;
• a communication dated July 6, 2026; from S. Gurushanta;
• a communication dated July 10, 2026, from S. Young;

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

• the recommended amendments are consistent with the Planning Act and Provincial Planning Statement, 2024 (PPS);

• the recommended amendments conform with The London Plan; and,

• the recommended amendments would permit an appropriate form of development at a scale and intensity that would provide a smooth transition to its surrounding context.

it being further noted, Block 2 from the Draft Plan of Subdivision (39T-26502) is being advanced ahead of the remainder of the subdivision in a separate report, as these units are intended to support the City's Housing Accelerator Funding building permit targets, which must be achieved by September 7, 2026;

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

At 7:59 PM, Councillor D. Ferreira leaves the meeting.

9. Added Reports

At 8:10 PM, His Worship Mayor J. Morgan, places Councillor C. Rahman in the Chair.
At 8:11 PM, His Worship Mayor J. Morgan resumes the Chair.

Motion made by: H. McAlister

That the 12th Report of the Council, In Closed Session BE APPROVED, with the exception of clause 7.

1. Lease Extension and Amending Agreement – 1835 Dundas Street – Social and Health Development – East Office

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Deputy City Manager, Social and Health Development and on the advice of the Director, Realty Services, with respect to the lease extension by way of the Lease Extension and Amending Agreement with Georges Fine Food Ltd. (the "Landlord"), as attached in Appendix "A", for a term beginning on April 1, 2027 to March 31, 2032, for for office space located at 1835 Dundas Street, the following action be taken:

a) the extension of the City's current lease at 1835 Dundas Street for a further term of five (5) years beginning on April 1, 2027, and expiring on March 31, 2032, BE APPROVED in accordance with the Lease Extension and Amending Agreement attached in Appendix "A";

b) the Mayor and the City Clerk BE AUTHORIZED to execute the Lease Extension and Amending Agreement; and,

c) the Civic Administration BE AUTHORIZED to undertake all administrative steps necessary in connection with this lease extension.

2. Property Acquisition – 1445 Wilton Grove Road

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Community Spaces and Sport and Director, Planning and Development, on the advice of the Director, Realty Services, with respect to a portion of 1445 Wilton Grove Road being Part of Lot 10, Concession 3 (Geographic Township of Westminster) in the City of London, County of Middlesex being part of PIN 08200-0089 (LT) as shown in Appendix "B", the following actions be taken:

a) the offer submitted by The TDL Group Corp. (the "Vendor"), to sell the subject property to the City, for the sum of $142,000.00 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".

3. Property Acquisition – 125 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 Director, Transportation & Mobility, on the advice of the Director, Realty Services, with respect to the acquisition of the property located at 125 Highbury Avenue North, in the City of London, further described as Lot 150, Plan 511 City of London, County of Middlesex, being all of PIN 08340-0241, containing an area of approximately 0.09 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 Improvements Project, the following actions be taken:

a) the offer submitted by Trevor Jerome Classen (the Vendor), to sell the subject property to the City, for the sum of $370,000.00 BE ACCEPTED, subject

to the terms and conditions as set out in the agreement attached as Appendix "C";

b) the payment of an additional allowance of $18,500.00 BE AUTHORIZED to the Vendor, pursuant to Section 18 of the Expropriations Act, representing 5 per cent of the compensation payable in respect of the market value of the lands, to be paid upon completion of the transaction; and,

c) the financing for this acquisition BE APPROVED as set out in the Source of Financing Report attached hereto as Appendix "A".

4. Temporary Easement – 465 Sunningdale Road – Sunningdale Road West Improvements from Wonderland Road to Medway Creek Bridge

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Transportation & Mobility, on the advice of the Director, Realty Services, with respect to the acquisition of the property located at 465 Sunningdale Road West, in the City of London, further described as Part Lot 12, RCP 1028, PIN 08138-3390 (LT), containing an area of approximately 2.602 acres, as shown on the Location Map attached as Appendix "B", for the purpose of accommodating future improvements related to the widening of the Sunningdale Road corridor, the following actions be taken:

a) the offer submitted by Sunningdale Golf & Country Ltd. (the "Vendor"), to grant access to the subject property to the City, for the sum of $290,000.00 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".

5. Property Acquisition – 65 Cove Road, London, Ontario

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Community Spaces & Sport and the Director, Planning and Development, Housing and Community Growth, on the advice of the Director, Realty Services, with respect to the property known as PT LTS A & B N/S CENTRE STREET, PL 259(4TH); PT LT A S/S CENTRE STREET, PL, 259 (4TH); PT CENTRE ST, PL 259(4TH), & PT LT 4, W/S WHARNCLIFFE; PT 1 ON LRP 5, AS IN LT437347, S/T & T/W 847598, S/T THE RIGHTS OF OWNERS OF ADJOINING PARCELS, IF ANY, UNDER LC85367, in the City of London, County of Middlesex, being all of PIN 083940683 as shown on the Location Map attached as Appendix "B", the following actions be taken:

a) the offer submitted by Charles William Henry Tippel POA for Ingrid Marilyn (the "Vendor"), to sell the subject property to the City, for the sum of $625,000.00 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".

6. Option Agreement Amendment – Renbal Inc. – Skyway Industrial Park

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, and concurrence of the Director of Municipal Housing and Industrial Development, Housing and Community Growth, with respect to the industrial land sale to 2030830 Ontario Limited, under the current corporate name Renbal Inc., which lands are legally described as Part Block 3, Plan 33M-615, designated as Parts 9,10,11,12,13 and 14, Plan 33R-20724, being all of PIN 08151-0265 (LT), as outlined in red on the location map attached as Appendix "A" and whereas pursuant to the terms of the Agreement of Purchase and Sale, a subsequent City Option Agreement (the "Option Agreement") dated December 14, 2021 was registered on title (attached as Appendix "B"), and in accordance with the City's Industrial Land Disposition

Policy (the “Policy”), the Option Agreement Amendment (the “Amending Option Agreement”) attached as Appendix “C,” BE ACCEPTED as submitted by Renbal Inc. to amend terms of the original Option Agreement, subject to the terms and conditions as set out in the agreement.

8. London Professional Fire Fighters Association – Tentative Agreement

That, on the recommendation of the Deputy City Manager, Enterprise Supports with the concurrence of the City Manager, the Deputy City Manager, Neighbourhood and Community-Wide Services and the Deputy City Manager, Finance Supports, the attached Memorandum of Agreement dated July 9, 2026, concerning the 2025-2026 Collective Agreement for the London Professional Fire Fighters Association (“LPFFA”) BE RATIFIED.
That progress was made with respect to items 4.8, 4.10, 4.11 and 4.12 as noted on the public agenda (6.8/12/ICSC) (6.1/10/PEC), (6.1/11/CPSC), (6.2/11/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, E. Peloza, and S. Hillier

Absent: (2): S. Franke, and D. Ferreira

Motion Passed (13 to 0)

Motion made by: H. McAlister

That clause 7 of the 12th Report of the Council, In Closed Session, BE APPROVED.

7. Licence Agreement – Municipal Parking Lot #8 (West Half) 99 Dundas Street

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the Licence Agreement between The Corporation of the City of London and London Civic Centre Limited Partnership, for the licence use of the west half of Municipal Parking Lot #8 known municipally as 99 Dundas Street, the Licence Agreement between The Corporation of the City of London (the “City”) and London Civic Centre Limited Partnership (the “Licensee”) attached as Appendix “A”, for the exclusive use of the west half of Municipal Parking Lot #8, located at 99 Dundas Street, for vehicular parking purposes associated with Canada Life Place, for a term of five (5) years commencing August 1, 2026, and ending July 31, 2031 BE APPROVED, subject to the termination provisions therein, legally described as the West half of Municipal Lot #8, 99 Dundas St, in the City of London, County of Middlesex.

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

Nays: (1): S. Trosow

Absent: (2): S. Franke, and D. Ferreira

Motion Passed (12 to 1)

The 12th Report of the Council, In Closed Session, reads as follows:

1. Lease Extension and Amending Agreement – 1835 Dundas Street – Social and Health Development – East Office

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Deputy City Manager, Social and Health Development and on the advice of the Director, Realty Services, with respect to the lease extension by way of the Lease Extension and Amending Agreement with Georges Fine Food Ltd. (the “Landlord”), as attached in Appendix “A”, for a

term beginning on April 1, 2027 to March 31, 2032, for for office space located at 1835 Dundas Street, the following action be taken:

a) the extension of the City's current lease at 1835 Dundas Street for a further term of five (5) years beginning on April 1, 2027, and expiring on March 31, 2032, BE APPROVED in accordance with the Lease Extension and Amending Agreement attached in Appendix "A";

b) the Mayor and the City Clerk BE AUTHORIZED to execute the Lease Extension and Amending Agreement; and,

c) the Civic Administration BE AUTHORIZED to undertake all administrative steps necessary in connection with this lease extension.

2. Property Acquisition – 1445 Wilton Grove Road

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Community Spaces and Sport and Director, Planning and Development, on the advice of the Director, Realty Services, with respect to a portion of 1445 Wilton Grove Road being Part of Lot 10, Concession 3 (Geographic Township of Westminster) in the City of London, County of Middlesex being part of PIN 08200-0089 (LT) as shown in Appendix "B", the following actions be taken:

a) the offer submitted by The TDL Group Corp. (the "Vendor"), to sell the subject property to the City, for the sum of $142,000.00 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".

3. Property Acquisition – 125 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 Director, Transportation & Mobility, on the advice of the Director, Realty Services, with respect to the acquisition of the property located at 125 Highbury Avenue North, in the City of London, further described as Lot 150, Plan 511 City of London, County of Middlesex, being all of PIN 08340-0241, containing an area of approximately 0.09 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 Improvements Project, the following actions be taken:

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4. Temporary Easement – 465 Sunningdale Road – Sunningdale Road West Improvements from Wonderland Road to Medway Creek Bridge

That, on the recommendation of the Deputy City Manager, Finance Supports, with the concurrence of the Director, Transportation & Mobility, on the advice of the Director, Realty Services, with respect to the acquisition of the property located at 465 Sunningdale Road West, in the City of London, further described as Part Lot 12, RCP 1028, PIN 08138-3390 (LT), containing an area of approximately 2.602 acres, as shown on the Location Map attached as Appendix

“B”, for the purpose of accommodating future improvements related to the widening of the Sunningdale Road corridor, the following actions be taken:

a) the offer submitted by Sunningdale Golf & Country Ltd. (the “Vendor”), to grant access to the subject property to the City, for the sum of $290,000.00 BE ACCEPTED, subject to the terms and conditions as set out in the agreement attached as Appendix “C”; and,

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7. Licence Agreement – Municipal Parking Lot #8 (West Half) 99 Dundas Street

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to the Licence Agreement between The Corporation of the City of London and London Civic Centre Limited Partnership, for the licence use of the west half of Municipal Parking Lot #8 known municipally as 99 Dundas Street, the Licence Agreement between The Corporation of the City of London (the “City”) and London Civic Centre Limited Partnership (the “Licensee”) attached as Appendix “A”, for the exclusive use of the west half of Municipal Parking Lot #8, located at 99 Dundas Street, for vehicular parking purposes associated with Canada Life Place, for a term of five (5) years commencing August 1, 2026, and ending July 31, 2031 BE APPROVED, subject to the termination provisions therein, legally described as the West half of Municipal Lot #8, 99 Dundas St, in the City of London, County of Middlesex.

8. London Professional Fire Fighters Association – Tentative Agreement

That, on the recommendation of the Deputy City Manager, Enterprise Supports with the concurrence of the City Manager, the Deputy City Manager, Neighbourhood and Community-Wide Services and the Deputy City Manager, Finance Supports, the attached Memorandum of Agreement dated July 9, 2026, concerning the 2025-2026 Collective Agreement for the London Professional Fire Fighters Association ("LPFFA") BE RATIFIED.
That progress was made with respect to items 4.8, 4.10, 4.11 and 4.12 as noted on the public agenda (6.8/12/ICSC) (6.1/10/PEC), (6.1/11/CPSC), (6.2/11/CPSC).

10. Deferred Matters

None.

11. Enquiries

None.

12. Emergent Motions

None.

13. By-laws

At 8:14 PM, Councillor E. Peloza leaves the meeting.

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

That Introduction and First Reading of Bill No. 267 BE APPROVED.

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

Recuse: (1): P. Van Meerbergen

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (11 to 0)

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

That Second Reading of Bill No. 267 BE APPROVED.

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

Recuse: (1): P. Van Meerbergen

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (11 to 0)

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

That Third Reading and Enactment of Bill No. 267 BE APPROVED.

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

Recuse: (1): P. Van Meerbergen

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (11 to 0)

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

That Introduction and First Reading of Bill No. 268 BE APPROVED.

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

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

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (10 to 2)

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

That Second Reading of Bill No. 268 BE APPROVED.

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

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

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (10 to 2)

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

That Third Reading and Enactment of Bill No. 268 BE APPROVED.

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

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

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (10 to 2)

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

That Introduction and First Reading of Revised Bill No. 285 BE APPROVED.

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

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

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (10 to 2)

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

That Second Reading of Revised Bill No. 285 BE APPROVED.

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

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

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (10 to 2)

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

That Third Reading and Enactment of Revised Bill No. 285 BE APPROVED.

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

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

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (10 to 2)

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

That Introduction and First Reading of Bill No.’s 273 and 289 BE APPROVED.

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

Nays: (2): S. Trosow, and A. Hopkins

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (10 to 2)

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

That Second Reading of Bill No.’s 273 and 289 BE APPROVED.

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

Nays: (2): S. Trosow, and A. Hopkins

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (10 to 2)

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

That Third Reading and Enactment of Bill No.'s 273 and 289 APPROVED.

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

Nays: (2): S. Trosow, and A. Hopkins

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (10 to 2)

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

That Introduction and First Reading of Bill No. 297 BE APPROVED.

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

Nays: (1): S. Trosow

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (11 to 1)

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

That Second Reading of Bill No. 297 BE APPROVED.

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

Nays: (1): S. Trosow

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (11 to 1)

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

That Third Reading and Enactment of Bill No. 297 APPROVED.

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

Nays: (1): S. Trosow

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (11 to 1)

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

That Introduction and First Reading of Bill No.'s 265 to 290, Added Bill No.'s 291 to 298, BE APPROVED, with the exception of Bill No.'s 267, 268, 273, 289, 297, and revised Bill No. 285.

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

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (12 to 0)

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

That Second Reading of Bill No.'s 265 to 290, Added Bill No.'s 291 to 298, BE APPROVED, with the exception of Bill No.'s 267, 268, 273, 289, 297, and revised Bill No. 285.

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

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (12 to 0)

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

That Third Reading and Enactment of Bill No.'s 265 to 290, Added Bill No.'s 291 to 298, BE APPROVED, with the exception of Bill No.'s 267, 268, 273, 289, 297, and revised Bill No. 285.

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

Absent: (3): S. Franke, E. Peloza, and D. Ferreira

Motion Passed (12 to 0)

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

Bill No. 265	By-law No. A.-8737-199 - A by-law to confirm the proceedings of the Council Meeting held on the 21st of July, 2026. (City Clerk)
Bill No. 266	By-law No. A.-8738-200 - A by-law to delegate authority to approve a Memorandum of Understanding between The Corporation of the City of London and His Majesty the King in right of Ontario as represented by the Minister of the Solicitor General operating through the Office of the Fire Marshal. (2.1/11/CPSC)

Bill No. 267	By-law No. A.-8739-201 - A by-law to delegate authority jointly to the Deputy City Manager, Social and Health Development, and the City Treasurer, to approve the engagement of external auditor services to conduct auditing services of third-party child care operators where such audit is required by the Province, and to execute the associated documents, including agreements, and letters of engagement. (2.5/11/CPSC)
Bill No. 268	By-law No. A.-8740-202 - A by-law to approve and authorize the execution of the Contribution Agreement between His Majesty the King in Right of Canada as represented by the Minister of Infrastructure and Communities, and The Corporation of the City of London for the Canada Public Transit Fund – Baseline Funding. (2.2/12/ICSC)
Bill No. 269	By-law No. A.-8741-203 - A by-law to approve Amending Agreement No. 1 to a Transfer Payment Agreement for the Municipal Housing Infrastructure Program – Housing Enabling Core Servicing Stream between His Majesty the King in right of Ontario as represented by the Minister of Infrastructure and The Corporation of the City of London. (Deputy City Manager, Environment and Infrastructure)
Bill No. 270	By-law No. A-61-26004 - A by-law to amend By-law No. A-61 being “A by-law to provide for the Rules of Order and Procedure for the Council of The Corporation of the City of London” to amend section 24.3. (4.1/13/SPPC – 2025)
Bill No. 271	By-law No. C.P.-1512(ed)-204 - A by-law to amend the Official Plan for the City of London, 2016 relating to the Southwest Area Secondary Plan. (3.3a/11/PEC)
Bill No. 272	By-law No. C.P.-1512(ee)-205 - A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to 227 Riverside Drive. (3.4a/11/PEC)
Bill No. 273	By-law No. C.P.-1512(ef)-206 - A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to 1076-1080 Commissioners Road West and 396-402 North Street. (3.6a/11/PEC)
Bill No. 274	By-law No. C.P.-1512(eg)-207 - A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to 1454 Fanshawe Park Road East. (3.8a/11/PEC)
Bill No. 275	By-law No. CPOL.-17(c)-208 - A by-law to amend By-law No. CPOL.-17-213, as amended, being the “Queen Elizabeth Scholarship Policy” to repeal and replace Schedule “A”. (2.1/12/ICSC)
Bill No. 276	By-law No. CPOL.-398(c)-209 - A by-law to amend By-law CPOL.-398-43 being the “Selection Process Policy for Appointing Members to Committees, Civic Boards and Commissions” to add a new section 5.4. (4.1/13/SPPC – 2025)
Bill No. 277	By-law No. CPOL.-416-210 - A by-law to repeal By-law No. CPOL.-13-114, as amended, being “Subdivision and Development Agreement Security Policy”, and to repeal By-law No. CPOL.-42-238 being “Security Policy Regarding Letters of Credit”, and to replace it with a new Council policy entitled “Development Security Policy” (2.1/11/PEC)

Bill No. 278	By-law No. S.-6471-211 - A by-law to assume certain works and services in the City of London. (Wickerson Woods Subdivision – 33M-714) (Deputy City Manager, Environment & Infrastructure)
Bill No. 279	By-law No. S.-6472-212 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Ann Street, east of St. George Street) (City Surveyor – for road widening purposes)
Bill No. 280	By-law No. S.-6473-213 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Ontario Street, north of King Street) (City Surveyor – for road widening purposes)
Bill No. 281	By-law No. S.-6474-214 - A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wellington Road, north of Bradley Avenue) (City Surveyor – for road widening purposes)
Bill No. 282	By-law No. S.-6475-215 - A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as part of Creekview Chase) (City Surveyor – registration of Plan 33M-862 requires 0.3m Reserves on abutting Plan 33M-827 to be dedicated as public highway for unobstructed legal access throughout the Subdivision)
Bill No. 283	By-law No. W.-5729-216 - A by-law to authorize project ES302524 - Wastewater Servicing Built Area Works (2024-2027). (2.4/11/ICSC)
Bill No. 284	By-law No. W.-5730-217 - A by-law to authorize project ES543624 – Storm Sewer Built Area Works (2024-2027). (2.4/11/ICSC)
Bill No. 285	By-law No. Z.-1-263460 - A by-law to amend By-law No. Z.-1 with respect to the Residential Parking Provisions Report. (3.3/10/PEC)
Bill No. 286	By-law No. Z.-1-263461 - A by-law to amend By-law No. Z.-1 to amend the holding zone provisions related to the Southwest Area Secondary Plan. (3.3b/11/PEC)
Bill No. 287	By-law No. Z.-1-263462 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 227 Riverside Drive. (3.4b/11/PEC)
Bill No. 288	By-law No. Z.-1-263463 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 509 Second Street. (3.5/11/PEC)
Bill No. 289	By-law No. Z.-1-263464 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1076-1080 Commissioners Road West & 396-402 North Street. (3.6b/11/PEC)
Bill No. 290	By-law No. Z.-1-263465 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1454 Fanshawe Park Road East. (3.8b/11/PEC)

Bill No. 291	By-law No. A.-8742-218 - A by-law to authorize and approve the Lease Extension and Amending Agreement between The Corporation of the City of London and Georges Fine Food Ltd., for office space located at 1835 Dundas Street, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.1/11/ICSC)
Bill No. 292	By-law No. A.-8743-219 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and TDL Group Corp., for the lands legally described Part of Lot 10, Concession 3 (Geographic Township of Westminster) and to be further described by a new Reference Plan, containing an area of approximately 18.9 acres, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.2/11/ICSC)
Bill No. 293	By-law No. A.-8744-220 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Trevor Jerome Classen, for the acquisition of the property located at 125 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. (6.3/11/ICSC)
Bill No. 294	By-law No. A.-8745-221 - A by-law to authorize and approve a Temporary Easement Agreement between The Corporation of the City of London and Sunningdale Golf & Country Ltd, for the property located at 465 Sunningdale Road, in the City of London, for the Sunningdale Road West Improvements from Wonderland Road to Medway Creek Bridge project, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.4/11/ICSC)
Bill No. 295	By-law No. A.-8746-222 - A by-law to authorize and approve an Agreement of Purchase and Sale between The Corporation of the City of London and Charles William Henry Tippel POA for Ingrid Marilyn, for the property located at 65 Cove Road, in the City of London, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.5/11/ICSC)
Bill No. 296	By-law No. A.-8747-223 - A by-law to authorize and approve an Amending Option Agreement between The Corporation of the City of London and Renbal Inc., for the lands legally described as Part Block 3, Plan 33M-615, designated as Parts 9,10,11,12,13 and 14, Plan 33R-20724, containing an area of approximately 4.7 acres, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.6/11/ICSC)
Bill No. 297	By-law No. A.-8748-224 - A by-law to authorize and approve a Licence Agreement between The Corporation of the City of London and London Civic Centre Limited Partnership for the west half of Municipal Parking Lot #8 at 99 Dundas Street, and to authorize the Mayor and the City Clerk to execute the Agreement. (6.7/11/ICSC)
Bill No. 298	By-law No. Z.-1-263466 - A by-law to amend By-law No. Z.-1 with respect to the Residential Parking Provisions – rates (3.3/10/PEC).

14. Adjournment

Motion made by: H. McAlister
Seconded by: A. Hopkins

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 8:26 PM.

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Josh Morgan, Mayor

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Michael Schulthess, City Clerk