



# Council Agenda Including Addeds

6th Council Meeting

April 1, 2025

1:00 PM

Council Chambers - Please check the City website for additional meeting detail information.

The City of London is situated on the traditional lands of the Anishinaabek (AUh-nish-in-ah-bek), Haudenosaunee (Ho-den-no-show-nee), Lūnaapéewak (Len-ah-pay-wuk) and Attawandaron (Add-a-won-da-run).

We honour and respect the history, languages and culture of the diverse Indigenous people who call this territory home. The City of London is currently home to many First Nations, Métis and Inuit today.

As representatives of the people of the City of London, we are grateful to have the opportunity to work and live in this territory.

The City of London is committed to making every effort to provide alternate formats and communication supports for meetings upon request. To make a request specific to this meeting, please contact [councilagenda@london.ca](mailto:councilagenda@london.ca) or 519-661-2489 ext. 2425.

Pages

**1. Disclosures of Pecuniary Interest**

**2. Recognitions**

**3. Review of Confidential Matters to be Considered in Public**

**4. Council, In Closed Session**

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality. (6.1/6/ICSC)

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

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

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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. (6.3/6/ICSC)

4.4 Solicitor-Client Privilege

A matter pertaining to advice that is subject to solicitor-client privilege, with respect to the contract for Integrity Commissioner Services, including communications necessary for that purpose and directions and instructions to officers and employees or agents of the municipality. (6.1/4/SPPC)

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

|     |   |    |
|-----|---|----|
| 5.1 | 4th and 5th Meetings held on March 4, 2025 and March 25, 2025 | 12 |
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6. Communications and Petitions

6.1 Mobility Master Plan Mobility Networks Maps

(Refer to the Strategic Priorities and Policy Committee Stage for Consideration with Item #9 (4.1) of the 4th Report of the Strategic Priorities and Policy Committee.)

|     |  |    |
|-----|--|----|
| 1.  | M. Robinson  | 55 |
| 2.  | B. Morrison and M.A. Hodge, Climate Action London                  | 57 |
| 3.  | J. Sunio   | 59 |
| 4.  | J. Sommerdyk   | 60 |
| 5.  | M. Jones   | 61 |
| 6.  | J. Hamel   | 62 |
| 7.  | L. Starr   | 63 |
| 8.  | J. Chappell  | 64 |
| 9.  | <i>(ADDED) E. Blokker</i>  | 65 |
| 10. | <i>(ADDED) K. Van Lierop</i>                                       | 66 |
| 11. | <i>(ADDED) S. Murphy</i>   | 68 |
| 12. | <i>(ADDED) J. Mulder</i>   | 69 |
| 13. | <i>(ADDED) M. Chaney</i>   | 70 |
| 14. | <i>(ADDED) C. Murphy</i>   | 71 |
| 15. | <i>(ADDED) J. Fraser, Old North East Neighbourhood Association</i> | 72 |

6.2 Primary Care Recruitment and Retention Program Report

(Refer to the Community and Protective Services Committee Stage for Consideration with Item #8 (2.2) of the 5th Report of the Community and

|                                 |   |     |
|---------------------------------|---|-----|
| Protective Services Committee.) |   |     |
| 1.                              | S. Courtice, London InterCommunity Health Centre  | 75  |
| 2.                              | <i>(ADDED) A. Alpaugh-Bishop, Middlesex London Ontario Health Team</i>  | 77  |
| 6.3                             | Additional Emergency Shelter and Day Drop-in Space Update Report<br><br>(Refer to the Community and Protective Services Committee Stage for Consideration with Item #12 (2.11) of the 5th Report of the Community and Protective Services Committee.) |     |
| 1.                              | Downtown London Board of Directors  | 80  |
| 2.                              | B. Wludyka, Citi Plaza London Inc.  | 81  |
| 3.                              | <i>(ADDED) K. Morrison, Old East Village BIA</i>  | 83  |
| 4.                              | <i>(ADDED) A. Walsh</i>   | 85  |
| 6.4                             | 415-421 Boler Road (Z-9536)<br><br>(Refer to the Planning and Environment Committee Stage for Consideration with Item #8 (3.4) of the 5th Report of the Planning and Environment Committee.)  |     |
| 1.                              | L. Damore and A. Beachey  | 86  |
| 2.                              | C. Arscott and M. Leduc   | 87  |
| 3.                              | C. and G. Thurston  | 89  |
|                                 | 1. <i>(ADDED) C. and G. Thurston</i>  | 90  |
| 4.                              | J. Wincott  | 91  |
| 5.                              | B. Botten   | 93  |
| 6.                              | <i>(ADDED) J. Holody</i>  | 95  |
| 7.                              | <i>(ADDED) K. Brawn</i>   | 96  |
| 8.                              | <i>(ADDED) E. Hunter</i>  | 97  |
| 9.                              | <i>(ADDED) S. Brawn</i>   | 98  |
| 10.                             | <i>(ADDED) P. Scala</i>   | 99  |
| 11.                             | <i>(ADDED) K. Steels</i>  | 100 |
| 12.                             | <i>(ADDED) S. Zimmer</i>  | 101 |
| 13.                             | <i>(ADDED) D. Steels</i>  | 102 |
| 14.                             | <i>(ADDED) D. Quigg</i>   | 103 |
| 15.                             | <i>(ADDED) L. Davis</i>   | 104 |
| 16.                             | <i>(ADDED) I. and J. Clark</i>  | 105 |

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| 17. | <i>(ADDED) J. Niles</i>                                 | 106 |
| 18. | <i>(ADDED) A. Papmehl</i>                               | 107 |
| 19. | <i>(ADDED) C. Breen</i>                                 | 108 |
| 20. | <i>(ADDED) C. Wilton</i>                                | 109 |
| 21. | <i>(ADDED) D. Loughlin</i>                              | 110 |
| 22. | <i>(ADDED) B. Botten</i>                                | 111 |
| 23. | <i>(ADDED) G. Dobler</i>                                | 112 |
| 24. | <i>(ADDED) N. Wren</i>                                  | 113 |
| 25. | <i>(ADDED) K. Loughlin</i>                              | 114 |
| 26. | <i>(ADDED) B. Lyons</i>                                 | 115 |
| 27. | <i>(ADDED) M. Hey</i>                                   | 116 |
| 28. | <i>(ADDED) A. and S. Cooke</i>                          | 121 |
| 29. | <i>(ADDED) M. Haas</i>                                  | 122 |
| 30. | <i>(ADDED) J. Haas</i>                                  | 123 |
| 31. | <i>(ADDED) N. Dyjach, Strik, Baldinelli, Moniz Ltd.</i> | 124 |
| 32. | <i>(ADDED) T. and R. Wolf</i>                           | 134 |
| 33. | <i>(ADDED) C. Verleyen</i>                              | 135 |
| 34. | <i>(ADDED) B. and B. Stewart</i>                        | 136 |
| 35. | <i>(ADDED) C. Martin</i>                                | 137 |
| 36. | <i>(ADDED) J., D., M., K., and J. Poustie</i>           | 138 |
| 37. | <i>(ADDED) E. Helm</i>                                  | 139 |
| 38. | <i>(ADDED) T. and L. Magnusson</i>                      | 140 |
| 39. | <i>(ADDED) R. Pincombe</i>                              | 141 |
| 40. | <i>(ADDED) F. Webster</i>                               | 142 |

6.5 *(ADDED) Consideration for an Updated Low-Income Seniors and Low-Income Persons with Disabilities Tax Deferral Program*

(Refer to the Infrastructure and Corporate Services Committee Stage for Consideration with Item #14 (2.12) of the 6th Report of the Infrastructure and Corporate Services Committee.)

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| 1. | <i>R. Young</i>   | 159 |
| 2. | <i>A. Keutsch</i> | 160 |
| 3. | <i>D. Pollock</i> | 161 |

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| 4.        | <i>M. Hoshoooley</i>  | 163 |
| 5.        | <i>D. Morrow</i>  | 167 |
| 6.        | <i>I. Stahl</i>   | 168 |
| 7.        | <i>M. Skubel</i>  | 169 |
| 6.6       | <i>(ADDED) Provision of Outdoor Basic Needs</i>   |     |
|           | (Refer to the Community and Protective Services Committee Stage for Consideration with Item #10 (2.9) of the 5th Report of the Community and Protective Services Committee.)  |     |
| 1.        | <i>Councillor S. Stevenson</i>  | 170 |
| 6.7       | <i>(ADDED) Emergency Treatment Fund (ETF) Approval of Federal Contribution Agreement</i>  |     |
|           | (Refer to the Community and Protective Services Committee Stage for Consideration with Item #11 (2.10) of the 5th Report of the Community and Protective Services Committee.) |     |
| 1.        | <i>D. Hynes</i>   | 171 |
| 2.        | <i>V. Warner</i>  | 173 |
| 6.8       | <i>(ADDED) London Transit Commission Assessment Growth Business Case</i>  |     |
|           | (Refer to the Strategic Priorities and Policy Committee Stage for Consideration with Item #14 (4.6) of the 4th Report of the Strategic Priorities and Policy Committee.)      |     |
| 1.        | <i>Councillor C. Rahman</i>   | 174 |
| <b>7.</b> | <b>Motions of Which Notice is Given</b>   |     |
| <b>8.</b> | <b>Reports</b>  |     |
| 8.1       | 4th Report of the Strategic Priorities and Policy Committee   | 175 |
| 1.        | Disclosures of Pecuniary Interest   |     |
| 2.        | (2.1) 2nd Report of the Integrated Transportation Community Advisory Committee  |     |
| 3.        | (2.3) 2023-2027 Strategic Advocacy Framework - Annual Report  |     |
| 4.        | (2.4) Downtown Master Plan: Quick-Start Actions   |     |
| 5.        | (2.5) Downtown Master Plan: Appointment of Consultant for RFP 2025-001  |     |
| 6.        | (2.6) London Hydro Board of Directors Replacement   |     |
| 7.        | (2.2) Secondary School Transit Pass Pilot Program Update  |     |
| 8.        | (3.1) Integrity Commissioner's Annual Report - Resubmitted  |     |

|     |  |     |
|-----|--|-----|
| 9.  | (4.1) Mobility Master Plan Mobility Networks Maps  |     |
| 10. | (4.2) Consideration of Appointment to the Accessibility Community Advisory Committee (Requires up to 11 Members)                                   |     |
| 11. | (4.3) Consideration of Appointment to the Community Advisory Committee on Planning (Requires up to 11 Members)                                     |     |
| 12. | (4.4) Consideration of Appointment to the Environmental Stewardship and Action Community Advisory Committee (Requires up to 11 Members)            |     |
| 13. | (4.5) Consideration of Appointment to the Covent Garden Market Board of Directors (Requires 1 Member)  |     |
| 14. | (4.6) London Transit Commission Assessment Growth Business Case (Relates to Bill No. 108)  |     |
| 15. | (5.1) Council Resourcing Review Task Force - Terms of Reference - City Clerk   |     |
| 8.2 | 6th Report of the Infrastructure and Corporate Services Committee  | 199 |
| 1.  | Disclosures of Pecuniary Interest  |     |
| 2.  | (2.1) 2025 Debenture Issuance  |     |
| 3.  | (2.2) Appointment of Consulting Engineers for the Trunk Watermain Installation Program   |     |
| 4.  | (2.3) Supply of Membrane Bioreactor Equipment for the Oxford Wastewater Treatment Plant - Irregular Results (Relates to Bill No.'s 120, 121 & 122) |     |
| 5.  | (2.4) 2025 Watermain Cleaning and Lining Contract Award  |     |
| 6.  | (2.5) Appointment of Consulting Engineer: Bostwick Road Improvements RFP-2024-334  |     |
| 7.  | (2.6) Contract Award: Tender No. RFT-2024-345 Sunningdale Road and Richmond Street Intersection Improvements                                       |     |
| 8.  | (2.7) Appointment of Consulting Engineer for Contract Administration Services: Hyde Park Stormwater Assignment 'B'-Phase 2 Construction            |     |
| 9.  | (2.8) Appointment of Consulting Engineers for the Infrastructure Renewal Program   |     |
| 10. | (2.9) Supply of Inlet Screen and Repair Parts for the Vauxhall Wastewater Treatment Plant - Single Source  |     |
| 11. | (2.11) Elected Officials and Appointed Citizen Members 2025 Remuneration   |     |
| 12. | (2.13) Fees and Charges By-law Update - Fee Exemption for Affordable and Social Housing (Relates to Bill No. 109)                                  |     |
| 13. | (2.10) Declare Surplus - City-Owned Property - Part of Belvedere Park  |     |

14. (2.12) Consideration for an Updated Low-Income Seniors and Low-Income Persons with Disabilities Tax Deferral Program
15. (4.1) Municipal Autonomy and Revenue Generation - Councillor S. Franke, Councillor A. Hopkins and Mayor J. Morgan

8.3 5th Report of the Community and Protective Services Committee

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1. Disclosures of Pecuniary Interest
2. (2.1) 3rd Report of the Animal Welfare Community Advisory Committee
3. (2.3) London and Middlesex Local Immigration Partnership Update (Relates to Bill No. 104)
4. (2.4) London Fire Department Single Source Procurement of Hazardous Materials Handheld Spectrometer (SS-2025-037) (Relates to Bill No. 123)
5. (2.5) Food and Beverage Concessions in Arenas
6. (2.7) Update on Provincial Electric Kick-Scooter and Cargo Power-Assisted Bicycle Pilots
7. (2.8) Multi-Space Parking Meter Replacement - Single Source Procurement
8. (2.2) Primary Care Recruitment and Retention Program Report
9. (2.6) One Year Update: Green Bin and Biweekly Collection Program - Part One: Program Monitoring and Community Feedback
10. (2.9) Provision of Outdoor Basic Needs
11. (2.10) Emergency Treatment Fund (ETF) Approval of Federal Contribution Agreement (Relates to Bill No. 105)
12. (2.11) Additional Emergency Shelter and Day Drop-in Space Update Report
13. (3.1) 4th Report of the Environmental Stewardship and Action Community Advisory Committee
14. (5.1) Short-Term Rental Enforcement Fund (Relates to Bill No. 106)
15. (5.2) Interim Housing Assistance Program (IHAP) for Costs Incurred Between April 1 and December 31, 2024 (Relates to Bill No. 107)

8.4 5th Report of the Planning and Environment Committee

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1. Disclosures of Pecuniary Interest
2. (2.1) The 2nd Report of the Ecological Community Advisory Committee
3. (2.2) Heritage Alteration Permit application by Z. Xiong and Y. Meng for 124 Wilson Ave, Blackfriars-Petersville Heritage

Conservation District (HAP25-004-L)

4. (5.1) 4th Report of the Community Advisory Committee on Planning
5. (3.1) 50 Rollingwood Circle (Z-25006) (Relates to Bill No. 124)
6. (3.2) 2634 Barn Swallow Place (Z-25006) (Relates to Bill No. 125)
7. (3.3) 75-91 Southdale Road (Z-25008) (Relates to Bill No. 126)
8. (3.4) 415-421 Boler Road (Z-9536) (Relates to Bill No. 127)
9. (3.5) Transit Oriented Development Community Improvement Plan (Relates to Bill No.'s 110, 111, 112 and 113)
10. (4.1) Request from Municipality of Middlesex Centre: Arva Sanitary Servicing
11. (5.2) Deferred Matters List

8.5 1st Report of the Budget Committee 237

1. Disclosures of Pecuniary Interest
2. (2.3) Alcohol in City Facilities
3. (2.4) Engagement with Agencies, Boards and Commissions on Budget Consideration
4. (2.1) 2026 Annual Budget Update Process
5. (2.2) Surplus/Deficit Policy Update
6. (5.1) Strategic Opportunities Review Working Group Deferred Matters List

**9. Added Reports**

**10. Deferred Matters**

**11. Enquiries**

**12. Emergent Motions**

**13. By-laws**

By-laws to be read a first, second and third time:

13.1 Bill No. 103 By-law No. A.- \_\_\_\_\_ - \_\_\_\_\_ 246

A by-law to confirm the proceedings of the Council Meeting held on the 1st day of April, 2025. (City Clerk)

13.2 Bill No. 104 By-law No. A.- \_\_\_\_\_ - \_\_\_\_\_ 247

A by-law to delegate certain powers regarding the administration of the London & Middlesex Local Immigration Partnership. (2.3/5/CPSC)

13.3 Bill No. 105 By-law No. A.- \_\_\_\_\_ - \_\_\_\_\_ 285



|       |  |     |
|-------|--|-----|
|       | A by-law to delegate certain powers regarding the administration of the Contribution Agreement with Canada (Substance Use and Addictions Program - Emergency Treatment Fund) and to ratify the Agreement. (2.10/5/CPSC)  |     |
| 13.4  | Bill No. 106 By-law No. A.- _____ - _____<br><br>A by-law to ratify the Short-Term Rental Enforcement Fund Agreement and to delegate certain powers regarding its administration. (5.1/5/CPSC)   | 287 |
| 13.5  | Bill No. 107 By-law No. A.- _____ - _____<br><br>A by-law to delegate certain powers regarding the administration of the Contribution Agreement with The Government of Canada Interim Housing Assistance Program (IHAP) for costs incurred between April 1 and December 31, 2024 and to ratify the Agreement. (5.2/5/CPSC) | 303 |
| 13.6  | Bill No. 108 By-law No. A.-6377( )_- _____<br><br>A by-law to amend By-law No. A.-6377-206 being "A By-law to continue the London Transit Commission" to amend the commission membership. (4.6/4/SPPC)   | 305 |
| 13.7  | Bill No. 109 By-law No. A-60-25____<br><br>A by-law to amend By-law No. A-60, entitled "A by-law to provide for Various Fees and Charges". (2.13/6/ICSC)   | 306 |
| 13.8  | Bill No. 110 By-law No. C.P.-1512( )_- _____<br><br>A by-law to amend the Official Plan, The London Plan for the City of London, 2016 relating to Map 8 in Appendix 1 (Maps) and the Transit Oriented Development Community Improvement Project Area. (3.5b/5/PEC)   | 307 |
| 13.9  | Bill No. 111 By-law No. C.P.- _____ - _____<br><br>A by-law to designate the Transit Oriented Development Community Improvement Project Area. (3.5a/5/PEC)   | 310 |
| 13.10 | Bill No. 112 By-law No. C.P.- _____ - _____<br><br>A by-law to adopt the Transit Oriented Development Community Improvement Plan. (3.5c/5/PEC)   | 312 |
| 13.11 | Bill No. 113 By-law No. C.P.- _____ - _____<br><br>A by-law to establish financial incentives for the Transit Oriented Development Community Improvement Project Area. (3.5d/5/PEC)  | 332 |
| 13.12 | Bill No. 114 By-law No. CPOL.-<br><br>A by-law to amend By-law No. CPOL.-46-242 being Surplus/Deficit Policy by deleting and replacing Schedule "A". (2.2/1/Budget)  | 347 |
| 13.13 | Bill No. 115 By-law No. P.U.<br><br>A by-law to amend By-law No. P.U.-385-589, entitled "A by-law to dedicate certain lands and premises for park purposes." (City Solicitor)  | 351 |
| 13.14 | Bill No. 116 By-law No. S.- _____ - _____  | 352 |

|       |   |     |
|-------|---|-----|
|       | 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)<br>(Division Manager, Geomatics – registration of 33M-847 requires 0.3m Reserve on abutting Plan 33M-827 to be dedicated as public highway for unobstructed legal access throughout the subdivision) |     |
| 13.15 | Bill No. 117 By-law No. S.- _____ - _____   | 354 |
|       | A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wonderland Road North, south of Sunningdale Road West) (Division Manager, Geomatics – for road dedication purposes pursuant to B.020/24)   |     |
| 13.16 | Bill No. 118 By-law No. S.- _____ - _____   | 356 |
|       | A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Main Street, west of Campbell Street) (Division Manager, Geomatics – for road dedication purposes pursuant to SP24-066)  |     |
| 13.17 | Bill No. 119 By-law No. S.- _____ - _____   | 358 |
|       | A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (for the purposes of a public highway for pedestrian use only, east of Evans Boulevard, north of Maguire Drive)<br>(Division Manager, Geomatics –for walkway dedication purposes pursuant to registration of 33M-845)                        |     |
| 13.18 | Bill No. 120 By-law No. W.-5643( )-_____  | 360 |
|       | A by-law to amend by-law No. W.-5643-22, as amended, entitled, “A by-law to authorize the ILDS Sanitary Servicing Trunk and Internal Oversizing (Project ID1057).” (2.3/4/ICSC)   |     |
| 13.19 | Bill No. 121 By-law No. W.- _____ - _____   | 361 |
|       | A by-law to authorize the Industrial Storm Trunk Sewer Works (Project ID1090). (2.3/4/ICSC)   |     |
| 13.20 | Bill No. 122 By-law No. W.- _____ - _____   | 362 |
|       | A by-law to authorize the Industrial SWM Ponds (Project ID2095). (2.3/4/ICSC)   |     |
| 13.21 | Bill No. 123 By-law No. W.- _____ - _____   | 363 |
|       | A by-law to authorize the New Sportspark (Project PK218119). (2.4/4/CPSC)   |     |
| 13.22 | Bill No. 124 By-law No. Z.-1-25_____  | 364 |
|       | A by-law to amend By-law No. Z.-1 to rezone an area of land located at 50 Rollingwood Circle. (3.1/5/PEC)   |     |
| 13.23 | Bill No. 125 By-law No. Z.-1-25_____  | 366 |
|       | A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2634 Barn Swallow Place. (3.2/5/PEC)   |     |
| 13.24 | Bill No. 126 By-law No. Z.-1-25_____  | 368 |
|       | A by-law to amend By-law No. Z.-1 to rezone an area of land located at  |     |

75-91 Southdale Road East. (3.3/5/PEC)

13.25 Bill No. 127 By-law No. Z.-1-25 \_\_\_\_\_

370

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 415-421 Boler Road. (3.4a/5/PEC)

#### 14. Adjournment



## Council Minutes

4th Meeting of City Council  
March 4, 2025, 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. Pelozza, D. Ferreira, S. Hillier

Also Present: A. Abraham, A. Barbon, M. Barnes, S. Corman, M. Daley, K. Dickins, S. Mathers, H. McNeely, K. Murray, T. Pollitt, K. Scherr, M. Schulthess, E. Skalski, S. Sleiman, C. Smith, S. Tatavarti, L. Switzer

Remote Attendance: J. Abrams, B. Baar, E. Bennett, E. Hunt, R. Wilcox

The meeting is called to order at 1:03 PM

### 1. Disclosures of Pecuniary Interest

That it BE NOTED Councillor H. McAlister discloses a pecuniary interest in item 13, clause 3.6 of the 4th Report of the Planning and Environment Committee, having to do with 1378-1398 Commissioners Road West (Z-9815), by indicating that his family member owns property near the development.

### 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: S. Hillier

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

#### 4.1 Solicitor-Client Privileged Advice

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose and for the purpose of giving instructions to officers and employees of the City of London. (6.1/4/ICSC)

#### 4.2 Litigation/Potential Litigation / Solicitor-Client Privilege

A matter pertaining to litigation or potential litigation and advice that is subject to solicitor-client privilege, including communications necessary for that purpose and directions and instructions to officers and employees or agents of the municipality. (6.1/4/CPSC)

#### 4.3 Security of Property / Education/Training Session

A matter pertaining to the security of the property of the municipality or local board and education and training of Council Members by the Director, Emergency Management and Security Services. (6.1/3/SPPC)

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. Pelozo, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

That Council convenes In Closed Session, from 1:09 PM to 1:25 PM.

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

5.1 3rd Meeting held on February 11, 2025

Motion made by: S. Hillier

Seconded by: P. Van Meerbergen

That the Minutes of the 3rd Meeting of the Municipal Council, held on February 11, 2025, 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. Pelozo, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

**6. Communications and Petitions**

Motion made by: P. Cuddy

Seconded by: S. Lehman

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

6.2 Parks and Recreation Master Plan Annual Report

1. Revised Staff Report

6.3 Business Licensing By-law Schedule 16 - Refreshment Vehicles - Review and Proposed Amendment.

1. Revised Staff Report

6.4 Amendment to Fees and Charges By-law - Honk Mobile

1. K. Siskind, HONKMobile, Inc

6.5 Adult Entertainment Body-Rub Attendant Licensing - Information Report

1. J. Dunn, London Abused Women's Centre

2. J. Rodger, Anova

3. (ADDED) Deputy Chief S. Guilford, London Police Service

4. (ADDED) Councillor S. Stevenson

6.6 (ADDED) 2025 Assessment Growth Funding Allocation

1. Councillor S. Stevenson

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. Pelozo, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

6.1 Integrity Commissioner's Annual Report

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

That the submission dated February 26, 2025 from Principle's Integrity - Integrity Commissioner's Annual Report BE REFERRED to a future meeting of the Strategic Priorities and Policy Committee for consideration and that Principle's Integrity be requested to attend the meeting.

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

that the motion be amended to include the cost of services as an Appendix to the agenda for the meeting.

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. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

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

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. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Item 6.1, as amended, reads as follows:

That the following actions be taken with respect to the submission dated February 26, 2025 from Principle's Integrity - Integrity Commissioner's Annual Report:

- a) the Integrity Commissioner's Annual Report BE REFERRED to a future meeting of the Strategic Priorities and Policy Committee for consideration;
- b) Principle's Integrity be requested to attend the meeting; and,
- c) the costs of services be included as an Appendix to the agenda.

**7. Motions of Which Notice is Given**

None.

**8. Reports**

**8.1 4th Report of the Planning and Environment Committee**

Motion made by: S. Lehman

That the 4th Report of the Planning and Environment Committee BE APPROVED with the exception of items 13 (3.6) and 15 (4.1)

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

**Motion Passed (15 to 0)**

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: S. Lehman

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 2024 Annual Development Report

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the 2024 Annual Development Report, as appended to the staff report dated February 19, 2025, as Appendix "A", BE RECEIVED.

**Motion Passed**

3. (2.2) 2024 Annual Heritage Report

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the 2024 Annual Heritage Report BE RECEIVED.

**Motion Passed**

4. (2.3) Seasonal Building Division Report - December 2024 - Year End

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the Seasonal Building Division Report December 2024 – Year End, BE RECEIVED.

**Motion Passed**

5. (2.4) LJM Developments (London) Inc. - Application for Brownfield Community Improvement Plan Incentives - 359 Wellington Road

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 LJM Developments (London) Inc. relating to the property located at 359 Wellington Road:

a) a total expenditure of up to a maximum of \$2,100,000 in municipal brownfield financial incentives BE APPROVED at the Municipal Council meeting to be held on March 4, 2025, under the following program in the Community Improvement Plan (CIP) for Brownfield Incentives ('Brownfield CIP'):

i) to provide a grant through the Development Charges Rebate Program for the eligible remediation costs, as follows:

A) that if development charges are paid in one lump sum amount, the Development Charges Rebate grant will be issued in one instalment;

B) that if development charges are paid annually over six years, the Development Charges Rebate grant will be issued in six annual instalments, noting that any interest charged by the City of London for deferred development charge payments is not included in the rebate;

b) the applicant BE REQUIRED to enter into an agreement with the City of London outlining the relevant terms and conditions for the incentives that have been approved by Municipal Council under the Brownfield CIP. The agreement between the City of London and LJM Developments (London) Inc. will be transferable and binding on any subsequent property owner(s);

c) the applicant BE REQUIRED to provide the additional soil and groundwater investigations proposed by the applicant's consultant as well as the correspondence with the Ministry of the Environment, Conservation and Parks through submission of the Conceptual Site Model to support the Record of Site Condition;

it being noted that no grants will be provided through the Brownfield CIP until:

- i) all remediation work approved under this application is finished; ii) the payment of development charges has begun;
- iii) a Record of Site Condition is filed with the Government of Ontario's Environmental Site Registry;
- iv) the City of London receives receipts showing the actual cost of the eligible remediation work; and,
- v) the City of London receives the additional information requested in the above-noted clause c).

#### **Motion Passed**

6. (2.5) Heritage Easement Agreement, 39 Carfrae Street (Relates to Bill No. 80)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the Heritage Easement Agreement for 39 Carfrae Street:

a) the proposed by-law as appended to the staff report dated February 19, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, for the following:

- i) the Heritage Easement Agreement as appended to Appendix "A", Schedule "1" between the Corporation of the City of London and the property owners of 39 Carfrae Street relating to the heritage designated property known as "Carfrae Cottage" BE APPROVED;
- ii) the Mayor and the City Clerk BE AUTHORIZED delegate authority to execute the Heritage Easement Agreement on the City's behalf; and,
- iii) the release of the existing 2021 easement agreement from title to 39 Carfrae Street upon the registration of the Heritage Easement Agreement as appended to Appendix "A", Schedule "1" BE AUTHORIZED, to the satisfaction of the Deputy City Manager, Legal Services.

#### **Motion Passed**



7. (2.6) The 3rd Report of the Community Advisory Committee on Planning

Motion made by: S. Lehman

That the 3rd Report of the Community Advisory Committee on Planning, from its meeting held on February 12, 2025, BE RECEIVED.

**Motion Passed**

8. (3.1) 1484 Gore Road (Z-25002) (Relates to Bill No. 95)

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 Richfield Custom Homes (c/o Stantec Consulting Ltd.), relating to the property located at 1484 Gore Road;

a) the proposed by-law as appended to the staff report dated February 19, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R1 (R1-6) Zone TO a Residential R5 Special Provision (R5-6( )) Zone;

b) the Site Plan Authority BE REQUESTED to consider limiting western-facing windows to the ground floor only;

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

- R. Hagath, Stantec;
- K. Bailey; • T. Mackenzie; and,
- E. Caleb

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies; and,
- the recommended amendment would permit residential intensification that is appropriate for the existing and planned context of the site and surrounding neighbourhood;

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

**Motion Passed**

9. (3.2) 1390 Dundas Street (Z-9817) (Relates to Bill No. 96)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the following action be taken with respect to the application of Southbridge Healthcare LP (c/o Zelinka Priamo Ltd.),

relating to the property located at 1390 Dundas Street, the proposed by-law appended to the staff report dated February 19, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016) to change the zoning of the subject property FROM a Regional Facility (RF) Zone TO a Regional Facility Special Provision (RF1(\_)) Zone;

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

- M. Litwinchuk, Zelinka Priarmo Ltd.; and,
- M. Wallace, London Development Corp.;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including, but not limited to the Key Directions, City Design and Building policies, and the Urban Corridors Place Type policies; and,
- the recommended amendment would permit complementary uses that are considered appropriate within the 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**

10. (3.3) 4023-4096 Meadowbrook Drive, 4474-4500 Blakie Road, 169-207 Exeter Road (Z-25001) (Relates to Bill No. 97)

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 Bluestone Properties Inc. (c/o Zelinka Priarmo Ltd.), relating to the property located at 4023-4096 Meadowbrook Drive, 4474- 4500 Blakie Road, and 169-207 Exeter Road, the proposed by-law appended to the staff report dated February 19, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend Zoning By-law No. Z.-1 (in conformity with the Official Plan for the City of London, 2016) to amend the zoning of the subject property FROM a Light Industrial Special Provision (LI1/LI4(10)/LI7) Zone and a Light Industrial Special Provision (LI1/LI2/LI3/LI4(10)/LI7) Zone TO a Light Industrial Special Provision (LI1/LI2/LI3/LI4(10)/LI7) Zone;

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

- L. Jamieson, Zelinka Priarmo Ltd.;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan,

including but not limited to the Key Directions, City Design Policies, Urban Corridor Place Type policies, and the Our Tools policies; and, • the recommended amendment would permit an appropriate form of development at an intensity that is appropriate for 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. (3.4) Holding Provision Symbol Review - Property Update (Z-25011) (Relates to Bill No. 98)

Motion made by: S. Lehman

That, on the recommendation of the Director, Planning and Development, the based on the application for the City of London relating to the Holding Provision Symbol Review Property Update the proposed by-law appended to the staff report dated February 19, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend Section 3.8(2) ("Holding Zone Provisions") of the Zoning By-law No. Z.-1 to add the "h-213" holding provision and to adjust the zoning of the subject properties to reflect Section 3.8(2) of the Zoning By-law No. Z-1.

**Motion Passed**

12. (3.5) 1782 Kilally Road (OZ-9811) (Relates to Bill No.'s 88 and 99)

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. relating to the property located at 1782 Kilally Road:

a) the proposed by-law appended to the staff report dated February 19, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend the Official Plan for the City of London, 2016:

i) to revise Map 1 – Place Types to amend a portion of the subject property FROM Environmental Review and Neighbourhoods Place Type TO a Green Space and Neighbourhoods Place Type;  
ii) to revise Map 5 – Natural Heritage to remove the Unevaluated Vegetation Patches, and Potential Naturalization Area and amend the Environmentally Significant Area; and,  
iii) to revise Map 6 – Hazards and Natural Resources to AMEND the limits of the Maximum Hazard Line and the Conversation Authority Regulated Area;

b) the proposed by-law appended to the staff report dated February 19, 2025, as Appendix "B" BE INTRODUCED at the Municipal Council meeting on March 4, 2025, to amend Zoning By-law No. Z.-1 in conformity with The London Plan, as amended in the above noted part a), to change the zoning of the subject property FROM an Urban Reserve (UR4) Zone and Open Space (OS5) Zone, TO: a Residential R1 (R1-13) Zone; a Residential R5 Special Provision

(R5-7(\_)) Zone; a Residential R8 Special Provision (R8-4(\_)) Zone; an Open Space (OS1) Zone; and an Open Space (OS5) Zone;

c) the Planning and Environment Committee BE REQUESTED to report issues to the Approval Authority, if any, raised through the application review process for the property located at 1782 Kilally Road; and,

d) the Approval Authority BE ADVISED that the Municipal Council supports issuing draft approval of the proposed plan of residential subdivision, submitted by Drewlo Holdings Inc. (File No. 39T-24506);

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

- C. O'Brien, Drewlo Holdings;

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

#### **Motion Passed**

14. (4.2) Councillors E. Pelozza and A. Hopkins - Motion to update Business Improvement Area by-laws

Motion made by: S. Lehman

That the Civic Administration BE DIRECTED to review and update the Business Improvement Area By-Laws, including the addition of a mechanism to encourage Business Improvement Areas to submit their annual reports on a more timely basis, and report back to a future meeting of the Planning and Environment Committee.

#### **Motion Passed**

16. (5.1) Deputy Mayor S. Lewis - Motion for immediate need for road rehabilitation of Dundas Street between Burdick Place and Beatrice Street

Motion made by: S. Lehman

That the Civic Administration BE DIRECTED to suspend any further considerations of the "Dundas Streetscape Master Plan for the Argyle Core Area" with regard to the immediate need for road rehabilitation in 2025 of Dundas Street between Burdick Place and Beatrice St. due to extremely poor pavement condition (low PQI rating) and proceed with the rehabilitation planned prior to this plan;

it being noted that funding for the Dundas Streetscape Master Plan CIP was not included in the 2024-2027 MYB or annual updates;

it being further noted that reducing costs on capital projects for non-essential elements is consistent with the "Strong Mayor" direction to the Civic Administration to bring forward options for a budget rate of under 5% for 2026;

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

- a communication dated February 13, 2025 from B. Mejia and R. Graham - Argyle BIA.

**Motion Passed**

13. (3.6) 1378-1398 Commissioners Road West (Z-9815) (Relates to Bill No. 100)

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 Limited (c/o Zelinka Priamo Ltd.), relating to the property located at 1378 - 1398 Commissioners Road West:

a) the proposed by-law appended to the staff report as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan for the City of London, 2016), to change the zoning of the subject property FROM a Residential R1 (R1-8) Zone TO a Residential R9 Special Provision (R9-3( )\*H25) Zone;

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

- i) to screen all parking areas from the public roadway with enhanced all season landscaping, as well as from neighbouring properties to mitigate any noise or light pollution;
- ii) to explore opportunities to reduce the amount of paved area on site in favour of more landscaped area; and,
- iii) to ensure units fronting the public streets are oriented to the street by including principal unit entrances on the street-facing elevation and sidewalks to Commissioners Road West;

c) the Civic Administration BE DIRECTED to reassess the timing of sidewalks along Reynolds Road from Commissioners Road to Helena Montague Avenue as noted in the City of London's New Sidewalk Program;

it being noted that Planning and Environment Committee Received the following communication with respect to these matters:

- a communication dated February 11, 2025, from J. Fleming - City Planning Solutions;

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

- J. Flemming, The Tricar Group;
- K. Crowley, Zelinka Priamo;
- S. Fletcher;
- F. Callahan;
- D. Bennett;
- V. Mitchel; and,
- D. Shea;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS), which encourages growth in settlements areas and land use patterns based on densities and a mix of land uses that provide for a range of uses and opportunities

for intensification and redevelopment;

- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Building policies, and the Neighbourhoods Place Type policies; and,
- the recommended amendment would permit an appropriate form of redevelopment at an intensity that can be accommodated on the subject lands and is considered compatible with the surrounding neighbourhood;

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

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

Recuse: (1): H. McAlister

**Motion Passed (14 to 0)**

15. (4.1) Councillor S. Hillier - Minister's Zoning Order (MZO) for the lands municipally known as 4423 Highbury Avenue South

At 1:47 PM, Mayor J. Morgan places Deputy Mayor S. Lewis in the Chair

At 1:48 PM, Mayor J. Morgan resumes the Chair.

Motion made by: S. Lehman

That the following actions be taken with respect to a Minister's Zoning Order (MZO) for the lands municipally known as 4423 Highbury Avenue South:

a) the request to the Minister of Municipal Affairs and Housing to issue a Minister's Zoning Order (MZO) for the lands municipally known as 4423 Highbury Avenue South, to designate these lands for Light Industrial uses, accommodating essential employment activities BE APPROVED;

b) the Civic Administration BE DIRECTED to work collaboratively with the owner of the Subject Lands and relevant provincial and municipal agencies to ensure that the development of the Subject Lands aligns with best practices for sustainable and strategic employment growth; and,

c) the Civic Administration BE DIRECTED to forward this resolution to the Minister of Municipal Affairs and Housing, local Members of Provincial Parliament, and other relevant stakeholders as a formal endorsement of the MZO request;

it being noted that a verbal delegation from M. Cory, MGP, with respect to this matter was received.

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. Pelozza, D. Ferreira, and S. Hillier

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

**Motion Passed (13 to 2)**

8.2 4th Report of the Infrastructure and Corporate Services Committee

Motion made by: C. Rahman

That the 4th Report of the Infrastructure and Corporate Services Committee 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. Pelozza, 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) 2024 Drinking Water Annual Report and Summary Report for the City of London Drinking Water System

Motion made by: C. Rahman

That, on the recommendation of the Director, Water & Wastewater, the 2024 Drinking Water Annual Report and Summary Report for the City of London Drinking Water System BE RECEIVED for information.

**Motion Passed**

3. (2.2) Appointment of Consulting Engineer: RFP2024-256: 2026 Stoney Creek Trunk Sanitary Sewer Lining Project

Motion made by: C. Rahman

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the appointment of a consulting engineer for the 2026 Stoney Creek Trunk Sanitary Sewer Lining Project:

- a) Dillon Consulting Limited BE APPOINTED to carry out consulting services to complete the detailed design, tendering and contract administration at an upset amount of \$230,514.35, excluding HST, in accordance with Section 12.2(b) of the City of London's Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated February 24, 2025, as Appendix "A";
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and

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

**Motion Passed**

4. (2.3) Contract Award: RFT2024-246 - Innovation Industrial Park Subdivision Phase 5

Motion made by: C. Rahman

That on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the award of contract for the construction of Innovation Park Industrial Subdivision Phase 5:

a) the bid submitted by VanRooyen Earthmoving Ltd. at its tendered price of \$13,617,307.38, excluding HST, BE ACCEPTED; it being noted that the bid submitted by VanRooyen Earthmoving Ltd. was the lowest of 11 bids received and meets the City's specifications and requirements in all areas;

b) AECOM Canada ULC BE AUTHORIZED to carry out the construction administration and general construction oversight and contract for the construction of Innovation Industrial Park Subdivision Phase 5 in accordance with the estimate, on file, at an upset amount of \$839,215.00, including 10% contingency, excluding HST, in accordance with Section 15.2 (g) of the City of London's Procurement of Goods and Services Policy;

c) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated February 24, 2025, as Appendix "A";

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

e) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project (RFT2024-246); and

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

**Motion Passed**

5. (2.4) Appointment of Consulting Engineers for the Duluth Crescent Subdivision and Roadworks

Motion made by: C. Rahman

That on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the appointment of consulting engineers for the construction of an extension to Duluth Crescent:

a) Archibald Gray & McKay Engineering Limited, BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2025 Duluth Crescent Subdivision and Roadworks project in accordance with the



estimate, on file, at an upset amount of \$426,815.00, including 10% contingency, excluding HST, in accordance with Section 15.2(g) of the City of London's Procurement of Goods and Services Policy;

b) the overall budget and the financing for the engineering portion of this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated February 24, 2025, as Appendix "A";

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

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

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

**Motion Passed**

6. (2.5) Declare Surplus - City-Owned Properties (1725-1731-1737-1743-1801-1805-1811-1815 Cherrywood Trail)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to City-owned properties containing an area of approximately 31,000 square feet, representing eight (8) serviced building lots municipally known as 1725-1731-1737-1743-1801-1805-1811-1815 Cherrywood Trail, legally described as - Lots 28,29,30,31,32,33,34,35, Plan 33M-595, S/T EASE AS IN ER606963, City of London; Middlesex County, being part of PIN's 080561401, 080561405, 080561399, 080561400, 080561398, 080561403, 080561404, 080561402, and further shown on the location map as appended to the staff report dated February 24, 2025 as Appendix "A" (the "Subject Properties"), the following actions be taken:

- a) the subject properties BE DECLARED SURPLUS; and  
b) the subject properties BE OFFERED for sale in accordance with the City's Sale and Other Disposition of Land Policy.

**Motion Passed**

7. (2.6) Declare Surplus - City-Owned Property - Medway Park Drive Cul-De-Sac

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with respect to City-owned property legally described as Part 10, Being Part of Block12, Plan 33M-248, London Township being part of PIN 08138-0184, the following actions be taken:

- a) the subject property BE DECLARED SURPLUS; and  
b) the subject property ("Surplus Lands") BE TRANSFERRED to the abutting property owner in accordance with the City's Sale and Other Disposition of Land Policy.

**Motion Passed**

8. (2.7) Request for Tender 2025-347 - Lease of City-Owned Farmland (Relates to Bill No. 81)

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with the concurrence of the Manager of Purchasing and Supply, with respect to the City-owned lands as shown on Schedule A (Location Map) as appended to the staff report:

a) the following actions be taken:

i) the bid submitted by J.R. Fleming Farms LTD, for lease of farmlands at the tendered annual lease amount of sixteen thousand and fifty dollars (\$16,050.00) for a three (3) year term on Land Package A, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

ii) the bid submitted by Jeremy Witteveen, for lease of farmlands at the tendered annual lease amount of twenty-four thousand five hundred seventy dollars (\$24,570.00) for a three (3) year term on Land Package B, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

iii) the bid submitted by Rosati Farms Inc, for lease of farmlands at the tendered annual lease amount of twenty thousand five hundred and sixty dollars (\$20,560.00) for a two (2) year term on Land Package C, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

iv) the bid submitted by Rosati Farms Inc, for lease of farmlands at the tendered annual lease amount of five thousand nine hundred and eleven dollars (\$5,911.00) for a two (2) year term on Land Package D BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

v) the bid submitted by 806433 Ontario Ltd., for lease of farmlands at the tendered annual lease amount of two hundred twenty-two thousand four hundred and ninety-eight dollars (\$222,498.00) for a three (3) year term on Land Package E, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

vi) the bid submitted by 806433 Ontario Ltd, for lease of farmlands at the tendered annual lease amount of one hundred thirteen thousand six hundred and forty-six dollars (\$113,646.00) for a three (3) year term on Land Package F, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

vii) the bid submitted by J.R. Fleming Farms Ltd., for lease of farmlands at the tendered annual lease amount of fifty thousand one hundred and forty-nine dollars (\$50,149.00) for a three (3) year term on Land Package G, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

viii) the bid submitted by Rosati Farms Inc., for lease of farmlands at the tendered annual lease amount of one thousand six hundred and eighty dollars (\$1,680.00) for a three (3) year term on Land Package H, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

ix) the bid submitted by 806433 Ontario Ltd., for lease of farmlands at the tendered annual lease amount of sixty-nine thousand one hundred and seventy-four dollars (\$69,174.00) for a three (3) year term on Land Package I, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

x) the bid submitted by J.R. Fleming Farms Ltd., for lease of farmlands at the tendered annual lease amount of twenty-four thousand two hundred sixty-nine dollars and forty cents (\$24,269.40) for a three (3) year term on Land Package J, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

xi) the bid submitted by Samantha Terry, for lease of farmlands at the tendered annual lease amount of seven thousand five hundred and forty dollars (\$7,540.00) for a three (3) year term on Land Package K, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

xii) the bid submitted by J.R. Fleming Farms Ltd., for lease of farmlands at the tendered annual lease amount of forty-seven thousand five hundred and sixty-four dollars (\$47,564.00) for a three (3) year term on Land Package L, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

xiii) the bid submitted by 806433 Ontario Ltd., for lease of farmlands at the tendered annual lease amount of forty-two thousand two hundred and forty dollars (\$42,240.00) for a three (3) year term on Land Package M, BE ACCEPTED; it being noted that this proponent submitted the highest offer and meets the City's terms, conditions and specifications included in the tender;

b) the proposed by-law, as appended to the staff report dated February 24, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025 being a by-law to accept the farmland lease bids for Request for Tender No. 2025-347 and approve and authorize the Mayor and the City Clerk to execute the Agreements with each successful proponent.

**Motion Passed**

### 8.3 3rd Report of the Strategic Priorities and Policy Committee

Motion made by: S. Lewis

That the 3rd Report of the Strategic Priorities and Policy Committee BE APPROVED with the exception of items 3 (2.1) and 6 (4.2).

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

**Motion Passed (15 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: S. Lewis

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.2) Municipal Accommodation Tax - Amended By-law to Increase the Tax from 4% to 5% (Relates to Bill No. 83)

Motion made by: S. Lewis

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law as appended to the staff report dated February 25, 2025 as Appendix 'A' BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025 to amend By-law 8290-227 a by-law to impose a Municipal Accommodation Tax to increase the Municipal Accommodation Tax from 4% to 5%.

**Motion Passed**

4. (2.3) Eldon House Board of Directors – By-law Update (Relates to Bill No. 82)

Motion made by: S. Lewis

That the following actions be taken with respect to Eldon House Corporation By-law Update:

a) the proposed by-law appended as Appendix 'B' to the staff report dated February 25, 2025, being A by-law to amend By-law A.-6825-162, as amended, respecting the Eldon House operation and management BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to update references to the board, section 3.1 Board Composition and section 4.2(12) committees of the board; and

b) on the recommendation of the City Clerk, the report dated February 25, 2025 respect to the Eldon House Corporation By-law Update BE RECEIVED.

**Motion Passed**

5. (4.1) Consideration of Appointment to the Eldon House Board of Directors

Motion made by: S. Lewis

That Robert Fraser BE APPOINTED to the Eldon House Board of Directors for the term ending November 14, 2026.

**Motion Passed**

7. (4.3) Consideration of Appointment to the Accessibility Community Advisory Committee

Motion made by: S. Lewis

That the consideration of Appointments to the Accessibility Community Advisory Committee, Community Advisory Committee on Planning, Environmental Stewardship and Action Community Advisory Committee BE REFERRED to a future meeting of Strategic Priorities and Policy Committee to allow for Civic Administration to provide for an electronic selection process.

**Motion Passed**

8. (4.4) Consideration of Appointment to the Community Advisory Committee on Planning

Motion made by: S. Lewis

That the consideration of Appointments to the Accessibility Community Advisory Committee, Community Advisory Committee on Planning, Environmental Stewardship and Action Community Advisory Committee BE REFERRED to a future meeting of Strategic Priorities and Policy Committee to allow for Civic Administration to provide for an electronic selection process.

**Motion Passed**

9. (4.5) Consideration of Appointment to the Environmental Stewardship and Action Community Advisory Committee

Motion made by: S. Lewis

That the consideration of Appointments to the Accessibility Community Advisory Committee, Community Advisory Committee on Planning, Environmental Stewardship and Action Community Advisory Committee BE REFERRED to a future meeting of Strategic Priorities and Policy Committee to allow for Civic Administration to provide for an electronic selection process.

**Motion Passed**

10. (5.1) Appointment Request to the Community and Protective Services Committee

Motion made by: S. Lewis

That Councillor P. Cuddy BE APPOINTED to the Community and Protective Services Committee for the term ending November 30, 2025; it being noted that the Strategic Priorities and Policy Committee received a communication dated February 19, 2025 from Councillor P. Cuddy with respect to this matter.

**Motion Passed**

3. (2.1) 2025 Assessment Growth Funding Allocation

Motion made by: S. Lewis

That on the recommendation of the Deputy City Manager, Finance Supports, the 2025 Assessment Growth Funding Allocation Report BE RECEIVED for information; it being noted that the Strategic

Priorities and Policy Committee received a communication dated February 20, 2025 from C. Butler with respect to this matter.

At 2:04 PM, Mayor J. Morgan places Councillor C. Rahman in the Chair.

At 2:05 PM, Mayor J. Morgan resumes the Chair.

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

That the motion be amended to include a new part that reads as follows:

b) Civic Administration BE DIRECTED to report back to the April 30, 2025 meeting of the Infrastructure and Corporate Services Committee with respect to the City's debt levels and debt servicing costs, including information on current policies on debt along with future projections and graphs showing debt levels and debt servicing costs, and debt servicing costs as a percentage of revenue.

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

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

**Motion Passed (12 to 3)**

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

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, S. Franke, E. Pelosa, and S. Hillier

Nays: (1): D. Ferreira

**Motion Passed (14 to 1)**

Item 3, clause 2.1, as amended, reads as follows:

That the following actions be taken with respect to the 2025 Assessment Growth Funding Allocation Report:

a) the report BE RECEIVED for information; and

b) Civic Administration BE DIRECTED to report back to the April 30, 2025 meeting of the Infrastructure and Corporate Services Committee with respect to the City's debt levels and debt servicing costs, including information on current policies on debt along with future projections and graphs showing debt levels and debt servicing costs, and debt servicing costs as a percentage of revenue.

it being noted that the Strategic Priorities and Policy Committee received a communication dated February 20, 2025 from C. Butler with respect to this matter.

6. (4.2) London Public Library Board of Directors Vacancy

Motion made by: S. Lewis

That the following actions be taken with respect to the vacant position declared by the London Public Library Board of Directors:

- a) the communication dated January 24, 2025 from B. Gibson, London Public Library Board Chair BE RECEIVED; and
- b) Mayor J. Morgan BE APPOINTED to the London Public Library Board for the term ending November 14, 2026.

At 2:35 PM, Mayor J. Morgan places Councillor E. Pelozza in the Chair.

At 2:38 PM, Mayor J. Morgan resumes the Chair.

Motion made by: S. Lewis

That the following actions be taken with respect to the vacant position declared by the London Public Library Board of Directors:

- a) the communication dated January 24, 2025 from B. Gibson, London Public Library Board Chair BE 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. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Motion made by: S. Lewis

That the following actions be taken with respect to the vacant position declared by the London Public Library Board of Directors:

- b) Mayor J. Morgan BE APPOINTED to the London Public Library Board for the term ending November 14, 2026.

Yeas: (9): Mayor J. Morgan, S. Lewis, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozza, and S. Hillier

Nays: (6): H. McAlister, S. Stevenson, S. Trosow, A. Hopkins, S. Franke, and D. Ferreira

**Motion Passed (9 to 6)**

Item 6, clause 4.2, reads as follows:

That the following actions be taken with respect to the vacant position declared by the London Public Library Board of Directors:

- a) the communication dated January 24, 2025 from B. Gibson, London Public Library Board Chair BE RECEIVED; and
- b) Mayor J. Morgan BE APPOINTED to the London Public Library Board for the term ending November 14, 2026.

#### 8.4 4th Report of the Community and Protective Services Committee

Motion made by: D. Ferreira

Seconded by: E. Pelozza

That the Council recess at this time, for 5 minutes.

**Motion Passed**

The Council recesses at 2:54 PM and reconvenes at 3:01 PM.

Motion made by: D. Ferreira

That the 4th Report of the Community and Protective Services Committee BE APPROVED with the exception of item 12 (2.11).

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. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: D. Ferreira

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 2nd Report of the Animal Welfare Community Advisory Committee

Motion made by: D. Ferreira

That the 2nd Report of the Animal Welfare Community Advisory Committee, from the meeting held on February 6, 2025, BE RECEIVED.

**Motion Passed**

3. (2.2) Urban Forest Health - Status of Pests and Pathogens

Motion made by: D. Ferreira

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated February 18, 2025, related to Urban Forest Health Status of Pests and Pathogens:

- a) the above-noted staff report BE RECEIVED;
- b) the Civic Administration BE DIRECTED to engage local arborists and forestry service providers to establish a working group to coordinate pest and pathogens monitoring and associated responses;
- c) the Civic Administration BE DIRECTED to implement a community-based monitoring program to aid in the early identification of forest pests and pathogens; and,
- d) the Civic Administration BE DIRECTED to seek funding opportunities from the Federal and Provincial governments to offset the costs associated with the management of infected trees and/or the planting of replacement trees. (2025-D05)

**Motion Passed**



4. (2.3) 2024 Administrative Amendments to the Traffic and Parking By-law (Relates to Bill No. 91)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the proposed by-law, as appended to the staff report dated February 18, 2025, BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025 for the purpose of amending the Traffic and Parking By-law (PS-114) with respect to the 2024 Administrative Amendments. (2025-T02/T08)

**Motion Passed**

5. (2.4) Appointment of Consultant Engineer for Dingman Sports Park and RFP2024-092

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated February 18, 2025, related to the Appointment of a Consultant Engineer for Dingman Sports Park and RFP 2024-092:

- a) the price submitted by Stantec Consulting for Contract Administration and Site Inspection Services for the Dingman Sports Park project of \$711,100.00 (excluding HST) BE ACCEPTED; it being noted that the price submitted by the Consultant meets the City's specifications and requirements in all areas;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project; and,
- d) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations. (2025-R05)

**Motion Passed**

6. (2.5) Approval of Single and Sole Source Agreements for Operations and Management of Three City of London EnviroDepots

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated February 18, 2025, related to the Approval of Single and Sole Source Agreements for Operations and Management of Three City of London EnviroDepots:

- a) the pricing submitted by Try Recycling Inc., through a negotiated single source agreement in accordance with Section 14.4(d) and (e) of the Procurement of Goods and Services Policy as outlined below, BE APPROVED:
  - i) provide Oxford Street and Clarke Road EnviroDepot Operations and Management services for a term of one (1) year and a one (1) year extension option at the sole discretion of the City starting

January 1, 2025 at an estimated cost for the one-year term of approximately \$1,523,000; it being noted that the agreement contains a combination of fixed rate and unit rate prices and an inflation rate escalation provision for 2026; and,

ii) a one-time estimated cost of approximately \$62,500 to alter the Try Recycling Inc. site located at 3544 Dingman Drive to safely and efficiently accept EnviroDepot customers while the City of London owned Clarke Road EnviroDepot is under construction in 2025; it being noted about half of the infrastructure improvements are transferable and will be used as part of Waste Management site operations once the Clarke Road EnviroDepot is re-opened;

b) the pricing submitted by Try Recycling Inc. through a negotiated sole source agreement in accordance with Section 14.3(c) of the Procurement of Goods and Services Policy as outlined below BE APPROVED:

i) provide Operations and Management Services and Continued use of the North End EnviroDepot located at Try Recycling, 21462 Clarke Rd. for a term of three (3) years with two (2), one (1) year extension options at the sole discretion of the City starting January 1, 2025 at an estimated cost for the first year of the term of approximately \$182,000; it being noted that the agreement contains a combination of fixed rate and unit rate prices and an inflation rate escalation provision for 2026 and beyond; and,

ii) a one-time estimated cost of approximately \$38,000 to alter the North End EnviroDepot at 21462 Clarke Road to address site limitations and enhance safety features because of the anticipated customer visit growth over the term of the agreement;

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

d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, contract record and/or purchase order, whichever is determined appropriate; 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. (2025-E07/F18)

**Motion Passed**

7. (2.6) Parks and Recreation Master Plan Annual Report

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Managers of Neighbourhood and Community-Wide Services and Environment and Infrastructure, the staff report dated February 18, 2025, with respect to the Parks and Recreation Master Plan Annual Report, BE RECEIVED. (2025-R04)

**Motion Passed**

8. (2.7) London Fire Department Single Source Request for a Technical Rescue Vehicle (SS-2025-027)

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated February 18, 2025, related to the London Fire Department Single Source Request for a Technical Rescue Vehicle (SS-2025-027):

- a) in accordance with Section 14.4(g) of the Procurement of Goods and Services Policy, Fire Administration BE AUTHORIZED to enter into negotiations with City View Specialty Vehicles Inc. for a single source, one-time purchase of one (1) Technical Rescue vehicle;
- b) the approval in a) above, BE CONDITIONAL upon The Corporation of the City of London negotiating satisfactory prices, terms, conditions, and entering into a purchasing agreement with City View Specialty Vehicles Inc., 5945 Ambler Drive, Mississauga, ON, L4W 2K2, to provide one (1) Technical Rescue vehicle to the London Fire Department;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the authorization set out in parts a) and b) above;
- d) the funding for this procurement BE APPROVED as set out in the Source of Financing Report, as appended to the above-noted staff report; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, as required, to give effect to these recommendations. (2025-F17/V01)

**Motion Passed**

9. (2.8) Integrated Employment Services - Single Source Procurements

Motion made by: D. Ferreira

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 February 18, 2025, related to Integrated Employment Services Single Source Procurements:

- a) single source procurements (SS-2025-028) in accordance with sections 14.4 d) and e) of the Procurement of Goods and Services Policy BE APPROVED at a total estimated cost of \$28,795,000 (excluding HST) for the period of April 1, 2025, to March 31, 2026, with the opportunity to extend for nine (9) additional months, to deliver Integrated Employment Services in the London Area Catchment, to the following providers:
  - ATN Access for Persons with Disabilities Inc.
  - Quad County Support Services
  - Southwest Centre for Community Programme Development
  - Canadian Hearing Services - Services Canadiens de L'Ouïe
  - College Boreal D'Arts Appliquées et de Technologie
  - Community Living Tillsonburg
  - Elgin – St Thomas Youth Employment Counselling Centre
  - 6323464 Canada Inc O/A Employment Solutions
  - Fanshawe College of Applied Arts and Technology
  - Goodwill Industries Ontario Great Lakes Career Centre
  - Hutton House Association for Adults with Disabilities
  - LEADS Employment Services London Inc.
  - London Training Centre Inc.

- March of Dimes Canada
- Mennonite Community Services of Southern Ontario
- Pathways Employment Help Centre
- Tillsonburg & District Multi-Service Centre
- Women's Employment Resource Centre of Oxford County
- WIL Counselling and Training for Employment
- Youth Opportunities Unlimited;

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

c) the approval given, herein, BE CONDITIONAL upon the Corporation entering into Agreements with each provider. (2025-S04/F17)

**Motion Passed**

10. (2.9) Business Licensing By-law Schedule 16 – Refreshment Vehicles - Review and Proposed Amendments (Relates to Bill No.'s 85 and 89)

Motion made by: D. Ferreira

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 February 18, 2025, related to the Business Licensing By-law, Schedule 16 Refreshment Vehicles Review and Proposed Amendments:

- a) the proposed by-law amendments, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend By-law No. L.-131-16, being “A by-law to provide for the Licensing and Regulation of Various Businesses” amending sections of Parts 1, 3, 6, 7, and 10 of the by-law, and to replace Schedule 16 – Refreshment Vehicles;
- b) the proposed by-law amendments, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend By-law No. A-54, being “A by-law to implement an Administrative Monetary Penalty System in London” to amend penalty categories and their amounts to align with the proposed amendment to Schedule 16;
- c) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend By-law No. A-59, being “A by-law to provide for Various Fees and Charges” to align the new fees with the proposed new Schedule. (2025-C01)

**Motion Passed**

11. (2.10) Amendment to Fees and Charges By-Law - Honk Mobile (Relates to Bill No.'s 79 and 86)

Motion made by: D. Ferreira

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 February 18, 2025, related to an Amendment to the Fees and Charges By-law for Honk Mobile:

- a) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting to be held on March 4, 2025, to amend the Various Fees and Charges By-law to include a transaction fee of \$0.35 for the City-approved mobile parking fee vendor, Honk Mobile Inc., and,
- b) the Civic Administration BE DIRECTED to bring forward a by-law to the Municipal Council meeting to be held on March 4, 2025 to delegate to the Director, Municipal Compliance, the authority to approve amending agreements with Honk Mobile Inc. for changes to Program Fees. (2025-C01)

**Motion Passed**

13. (3.1) 3rd Report of the Environmental Stewardship and Action Community Advisory Committee

Motion made by: D. Ferreira

That the following actions be taken with respect to the 3rd Report of the Environmental Stewardship and Action Community Advisory Committee, from the meeting held on February 5, 2025:

- a) the attached Mobility Master Plan Working Group comments BE FORWARDED to the Civic Administration for consideration;
- b) the attached Climate Emergency Action Plan Working Group comments BE FORWARDED to the Civic Administration for consideration; and,
- c) clauses 1.1, 2.1, 2.2 and 3.1 BE RECEIVED;

it being noted that the communication, as appended to the Added Agenda, from Human Environments Analysis Lab youth Advisory Council at Western University, and the verbal delegation from B. Samuels, with respect to this matter, were received.

**Motion Passed**

12. (2.11) Adult Entertainment Body-Rub Attendant Licensing - Information Report

Motion made by: D. Ferreira

That the following actions be taken with respect to the staff report, dated February 18, 2025, related to an Adult Entertainment Body-Rub Attendant Licensing Information Report:

- a) the above-noted staff report BE RECEIVED;
- b) a Public Participation Meeting BE HELD at a future meeting of the Community and Protective Services Committee to present potential amendments to the Business Licensing By-law to license Body-Rub Attendants; and,
- c) the Civic Administration BE DIRECTED to consult with stakeholders with respect to this matter and report the findings at the Community and Protective Services Committee meeting coinciding with the future public participation meeting. (2025-C01A)

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

That the staff report, dated February 18, 2025, related to an Adult Entertainment Body-Rub Attendant Licensing Information Report BE REFERRED to Civic Administration to report back to a future meeting of the Community and Protective Services Committee after the Supreme Court issues its ruling on Bill C-36 sections; it being noted that sections 286.2 and 286.3 of Bill C-36 may materially impact any changes to municipal by-laws and licensing and that a Supreme court decision is expected in 2025

At 3:18 PM, Councillor J. Pribil leaves the meeting.

At 3:19 PM, Councillor J. Pribil enters the meeting.

Motion made by: C. Rahman

Seconded by: D. Ferreira

that the motion be amended to remove the reference to the Supreme Court's ruling on Bill C-36 and its purpose for referral, and TO DIRECT Civic Administration to report back with legal advice on this matter.

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

Nays: (4): S. Trosow, A. Hopkins, S. Franke, and E. Pelozza

**Motion Passed (11 to 4)**

Motion made by: S. Stevenson

Seconded by: C. Rahman

That the staff report, dated February 18, 2025, related to an Adult Entertainment Body-Rub Attendant Licensing Information Report BE REFERRED to Civic Administration to report back to a future meeting of the Community and Protective Services Committee with legal advice with respect to this matter.

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

Nays: (4): H. McAlister, S. Trosow, A. Hopkins, and E. Pelozza

**Motion Passed (11 to 4)**

Item 12, clause 2.11, as amended, reads as follows:

That the staff report, dated February 18, 2025, related to an Adult Entertainment Body-Rub Attendant Licensing Information Report BE REFERRED to Civic Administration to report back to a future meeting of the Community and Protective Services Committee with legal advice with respect to this matter.

#### 8.5 1st Report of the Audit Committee

Motion made by: E. Pelozza

That the 1st Report of the Audit Committee BE APPROVED with the exception of item 5 (4.3).

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. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

1. (1.1) Disclosures of Pecuniary Interest

Motion made by: E. Pelozá

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) Election of Vice Chair for the term ending November 30, 2025

Motion made by: E. Pelozá

That Councillor S. Stevenson BE APPOINTED Vice Chair for the term ending November 30, 2025.

**Motion Passed**

3. (4.1) Briefing Note From Internal Audit - MNP

Motion made by: E. Pelozá

That the communication from MNP, with respect to the briefing note from the internal auditor, BE RECEIVED.

**Motion Passed**

4. (4.2) Internal Audit Follow Up Activities Dashboard - MNP

Motion made by: E. Pelozá

That the communication from MNP, with respect to the internal audit follow up activities update dashboard, BE RECEIVED.

**Motion Passed**

6. (4.4) Proposed Risk-Based Internal Audit Plan for Years 2025 and 2026 - MNP

Motion made by: E. Pelozá

That the communication dated February 12, 2025 from MNP with respect to the Proposed Risk-Based Internal Audit Plan for years 2025 and 2026 BE RECEIVED.

**Motion Passed**

7. (4.5) Audit Planning Report for the Year Ending December 31, 2024 - KPMG

Motion made by: E. Pelozá

That the KPMG Audit Planning Report, for the year ending December 31, 2024, BE APPROVED.

**Motion Passed**

8. (4.6) London Downtown Closed-Circuit Television Program for the Year Ending December 31, 2024 - KPMG

Motion made by: E. Pelozza

That the KPMG Report on Specified Auditing Procedures for the London Downtown Closed-Circuit Television Program, for the year ending December 31, 2024, BE RECEIVED.

**Motion Passed**

9. (4.7) 2023 Audited Board Financial Statements – Old East Village Business Improvement Area Board of Management

Motion made by: E. Pelozza

That, on the recommendation of the Deputy City Manager, Finance Supports, the report including Appendix 'A', Financial Statements of the Old East Village Business Improvement Area Board of Management for the year ending December 31, 2023, BE RECEIVED for information.

**Motion Passed**

5. (4.3) London Housing Development Projects - Lessons Learned Review - MNP

Motion made by: E. Pelozza

That the communication dated January 29, 2025 from MNP with respect to the London Housing Development Projects - Lessons Learned Review BE RECEIVED.

Motion made by: S. Stevenson

Seconded by: S. Lewis

That the communication dated January 29, 2025 from MNP with respect to the London Housing Development Projects - Lessons Learned Review BE RECEIVED and BE REFERRED to the next meeting of the Governance Working Group to review and consider any policy change recommendations regarding the implementation of affordable housing that utilizes multiple levels of funding.

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. Pelozza, D. Ferreira, and S. Hillier

**Motion Passed (15 to 0)**

Item 5, clause 4.3, reads as follows:

That the communication dated January 29, 2025 from MNP with respect to the London Housing Development Projects - Lessons Learned Review BE RECEIVED and BE REFERRED to the next meeting of the Governance Working Group to review and consider any policy change recommendations regarding the implementation of affordable housing that utilizes multiple levels of funding.



8.6 5th Report of the Infrastructure and Corporate Services Committee

Motion made by: C. Rahman

That the 5th Report of the Infrastructure and Corporate Services Committee BE APPROVED with the exception of item 3 (2.1)

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. Pelozza, 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. (2.2) Public Sector Salary Disclosure Act Report for the Calendar Year 2024

Motion made by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, the report regarding the Public Sector Salary Disclosures Act Report for the Calendar Year 2024 BE RECEIVED for information purposes.

**Motion Passed**

3. (2.1) 2024 Statement of Remuneration and Expenses for Elected and Appointed Officials

Motion made by: C. Rahman

That the following actions be taken with respect to the Staff Report - 2024 Statements of Remuneration:

a) in accordance with Section 284 of the *Municipal Act, 2001*, the Statements of Remuneration and Expenses for Elected and Appointed Officials, as appended to the staff report dated March 3, 2025 as Appendix "A" and Appendix "B", BE RECEIVED for information;

i) Civic Administration BE DIRECTED to change the format of all future reports to show remuneration, benefits, and expense amounts separately (without totaling these distinct items) and that Civic Administration report benefits using the definition of taxable benefits according to Canada Revenue Agency guidelines.

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

c) in accordance with City Council Travel and Business Expenses Policy, the Statement of Travel Expenses for Senior Administration Officials, as appended to the staff report dated March 3, 2025 as Appendix "C" and "D," BE RECEIVED for information;

it being noted that the Infrastructure and Corporate Services Committee received a communication dated February 28, 2025 from Councillor S. Stevenson with respect to this matter.

Motion made by: C. Rahman

Seconded by: P. Cuddy

That the motion be amended to read as follows:

That the following actions be taken with respect to the Staff Report - 2024 Statements of Remuneration:

a) in accordance with Section 284 of the *Municipal Act, 2001*, the Statements of Remuneration and Expenses for Elected and Appointed Officials, the attached revised Appendix "A" and Appendix "B", as appended to the staff report dated March 3, 2025, BE RECEIVED for information;

i) the Civic Administration BE DIRECTED to change the format of all future reports to show remuneration, benefits, and expense amounts separately (without totaling these distinct items) and that the Civic Administration report benefits using the definition of taxable benefits according to Canada Revenue Agency guidelines;

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

c) in accordance with City Council Travel and Business Expenses Policy, the Statement of Travel Expenses for Senior Administration Officials, as appended to the staff report dated March 3, 2025 as Appendix "C" and "D," BE RECEIVED for information;

it being noted that the Infrastructure and Corporate Services Committee received a communication dated February 28, 2025 from Councillor S. Stevenson with respect to this matter.

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: P. Cuddy

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 3, clause 2.1, as amended, reads as follows:

That the following actions be taken with respect to the Staff Report - 2024 Statements of Remuneration:

a) in accordance with Section 284 of the *Municipal Act, 2001*, the Statements of Remuneration and Expenses for Elected and Appointed Officials, the attached revised Appendix "A" and

Appendix “B”, as appended to the staff report dated March 3, 2025, BE RECEIVED for information;

i) the Civic Administration BE DIRECTED to change the format of all future reports to show remuneration, benefits, and expense amounts separately (without totaling these distinct items) and that the Civic Administration report benefits using the definition of taxable benefits according to Canada Revenue Agency guidelines;

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

c) in accordance with City Council Travel and Business Expenses Policy, the Statement of Travel Expenses for Senior Administration Officials, as appended to the staff report dated March 3, 2025 as Appendix “C” and “D,” BE RECEIVED for information;

it being noted that the Infrastructure and Corporate Services Committee received a communication dated February 28, 2025 from Councillor S. Stevenson with respect to this matter.

**9. Added Reports**

That it BE NOTED that Councillor S. Lehman presented the 4th Report of the Council in Closed Session, by noting progress was made with respect to items 4.1, 4.2 and 4.3 as noted on the public agenda. (6.1/4/ICSC) (6.1/4/CPSC) (6.1/3/SPPC).

**10. Deferred Matters**

None.

**11. Enquiries**

At 3:51 PM, Mayor J. Morgan places Deputy Mayor S. Lewis in the Chair.

At 3:58 PM, Mayor J. Morgan resumes the Chair

Councillor P. Van Meerbergen enquires with respect to the initiatives the City of London is taking responding to tariffs, Mayor J. Morgan provides a response.

**12. Emergent Motions**

None.

**13. By-laws**

At 3:59 PM, Councillor P. Van Meerbergen leaves the meeting.

Motion made by: S. Lewis

Seconded by: P. Cuddy

That Introduction and First Reading of Bill No.’s 78 to 99 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, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Absent: (1): P. Van Meerbergen

**Motion Passed (14 to 0)**

Motion made by: S. Lewis

Seconded by: P. Cuddy

That Second Reading of Bill No.’s 78 to 99 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, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Absent: (1): P. Van Meerbergen

**Motion Passed (14 to 0)**

Motion made by: S. Lewis

Seconded by: P. Cuddy

That Third Reading and Enactment of Bill No.'s 78 to 99 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, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Absent: (1): P. Van Meerbergen

**Motion Passed (14 to 0)**

Motion made by: S. Hillier

Seconded by: S. Franke

That Introduction and First Reading of Bill No. 100 BE APPROVED.

Yeas: (13): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Recuse: (1): H. McAlister

Absent: (1): P. Van Meerbergen

**Motion Passed (13 to 0)**

Motion made by: S. Hillier

Seconded by: S. Franke

That Second Reading of Bill No. 100 BE APPROVED.

Yeas: (13): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Recuse: (1): H. McAlister

Absent: (1): P. Van Meerbergen

**Motion Passed (13 to 0)**

Motion made by: S. Hillier

Seconded by: S. Franke

That Third Reading and Enactment of Bill No.100 BE APPROVED.

Yeas: (13): Mayor J. Morgan, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Recuse: (1): H. McAlister

Absent: (1): P. Van Meerbergen

**Motion Passed (13 to 0)**

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

|             |   |
|-------------|---|
| Bill No. 78 | By-law No. A.-8578-64 - A by-law to confirm the proceedings of the Council Meeting held on the 4 <sup>th</sup> day of March 2025. (City Clerk)  |
| Bill No. 79 | By-law No. A.-8579-65 - A by-law to delegate authority to the Director, Municipal Compliance, to approve amending agreements with Honk Mobile Inc. for changes to Program Fees. (2.10b/4/CPSC)  |
| Bill No. 80 | By-law No. A.-8580-66 - A by-law to enact a Heritage Easement Agreement for the property at 39 Carfrae Street, pursuant to the provisions of the Ontario Heritage Act. (2.5/4/PEC)  |
| Bill No. 81 | By-law No. A.-8581-67 - A by-law to accept the farmland lease bids for Request for Tender No. 2025-347 and approve and authorize the Mayor and the City Clerk to execute the Agreements with each successful proponent. (2.7/4/ICSC)  |
| Bill No. 82 | By-law No. A.-6825(c)-68 A by-law to amend By-law No. A.-6825-162, as amended, entitled "A by-law to establish a municipal service board for the purpose of operating and managing Eldon House" to amend the Board composition from ten members to seven members, board membership requirements and director membership on Committees. (2.3/3/SPPC) |
| Bill No. 83 | By-law No. A.-8290(b)-69 - A by-law to amend Bylaw No. A.-8290-227, as amended, being, "A by-law to impose a Municipal Accommodation Tax" (2.2/3/SPPC)  |
| Bill No. 84 | By-law No. A-54-25019 - A by-law to amend the Administrative and Monetary Penalties By-law A-54, with respect to the Penalty Schedule for the Business Licensing By-law. (2.9b/4/CPSC)  |
| Bill No. 85 | By-law No. A-60-25001 - A by-law to amend the Fees and Charges By-law A-60 with respect to Refreshment Vehicle Licence Fees. (2.9c/4/CPSC)  |
| Bill No. 86 | By-law No. A-60-25002 - A by-law to amend By-law No. A-60, entitled "A by-law to provide for Various Fees and Charges." (2.10a/4/CPSC)  |
| Bill No. 87 | By-law No. A-61-25002 - 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. (4.6/17/SPPC)  |
| Bill No. 88 | By-law No. C.P.-1512(ef)-70 - A by-law to amend the Official Plan, The London Plan for the City of London, relating to 1782 Kilally Road. (3.5a/4/PEC)  |
| Bill No. 89 | By-law No. L.-131(m)-71 - A by-law to amend the Business Licensing By-law L.-131-16, with respect to all Classes of Refreshment Vehicles, and specific sections of the main by-law. (2.9a/4/CPSC)   |

|              |   |
|--------------|---|
| Bill No. 90  | By-law No. L.S.P.-3524-72 - A by-law to designate 1361 Wilton Grove Road to be of cultural heritage value or interest. (3.3/2/PEC)  |
| Bill No. 91  | By-law No. PS-114-25017 - A by-law to amend By-law PS-114 entitled, "A by-law to regulate traffic and the parking of motor vehicles in the City of London." (2.3/4/CPSC)  |
| Bill No. 92  | By-law No. S.-6374-73 - A by-law to assume certain works and services in the City of London. (Summerside Subdivision Phase 12B, Plan 33M-790 – Stage 3) (Deputy City Manager, Environment & Infrastructure)   |
| Bill No. 93  | By-law No. S.-6375-74 - A by-law to lay out, constitute, establish and assume certain reserves in the City of London as public highway. (as widening to Tillman Road, south of Southdale Road West) (Division Manager, Geomatics – site plan approval requires 0.3m reserve be dedicated as public highway to allow unobstructed legal access, pursuant to SPA21-037) |
| Bill No. 94  | By-law No. W.-5713-75 - A by-law to authorize project TS1365 – Sunningdale – Hyde Park Road to Wonderland Road North (2.4/3/ICSC)   |
| Bill No. 95  | By-law No. Z.-1-253290 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1484 Gore Road. (3.1/4/PEC)   |
| Bill No. 96  | By-law No. Z.-1-253291 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1390 Dundas Street. (3.2/4/PEC)   |
| Bill No. 97  | By-law No. Z.-1-253292 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 4023-4096 Meadowbrook Drive, 4474-4500 Blakie Road, and 169-207 Exeter Road. (3.3/4/PEC)  |
| Bill No. 98  | By-law No. Z.-1-253293 - A by-law to amend By-law No. Z.-1 to adjust the holding zone provisions of the subject properties and to add "h-213" to Section 3.8(2) Holding "h" Zone. (3.4/4/PEC)   |
| Bill No. 99  | By-law No. Z.-1-253294 - A by-law to amend By-law No. Z.-1 to rezone lands located at 1782 Kilally Road. (3.5b/4/PEC)   |
| Bill No. 100 | By-law No. Z.-1-253295 - A by-law to amend By-law No. Z.-1 to rezone an area of land located at 1378-1398 Commissioners Road West. (3.6/4/PEC)  |

#### 14. Adjournment

Motion made by: A. Hopkins

Seconded by: S. Hillier

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 4:02 PM.

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Josh Morgan, Mayor

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Michael Schulthess, City Clerk



**Appendix "A"**  
**2024**  
**STATEMENT OF REMUNERATION AND EXPENSES**  
**FOR ELECTED OFFICIALS**

| Appointment(s)  | Stipends <sup>4</sup> | Benefits         | Expenses               | Total \$          |
|---|-----------------------|------------------|------------------------|-------------------|
| Mayor <b>Josh Morgan</b>  | 157,661.14            | 39,151.19        | 21,527.38 <sup>1</sup> | 218,339.71        |
| Vehicle allowance/reimbursement <sup>3</sup>                      |                       | 8,400.00         |                        | 8,400.00          |
| Technology allowance/reimbursement/standard issuance <sup>5</sup> |                       |                  | 153.55                 | 153.55            |
|   | <u>157,661.14</u>     | <u>47,551.19</u> | <u>21,680.93</u>       | <u>226,893.26</u> |
| Councillor Ward 1 <b>Hadleigh McAlister</b>                       | 65,137.80             | 19,986.92        | 11,237.26 <sup>2</sup> | 96,361.98         |
| Vehicle allowance/reimbursement <sup>3</sup>                      |                       | 2,124.00         |                        | 2,124.00          |
| Councillors' Office Postage <sup>6</sup>                          |                       |                  | 2,786.98               | 2,786.98          |
| AMO, Annual Conference Registration <sup>6</sup>                  |                       |                  | 875.14                 | 875.14            |
| FCM, Annual Conference Registration <sup>6</sup>                  |                       |                  | 1,119.00               | 1,119.00          |
|   | <u>65,137.80</u>      | <u>22,110.92</u> | <u>16,018.38</u>       | <u>103,267.10</u> |
| Councillor Ward 2 <b>Shawn Lewis</b>                              | 65,137.80             | 18,050.14        | 10,621.43 <sup>2</sup> | 93,809.37         |
| Deputy Mayor  | 8,140.86              |                  |                        | 8,140.86          |
| Vehicle allowance/reimbursement <sup>3</sup>                      |                       | 2,124.00         |                        | 2,124.00          |
| Councillors' Office Postage <sup>6</sup>                          |                       |                  | 3,453.85               | 3,453.85          |
| AMO, Annual Conference Registration <sup>6</sup>                  |                       |                  | 875.14                 | 875.14            |
|   | <u>73,278.66</u>      | <u>20,174.14</u> | <u>14,950.42</u>       | <u>108,403.22</u> |
| Councillor Ward 3 <b>Peter Cuddy</b>                              | 65,137.80             | 19,017.25        | 12,835.51 <sup>2</sup> | 96,990.56         |
| Vehicle allowance/reimbursement <sup>3</sup>                      |                       | 2,124.00         |                        | 2,124.00          |
| AMO, Annual Conference Registration <sup>6</sup>                  |                       |                  | 875.14                 | 875.14            |
|   | <u>65,137.80</u>      | <u>21,141.25</u> | <u>13,710.65</u>       | <u>99,989.70</u>  |
| Councillor Ward 4 <b>Susan Stevenson</b>                          | 65,137.80             | 19,729.52        | 12,540.07 <sup>2</sup> | 97,407.39         |
| Vehicle allowance/reimbursement <sup>3</sup>                      |                       | 2,124.00         |                        | 2,124.00          |
| Councillors' Office Postage <sup>6</sup>                          |                       |                  | 3,995.17               | 3,995.17          |
| London Police Services Board, Conferences and Webinars            |                       |                  | 12,965.28              | 12,965.28         |
| AMO, Annual Conference Registration <sup>6</sup>                  |                       |                  | 875.14                 | 875.14            |
| Western Fair Association  |                       |                  | 541.50                 | 541.50            |
| Middlesex-London Paramedic Services Authority Board               |                       |                  | 1,116.11               | 1,116.11          |
|   | <u>65,137.80</u>      | <u>21,853.52</u> | <u>32,033.27</u>       | <u>119,024.59</u> |
| Councillor Ward 5 <b>Jerry Pribil</b>                             | 65,137.80             | 19,928.42        | 12,969.04 <sup>2</sup> | 98,035.26         |
| Vehicle allowance/reimbursement <sup>3</sup>                      |                       | 1,680.00         |                        | 1,680.00          |
| Councillors' Office Postage <sup>6</sup>                          |                       |                  | 4,289.01               | 4,289.01          |
| AMO, Annual Conference Registration <sup>6</sup>                  |                       |                  | 875.14                 | 875.14            |
|   | <u>65,137.80</u>      | <u>21,608.42</u> | <u>18,133.19</u>       | <u>104,879.41</u> |
| Councillor Ward 6 <b>Samuel Trosow</b>                            | 65,137.80             | 14,336.31        | 6,704.89 <sup>2</sup>  | 86,179.00         |
| Vehicle allowance/reimbursement <sup>3</sup>                      |                       | 1,200.00         |                        | 1,200.00          |
| Councillors' Office Postage <sup>6</sup>                          |                       |                  | 4,437.07               | 4,437.07          |
| AMO, Annual Conference Registration <sup>6</sup>                  |                       |                  | 875.14                 | 875.14            |
| FCM, Annual Conference Registration <sup>6</sup>                  |                       |                  | 1,119.00               | 1,119.00          |
|   | <u>65,137.80</u>      | <u>15,536.31</u> | <u>13,136.10</u>       | <u>93,810.21</u>  |



**Appendix "A"**  
**2024**  
**STATEMENT OF REMUNERATION AND EXPENSES**  
**FOR ELECTED OFFICIALS**

| Appointment(s)                                   | Stipends <sup>4</sup> | Benefits         | Expenses               | Total \$          |
|--|-----------------------|------------------|------------------------|-------------------|
| Councillor Ward 7 <b>Corrine Rahman</b>          | 65,137.80             | 19,928.49        | 9,414.18 <sup>2</sup>  | 94,480.47         |
| Vehicle allowance/reimbursement <sup>3</sup>     |                       | 2,124.00         |                        | 2,124.00          |
| Councillors' Office Postage <sup>6</sup>         |                       |                  | 6,352.98               | 6,352.98          |
| AMO, Annual Conference Registration <sup>6</sup> |                       |                  | 808.99                 | 808.99            |
| FCM, Annual Conference Registration <sup>6</sup> |                       |                  | 1,119.00               | 1,119.00          |
|  | <u>65,137.80</u>      | <u>22,052.49</u> | <u>17,695.15</u>       | <u>104,885.44</u> |
| Councillor Ward 8 <b>Steve Lehman</b>            | 65,137.80             | 19,821.56        | 5,987.38 <sup>2</sup>  | 90,946.74         |
| Vehicle allowance/reimbursement <sup>3</sup>     |                       | 1,896.00         |                        | 1,896.00          |
| Councillors' Office Postage <sup>6</sup>         |                       |                  | 2,945.54               | 2,945.54          |
|  | <u>65,137.80</u>      | <u>21,717.56</u> | <u>8,932.92</u>        | <u>95,788.28</u>  |
| Councillor Ward 9 <b>Anna Hopkins</b>            | 65,137.80             | 15,098.87        | 6,311.92 <sup>2</sup>  | 86,548.59         |
| Vehicle allowance/reimbursement <sup>3</sup>     |                       | 2,124.00         |                        | 2,124.00          |
| AMO, Annual Conference Registration <sup>6</sup> |                       |                  | 875.14                 | 875.14            |
| AMO, Board Representation <sup>6</sup>           |                       |                  | 4,087.24               | 4,087.24          |
|  | <u>65,137.80</u>      | <u>17,222.87</u> | <u>11,274.30</u>       | <u>93,634.97</u>  |
| Councillor Ward 10 <b>Paul Van Meerbergen</b>    | 65,137.80             | 19,001.42        | 907.08 <sup>2</sup>    | 85,046.30         |
| Vehicle allowance/reimbursement <sup>3</sup>     |                       | 1,140.00         |                        | 1,140.00          |
|  | <u>65,137.80</u>      | <u>20,141.42</u> | <u>907.08</u>          | <u>86,186.30</u>  |
| Councillor Ward 11 <b>Skylar Franke</b>          | 65,137.80             | 19,876.96        | 9,218.35 <sup>2</sup>  | 94,233.11         |
| Vehicle allowance/reimbursement <sup>3</sup>     |                       | 2,124.00         |                        | 2,124.00          |
| Councillors' Office Postage <sup>6</sup>         |                       |                  | 4,023.63               | 4,023.63          |
| AMO, Annual Conference Registration <sup>6</sup> |                       |                  | 101.76                 | 101.76            |
| FCM, Annual Conference Registration <sup>6</sup> |                       |                  | 1,119.00               | 1,119.00          |
| FCM, Board Representation <sup>6</sup>           |                       |                  | 4,652.22               | 4,652.22          |
|  | <u>65,137.80</u>      | <u>22,000.96</u> | <u>19,114.96</u>       | <u>106,253.72</u> |
| Councillor Ward 12 <b>Elizabeth Pelozo</b>       | 65,137.80             | 21,556.83        | 10,902.07 <sup>2</sup> | 97,596.70         |
| Budget Chair                                     | 8,140.86              |                  |                        | 8,140.86          |
| Vehicle allowance/reimbursement <sup>3</sup>     |                       | 2,124.00         |                        | 2,124.00          |
| Councillors' Office Postage <sup>6</sup>         |                       |                  | 3,575.80               | 3,575.80          |
| Western Fair Association                         |                       |                  | 273.00                 | 273.00            |
|  | <u>73,278.66</u>      | <u>23,680.83</u> | <u>14,750.87</u>       | <u>111,710.36</u> |
| Councillor Ward 13 <b>David Ferreira</b>         | 65,137.80             | 19,765.84        | 8,644.12 <sup>2</sup>  | 93,547.76         |
| Vehicle allowance/reimbursement <sup>3</sup>     |                       | 1,860.00         |                        | 1,860.00          |
| Councillors' Office Postage <sup>6</sup>         |                       |                  | 3,494.93               | 3,494.93          |
| AMO, Annual Conference Registration <sup>6</sup> |                       |                  | 875.14                 | 875.14            |
|  | <u>65,137.80</u>      | <u>21,625.84</u> | <u>13,014.19</u>       | <u>99,777.83</u>  |
| Councillor Ward 14 <b>Steve Hillier</b>          | 65,137.80             | 19,171.22        | - <sup>2</sup>         | 84,309.02         |
| Vehicle allowance/reimbursement <sup>3</sup>     |                       | 2,124.00         |                        | 2,124.00          |
|  | <u>65,137.80</u>      | <u>21,295.22</u> | <u>-</u>               | <u>86,433.02</u>  |

**Appendix "A"**  
**2024**  
**STATEMENT OF REMUNERATION AND EXPENSES**  
**FOR ELECTED OFFICIALS**

**Notes:**

<sup>1</sup> Mayor's travel expenses

The Mayor's travel expenses may include Councillor and/or staff travel expenses who attended events as guests of or on behalf of the Mayor. Details can be found on the Mayor's 2024 Expense Report. A link is provided below:

<https://london.ca/sites/default/files/2025-02/2024%20Q4%20Expenses%20-%20Mayor.pdf>

<sup>2</sup> Council Members' Expense Account

Expenses for individual Council Members to support them in performing their diverse roles and representing their constituents, including the associated condition for use of the budget allocation per By-law No. CPOL.-228-480: Council Members' Expense Account Policy.

<sup>3</sup> Vehicle allowance/reimbursement

Councillors can elect to receive a monthly transportation allowance or a per kilometer rate reimbursement for parking and kilometer usage per By-law No. CPOL.-228-480: Council Members' Expense Account Policy. Allowances are a taxable benefit and reported on Councillors' T4's and are reported under the Benefit column on this appendix. Reimbursements are not a taxable benefit and are reported under the Expense column on this appendix.

<sup>4</sup> Stipends

Stipends identified above reflect T4 reporting, which is recorded on a cash basis, noting that there were 26 pay periods in 2024.

<sup>5</sup> Technology allowance/reimbursement/standard issuance

Councillors can elect to receive the corporate standard issuance or a reimbursement for self-purchased equipment or receive an allowance per By-law No. CPOL.-68-300, section 4.4: Issuance of Technology Equipment to Council Members Policy. Allowances are a taxable benefit and reported on Councillors' T4's and are reported under the Benefit column on this appendix. Reimbursements are not a taxable benefit and are reported under the Expense column on this appendix. These allowances and reimbursements are recorded net of refundable HST.

<sup>6</sup> Councillors' Expenses not counted against \$15,000 annual budget allocation

In accordance with By-Law No. CPOL-228-480: Council Members' Expense Policy, as per section 4.2(a) the \$15,000 annual budget allocation per Councillor does not apply to registration costs (4.2(a)(xii)) such as Annual Conference Registration(s) for Federation of Canadian Municipalities (FCM) or Association of Municipalities of Ontario (AMO), one annual ward-wide mail out (4.2(a)(xiii)), and other expenses outlined in 4.2(a).



## Council Minutes

5th Special Council Meeting  
March 25, 2025, 11:30 AM

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. Pelozza, D. Ferreira

Absent: S. Hillier

Also Present: S. Datars Bere, A. Barbon, M. Butlin, D. Escobar, M. Espinoza, M. Feldberg, A. Hovius, S. Mathers, J. Paradis, M. Schulthess, E. Skalski

Remote Attendance: E. Hunt

The meeting is called to order at 11:30 AM; it being noted that Councillors S. Stevenson, S. Lehman, A. Hopkins, and P. Van Meerbergen were in remote attendance.

**1. Disclosures of Pecuniary Interest**

That it BE NOTED that no pecuniary interests were disclosed.

**2. Recognitions**

None.

**3. Review of Confidential Matters to be Considered in Public**

None.

**4. Council, In Closed Session**

None.

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

None.

**6. Communications and Petitions**

None.

**7. Motions of Which Notice is Given**

None.

**8. Reports**

None.

**9. Added Reports**

9.1 6th Special Report of the Community and Protective Services Committee

Motion made by: D. Ferreira

That the 6th Report of the Community and Protective Services Committee  
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, S. Franke, E. Pelozza, and D. Ferreira

Absent: (1): S. Hillier

**Motion Passed (14 to 0)**

1. Disclosures of Pecuniary Interest

Motion made by: D. Ferreira

That it BE NOTED that no pecuniary interests were disclosed.

**Motion Passed**

2. (2.1) 736-773 Dundas Street - Approval of Contribution Agreement with The London Cross-Cultural Learner Centre

Motion made by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the staff report, dated March 24, 2025, related to an Approval of a Contribution Agreement with The London Cross-Cultural Learner Centre for the property located at 736-773 Dundas Street:

a) The London Cross-Cultural Learner Centre's affordable housing project at 736-773 Dundas Street BE APPROVED for Ontario Priorities Housing Initiative Year 6 ("OPHI") funding of \$2,343,400.00 and the Civic Administration BE DIRECTED to recommend this project for funding to the Ministry of Municipal Affairs and Housing;

b) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council special meeting to be held on March 25, 2025, to:

i) approve the Contribution Agreement between The Corporation of the City of London and The London Cross-Cultural Learner Centre (the "Contribution Agreement"), as appended to the above-noted by-law;

ii) authorize the Deputy City Manager, Housing and Community Growth, or their written designate, to approve amendments to the Contribution Agreement;

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

iv) authorize the Deputy City Manager, Housing and Community Growth, or their written designate, to approve and execute amending agreements to the Contribution Agreement.

**Motion Passed**

**10. Deferred Matters**

None.

**11. Enquiries**

None.

**12. Emergent Motions**

None.

**13. By-laws**

Motion made by: H. McAlister

Seconded by: P. Cuddy

That Introduction and First Reading of Bill No.'s 101 and 102 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, S. Franke, E. Pelozza, and D. Ferreira

Absent: (1): S. Hillier

**Motion Passed (14 to 0)**

Motion made by: H. McAlister

Seconded by: P. Cuddy

That Second Reading of Bill No.'s 101 and 102 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, S. Franke, E. Pelozza, and D. Ferreira

Absent: (1): S. Hillier

**Motion Passed (14 to 0)**

Motion made by: H. McAlister

Seconded by: P. Cuddy

That Third Reading and Enactment of Bill No.'s 101 and 102 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, S. Franke, E. Pelozza, and D. Ferreira

Absent: (1): S. Hillier

**Motion Passed (14 to 0)**

**14. Adjournment**

Motion made by: D. Ferreira

Seconded by: H. McAlister

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 11:38 AM.

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Josh Morgan, Mayor

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Michael Schulthess, City Clerk

Dear Councillors,

This is why we must not build bigger roads to encourage more driving. Please take a few minutes to educate yourself.

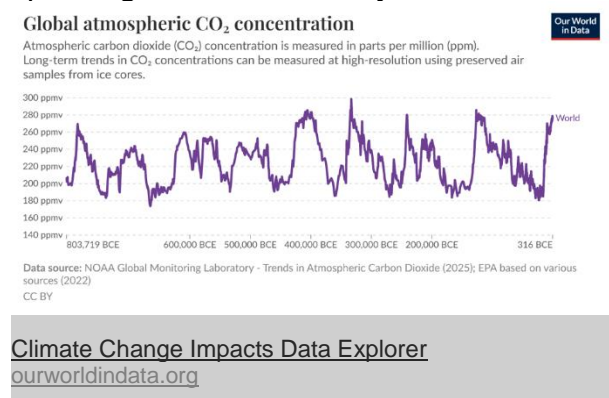


The case for a (mostly) car-free world  
[canadiandimension.com](http://canadiandimension.com)

I do not want to live a city where breathing fresh CO<sub>2</sub> free air is increasingly impossible. People should be more important than cars.

Please build more walkable neighbourhoods so that our beautiful city doesn't become another casualty of consumerism.

In the 53 years since I first moved to this city to begin my university studies, I have witnessed wetlands being destroyed, beautiful farmland paved over, and GHGs spiralling out of control. If you don't believe me about the last part, watch this one:



You might have to watch it a few times, because you won't believe your eyes the first time.

You have the chance to make a difference for our future. Are cars really more important than people? Please make better choices for my family and yours for generations to come.

Most sincerely,  
Marian Robinson





Climate Action London  
350 Queens Ave  
London, ON  
[climateactionlondon@gmail.com](mailto:climateactionlondon@gmail.com)

March 24, 2025

City of London  
300 Dufferin Avenue  
London, Ontario  
[sppc@london.ca](mailto:sppc@london.ca)

**RE: Wonderland Road Widening and Ring Road**

Dear Mayor and Councillors,

We strongly oppose moving forward with a motion to widen Wonderland Rd from 4 lanes to 6 lanes for vehicular traffic (instead of dedicated bus lanes) as well as looking into a ring road.

While road widening (with no dedicated bus lanes) does provide a brief period of relief from traffic congestion it comes at a high cost and has many negative impacts. These impacts are supported by many professional studies. The approach of road widening and a ring road would seem to be contrary to many aspects of the London Plan.

**Induced Demand:** It would induce more car travel, leading to increased traffic congestion and pollution, even if the initial goal was to alleviate it.

**Urban Sprawl:** Easy access by car encourages development in areas further from the city center, further leading to even more urban sprawl and potentially damaging surrounding natural areas.

**Car Dependency:** Car dependency is reinforced by making it easier to travel by car, potentially discouraging the use of public transportation, walking, or cycling.

**Climate Targets & Environmental Impacts:** The largest community GHG emission source is car travel. This would increase GHG emissions and effectively remove any hope of meeting London's Climate goals.

**Further Loss of Vibrancy of Downtown:** At a time when London is spending time and resources trying to revitalize the Downtown, a ring road would contribute to further decline in the vibrancy of traditional areas including the Downtown core.

**Increased Infrastructure Costs:** The cost of the project itself would be extremely high. It would pull funding away from other projects or further put pressure on tax increases. It would also add to operating costs of additional kilometres of roadway.

**Public Health Negative Impacts:** Increased car usage leads to negative public health impacts from increased localized air pollution and sedentary lifestyles.

In addition to the negatives of the proposal itself there is an issue of **lack of public input**. The Mobility Master Plan was developed over time with input from many parties including the general public. To simply ignore that entire process and make a drastic change is disrespectful.

The traffic congestion frustrations being expressed by Londoners are real. This was foreseeable after the Wonderland Road widening was paused and no significant measures were immediately taken. The answer was always wait until we examine mobility holistically in the Mobility Master Plan. A multi-modal approach that includes rapid transit, cycling and walking are the logical solutions. Combined with new zoning bylaws and other measures to reduce the number of car trips needed, a multi-modal approach would be a cost effective climate-friendly approach to creating a more liveable City of all. Widening Wonderland Road and creating a ring road is not that.

On Behalf of Climate Action London

Bob Morrison  
Mary Ann Hodge

Hello,

I would like to add my opinion to the public agenda with regards to the proposed widening of Wonderland Road for vehicular-use only and a ring road. I do not support either proposal due to their extreme cost to build and (more importantly) maintain the roads; both projects will only lead to induced demand and we will be left with an unresolved traffic issue once again.

People are compelled to take the most effective form of transportation, why must London only incentivize and subsidize the use of personal vehicles when other forms of transportation are more space-efficient and more environmentally-friendly with the proper infrastructure to maximize their effectiveness? I sincerely hope this council does not seriously pursue either project when there are more effective and efficient means to resolve traffic.

Regards,  
Jason Sunio

Greetings,

I fear that making Wonderland Rd a six-lane highway with a ring road would be an expensive project that would not address the need for improved public transit, bike lanes, and walking paths. There must be more efficient and cost-effective ways to improve city traffic than increasing cars on the road. This suggested project would increase fuel emissions, which is counter to supporting a healthy planet.

Please seek more fiscally responsible options

Kind Regards,

Jean Sommerdyk

Hi there, as a life long Londoner I'm saddened but not surprised by this idea. When will council smarten up? You guys dropped the ball on the BRT now this? Get a monorail!!! It's green, sustainable and won't impede traffic!!!! Seriously! A ring, around a four leaf clover. Convening downtown. The four leafs go Byron, Masonville, Fanshawe, Whiteoaks. It's really really simple.  
Mike Jones

Hello, my name is Jason. If this isn't the right place for my feedback, please redirect me elsewhere.

I hope you're having an incredible day, and truly appreciate the efforts to improve our city. This project feels like a boondoggle to me though. The incredible cost, and traffic delays cause by construction would be worth it if the result created an improvement. But study after study shows that widening roads doesn't alleviate traffic.

If I could get on a train, or a reliable bus to get around the city I would sell my car in a heartbeat. Instead of investing in infrastructure that doesn't work, let's invest in infrastructure that DOES work. Public transit, walkable neighborhoods, lots of small and independent markets/grocery stores.

We have so much empty real estate in the city. Let's use it to get some France-style corner stores!! Let's work with CN to change train schedules to be more predictable. Or, let's work with them to publicize the schedule, and make an app that can send notifications to people with the daily schedule.

The more Londoners can plan their day around our cities unique transit issues, the more realistic transit becomes.

Anyway, I do really appreciate your efforts!! And I hope this doesn't feel like an old man yelling at clouds here. Happy to chat if helpful 😊

Have an awesome day!!  
-Jason-

As someone who has ridden the bus and cycled to work for 15 years, I am writing to ask you to **invest in cycling, transit and walking options to reduce gridlock and emissions rather than widening Wonderland Rd for traffic.**

If you invest in better public transit where busses come more often and are more reliable, it will make a huge difference in reducing congestion. Fund public transit well and give it a chance to work. Behavior takes time to change but it can be done. Reduce the cost of rides, maybe even have a campaign where its free for a while and provide information to help people feel more comfortable riding the bus. Ask businesses to support their employees to take public transportation.

A wider road won't make the difference that public transit and extended bus routes will.

Lauren Starr

No way.

We do not need Wonderland widened yet.

We need for the city to take over the LTC, and to make every bus be ON TIME. This should not be a difficult task, so don't make it one.

We also need for the traffic lights along the majority of wonderland to be adjusted so that wonderland gets more green time. When I talked to your traffic department they claim that everything is fine and that the long delays on wonderland is just because the intersections are too busy. Well so be it. They're too busy. But you can adjust the north-south to have longer greens because the east-west roads are not getting the same backups that we see in wonderland, so let them wait awhile.

Be smarter.

-Jerry Chappell-



Hello London City Council Members,

I hope you are all doing well.

I know that the Master Mobility Plan for London is being finalized to plan the next 25 years of how Londoners move around the city.

As a YOUNG citizen of London who will need to live with the decisions you make for the next 25 years, I would like to express my thoughts on the proposed plans.

**1. I DO NOT support road widening for cars only nor a ring road.**

This would create induced demand and only make traffic worse and increase our emissions. This is also an issue of equity - as someone who takes the bus in this area, I would be incredibly disappointed to see that this proposal would increase bus riders commute times by 31 minutes. This would also cost an obscene amount of money for very little improvement.

**2. I STRONGLY SUPPORT instead investment in cycling, transit and walking options to reduce gridlock and emissions.**

I am supportive of widening Wonderland Rd for center running BRT lanes ONLY as staff recommended. I am also supportive of the cycling and pedestrian map improvements.

Making London a safe, convenient, joyous place to move around is critical to people enjoying living in this city. I hope you will make the right decision!

Thank you for your time,

Elizabeth Blokker

Ward 5 Citizen

*Please add to the April 1st, 2025 Council Meeting Agenda package.*

Dear Councillor Stevenson,

As a lifelong resident of Ward 4, a regular cyclist for both transportation and recreation, and someone with a background in community development and city planning, I was deeply disappointed to learn of your recent motion to remove proposed cycling network additions from the Mobility Master Plan.

London has an opportunity to become a safer, more accessible, and more forward-thinking city when it comes to active transportation. The removal of planned bike lanes from Huron, Taylor, McNay, and Sterling Streets undermines that progress. These streets are key connectors for cyclists in my community— whether they are students, workers, families, or seniors— who rely on safe and dedicated infrastructure to get around. Eliminating them from the plan sends a clear message that cycling is not a valued mode of transportation in our city, despite the overwhelming evidence that investments in bike infrastructure improve safety, economic activity, overall quality of life, while reducing the costs of living.

I understand that some residents may be opposed to spending money on bike lanes, but cities that invest in active transportation see long-term benefits, including reduced congestion, lower infrastructure maintenance costs, and increased local business activity. Cycling infrastructure is not just for current riders— it encourages more people to get on bikes, reducing the number of cars on the road and easing pressure on our transit system.

Additionally, I am concerned about the recent vote to explore a six-lane general traffic expansion on Wonderland Road. I have shared detailed thoughts regarding this in a previous email to Council as a whole, but I will reiterate here— widening roads has been shown time and time again to create more traffic rather than alleviate congestion. Prioritizing car-centric development over sustainable, multimodal transportation options is a step backward for London. If there is to be an investment in widening Wonderland, ensuring dedicated Bus Rapid Transit (BRT) and cycling infrastructure should be non-negotiable.

I urge you to reconsider your position on these matters and to advocate for a city that prioritizes accessibility, sustainability, and long-term economic growth. I encourage you to listen to the voices of residents who see cycling as an essential part of our transportation network, not an afterthought.

Thank you for your time, and I look forward to your response.

Sincerely,

Kevin

—

**Kevin Van Lierop**

I am very disappointed to read of council reopening the idea of widening Wonderland road. This was already proven with studies to be an ineffective, and extremely expensive way to try and deal with traffic and congestion. It makes no sense to resurrect this flawed idea.

I am also disappointed at the councils decision to avoid introducing bike lanes on Huron street. The section east of Adelaide to Huron is busy with narrow passages which are extremely frightening and dangerous to use as a bicyclist. Most people either try to avoid the section altogether or, ride on the sidewalk. If protected bike lanes are not going to be installed - something else must be done. Could a multi-use path be put in beside the sidewalk?

I don't want to make drives lives more difficult, I just want the ability for people who ride to feel safe and arrive alive.

Sincerely,  
Steve Murphy

Dear Members of London City Council,

I grew up near the intersection of Wonderland and Sarnia Road. I spent my youth biking to Sherwood Forest mall, spending time in the library there, and taking swimming lessons at the Aquatic centre. When I was growing older, I also began biking with my dad along Wonderland Road to the river pathway, as well as driving down it to do my groceries at Costco, food basics, or other shopping trips nearby.

I have seen firsthand what Wonderland Road has grown to over the past few decades, and I am writing to strongly urge you to reconsider the proposed widening of Wonderland Road. I care deeply about this city and want to see it grow in a way that benefits all Londoners, and widening the road will harm everyone. The detailed report from City Hall ([link](#)) outlines important concerns that should not be ignored.

I understand the frustration of congestion, but widening roads has consistently been shown to provide only temporary relief before traffic levels return to previous levels or worse. More lanes mean more cars, which leads to longer commutes, increased emissions, and streets that are less safe for everyone—especially pedestrians and cyclists. Wonderland Road is surrounded by neighborhoods where families, students, and seniors live. Adding more cars will make it even harder for them to get around safely, whether they are crossing the street to get groceries or trying to take the bus to work.

Instead of spending millions on a solution that won't last, we should be investing in a city that prioritizes people over cars. London's walking and biking infrastructure is far from adequate, and public transit needs to be more reliable and efficient. A better plan would include:

- Dedicated bus lanes to make transit a faster and more appealing alternative to driving.
- Safe, accessible bike lanes that encourage active transportation.
- Improved pedestrian crossings and sidewalks so that everyone—especially those with mobility challenges—can navigate our city safely.
- Transit-oriented development that reduces sprawl and strengthens communities.

This is a defining moment for London. We have the chance to shape our city into a more connected, forward-thinking place where people feel safe and supported in their transportation choices. I hope you will make the responsible decision to prioritize sustainable solutions over outdated road expansion strategies.

Thank you for your time and consideration.

Sincerely,

Justin Mulder

The recent proposal by Steve Lehman and Corrine Rahman regarding the revival of the over one-half of a century old Ring Road Proposal, in light of the recent possible annexation of land north of London, and the widening of Wonderland Road is looking at "realistic" attempts to deal with the present and future of growth of London.

The attempts to handle London's road congestion, which is bad and only going to increase in the future, with a needed upgrade of an older fleet of buses, creating more Red bus lanes and the addition of more and more bike lanes that are not traversable for portions of the year is not a practical realistic solution to the problem.

Encouraging people to ride the bus more when ridership is falling, spend gobs of money on bus lanes and unmaintained bike lanes and telling Londoners to walk more is not going to solve anything.

Being born in London, worked a career and now retired, Oxford Street was and still is our "Expressway" across London.

Other cities, Windsor, Kitchener, Waterloo have planned for the future and built expressways, but London hasn't done that.

It's about time that we stopped "pipe dreaming" and recognize that cars are not going away, there's only going to be more of them, so we have to accept that and plan for it. And if we could start with paving a few roads that would be great, but that's another issue.

Mike Chaney

Good afternoon,

I am writing to share my concerns about the proposed changes to the Master Mobility Plan. Many Londoners contributed to this plan, including myself.

I live on Taylor Street near Huron Street. A bike lane on Huron Street would connect existing infrastructure from Fanshawe College to the TVP. Along this corridor are several apartment buildings and other housing where students from Western and Fanshawe reside and providing a safe connection to these institutions would have several benefits. We already know that more and more young people are choosing not to drive. If we want to both welcome and retain students in London, we need to be able to meet the needs of the next generations.

Bike lanes help make it possible for more people to choose cycling which will help London reach its Climate Change goals.

London has declared itself a safe city for women, however its policies continue to not meet these claims. We know from numerous studies that women are less likely to choose cycling to commute when safe infrastructure is not present.

Please reverse the decision made by the SPPC to alter the Master Mobility Plan and vote to accept the plan in its entirety.

I am happy to have my remarks added to the agenda.

Colleen Murphy



March 31, 2025

To London City Council,

I am writing to you on behalf of the Old North East (ONE) Neighbourhood Association with respect to the [Mobility Master Plan mobility network maps](#). ONE is a registered not-for-profit neighbourhood organization for residents, businesses, and community groups located in six city-defined neighbourhoods including the north east part of Carling Heights, Hillcrest, Huron Heights, Kipps Lane, Kilally Valley and Ridgeview Heights, spanning Ward 3 (represented by Councillor Cuddy) and Ward 4 (represented by Councillor Stevenson).

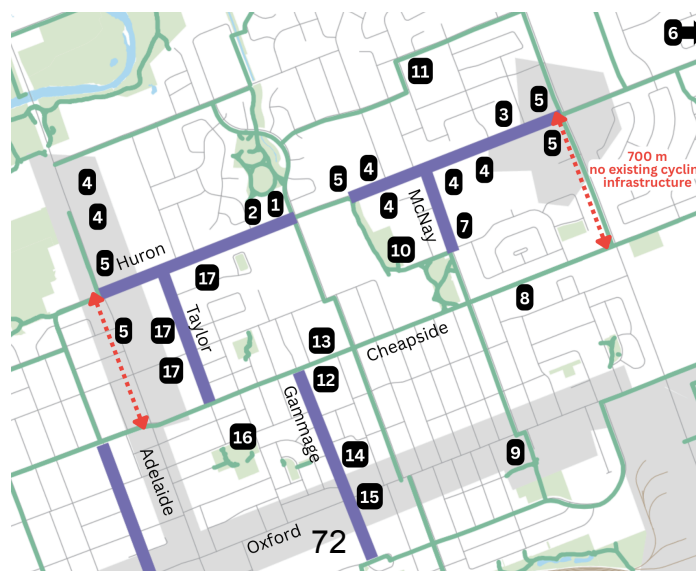
Specifically, we are concerned with the changes to the cycling network map in our neighbourhoods that were amended by the Strategic Priorities and Policy Committee. **Our neighbourhood association opposes the removal of cycling network additions at Huron Street, Taylor Street, McNay Street and Gammage Street. We urge you to restore these improvements that were proposed by the city’s transportation planners and engineers based on extensive study and consultations with our communities.**

The cycling network connections proposed for these streets represent improvements that are necessary to keep our residents safe. These modest changes would not be redundant, prohibitively expensive to build or to maintain, and not unsafe as was suggested by Councillors Cuddy and Stevenson. The neighbourhoods surrounding these proposed cycling network improvements are home to a relatively high proportion of low-income residents who are more likely to rely on cycling and other non-vehicular transportation for their daily mobility needs. **Removing these cycling network improvements is therefore an equity issue.**

Streets implicated in this decision are used by our residents to reach the following destinations:

| Street Name | Destinations (corresponding with map below)  |
|-------------|--|
| Huron       | École secondaire catholique Monseigneur-Bruyère <sup>1</sup> , St Lawrence Presbyterian Church <sup>2</sup> , Beacock Public Library Branch <sup>3</sup> , numerous high-density residential towers <sup>4</sup> , commercial plazas <sup>5</sup> , industrial workplaces on the east end <sup>6</sup> |
| McNay       | London Middlesex Community Housing <sup>7</sup> , Sir John A MacDonald Public School <sup>8</sup> , Blessed Sacrament Catholic School <sup>9</sup> , Lord Elgin Public School <sup>10</sup> , Hillcrest Public School <sup>11</sup>  |
| Gammage     | Knollwood Park Public School <sup>12</sup> , Knollwood Baptist Church <sup>13</sup> , Meadowcrest Apartments <sup>14</sup> , commercial plazas <sup>15</sup>   |
| Taylor      | Carling Arena and surrounding outdoor amenities <sup>16</sup> , medium-density apartment buildings <sup>17</sup>   |

Map adapted from MMP Cycling Network Plan and Proposed Revisions (purple) from page 20 of [staff report to SPPC](#).





## **Cheapside Street is *not* a viable substitute for keeping cyclists safe on Huron Street**

[At the SPPC meeting](#), Councillors Cuddy and Stevenson made various claims to support the deletion of cycling network improvements on these streets. Councillor Cuddy insisted that the Huron Street improvement is redundant because cyclists can simply move south by one street to a parallel node along Cheapside Street. However, Huron and Cheapside are actually two blocks apart (with Victoria Street in the middle); reaching Cheapside from Huron on the west end requires cyclists to climb 700 meters up a hill along Adelaide Street. Adelaide is notoriously dangerous for cyclists and vehicles to share lanes and experiences congestion daily between Huron and Cheapside. Where Cheapside meets Highbury Avenue in the east, there are no cycling lanes running north-south on Highbury to Huron. Furthermore, destinations listed above along Huron Street between Adelaide and Highbury are not accessible from Cheapside.

Citing that he rides a bike in the area, Councillor Cuddy claimed 1) Huron Street is “very dangerous” which is why he avoids it on his bike, and 2) adding a lane for cyclists on Huron would not be feasible or safe for pedestrians and cyclists, contradicting the recommendation of the city’s engineers and planners who proposed the project. We are unaware of the rationale for this position and would encourage Council to refer to the MMP team for their expert opinion on this proposed cycling network addition. **What about residents using bicycles who cannot avoid Huron Street because it is where they live, work, shop, attend community programs or go to school?** Including these network improvements in the Master Plan would still allow for the City to carry out further studies, if deemed necessary, prior to funding approval and construction.

On the contrary, based on [scientific evidence](#) and our residents’ [lived experiences](#), streets in our neighbourhoods are made *more* dangerous for network users when cyclists and vehicular traffic are combined. Our neighbourhood streets regularly experience drivers speeding and cutting through during peak hours, including around schools. There have been numerous vehicular collisions associated with speeding, most recently [along McNay Street](#) (just south of where a cycling network addition was proposed) right in front of an elementary school. Imagine if the collision on McNay Street had occurred when a cyclist was on the street and forced to share a lane with the pickup truck involved.

## **Budget pressure associated with these cycling network improvements is overstated**

Councillor Stevenson suggested that recent increases in property taxes create an imperative for Council to reduce expenditures by removing potentially life-saving cycling network enhancements from the MMP maps of projects to be built by 2050. At no point were the actual costs of these particular cycling network improvements discussed before the committee voted to remove them.

Huron Street is shown on two maps in the MMP report, including a “near-term standalone cycling and pathway project” (shown in blue) and a “proposed network addition” (shown in purple). What is the relationship between these projects, and which does the amendment passed at SPPC apply to? Will improvement work on Huron proceed anyway? If so, what cost would be recovered by cancelling the proposed network addition?

In the previous discussion at SPPC, Councillor Stevenson expressed support for an estimated \$400,000,000 expansion for Wonderland Road to accommodate 6 lanes of vehicular traffic and save drivers roughly 2 minutes off their commute while doubling transit trip length, and to establish a taxpayer-funded ring road around the City — a proposal that was historically deemed too expensive. In terms of the MMP maps as a whole, planned investments in road enhancements to support vehicles (\$1.6 to 1.7 billion) outweigh investments in cycling infrastructure (\$180-200 million) by a factor of nearly 10 to 1. Again, this is an equity issue; taxpayer subsidy of cars as a mode far exceeds relatively modest investments to facilitate safer cycling.

## **Making cycling accessible for daily trips is consistent with London's mode share target**

At the SPPC meeting, references were made to Londoners being “creatures of habit” and tending to rely on modes of transportation that they are familiar and comfortable with. It is important to note that drivers, cyclists and transit riders are not mutually exclusive categories of people. Indeed, each resident gets to make choices every day as to how they wish to move around our neighbourhoods. The relative appeal of different options depends on the availability and design of infrastructure providing convenience, comfort and safety.

If the City of London plans to achieve the mode share target, then City Council needs to create the conditions necessary to support residents shifting their habits. Forcing cyclists to share lanes with drivers, or to pedal further during their daily trips to access safer mobility infrastructure, makes everyone less safe and disincentivizes Londoners from leaving their car at home.

We call on our representatives for Ward 3 and Ward 4 and all of London City Council to plan the future of mobility in our neighbourhoods by listening to subject matter experts and prioritizing the needs of the most vulnerable members of our communities.

Thank you for your consideration,

Jacequeline Fraser  
Chair, Old North East (ONE) Neighbourhood Association

March 21, 2025

Mayor of London and Councillors  
c/o City Hall  
300 Dufferin Ave  
London, ON N6A 4L9

**SUBJECT: CONTINUATION OF PRIMARY CARE RECRUITMENT AND  
RETENTION PROGRAM FUNDING CONTRIBUTION**

Dear Mayor Morgan and Members of Council,

On behalf of the London InterCommunity Health Centre, I would like to thank the City of London for its participation in the Primary Care Recruitment and Retention Program and express our strong support for the continuation of the City's financial contribution for another year.

We recognize that the Municipality is increasingly being called upon to address service gaps that fall under the jurisdiction of other levels of government. This is a frustrating and complex reality for our community—and for members of Council—as you work to meet your core responsibilities.

We understand that residents often don't differentiate between the responsibilities of various levels of government when they need help. As City Councillors, your strong connection to the community means you're often the first to hear about a broad range of concerns—and are regularly held accountable for matters that fall outside municipal jurisdiction. One of the most pressing of these is access to primary care, a challenge that continues to impact the health and wellbeing of tens of thousands of Londoners. By supporting the physician recruitment program, you have a meaningful opportunity to show how, under your leadership, City Council is actively contributing to a solution.

While the provincial government has recently announced a significant investment in primary care expansion, and Dr. Jane Philpott is developing a strategy to ensure every Ontarian is connected to primary care within the next five years, we continue to face challenges in the short term. Recruitment and retention of primary care providers remains difficult, and it is vital that we sustain the momentum created by the Primary Care Recruitment and Retention Program. London has a compelling story to tell—we must continue to promote our city as a top destination to practice family medicine. Many other municipalities have supported similar initiatives for years; it is essential that we do not fall behind.

The Mayor and City Council have been strong and effective advocates for London on key issues like housing, homelessness, and economic development. With new provincial funding for primary care becoming available, there is an opportunity to bring that same “Team London” leadership approach to expanding primary care access—working alongside health system partners to ensure London receives its fair share of provincial expansion dollars.

We understand that Council is entering a difficult budget planning process. We urge you to prioritize continued support for this program as part of your deliberations. Your investment is making a difference—and continued municipal leadership is critical to ensuring better health outcomes for our community.

Warm regards,



**Scott Courtice**

Executive Director, London InterCommunity Health Centre  
Co-Chair, Middlesex-London Primary Care Network

March 28, 2025

London City Council  
c/o City Hall  
300 Dufferin Avenue  
London, ON N6B 1Z2

**Re: Ongoing Funding for Middlesex London Ontario Health Team (MLOHT)  
Primary Care Recruitment and Retention Program – 2025**

Dear Mayor Morgan and City Councillors,

This letter and attached budget will provide additional information as well as assurance around an ongoing joint commitment to advocacy to provincial partners, and clarity about the request for funding the MLOHT Primary Care Recruitment and Retention Program.

We acknowledge the challenge that this funding request poses for the City of London, based on our shared understanding of the provincial responsibility for primary care and recognition of many important, competing funding priorities that impact the residents of London.

We are optimistic that the establishment of the new Primary Care Action Team, the anticipated [Primary Care Action Plan](#), and the associated funding announcement are strong signals that the province is committed to improving access to Primary Care for all Ontarians. We are committed to ongoing, joint advocacy with our City of London partners for:

- Provincial funding to improve access to Primary Care for Londoners
- A more equitable primary care recruitment strategy across the province that does not rely on local incentives for success
- Models of primary care that strengthen support for physicians and patients.

We also recognise that provincial strategies, plans, and funding take time.

We have made great strides during the first year of the MLOHT Primary Care Recruitment and Retention Program -- building our understanding of the current barriers to practicing in London, learning what matters most to physicians considering London as their home and business location, and actively recruiting six physicians to our community. To maintain momentum and grow the impact of the program, we need ongoing investment until provincial plans come into effect.

As described in the attached annual MLOHT Primary Care Recruitment and Retention Program Budget for calendar year 2025, we are requesting the same \$80,000 investment from the City of London for the 2025 calendar year that was requested in the 2024 calendar year. This funding will complement confirmed investments for 2025 from:

- London Health Sciences Centre - \$30,000
- St. Joseph's Health Care - \$20,000
- Western University's Schulich School of Medicine & Dentistry - \$20,000
- London Economic Development Corporation - \$20,000



- (For clarity, when the City of London confirmed its commitment of \$50,000 instead of the requested \$80,000 in 2024, LHSC contributed an additional \$30,000 to round out the total \$170,000 program budget; LHSC is not able to do so for 2025.)

The local, provincial, and international learnings and relationships built over year one of the MLOHT Primary Care Recruitment and Retention Program have had a positive impact on our ability to recruit physicians into our community. This success is due to our funders, including the City of London. Resultant physician recruitment has successfully minimized the impact of retiring physicians in our community and resulted in primary care attachment for people who have not had previously had this support.

We look forward to the City's ongoing investment in the program, acknowledging the positive impact of the program, to ensure ongoing momentum and growth in impact.

Additionally, we welcome strengthened partnership in joint advocacy for the supports we require from our provincial partners to optimize primary care planning and improvements across the province and to increase access to primary care for Londoners.

Sincerely,



Amber Alpaugh-Bishop

Lead

Middlesex London Ontario Health Team



| <b>MLOHT Primary Care Recruitment and Retention Program Budget - Calendar Year 2025</b> |                |   |
|---|----------------|---|
| <b>Staffing Expenses</b>  |                |   |
| Salary  | 89,000         |   |
| Benefits  | 18,879         |   |
| Sub-total   | 107,879        |   |
| <b>Association/ Alliance Memberships</b>  |                |   |
| OPRA  | 3,000          | More Information<br>Ontario Physician Recruitment Alliance, OPRA.ca                       |
| OPRA strat plan/ AGM  | 1,000          | Includes travel to meeting location   |
| AAPPR   | 445            | Association for Advancing Physician and Provider Recruitment                              |
| Annual AAPR conference  | 2,800          | Includes conf fees and travel to location   |
| Sub-total   | 7,245          |   |
| <b>Recruitment Events</b>   |                |   |
| UK  | 4,000          | Majority of candidates come from UK, including 4 placed in clinics here                   |
| USA drive-able, per event   | 1,000          | Connect with Can. & USA licensed family doctors working in the USA                        |
| USA flight req, per event   | 3,000          | to inform them they can move back without doing more exams (new)                          |
| Schulich Family Medicine (FM) resident retreat  | 4,100          | MLOHT is a primary sponsor, given these are "our" residents                               |
| Schulich FM orientation   | 1,590          | Meet new Family Medicine residents attending Schulich                                     |
| Ottawa FM resident event  | 1,500          | Connect with Ottawa Family Medicine residents   |
| McMaster FM resident event  | 1,000          | Connect with McMaster FM residents in Kitchener/ Waterloo                                 |
| Tours for interested docs   | 2,500          | Mileage and lunches, airport pickups  |
| Booth event materials   | 10,000         | Promotional materials   |
| Sub-total   | 28,690         |   |
| <b>3rd Party Recruitment Companies</b>  |                |   |
| Practice Link   | 2,145          | Upload jobs to their international data base (includes USA)                               |
| Practice Match  | 21,400         | Able to send emails to specific groups, e.g., Canadians working in US                     |
|   | 23,545         | *This would be incredibly valuable - several potential leads as many looking to leave USA |
| <b>Total</b>  | <b>167,359</b> |   |
| <b>Financial Partners for MLOHT Primary Care Recruitment and Retention Program</b>      |                |   |
| London Economic Development Corporation   | 20,000         |   |
| LHSC  | 30,000         |   |
| SJHC  | 20,000         |   |
| Western's Schulich School of Medicine & Dentistry                                       | 20,000         |   |
| City of London  | 80,000         |   |
| <b>Total</b>  | <b>170,000</b> |   |

**Mayor and Members of City Council**

City of London

London, ON

March 25, 2025

**Subject: Letter of Support for Allocation of Funds for Drop-In Service**

Dear Mayor and Members of City Council,

On behalf of Downtown London, we would like to express our support for the allocation of funds to provide this essential drop-in service. We recognize the critical role that such services play in supporting vulnerable individuals in our community and commend the City for prioritizing this initiative.

However, it is imperative that the placement of this service aligns with previous Council decisions and is situated in a location with the appropriate zoning in place. Strategic placement will ensure the success of the program while maintaining a balanced approach to community planning, business operations, and public safety.

Many commercial and residential property owners downtown have reported to us that their security costs range anywhere from \$100,000 to over \$1,000,000 per year, with some saying they have had to at least double their costs over the last few years. We commend the City for its continued support of businesses and ask that the costs related to the services that drop-in centres provide not be offloaded to business owners. Our members and our BIA cannot afford to cover these ever-increasing costs, which have had a significant impact on our economy and our ability to fill vacancies in the core area. These ongoing impacts further erode trust, civic pride, and our ability to attract residents, visitors, and future investment downtown.

We are acutely aware of the tremendous amount of great work that the City and many organizations in our community are doing to support London's most vulnerable population. Downtown London and our members have immense compassion for our at-risk community. We remain committed to working collaboratively to support solutions that serve both our businesses and those in need.

Thank you for your attention to this matter. We appreciate your leadership and ongoing efforts to strengthen our community.

Sincerely,

Downtown London Board of Directors



# CITI PLAZA

March 24, 2025

City of London – City Council  
300 Dufferin Ave, 2<sup>nd</sup> Floor  
London, ON  
N6A 4L9

Re: 5<sup>th</sup> Meeting of the Community & Protective Services Committee March 17<sup>th</sup>  
**Point 2.11 - Additional Emergency Shelter and Day Drop-in Space Update Report**

Attention: City Council

I am writing to address a pressing issue that has significant implications for Citi Plaza and the broader business community in Downtown London. As you know, Citi Plaza is a beautiful 625,000 square foot center with ample parking and large floor plates that are ideal for office leasing. Unfortunately, since COVID-19, we have not leased a single square foot of new space and have lost over 144,000 square feet—25% of our property—due to safety concerns stemming from the opioid crisis and homelessness issues in the area.

This continual contraction is simply not sustainable. We have tried everything including submitting an unsolicited bid for an Interim City Hall that could benefit both of us, while you convert the present location to residential. So far that has gone unanswered.

The presence of homeless individuals without access to daytime drop in services creates an uncomfortable environment for patrons and leads to vandalism, property destruction, theft, and other disturbances—not conducive to business operations. If this issue remains unaddressed, businesses like Citi Plaza will bear the brunt of these consequences.

Citi Plaza contributes over \$2.4 million in taxes annually yet finds itself spending over a million dollars on security measures just to ensure safety for our tenants and patrons. In 2024 alone, we incurred costs exceeding \$100k due to vandalism (broken windows, bio waste clean-up), parking equipment damage, thefts (building materials), and fire-related incidents—all attributable to homelessness.

It is imperative that we do not allow these challenges to be downloaded onto our doorstep without action from the city. We empathize with those experiencing homelessness; however, businesses can no longer remain silent about the negative impacts we are facing when City does not fund services such as these.

While \$610k may seem significant funding for drop-in services, it represents a mere 0.000432% of a \$1.4 billion city budget. We respectfully urge you to continue supporting these essential services.

On a positive note, I would like to express our gratitude regarding police funding; we have noticed improvements from increased foot patrols and new constables as well as the new open drug confiscation policy. Thank you for your commitment to enhancing public safety through funding London Police Services.

Lastly, I want to address an important matter regarding our downtown area. I urge all of you who feel disconnected from this vital part of our community to reconsider your perspective.

Consider how many of your constituents rely on jobs in the downtown sector, utilize public transit that passes through this area, attend shows at the Grand, or enjoy Knights games and concerts in the core. It is imperative that you keep these factors in mind when voting on issues related to downtown.

I strongly encourage you to support initiatives aimed at enhancing safety in our downtown area. Your constituents deserve to feel secure while engaging in these activities.

Sincerely,



Bonnie Wludyka  
Senior Property Manger  
Citi Plaza London Inc.



City of London  
300 Dufferin Ave  
London, Ontario

March 28, 2025

Mayor and Members of City Council

**Re: Opposition to Single Source Procurement for Day Drop-In Space at The Ark Aid Street Mission**

Dear Mayor and Members of Council,

On behalf of the Old East Village Business Improvement Area (BIA), I am writing to formally express our opposition to the staff recommendation for a Single Source Procurement of up to \$610,577 (excluding HST) for the continued operation of a limited day drop-in space at The Ark Aid Street Mission.

While we recognize the critical need for housing stability services in London, we must highlight the disproportionate burden being placed on the businesses and property owners within our district.

The Old East Village has the highest concentration of social service providers in the city, and our business community continues to face significant operational and financial challenges due to the ongoing crisis on our streets.

Recently, City Council passed a motion stating that resting spaces would not receive municipal funding if located on the main street of a BIA district. Given this policy direction, we seek clarification on the distinction between a "resting space" and a "drop-in space" as defined in the staff report.

Our BIA operates on a modest levy of \$42,000 annually, with our realized funding last year totaling only \$37,000 due to write-offs and rebates. While we appreciate the additional \$141,000 provided by the City to support the revitalization of Old East Village, these funds are designated for direct business support and incentives. They are not intended to cover the rapidly increasing costs of vandalism, property damage, window replacements, private property clean-up, or enhanced security measures.

Without financial assistance from our BIA, our members would be forced to shoulder these expenses directly, a consequence of the ongoing crisis in our district.

In 2023, the BIA was allocated \$500,000 of city funding to aid in revitalization efforts, yet much of these funds have been redirected to mitigating the impacts of crime and disorder on our local businesses.

If current trends persist, our BIA anticipates spending between \$50,000 and \$60,000 this year on private property clean-up alone, in addition to an estimated \$30,000 for window replacements.

These escalating costs are unsustainable and divert critical resources away from the very revitalization efforts the city aims to support.

Our opposition to the Single Source Procurement is based on the following concerns:

1. **Increased Financial and Safety Burdens on Local Businesses** – The continued concentration of social services in our district directly correlates with rising costs for business owners due to vandalism, security, and property damage. Allocating additional resources to a day drop-in space without addressing these existing financial strains will further destabilize the local economy.
2. **Misalignment with Revitalization Goals** – The City's investment in Old East Village is intended to promote economic growth and attract new businesses. However, without corresponding measures to address public safety and the financial toll on businesses, these efforts risk being undermined.
3. **Lack of Transparency and Competitive Bidding** – The recommendation for a Single Source Procurement of over \$600,000 raises concerns regarding transparency and the exploration of alternative service models.
4. **Contradiction of City Policy** – Given Council's recent decision to restrict funding for resting spaces on main streets of BIA districts, further investment in a drop-in space within the same area appears contradictory. A clearer distinction between these service models is needed to ensure alignment with Council's objectives.

We urge Council to reconsider this funding allocation and explore alternative solutions that distribute housing stability services more equitably across the city.

Additionally, we request that funding be prioritized to mitigate the financial burden currently shouldered by our business community, including support for security measures, property repairs, and economic stabilization initiatives.

Thank you for your consideration.

We look forward to continued collaboration in achieving a balanced approach that supports both vulnerable populations and the economic well-being of Old East Village.

Sincerely,

Kevin Morrison  
General Manager  
Old East Village BIA

To the Mayor and All City Councillors,

Regarding the motion to consider and approve the request by Ark Aid for several millions of dollars more for their proposed additional programmes, including:

\$3 million for 70 emergency beds at Ark Aid's Cronyn location;

\$610,577.00 funding of daytime "drop in spaces" at 696 Dundas;

\$1.2 million to outreach workers to bring supplies (food, "harm reduction," etc. living in our city parks;

1.4 million for outreach workers to bring clean needles, cookers, and food to people living at the encampments;

I strongly oppose every one of these requests for more money, which will only exacerbate the current drug crisis in London, particularly in the core area. Approving additional funding is completely unacceptable. The City of London has been hemorrhaging money to enable drug addiction, encampments, and the social service industry who follow the destructive "harm reduction" ideology. The City is in a state of emergency. I see it every day in Old East Village, and as I walk and cycle through the parks and along the river trails.

I will send further details of my strong opposition.

Sincerely,  
Annie Walsh

Attention Mayor and Council Members:

We are writing to you in response to the recent PEC vote of 3-2 supporting the bylaw amendment of 415-421 Boler Rd. It is our understanding that there will be a full City Council vote on this issue April 1, 2025.

If passed the bylaw amendment would allow for a 6 storey residential apartment building with 62 units and 63 parking spaces at the corner of Boler Rd. and Byron Baseline Rd. It is our understanding that you received considerable community feedback in 2022 and in 2025 that strongly opposes this rezoning. We are writing to request that you vote not in favour of this bylaw amendment.

Although the City of London staff did support this development they did not support the special provisions requested by the applicant. For example, the applicant is requesting 1.5 metres setback, the bylaw is 8 metres setback, city staff recommended 3 metres. During the PEC meeting the applicant indicated that the building was “not viable” if the special provisions were not allowed. It is curious as to why the PEC members who voted in favour of this building would disregard the expertise of city staff whom they apparently rely on for information and guidance. After all, why have this expertise and knowledge? Also, how is it that the opinions of the PEC members who voted in favour outweigh the expertise of city staff in the planning department? This appears to be a vote in favour of the developers interests as opposed to honouring the copious concerns voiced by residents of Byron as well as following the recommendations of the city planning department. We encourage all city council members to thoroughly read the recommendations of city staff as well as the many letters attached to this file submitted by Byron residents prior to voting on April 1, 2025. If you take the time to read those letters you will hear concerns about this development significantly impacting the character of Byron as being a “village,” setting a precedent for large imposing buildings along Boler Rd., increasing traffic issues already impacted by all the developments surrounding Byron on West Del Bourne, Riverbend, West 5, Southdale and Colonel Talbot. There has been significant development in the West end of the city with more development planned along Commissioners Rd. The development of this out of place and out of character proposed building at 415-421 Boler Rd. will have more of a lasting negative impact on our community than the benefit of another 62 units. At some point Council members need to make a balanced decision regarding growth and development in Byron. Now is your opportunity to support residents who have clearly stated their concerns.

Linda Damore and Aaron Beachey

We consent to this letter being on the public agenda.

**Attention Mayor Josh Morgan and Elected City Councilors,**

We are writing to express our deep concerns regarding the proposed Zoning Bylaw Amendment at 415-421 Boler Road, which would allow for the construction of a six-storey residential apartment building with 62 units and 63 parking spaces. While development is necessary for a growing city, this project raises serious issues that have not been adequately addressed. Most concerning is the fact that the expertise of city staff—those whose knowledge and recommendations should guide responsible decision-making—has been disregarded in favor of an approach that benefits the developer at the expense of the community.

Although City of London staff supported the development, they did not support the special provisions requested by the applicant, recognizing that these provisions would further strain the integrity of the existing neighborhood. For instance, the applicant has requested a setback of just 1.5 metres, despite the bylaw requiring 8 metres and city staff recommending a compromise of 3 metres. During the Planning and Environment Committee (PEC) meeting, which I attended virtually, the applicant stated that the building would be deemed “not viable” without these special provisions. This raises serious concerns: If the project is not viable within the framework of responsible planning regulations, should it proceed at all?

It is troubling that PEC members who voted in favour of this development did so while disregarding the recommendations of city staff—the very professionals whose expertise they are expected to rely upon for informed decision-making. If the opinions of these PEC members outweigh the careful analysis and recommendations of the city’s planning department, it calls into question the purpose of having such expertise in the first place. After all, why employ knowledgeable planning professionals if their insights are ultimately ignored in favor of development interests?

Beyond these concerns, we urge all city council members to thoroughly review the recommendations of city staff, as well as the *many* letters submitted by Byron residents from 2022 to 2025 before voting on April 1, 2025. These letters outline critical issues, including:

- The significant impact this development would have on the character of one of the main streets and hubs of Byron, a community long valued for its village-like charm.
- The precedent this approval would set for further high-density buildings along Boler Road, fundamentally changing the nature of the area.
- The worsening traffic congestion due to extensive development in surrounding areas, including Westdel Bourne, Riverbend/West 5, Southdale and Colonel Talbot and how it is imperative that the city consider the limitations of our existing infrastructure and the ability of our roads to support further intensification before approving such a significant change.

We understand that the City of London is working towards increasing the housing supply to meet its 2031 target of 47,000 new homes. However, given the multiple developments already approved in the Byron area, we question the necessity of forcing yet another large-scale building—especially one that has been overwhelmingly rejected by the community.

For reference, recent developments in the area include:

- Park West (1200 Commissioners Rd. W.) – 128 units (2019)

- Village West – Two buildings totaling 102 units (2020-2021)
- Commissioners & Reynolds Rd. – 22 approved units
- Commissioners & Stephen St. – 62 approved units
- The upcoming Gravel Pits Secondary Plan, which will add hundreds more units

We will not repeat all of the concerns outlined in the resident letters here, but we strongly urge council members to take the time to read and consider them carefully. Responsible development should be guided by a balance between growth and the well-being of existing communities, with careful attention paid to the expertise of those entrusted with planning the city's future.

We urge the city to reject this proposal in its current form and ensure that any future developments align with the thoughtful recommendations of city staff and the voices of the community.

We trust that you will give this matter the thoughtful consideration it deserves and recognize the lasting impact your decision will have on our community. Your attention to this issue and commitment to making informed, responsible choices are greatly appreciated.

Sincerely,

Claire Arcscott & Matthew Leduc

**We consent to our letter being on the Public Agenda.**



Dear Councilors and the Mayor:

I am writing this letter to express my strong opposition to the proposed 6 storey apartment building on the corner of Boler and Byron Baseline Roads. This building will be a colossal mistake as it does not fit with the surrounding area, will negatively impact traffic in the area, will create huge parking issues, will endanger the safety of students coming and going to school as well as at other times and will put a strain on the already stretched thin infrastructure in the area.

I am not sure why London is attempting to turn quaint, quiet Byron into a apartment haven. There are plenty of areas nearby that would be more suited to this type of development. Southdale Road and Commissioners Road to name two.

I'm sure you have received several letters outlining the pitfalls of this building so I won't bore you or waste your time repeating them. However, is it to be expected that developers will continue to buy up properties along Boler and Byron Baseline and be allowed to erect apartment buildings that are too tall and don't fit the design of the surrounding neighbourhood? We are not opposed to development, something less obtrusive such as a two or three storey structure with a smaller footprint, a more traditional design that blends in with the existing structures would meet with minimal opposition.

Please keep our concerns and the concerns of our neighbours in mind when they call the vote for this proposal and vote NO!

Sincerely

Crystal and Greg Thurston

We consent to our letter being on the Public Agenda

Attention Mayor and Councillors:

I am writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, Which states:

to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required.

This is a Staff recommendation which the planning committee seems to have ignored. Please vote against this provision.

Sincerely

Crystal and Greg Thurston

I consent to my letter being on the Public Agenda

Dear Elected City Counsellors,

I am writing to express my strong opposition to the proposed six story. 62 unit apartment complex in Byron. This development is entirely inappropointment for the location and will have a severe negative impact on the character , function, livability , and I believe safety for our community.

The main concerns that I have regarding this project are :

- HEIGHT > 6 stories backing onto a single family neighbourhood is a stark intrusion on the privacy and rights of the residents in the vicinity.

Balconies overlooking backwards and the height of the building blocking sunlight, particularly in the winter are only two examples.( why are they using City of Waterloo Shadow Guideline - don't we have our own )

- 1st LEVEL PARKING > this would represent a major safety concern, especially as it is so close to sidewalks on two major throughaffairs roads. I can visualize discarded drink and food container being tossed in, homeless people taking refuge in all kinds of climate weather and not least of all just plain vandalism or safety of the young and elderly who must pass by on there way from shopping , church activities or visiting the medical building kiddy corner to it.

- INTERSECTION SAFETY > This is a very busy intersection now especially in the morning and late afternoon as people are going to and from work.. Boler RD will only become more congested as completion of subdivisions along Southdale RD are done as this is the only route north other than Wonderland RD ( already above capacity ) , never mind going west along Baseline RD W to Westdel Bourne ( untill they complete one from Colonel Talbot RD

to Westdel Bourne & that road north to Gainsborough RD ) .

Counsellors should not ignor the reccommendation of there professional city employees in regards to set backs , vehicle ingress & egress etc.

I think we all realize that progress can't and should not be stopped , therefore our once little village will gradually continue to grow but growth should be in relation to maintaining the unique village charm of Byron..We have Uptown London ( Hyde Park etc ) why not Downtown London ( Byron ) . Boler Rd being a major throughaffair could be developed

between Commissioners RD and Baseline Rd W into low rise buildings housing a combination of stores, apts, restaurants etc. and this application could be developed into a fine example to build forward upon.

IN my opinion this application does meet the criteria of our unique suburban village but rather a development for within the core of the city..

IN CONCLUSION a 6 story building does not fit in and will look unsightly as the design does not match the fabric of the neighbourhood .

What could fit in is a 2 or 3 story building with tenant underground parking and storage facilities , no rooftop patios and this SHOULD MEET THE RESIDENTIAL R8-4Zone variation for low to medium density residential development.

I respectfully request that you give this application careful consideration and thank you for your time in doing so. I also ask that my concerns be formally recorded.

Yours sincerely

Jim Wincott

A Byron resident of 47 years

## Attention: Mayor and Councillors

I am writing to formally express my strong opposition to the proposed six-storey, 62-unit apartment complex in Byron. This development is entirely inappropriate for the location and will have a severe negative impact on the character, functionality, and livability of our community.

The proposed building would be a stark intrusion on the privacy and rights of the residents in the vicinity. Byron has been a neighbourhood of single-family homes for over sixty years, creating a cohesive and well-integrated community. The addition of a high-density building will disrupt this established character with no justifiable reason for such a drastic change.

Traffic congestion at the nearby intersection is already a serious issue, and adding an apartment complex of this scale will only exacerbate the problem. This area cannot support additional traffic, and the increased congestion will make navigation even more difficult for residents and emergency vehicles alike.

Furthermore, the proposal fails to provide adequate space for necessary elements such as green space, parking, and sidewalks. The sheer scale of this development does not align with the surrounding neighbourhood, which consists of single-family homes with ample spacing. Additionally, the positioning of balconies overlooking private backyards will infringe on residents' privacy, while the height of the building will block sunlight, particularly in the winter months, affecting snow melting and natural home heating.

Where will guests and extra unit renters park—at the church or on side roads, given that road parking is already prohibited during winter (Nov. 1 to Mar. 31)? The proposed development is too intense for the area, lacks common amenity space, and does not prioritize affordability. Additionally, the design fails to address benefits for London's homeless population. What demographic is the developer targeting for these units?

The lack of sufficient setback from the intersection is also a critical safety concern. Reduced visibility for drivers at an already congested junction will increase the risk of accidents. Moreover, the renderings provided do not accurately depict the building's true placement in relation to the roads and intersection, misleading stakeholders on its real impact.

The highest structure in this immediate area is a modest two-story commercial/office building, making a six-story apartment complex entirely out of scale. Allowing such development erodes the unique village charm of Byron and replaces it with increased density, traffic, and an overwhelming structure that does not belong in this location.

I understand that the City of London has a mandate to increase the housing supply, aiming for 47,000 new homes by 2031, in response to provincial mandates and is working with industry stakeholders to achieve this goal through a community-wide approach. That being said, with multiple new developments already planned in the

Byron area, why is it necessary to force yet another large-scale building—one that has been overwhelmingly rejected by the community?

In 2019, Park West was constructed at 1200 Commissioners Rd., W. with 128 units. In 2020 and 2021, Village West contracted two buildings at 51 units each. Commissioners and Reynolds Road has been approved for 22 units and Commissioners at Stephen Street has been approved for 62 units. We also have a very large construction project for the Gravel Pits Secondary Plan in the near future that will add hundreds of units.

Residents have consistently voiced their opposition, yet this proposal disregards the very people who live here. The City must prioritize responsible development that aligns with community values rather than imposing projects that erode the character of Byron.

I invite you to visit the site at 415-421 Boler Road, particularly between the hours of 7:30 am and 9 am and between 4 pm and 5:30 pm to witness the already congested traffic in this area.

Thank you for your time and consideration. I request that my concerns be formally recorded, and I look forward to a response addressing these issues.

I consent to my letter being on the Public Agenda.

Sincerely,

Barb Botten

Subject: Rezoning Application - [File Z-9536, 415-421 Boler Rd London Zoning By-law Amendment] –  
Neighbourhood Property Owner Supporting Planning Staff's Recommendations

Dear Mayor and Council Members,

As a neighbouring property owner to the above-referenced rezoning application, I urge you to support the planning staff's recommendations. These recommendations, which include increased structure setbacks, balcony enlargement, enhanced parking and bicycle parking requirements, and the elimination of the rooftop patio, are crucial for mitigating the negative impact of the proposed development on our community.

The current proposal, approved by a narrow 3-2 committee vote, is incompatible with the existing neighbourhood character. The proposed density and design represent an over-intensification of the property, which will significantly affect neighbouring residents' quality of life.

While I acknowledge the City's need to encourage infill development, it is imperative that fairness and equity are prioritized. The applicant's claim that the project becomes unviable with the staff's recommendations should not outweigh the objective and professional assessment of our planning staff. Their recommendations reflect a balanced approach, addressing the needs of the community while considering development goals.

I respectfully request that you prioritize the professional, unbiased recommendations of the planning staff over the applicant's self-interested claims. Supporting these recommendations will ensure a more harmonious integration of the proposed development into our neighbourhood.

**I consent to my letter being on the Public Agenda**

Thank you for your consideration.

Sincerely,

Jim Holody

Attention Mayor and Councillors:

As a resident at 408 Boler, which is across the street from the proposed development.

I am writing to strongly urge you to oppose the proposed Special Provisions in the amendment to Zoning Bylaw No. Z.-1. Specifically, the provisions request:

- A minimum front and exterior side yard depth of 1.5 meters, whereas 8.0 meters is required.
- A balcony projection in the front and exterior side yard of 0.0 meters, whereas 3.0 meters is required.
- A minimum of 46 long-term bicycle parking spaces, whereas 56 spaces are required.
- A parking setback of 0.5 meters, whereas 3.0 meters is required.

These provisions are being recommended by staff, yet it appears the planning committee has overlooked them. I respectfully ask that you vote against this amendment.

Thank you for your consideration

Kate Brawn

I consent to my letter being on the Public Agenda



Attention Mayor and Councillors:

I am writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, Which states: to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required. This is a Staff recommendation which the planning committee seems to have ignored. Please vote against this provision.

Sincerely  
Erin Hunter

I consent to my letter being on the Public Agenda

--

*Best Regards*

*Erin Hunter*

**Attention:** Mayor and Councillors

As a neighbouring resident affected by the proposed rezoning application, I strongly urge you to support the planning staff's recommendations. These recommendations—including increased structure setbacks, restrictions on balcony enlargement, enhanced parking and bicycle requirements—are essential to preserving the character of our community and mitigating the negative impacts of this development.

The current proposal, which passed by a narrow 3-2 committee vote, is simply not in harmony with our neighborhood. Its excessive density and design constitute an over-intensification of the property, which will significantly impact residents' privacy, traffic flow, and overall quality of life.

While I recognize the importance of responsible infill development, it must be done fairly and equitably. The applicant's claim that the project is unviable with the staff's recommendations should not override the objective, professional analysis conducted by our planning experts. Their recommendations strike a necessary balance between fostering growth and protecting the well-being of our community.

I respectfully ask you to prioritize the unbiased, community-conscious guidance of the planning staff over the applicant's financial interests. By doing so, you will ensure a more thoughtful and sustainable integration of this development into our neighborhood.

Thank you for your time and consideration.

I consent to my letter being on the Public Agenda.

**Sincerely,**  
Steve Brawn

To the London City Mayor & Councillors,

I have lived in the Byron Village for over 22 years and the 'village' community essence is important, however this 'out of character' development does not fit into this community.

Residents of Byron are not opposed to building new homes and buildings, but we ask that that the Mayor and ALL councillors consider what matters to residents before approving and proceeding with such developments.

I have followed the proposed development since 2022, after seeing the signs appear on site, read with interest all local news about the development and spoken to many concerned Byron locals, all expressing their objection to the 6 storey development. Some saying 'they will move if this goes ahead'.

Along Boler and Baseline roads we have small one storey houses and two small malls with 1 and 2 storey buildings and a Church. The development is out of character for the neighbourhood and 62 units will add to an already busy intersection. We have locals walking and biking to school, and the community walking down Boler & Baseline roads to Springbank Park.

For this proposed new development, Councillors need to ensure that we keep the Byron character!!

- should fit with the character of the neighbourhood
- should not make traffic significantly worse
- should not make the neighbourhood unsafe for children who walk or bike in the area
- should be adding affordable housing before adding new luxury rentals

My partner and I are both against the development of a **6 storey building**.

We strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, Which states:

to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required.

This is a Staff recommendation which the planning committee seems to have ignored.

**Please vote against this provision.**

I consent to my letter being on the public agenda

Regards,

Peter Scala

Subject Communication for added Agenda 415-421 Boler Road

Attention Mayor and Councillors:

I am writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, Which states:

- to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required,
- to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required,
- to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required,
- to permit a parking setback of 0.5 metres whereas 3.0 metres is required.

This is a Staff recommendation which the planning committee seems to have ignored. Please vote against this provision.

Sincerely  
Kathy Steels

I consent to my letter being on the Public Agenda

Attention Mayor and Councillors:

I am writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, Which states:  
to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required.

This is a Staff recommendation which the planning committee seems to have ignored. Please vote against this provision.

Sincerely

Susan Zimmer

I consent to my letter being on the Public Agenda

Subject Communication for added Agenda 415-421 Boler Road

Attention Mayor and Councillors:

I am writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, Which states:

- to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required,
- to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required,
- to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required,
- to permit a parking setback of 0.5 metres whereas 3.0 metres is required.

This is a Staff recommendation which the planning committee seems to have ignored. Please vote against this provision.

Sincerely  
David Steels

File # Z-9536

Mayor and council members:

I am writing to you today asking you to vote NO on the requested special provisions, as it pertains to this amendment on Zoning Bylaw No. Z-1 and it states as follows.

to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required. This is a Staff recommendation which the planning committee seems to have ignored.

City staff recommendations were based on policy which should not be ignored.

Please reinstate clause (b) that was in the original City Staff recommendation document.

Lets find a compromise that fits this single home community.

Regards, Doug Quigg

I consent to my letter being on the public Agenda

**March 27, 2025**

To Mayor Josh Morgan and Members of London City Council,

I am writing to express my deep concern regarding the proposed six-storey apartment development at **415–421 Boler Road** in Byron.

The decision to reduce the required setback from 8 metres to 3 metres—and the developer’s claim that even 3 metres renders the project unviable (proposing just **1.5 metres**)—is both troubling and telling. We need only look back to this past winter to recognize the impracticality: snow removal, garbage and recycling bin storage, and service access would be severely compromised. This isn't just inconvenient—it’s unsafe and unsustainable.

Equally concerning is the proximity of the proposed entrances and exits to the **Boler Road and Byron Baseline intersection**, a busy and often congested area. Add to this a **school crosswalk used by children attending Byron Southwood Public School**, and we are inviting risk—particularly for our youngest residents.

Increased traffic volume, coupled with narrowed roads, given future plans for bike lanes, will push frustrated drivers onto adjacent side streets. As a resident of one such street—with no sidewalks—I see firsthand how many children play, walk to school, and share the roadway with vehicles. This is a public safety issue waiting to happen.

I fully support the City’s commitment to intensification, smart growth, and increased housing. But intensification must not come at the expense of **livability, safety, or community integrity**. A six-storey structure in this location would **dwarf neighbouring homes, invade resident privacy, and strain local infrastructure**. If the project is not financially viable with a 3 to 8 metre setback, then it is **not viable for this site**.

I respectfully urge Council to reject the proposal in its current form. Please ask the developer to return with a revised plan—**scaled appropriately to the character of the neighbourhood**, with setbacks and density that reflect both the physical and social realities of the area.

Thank you for your time and consideration.

Sincerely,  
**Lynn M. Davis**  
375 Byron Blvd

I live, work and play on the Traditional Territories of the Anishinaabek, Haudenosaunee, and Lūnaapéewak peoples. I acknowledge the historical and ongoing injustices that Indigenous Peoples (First Nations, Métis and Inuit) have endured on Turtle Island. I continue to learn and unlearn, and stand in solidarity.



Attention: Mayor and City Councilors:

We are writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, Which states:

" to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required."

This is a Staff recommendation which the planning committee seems to have ignored. Please vote against this provision.

We are not against a smaller, lower apartment building set back farther on the corner of this very busy intersection in Byron.

Thank you,

Ingrid and Jim Clark

Attention, Mayor Morgan and all elected City of London Council.

I am writing you today to strongly urge you to turn down the proposed rezoning at 415-421 Boler rd without all recommendations from city staff. At the recent PEC meeting Counselor Shawn Lewis egregiously put forward a motion to support the design without the provisions and recommendations from city planning staff. See below;

b) The requested Special Provisions, as part of the amendment to Zoning By-law No. Z.-1, to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 metres is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required, BE REFUSED for the following reasons:

i) The requested Special Provisions do not conform to the policies of The London Plan, including the City Design policies, Neighbourhood Place Type policies and criteria of the Planning Impact Analysis, nor the regulations of the Zoning By-law No. Z.-1.

It is the opinion of myself, and that of the community that this current plan to support this design without these special provisions from staff be turned down.

I was shocked to watch this special provision get removed as quickly as it did without hesitation after hearing the representative for the developer comment and say, " With the city staff special provisions, this project would not be viable".

How is it possible that the experience and expertise from city staff get turned down in such a manner? I trust that these highly educated staff are committed and dedicated to presenting an unbiased and professional assessment each time they are called upon to do so.

It is clearly stated that the special provisions do not conform to a number of city policies, including the coveted London Plan.

So, with that said, I ask again, that the city staff recommendations be put back in place before this rezoning application goes any further.

I consent to have this letter put on public agenda record.

Sincerely,  
Jamie Niles

**Attention Mayor and Councillors:**

I am writing to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, which states:  
to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 are required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres are required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 are required, and to permit a parking setback of 0.5 metres whereas 3.0 metres are required. This is a Staff recommendation which the Planning and Environment Committee (PEC) seems to have disregarded.

I therefore respectfully ask you to vote against this provision as it does not conform to London's own planning regulations.

Sincerely

Anne Papmehl

I consent to my letter being on the Public Agenda

Attention Mayor and Councilors.

I am writing this letter to strongly urge you to vote against the requested Special Provisions as part of the amendment to Zoning Bylaw No. Z-1 which states:  
to permit a minimum front and exterior side yard depth of 1.5 metres, whereas 8.0 is required,  
to permit a balcony projection in the front and exterior side yard of 0.0 meters, whereas 3.0 metres is required,  
to permit a minimum of 46 long-term bicycle parking spaces, whereas 56 is required,  
and to permit a parking setback of 0.5 metres, whereas 3.0 metres is required.  
This is a staff recommendation which the planning committee seems to have ignored.  
Please vote against this provision.

Sincerely,  
Carol Breen

I consent to my letter being on the Public Agenda.

Attention Mayor and councillors

I am writing this letter to strongly urge you to vote NO on April 1, to the special provisions, as part of the amendment to zoning by-law no. Z-1.

It's the staff recommendation that the planning committee seems to be ignoring.

I consent to my letter being on the public agenda

Regards

Colleen Wilton

Attention Mayor and Councillors:

I am writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, Which states: to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required. This is a Staff recommendation which the planning committee seems to have ignored. Please vote against this provision.

Sincerely,

David Loughlin

I consent to my letter being on the Public Agenda

Dear Mayor and Councillors,

I am writing to strongly encourage you to uphold the recommendations of City staff regarding the proposed development at 415-421 Boler Road in Byron.

City planning staff possess extensive expertise in land use planning, including the application of the Official Plan, Zoning By-law, and relevant provincial policies. Their thorough analysis considers the complexities of development regulations and the unique characteristics of our community.

In formulating their recommendations, staff carefully assessed the potential impacts of the proposed amendments, including effects on traffic, density, and the overall character of the neighbourhood. Their recommendations represent a balanced approach that seeks to align the interests of both the developer and the community, ensuring that any development contributes positively to Byron's well-being.

While a significant portion of the local community opposes the construction of a six-story building at this location, the recommendations put forward by staff provide a fair and reasonable compromise.

Given the time and expertise invested in this process, I urge you to vote **NO** on the current proposal and instead support the recommendations put forth by City staff.

I consent to my letter being on the Public Agenda.

Thank you for considering this matter.

Barb Botten

Attention Mayor and Councillors:

I am writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, Which states:  
to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required. This is a Staff recommendation which the planning committee seems to have ignored. Please vote against this provision.

Sincerely  
Gerritdina Dobler.



**Attention Mayor and Councillors:**

I am writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, which states:

To permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required.

This is a Staff recommendation which the planning committee seems to have ignored.

**Please vote against this provision.**

This building as proposed does not fit in the space or neighbourhood.

Sincerely,

Nancy Wren

I consent to my letter being on the Public Agenda

Attention Mayor and Councillors:

I am writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, Which states: to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required. This is a Staff recommendation which the planning committee seems to have ignored. Please vote against this provision.

Sincerely,

Krista Loughlin

I consent to my letter being on the Public Agenda

Attention: Mayor Morgan and all elected City of London Council.

I am writing you today to strongly urge you turn down the proposed re zoning at 415 – 421 Boler Road without all recommendations from city staff.

Byron was established in 1800, and represents a historically significant community recognized for its distinct character, , landscape, and identity. According to London’s Official Plan and City Building Policies, development must be designed to preserve existing neighborhood character, support heritage conservation, and fit within the context of its surroundings. The proposed six – story apartment building contradicts these principles, introducing a scale and intensity incompatible with Byron’s established low - rise residential character and historic charm. It threatens to degrade the unique identity of Byron, transforming a historically preserved neighborhood into an incongruous and generic urban space. As per London’s strategic growth policies, higher - density intensification should occur within designated Transit Villages, Urban Corridors, and major shopping areas-not within established low-density areas like Byron.

Thus the proposed development fails to align with The London Plan’s guidelines and vision for sustainable, character-preserving growth.

I consent to have this letter put on public agenda record.

Sincerely,

Bob Lyons

To the London City Mayor and Councillors,

RE: ADDED AGENGA – 415-421 Boler Road, London

March 27, 2025

Dear Elected Mayor and City Councillors,

I attended the March 26, 2025 meeting regarding the current proposal for this building at Byron United Church with other Byron residents who agree that a six-storey building is totally unsuitable and inappropriate. It does NOT fit the surrounding area and buildings within 200 metres are ALL one and two homes, including the nearby businesses like Bernie's, Byron Medical Centre and the strip malls in Byron. We moved into the area to raise our sons 36 years ago because of this character. We are not against building but it must be suitable for the area.

The proposed building would be a stark intrusion on our privacy and tax paying residents in the vicinity. Byron is mostly single family homes with ample green space and lots of parking. There is no reason for such a gigantic monstrous high-density building to be the replacement of 3 single family homes.

Traffic congestion at the intersections of Byron Baseline and Boler Roads is a very serious unresolved issue for years so adding this monolithic building of this huge scale will exacerbate it more...there are long lines on Boler Road from Commissioners Road passed Byron Baseline Roads during the day. This will cause more problems navigating the area to go to the shops and businesses in Byron but to get out to go north end or anywhere out of the city. The road system does not function probably and our lights are not synchronized as it is.

This proposal fails to give sufficient space needed for all the necessary items like green space, sidewalks and parking for all the cars belonging to the tenants and their visitors. Your staff recommendations – Section B says 8 metres of green space. Why doesn't PEC listen to London Planning staff who know better as they know the terrain and flow in this city. Why some company from Waterloo who knows nothing of our land. The clear direction in March 18, 2025 planning report must be followed. This proposal with right only turning lane from this building on the west side of Byron Baseline Road is inadequate and does not follow nor meet your London building rules. So why does the building on a two lane busy intersection with inadequate flow of traffic on Boler and Baseline Roads need to be so large?

What about the pollution that already exists...this will add to the already existing problem making medical care even more than it is with 24/7 emergency vehicles driving down Byron Baseline Road to Westdel Bourne, Kilworth and Komoka.

London bus system needs a major overhaul as it does not function properly; for years (closer to a few decades) even for my sons when they were teens trying to get to high schools, sports and friends....missed transferred buses, no show, etc.

Why not construct a row of townhouses with ample parking and green space for the residents? This site is not conducive to six storey ...maybe 3 -storey maximum. The builder would be replacing 3 family homes with multiple new homes and follow the London Building Codes for safety, wellbeing and fitting the character of Byron Village. Most residents do not allow their children biking on Boler and Byron Baseline Roads as they are so unsafe and people and cars have been hit. We never allowed our children

on these roads. Totally unsafe!!!! Accidents happen continually on Boler Road even when parked or driving down road with someone backing up and hitting the oncoming traffic.

Thus, why do families with single family homes in Byron need a 6 storey plus patio floor on top? So many tall buildings are already built on Westdel Bourne, Commissioners, and many other areas. The Byron Gravel Pit has plans for massive development which most of the residents know nothing about. However, the depth of the area would take very tall buildings. Lots of farmland has been purchased so put these gigantic buildings where ample space for green space, parking, snow retaining, rainwater and sewers would be suitable living area? Lots of room to plant trees as London has the reputation of being Forest City.

Why did this builder's letter dated February 14, 2025 only go out to a small number of homeowners...this letter was to go out 160 metres all around this proposed development. There were very few residents notified of the proposed changes! Where is the transparency?

Bottom line this building is too massive for the existing location with the streets as there are. Byron Baseline and Boler Roads should have been existing 4 lane roads. London has no ring roads like Waterloo and it looks like it is too late to do so.

Please refer to the attached letter emailed to mayor and councillors on March 23, 2025.

I consent to my letter being on the public agenda, at the Council Meeting of April 1, 2025.

Sincerely,

Marianne Hey

Dear Elected City of London Councillors,

I am responding formally to express my valid opposition vehemently to the proposed six-storey, 62 unit apartment complex in Byron at the corners of Byron Baseline and Boler Roads where 3 one-storey homes currently are standing: 415-421 Boler Road, London known as the Village of Byron. Not only is this a massive development entirely unbecoming for this location block, it will severely hamper the existing character, family living style and functionality of this family-centered community. All the existing homes including mine (one storey) are one and two-storey homes even the surrounding medical building and stores and restaurants across the street. Byron always was, has been and still is a well-integrated family focused community to live in. We bought our home decades ago for the sole reason to raise our children in a safe and family focused area of London. I recommend that all of you come and walk through Byron down the streets of Lansdowne, Griffith, Whisperwood Crescent, Wayne Road and other streets North and West of this proposed building site. There is NOTHING in the area with buildings over two-storeys! We chose this area for its charming character of different styled one and two storey family homes. We live here in Byron for the essence of the Byron Village. We have been in our home for 36 years.

Not only will this 200 foot structure be a great monolith eyesore, it does not align with the surrounding and existing neighbourhood of one and two storey homes with ample parking at the homes and it will be a big intrusion of our tax paying homeowner's privacy and rights. With lots of windows around this entire six-storey building, the inhabitants/renters will be able to surveil and monitor us from their overhanging balconies having an optimal advantage point 24 hours a day everyday giving all of us neighbours NO PRIVACY by surveilling our private backyards. This high density building with 62 units will disrupt this EXISTING character with no reasonable justification for such a drastic change. It will BLOCK OUT OUR SUNSHINE for sure as well as we can forget about our gardens and landscaped properties. Heating and air conditioning costs will be increased as well with this gigantic building impeding the melting of our winter snow and natural heating in the winter months. Where is OUR PRIVACY? Where are OUR RIGHTS AS TAXPAYERS? If you push this proposal through against our wishes and votes, then all Byron Taxpayers should have OUR TAXES REDUCED 75% YEARLY!!!

Byron Baseline and Boler Roads are NOT SAFE FOR EVEN WALKING now as I have almost been hit twice since November 2024: I had the green traffic light and the white walking light (which you must push every time as it never comes on automatically) by a driver on Byron Baseline going east....if I had not JUMPED out of the way, I would have been hit Not only is it not safe to walk, but biking is a NO GO as it is dangerous and our children growing up did not ride their bikes on those roads...too busy, too narrow, too many fast and inattentive drivers. The proposal does not show clearly the greenspace, parking, sidewalks and surrounding area of the building accurately to the shareholder.

Byron Baseline Road is a major thorough fairway for fire, police, and ambulance going to Westdel Bourne, Kilworth and Komoka at all times of the day and night, especially early mornings and late nights it seems daily. It is already busy and more buildings are going up on Westdel Bourne and Southdale Roads plus Commissioners Road West. The former gravel pit on Byron Baseline Road has been purchased and will be developed. North Street and Boler Road are very busy all the time and all the buildings are not constructed yet. We do NOT HAVE INFRASTRUCTURE for this now. Even driving home at 8:30pm this past Saturday night March 22, 2025 going south on Boler Road passed Byron Baseline Road to turn left

on Wayne Road, I had to lay on my horn to oncoming driver going north on Boler Road who was in my turning lane. Boler is too narrow to handle the residents and drivers now. This intersection is not good for safety – not wide enough for current road usage and definitely not marked out well either for drivers to know where they should be. This is an ongoing and escalating problem for me and many others I know who are trying to get home safely. I have incurred drivers in the northbound lane being in my southbound turning left onto Wayne Road on a weekly basis. It has gotten worse since 2019 and steadily growing more so there is no reprieve. Thus, traffic congestion at the nearby intersection is already a serious issue, and adding an apartment complex of this magnitude will only exacerbate the problem. This area cannot support additional traffic, and the increased congestion will make navigation even more difficult for residents and emergency vehicles alike. Reduced visibility for drivers at an already existing congested intersection will increase the number of accidents already happening on Boler Road. It will be an issue also especially when sufficient setback of this building from the intersection is a major safety concern for everyone. Everyone drives in Byron as London buses are not dependable and not designed for alternative transportation around the city...for example no show buses, late buses so transferred missed etc. Our eldest son had problems getting from Byron To Beal High School downtown - bus system did not work for him and many others. Therefore, with your proposal, there will be at least an additional 62 to 124 cars for this complex at an already congested intersection.

Moreover, the renderings of the proposed plan provided do not accurately depict the building's true placement in relation to the roads and intersection, thus misleading the stakeholders on its real impact. The highest structure in this immediate area is a modest two-story commercial/office building, making a six-story apartment complex entirely out of scale. Allowing such development erodes the unique village charm of Byron and replaces it with increased density, traffic, and an overwhelming structure that does not belong in this location.

I understand that the City of London has a mandate to increase the housing supply, aiming for 47,000 new homes by 2031, in response to provincial mandates and is working with industry stakeholders to achieve this goal through a community-wide approach. That being said, with multiple new developments already planned in the Byron area, why is it necessary to force yet another large-scale building—one that has been overwhelmingly rejected by the community? In 2019, Park West was constructed at 1200 Commissioners Rd., W. with 128 units. In 2020 and 2021, Village West contrasted two buildings at 51 units each. Commissioners and Reynolds Road has been approved for 22 units and Commissioners at Stephen Street has been approved for 62 units. We also have a very large construction project for the Gravel Pits Secondary Plan in the near future that will add hundreds of units. Why did residents not be told about the London Strategic Plan? We never voted on it either. How does this help the homeless? How is it good health and wellbeing having more cars and more units on a congested corner? What is affordability and affordability for who?

Why were we the only 1 of 2 homes that received the letter dated February 14, 2025 from Strik, Baldinelli, Moniz Ltd. outlining this out-of-place gigantic apartment complex? It did not cover 120 metres from the proposed site. Where is the transparency? Residents have consistently voiced their opposition, yet this proposal disregards the very people who live here. The City must prioritize responsible development that aligns with community values rather than imposing projects that erode the character of Byron.

Please come and visit the site at 415-421 Boler Road, particularly between the hours of 7:30 and 9 am and between 4 and 5:30 pm to witness the already congested traffic in this area. Check out the beautiful surrounding streets and crescents and see for yourselves.

I have included the comments from the online petition against the proposal that I totally agree with David L Media as he wrote:

“Byron is a beautiful community on the west side of London, Ontario. Once its own town until annexed by London, Ontario in 1961, Byron has a unique character that residents cherish. Now, London city council is allowing developers to build large buildings anywhere, disregarding the neighbourhood’s character and residents' voices.

Many of us have lived in Byron for years or decades. I have lived in Byron for over 40 years. Residents of Byron are not opposed to building new homes and buildings. But we ask that that council consider what matters to residents before approving these new buildings:

- they should fit with the character of the neighbourhood
- they should not make traffic significantly worse
- they should not make the neighbourhood unsafe for children who walk or bike in the area
- they should be adding affordable housing before adding new luxury rentals

The majority of city council is approving almost every development that is put forth without regard to the concerns of the existing residents. Help us tell city council: Listen to the people of Byron! “

My final note: the pollution will be intensified and this will cause health issues for children, seniors and active adults living in Byron whether walking or biking on the sidewalks.

Thank you for your time and consideration. I request that my concerns be formally recorded, and I look forward to a response addressing these issues.

Sincerely,

Marianne Hey



Attention Mayor and Councillors, City of London, Ontario

We are writing to you in regard to the proposed apartment building at 415-421 Boler Rd. We understand that there will be a full city council vote on April 1, 2025 and we urge you to vote against the current proposal which does not support city staff recommendations. In fact, the current proposal supports the applicant's request for special provisions which increases safety concerns for Byron residents. During the last PEC meeting the representative for the applicant indicated that this development was "not viable" if the special provisions were not approved. In reality, it seems that **this site is not viable** for such a large, overwhelming and imposing 6 storey building if setbacks of 3 - 8 metres can not be accommodated.

There are so many concerns including the proposed entrances and exits with their close proximity to an already busy intersection, safety of school children using near by cross walks, the invasion of privacy for residents not only with a towering building but with snow placement, garbage and recycling backing onto their properties, local side streets being used as cut through and for additional parking, the particular characteristics of Byron being known as a village being sacrificed, the precedent of further large developments being built along Boler Rd.

Clearly the residents of Byron do not support this development and the plan needs to be revised to support the characteristics of the neighbourhood as well as setbacks and density that are realistic for this property and area of the city.

We appreciate your consideration on this matter.

Anna May and Steve Cooke

We consent to our letter being on the public agenda.

Attention Mayor and Councillors,

I am writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, which includes the following:

- to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required
- to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required
- to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required
- to permit a parking setback of 0.5 metres whereas 3.0 metres is required.

These provisions are a recommendation from Staff, yet it appears that the Planning Committee has overlooked the potential negative implications. Allowing these changes would compromise both the safety and aesthetic value of the area, and it would undermine the planning principles intended to ensure proper infrastructure and livability for the community.

I urge you to reconsider these provisions and vote against them.

Thank you for your attention to this matter.

Sincerely

Melissa Haas

I consent to my letter being on the Public Agenda



Mayor Josh Morgan and Members of City Council  
City of London  
300 Dufferin Street  
London, ON, N6B 3L1

March 27, 2025  
SBM-24-2205

**RE: Item 3.4 – Planning & Environment Committee (March 18, 2025)  
Z-9536, Application for Zoning Bylaw Amendment  
415 Boler Road, Ward 9**

Strik Baldinelli Moniz Ltd is the agent for the above mentioned Zoning Bylaw Application and is submitting this letter in response to the PEC Meeting discussion heard on March 18<sup>th</sup>, 2025. The purpose of this letter is to confirm the Draft By-Law including the required site-specific provisions for the project and to provide clarification of the intended built form.

**1. Applicant Recommended Draft Bylaw**

At the March 18<sup>th</sup> PEC meeting, a motion was brought forward to PEC by Cllr Lewis to modify the staff recommendation and to include the requested site specific provisions that were recommended by staff for refusal. **We agree with this motion and the inclusion of the following provisions in the Draft Bylaw:**

- i) to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 metres is required;
- ii) to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required;
- iii) to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required; and
- iv) to permit a parking setback of 0.5 metres whereas 3.0 metres is required.

The above site-specific provisions allow for the intended built form to be set back appropriately from neighbouring properties to allow for a 45 degree angular plane, allow for the internal layout design (vehicle and bicycle parking, lobby and common areas, stairs and elevator, etc.) to fit within the building envelope, and allow for appropriate vehicle parking comprised of 1.0 space per unit and long term bicycle parking of 0.75 per unit.

**However, staff have included a new provision into the Draft By-law that we do not agree with and cannot accommodate. Appended to this letter is the requested draft By-law for City Council's consideration.**

Staff have introduced the following provision:

*"The principal building entrance shall be oriented to the corner of Boler Road and Byron Baseline Road or Boler Road."*

The inclusion of this provision has detrimental impacts to the design and viability of the building. Relocation of the building lobby/entrance would also require relocating the elevator and mechanical penthouse and reconfiguring the internal layout and loss of five 2-bedroom units, in exchange for 1-bedroom or studio apartments. More significantly, this change would not

permit the project to utilize the intended streamlined pre-cast structural system. Instead, a custom structural design would be required which would increase construction time and cost.

Where buildings are located at intersections, it is common practice and good urban design to orient the building to both street frontages. This can be done using building massing, architectural features, balcony and window placement, lighting, landscaping, as well as other features. The purpose is to reduce blank walls and improve quality design of new buildings as well as framing or emphasizing the intersection creating a focal point.

This policy is captured within The London Plan (290\_), which reads” *Buildings located on corner sites should address the corner through building massing, location of entrances, and architectural elements.*”

It is noted that the location of entrances is one tool used to emphasize the intersection. The proposed building design uses massing and architectural features, including wraparound canopy; expansive balconies; variation in building articulation; materials and colour; and large windows/glazing to emphasize the intersection. Refer to **Figure 1 – Rendered View from Intersection**. The added provision to relocate the lobby entrance would not independently achieve this policy and would unequivocally obstruct the viability of this project.



**Figure 1.** Rendered View from Intersection

## 2. Street-level Pedestrian Design

As Council is aware, the building is required to be designed by a licensed architect (Patrick Trottier Architects) with consideration for aesthetic quality, spatial functionality, and overall good urban design. The staff report identified a concern with street activity due to the presence of parking internal to the building. Re-iterated at PEC, we heard that there was concern for internal parking and its impact on the street, with a preference with underground parking.

Careful consideration has been given to the design of the building and urban streetscape. We are confident that the building design would positively improve the streetscape of this prominent intersection. The ground-level of the building has been designed to be oriented to the street, providing four entrances to common areas of the building, including the lobby, two stairwell entrances and bike storage room. Refer to **Figure 2** and **Figure 3**, which illustrates the locations of each of the entrances fronting onto Boler Road and pedestrian realm.

Along the entire frontage of the building would be seating areas and walkways, short-term bicycle parking, low vegetation to delineate public/private space, and climate protection (e.g. pergolas, canopy, and pony-walls) to encourage pedestrian usage. Additional building renderings have been appended to this letter for your consideration. Through the Site Plan Control application review, the project team would also be amenable to review the exterior material selections for the ground floor wall and window treatment facing the street frontages with the City's urban design staff.



**Figure 2.** Rendering of street level design and entrance locations



**Figure 3.** Rendering of overview of street level pedestrian realm

### 3. Design Highlights

The initial application was submitted in 2022. Significant feedback was received from the public and City staff; which was weighed and balanced prior to a total redesign of the building and site layout. There has been significant design consideration given to this project which includes the following:

#### **Solar Access:**

- Use of 45 degree Angular Plane from property limits of neighbouring lots.
- Building stepback, down to 4 storeys in height on the north side.

#### **Privacy & Security:**

- Perimeter wood privacy fencing and tree planting.
- Upper level windows facing north have been limited to storeys 2-4 storeys.
- Secure vehicle & bicycle parking internal to building.

#### **Amenity Space**

- Terraced amenity space above 4<sup>th</sup> level with screening to reduce overlook .
- Internal amenity room on the 5th level, with access to rooftop terrace.
- Use of large balconies for private amenities.

#### **Street Level Activation:**

- Activated ground floor and street-oriented, with building entrances, seating areas and large wrapping canopy.
- Street trellis screening and seating areas along frontages.
- Pedestrian walkway connections from Byron Baseline Road and Boler Road.

Based on the above, we respectfully request that City Council approve of the appended draft By-law that would enable the timely and cost-effective development of this project that exhibits a concerted effort to maintain a viable project and benefit the community.

If you have any questions, please do not hesitate to contact the undersigned.

Respectfully submitted,

**Strik, Baldinelli, Moniz Ltd.**

Planning • Civil • Structural • Mechanical • Electrical



Nick Dyjach, MCIP RPP CPT  
Associate, Planning Division Manager

cc. 1822056 Ontario Ltd.

Encl:

Appendix 1. Proposed Draft Bylaw

Appendix 2. Architectural Renderings



Bill No.(number to be inserted by Clerk's Office)  
2025

By-law No. Z.-1-

A by-law to amend By-law No. Z.-1 to rezone an area  
of land located at 415- 421 Boler Road.

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the Official Plan;

THEREFORE, the Municipal Council of The Corporation of the City of London enacts as

follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 415-421 Boler Road, as shown on the attached map FROM a Residential R1 (R1-8) Zone TO a Residential R8 Special Provision (R8-4(\_)\*H21) Zone.
2. Section Number 12.4 of the Residential R8 Zone is amended by adding the following Special Provisions:

R8-4(\_) 415-421 Boler Road

#### Regulations

- a. For the purposes of zoning, Boler Road is deemed to be the front lot line.
  - b. Front Yard Depth (minimum): 1.5 metres
  - c. Exterior Side Yard Depth (minimum): 1.5 metres
  - d. Interior Side Yard Depth Above the 4th Storey (minimum): 8.5 metres
  - e. Height (maximum): 21.0 metres
  - f. Ground Floor Height (minimum): 4.0 metres
  - g. Density (maximum): 140 units per hectare
  - h. Balcony and Canopy Projections in Front and Exterior Side Yards (maximum): 0.0 metres
  - i. Parking Setback: 0.5 metres
  - j. Long Term Bicycle Parking (Minimum): 46 spaces
  - k. Parking Setback from Front Lot Line: 0.5 metres
3. This Amendment shall come into effect in accordance with Section 34 of the Planning Act, R.S.O. 1990, c. P13, either upon the date of the passage of this bylaw or as otherwise provided by the said section.

PASSED in Open Council on April 1, 2025, subject to the provisions of PART VI.1 of the Municipal Act, 2001.



**415 - 421 BOLER ROAD, BYRON - PROPOSED 6 STOREY STEPPED APARTMENT BUILDING**

**BOLER ROAD PEDESTRIAN ENTRY FROM MUNICIPAL SIDEWALK**





**415 - 421 BOLER ROAD, BYRON - PROPOSED 6 STOREY STEPPED APARTMENT BUILDING**



266 DUFFERIN AVE, BRANTFORD, ON N3T 4S2 (226) 208-1543c patrick@pdtarch.ca

**CORNER PERSPECTIVE @ BOLER ROAD & BYRON BASELINE ROAD FROM MUNICIPAL SIDEWALK**



**415 - 421 BOLER ROAD, BYRON - PROPOSED 6 STOREY STEPPED APARTMENT BUILDING**

**PERSPECTIVE @ BYRON BASELINE ROAD FRONT YARD**





**415 - 421 BOLER ROAD, BYRON - PROPOSED 6 STOREY STEPPED APARTMENT BUILDING**

**PERSPECTIVE @ BYRON BASELINE ROAD PARKING LOT ENTRY/EXIT**



Attention Mayor and Councillors

I am writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1. Which states: to permit a minimum front and exterior side yard depth of 1.5 meters whereas 8.0 is required to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required to permit a minimum of 46 long term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required. This is a Staff reconstruction which the parking committee seems to have ignored. Please vote against this provision.

Sincerely,  
Tom and Ronda Wolf

Mar 27, 2025

Our petition results were shared with the Mayor and Councillors of London in advance of their vote on Tuesday April 1. Below is a copy of the email sent this morning.

*Dear Mayor and Councillors,*

*In just one week and with limited publicity, over 500 residents of London signed this petition opposing the oversized development at 415-421 Boler Road*

*- <https://chnq.it/BY9JN9pYBx>*

*The residents of Byron support development—but not at this scale. The proposed building is far too large for this site and does not fit the character of our community. That is exactly why the current zoning does not allow it. Zoning should mean something. Residents invest in their neighbourhoods with the expectation that zoning provides stability, not just a temporary classification until a developer with deep pockets pushes for a change.*

*We are not beholden to developers. They will build something smaller if forced to do so—despite their claims that anything less is "not viable". Cities across Ontario are seeing similar tactics. If this is approved, it sets a dangerous precedent that zoning is meaningless and that residents' voices do not matter.*

*I strongly urge you to vote NO on this proposal in its current state. Stand up for Byron. Stand up for responsible development. Stand up to the Province of Ontario when its decisions threaten the integrity of our communities.*

*Will you uphold the principles of good planning and protect the neighbourhoods you were elected to serve?*

Cindi Verleyen  
Ian Thomson

Attention Mayor and Councillors:

We are writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1,

Which states:

to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres where as 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required. This is a Staff recommendation which the PEC committee seems to have ignored.

Please vote against this provision.

We consent to our letter being on the Public Agenda.

Beverley and Brian Stewart



I am writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, Which states: to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required. This is a Staff recommendation which the PEC committee seems to have ignored.

Please vote against this provision.

I consent to my letter being on the Public Agenda.

Candy Martin

ATTENTION: MAYOR and COUNCILLORS

We are writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, Which states: to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required. This is a Staff recommendation which the planning committee seems to have ignored. Please vote against this provision.

We are very concerned that the zoning Bylaws are being ignored. Please vote against this and don't allow the disregard of set bylaws to become a precedent.

Sincerely,  
Judy Poustie  
David Poustie  
Morag Poustie  
Kyle Poustie  
John Poustie

We consent to our letter being on the Public Agenda

Dear Mayor and Councillors,

I am writing this letter to urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, which states:  
to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required.

The requested Special Provisions do not conform to the policies of The London Plan, including the City Design policies, Neighbourhood Place Type policies and criteria of the Planning Impact analysis, nor the regulations of the Zoning By-law.

This is a City Staff recommendation which the PEC committee seems to have undermined.

Please vote against this provision and support City Staff recommendations. I consent to my letter being on the Public Agenda, meeting scheduled for April 1, 2025.

Regards,  
Erin Helm

Attention Mayor and Councillors:

I am writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, Which states:  
to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required. This is a Staff recommendation which the planning committee seems to have ignored. Please vote against this provision.

Thanks in advance for your attention to this matter.

Kind regards,

Tiffany and Lars Magnusson

I consent to my letter being on the Public Agenda

Esteemed Mayor and Councillors:

I am writing this letter to strongly urge you to vote against the requested Special Provisions, as part of the amendment to Zoning Bylaw No. Z.-1, Which states: to permit a minimum front and exterior side yard depth of 1.5 metres whereas 8.0 is required, to permit a balcony projection in the front and exterior side yard of 0.0 metres whereas 3.0 metres is required, to permit a minimum of 46 long-term bicycle parking spaces whereas 56 is required and to permit a parking setback of 0.5 metres whereas 3.0 metres is required. This is a Staff recommendation which the planning committee has ignored. Please vote against this provision.

I am also concerned about the height of the planned building. 6 stories at the corner of Boler and Baseline Roads is far too high for the area which is single family dwelling at this time. Please consider reducing the expected height to three stories.

Sincerely

Richard Pincombe

I consent to my letter being on the Public Agenda

March 28, 2025

Attention: London Mayor and 14 Councillors

Re: 415- 421 Boler Rd, 6-Storey 62-Unit Apartment Building Re-design/new Owner

Purpose: April 1 Council Vote whether to permit Zoning By-Law Amendment from Residential R1 (R1-8) Zone to Residential R8 Special Provision (R8-4( )\*H21) Zone.

As a member of the Byron village for over 30 years living near the proposed site, I am opposed to the Zoning re-design change to build a 6-storey 62-unit apartment building with patio and terrace on top, and first floor with 63 parking spaces. I and other Byron stakeholders believe it will obtrusively tower (over-shadow) the primarily single-detached residential area, 1 and 2-storey businesses, and 2-storey church. As well, this site is located at one of Byron's busiest and dangerous traffic intersections: Boler and Baseline Roads. One would expect added traffic from: residents, guests, repairmen, deliveries, ubers, phone, hydro, gas, Canada Post, Fire, EMS. Byron's bus system is inadequate. Some cars already race through the church parking lot to get to Boler or Baseline Roads faster. We need safeguards, as per Staff Planner recommendations, for sufficient road frontage and setbacks.

I spoke at City Hall's Mar. 18, 2025 PEC meeting, opposing the re-design proposal, because it is not a good fit for Byron. I spoke about my car getting hit from behind in rain, during rush hour on Boler Road near the site. Traffic congestion prevents rescue via Police, Fire or EMS. Not only are safety concerns for riders and vehicles, but also students, pedestrians, baby buggies, and animals on the sidewalks.

The intersection at Baseline and Griffith Street is .5km east of Boler and Baseline Roads. I also spoke on Oct. 29 and 30, 2018 at the OMB (PL180264) 2-day Hearing held at City Hall, led by the City's lawyer, since Canada Post did a site traffic study that failed due to high traffic levels and busy activities there. High School and French Immersion buses park for neighbourhood pickup/drop-off. This is the path where elementary students cross to Byron Sommerset and St. George's Catholic schools with crossing guard. Also, the adjacent property is on well water. The Jan. 23, 2019 ruling dismissed the developer's 4-storey 38-unit apartment building proposal Zoning by-law amendment application appeal. In [36]: ***"The Tribunal also finds that the proposed development in no way reflects the character of the surrounding, primarily single-detached residential neighbourhood, and cannot be considered to maintain that character or to be compatible with this context."***

As a certified Project Manager, I have concerns about transparency on this project. Living on the south-east corner of the site, we only learned about the proposal, when a neighbour received a mailed invitation from Strik Baldinelli Moniz (“SBM”) planners to attend a March 5 virtual community meeting, and shared it. City Hall staff said they mailed information packages to residents 120m from the site; SBM used 60m. We got nothing. SBM cancelled a community meeting, but failed to alert residents of the new date. Byron residents travel Boler and Baseline Roads daily. We do not view City Hall’s website. We have never received the Londoner newspaper. What is that? The posted sign on the property is not a true representation of height/green space scalability. Byron’s 3 major roads are: Boler, Baseline, and Commissioners. We had no idea a Zoning change was requested at two of these roads. In future, ALL Byron taxpayers should be sent information packages re proposed Zoning changes on major arterial roads (not side streets), and the reasons why. Afterall, ***we are the key stakeholders.***

To the Project Manager leading this developer re-design project, the global Project Management Institute ***prohibits starting projects (“infill”) that cannot deliver a product successfully under existing Zoning by-laws and regulations.***

Has a “due diligence” City Hall Cost/Benefit Analysis been conducted on excessive developer’s gains v. negative impact of unaffordable increased future local taxes, due to increased: road repairs, rain runoff, sanitary, where to put increased snow removal, and excessive rental costs for low income renters and homeless?

Byron residents are the key stakeholders of this project, and we need to know who ALL stakeholders are (internal and external to Byron taxpayers and city budget) directly and indirectly involved, and the motivation behind such projects.

Residents of Byron ask for and expect transparency from City Hall and developer, and the right to voice our concerns. We have been denied this process.

As is, this re-design is obtrusive and unsafe for residents, and does not align. I ask you to vote NO to this proposal. I consent to my letter being on the Public Agenda.

Sincerely,  
Fran Webster

**Local Planning Appeal Tribunal**  
Tribunal d'appel de l'aménagement  
local



**ISSUE DATE:** January 23, 2019

**CASE NO(S):** PL180264

The Ontario Municipal Board (the “OMB”) is continued under the name Local Planning Appeal Tribunal (the “Tribunal”), and any reference to the Ontario Municipal Board or Board in any publication of the Tribunal is deemed to be a reference to the Tribunal.

**PROCEEDING COMMENCED UNDER** subsection 34(11) of the *Planning Act*, R.S.O. 1990, c. P.13, as amended

|                               |  |
|-------------------------------|--|
| Applicant and Appellant:      | 2186121 Ontario Inc.   |
| Subject:                      | Application to amend Zoning By-law No. Z. -1 - neglect of City of London to make a decision R1-7 |
| Existing Zoning:              | R1-7   |
| Proposed Zoning:              | Site Specific to be determined   |
| Purpose:                      | To permit a special provision of height for 15 meters  |
| Property Address/Description: | 1148 Byron Baseline Road   |
| Municipality:                 | City of London   |
| Municipality File No.:        | Z-8847   |
| OMB Case No.:                 | PL180264   |
| OMB File No.:                 | PL180264   |
| OMB Case Name:                | 2186121 Ontario Inc. v. London (City)  |

**Heard:** October 29-30, 2018 in London, Ontario

**APPEARANCES:**

**Parties**

2186121 Ontario Inc.

City of London

**Counsel**

A. Baroudi

A. Anderson

**DECISION BY S. JACOBS AND ORDER OF THE TRIBUNAL**

---



## INTRODUCTION

[1] 2186121 Ontario Inc. (the “Applicant”) wishes to redevelop three former single-detached residential lots, now assembled as 1148 Byron Baseline Road in London (the “subject property”) into a four-storey, 38-unit apartment building. To facilitate its proposed development, the Applicant applied to the City of London (the “City”) for a zoning by-law amendment (the “ZBA”) to By-law No. Z.-1 (the “Zoning By-law”) and the City failed to make a decision on the application within the statutory time period. The applicant therefore appeals to the Local Planning Appeal Tribunal (the “Tribunal”) pursuant to s. 34(11) of the *Planning Act*, R.S.O. 1990, c. P. 13 as it read on April 2, 2018 (the “Act”), prior to the proclamation of *Bill 139, Building Better Communities and Conserving Watersheds Act, 2017*.

[2] The City appeared at the hearing of the appeal in opposition to the proposed ZBA. The Tribunal granted participant status and heard testimony from five area residents who agree with the City and oppose the ZBA: Greg Thurston, Dan Doroshenko, Terry Wisniewski, Jacquelin Burkell, and Fran Webster.

[3] Over the course of the two-day hearing, the tribunal heard evidence from two witnesses it qualified to provide opinion evidence in the area of land use planning: Ric Knutson, retained by the Applicant, testified in support of the proposed ZBA, and Michelle Knieriem, a planner with the City, testified in support of the City’s position. The Tribunal also heard evidence from Benjamin Billings, retained by the Applicant, whom the Tribunal qualified to provide opinion evidence in land use planning, recognizing that Mr. Billings could speak to urban design from a planning policy perspective. Finally, the Tribunal qualified Britt O’Hagan to provide opinion evidence in the area of urban design on behalf of the City.

### **The Subject Property and Surrounding Area**

[4] The subject property is located on the south side of Byron Baseline Road, an arterial road, between Griffith Street and Colonel Talbot Road / North Street. While the

City witnesses describe its location as 'mid-block', there is one single detached dwelling located at the southeast corner of Byron Baseline Road and Griffith Street, and the subject property begins with the next lot to the east. The rectangular-shaped property has an area of approximately 0.54 hectares ("ha"), with frontage of approximately 74 metres ("m") and depth of approximately 65 m. Being the assembled product of three former residential lots, the subject property is currently vacant but contains two residential garages that are no longer in use. There is a downward slope to the rear of the subject property, though the frontage along Byron Baseline Road is at an elevation higher than those properties across from it on the north side of Byron Baseline Road.

[5] There is a cedar hedge located at the rear of the subject property, between it and the rear of its adjacent lots on September Lane. The Tribunal heard conflicting evidence regarding the state of this hedge, though it appears to have a height of approximately 6 m.

[6] By all accounts, the area immediately surrounding the subject property is an established low-profile residential neighbourhood. This immediately surrounding area consists of single detached homes, ranging between one and two storeys, with the dwellings fronting Byron Baseline Road being primarily one-storey dwellings. The neighbour of the subject property at the corner of Griffith Street and Byron Baseline Road is a 2.5 storey single-detached dwelling that is listed on the City's heritage register, though not designated under the *Ontario Heritage Act*. The three properties immediately to the east contain single-detached dwellings, though these three properties are designated as Multi-Family, Medium Density Residential in the City's 1989 Official Plan (the "OP"). The next property to the east, at the intersection of Byron Baseline Road and Colonel Talbot Road / North Street, is a cluster townhouse development with one- and two-storey dwellings.

[7] The subject property is designated Low Density Residential in the OP, as are the properties to its north, south, and west. The property is zoned Residential R1 (R1-7) in the City's Zoning By-law, which permits single detached homes.

[8] Beyond the immediately surrounding area, there are low-rise apartment buildings

located within a 400 m radius, and seven- and eight-storey buildings within an 800 m radius adjacent to the City's Springbank Park to the north. The appropriate radius of study and the character of each was matter of contention in the hearing, and will be discussed in more detail in the Tribunal's analysis of the proposed development and ZBA.

### **The Proposed Development and ZBA**

[9] The Applicant is proposing to construct a four-storey apartment building with 38 units. The proposed ZBA allows a height of 15 m, whereas the Zoning By-law permits 13 metres, and includes a reduced front yard setback of 1.8 m, where a minimum of 8 m is required. The density of the proposed development is approximately 71 units per ha, and therefore does not require an amendment to the OP, which permits up to 75 units per ha, subject to OP requirements that will be discussed below.

[10] Subsequent to the Applicant's appeal being filed with the Tribunal, City Council considered the proposed ZBA at its August 28, 2018 meeting and resolved to direct City staff to attend the Tribunal hearing to oppose the application. The City witnesses indicated that staff may be willing to consider and potentially recommend a more modest intensification proposal for the subject property, such as a townhouse development. Mr. Knutson indicated that his client has considered such alternatives and has not pursued them due to financial viability.

### **ISSUES AND ANALYSIS**

[11] When considering a ZBA, the Tribunal must determine whether it is consistent with the *Provincial Policy Statement, 2014* (the "PPS") and conforms with the OP. In this case, the planning witnesses agree that the proposed development generally accords with the intensification policies in the PPS, and that the main issue relates to conformity with the City's OP. In particular, while several OP policies are engaged, the core issue is one of compatibility with and character of the neighbourhood.

[12] The Tribunal notes that there was some discussion by the planning witnesses of

relevant policies in the London Plan, which is the City's new Official Plan that is under appeal before the Tribunal, and their application to the proposed ZBA. While helpful to understand the direction of the City in considering planning applications, many of these policies are not yet in force and the Tribunal was taken to no in-force London Plan policy that would determine this appeal in a way that differs from the application of the 1989 OP policies. The Tribunal's analysis accordingly focuses on the City's 1989 OP.

[13] While the OP generally encourages residential intensification, it is subject to a number of policies and criteria to ensure compatibility with the neighbourhood context in terms of general impact, and also from an urban design perspective. Accordingly, the Tribunal will first discuss the policies relating to residential intensification and compatibility, and will then determine the appropriate neighbourhood area against which these policies must be assessed. The Tribunal will then consider the OP's urban design policies as they relate to the proposed development.

### **Intensification and Compatibility in Low Density Residential Areas**

[14] Section 2.3.1 of the OP provides general land use planning principles that are reflected throughout the OP, including promoting compatibility among land uses with respect to scale, intensity, and potential impacts (s. 2.3.1(ii)), as well as promoting building design that is sensitive to the scale and character of surrounding areas (s. 2.3.1(vii)). The general objectives for the residential land use designations in s. 3.1.1 similarly speak to impact and compatibility, as they purport to

vi) Encourage infill residential development in residential areas where existing land uses are not adversely affected and where development can efficiently utilize existing municipal services and facilities.

vii) Minimize the potential for land use compatibility problems which may result from an inappropriate mix of: low, medium and high density housing; higher intensity residential uses with other residential housing; or residential and non-residential uses.

[15] Residential intensification is specifically addressed in s. 3.2.3. The policy indicates that while such intensification may be permitted in the Low Density Residential designation, it is subject to various policy requirements of the OP:

### 3.2.3. Residential Intensification

Residential Intensification is a means of providing opportunities for the efficient use of land and encouraging compact urban form.

Residential Intensification may be permitted in the Low Density Residential designation through an amendment to the Zoning By-law, subject to the following policies and the Planning Impact Analysis policies under Section 3.7. Where the subject lands are within a specific residential area identified under policy 3.5, the application of the following residential intensification policies will supplement those specific policies, but will not supercede them.

Residential Intensification projects shall use innovative and creative urban design techniques to ensure that character and compatibility with the surrounding neighbourhood are maintained as outlined in policy 3.2.3.3. and 3.2.3.4.

In this case, the fundamental disagreement between the parties relates to whether the proposed development employs innovative and creative urban design techniques to ensure maintenance of the neighbourhood's character and compatibility.

[16] The theme of compatibility and fit within the neighbourhood is repeated throughout the section 3 policies. While s. 3.2.3.2 provides that residential intensification will be considered in the Low Density Residential designation in a range of up to 75 units per ha, including low rise apartment buildings, it further provides that

Zoning By-law provisions will ensure that infill housing projects recognize the scale of adjacent land uses and reflect the character of the area.

The importance of assessing neighbourhood character is reflected in the OP's requirement for an applicant to submit a Neighbourhood Character Statement, with a detailed physical inventory of the neighbourhood:

#### 3.2.3.3. Neighbourhood Character Statement

An inventory of the urban design characteristics of the structures and the natural environment within a neighbourhood shall be undertaken by the applicant, as outlined in section 3.7.3.1. of the plan. The physical environment of the neighbourhood, composed of its lots, buildings, streetscapes, topography, street patterns and natural environment are some of the elements that collectively determine much of the character of a neighbourhood and its streetscape. A well organized and documented understanding of a neighbourhood's character is an effective tool in assessing the appropriateness of a proposed change and the implications the change may have on the character of a neighbourhood. [Emphasis added].

There is no dispute that the Applicant provided the required Neighbourhood Character Statement; at issue is the Applicant's conclusion that the proposed development is appropriate given the character of this particular neighbourhood. The OP provides additional requirements for an applicant to address compatibility in s. 3.2.3.4:

**3.2.3.4. Compatibility of Proposed Residential Intensification Development**

As part of an application for residential intensification, the applicant shall be required to provide an adequately detailed statement of the compatibility, where it is clearly demonstrated that the proposed project is sensitive to, compatible with, and a good fit within, the existing surrounding neighbourhood based on, but not limited to, a review of both the existing and proposed built form, massing and architectural treatments as outlined in section 3.7.3.1. of the plan. [Emphasis added].

**What is the Surrounding Neighbourhood?**

[17] All of the witnesses agree that compatibility and fit within the neighbourhood are crucial for a proposal for residential intensification like what is proposed here. The planning witnesses, however, disagree as to the appropriate neighbourhood against which such an assessment must be made. Both Mr. Knutson and Ms. Knieriem referred the Tribunal to section 3.7, which details the purpose, scope, and required information to be addressed through City staff's Planning Impact Analysis of applications for official plan or zoning amendments. Again, compatibility and impact is a common theme throughout this section as reflected in its purpose provision (s. 3.7.1) and in its defined scope (s. 3.7.2). In order to assist staff in carrying out the Planning Impact Analysis, an applicant is required to provide both a Neighbourhood Character Statement and a Compatibility Report. The description of the Neighbourhood Character Statement in s. 3.7.3(a) provides guidance as to the appropriate area to be studied:

**Neighbourhood Character Statement.** A detailed statement of the character of the existing neighbourhood that demonstrates how the proposed development respects the character of the existing neighbourhood shall be submitted by the applicant. This inventory of urban design characteristics shall include a review of structures and the natural environment within the surrounding neighbourhood. Although the extent of the area to be reviewed will be established at the preconsultation stage, it shall include an area consisting of 120 metres radius from the subject site. The conceptual design of the project needs to be based on specific built

form principles which guide what it is that the project wants to achieve.  
[Emphasis added].

[18] Mr. Knutson and Ms. Knieriem disagree as to the proper interpretation and application of the radius to be included in the Neighbourhood Character Statement. Both agree that there was no additional study area defined during the preconsultation stage, which is contemplated to occur in s. 3.7.3(a). In Mr. Knutson's opinion, because the City did not define a particular study area, it was appropriate for him to consider two traditional radii that reflect a 5- and 10-minute walkable area: 400 m and 800 m, respectively. Ms. Knieriem, in contrast, believes that the language of s. 3.7.3(a) requires an applicant to first study the 120 m radius from the site.

[19] The Tribunal agrees that the language "shall include" the 120 m radius area indicates that this is to be an area of study in the Neighbourhood Character Statement, and that an additional area may be defined by the City through preconsultation. As no additional area was defined by the City for this particular application, the Tribunal does not see the consideration of a broader context of a 400 m and 800 m area being problematic for assessing the proposed ZBA, and the Tribunal will consider these areas below. However, the primary area of consideration, as required by s. 3.7.3(a) of the OP, is the 120 m radius from the subject property. This is consistent with the previously referenced OP policies that emphasize the importance of a proposal's compatibility with its surrounding neighbourhood. The policies cited previously also include impact as a theme and it is an accepted principle of land use planning that adverse impact is most likely to be experienced by the area immediately surrounding a proposed development. The Tribunal will turn now to consider the proposal within the context of the 120 m, 400 m, and 800 m radii.

#### *Within 120 m of the Subject Property*

[20] As noted earlier in the Tribunal's description of the area immediately surrounding the subject property, the 120 m radius consists primarily of single detached homes. These are one- and two-storey dwellings, with the dwellings fronting on Byron Baseline Road being primarily one-storey in height (these dwellings have height permissions of up to 10.5 m in the Zoning By-law). According to Ms. Knieriem, the buildings on Byron

Baseline Road typically have a generous front-yard setback that exceeds the 8 m requirement of the Zoning By-law. An exception to the majority of single detached dwellings in this surrounding area is the cluster townhouse development located at the southeast corner of Byron Baseline Road and North Street / Colonel Talbot Road. It is a medium density development and the townhouses are one- and two-storeys in height. There are also semi-detached dwellings located at the northwest corner of Byron Baseline Road and Colonel Talbot Road / North Street. Nowhere within the 120 m radius is there a low-rise apartment building.

[21] Mr. Knutson provided limited evidence regarding the 120 m radius surrounding the subject property, as his focus was on the 400 and 800 m radii. He acknowledged the low-rise residential scale of this area and noted that the cedar hedge at the rear of the proposed development, along with the siting the proposed building at a significant distance from the adjacent dwellings to the rear, will address potential compatibility issues with the properties located on September Lane. He also noted that, with respect to the proposed reduced front-yard setback, the City has planned a road widening for Byron Baseline Road that necessitates the reduced setback in order to maintain the cedar hedge. While he also acknowledged that the 15 m height of the proposed development exceeds the low-scale heights of the surrounding neighbourhood, he noted that the 15 m height applies only to the proposed building's parapet detail, and that the building is more accurately described as 13.46 m in height. He also explained that the subject property slopes downward to the rear, and so the building will not present as its true height. He therefore viewed no adverse impacts or compatibility issues within the immediately surrounding area.

[22] Ms. Knieriem disagrees, and is of the opinion that both the height and front yard setback are out of character for this neighbourhood and are not compatible. In her view, the reduced front yard setback represents a dramatic shift from the existing setbacks on Byron Baseline Road and is not a good fit for this neighbourhood. Similarly, the height of 15 m is out of character for this low rise residential area, especially considering that the subject property is not located at an intersection where greater heights are generally expected. This accords with the urban design evidence provided by Ms. O'Hagan,



which the Tribunal will address in its analysis of the OP's urban design policies.

*Within 400 m of the Subject Property*

[23] Mr. Knutson provided the Tribunal with a depiction of a 400 m radius from the subject property that he subsequently corrected during cross-examination, as it was not properly centred on the subject property. The Tribunal therefore prefers and relies in its analysis on the radius depictions provided by Ms. Knieriem in her evidence.

[24] Mr. Knutson and Ms. Knieriem agree that, while the 400 m radius is primarily comprised of one- and two-storey single detached dwellings, the area yields some examples of low-rise apartment buildings, as well as a variety of uses, including a resource extraction site, a church, and an office building on Boler Road. The nearest comparable development to the subject property is a complex of three apartment buildings at the northeast corner of Byron Baseline Road and Colonel Talbot Road / North Street. The buildings appear to be three-storeys in height, and Ms. Knieriem indicated that they have been constructed at a height less than the 13 m permission for the site. She and Ms. O'Hagan also noted that a downward slope of the property gives the appearance of a lower building height. There is one six-storey apartment building in the 400 m radius, located near North Street and Commissioners Road West, with a 15 m height permission.

*Within 800 m of the Subject Property*

[25] The 800 m radius around the subject property is also primarily comprised of single-detached dwellings, however, it contains more examples of low- and mid-rise apartment buildings. To the northwest, at the intersection of Commissioners Road and Boler Road are apartment buildings of seven and eight storeys. There is a five-storey apartment building located nearer to the subject property at the intersection of North Street and Commissioners Road West, with a height permission of 14.4 m. It is important to note, as Ms. Knieriem pointed out, that the area along Commissioners Road generally consists of higher densities and heights due to its location adjacent to the City's Springbank Park. Heights and densities also increase at the commercial

nodes located at the intersections of Commissioners Road and Boler Road and Byron Baseline Road and Boler Road.

[26] The Tribunal recognizes that 'compatible' does not mean 'the same as.' In order to find that a proposal is compatible with its surrounding area, the Tribunal need not find that it is identical to its neighbours. Rather, the proposal must be able to coexist harmoniously with its surrounding context. Additionally, in this case, the City's OP emphasizes the critical importance of maintaining a neighbourhood's character. It is clear to the Tribunal that the character of the primary area of study, the 120 m radius, is of a low scale residential nature. Even when moving into the 400 m radius, this is still the primary character, and even so at the 800 m radius. While there are low- and mid-rise apartment examples within the 800 m radius, the Tribunal cannot ignore the location of these in proximity to intersections, commercial nodes, and the City's Springbank Park. As a general proposition, the proposed development, which is not located at an intersection and is located among single detached dwellings, would appear to be drastically out of character with its surrounding area. However, in order to fully assess the ZBA's conformity with the City's OP, it is necessary to consider the OP's urban design policies and how they apply to the proposed development.

### **Urban Design Policies and Considerations**

[27] In ensuring that compatibility and character with the surrounding neighbourhood are maintained, the OP requires the use of "innovative and creative urban design techniques" in s. 3.2.3. The Tribunal heard extensive evidence from Ms. O'Hagan in support of her opinion that such techniques are not used in the proposed development. Mr. Billings disagrees and believes that the design of the proposed building is compatible with the neighbourhood and an appropriate fit.

[28] With respect to s. 3.2.3 of the OP, Ms. O'Hagan explained that while this policy contemplates residential intensification with densities up to 75 units per ha, it is not always appropriate to allow the maximum density and all contemplated forms of development within the Low Density Residential designation. In her view, s. 3.2.3 requires applicants to demonstrate compatibility with the scale and character of the

surrounding neighbourhood through both zoning provisions and innovative urban design responses. In reviewing the Planning Impact Analysis provisions contained in s. 3.7 of the OP, she reiterated that the proposed development is out of scale with its surrounding context. While she agreed with Mr. Knutson and Mr. Billings that the three properties adjacent to the subject property to the east are designated for medium density and could redevelop over time, she pointed out that the majority of the surrounding neighbourhood consists of single detached dwellings and is unlikely to change over time. In her view, the proposed development overpowers its neighbouring uses.

[29] Ms. O'Hagan recognized that a building that is taller than its neighbours could be considered compatible in the neighbourhood; however, in the case of the proposed development, it is her opinion that the proposal makes no attempt to respond to its neighbours from an urban design perspective. In particular, the proposal does not include any stepbacks which could serve to mitigate the apparent mass of the building and shadow impacts along the streetscape. Like Ms. Knieriem, Ms. O'Hagan's view is that the proposed development represents overdevelopment of the subject property, as reflected by the substantially reduced front-yard setback, parking layout, and driveway proposed to be located within a municipal servicing easement.

[30] Ms. O'Hagan referred the Tribunal to the specific urban design policies contained in Chapter 11 of the OP, which, as noted in the section preface, are used primarily for guideline purposes. Section 11.1.1 further indicates that "Council shall promote the use of the following urban design principles in the preparation and review of development proposals." While the Tribunal recognizes that these are guidelines, it finds it is appropriate to consider these principles in conjunction with s. 3.2.3, which mandates the use of innovative and creative urban design techniques in residential intensification proposals.

[31] While Ms. O'Hagan was thorough in her analysis of the urban design principles contained in section 11.1.1, the Tribunal will focus on those most relevant to the issues of compatibility and neighbourhood character. The Tribunal notes that the planning and

urban design witnesses agree that the proposed location of the building close to Byron Baseline Road is generally considered positive from the standpoint of the pedestrian experience. However, in the opinion of the City's witnesses, the issues relating to compatibility and fit outweigh what might be considered a potential urban design benefit. For example, with respect to the principle of open views to landmarks (s. 11.1.1), Ms. O'Hagan's opinion is that the unique height and form of the corner heritage listed property next to the subject property creates an identifiable landmark in the community, and that the reduced front-yard setback and location of the proposed building blocks views to this landmark building. She believes that the proposed building should therefore incorporate a full or partial setback toward the west to maintain visual connection to its neighbour.

[32] On a similar note, s. 11.1.1(v) calls for "continuity and harmony in architectural style with adjacent uses" of cultural heritage value or interest. In Ms. O'Hagan's view, the proposed development makes no attempt, in its massing or conceptual design, to provide continuity with its neighbour. She suggests several techniques that could have been employed, including the continuation of datum lines across the building, breaking down the mass with articulation, incorporating similar roof form to its neighbours, material application, and rhythm and pattern of fenestration. Mr. Billings provided no evidence to indicate an attempt to include any urban design measures to provide architectural continuity.

[33] Ms. O'Hagan also raised concerns with respect to access to sunlight (s. 11.1.1(ix)), opining that the height and setback of the building is likely to create shadow impact on the streetscape to the north of the building. She notes that the proposal does not include urban design approaches that could mitigate such impact, such as height reduction, setbacks, stepping back of building mass, or modification of the building's rectangular footprint. The Tribunal was not presented with a shadow study nor any evidence that could confirm whether there will or will not be shadow impact from the proposed development.

[34] Section 11.1.1(xiv) encourages the design and positioning of new buildings to

minimize the loss of privacy for adjacent residential properties. In Ms. O'Hagan's opinion, the proposal makes no attempt to protect the privacy of adjacent properties, and in particular those to the rear of the subject property, on September Lane. From an urban design perspective, she suggests that mitigating measures could include minimum rear and / or side yard setbacks in the ZBA, height limitations, and stepping down of mass toward adjacent properties. While Mr. Knutson and Mr. Billings point out that the cedar hedge provides some buffering for adjacent properties, the photos presented by Messrs. Thurston and Doroshenko suggest that this may not provide adequate screening, especially in winter months.

[35] Mr. Billings provided very limited evidence with respect to urban design considerations and policies and how these are incorporated into the proposed development. In his view, the proposed building, at four storeys, is an appropriate transition from its 2.5 storey neighbour to the west (the heritage-listed property) and the massing is appropriate within this neighbourhood. The Tribunal prefers the detailed evidence of Ms. O'Hagan with respect to the use of innovative and creative urban design techniques as they relate to the OP's urban design principles. The Tribunal agrees with Ms. O'Hagan that there has been very little, if any, attempt to make this proposal fit within the neighbourhood, nor does the proposal demonstrate sensitivity to its neighbours through urban design responses.

[36] Accordingly, the Tribunal finds that the proposed development does not conform with s. 3.2.3 of the OP. The Tribunal also finds that the proposed development in no way reflects the character of the surrounding, primarily single-detached residential neighbourhood, and cannot be considered maintain that character or to be compatible with this context. The Tribunal finds that the ZBA does not conform with the OP policies relating to residential intensification contained in Chapter 3 of the OP, cited above.

## **CONCLUSION**

[37] There is no question that provincial planning policy encourages residential intensification, as does the City's OP. It is critical, however, to ensure that such intensification is compatible with and sensitive to its context. The proposed ZBA before

the Tribunal falls short of providing such a development, and does not conform with the OP's intensification or urban design policies. While the Tribunal must acknowledge, as the City witnesses did, that there may indeed be an opportunity for intensification on the subject property, it is clearly not in the form of what has been proposed here. However, the Tribunal understands, from Mr. Knutson's evidence, that an alternate proposal of lower height and density, such as a townhouse development, is not of interest to the Applicant, and, in any case, that is not the proposal that was before the Tribunal. Accordingly, the Tribunal will dismiss the appeal.

### **ORDER**

[38] The Tribunal orders that the appeal is dismissed.

*"S. Jacobs"*

S. JACOBS  
MEMBER

If there is an attachment referred to in this document,  
please visit [www.elto.gov.on.ca](http://www.elto.gov.on.ca) to view the attachment in PDF format.

### **Local Planning Appeal Tribunal**

A constituent tribunal of Tribunals Ontario - Environment and Land Division  
Website: [www.elto.gov.on.ca](http://www.elto.gov.on.ca) Telephone: 416-212-6349 Toll Free: 1-866-448-2248

Good evening

Please consider preparing a Business Case for the implementation of an expanded low income seniors and low income persons with disabilities Tax Deferral programme modeled on the programme in effect in Ottawa for submission to the Budget Committee for the 2026 tax year.

Sincerely

Rebecca Young

**From:** ALAN KEUTSCH

**Sent:** Friday, March 28, 2025 8:50 AM

**To:** Council Agenda <councilagenda@london.ca>

**Subject:** [EXTERNAL] I agree that seniors and disabled should get reduced property tax relief from the city of London



Navigating Retirement is a not-for-profit group that focuses on the needs of London retirees. We made a submission in February 2024 as part of the budget process. We recommended a study of the feasibility of introducing a property tax deferral program. This is a concept that has gained wide support throughout Canada

We are pleased the following motion will be reviewed at the March 31 Council meeting:

**That the following actions be taken with respect to the staff report dated March 24, 2025, “Consideration for an updated low-income seniors and low-income persons with disabilities Tax Deferral Program”**

**The Civic Administration BE DIRECTED to prepare a Business Case for the implementation of an expanded Low-income Seniors and Low-income Persons with disabilities Tax Deferral program modeled on the program in effect in Ottawa for submission to the Budget Committee for the 2026 tax year.**

We strongly support this motion as it is consistent with values of making London an age-friendly city. It would be helpful if City Administration looked at the various programs across Canada and adopted a model based upon best practices. We understand there will be logistical issues with implementing such a plan, but our focus must be on seniors who wish to age in place. It has been our experience that one of the groups hit hardest by property taxes are seniors who own their home and have suffered the death of one spouse. Family income has dropped and staying in their home is of the utmost importance, but without a strong property tax deferral program, this becomes very challenging.

I have attached the submission that was made at the Infrastructure and Corporate Services Committee on March 24. It outlines the various deferral programs throughout Canada

I consent that our communication will become part of the public record, be available on the City of London’s website, and may be indexed by search engines such as Google.

Navigating Retirement

Don Pollock CA/CPA

President

Attention City Clerk

City of London

Please find below a paper in support of the proposal to enhance the City's Property Tax Deferral Program for Certain Groups and submitted by the undersigned on behalf of the local chapter of CARP. As the author, I request and consent to the its inclusion in the added agenda

for the City Council meeting of Tuesday April 1st.

Submitted by:

Mike Hoshooley

Re: Proposed Enhanced Property Tax Deferral Program

First a bit of History. We are aware that the London ST Thomas Chapter of the Canadian Association of Retired Persons (Carp) has provided support for this proposal in the past. Specifically it is understood that a previous Chairperson, Donald Pollack lent this Chapters support when it was first brought forward about two years ago.. If anything we believe the need for the proposed enhancements is even greater in the current environment where low income seniors and those with disabilities are struggling more and more , with food price inflation , ever

higher taxes and the uncertain impact on the the general future cost of living implied by the worsening relationship with our neighbour to the south.

The present program as applied by the City of London only allows for the increase in property tax occasioned by the rise in current market value assessments to be eligible for deferral consideration. Given the freeze that has been on this formula for the recent past the opportunity for wider application of this program is virtually non-existent, and yet property taxes continue to rise with this segment getting little or no relief due to the assessment freeze.. The analysis presented by the Deputy City Manager, Finance Supports acknowledges that several other municipalities , Ottawa, Hamilton and Halton Region offers their senior citizens full tax deferment rather than just the increase related to increased valuations by the Municipal Property Assessment Corporation.

The recommendation by the Deputy City Manager, Finance Supports to shelve the proposed plan is largely based on the Mayors instruction/guidance to undertake a tax increase in the next budget of no more than 5% and yet there is no evidence presented that the proposed plan will cause a material overrun of this target. The author of the report also makes much of the lack of equity which adoption of this enhanced tax deferral program would bring about in other groups ineligible for the program as it exists and who may be further disadvantaged relative to

the potential eligible seniors groups. What about the lack of equity for our otherwise eligible seniors compared to those of the abovementioned municipal residents who do receive enhanced tax deferral benefits. While equity is a noble objective, it should not be achieved at the expense of a struggling sector of our society.

Also much is made of the estimated cost of starting and operating the enhanced program. What to do about this?. Well perhaps the setup and annual operating costs can be apportioned to the individual properties and recovered from the property owners when they sell or pass the properties to their beneficiaries. Presumably with the passage of time the subject properties increase in value, as per the last 30 years, and this assessment will be part of the recovery with the deferred tax revenue plus interest. It is interesting that this cost recovery option was not put forward as part of the program or it was considered and discarded by the report authors, perhaps because it ignores the concept of opportunity cost.

Finally it is difficult to opine on the efficacy of this program relative to other competitive pressures for increased funding. But this disadvantage notwithstanding, CARP believes that a major goal of the City should be to assist seniors to continue to occupy their family homes as long as practicable and this program would be a significant contribution to this very worthy goal and is therefore endorsed by this Chapter of CARP. The benefits of the

deferral of their full property tax will enable owners to channel more funds into maintaining their properties, thereby enhancing their future values and the ultimate recovery of funds "invested" by the city.

Supported by: Gloria McKibbin, Chairperson

Written by: Mike Hoshoooley, Treasurer

Canadian Association of Retired Persons, CARP London-St. Thomas Chapter (437)

I support the proposed tax deferral for low income seniors.  
Doug Morrow

I support the proposal for a Tax Deferral Program for low income seniors and persons with disabilities. I am fortunate that with our combined incomes that my partner and I can pay our taxes. However if one of us dies, the other may well find it difficult to make those payments. Staying in our own home as long as possible is something we both want. Indeed, given the long waiting lists for Long Term Care and the high price for Retirement Homes, we may not have a choice other than ageing in place. Please prepare tis proposal for consideration by the Budget Committee

Inge Stahl



I am writing to address the following motion made by Anna Hopkins.

On Monday March 24<sup>th</sup> Councilor Anna Hopkins moved for consideration for an updated low-income seniors and low-income persons with disabilities Tax Deferral Program”:

The Civic Administration BE DIRECTED to prepare a Business Case for the implementation of an expanded Low-income Seniors and Low-income Persons with disabilities Tax Deferral program modeled on the program in effect in Ottawa for submission to the Budget Committee for the 2026 tax year.

I consent to my name and input being published on the public agenda.

I worked with seniors and the disabled when I was employed in health care in both long term care settings and in public health, where I visited seniors and disabled in their homes. The problems I saw were that their nutritional status was altered when they arrived in long term care or in their homes when they could not purchase groceries. They had more medical issues to address and the health care team worked hard to stabilize them.

When I became involved with this issue for Tax Deferral I was concerned about this population that is trying to stay in their homes and being aware of the current costs of groceries wonder how many are going without proper nutrition in order to meet the ongoing costs they are facing . I too have recently lost my husband and noted a significant reduction in my monthly income. Time and inflation will make an impact and I hope I too can keep my home as costs are increasing.

Seniors and those disabled have worked hard to obtain their homes and now they need our support to stay in an environment they are familiar with and desire. When they are moved to a new environment, accidents can happen because they are not familiar with their surroundings. They need to be able to buy groceries needed to keep their weight and health intact. The idea of deferring taxes which I see as a win -win for both the city and this group seems like a simple idea yet there is no support by City Hall for these individuals.

The Tax Deferral program would assist the seniors and disabled to obtain some of the essential items like groceries, pay bills and self care needed monthly to stay in their home .Support from the City Hall would give them a better quality of life .

Please consider helping the seniors and disabled in the 2026 budget with this motion.

Sincerely,

Mary Skubel



300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

**London**  
CANADA

March 31, 2025

Re: Council Agenda 8.3 (10) Provision of Basic Needs

Dear Colleagues,

The attached two contracts for Safe Space were obtained after filing an MFIPPA request on Oct 4/24 and providing payment for the \$105 (3.5 hours of search time). The contracts which were received on Feb 12/25 had all of the expenses redacted.

In order to provide faster and more transparent information to the public, I very much appreciated members of the CPSC moving and supporting my amendments requesting that copies of the contracts be provided for receipt at the first CPSC meeting after the contracts are executed.

I will work on a motion to the appropriate committee making this a policy decision that would eliminate the need for an amendment to future recommendations for these single source procurements. It would also reduce the time and money spent on MFIPPA requests.

Sincerely,

Susan Stevenson  
City Councillor, Ward 4

To whom it may concern

I am emailing [councilagenda@london.ca](mailto:councilagenda@london.ca) giving permission to place my views on the record regarding the public agenda under item 2.10 CPSC.

I, personally, don't believe in further support for encampments and the unsheltered living in city parks--at least administered \*in\* the city parks. I believe funds for encampments and drug supplies should be spent on mental health inside actual facilities. I believe we should be working at going from an enabling culture to a zero tolerance one. From one where open drug use on our streets is not permitted. I understand people will say some have nowhere else to use. That is true. This is why I have written all 3 levels of government in the last couple of years to express my wish that new state of the art drug rehabilitation centres be built across Canada. This, however, is a very expensive undertaking. I believe drug manufacturers should pay for half. I think they should be sued to pay their fair share. I believe other programs should be cut to cover the other half. I believe the new facilities should be a cross between a jail and a hospital. I believe they should have all the 'bells and whistles' so to speak from counselling to drug treatment to resume building workshops, job and housing placement and more. I believe safe supply programs should be eliminated. I believe safe injection sites should not exist. I believe encampments should be prohibited. I believe drug paraphernalia or safe use items should not be handed out.

I believe that after new (lock down) drug rehabilitation centres are built and addiction and/or possession laws are strengthened that our police departments should arrest members of the public who are found doing illegal drugs or in possession of illegal drugs and breaking the law. I believe that the court system should offer a choice between voluntary rehab of individuals with addictions and in result they be given no criminal record OR a criminal record and jail for repeat offenders where they refuse rehab. It is my opinion that this would not deny any human rights any more than sentencing someone to anger management or domestic abuse counselling like we do now (No,

I am not comparing drug addiction to domestic assault I'm just comparing the fact that forced treatment of behavior occurs in other cases. I understand that many consider drug addiction to be a disease but as such I believe we should treat the disease by attempting to end the drug addition/dependency.

I understand the fentanyl epidemic has played a major role in drug addiction in Canada but I am also old enough to remember a time when people would be charged for drug possession and when these programs didnt exist. Now we hand it out through safer supply programs in the form of delaudid and it is sold for stronger drugs (<https://www.google.com/amp/s/www.cbc.ca/amp/1.7255324>). I understand there are concerns that when drug treatment doesn't work and someone goes back to using that their body may not be able to handle the shock. I also understand that not doing anything people also die.

On a side note I also believe that our governments through all levels should work to provide more and better mental health facilities. Shuttered mental hospitals should be re-opened or rebuilt. I personally believe that long term homelessness would not be the problem it is today with better mental health and addictions facilities.

In my opinion, usually everyone experiences some form of homelessness for a couple of months during their lifetime be it from a breakup, divorce, move across the country, job loss, etc (I was homeless and "couch surfed" for 4 months when I first came to London at 23 years of age) but in my experience \*long term\* homelessness of a year or more is more likely to be the result of addictions or mental health issues.

I am therefore letting my opinion be known that I do not support the spending of 1.4 million federal dollars for outreach support in our city parks. It costs a lot more money to do things right but I believe it is worth it in the end.

Thank you,

David Hynes

I give my permission to place on the public agenda under item 2:10 CPSC.

The question? The city should accept federal funding I would say yes we need housing. Fact, people are talking about the Old River Road golf course, and the land that is available. Was to be used for People without housing. Since the Clubhouse has burned, the land has SAT vacant. I suggest we move the homeless population to the land that sits vaccant owned by taxpayers. Utilizie federal funding to put trailers or yurts Even tents, anything to clean up our streets in this city. I with everyone else has everything invested in this city. Looking at our streets in decay and discust, is certainly not inviting for new population. If we don't continue to grow and thrive?, we fail.

Kind regards

Veronica Warner



300 Dufferin Avenue  
P.O. Box 5035  
London, ON  
N6A 4L9

London  
CANADA

March 31, 2025

Dear Colleagues,

At SPPC last week, we discussed the communication put forward to dissolve the London Transit Commission. We appreciate the contributions of the members of the Commission. We want to take this time to thank everyone for their service this term and in the past.

This is not a decision we take lightly, it is one that we feel is necessary to move towards a more collaborative relationship between the City and London Transit. The vision should remain the same to deliver an integrated, affordable and valued mobility choice. To do that, we need to find a way to move forward with shared goals and a structure that allows for communication effectively between the Commission and Council. We must address some of the roadblocks that have proven a challenge to funding and service delivery.

At this time, we believe that a 5-member interim Commission should serve in the short term. The 5-member Commission should return to SPPC with any recommendations for any adjustments or additional changes to this interim governance operating model, until such time as the audit results are received, no later than September 30<sup>th</sup>, 2025. The September 30<sup>th</sup> recommendation should prioritize a mechanism for ensuring the voice(s) of a regular transit user and a voice(s) from the accessibility community can provide input the commission.

Today, as we look to the future, we ask that you consider the appointments of the 5-member commission to allow for organization of the commission by call of a special meeting as soon as possible.

Sincerely,

Corrine Rahman  
City Councillor, Ward 7

# Strategic Priorities and Policy Committee Report

4th Meeting of the Strategic Priorities and Policy Committee  
March 25, 2025

PRESENT: Councillors S. Lewis (Chair), H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, S. Hillier, Mayor J. Morgan

ALSO PRESENT: S. Datars Bere, A. Barbon, S. Corman, M. Dellamora, K. Dickins, D. Escobar, T. Fowler, S. Grady, A. Hovius, M. Macaulay, D. MacRae, S. Mathers, H. McNeely, J. Paradis, K. Pawelec, K. Scherr, M. Schulthess, E. Skalski, C. Smith, T. Sutton, P. Yeoman

Remote Attendance: E. Bennett, E. Hunt

The meeting is called to order at 1:01 PM; it being noted that Councillor E. Pelozza was in remote attendance at 9:16 PM.

## 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Consent

Moved by: P. Van Meerbergen

Seconded by: A. Hopkins

That Consent Items 2.1 to 2.6 BE APPROVED, with the exception of item 2.2.

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

**Motion Passed (15 to 0)**

### 2.1 2nd Report of the Integrated Transportation Community Advisory Committee

Moved by: P. Van Meerbergen

Seconded by: A. Hopkins

That the 2nd Report of the Integrated Transportation Community Advisory Committee, from its meeting held on February 19, 2025, BE RECEIVED for information.

**Motion Passed**

### 2.3 2023-2027 Strategic Advocacy Framework - Annual Report

Moved by: P. Van Meerbergen

Seconded by: A. Hopkins

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

**Motion Passed**

2.4 Downtown Master Plan: Quick-Start Actions

Moved by: P. Van Meerbergen

Seconded by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to Downtown Master Plan quick start actions:

- a) the Downtown Quick-Start Actions highlighted in the report BE ENDORSED and implemented immediately;
- b) the Civic Administration BE DIRECTED to implement 1-hour free parking in Municipal Lots #1 and #2 in Old East Village, and 1-hour free on street parking in the Core Area through the parking services HONK app, effective April 1, 2025, ending October 31, 2025;
- c) the funding for the programs included in b) above, in the estimated amount of \$181,875, BE APPROVED from the Economic Development Reserve Fund; it being noted that on May 15, 2024, Council approved \$330,000 from the Economic Development Reserve Fund for the same parking programs, but the funding was not fully utilized when the programs ended in 2024, and \$181,875 was returned to the reserve fund; and
- d) the staff report BE RECEIVED for information;

it being noted that the Strategic Priorities and Policy Committee received a communication dated March 22, 2025 from C. Watson, W. Thomas, D. Brown, Coordinators, Midtown Community Organization with respect to this matter.

**Motion Passed**

2.5 Downtown Master Plan: Appointment of Consultant for RFP 2025-001

Moved by: P. Van Meerbergen

Seconded by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the appointment of a consultant for the development of the Downtown Master Plan:

- a) the Canadian Urban Institute, BE APPOINTED as the Consultant to undertake the development of the Downtown Master Plan, in the amount of \$415,000.00 (excluding HST), in accordance with section 15.2 of the Procurement of Goods and Services Policy;
- b) the funding for this assignment BE APPROVED as set out in the Source of Financing Report as appended to the staff report dated March 25, 2025 as Appendix 'A';
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; 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**



2.6 London Hydro Board of Directors Replacement

Moved by: P. Van Meerbergen

Seconded by: A. Hopkins

That the following actions be taken with respect London Hydro Board of Directors Replacement:

- a) the communication dated March 3, 2025 from A. Hrymak, Vice Chair, London Hydro Board of Directors BE RECEIVED;
- b) the resignation of C. Graham, Chair, London Hydro Board of Directors BE ACCEPTED; and
- c) the City Clerk BE DIRECTED to continue the recruitment process.

**Motion Passed**

2.2 Secondary School Transit Pass Pilot Program Update

Moved by: P. Cuddy

Seconded by: S. Hillier

That the following actions be taken with respect to the Secondary School Transit Pass Pilot Update:

- a) the report dated March 25, 2025 BE RECEIVED;
- b) the Civic Administration BE DIRECTED to continue the conversation with the London Transit Commission and Thames Valley District School Board representatives and report back to a future meeting of Strategic Priorities and Policy Committee, with a specific focus on addressing concerns expressed around metrics for success that include the following:
  - i) metrics for the Thames Valley District School Board, including:
    - A. Student surveys – capturing direct feedback on their transit experience, outlined in Appendix B, as appended to the report;
    - B. Attendance data – is the applicable grade(s) experiencing increase in student attendance compared to prior years;
    - C. Student achievement data – are the applicable grades showing increased academic achievement result;
    - D. Experiential data – including increased ability to match co-op placements, increased student participation in extracurricular school activities, and any use of transit for class trips;
  - ii) metrics for the London Transit Commission, including:
    - A. Increased ridership – tracking how student usage materializes, grows, or does not over time;
    - B. Trip patterns – showing when students board and clustered travel times based on card use, outlined in Appendix B, as appended to the report;

it being noted that the Civic Administration has completed a significant portion of an Memorandum of Understanding (MOU) framework.

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

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

**Motion Passed (11 to 4)**

### 3. Scheduled Items

#### 3.1 Integrity Commissioner's Annual Report - Resubmitted

Moved by: J. Pribil  
Seconded by: P. Cuddy

That the following actions be taken with respect to the submission dated February 26, 2025 from Principles Integrity - Integrity Commissioner's Annual Report:

- a) the Integrity Commissioner's Annual Report BE RECEIVED;
- b) the City Clerk BE DIRECTED to provide Principles Integrity with 30 days' notice in writing of termination of their services pursuant to the agreement between The Corporation of the City of London and Principles Integrity;
- c) in accordance with the Procurement of Goods and Services Policy, the City Clerk BE DIRECTED to proceed with the recruitment of an Integrity Commissioner to provide the functions and responsibilities as prescribed in the *Municipal Act, 2001* and report back to a future meeting of the Strategic Priorities and Policy Committee; and
- d) the City Clerk BE AUTHORIZED to arrange for interim provision of Integrity Commissioner services from another municipality, as required by Section 223.3(1.1) of the *Municipal Act, 2001*, until a Commissioner is appointed;

it being noted that the Strategic Priorities and Policy Committee received a memo dated March 25, 2025 from the City Clerk with respect to costs of services; a communication dated March 21, 2025 from Deputy Mayor/Councillor S. Lewis and Councillor P. Van Meerbergen; and a communication dated March 23, 2025 from Councillor S. Stevenson with respect to this matter.

#### **ADDITIONAL VOTES:**

Moved by: J. Pribil  
Seconded by: P. Cuddy

That part b) be approved:

- b) the City Clerk BE DIRECTED to provide Principles Integrity with 30 days' notice in writing of termination of their services pursuant to the agreement between The Corporation of the City of London and Principles Integrity;

it being noted that the Strategic Priorities and Policy Committee received a memo dated March 25, 2025 from the City Clerk with respect to costs of services; a communication dated March 21, 2025 from Deputy Mayor/Councillor S. Lewis and Councillor P. Van Meerbergen; and a communication dated March 23, 2025 from Councillor S. Stevenson with respect to this matter.

Yeas: (9): S. Lewis, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, and S. Hillier

Nays: (6): S. Trosow, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, and J. Morgan

**Motion Passed (9 to 6)**

Moved by: J. Pribil  
Seconded by: P. Cuddy

That part a) be approved:

That the following actions be taken with respect to the submission dated February 26, 2025 from Principles Integrity - Integrity Commissioner's Annual Report:

a) the Integrity Commissioner's Annual Report BE RECEIVED;

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

**Motion Passed (15 to 0)**

Moved by: J. Pribil

Seconded by: P. Cuddy

That parts c) and d) be approved:

c) in accordance with the Procurement of Goods and Services Policy, the City Clerk BE DIRECTED to proceed with the recruitment of an Integrity Commissioner to provide the functions and responsibilities as prescribed in the *Municipal Act, 2001* and report back to a future meeting of the Strategic Priorities and Policy Committee; and

d) the City Clerk BE AUTHORIZED to arrange for interim provision of Integrity Commissioner services from another municipality, as required by Section 223.3(1.1) of the *Municipal Act, 2001*, until a Commissioner is appointed;

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

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

**Motion Passed (11 to 4)**

#### **4. Items for Direction**

##### **4.1 Mobility Master Plan Mobility Networks Maps**

Moved by: P. Cuddy

Seconded by: S. Hillier

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, the following actions be taken regarding the Mobility Master Plan Network Map infrastructure recommendations, as appended to the staff report dated March 25, 2025, as Appendix "A":

a) the Roads Projects maps BE APPROVED; with the following amendment to the Roads Projects Timeline;

i) expansion of Bradley Ave from Wellington Road to Highbury Avenue BE INCLUDED in the next improvement cycle.

b) the Transit Priority Network maps BE APPROVED;

c) the Cycling Network maps BE APPROVED, except:

i) the following Proposed Network Additions BE REMOVED from the Network Cycling maps:

A. Royal Crescent east of Clarke Road to Wexford Avenue to Admiral Drive;

B. Sovereign Road;

C. Vancouver Street from Trafalgar Street to Wavell Street;

ii) the following Proposed Network Additions: Huron Street, Taylor Street, McNay Street and Gammage Street to BE REMOVED from the Cycling Network maps;

iii) the Windermere Road to Gainsborough Road Active Transportation Connection BE REMOVED from the Cycling Network maps;

d) the Sidewalk Gaps on Major Roads maps BE APPROVED;

e) the Civic Administration BE DIRECTED to re-start the Discover Wonderland Road Environmental Assessment, with expanded limits from Southdale Road to Fanshawe Park Road, in order to construct six general purpose, through lanes along the corridor with a long-term build-and-convert option to Bus Rapid Transit and to modify the MMP maps accordingly and that the estimated cost of the six general purpose lane widening be used in the creation and prioritization of projects in the 2028 Development Charges Background Study;

f) the Mayor and Civic Administration BE REQUESTED to engage in discussions with neighbouring municipalities and the Province to work collaboratively on a ring road and integrated transportation network that would help move people, goods and services within and across the region; and

g) the communication from D. R. Schmidt, Development Manager, Corlon Properties Inc./Sunningdale Golf & Country Club Ltd. BE REFERRED to a future meeting of Planning and Environment Committee;

it being noted that the maps will form part of the Mobility Master Plan final report;

it being further noted that the maps will inform the creation of the 2028 Development Charges Background Study currently underway and budgeting processes may influence project prioritization;

it being pointed out that the Strategic Priorities and Policy Committee received and heard a presentation from staff with respect to this matter;

it being further pointed out that the Strategic Priorities and Policy Committee heard delegations from M. Wallace, M. Hymowitz and Z. Kinias and received the following communications:

- M. Wallace, Executive Director, London Development Institute;
- M. Hymowitz;
- L. Kari & Family;
- D. R. Schmidt, Development Manager, Corlon Properties Inc./Sunningdale Golf & Country Club Ltd.;
- Councillors C. Rahman and S. Lehman;
- Deputy Mayor/Councillor S. Lewis;
- T. D. Jones, Executive Vice President, GLS Metals Group;
- Z. Kinias;
- C. Richards;
- M. Does;
- D. Wake;
- N. Danczak; and
- B. Durham.

**ADDITIONAL VOTES:**

Moved by: P. Cuddy  
Seconded by: S. Hillier

That the delegation requests BE APPROVED to be heard at this time.

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

**Motion Passed (15 to 0)**

Moved by: S. Lehman  
Seconded by: C. Rahman

That with respect the Master Mobility Plan, the following part be added:

e) the Civic Administration BE DIRECTED to re-start the Discover Wonderland Road Environmental Assessment, with expanded limits from Southdale Road to Fanshawe Park Road, in order to construct six general purpose, through lanes along the corridor with a long-term build-and-convert option to Bus Rapid Transit and to modify the MMP maps accordingly and that the estimated cost of the six general purpose lane widening be used in the creation and prioritization of projects in the 2028 Development Charges Background Study;

Yeas: (9): S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Hillier, and J. Morgan

Nays: (6): H. McAlister, S. Trosow, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

**Motion Passed (9 to 6)**

Moved by: A. Hopkins  
Seconded by: J. Pribil

That the Strategic Priorities and Policy Committee recess at this time, for 10 minutes.

**Motion Passed**

The Strategic Priorities and Policy Committee recesses at 4:26 PM and reconvenes at 4:41 PM.

Moved by: C. Rahman  
Seconded by: S. Lehman

That with respect the Master Mobility Plan, the following part be added:

f) the Mayor and Civic Administration BE REQUESTED to engage in discussions with neighbouring municipalities and the Province to work collaboratively on a ring road and integrated transportation network that would help move people, goods and services within and across the region;

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

Nays: (3): S. Trosow, S. Franke, and E. Pelozza

**Motion Passed (12 to 3)**

Moved by: S. Lewis  
Seconded by: P. Cuddy

That part c) be amended with a new part i) and reads as follows:

- c) the Cycling Network maps BE APPROVED, except:
- i) the following Proposed Network Additions BE REMOVED from the Network Cycling maps:

A. Royal Crescent east of Clarke Road to Wexford Avenue to Admiral Drive;

Yeas: (13): S. Lewis, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, S. Franke, E. Pelozza, D. Ferreira, S. Hillier, and J. Morgan

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

**Motion Passed (13 to 2)**

Moved by: S. Lewis  
Seconded by: P. Cuddy

That part c) be amended with a new part i) and reads as follows:

- c) the Cycling Network maps BE APPROVED, except:
- i) the following Proposed Network Additions BE REMOVED from the Network Cycling maps:

B. Sovereign Road;

Yeas: (9): S. Lewis, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, A. Hopkins, S. Hillier, and J. Morgan

Nays: (6): S. Trosow, C. Rahman, P. Van Meerbergen, S. Franke, E. Pelozza, and D. Ferreira

**Motion Passed (9 to 6)**

Moved by: S. Lewis  
Seconded by: P. Cuddy

That part c) be amended with a new part i) and reads as follows:

- c) the Cycling Network maps BE APPROVED, except:
- i) the following Proposed Network Additions BE REMOVED from the Network Cycling maps:

C. Vancouver Street from Trafalgar Street to Wavell Street;

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

Nays: (4): S. Trosow, P. Van Meerbergen, S. Franke, and E. Pelozza

**Motion Passed (11 to 4)**

Moved by: S. Stevenson  
Seconded by: P. Cuddy

That part c) be amended with a new part ii) and reads as follows:

c) the Cycling Network maps BE APPROVED, except:  
ii) the following Proposed Network Additions: Huron Street, Taylor Street, McNay Street and Gammage Street to BE REMOVED from the Cycling Network maps;

Yeas: (9): S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman, S. Lehman, P. Van Meerbergen, S. Hillier, and J. Morgan

Nays: (6): H. McAlister, S. Trosow, A. Hopkins, S. Franke, E. Pelozza, and D. Ferreira

**Motion Passed (9 to 6)**

Moved by: C. Rahman

Seconded by: S. Hillier

That pursuant to section 33.8 of the Council Procedure By-law, the Strategic Priorities and Policy Committee BE PERMITTED to proceed beyond 6:00 PM.

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

Moved by: S. Hillier

Seconded by: P. Cuddy

That part a) be amended with a new part i) and reads as follows:

a) the Roads Projects maps BE APPROVED, with the following amendment to the Roads Projects Timeline;  
i) expansion of Bradley Ave from Wellington Road to Highbury Avenue BE INCLUDED in the next improvement cycle.

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

Nays: (1): S. Franke

**Motion Passed (14 to 1)**

Moved by: J. Morgan

Seconded by: S. Trosow

That part c) be amended with a new part iii) and reads as follows:

c) the Cycling Network maps BE APPROVED, except:  
iii) the Windermere Road to Gainsborough Road Active Transportation Connection BE REMOVED from the Cycling Network maps;

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

Nays: (1): S. Franke

**Motion Passed (14 to 1)**

Moved by: C. Rahman  
Seconded by: S. Hillier

That the motion be amended to add a new part g) to read as follows:

g) the communication from D. R. Schmidt, Development Manager, Corlon Properties Inc./Sunningdale Golf & Country Club Ltd. BE REFERRED to a future meeting of Planning and Environment Committee;

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

Nays: (1): S. Franke

**Motion Passed (14 to 1)**

Moved by: P. Cuddy  
Seconded by: S. Hillier

Motion to approve part a), as amended.

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

Nays: (1): S. Trosow

**Motion Passed (14 to 1)**

Moved by: P. Cuddy  
Seconded by: S. Hillier

Motion to approved part b).

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

Nays: (1): P. Van Meerbergen

**Motion Passed (14 to 1)**

Moved by: P. Cuddy  
Seconded by: S. Hillier

Motion to approve part c), as amended.

Yeas: (11): S. Lewis, H. McAlister, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, S. Franke, D. Ferreira, S. Hillier, and J. Morgan

Nays: (4): S. Stevenson, A. Hopkins, P. Van Meerbergen, and E. Pelosa

**Motion Passed (11 to 4)**

Moved by: P. Cuddy  
Seconded by: S. Hillier

Motion to approve part d)

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

**Motion Passed (15 to 0)**



Moved by: P. Cuddy  
Seconded by: S. Hillier

Motion to approve the balance of motion, as amended.

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

**Motion Passed (15 to 0)**

4.2 Consideration of Appointment to the Accessibility Community Advisory Committee (Requires up to 11 Members)

Moved by: S. Franke  
Seconded by: P. Van Meerbergen

That the following applicants BE APPOINTED to the Accessibility Community Advisory Committee for the term ending March 31, 2027:

Carrie Briley  
Mason Bruner Moore  
Jordan Bragg  
Megan Papadakos  
Alicia McGaw  
Terry Smith  
Adam Lumley  
Grace Sweetman  
Zoe Beecham  
Elysa Spetgang  
Natalie Judges

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

Absent: (1): S. Trosow

**Motion Passed (14 to 0)**

**Election**

Consideration of appointment to the Accessibility Community Advisory Committee.

**Kathryn Banman (2.52 %):**J. Morgan, H. McAlister, S. Trosow, S. Franke

**Zoe Beecham Person with a Disability (5.66 %):**S. Hillier, E. Pelozza, S. Lehman, H. McAlister, P. Cuddy, S. Trosow, S. Franke, D. Ferreira, C. Rahman

**Jordan Bragg Person with a Disability (6.92 %):**J. Morgan, S. Lewis, S. Hillier, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, C. Rahman

**Carrie Briley Parent of a Child with a Disability (8.18 %):**J. Morgan, A. Hopkins, S. Lewis, E. Pelozza, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Mason Bruner Moore Person with a Disability (6.92 %):**A. Hopkins, S. Lewis, S. Hillier, E. Pelozza, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, D. Ferreira

**Sarvarinder Singh Dohil (0.00 %):**None

**Paul Garrett Person with a Disability (1.26 %):**P. Cuddy, D. Ferreira

**Noah Haddad Person with a Disability Youth Representative (3.14%):**

S. Lewis, P. Cuddy, S. Stevenson, S. Franke, D. Ferreira  
**Emma Halderman (3.14 %):**A. Hopkins, S. Hillier, S. Lehman, S. Trosow, C. Rahman  
**Natalie Judges Person with a Disability (5.66 %):**J. Morgan, A. Hopkins, E. Pelozo, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, S. Franke, D. Ferreira  
**Lucy Lee (3.77 %):**A. Hopkins, S. Hillier, H. McAlister, S. Trosow, S. Franke, C. Rahman  
**Bryce Love Person with a Disability (3.77 %):**E. Pelozo, H. McAlister, P. Cuddy, S. Trosow, D. Ferreira, C. Rahman  
**Adam Lumley (4.40 %):**J. Morgan, S. Lewis, S. Hillier, P. Van Meerbergen, S. Lehman, P. Cuddy, J. Pribil  
**Devinder Luthra (1.26 %):**P. Cuddy, S. Trosow  
**Alicia McGaw Person with a Disability (6.29 %):**A. Hopkins, S. Lewis, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, S. Stevenson, J. Pribil, S. Trosow, C. Rahman  
**Jaime Medeiros (3.77 %):**A. Hopkins, P. Van Meerbergen, H. McAlister, S. Trosow, S. Franke, D. Ferreira  
**Megan Papadakos Person with a Disability (7.55 %):**J. Morgan, A. Hopkins, S. Lewis, E. Pelozo, P. Van Meerbergen, S. Lehman, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman  
**Bonnie Quesnel Person with a Disability (2.52 %):**J. Morgan, P. Van Meerbergen, S. Stevenson, J. Pribil  
**Sophie Roland (0.63 %):**S. Trosow  
**Terry Smith Parent of a Child with a Disability (6.29 %):**J. Morgan, A. Hopkins, S. Lewis, E. Pelozo, P. Van Meerbergen, S. Lehman, S. Stevenson, J. Pribil, S. Franke, D. Ferreira  
**Elysa Spetgang Person with a Disability (5.66 %):**S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, S. Stevenson, J. Pribil, C. Rahman  
**Yvonne Spicer Person with a Disability (5.03 %):**J. Morgan, A. Hopkins, S. Hillier, E. Pelozo, S. Lehman, S. Trosow, S. Franke, C. Rahman  
**Grace Sweetman Person with a Disability Youth Representative (4.40 %):**A. Hopkins, S. Hillier, E. Pelozo, P. Van Meerbergen, H. McAlister, D. Ferreira, C. Rahman  
**Robert Thorn (1.26 %):**S. Stevenson, J. Pribil  
**Conflict (0):** None

**Majority Winner: No majority**

### **Election**

Consideration of appointment to the Accessibility Community Advisory Committee.

**Carrie Briley Parent of a Child with a Disability (8.78 %):**J. Morgan, A. Hopkins, S. Lewis, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, S. Franke, D. Ferreira

**Megan Papadakos Person with a Disability (7.43 %):**J. Morgan, S. Lewis, E. Pelozo, P. Van Meerbergen, S. Lehman, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Jordan Bragg Person with a Disability (6.08 %):**S. Lewis, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, C. Rahman

**Mason Bruner Moore Person with a Disability (8.11 %):**A. Hopkins, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, D. Ferreira, C. Rahman

**Alicia McGaw Person with a Disability (6.76 %):**J. Morgan, S. Lewis, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, S. Stevenson, J. Pribil, S. Trosow, C. Rahman

**Terry Smith Parent of a Child with a Disability (6.08 %):**J. Morgan, S.

Lewis, E. Pelozo, P. Van Meerbergen, S. Lehman, S. Stevenson, J. Pribil, S. Franke, D. Ferreira

**Zoe Beecham Person with a Disability (6.08 %):**S. Hillier, E. Pelozo, S. Lehman, H. McAlister, P. Cuddy, S. Trosow, S. Franke, D. Ferreira, C. Rahman

**Natalie Judges Person with a Disability (6.08 %):**J. Morgan, A. Hopkins, E. Pelozo, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, S. Franke, D. Ferreira

**Elysa Spetgang Person with a Disability (4.73 %):**S. Lewis, S. Hillier, P. Van Meerbergen, S. Lehman, H. McAlister, S. Stevenson, C. Rahman

**Yvonne Spicer Person with a Disability (4.73 %):**J. Morgan, S. Hillier, E. Pelozo, S. Lehman, P. Cuddy, S. Trosow, C. Rahman

**Adam Lumley (4.73 %):**J. Morgan, S. Lewis, S. Hillier, P. Van Meerbergen, S. Lehman, P. Cuddy, J. Pribil

**Grace Sweetman Person with a Disability Youth Representative (4.73 %):**S. Hillier, E. Pelozo, P. Van Meerbergen, H. McAlister, S. Franke, D. Ferreira, C. Rahman

**Lucy Lee (3.38 %):**A. Hopkins, H. McAlister, S. Trosow, S. Franke, C. Rahman

**Bryce Love Person with a Disability (4.05 %):**J. Morgan, E. Pelozo, H. McAlister, S. Franke, D. Ferreira, C. Rahman

**Jaime Medeiros (3.38 %):**P. Van Meerbergen, H. McAlister, S. Trosow, S. Franke, D. Ferreira

**Noah Haddad Person with a Disability Youth Representative (3.38 %):**J. Morgan, P. Cuddy, S. Stevenson, S. Franke, D. Ferreira

**Emma Halderman (2.70 %):**A. Hopkins, S. Lehman, S. Trosow, C. Rahman

**Kathryn Banman (2.03 %):**E. Pelozo, H. McAlister, S. Trosow

**Bonnie Quesnel Person with a Disability (2.70 %):**J. Morgan, P. Van Meerbergen, S. Stevenson, J. Pribil

**Paul Garrett Person with a Disability (1.35 %):**P. Cuddy, D. Ferreira

**Devinder Luthra (1.35 %):**P. Cuddy, S. Trosow

**Robert Thorn (1.35 %):**S. Stevenson, J. Pribil

**Conflict (0):** None

**Majority Winner: No majority**

### **Election**

Consideration of appointment to the Accessibility Community Advisory Committee.

**Carrie Briley Parent of a Child with a Disability (9.09 %):**J. Morgan, A. Hopkins, S. Lewis, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Mason Bruner Moore Person with a Disability (8.39 %):**A. Hopkins, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, D. Ferreira, C. Rahman

**Megan Papadakos Person with a Disability (6.99 %):**J. Morgan, S. Lewis, P. Van Meerbergen, S. Lehman, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Alicia McGaw Person with a Disability (6.99 %):**J. Morgan, S. Lewis, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman

**Jordan Bragg Person with a Disability (8.39 %):**J. Morgan, S. Lewis, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Terry Smith Parent of a Child with a Disability (6.29 %):**J. Morgan, S. Lewis, E. Pelozo, P. Van Meerbergen, S. Lehman, S. Stevenson, J. Pribil, S. Franke, D. Ferreira

**Zoe Beecham Person with a Disability (4.90 %):**E. Pelozo, S. Lehman,

H. McAlister, P. Cuddy, S. Franke, D. Ferreira, C. Rahman  
**Natalie Judges Person with a Disability (4.90 %):**J. Morgan, E. Pelozo, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira  
**Elysa Spetgang Person with a Disability (6.29 %):**S. Lewis, S. Hillier, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman  
**Yvonne Spicer Person with a Disability (4.90 %):**S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, P. Cuddy, S. Franke, C. Rahman  
**Adam Lumley (4.90 %):**J. Morgan, S. Lewis, S. Hillier, P. Van Meerbergen, S. Lehman, P. Cuddy, J. Pribil  
**Grace Sweetman Person with a Disability Youth Representative (4.90 %):**A. Hopkins, S. Hillier, E. Pelozo, H. McAlister, S. Franke, D. Ferreira, C. Rahman  
**Bryce Love Person with a Disability (4.20 %):**E. Pelozo, H. McAlister, P. Cuddy, S. Franke, D. Ferreira, C. Rahman  
**Lucy Lee (2.80 %):**A. Hopkins, H. McAlister, S. Franke, C. Rahman  
**Jaime Medeiros (2.80 %):**A. Hopkins, P. Van Meerbergen, H. McAlister, D. Ferreira  
**Noah Haddad Person with a Disability Youth Representative (4.90 %):**S. Lewis, S. Hillier, E. Pelozo, S. Stevenson, J. Pribil, S. Franke, D. Ferreira  
**Emma Halderman (2.80 %):**J. Morgan, A. Hopkins, S. Hillier, S. Lehman  
**Bonnie Quesnel Person with a Disability (3.50 %):**J. Morgan, A. Hopkins, P. Van Meerbergen, S. Stevenson, J. Pribil  
**Kathryn Banman (2.10 %):**J. Morgan, H. McAlister, S. Stevenson  
**Conflict (0):** None

**Majority Winner: No majority**

### **Election**

Consideration of appointment to the Accessibility Community Advisory Committee.

**Carrie Briley Parent of a Child with a Disability (9.79 %):**J. Morgan, A. Hopkins, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman  
**Mason Bruner Moore Person with a Disability (9.09 %):**J. Morgan, A. Hopkins, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, D. Ferreira, C. Rahman  
**Jordan Bragg Person with a Disability (9.09 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman  
**Megan Papadakos Person with a Disability (9.09 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman  
**Alicia McGaw Person with a Disability (7.69 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, C. Rahman  
**Terry Smith Parent of a Child with a Disability (6.99 %):**A. Hopkins, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, S. Stevenson, J. Pribil, S. Franke, D. Ferreira  
**Elysa Spetgang Person with a Disability (5.59 %):**S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, S. Stevenson, C. Rahman  
**Zoe Beecham Person with a Disability (4.20 %):**S. Lehman, H. McAlister, P. Cuddy, S. Franke, D. Ferreira, C. Rahman  
**Natalie Judges Person with a Disability (4.20 %):**E. Pelozo, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira  
**Yvonne Spicer Person with a Disability (4.20 %):**A. Hopkins, S. Hillier, S. Lehman, P. Cuddy, S. Stevenson, S. Franke

**Adam Lumley (6.29 %):**J. Morgan, S. Lewis, S. Hillier, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, J. Pribil, C. Rahman  
**Grace Sweetman Person with a Disability Youth Representative (4.90 %):**A. Hopkins, S. Hillier, E. Pelozza, P. Cuddy, S. Franke, D. Ferreira, C. Rahman  
**Noah Haddad Person with a Disability Youth Representative (4.90 %):**S. Lewis, E. Pelozza, H. McAlister, S. Stevenson, J. Pribil, S. Franke, D. Ferreira  
**Bryce Love Person with a Disability (4.20 %):**E. Pelozza, H. McAlister, P. Cuddy, S. Franke, D. Ferreira, C. Rahman  
**Bonnie Quesnel Person with a Disability (3.50 %):**J. Morgan, P. Van Meerbergen, S. Stevenson, J. Pribil, S. Franke  
**Lucy Lee (0.70 %):**J. Morgan  
**Jaime Medeiros (2.80 %):**J. Morgan, P. Van Meerbergen, H. McAlister, D. Ferreira  
**Emma Halderman (2.80 %):**J. Morgan, S. Hillier, S. Lehman, C. Rahman  
**Conflict (0):** None

**Majority Winner: No majority**

### **Election**

Consideration of appointment to the Accessibility Community Advisory Committee.

**Carrie Briley Parent of a Child with a Disability (9.79 %):**J. Morgan, A. Hopkins, S. Lewis, S. Hillier, E. Pelozza, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman  
**Mason Bruner Moore Person with a Disability (9.09 %):**J. Morgan, A. Hopkins, S. Lewis, S. Hillier, E. Pelozza, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, D. Ferreira, C. Rahman  
**Jordan Bragg Person with a Disability (9.09 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozza, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman  
**Megan Papadakos Person with a Disability (9.09 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozza, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman  
**Alicia McGaw Person with a Disability (8.39 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozza, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, C. Rahman  
**Terry Smith Parent of a Child with a Disability (6.29 %):**J. Morgan, S. Lewis, E. Pelozza, P. Van Meerbergen, S. Lehman, S. Stevenson, J. Pribil, S. Franke, D. Ferreira  
**Adam Lumley (6.29 %):**J. Morgan, S. Lewis, S. Hillier, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, J. Pribil, C. Rahman  
**Elysa Spetgang Person with a Disability (4.20 %):**S. Lewis, P. Van Meerbergen, S. Lehman, H. McAlister, S. Stevenson, S. Franke  
**Grace Sweetman Person with a Disability Youth Representative (5.59 %):**S. Lewis, S. Hillier, E. Pelozza, S. Lehman, P. Cuddy, S. Franke, D. Ferreira, C. Rahman  
**Noah Haddad Person with a Disability Youth Representative (5.59 %):**S. Lewis, S. Hillier, E. Pelozza, H. McAlister, S. Stevenson, J. Pribil, S. Franke, D. Ferreira  
**Zoe Beecham Person with a Disability (5.59 %):**E. Pelozza, S. Lehman, H. McAlister, P. Cuddy, J. Pribil, S. Franke, D. Ferreira, C. Rahman  
**Natalie Judges Person with a Disability (4.20 %):**A. Hopkins, E. Pelozza, S. Stevenson, J. Pribil, S. Franke, D. Ferreira  
**Yvonne Spicer Person with a Disability (3.50 %):**A. Hopkins, S. Hillier, P. Cuddy, S. Stevenson, C. Rahman  
**Bryce Love Person with a Disability (4.20 %):**E. Pelozza, H. McAlister, P. Cuddy, S. Franke, D. Ferreira, C. Rahman

**Bonnie Quesnel Person with a Disability (4.20 %):**J. Morgan, S. Hillier, P. Van Meerbergen, P. Cuddy, S. Stevenson, J. Pribil  
**Jaime Medeiros (2.10 %):**P. Van Meerbergen, H. McAlister, D. Ferreira  
**Emma Halderman (2.80 %):**J. Morgan, S. Hillier, S. Lehman, C. Rahman  
**Conflict (0):** None

**Majority Winner: No majority**

### **Election**

Consideration of appointment to the Accessibility Community Advisory Committee.

**Carrie Briley Parent of a Child with a Disability (9.79 %):**J. Morgan, A. Hopkins, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Mason Bruner Moore Person with a Disability (9.09 %):**J. Morgan, A. Hopkins, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, D. Ferreira, C. Rahman

**Jordan Bragg Person with a Disability (9.09 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Megan Papadakos Person with a Disability (9.09 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Alicia McGaw Person with a Disability (8.39 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, C. Rahman

**Terry Smith Parent of a Child with a Disability (7.69 %):**J. Morgan, A. Hopkins, S. Lewis, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, S. Stevenson, J. Pribil, S. Franke, D. Ferreira

**Adam Lumley (7.69 %):**J. Morgan, S. Lewis, S. Hillier, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, D. Ferreira, C. Rahman

**Grace Sweetman Person with a Disability Youth Representative (6.29 %):**A. Hopkins, S. Lewis, S. Hillier, E. Pelozo, H. McAlister, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Noah Haddad Person with a Disability Youth Representative (4.20 %):**S. Lewis, E. Pelozo, P. Cuddy, S. Stevenson, S. Franke, D. Ferreira

**Zoe Beecham Person with a Disability (5.59 %):**E. Pelozo, S. Lehman, H. McAlister, P. Cuddy, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Elysa Spetgang Person with a Disability (5.59 %):**S. Lewis, S. Hillier, P. Van Meerbergen, S. Lehman, H. McAlister, S. Stevenson, S. Franke, C. Rahman

**Natalie Judges Person with a Disability (4.20 %):**E. Pelozo, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira

**Bryce Love Person with a Disability (4.20 %):**E. Pelozo, H. McAlister, P. Cuddy, S. Franke, D. Ferreira, C. Rahman

**Bonnie Quesnel Person with a Disability (3.50 %):**J. Morgan, P. Van Meerbergen, P. Cuddy, S. Stevenson, J. Pribil

**Yvonne Spicer Person with a Disability (3.50 %):**J. Morgan, A. Hopkins, S. Hillier, S. Lehman, C. Rahman

**Emma Halderman (2.10 %):**J. Morgan, S. Hillier, S. Lehman  
**Conflict (0):** None

**Majority Winner: No majority**

## Election

Consideration of appointment to the Accessibility Community Advisory Committee.

**Carrie Briley Parent of a Child with a Disability (10.22 %):**J. Morgan, A. Hopkins, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Mason Bruner Moore Person with a Disability (10.22 %):**J. Morgan, A. Hopkins, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Jordan Bragg Person with a Disability (9.49 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Megan Papadakos Person with a Disability (9.49 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Alicia McGaw Person with a Disability (8.76 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, C. Rahman

**Terry Smith Parent of a Child with a Disability (8.76 %):**J. Morgan, A. Hopkins, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, S. Stevenson, J. Pribil, S. Franke, D. Ferreira

**Adam Lumley (7.30 %):**J. Morgan, S. Lewis, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, D. Ferreira, C. Rahman

**Grace Sweetman Person with a Disability Youth Representative (7.30 %):**S. Lewis, S. Hillier, E. Pelozo, S. Lehman, H. McAlister, P. Cuddy, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Zoe Beecham Person with a Disability (6.57 %):**S. Hillier, E. Pelozo, S. Lehman, H. McAlister, P. Cuddy, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Elysa Spetgang Person with a Disability (4.38 %):**S. Lewis, S. Hillier, S. Lehman, H. McAlister, S. Stevenson, C. Rahman

**Noah Haddad Person with a Disability Youth Representative (4.38 %):**S. Lewis, S. Hillier, E. Pelozo, S. Stevenson, S. Franke, D. Ferreira

**Natalie Judges Person with a Disability (4.38 %):**E. Pelozo, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira

**Bryce Love Person with a Disability (3.65 %):**H. McAlister, P. Cuddy, S. Franke, D. Ferreira, C. Rahman

**Bonnie Quesnel Person with a Disability (3.65 %):**A. Hopkins, S. Hillier, P. Cuddy, S. Stevenson, J. Pribil

**Yvonne Spicer Person with a Disability (1.46 %):**A. Hopkins, S. Lehman

**Conflict (0):** None

**Majority Winner: No majority**

## Election

Consideration of appointment to the Accessibility Community Advisory Committee.

**Carrie Briley Parent of a Child with a Disability (9.70 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Mason Bruner Moore Person with a Disability (9.70 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman

**Jordan Bragg Person with a Disability (9.70 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozo, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy,

S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman  
**Megan Papadakos Person with a Disability (9.70 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelosa, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman  
**Alicia McGaw Person with a Disability (8.96 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelosa, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, C. Rahman  
**Terry Smith Parent of a Child with a Disability (8.96 %):**J. Morgan, A. Hopkins, S. Lewis, S. Hillier, E. Pelosa, P. Van Meerbergen, S. Lehman, H. McAlister, S. Stevenson, J. Pribil, S. Franke, D. Ferreira  
**Adam Lumley (8.21 %):**J. Morgan, A. Hopkins, S. Lewis, P. Van Meerbergen, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, D. Ferreira, C. Rahman  
**Grace Sweetman Person with a Disability Youth Representative (8.21 %):**J. Morgan, S. Lewis, E. Pelosa, S. Lehman, H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, C. Rahman  
**Zoe Beecham Person with a Disability (5.97 %):**E. Pelosa, S. Lehman, H. McAlister, P. Cuddy, J. Pribil, S. Franke, D. Ferreira, C. Rahman  
**Elysa Spetgang Person with a Disability (4.48 %):**S. Lewis, S. Lehman, P. Cuddy, S. Stevenson, S. Franke, C. Rahman  
**Noah Haddad Person with a Disability Youth Representative (4.48 %):**S. Lewis, E. Pelosa, H. McAlister, S. Franke, D. Ferreira, C. Rahman  
**Natalie Judges Person with a Disability (5.97 %):**A. Hopkins, S. Hillier, E. Pelosa, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira  
**Bryce Love Person with a Disability (2.99 %):**E. Pelosa, H. McAlister, D. Ferreira, C. Rahman  
**Bonnie Quesnel Person with a Disability (2.99 %):**A. Hopkins, P. Cuddy, S. Stevenson, J. Pribil  
**Conflict (0):** None

**Majority Winner: No majority**

### **Election**

Consideration of appointment to the Accessibility Community Advisory Committee.

**Carrie Briley Parent of a Child with a Disability:** S. Lewis, H. McAlister, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Stevenson, E. Pelosa, S. Franke, D. Ferreira, S. Hillier, J. Morgan

**Mason Bruner Moore Person with a Disability:** S. Lewis, H. McAlister, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Stevenson, E. Pelosa, S. Franke, D. Ferreira, S. Hillier, J. Morgan

**Jordan Bragg Person with a Disability:** S. Lewis, H. McAlister, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Stevenson, E. Pelosa, S. Franke, D. Ferreira, S. Hillier, J. Morgan

**Megan Papadakos Person with a Disability:** S. Lewis, H. McAlister, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Stevenson, E. Pelosa, S. Franke, D. Ferreira, S. Hillier, J. Morgan

**Terry Smith Parent of a Child with a Disability:** S. Lewis, H. McAlister, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Stevenson, E. Pelosa, S. Franke, D. Ferreira, S. Hillier, J. Morgan

**Alicia McGaw Person with a Disability:** S. Lewis, H. McAlister, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Stevenson, E. Pelosa, S. Franke, S. Hillier, J. Morgan

**Adam Lumley:** S. Lewis, H. McAlister, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Stevenson, D. Ferreira, S. Hillier, J. Morgan

**Grace Sweetman Person with a Disability Youth Representative:** S.



Lewis, H. McAlister, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, S. Stevenson, S. Franke, E. Pelozo, D. Ferreira, S. Hillier, J. Morgan

**Zoe Beecham Person with a Disability:** H. McAlister, P. Cuddy, J. Pribil, C. Rahman, S. Lehman, A. Hopkins, S. Stevenson, S. Franke, E. Pelozo, D. Ferreira, S. Hillier, J. Morgan

**Elysa Spetgang Person with a Disability:** S. Lewis, H. McAlister, J. Pribil, S. Lehman, P. Cuddy, S. Stevenson, S. Franke, C. Rahman, D. Ferreira

**Noah Haddad Person with a Disability Youth Representative:** S. Lewis, E. Pelozo, S. Franke, D. Ferreira, C. Rahman, A. Hopkins

**Natalie Judges Person with a Disability:** A. Hopkins, E. Pelozo, P. Cuddy, S. Stevenson, J. Pribil, S. Franke, D. Ferreira, H. McAlister, S. Lehman

**Conflict (0):** None

**Majority Winner: Carrie Briley Parent of a Child with a Disability, Mason Bruner Moore Person with a Disability, Jordan Bragg Person with a Disability, Megan Papadakos Person with a Disability, Alicia McGaw Person with a Disability, Terry Smith Parent of a Child with a Disability, Adam Lumley, Terry Smith Parent of a Child with a Disability, Grace Sweetman Person with a Disability Youth Representative, Zoe Beecham Person with a Disability, Elysa Spetgang Person with a Disability, Natalie Judges Person with a Disability**

4.3 Consideration of Appointment to the Community Advisory Committee on Planning (Requires up to 11 Members)

Moved by: H. McAlister

Seconded by: P. Cuddy

That consideration of appointment to the Community Advisory Committee on Planning and the Environmental Stewardship and Action Community Advisory Committee BE REFERRED to the April 1, 2025 meeting of Council.

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

**Motion Passed (15 to 0)**

4.4 Consideration of Appointment to the Environmental Stewardship and Action Community Advisory Committee (Requires up to 11 Members)

Moved by: H. McAlister

Seconded by: P. Cuddy

That consideration of appointment to the Community Advisory Committee on Planning and the Environmental Stewardship and Action Community Advisory Committee BE REFERRED to the April 1, 2025 meeting of Council.

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

**Motion Passed (15 to 0)**

4.5 Consideration of Appointment to the Covent Garden Market Board of Directors (Requires 1 Member)

Moved by: S. Hillier

Seconded by: D. Ferreira

That William Westgate BE APPOINTED to the Covent Garden Market Board of Directors for the term ending November 14, 2026.

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

**Motion Passed (15 to 0)**

**Election**

Consideration of Appointment to the Covent Garden Market Board of Directors.

**Nafis Ahmed (0.00 %):**None

**Lubna Arja (0.00 %):**None

**Clare Ezekobe (0.00 %):**None

**Nick Fabiano (0.00 %):**None

**Khan Baqar (6.67 %):**A. Hopkins

**Arla Longhurst (20.00 %):**H. McAlister, S. Franke, D. Ferreira

**Malay Sundrani (0.00 %):**None

**Robert Thorn (6.67 %):**P. Van Meerbergen

**William Westgate (66.67 %):**J. Morgan, S. Lewis, S. Hillier, E. Pelozza, S. Lehman, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman

**Conflict (0):** None

**Majority Winner: William Westgate**

4.6 London Transit Commission Assessment Growth Business Case

Moved by: C. Rahman

Seconded by: E. Pelozza

That with respect to the communication from London Transit Commission regarding Assessment Growth Business Cases, the following actions be taken:

a) the communication dated March 3, 2025 from S. Marentette, Board Chair, London Transit Commission BE RECEIVED;

b) the current London Transit Commission BE DISSOLVED, effective April 1, 2025;

c) the Civic Administration BE DIRECTED to bring forward to the Municipal Council meeting on April 1, 2025, a by-law with the necessary amendments to By-law No. A.-6377-206, as amended, to provide that the London Transit Commission shall consist of five (5) members of Council, recognizing this as an interim measure pending the outcome of the ongoing governance review;

d) the Council Member appointments to the London Transit Commission BE REFERRED to the April 1, 2025 Council meeting;

e) the Civic Administration BE DIRECTED bring back a report to Council at the earliest opportunity with recommendations for further interim supports while Council awaits the completion of the governance review;

f) the resignations from D. Little, J. Madden and Councillor D. Ferreira BE ACCEPTED;

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

- a communication dated March 20, 2025 from Councillor C. Rahman, Deputy Mayor/Councillor S. Lewis, Councillor D. Ferreira and Councillor/Budget Chair E. Pelozza;
- a communication dated March 23, 2025 from D. Little;
- a communication dated March 23, 2025 from J. Madden; and
- a communication dated March 23, 2025 from Councillor D. Ferreira.

it being further noted the Strategic Priorities and Policy Committee heard delegations from the following individuals with respect to this matter:

- S. Marentette;
- J. Madden.

**ADDITIONAL VOTES:**

Moved by: C. Rahman  
Seconded by: E. Pelozza

Notwithstanding the Council Procedure By-law, the delegations from S. Marentette and J. Madden BE APPROVED to be heard at this time.

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

**Motion Passed (15 to 0)**

Moved by: H. McAlister  
Seconded by: J. Pribil

That the motion regarding the London Transit Commission BE REFERRED to the next meeting of the Strategic Priorities and Policy Committee.

Yeas: (3): H. McAlister, J. Pribil, and S. Franke

Nays: (12): S. Lewis, P. Cuddy, S. Stevenson, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, E. Pelozza, D. Ferreira, S. Hillier, and J. Morgan

**Motion Failed (3 to 12)**

Moved by: C. Rahman  
Seconded by: E. Pelozza

Motion to approve part a):

a) the communication dated March 3, 2025 from S. Marentette, Board Chair, London Transit Commission BE RECEIVED;

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

**Motion Passed (15 to 0)**

Moved by: C. Rahman  
Seconded by: E. Pelozza

Motion to approve part b):

b) the current London Transit Commission BE DISSOLVED, effective April 1, 2025;

Yeas: (9): S. Lewis, P. Cuddy, S. Trosow, C. Rahman, S. Lehman, P. Van Meerbergen, E. Pelozza, D. Ferreira, and J. Morgan

Nays: (6): H. McAlister, S. Stevenson, J. Pribil, A. Hopkins, S. Franke, and S. Hillier

**Motion Passed (9 to 6)**

Moved by: S. Trosow  
Seconded by: S. Franke

Motion to amend part c) to read as follows:

c) the Civic Administration BE DIRECTED to bring forward to the Municipal Council meeting on April 1, 2025, a by-law with the necessary amendments to By-law No. A.-6377-206, as amended, to provide that the London Transit Commission shall consist of five (5) members of Council, recognizing this as an interim measure pending the outcome of the ongoing governance review;

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

**Motion Passed (15 to 0)**

Moved by: S. Lehman  
Seconded by: P. Van Meerbergen

Motion that part d) of the motion referring to Council appointments to the London Transit Commission BE REFERRED to the April 1, 2025 Council meeting.

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

Nays: (1): J. Morgan

**Motion Passed (14 to 1)**

Moved by: C. Rahman  
Seconded by: E. Pelozza

Motion to approve parts e) and f) to read as follows:

e) the Civic Administration BE DIRECTED bring back a report to Council at the earliest opportunity with recommendations for further interim supports while Council awaits the completion of the governance review;

f) the resignations from D. Little, J. Madden and Councillor D. Ferreira BE ACCEPTED;

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

- a communication dated March 20, 2025 from Councillor C. Rahman, Deputy Mayor/Councillor S. Lewis, Councillor D. Ferreira and Councillor/Budget Chair E. Pelozza;
- a communication dated March 23, 2025 from D. Little;
- a communication dated March 23, 2025 from J. Madden; and
- a communication dated March 23, 2025 from Councillor D. Ferreira.

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

**Motion Passed (15 to 0)**

## **5. Deferred Matters/Additional Business**

### **5.1 (ADDED) Council Resourcing Review Task Force - Terms of Reference - City Clerk**

Moved by: C. Rahman

Seconded by: P. Cuddy

That the following actions be taken with respect to the Council Resourcing Review Task Force – Terms of Reference:

- a) the Council Resourcing Review Task Force BE ADVISED that a review of the Mayor’s Office to be outside of the scope of the task force;
- b) the Council Resourcing Review Task Force BE ADVISED that a review of the Councillors’ Office administrative staff support model to be in scope of the 2025 review;
- c) the Terms of Reference BE AMENDED to include a new part within section 1.6 to read “Councillors’ Office administrative staff support model”; and
- d) the memo from the City Clerk, dated March 25, 2025, BE RECEIVED.

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

**Motion Passed (15 to 0)**

## **6. Confidential**

Moved by: S. Trosow

Seconded by: D. Ferreira

That the Strategic Priorities and Policy Committee convenes In Closed session to consider the following:

### **6.1 Solicitor-Client Privilege**

A matter pertaining to advice that is subject to solicitor-client privilege, with respect to the contract for Integrity Commissioner Services, including communications necessary for that purpose and directions and instructions to officers and employees or agents of the municipality.

Yeas: (10): S. Lewis, H. McAlister, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, D. Ferreira, and J. Morgan

Nays: (5): P. Cuddy, S. Stevenson, S. Franke, E. Pelozza, and S. Hillier

**Motion Passed (10 to 5)**

That Strategic Priorities and Policy Committee convenes In Closed Session, from 2:21 PM to 2:39 PM.

**7. Adjournment**

Moved by: S. Hillier

Seconded by: D. Ferreira

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 9:24 PM.

# Infrastructure and Corporate Services Committee Report

6th Meeting of the Infrastructure and Corporate Services Committee  
March 24, 2025

**PRESENT:** Councillors C. Rahman (Chair), J. Pribil, A. Hopkins, P. Van Meerbergen, S. Franke

**ALSO PRESENT:** Councillor H. McAlister, S. Trosow; S. Datars Bere, B. Baar, A. Barbon, S. Chambers, I. Collins, G. Dales, J. Dann, D. Escobar, M. Feldberg, J. Graham, A. Hovius, W. Jeffrey, P. Kavcic, D. MacRae, J. McMillan, H. McNeely, K. Murray, K. Oudekerk, J. Paradis, M. Pease, A. Rammeloo, A. Rozentals, K. Scherr, E. Skalski, S. Sleiman, S. Tatavarti, B. Warner, P. Yeoman.

Remote Attendance: Deputy Mayor S. Lewis; Councillor E. Pelosa; E. Bennett, S. Corman, E. Hunt

The meeting is called to order at 1:00 PM; it being noted that Councillor P. Van Meerbergen was in remote attendance.

## 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Consent

Moved by: A. Hopkins  
Seconded by: S. Franke

That Consent Items 2.1 to 2.13 BE APPROVED with the exception of items 2.10 and 2.12.

Yeas: (5): C. Rahman, J. Pribil, A. Hopkins, P. Van Meerbergen, and S. Franke

**Motion Passed (5 to 0)**

### 2.1 2025 Debenture Issuance

Moved by: A. Hopkins  
Seconded by: S. Franke

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

- a) the Civic Administration BE AUTHORIZED to proceed with the issuance of debentures in the capital markets upon suitable market conditions to provide permanent financing for capital works in an amount not to exceed \$47,871,000; it being noted that two separate issuances are planned for 2025's debenture issuance program; and
- b) the Civic Administration BE INSTRUCTED to schedule and convene appropriately timed special Infrastructure and Corporate Services Committee meetings, if needed, upon successful placement of the City's debt in the capital markets to ensure adequate time for Council approval while adhering to the necessary financial settlement requirements.

**Motion Passed**

2.2 Appointment of Consulting Engineers for the Trunk Watermain Installation Program

Moved by: A. Hopkins  
Seconded by: S. Franke

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

- a) the following consulting engineers BE APPOINTED to carry out consulting services for the identified Trunk Watermain Installation Program funded projects, at the upset amounts identified below, in accordance with the estimate on file, and in accordance with Section 15.2(e) of the City of London's Procurement of Goods and Services Policy:
  - i) Dillon Consulting Limited BE APPOINTED consulting engineers to complete the detailed design of Contract 2 – Wonderland Road North from Gainsborough Road to Oxford Street West, in the total amount of \$718,063.00 (including contingency), excluding HST;
  - ii) AECOM Canada ULC BE APPOINTED consulting engineers to complete the detailed design of Contract 4 – Commissioners Road from Pond Mills Road to Deveron Crescent, Pond Mills Road from Burlington Crescent to Deveron Crescent, and Deveron Crescent from Pond Mills Road to Glenroy Road in the total amount of \$711,020.00 (including contingency), excluding HST; and
  - iii) AECOM Canada ULC BE APPOINTED consulting engineers to complete the detailed design of Contract 6 – Wonderland Road South, from Hamlyn Road to Dingman Drive, and Dingman Drive from Wonderland Road South to White Oak Road, in the total amount of \$302,122.00 (including contingency), excluding HST;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated March 24, 2025, as Appendix 'A';
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations.

**Motion Passed**

2.3 Supply of Membrane Bioreactor Equipment for the Oxford Wastewater Treatment Plant - Irregular Results

Moved by: A. Hopkins  
Seconded by: S. Franke

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, the following actions be taken with respect to the Supply of Membrane Bioreactor Equipment for the Oxford Wastewater Treatment Plant:

- a) the supply of Membrane Bioreactor Equipment BE AWARDED to Veolia Water Technologies & Solutions Canada GP for the total price of \$5,484,080.00 excluding HST, in accordance with Section 19.4 of the City of London's Procurement of Goods and Services Policy;



- b) the financing for this project BE APPROVED as set out in the revised Sources of Financing Report, as appended to the added agenda as Appendix 'A';
- 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 Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project.

**Motion Passed**

2.4 2025 Watermain Cleaning and Lining Contract Award

Moved by: A. Hopkins  
 Seconded by: S. Franke

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

- a) the bid submitted by Fer-Pal Construction Ltd at its tendered price of \$6,328,764.99, excluding HST, for Watermain Cleaning and Lining Services be accepted; it being noted that this is the third year of a five-year contract submitted by Fer Pal Construction Ltd. and where unit prices were carried over from the original tendered contract plus an increase in line with the Consumer Price Index;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report as appended to the staff report dated March 24, 2025 as Appendix "A";
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract, or issuing a purchase order for the material to be supplied and the work to be done, relating to this project; and
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations.

**Motion Passed**

2.5 Appointment of Consulting Engineer: Bostwick Road Improvements RFP-2024-334

Moved by: A. Hopkins  
 Seconded by: S. Franke

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, the following actions be taken with respect to the appointment of a consulting engineer for the detailed design and tendering of Bostwick Road Improvements from Southdale Road West to Wharncliffe Road South:

- a) the proposal submitted by Stantec Consulting Ltd. BE ACCEPTED to provide consulting engineering services to complete the detailed design and tendering for the Bostwick Road Improvements at an upset amount of \$910,374.30 excluding HST, as per Section 15.2 (e) of the Procurement of Goods and Services Policy;

- b) the financing for this assignment BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated March 24, 2025 as Appendix 'A';
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this assignment;
- d) the approvals given herein BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work; and
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents including agreements, if required, to give effect to these recommendations.

**Motion Passed**

2.6 Contract Award: Tender No. RFT-2024-345 Sunningdale Road and Richmond Street Intersection Improvements

Moved by: A. Hopkins  
 Seconded by: S. Franke

That on the recommendation of the Deputy City Manager, Environment & Infrastructure, the following actions be taken with respect to the award of contracts for the Sunningdale Road and Richmond Street Intersection Improvements (Tender No. RFT-2024-345):

- a) the bid for project construction submitted by L82 Construction Ltd at its tendered price of \$7,552,917.50, excluding HST, BE ACCEPTED; it being noted that the bid submitted by L82 Construction Ltd was the lowest of eight bids received and meets the City's specifications and requirements in all areas;
- b) AECOM Canada Ltd. BE AUTHORIZED to carry out the contract administration and construction supervision for this project at an upset amount of \$628,784.00 excluding HST, in accordance with Section 15.2 (g) of the City of London Procurement of Goods and Services Policy;
- c) the Civic Administration BE AUTHORIZED to approve a Memorandum of Understanding between the Corporation of the City of London and a private property owner in relation to the cost-sharing of servicing works contained within the Sunningdale Road and Richmond Street Intersection project;
- d) the installation of a new pedestrian signal BE APPROVED at the intersection of Sunningdale Road West and Meadowlands Way;
- e) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated March 24, 2025 as Appendix 'A';
- f) the Civic Administration BE AUTHORIZED to undertake all administrative acts that are necessary in connection with this project;
- g) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract with the consultant for the work;
- h) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract for the material to be supplied and the work to be done relating to this project (RFT-2024-345); and
- i) 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**

2.7 Appointment of Consulting Engineer for Contract Administration Services: Hyde Park Stormwater Assignment 'B'- Phase 2 Construction

Moved by: A. Hopkins  
Seconded by: S. Franke

That on the recommendation of Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the appointment of a consulting engineer for contract administration services for the Hyde Park Stormwater Assignment 'B' Phase 2 Construction project:

- a) Montrose Environmental Solutions Canada Inc. BE APPOINTED to complete resident inspection and contract administration in accordance with the estimate on file, at an upset limit of \$202,800, including 10% contingency, excluding HST, in accordance with Section 15.2 (g) of the Procurement of Goods and Services Policy;
- b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated March 24, 2025 as Appendix 'A';
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with this project;
- d) the approval given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract; and
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, if required, to give effect to these recommendations.

**Motion Passed**

2.8 Appointment of Consulting Engineers for the Infrastructure Renewal Program

Moved by: A. Hopkins  
Seconded by: S. Franke

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

- a) the following consulting engineers BE APPOINTED to carry out consulting services for the identified Infrastructure Renewal Program funded projects, at the upset amounts identified below, in accordance with the estimate on file, and in accordance with Section 15.2(g) of the City of London's Procurement of Goods and Services Policy:
  - i) Dillon Consulting Limited, BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2025 Infrastructure Renewal Program William Street project in accordance with the estimate, on file, at an upset amount of \$467,942.75 including 10% contingency, excluding HST;
  - ii) Dillon Consulting Limited BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2025 Infrastructure Renewal Program Rectory Street project in accordance with the estimate, on file, at an upset amount of \$427,552.13, including 10% contingency, excluding HST;
  - iii) Archibald, Gray & McKay Engineering Ltd., BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2025 Infrastructure Renewal Program Sterling

Street, Salisbury Street and Mornington Avenue project in accordance with the estimate, on file, at an upset amount of \$448,800.00, including 10% contingency, excluding HST;

iv) Archibald, Gray & McKay Engineering Ltd., BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2025 Infrastructure Renewal Program Central Avenue project in accordance with the estimate, on file, at an upset amount of \$387,200.00, including 10% contingency, excluding HST;

v) Spriet Associates London Limited, BE APPOINTED consulting engineers to complete the resident inspection and contract administration for the 2025 Infrastructure Renewal Program Craig Street project in accordance with the estimate, on file, at an upset amount of \$252,395.00, including 10% contingency, excluding HST:

b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated March 24, 2025 as Appendix 'A';

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

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

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

**Motion Passed**

2.9 Supply of Inlet Screen and Repair Parts for the Vauxhall Wastewater Treatment Plant - Single Source

Moved by: A. Hopkins

Seconded by: S. Franke

That, on the recommendation of the Deputy City Manager, Environment & Infrastructure, the following actions be taken with respect to the supply of an inlet screen for the Vauxhall Wastewater Treatment Plant:

a) the supply of an inlet step screen and repair parts for second inlet step screen BE AWARDED to Claro for the total price of \$167,712 excluding HST, as a single source in accordance with Article 14.4.d of the City of London's Procurement of Goods and Services Policy;

b) the financing for this project BE APPROVED as set out in the Sources of Financing Report, as appended to the staff report dated March 24, 2025 as Appendix 'A';

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

**Motion Passed**

2.11 Elected Officials and Appointed Citizen Members 2025 Remuneration

Moved by: A. Hopkins

Seconded by: S. Franke

That, on the recommendation of the Deputy City Manager, Finance Supports, the report dated March 24, 2025 entitled “Elected Officials and Appointed Citizen Members 2025 Remuneration” BE RECEIVED for information.

**Motion Passed**

2.13 Fees and Charges By-law Update - Fee Exemption for Affordable and Social Housing

Moved by: A. Hopkins  
Seconded by: S. Franke

That on the recommendation of the Deputy City Manager, Housing and Community Growth, the proposed by-law, as appended to the staff report dated March 24, 2025 as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025 to amend By-law A-60 Fees and Charges By-law with respect to affordable and social housing development.

**Motion Passed**

2.10 Declare Surplus - City-Owned Property - Part of Belvedere Park

Moved by: A. Hopkins  
Seconded by: P. Van Meerbergen

That, on the recommendation of the Deputy City Manager, Finance Supports, on the advice of the Director, Realty Services, with concurrence of the Director, Parks and Forestry, with respect to City-owned property, the following actions be taken:

- a) the subject property outlined on Location Map as appended to the staff report dated March 24, 2025 as Appendix "A" BE DECLARED SURPLUS; and
- b) the subject property (“Surplus Lands”) BE SOLD to one of the abutting property owners via invitation tender as allowed for under the Sale and Other Disposition of Land Policy;

it being noted that the Infrastructure and Corporate Services Committee heard delegations from L. Patterson, T. Young, B. Deleeuw, A. Deleeuw, and J. Matsui, with respect to this matter;

it being further noted that the Infrastructure and Corporate Services Committee received communications from L. Patterson, B. Garrity, and T. Young with respect to this matter.

Yeas: (5): C. Rahman, J. Pribil, A. Hopkins, P. Van Meerbergen, and S. Franke

**Motion Passed (5 to 0)**

Additional votes:

Moved by: S. Franke  
Seconded by: A. Hopkins

That the delegation requests from L. Patterson, T. Young, B. Deleeuw, A. Deleeuw, and J. Matsui, BE APPROVED to be heard at this time.

Yeas: (5): C. Rahman, J. Pribil, A. Hopkins, P. Van Meerbergen, and S. Franke

**Motion Passed (5 to 0)**

2.12 Consideration for an Updated Low-Income Seniors and Low-Income Persons with Disabilities Tax Deferral Program

That the following actions be taken with respect to the staff report dated March 24, 2025, "Consideration for an updated low-income seniors and low-income persons with disabilities Tax Deferral Program":

a) the staff report dated March 24, 2025, "Consideration for an updated low-income seniors and low-income persons with disabilities Tax Deferral Program" BE RECEIVED for information; and

b) the Civic Administration BE DIRECTED to prepare a Business Case for the implementation of an expanded Low-income Seniors and Low-income Persons with disabilities Tax Deferral program modeled on the program in effect in Ottawa for submission to the Budget Committee for the 2026 tax year;

it being noted that the Infrastructure and Corporate Services Committee heard a delegation and received a communication from D. Pollock, President, Navigating Retirement with respect to this matter.

Additional votes:

Moved by: J. Pribil

Seconded by: A. Hopkins

That the delegation request from D. Pollock, President, Navigating Retirement BE APPROVED to be heard at this time.

Yeas: (5): C. Rahman, J. Pribil, A. Hopkins, P. Van Meerbergen, and S. Franke

**Motion Passed (5 to 0)**

Moved by: P. Van Meerbergen

Seconded by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to an expanded Property Tax Deferral Program for low-income seniors and low-income persons with disabilities in London:

a) the staff report dated March 24, 2025, "Consideration for an updated low-income seniors and low-income persons with disabilities Tax Deferral Program" BE RECEIVED for information; and

b) the Civic Administration BE DIRECTED to take no further action for the implementation of an expanded Tax Deferral Program at this time noting the impacts on budget amid the Mayor's direction to bring forward options for consideration that, if adopted, would produce a 2026 property tax levy increase under 5%;

it being noted that the Infrastructure and Corporate Services Committee heard a delegation and received a communication from D. Pollock, President, Navigating Retirement with respect to this matter.

Moved by: P. Van Meerbergen

Seconded by: S. Franke

That the staff report dated March 24, 2025, "Consideration for an updated low-income seniors and low-income persons with disabilities Tax Deferral Program" BE REFERRED to a future meeting of the Infrastructure and Corporate Services Committee, pending the Province's announcement regarding its taxation policy;

it being noted that the Infrastructure and Corporate Services Committee heard a delegation and received a communication from D. Pollock, President, Navigating Retirement with respect to this matter.

Yeas: (1): P. Van Meerbergen

Nays: (4): C. Rahman, J. Pribil, A. Hopkins, and S. Franke

**Motion Failed (1 to 4)**

Moved by: P. Van Meerbergen

Seconded by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to an expanded Property Tax Deferral Program for low-income seniors and low-income persons with disabilities in London:

a) the staff report dated March 24, 2025, "Consideration for an updated low-income seniors and low-income persons with disabilities Tax Deferral Program" BE RECEIVED for information; and

it being noted that the Infrastructure and Corporate Services Committee heard a delegation and received a communication from D. Pollock, President, Navigating Retirement with respect to this matter.

Yeas: (5): C. Rahman, J. Pribil, A. Hopkins, P. Van Meerbergen, and S. Franke

**Motion Passed (5 to 0)**

Moved by: P. Van Meerbergen

Seconded by: C. Rahman

That, on the recommendation of the Deputy City Manager, Finance Supports, the following actions be taken with respect to an expanded Property Tax Deferral Program for low-income seniors and low-income persons with disabilities in London:

b) the Civic Administration BE DIRECTED to take no further action for the implementation of an expanded Tax Deferral Program at this time noting the impacts on budget amid the Mayor's direction to bring forward options for consideration that, if adopted, would produce a 2026 property tax levy increase under 5%;

Yeas: (2): C. Rahman, and P. Van Meerbergen

Nays: (3): J. Pribil, A. Hopkins, and S. Franke

**Motion Failed (2 to 3)**

Moved by: A. Hopkins

Seconded by: J. Pribil

That the following actions be taken with respect to the staff report dated March 24, 2025, "Consideration for an updated low-income seniors and low-income persons with disabilities Tax Deferral Program":

the Civic Administration BE DIRECTED to prepare a Business Case for the implementation of an expanded Low-income Seniors and Low-income Persons with disabilities Tax Deferral program modeled on the program in effect in Ottawa for submission to the Budget Committee for the 2026 tax year.

Yeas: (4): J. Pribil, A. Hopkins, P. Van Meerbergen, and S. Franke

Nays: (1): C. Rahman

**Motion Passed (4 to 1)**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 Municipal Autonomy and Revenue Generation - Councillor S. Franke, Councillor A. Hopkins and Mayor J. Morgan

Moved by: S. Franke

Seconded by: A. Hopkins

That Councillor Anna Hopkins BE REQUESTED to bring forward the issue of municipal right-of-way fees for natural gas utilities to the Association of Municipalities of Ontario (AMO), requesting that AMO:

- a) advocate for provincial regulatory changes to allow municipalities to charge utilities for right-of-way use;
- b) engage Ontario municipalities to develop a unified advocacy position on this issue; and
- c) explore policy solutions aligned with other provinces to ensure fair municipal compensation.

Yeas: (4): C. Rahman, J. Pribil, A. Hopkins, and S. Franke

Nays: (1): P. Van Meerbergen

**Motion Passed (4 to 1)**

**5. Deferred Matters/Additional Business**

None.

**6. Confidential (Provided to Members only.)**

Moved by: S. Franke

Seconded by: J. Pribil

That the Infrastructure and Corporate Services Committee convenes In Closed session to consider the following:

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

A matter pertaining to the proposed or pending acquisition of land by the municipality, including communications necessary for that purpose; advice that is



subject to solicitor-client privilege; commercial and financial information, that belongs to the municipality and has monetary value or potential monetary value and a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality.

**6.2 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.

**6.3 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.

Yeas: (5): C. Rahman, J. Pribil, A. Hopkins, P. Van Meerbergen, and S. Franke

**Motion Passed (5 to 0)**

The Infrastructure and Corporate Services Committee convenes In Closed Session from 2:52 PM to 3:01 PM.

**7. Adjournment**

Moved by: S. Franke  
Seconded by: A. Hopkins

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 3:04 PM.

# Community and Protective Services Committee

## Report

5th Meeting of the Community and Protective Services Committee  
March 17, 2025

**PRESENT:** Councillors D. Ferreira (Chair), H. McAlister, P. Cuddy, J. Pribil, S. Trosow, Mayor J. Morgan

**ALSO PRESENT:** Councillors S. Stevenson, C. Rahman, A. Hopkins, S. Franke; S. Datars Bere; M. Butlin, C. Cooper, K. Dickins, D. Escobar, T. Fowler, S. Govindaraj, J. Ireland, O. Katolyk, S. Mathers, J.P. McGonigle, K. Scherr, E. Skalski, J. Smit, C. Smith, J. Stanford, J. Tansley, R. Wilcox and J. Bunn (Committee Clerk)

Remote Attendance: Deputy Mayor S. Lewis; Councillors E. Pelozo and S. Hillier; E. Bennett, S. Corman, E. Hunt, D. Kramers and M. Schulthess

The meeting was called to order at 1:01 PM.

### 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

### 2. Consent

Moved by: H. McAlister  
Seconded by: D. Ferreira

That Items 2.1, 2.3, 2.4, 2.5, 2.7 and 2.8 BE APPROVED.

Yeas: (5): D. Ferreira, H. McAlister, P. Cuddy, J. Pribil, and S. Trosow

**Motion Passed (5 to 0)**

#### 2.1 3rd Report of the Animal Welfare Community Advisory Committee

Moved by: H. McAlister  
Seconded by: D. Ferreira

That the following actions be taken with respect to the 3rd Report of the Animal Welfare Community Advisory Committee, from the meeting held on March 6, 2025:

a) the Animal Welfare Community Advisory Committee list of accomplishments, as appended to the Agenda, BE FORWARDED to the Civic Administration for review and consideration, as per Council direction, in relation to the Terms of Reference for the Environmental Stewardship and Action Community Advisory Committee with respect to responsibilities related to the welfare of animals in the community; and,

b) clauses 1.1, 3.1 and 5.1 BE RECEIVED.

**Motion Passed**

#### 2.3 London and Middlesex Local Immigration Partnership Update

Moved by: H. McAlister  
Seconded by: D. Ferreira

That, on the recommendation of the City Manager, the proposed by-law, as appended to the staff report dated March 17, 2025, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to:

- a) ratify Contribution Agreement Number S263926014, as appended to the above-noted by-law, between the City and Canada (as represented by the Minister of Immigration, Refugees and Citizenship), effective as of April 1, 2025, executed by the City Manager and the Director, Anti-Racism and Anti-Oppression;
- b) severally delegate the authority to the City Manager and the Director, Anti-Racism and Anti-Oppression to approve and execute:
  - i) amending agreements with Canada (as represented by the Minister of Immigration, Refugees and Citizenship) for the London & Middlesex Local Immigration Partnership (“LMLIP”) as of April 1, 2025 (“Contribution Agreement”);
  - ii) further agreements with Canada that relate to the Agreement and to the LMLIP; and,
  - iii) agreements (including amending agreements) with third party service providers that relate to the Agreement and to the LMLIP (“Service Provider Agreement”);

on the condition that they are consistent with the requirements contained in the Contribution Agreement or Service Provider Agreement, as the case may be, and that 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 City Treasurer or a written designate of the City Treasurer;

- c) direct the City Manager and the Director, Anti-Racism and Anti-Oppression to forward a copy of the above-noted fully executed agreements to the City Clerk’s office for record-keeping purposes;
- d) severally delegate the authority to the City Manager, the Director of Anti-Racism and Anti-Oppression, or their written designates to approve and execute such further and other documents (not Agreements) that do not fall under section a) above, that may be required in furtherance of The Corporation of the City of London’s obligations under its Contribution Agreement with Canada, and Service Provider Agreements, regarding the LMLIP, on the condition that they are consistent with the requirements contained in the Contribution Agreement or Service Provider Agreement, as the case may be, and that 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 City Treasurer; and,
- e) delegate authority to the Manager, Strategic Programs and Partnerships, Anti-Racism and Anti-Oppression, or their written designates, to undertake all the administrative, financial and reporting acts, including signing authority regarding application forms for funding, budgets, cash flows, other financial reporting including financial claims, and directions, consents and other authorizations as may be required, provided that the monetary amounts do not exceed the maximum amount of IRCC’s contribution specified in the Contribution Agreement (and any amendments) that are necessary in connection with the above-noted Contribution Agreement or Purchase of Service Agreement. (2025-C01A/S15)

**Motion Passed**

2.4 London Fire Department Single Source Procurement of Hazardous Materials Handheld Spectrometer (SS-2025-037)

Moved by: H. McAlister  
Seconded by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report, dated March 17, 2025, related to the London Fire Department Single Source Procurement of Hazardous Materials Handheld Spectrometer (SS-2025-037):

- a) in accordance with Section 14.4(e) of the Procurement of Goods and Services Policy, Fire Administration BE AUTHORIZED to enter into negotiations with Visiontec Systems, 1-247 Armstrong Ave, Georgetown, ON, L7G 4X6, for the price of \$83,880 (excluding HST) for a single source, one-time purchase of one (1) XplorIR handheld spectrometer for the London Fire Department;
- b) the approval above BE CONDITIONAL upon The Corporation of the City of London negotiating satisfactory prices, terms, conditions, and entering into a contract with Visiontec Systems to provide one (1) XplorIR handheld spectrometer to the London Fire Department;
- c) the Civic Administration BE AUTHORIZED to undertake all the administrative acts that are necessary in connection with the authorization set out in parts a) and b) above;
- d) that the funding for this procurement BE APPROVED as set out in the Source of Financing Report, as appended to the above-noted staff report; and,
- e) the Mayor and the City Clerk BE AUTHORIZED to execute any contract or other documents, as required, to give effect to these recommendations. (2025-V08)

**Motion Passed**

2.5 Food and Beverage Concessions in Arenas

Moved by: H. McAlister  
Seconded by: D. Ferreira

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the staff report dated March 17, 2025, with respect to Food and Beverage Concessions in Arenas, BE RECEIVED. (2025-R05A)

**Motion Passed**

2.7 Update on Provincial Electric Kick-Scooter and Cargo Power-Assisted Bicycle Pilots

Moved by: H. McAlister  
Seconded by: D. Ferreira

That on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the staff report, dated March 17, 2025, related to an Update on Provincial Electric Kick-Scooter and Cargo Power-Assisted Bicycle Pilots:

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

b) the Civic Administration BE DIRECTED to share these findings with the Ontario Ministry of Transportation (MTO) as part of their annual reporting requirements for participating in these two pilots, London Police Service and the Middlesex-London Health Unit. (2025-T10)

**Motion Passed**

## 2.8 Multi-Space Parking Meter Replacement - Single Source Procurement

Moved by: H. McAlister

Seconded by: D. Ferreira

That on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the staff report dated March 17, 2025 related to Multi-Space Parking Meter Replacement Single Source Procurement:

a) a Single Source procurement process BE AUTHORIZED to be undertaken, necessary in connection with the replacement of this infrastructure;

b) the approvals given, herein, BE CONDITIONAL upon the Corporation entering into a formal contract for this purchase; and,

c) the Mayor and the City Clerk BE AUTHORIZED to execute a contract, statement of work or other documents, if required, to give effect to these recommendations. (2025-F17)

**Motion Passed**

## 2.2 Primary Care Recruitment and Retention Program Report

That the following actions be taken with respect to the staff report dated March 17, 2025 related to Primary Care Recruitment and Retention Program:

a) the above-noted staff report BE RECEIVED;

b) the City's financial contribution BE APPROVED from the Economic Development Reserve Fund in the amount of \$80,000 for one year; it being noted that the uncommitted balance of the Economic Development Fund is approximately \$4.8 million; and,

c) the Mayor BE REQUESTED to write a letter to Middlesex County Mayors requesting that the county contribute a percentage of the \$80,000 London is contributing for the recruitment of doctors to London Middlesex and surrounding area;

it being noted that a delegation and presentation from A. Loewen, Middlesex London Ontario Health Team, with respect to this matter, were received. (2025-S08)

**Motion Passed**

Additional Votes:

Moved by: P. Cuddy

Seconded by: H. McAlister

Motion to approve the delegation request from A. Loewen, Middlesex London Ontario Health Team to be heard at this meeting.

Yeas: (5): D. Ferreira, H. McAlister, P. Cuddy, J. Pribil, and S. Trosow

**Motion Passed (5 to 0)**

Moved by: S. Trosow  
Seconded by: D. Ferreira

That the motion be amended to include a new part to read as follows:

That the City's financial contribution BE APPROVED from the Economic Development Reserve Fund in the amount of \$80,000 for one year. It being noted that the uncommitted balance of the Economic Development Fund is approximately \$4.8 million.

Moved by: P. Cuddy  
Seconded by: H. McAlister

That the motion be amended to add a new part to read as follows:

The Mayor BE REQUESTED to write a letter to Middlesex County Mayors requesting that the county contribute a percentage of the \$80,000 London is contributing for the recruitment of doctors to London Middlesex and surrounding area.

Yeas: (4): D. Ferreira, H. McAlister, P. Cuddy, and S. Trosow

Nays: (2): J. Pribil, and Mayor J. Morgan

**Motion Passed (4 to 2)**

Moved by: P. Cuddy  
Seconded by: H. McAlister

That the amendment, as amended, be approved.

Yeas: (4): D. Ferreira, H. McAlister, P. Cuddy, and S. Trosow

Nays: (1): J. Pribil

Absent: (1): Mayor J. Morgan

**Motion Passed (4 to 1)**

Moved by: H. McAlister  
Seconded by: P. Cuddy

That the motion, as amended, be approved.

Yeas: (4): D. Ferreira, H. McAlister, P. Cuddy, and S. Trosow

Nays: (1): J. Pribil

Absent: (1): Mayor J. Morgan

**Motion Passed (4 to 1)**

2.6 One Year Update: Green Bin and Biweekly Collection Program - Part One: Program Monitoring and Community Feedback

That the following actions be taken with respect to the staff report dated March 17, 2025, related to the One Year Update on the Green Bin and

Biweekly Collection Program Part One Program Monitoring and Community Feedback:

- a) the above-noted staff report BE RECEIVED; and,
- b) the Civic Administration BE DIRECTED to add the following details to the Part Two report, in addition to details on pet waste, garbage container limits and additional collection services and related matters, by including:
  - i) a final update on Blue Box transition and what Londoners can expect starting January 1, 2026 when the program fully transitions to the producers of packaging, paper products and packaging-like products;
  - ii) options on how recyclable materials that have been deemed as non-eligible sources for collection by industry can be handled;
  - iii) an update on other extended producer responsibility programs and the impact on waste diversion in London and program cost; and,
  - iv) options and cost estimates on how the green bin program can be extended to churches and non-profits offering food services for hospitality meals. (2025-E07)

**Motion Passed**

Additional Votes:

Moved by: S. Trosow  
Seconded by: H. McAlister

That the motion be amended to include a new part b) iv) to read as follows:

iv) options and cost estimates on how the green bin program can be extended to churches and non-profits offering food services for hospitality meals.

Yeas: (4): H. McAlister, P. Cuddy, J. Pribil, and S. Trosow

Absent: (2): D. Ferreira, and Mayor J. Morgan

**Motion Passed (4 to 0)**

Moved by: S. Trosow  
Seconded by: J. Pribil

That the motion, as amended, be approved.

Yeas: (4): H. McAlister, P. Cuddy, J. Pribil, and S. Trosow

Absent: (2): D. Ferreira, and Mayor J. Morgan

**Motion Passed (4 to 0)**

2.9 Provision of Outdoor Basic Needs

That the following actions be taken with respect to the staff report dated March 17, 2025, related to the Provision of Outdoor Basic Needs:

- a) the Civic Administration BE DIRECTED to operationalize the components of the above-noted Provision of Outdoor Basic Needs Report dated March 17, 2025;
  - i) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project;

- b) the Civic Administration BE DIRECTED to allocate up to \$37,033 (excluding HST) for the provision of Portable Washrooms (May 2025- March 31, 2026);
- c) the Civic Administration BE DIRECTED to allocate up to \$14,953 (excluding HST) for the provision of Water (May 2025- March 31, 2026);
- d) a single source procurement BE APPROVED at a total estimated cost of up to \$653,200 (excluding HST) for the period of May 1, 2025, to March 31, 2026, for Ark Aid Street Mission Inc. (SS-2025-069), for the provision of Meals, utilizing Housing Stability Services funding as per the Corporation of the City of London's Procurement of Goods and Services Policy, Section 14.4 d) and e);
- i) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project; and,
- ii) the approval given, herein, BE CONDITIONAL upon The Corporation of the City of London entering into new and/or amending existing Purchase of Service Agreements with agencies identified through the City's Procurement of Goods and Services Policy to deliver the approved services;
- e) a single source procurement BE APPROVED at a total estimated cost of up to \$341,049 (excluding HST) for the period of May 1, 2025, to March 31, 2026, for 519Pursuit Umbrella Relief Programs Inc. (SS-2025-070), for the provision of outreach supports for outdoor basic needs, utilizing Housing Stability Services funding as per the Corporation of the City of London's Procurement of Goods and Services Policy, Section 14.4 d) and e);
- i) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project; and,
- ii) the approval given, herein, BE CONDITIONAL upon The Corporation of the City of London entering into new and/or amending existing Purchase of Service Agreements with agencies identified through the City's Procurement of Goods and Services Policy to deliver the approved services;
- f) an amendment to the existing Municipal Purchase of Service agreement with London Cares Homeless Response Services (SS-2025-071) BE APPROVED to a total estimated increase of up to \$203,707 (excluding HST) for the period of April 1, 2025, to March 31, 2026, for the provision of outreach supports for outdoor basic needs, utilizing Housing Stability Services funding as per the Corporation of the City of London's Procurement of Goods and Services Policy, Section 14.4 d) and e);
- i) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project; and,
- ii) the approval given, herein, BE CONDITIONAL upon The Corporation of the City of London entering into new and/or amending existing Purchase of Service Agreements with agencies identified through the City's Procurement of Goods and Services Policy to deliver the approved services;
- g) the Civic Administration BE DIRECTED to present a report at a future meeting of the Community and Protective Services Committee, providing the above-noted executed contracts for information; and,
- h) the following actions be taken with respect to the communication, dated March 14, 2025, from Councillor H. McAlister:
  - i) the Mayor and the Civic Administration BE DIRECTED to request from the Provincial Government additional funds to open a new shelter location in the City of London akin to the funding agreements that currently exist between the Salvation Army Centre of Hope and Men's Mission Services; it being noted that this request would include the potential use of



Provincial facilities and land to accommodate a new shelter; and,  
ii) the above-noted communication BE RECEIVED;

it being noted that communications from A. Todd, M. Kaye, J. Brasil, B. Rudland, D. Boyce and Councillor H. McAlister, with respect to this matter, were received. (2025-F17)

**Motion Passed**

Additional Votes:

Moved by: J. Pribil  
Seconded by: P. Cuddy

That the motion be amended to include a new part g) to read as follows:

The Civic Administration BE DIRECTED to present a report at a future meeting of the Community and Protective Services Committee, providing the above noted executed contracts for information.

Yeas: (3): H. McAlister, P. Cuddy, and J. Pribil

Nays: (1): S. Trosow

Absent: (2): D. Ferreira, and Mayor J. Morgan

**Motion Passed (3 to 1)**

Moved by: S. Trosow  
Seconded by: P. Cuddy

That the motion, as amended, be approved.

Yeas: (4): H. McAlister, P. Cuddy, J. Pribil, and S. Trosow

Absent: (2): D. Ferreira, and Mayor J. Morgan

**Motion Passed (4 to 0)**

Moved by: J. Pribil  
Seconded by: H. McAlister

That the motion be amended to add a new part h) to read as follows:

h) That the following actions be taken with respect to the communication, dated March 14, 2025, from Councillor H. McAlister:

i) the Mayor and the Civic Administration BE DIRECTED to request from the Provincial Government additional funds to open a new shelter location in the City of London akin to the funding agreements that currently exist between the Salvation Army Centre of Hope and Men's Mission Services; it being noted that this request would include the potential use of Provincial facilities and land to accommodate a new shelter; and,  
ii) the above-noted communication BE RECEIVED.

Yeas: (4): H. McAlister, P. Cuddy, J. Pribil, and S. Trosow

Absent: (2): D. Ferreira, and Mayor J. Morgan

**Motion Passed (4 to 0)**

2.10 Emergency Treatment Fund (ETF) Approval of Federal Contribution Agreement

That the proposed by-law, as appended to the staff report dated March 17, 2025, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025 to:

a) severally delegate authority to the City Manager and the Deputy City Manager, Social and Health Development to approve:

i) amending agreements with Canada (Minister of Health) for the Substance Use and Addictions Program - Emergency Treatment Fund ("SUAP-ETF") Arrangement #2425-HQ-000181 ("Contribution Agreement");

ii) further agreements with Canada that relate to the Contribution Agreement; and,

iii) agreements (including amending agreements) with third party services providers that relate to the Contribution Agreement ("Service Provider Agreement");

on the condition that they are consistent with the requirements contained in the Contribution Agreement or Service Provider Agreement, as the case may be, and that 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 City Treasurer or a written designate of the City Treasurer;

b) authorize the Mayor and the City Clerk to execute agreements (including amending agreements) approved above;

c) severally delegate to the City Manager, the Deputy City Manager, Social and Health Development, or their written designates, the authority to approve such further and other documents (not Agreements) that do not fall under section a) above, that may be required in furtherance of The Corporation of the City of London's obligations under its Contribution Agreement with Canada, and Service Provider Agreements, on the condition that they are consistent with the requirements contained in the Contribution Agreement or Service Provider Agreement, as the case may be, and that 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 City Treasurer;

d) severally authorize the City Manager and Deputy City Manager, Social and Health Development, or their written designates to execute the documents approved under part c) of this by-law;

e) severally delegate to the Deputy City Manager, Social and Health Development, or their written designates, the authority to undertake all the administrative, financial and reporting acts, including signing authority regarding application forms for funding, budgets, cash flows, other financial reporting including financial claims, and directions, consents and other authorizations as may be required, provided that the monetary amounts do not exceed the maximum amount of Canada's contribution specified in the Contribution Agreement (and any amendments) that are necessary in connection with the Contribution Agreement or Purchase of Service Agreement, as approved in section a) above;

f) ratify the Contribution Agreement, Arrangement #2425-HQ-000181, Substance Use and Addictions Program - Emergency Treatment Fund, executed by the City Manager; and,

g) the Civic Administration BE DIRECTED to present a report at a future meeting of the Community and Protective Services Committee, providing the above noted executed contracts for information. (2025-C01A/S12)

**Motion Passed**

Additional Votes:

Moved by: J. Pribil  
Seconded by: P. Cuddy

That the motion be amended to include a new part g) to read as follows:

The Civic Administration BE DIRECTED to present a report at a future meeting of the Community and Protective Services Committee, providing the above noted executed contracts for information.

Yeas: (3): H. McAlister, P. Cuddy, and J. Pribil

Nays: (1): S. Trosow

Absent: (2): D. Ferreira, and Mayor J. Morgan

**Motion Passed (3 to 1)**

Moved by: J. Pribil  
Seconded by: P. Cuddy

That the motion, as amended, be approved.

Yeas: (4): H. McAlister, P. Cuddy, J. Pribil, and S. Trosow

Absent: (2): D. Ferreira, and Mayor J. Morgan

**Motion Passed (4 to 0)**

2.11 Additional Emergency Shelter and Day Drop-in Space Update Report

That the following actions be taken with respect to the staff report, dated March 17, 2025, related to Additional Emergency Shelter and Day Drop-in Space Update Report with respect to amending existing contracts to implement the Unsheltered Homelessness and Encampment Initiative (UHEI) and additional Reaching Home incremental funding to support those living in encampments and experiencing homelessness:

a) a Single Source Procurement BE APPROVED at a total estimated cost of up to \$3,078,130 (excluding HST) for the period of April 1, 2025 to March 31, 2026 to administer 70 emergency shelter spaces at The Ark Aid Street Mission – “Cronyn Warner” (SS-2025-65) Housing Stability Services funding as per The Corporation of the City of London Procurement Policy Section 14.4 d) and e) to the following provider;

i) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project; and,  
ii) the approval given, herein, BE CONDITIONAL upon The Corporation of the City of London entering into new and/or amending existing Purchase of Service Agreements with agencies identified through the City’s Procurement of Goods and Services Policy to deliver the approved services;

b) an amendment to the existing Municipal Purchase of Service agreement with The Salvation Army Centre of Hope (SS-2025-68) BE APPROVED to a total estimated increase of up to \$511,293 (excluding HST) for the period of April 1, 2025 to March 31, 2026 to provide 18 women’s only emergency shelter spaces utilizing Housing Stability Services funding as per the Corporation of the City of London Procurement Policy Section 20.3 e);

- i) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project; and,
- ii) the approval given, herein, BE CONDITIONAL upon The Corporation of the City of London entering into new and/or amending existing Purchase of Service Agreements with agencies identified through the City's Procurement of Goods and Services Policy to deliver the approved services;

it being noted that a verbal delegation from S. Campbell, with respect to this matter, was received. (2025-S14)

### **Motion Passed**

Additional Votes:

Moved by: S. Trosow  
Seconded by: J. Pribil

That, on the recommendation of the Deputy City Manager, Social and Health Development, that the following actions be taken with respect to the staff report, dated March 17, 2025, related to Additional Emergency Shelter and Day Drop-in Space Update Report with respect to amending existing contracts to implement the Unsheltered Homelessness and Encampment Initiative (UHEI) and additional Reaching Home incremental funding to support those living in encampments and experiencing homelessness:

a) a Single Source Procurement BE APPROVED at a total estimated cost of up to \$3,078,130 (excluding HST) for the period of April 1, 2025 to March 31, 2026 to administer 70 emergency shelter spaces at The Ark Aid Street Mission – “Cronyn Warner” (SS-2025-65) Housing Stability Services funding as per The Corporation of the City of London Procurement Policy Section 14.4 d) and e) to the following provider;

- i) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project; and,
- ii) the approval given, herein, BE CONDITIONAL upon The Corporation of the City of London entering into new and/or amending existing Purchase of Service Agreements with agencies identified through the City's Procurement of Goods and Services Policy to deliver the approved services;

b) an amendment to the existing Municipal Purchase of Service agreement with The Salvation Army Centre of Hope (SS-2025-68) BE APPROVED to a total estimated increase of up to \$511,293 (excluding HST) for the period of April 1, 2025 to March 31, 2026 to provide 18 women's only emergency shelter spaces utilizing Housing Stability Services funding as per the Corporation of the City of London Procurement Policy Section 20.3 e);

- i) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project; and,
- ii) the approval given, herein, BE CONDITIONAL upon The Corporation of the City of London entering into new and/or amending existing Purchase of Service Agreements with agencies identified through the City's Procurement of Goods and Services Policy to deliver the approved services;

c) a Single Source Procurement BE APPROVED at a total estimated cost of up to \$610,577 (excluding HST) for the period of April 1, 2025 to March 31, 2026 to continue limited day drop-in space at The Ark Aid Street Mission – “Day Drop-In” (SS-2025-66) utilizing Housing Stability Services funding as per the Corporation of the City of London Procurement Policy Section 14.4 d) and e) to the following provider;

- i) the Civic Administration BE AUTHORIZED to undertake all administrative acts which are necessary in relation to this project; and,
- ii) the approval given, herein, BE CONDITIONAL upon The Corporation of the City of London entering into new and/or amending existing Purchase of Service Agreements with agencies identified through the City's Procurement of Goods and Services Policy to deliver the approved services.

Moved by: J. Pribil  
Seconded by: S. Trosow

That the delegation request from S. Campbell BE HEARD at this meeting.

Yeas: (4): H. McAlister, P. Cuddy, J. Pribil, and S. Trosow

Absent: (2): D. Ferreira, and Mayor J. Morgan

**Motion Passed (4 to 0)**

Moved by: S. Trosow  
Seconded by: J. Pribil

That part c) of the motion BE APPROVED.

Yeas: (2): H. McAlister, and S. Trosow

Nays: (2): P. Cuddy, and J. Pribil

Absent: (2): D. Ferreira, and Mayor J. Morgan

**Motion Failed (2 to 2)**

Moved by: S. Trosow  
Seconded by: J. Pribil

That parts a) and b) of the motion BE APPROVED.

Yeas: (4): H. McAlister, P. Cuddy, J. Pribil, and S. Trosow

Absent: (2): D. Ferreira, and Mayor J. Morgan

**Motion Passed (4 to 0)**

### **3. Scheduled Items**

#### **3.1 4th Report of the Environmental Stewardship and Action Community Advisory Committee**

Moved by: S. Trosow  
Seconded by: P. Cuddy

That the following actions be taken with respect to the 4th Report of the Environmental Stewardship and Action Community Advisory Committee, from the meeting held on March 5, 2025:

- a) the Mayor's New Years Honour List Working Group recommendations, as appended to the Agenda, BE FORWARDED to the Civic Administration for consideration;
- b) the Working Group comments related to the City of London Plant Lists, as appended to the Agenda, BE FORWARDED to the Civic Administration for consideration;

c) the Draft Invasive Plants brochures, as appended to the Agenda, BE FORWARDED to the Manager, Community Planning and Corporate Communications for consideration; and,

d) clauses 1.1, 2.1, 3.1 to 3.3 and 5.2 BE RECEIVED;

it being noted that a verbal delegation from B. Samuels, Chair, Environmental Stewardship and Action Community Advisory Committee, with respect to this matter, was received.

Yeas: (5): D. Ferreira, H. McAlister, P. Cuddy, J. Pribil, and S. Trosow

**Motion Passed (5 to 0)**

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

**5.1 (ADDED) Short-Term Rental Enforcement Fund**

Moved by: P. Cuddy

Seconded by: J. Pribil

That, on the recommendation of Deputy City Manager, Housing and Community Growth the proposed by-law, as appended to the staff report dated March 17, 2025, BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to:

a) ratify the Short-Term Rental Enforcement Fund Agreement, as appended to the above-noted by-law between the City and Canada (as represented by the Minister of Infrastructure and Communities) (“Agreement”), effective as of April 1, 2025, executed by the City Manager;

b) severally delegate the authority the City Manager and the Deputy City Manager, Housing and Community Growth to approve and execute:

i) amending agreements with Canada for the Short-Term Rental Enforcement Fund (“STREF”) as of April 1, 2025 (“Agreement”); and,  
ii) further agreements with Canada that relate to the Agreement and to STREF;

on the condition that they are consistent with the requirements contained in the Contribution Agreement or Service Provider Agreement, as the case may be, and that 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 City Treasurer or a written designate of the City Treasurer;

c) severally delegate the authority to the City Manager, the Deputy City Manager, Housing and Community Growth, or their written designates, to approve and execute such further and other documents (not Agreements) that do not fall under sections above, that may be required in furtherance of The Corporation of the City of London’s obligations under its Agreement with Canada, regarding the STREF, on the condition that they are consistent with the requirements contained in the Agreement, and that 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 City Treasurer. (2025-S11/S14)

Yeas: (4): H. McAlister, P. Cuddy, J. Pribil, and S. Trosow

Absent: (2): D. Ferreira, and Mayor J. Morgan

5.2 (ADDED) Interim Housing Assistance Program (IHAP) for Costs Incurred Between April 1 and December 31, 2024

Moved by: S. Trosow

Seconded by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Social and Health Development, the proposed by-law, as appended to the staff report dated March 17, 2025, BE INTRODUCED at the Council meeting to be held on April 1, 2025, to:

a) severally delegate the authority to the City Manager and the Deputy City Manager, Social and Health Development to approve:

- i) amending agreements with The Government of Canada (Interim Housing Assistance Program (IHAP) for costs incurred between April 1 and December 31, 2024 and to ratify the Agreement;
- ii) further agreements with The Government of Canada (Interim Housing Assistance Program (IHAP) for costs incurred between April 1 and December 31, 2024 and to ratify the Agreement.; and,
- iii) agreements (including amending agreements) with third party services providers that relate to the Contribution Agreement (“Service Provider Agreement”);

on the condition that they are consistent with the requirements contained in the Government of Canada (Interim Housing Assistance Program (IHAP) for costs incurred between April 1 and December 31, 2024 and to ratify the Agreement. Or Service Provider Agreement, as the case may be, and that 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 City Treasurer or a written designate of the City Treasurer;

b) authorize the Mayor and the City Clerk to execute agreements (including amending agreements) approved above;

c) severally delegate the authority to the City Manager, the Deputy City Manager, Social and Health Development, or their written designates, to approve such further and other documents (not Agreements) that do not fall under section a) above, that may be required in furtherance of The Corporation of the City of London’s obligations under its Contribution Agreement with Canada, and Service Provider Agreements, on the condition that they are consistent with the requirements contained in the Contribution Agreement or Service Provider Agreement, as the case may be, and that 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 City Treasurer;

d) severally authorize the City Manager and Deputy City Manager, Social and Health Development, or their written designates, to execute the documents approved above;

e) severally delegate the authority to the Deputy City Manager, Social and Health Development, or their written designates, to undertake all the administrative, financial and reporting acts, including signing authority regarding application forms for funding, budgets, cash flows, other financial reporting including financial claims, and directions, consents and other authorizations as may be required, provided that the monetary amounts do not exceed the maximum amount of Canada’s contribution specified in the Contribution Agreement (and any amendments) that are

necessary in connection with the Contribution Agreement or Purchase of Service Agreement, as approved above; and,

f) ratify the Agreement with the Government of Canada (Interim Housing Assistance Program (IHAP)) for costs incurred between April 1 and December 31, 2024. (2025-S11/S14)

Yeas: (4): H. McAlister, P. Cuddy, J. Pribil, and S. Trosow

Absent: (2): D. Ferreira, and Mayor J. Morgan

**Motion Passed (4 to 0)**

**6. Adjournment**

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 5:02 PM.



# Planning and Environment Committee Report

The 5th Meeting of the Planning and Environment Committee  
March 18, 2025

PRESENT: Councillors S. Lehman (Chair), S. Lewis, P. Cuddy, E. Pelozza, S. Hillier

ALSO PRESENT: ALSO PRESENT: Councillors S. Franke, A. Hopkins, S. Trosow, J. Pribil; J. Adema, C. Cernanec, K. Edwards, D. Escobar, K. Gonyou, P. Kavcic, B. Lambert, M. Macaulay, T. MacBeth, C. Maton, S. Mathers, C. McCreary, H. McNeely, K. Mitchener, B. O'Hagan, A. Shaw, L. Switzer and K. Mason (Committee Clerk)

Remote Attendance: Councillor C. Rahman; E. Bennett, M. Corby, E. Hunt and E. Skalski

The meeting was called to order at 1:02 PM.

## 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Consent

Moved by: S. Lewis  
Seconded by: E. Pelozza

That, pursuant to section 27.6 of the Council Procedure By-law, a change in order of the Planning and Environment Committee Agenda BE APPROVED, to provide for Item 5.1 in Stage 5, Deferred Matters/Additional Business, to be considered in Stage 2, Consent.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

### 2.1 The 2nd Report of the Ecological Community Advisory Committee

Moved by: P. Cuddy  
Seconded by: S. Lewis

That the following actions be taken with respect to the 3rd Report of the Ecological Community Advisory Committee, from its meeting held on February 20th, 2025:

- a) the Working Group comments relating to the property located at 3680-3700 Colonel Road, as appended to the Ecological Community Advisory Committee Added Agenda, BE FORWARDED to the Civic Administration for consideration;
- b) clauses 5.2 to 5.4, BE APPROVED.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

- 2.2 Heritage Alteration Permit application by Z. Xiong and Y. Meng for 124 Wilson Ave, Blackfriars-Petersville Heritage Conservation District (HAP25-004-L)

Moved by: S. Lewis

Seconded by: P. Cuddy

Notwithstanding the recommendation of the Director, Planning and Development, the application under Section 42 of the Ontario Heritage Act seeking retroactive approval for the exterior cladding and porch alterations on the heritage designated property at 124 Wilson Avenue, within the Blackfriars-Petersville Heritage Conservation District, BE APPROVED;

it being noted that the written communication from L. Davies, with this respect to this matter was received;

it being further noted that the verbal delegations from J.M. Metrailler, L. Davies and J. Gard, with respect to this matter were received.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Lewis

Seconded by: P. Cuddy

That the delegation request from J.M. Metrailler, L. Davies and J. Gard, as appended to the Added Agenda, BE APPROVED to be heard at this time.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

- 5.1 (ADDED) J. M. Metrailler, Chair, Community Advisory Committee on Planning re 4th Report of the Community Advisory Committee on Planning

Moved by: S. Hillier

Seconded by: P. Cuddy

That the 4th Report of the Community Advisory Committee on Planning, from its meeting held on March 12, 2025, BE RECEIVED.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

**3. Scheduled Items**

- 3.1 50 Rollingwood Circle (Z-25006)

Moved by: E. Pelozza

Seconded by: S. Hillier

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Mrs. Dorothy Pol and Mr. William Pol (c/o Carlyle Peterson Lawyers LLP), relating to the property located at 50 Rollingwood Circle:

a) is consistent with Policy 43\_ of the Official Plan, for the City of London, 2016, for the subject lands representing a portion of 50 Rollingwood Circle, BE INTERPRETED to be located within the Neighbourhoods Place Type;

b) the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, for the City of London, 2016), to change the zoning of the subject property FROM an Open Space (OS1) Zone TO a Residential R1 (R1- 10) Zone;

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

- W. Pol;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including, but not limited to the Key Directions, City Design and Building policies, and the Neighbourhoods Place Type policies; and,
- the recommended amendment recognizes the continuous use of the land as an access to the garage at the neighbouring property.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: E. Pelozza

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

Moved by: P. Cuddy

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

### 3.2 2634 Barn Swallow Place (Z-25006)

Moved by: S. Lewis

Seconded by: E. Pelozza

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of Sifton Properties Limited relating to the property located at 2634 Barn Swallow Place:

a) the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, for the City of London, 2016), to change the zoning of the subject lands FROM a holding Residential R5 Special Provision / Residential R6 Special Provision (h-8•h-125•R5-6(8)/R6-5(31)) Zone TO a Residential R5 Special Provision / Residential R6 Special Provision / Residential R8 Special Provision (R5-6(8)/R6-5(31)/R8-4( )) Zone; and,

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

i) to provide pedestrian network connections to the future City sidewalk on Commissioners Road East and Barn Swallow Place, and incorporate pedestrian connections from individual residential units to the city sidewalk along Commissioners Road East;

ii) to provide active uses on the ground floor adjacent to public streets;

iii) to relocate the primary entrance at the S/W corner of the site, adjacent to Commissioners Road East and Barn Swallow Place, to establish an active frontage and provide convenient pedestrian access to the public realm;

iv) to screen surface parking exposed to the public streets with enhanced landscaping, including low landscape walls, shrubs, and street trees;

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

- N. Nunes

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

- the recommended amendment is consistent with the Provincial Planning Statement 2024 which directs municipalities to provide for a range and mix of housing options and densities, and promotes healthy, active and inclusive communities, fosters social interaction, and facilitate active transportation and community connectivity;
- the recommended amendments conform to the policies of The London Plan, including, but not limited to, the Neighbourhoods Place Type, City Building and Design, Our Tools, and all other applicable policies of The London Plan;
- the recommended amendment is compatible with existing and future uses surrounding the subject site, and will facilitate an appropriate form, height, and mix of residential development in conformity with The London Plan.

Yeas: (4): S. Lehman, S. Lewis, P. Cuddy, and E. Pelozza

Nays: (1): S. Hillier

**Motion Passed (4 to 1)**

Additional Votes:

Moved by: P. Cuddy

Seconded by: S. Hillier

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

Moved by: P. Cuddy  
Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozo, and S. Hillier

**Motion Passed (5 to 0)**

3.3 75-91 Southdale Road (Z-25008)

Moved by: E. Pelozo  
Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 2271075 Ontario Ltd. relating to the property located at 75-91 Southdale Road East:

- a) the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "A" BE INTRODUCED, at the Municipal Council meeting to be held on April 1, 2025, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, for the City of London, 2016), to amend the zoning of the subject property FROM a Neighbourhood Shopping Area Special Provision(NSA4(6)) Zone TO a Neighbourhood Shopping Area Special Provision(NSA4(6)) Zone and a Residential R9 Special Provision/ Neighbourhood Shopping Area Special Provision (R9-7( )\*H25/NSA4(6)) Zone, including Special Provisions for R9-7, regulation x) Balcony Projections in Front Yard (maximum) – 0 metres to the lot line;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) to provide a minimum 1.5 metre setback along all interior pathways to allow for tree planting;
  - ii) to explore opportunities to wrap the at-grade parking fronting Petty Street in active uses with a high proportion of transparent glazing;
  - iii) to provide a direct walkway connection from the principal entrance to the future public sidewalk along Petty Street and avoid the wrapping of the sidewalk to allow additional landscaping in the front yard; and,
  - iv) to explore opportunities on-site to address cut-through traffic from White Oak and Petty Roads;

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

- N. Dyjach, SMB; and,
- F. Webster;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Design Policies, and the Shopping Area Place Type policies; and,
- the recommended amendment would permit residential intensification that is appropriate for the existing and planned context of the site and surrounding neighbourhood;

it being further noted that pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: S. Hillier

Seconded by: P. Cuddy

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

Moved by: P. Cuddy

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

Moved by: E. Pelozza

Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 2271075 Ontario Ltd. relating to the property located at 75-91 Southdale Road East:

a) the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "A" BE INTRODUCED, at the Municipal Council meeting to be held on April 1, 2025, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, for the City of London, 2016), to amend the zoning of the subject property FROM a Neighbourhood Shopping Area Special Provision(NSA4(6)) Zone TO a Neighbourhood Shopping Area Special Provision(NSA4(6)) Zone and a Residential R9 Special Provision/ Neighbourhood Shopping Area Special Provision (R9-7( )\*H25/NSA4(6)) Zone;

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

i) to provide a minimum 0 metre setback along all interior pathways to allow for tree planting;

ii) to explore opportunities to wrap the at-grade parking fronting Petty Street in active uses with a high proportion of transparent glazing; and,

iii) to provide a direct walkway connection from the principal entrance to the future public sidewalk along Petty Street and avoid the wrapping of the sidewalk to allow additional landscaping in the front yard;

iv) to explore opportunities on-site to address cut-through traffic from White Oak and Petty Roads;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Design Policies, and the Shopping Area Place Type policies; and,
- the recommended amendment would permit residential intensification that is appropriate for the existing and planned context of the site and surrounding neighbourhood.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

Moved by: P. Cuddy  
 Seconded by: E. Pelozza

That pursuant to section 35.10 of the Council Procedure by-law, the Committee decision with respect to item 3.3 having to do with Public Participation Meeting - Not to be heard before 1:00 PM - 75-91 Southdale Road (Z-25008) BE RECONSIDERED to provide for a correction in the recommendation to include the Special Provisions for R9-7, regulation x) Balcony Projections in Front Yard (maximum) – 0 metres to the lot line.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

Moved by: E. Pelozza  
 Seconded by: S. Lewis

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 2271075 Ontario Ltd. relating to the property located at 75-91 Southdale Road East:

- a) the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "A" BE INTRODUCED, at the Municipal Council meeting to be held on April 1, 2025, to amend Zoning By-law No. Z.-1, (in conformity with the Official Plan, for the City of London, 2016), to amend the zoning of the subject property FROM a Neighbourhood Shopping Area Special Provision(NSA4(6)) Zone TO a Neighbourhood Shopping Area Special Provision(NSA4(6)) Zone and a Residential R9 Special Provision/ Neighbourhood Shopping Area Special Provision (R9-7( )\*H25/NSA4(6)) Zone, including Special Provisions for R9-7, regulation x) Balcony Projections in Front Yard (maximum) – 0 metres to the lot line;
- b) the Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) to provide a minimum 1.5 metre setback along all interior pathways to allow for tree planting;
  - ii) to explore opportunities to wrap the at-grade parking fronting Petty Street in active uses with a high proportion of transparent glazing;
  - iii) to provide a direct walkway connection from the principal entrance to the future public sidewalk along Petty Street and avoid the wrapping of the sidewalk to allow additional landscaping in the front yard; and,
  - iv) to explore opportunities on-site to address cut-through traffic from White Oak and Petty Roads;

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

- N. Dyjach, SMB; and,
- F. Webster;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024 (PPS);
- the recommended amendment conforms to The London Plan, including but not limited to the Key Directions, City Design Policies, and the Shopping Area Place Type policies; and,
- the recommended amendment would permit residential intensification that is appropriate for the existing and planned context of the site and surrounding neighbourhood;

it being further noted that pursuant to Section 34(17) of the Planning Act, as determined by the Municipal Council, no further notice BE GIVEN in respect of the proposed by-law.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

#### 3.4 415-421 Boler Road (Z-9536)

Moved by: S. Lewis

Seconded by: P. Cuddy

Notwithstanding the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application of 822056 Ontario Limited (c/o Strik Baldinelli Moniz) relating to the property located at 415-421 Boler Road:

- a) the proposed by-law attached hereto as Appendix "A" BE INTRODUCED at the Municipal Council meeting on April 1, 2025, to amend Zoning By-law No. Z.-1, in conformity with the Official Plan, The London Plan, to change the zoning of the subject property FROM a Residential R1 (R1-8) Zone TO a Residential R8 Special Provision (R8-4( )\*H21) Zone;
- b) The Site Plan Approval Authority BE REQUESTED to consider the following design issues through the site plan process:
  - i) to reduce the amount of paved area on site in favour of more landscaped areas;
  - ii) that the access to Byron Baseline Road shall be removed or restricted to right-in/right-out (RIRO);
  - iii) to explore opportunities to incorporate active uses at grade along the Boler Road and Byron Baseline Road frontages;
  - iv) to ensure the principal building entrance shall be located at the corner of Boler Road and Byron Baseline Road and/or along the Boler Road frontage;
  - v) that the provision of an accessible paratransit lay-by in accordance with the standards of the Site Plan Control By-law;
  - vi) that the photometric plan includes light cast ratings for the rooftop patio specifically; and,
  - vii) that the findings from the noise study be used to update the Development Agreement;



it being noted that pursuant to subsection 34(17) of the Planning Act, no further notice be given;

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

- a communication dated March 12, 2025 from J. Whibbs;

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

- N. Nyjach, SBM;
- C. Wilton;
- D. Quigg;
- F. Webster; and,
- D. Loughlin;

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: (3): S. Lehman, S. Lewis, and P. Cuddy

Nays: (2): E. Pelozza, and S. Hillier

**Motion Passed (3 to 2)**

Additional Votes:

Moved by: S. Hillier

Seconded by: P. Cuddy

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

Moved by: P. Cuddy

Seconded by: S. Hillier

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

Moved by: S. Lewis

Seconded by: S. Hillier

That pursuant to section 31.6 of the Council Procedure By-law, Councillor Lewis BE PERMITTED to speak an additional 2 minutes with respect to this matter.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

3.5 Transit Oriented Development Community Improvement Plan

Moved by: S. Lewis

Seconded by: P. Cuddy

That, on the recommendation of the Director, Planning and Development, the following actions be taken with respect to the application by The Corporation of the City of London relating to the proposed Transit Oriented Development Community Improvement Plan:

- a) the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "A" BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to designate the city-wide Transit Oriented Development Community Improvement Project Area;
- b) subject to the approval of the above-noted part a), the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "B" BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to amend the Official Plan for the City of London, 2016, to add the Transit Oriented Development Community Improvement Project Area to Map 8 – Community Improvement Project Areas;
- c) subject to the approval of the above-noted part a), the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "C" BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to adopt the Transit Oriented Development Community Improvement Plan; and,
- d) subject to the approval of the above-noted part a), the proposed by-law as appended to the staff report dated March 18, 2025, as Appendix "D" to this report BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to establish financial incentives for the Transit Oriented Development Community Improvement Project Area;
- i) subject to the approval of the above-noted part d), approve the Transit Oriented Development Per-Unit Forgivable Loan Agreement template;
- ii) authorize the Deputy City Manager, Housing and Community Growth, or their written designate, to approve, enter into and execute the above-noted agreement substantially in the form authorized and approved under clause d) i) provided the terms of the agreement conform with the applicable Transit Oriented Development Community Improvement Project Area Financial Incentive Program Guidelines; and,
- iii) authorize the Deputy City Manager, Housing and Community Growth, or their written designate, to approve, enter into and execute amending agreements;

it being noted that Planning and Environment Committee Received the following communication with respect to these matters:

- a presentation dated March 18, 2025, from N. Barry Lyon Consultation Ltd.; and,
- a communication dated March 14, 2025, from C. Butler;

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

- M. Wallace, London Development Corporation;

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

- the recommended amendment is consistent with the Provincial Planning Statement, 2024;
- the recommend amendment conforms to the policies of The London Plan, including but not limited to the Key Directions, Urban Regeneration, and Community Improvement policies; and,
- the recommended amendment would permit the City of London to provide a financial incentive program to help accelerate development near and within the City’s Protected Major Transit Station Areas—in alignment with the City’s Housing Accelerator Funding application;

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: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: P. Cuddy  
 Seconded by: E. Pelozza

Motion to open the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

Moved by: P. Cuddy  
 Seconded by: S. Lewis

Motion to close the public participation meeting.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

**4. Items for Direction**

4.1 Request from Municipality of Middlesex Centre: Arva Sanitary Servicing

Moved by: S. Lewis  
 Seconded by: S. Hillier

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, and the Deputy City Manager, Housing and Community Growth, regarding the request by the Municipality of Middlesex Centre for an amendment to the servicing agreement between the Municipality and the City of London, the following report BE RECEIVED and that the request to amend the sanitary servicing agreement BE REFUSED;

it being noted that a verbal delegation from S. Bergman, Middlesex Centre, with respect to this matter was received.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

Additional Votes:

Moved by: P. Cuddy

Seconded by: S. Hillier

That the delegation request from S. Bergman and M. Di Lullo , as appended to the Added Agenda, BE APPROVED to be heard at this time.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

**5. Deferred Matters/Additional Business**

5.2 Deferred Matters List

Moved by: P. Cuddy

Seconded by: S. Hillier

That the March 2025, Deferred Matters List BE RECEIVED.

Yeas: (5): S. Lehman, S. Lewis, P. Cuddy, E. Pelozza, and S. Hillier

**Motion Passed (5 to 0)**

**6. Adjournment**

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 3:29 PM.

# Budget Committee Report

1st Meeting of the Budget Committee  
March 19, 2025

**PRESENT:** Councillors E. Pelozza (Chair), H. McAlister, S. Lewis, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, A. Hopkins, P. Van Meerbergen, S. Franke, D. Ferreira, S. Hillier, Mayor J. Morgan

**ALSO PRESENT:** S. Datars Bere, A. Barbon, K. Dickins, D. Escobar, A. Hovius, S. Mathers, J.P. McGonigle, K. Murray, J. Paradis, K. Scherr, M. Schulthess, E. Skalski, S. Sleiman, C. Smith.

Remote Attendance: E. Bennett, E. Hunt.

The meeting is called to order at 10:02 AM; it being noted that Councillors S. Hillier and P. Van Meerbergen were in remote attendance.

## 1. Disclosures of Pecuniary Interest

That it BE NOTED that no pecuniary interests were disclosed.

## 2. Consent

Moved by: P. Cuddy

Seconded by: D. Ferreira

That consent items 2.3 and 2.4 BE APPROVED.

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

**Motion Passed (15 to 0)**

### 2.3 Alcohol in City Facilities

Moved by: P. Cuddy

Seconded by: D. Ferreira

That, on the recommendation of the Deputy City Manager of Neighbourhood and Community-Wide Services, the Alcohol in City Facilities report BE RECEIVED for information.

**Motion Passed**

### 2.4 Engagement with Agencies, Boards and Commissions on Budget Consideration

Moved by: P. Cuddy

Seconded by: D. Ferreira

That the communication dated March 7, 2025 with respect to engagement with Agencies, Boards and Commissions from Councillor E. Pelozza and Mayor J. Morgan BE RECEIVED.

**Motion Passed**

## 2.1 2026 Annual Budget Update Process

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

- a) the report providing an overview of the 2026 Annual Budget Update process BE RECEIVED for information;
- b) the Civic Administration BE DIRECTED to submit budget reduction amendments for the 2026 Budget Update totaling a minimum of 1.5% of the net property tax budget for civic service areas, with priority to options resulting in permanent budget reductions, it being noted that a preliminary list of options will be presented at the May 22, 2025 Budget Committee meeting;
- c) Agencies, Boards and Commissions BE REQUESTED to submit budget amendments for the 2026 Budget Update totaling a minimum reduction of 1.5% of each entity's net property tax-funded budget, with priority to options resulting in permanent budget reductions;
- d) the Mayor and the London Police Services Board BE REQUESTED to advocate to the Provincial government with regards to the London Police Services budget on the following items:
  - i) contribute Provincial funding to the Emergency Services training centre;
  - ii) contribute Provincial funding to integrated mental health workers (COAST); and
  - iii) the Mayor BE REQUESTED to advocate to the Provincial government to provide funding to help offset the London Police Service's operating budget, not dissimilar to financial supports provided in 2024 to 330 small and rural municipalities to help offset costs of police services provided by the Ontario Provincial Police;

it being noted that any cost recovery would be directed to lowering the property tax rate for 2026

- e) the Mayor and the Budget Chair BE REQUESTED to meet with the Agencies, Boards and Commissions to discuss 2026 budget expectations; and
- f) the Civic Administration BE DIRECTED to convene a special meeting of the Budget Committee on October 28, 2025 for the formal budget release presentation for the 2026 Budget Update.

Additional votes:

Moved by: P. Cuddy

Seconded by: S. Franke

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

- a) the report providing an overview of the 2026 Annual Budget Update process BE RECEIVED for information;
- b) the Civic Administration BE DIRECTED to submit budget reduction amendments for the 2026 Budget Update totaling a minimum of 1.5% of the net property tax budget for civic service areas, with priority to options resulting in permanent budget reductions, it being noted that a preliminary list of options will be presented at the May 22, 2025 Budget Committee meeting;
- c) Agencies, Boards and Commissions BE REQUESTED to submit budget amendments for the 2026 Budget Update totaling a minimum

reduction of 1.5% of each entity's net property tax-funded budget, with priority to options resulting in permanent budget reductions;

d) the Mayor and the Budget Chair BE REQUESTED to meet with the Agencies, Boards and Commissions to discuss 2026 budget expectations; and

e) the Civic Administration BE DIRECTED to convene a special meeting of the Budget Committee on October 28, 2025 for the formal budget release presentation for the 2026 Budget Update.

Moved by: S. Franke

Seconded by: H. McAlister

That the motion be amended to include a new part to read as follows:

the Mayor and the London Police Services Board BE REQUESTED to advocate to the Provincial government with regards to the London Police Services budget on the following items:

i) contribute Provincial funding to the Emergency Services training centre; and

ii) contribute Provincial funding to integrated mental health workers (COAST);

it being noted that any cost recovery would be directed to lowering the property tax rate for 2026.

Moved by: J. Morgan

Seconded by: S. Lehman

That the amendment be amended to include a new part iii) to read as follows:

iii) the Mayor BE REQUESTED to advocate to the Provincial government to provide funding to help offset the London Police Service's operating budget, not dissimilar to financial supports provided in 2024 to 330 small and rural municipalities to help offset costs of police services provided by the Ontario Provincial Police.

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

**Motion Passed (15 to 0)**

Moved by: S. Franke

Seconded by: H. McAlister

That the motion be amended to read as follows:

the Mayor and the London Police Services Board BE REQUESTED to advocate to the Provincial government with regards to the London Police Services budget on the following items:

i) contribute Provincial funding to the Emergency Services training centre;

ii) contribute Provincial funding to integrated mental health workers (COAST); and

iii) the Mayor BE REQUESTED to advocate to the Provincial government to provide funding to help offset the London Police Service's operating budget, not dissimilar to financial supports provided in 2024 to 330 small and rural municipalities to help offset costs of police services provided by the Ontario Provincial Police;

it being noted that any cost recovery would be directed to lowering the property tax rate for 2026

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

**Motion Passed (15 to 0)**

Moved by: P. Cuddy  
Seconded by: S. Franke

That the motion, as amended, BE APPROVED.

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

**Motion Passed (15 to 0)**

## 2.2 Surplus/Deficit Policy Update

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed revised by-law, attached as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to amend By-law No. CPOL.-46-242 being "Surplus/Deficit Policy" by deleting and replacing Schedule "A" to the by-law and by reducing the contribution to the Unfunded Liability Reserve Fund to 17% and dedicating 3% to the Community Investment Reserve Fund; it being noted that the Budget Committee heard a delegation and received a communication dated March 16, 2025 from C. Butler with respect to this matter.

Additional votes:

Moved by: D. Ferreira  
Seconded by: J. Pribil

That, on the recommendation of the Deputy City Manager, Finance Supports, the proposed by-law, as appended to the staff report dated March 19, 2025 as Appendix "A", BE INTRODUCED at the Municipal Council meeting to be held on April 1, 2025, to amend By-law No. CPOL.-46-242 being "Surplus/Deficit Policy" by deleting and replacing Schedule "A" to the by-law; it being noted that the Budget Committee heard a delegation and received a communication dated March 16, 2025 from C. Butler with respect to this matter.

Moved by: S. Trosow  
Seconded by: P. Cuddy

That the delegation request from C. Butler BE APPROVED to be heard at this time.

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

**Motion Passed (15 to 0)**

Moved by: S. Lewis  
Seconded by: C. Rahman

The motion be amended to include a new part that reads as follows:



That the proposed By-law No. CPOL.-46-242 being “Surplus/Deficit Policy” BE FURTHER AMENDED to reduce the contribution to the Unfunded Liability Reserve Fund to 17% and dedicate 3% to the Community Investment Reserve Fund

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

Nays: (2): E. Pelozo, and A. Hopkins

**Motion Passed (13 to 2)**

Moved by: S. Lewis

Seconded by: P. Cuddy

That the motion, as amended, BE APPROVED.

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

Nays: (1): J. Pribil

**Motion Passed (14 to 1)**

**3. Scheduled Items**

None.

**4. Items for Direction**

None.

**5. Deferred Matters/Additional Business**

5.1 Strategic Opportunities Review Working Group Deferred Matters List

Moved by: P. Cuddy

Seconded by: D. Ferreira

That the March 10, 2025 Deferred Matters List BE RECEIVED.

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

**Motion Passed (15 to 0)**

**6. Confidential**

None.

**7. Adjournment**

Moved by: S. Trosow

Seconded by: S. Lewis

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 12:06 PM.

Bill No.  
2025

By-law No. CPOL.-

A By-law to amend By-law No. CPOL.-46-242  
being Surplus/Deficit Policy by deleting and  
replacing Schedule "A"

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-46-242, as amended, being A bylaw to revoke and repeal Council policy related to Surplus/Deficit Policy and replace it with a new Council policy entitled Surplus/Deficit policy by deleting and replacing Schedule "A"

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. By-law No. CPOL.-46-242, as amended, being Surplus/Deficit Policy and is hereby amended by deleting Schedule "A" and replacing it with the attached new Schedule "A".
2. This by-law shall come into force and effect on the date it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 1, 2025 subject to the provisions of Part VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

## Schedule “A”

### Surplus/Deficit Policy

**Policy Name:** Surplus/Deficit Policy

**Legislative History:** Enacted June 13, 2017 (By-law No. CPOL.-46-242); Amended October 16, 2018 (By-law CPOL.-46(a)-500); Amended August 10, 2021 (By-law No. CPOL.-46(b)-240); Amended July 25, 2023 (By-law No. CPOL.-46(c)-228, Amended April 1, 2025 (By-law No. CPOL.-46(\_\_\_\_))

**Last Review Date:** April 1, 2025

**Service Area Lead:** Director, Financial Planning & Business Support

#### 1. Policy Statement

The purpose of this policy is to establish a priority framework for the allocation of any operating surpluses and funding for any operating deficits.

#### 2. Definitions

**2.1 Authorized Debt:** Council approved debt financing as a source of funding for capital projects.

**2.2 City Treasurer:** The individual appointed by the municipality as treasurer.

**2.3 Deficit:** In the operating budget, when there is an excess of expenditures over revenues.

**2.4 Multi-Year Budget:** Adoption of a four year operating and capital budget.

**2.5 Operating Budget:** A budget that funds day to day operations. Some of the expenses could include personnel, utilities, and reserve fund contributions.

**2.6 Property Tax Supported Budget:** A budget that includes property taxes as a primary source of revenue used to fund City programs and services.

**2.7 Reserve:** An appropriation from net revenue and/or cost savings at the discretion of Council, after the provision for all known expenditures. It has no reference to any specific asset and does not require the physical segregation of money or assets as in the case of a reserve fund. Municipal Councils may set up reserves for any purpose for which they have the authority to spend money.

**2.8 Reserve Fund:** Funds that have been set aside either by a by-law of the municipality or by a requirement of senior government statute or agreement to meet a future event. Municipal Councils may set up reserve funds for any purpose for which they have the authority to spend money.

**2.9 Reserve Fund Policy:** A policy governing the management and administration of reserve and reserve funds, establishing guiding principles, primary objectives, key management and administrative responsibilities, and standards of care for reserves and reserve funds managed by the City.

**2.10 Surplus:** In the operating budget, when there is an excess of revenues over expenditures.

**2.11 Wastewater & Treatment Rate Supported Budget:** A budget to fund services exclusively related to the collection and treatment of wastewater and stormwater through rates charged to users of the system.

**2.12 Water Rate Supported Budget:** A budget to fund services exclusively related to the distribution of potable water through rates charged to users of the system.

### **3. Applicability**

This policy applies to the annual operating budgets for the Property Tax Supported Budget, Water Rate Supported Budget, and Wastewater & Treatment Rate Supported Budget, unless otherwise stated.

### **4. The Policy**

#### **4.1. Principles**

**4.1.1.** All surpluses and deficits be treated as one-time in nature.

**4.1.2.** The year-end operating surplus or deficit for the Property Tax Supported Budget, Water Rate Supported Budget, and Wastewater & Treatment Rate Supported Budget will only be allocated (surplus) or funded (deficit) within the operations and reserves and reserve funds of each respective Budget. Any year-end surplus will be temporarily contributed to the respective Budget Contingency Reserve to balance year-end operations, prior to allocations outlined in this Policy being completed.

#### **Property Tax Supported Budget – In a Year of Surplus**

- a) Surplus shall be reported to Municipal Council in the Operating Budget Year-end Monitoring Report prior to the allocations outlined below.
- b) The City Treasurer, or designate, is authorized to retain all or a portion of the year-end surplus in the Operating Budget Contingency Reserve (OBCR), not to exceed the reserve target balance established through the Reserve and Reserve Fund Policy.
- c) The remaining surplus shall be allocated in accordance with the following proportions:
  - i) 60% shall be contributed to the Debt Substitution Reserve Fund.
  - ii) 3% shall be contributed to the Community Investment Reserve Fund.
  - iii) 17% shall be contributed to the Unfunded Liability Reserve Fund, not to exceed the reserve fund target balance established through the Reserve and Reserve Fund Policy.
  - iv) 20% shall be contributed to the Capital Infrastructure Gap Reserve Fund, not to exceed the reserve fund target balance established through the Reserve and Reserve Fund Policy.

Should any amounts to be contributed under c) iii) and iv) be in excess of the respective reserve fund target, that excess amount shall be allocated under c) i).

#### **Property Tax Supported Budget – In a Year of Deficit**

- d) The City Treasurer, or designate, is authorized to drawdown from the OBCR to balance year-end operations.

#### **Wastewater & Treatment Rate Supported Budget – In a Year of Surplus**

- e) Surplus shall be reported to Municipal Council in the Operating Budget Year-end Monitoring Report prior to the allocations outlined below.
- f) The City Treasurer, or designate, is authorized to retain all or a portion of the year-end surplus in the Wastewater Budget Contingency Reserve (WWBCR), not to exceed the reserve target balance established through the Reserve and Reserve Fund Policy.

- g) The remaining surplus shall be allocated in accordance with the following proportions:
  - i) 60% shall be contributed to the Wastewater and Treatment Debt Substitution Reserve Fund.
  - ii) 40% shall be contributed to the Sewage Works Reserve Fund, not to exceed the reserve fund target balance established through the Reserve and Reserve Fund Policy.

Should an amount to be contributed under g) ii) be in excess of the respective reserve fund target, that excess amount shall be allocated under g) i).

**Wastewater & Treatment Rate Supported Budget – In a Year of Deficit**

- h) The City Treasurer, or designate, is authorized to drawdown from the WWBCR to balance year-end operations.

**Water Rate Supported Budget – In a Year of Surplus**

- i) Surplus shall be reported to Municipal Council in the Operating Budget Year-end Monitoring Report prior to the allocations outlined below.
- j) The City Treasurer, or designate, is authorized to retain all or a portion of the year-end surplus in the Water Budget Contingency Reserve (WBCR), not to exceed the reserve target balance established through the Reserve and Reserve Fund Policy.
- k) The remaining surplus shall be allocated in accordance with the following proportions:
  - i) 60% shall be contributed to the Water Debt Substitution Reserve Fund.
  - ii) 40% shall be contributed to the Waterworks Reserve Fund not to exceed the reserve fund target balance established through the Reserve and Reserve Fund Policy.

Should an amount to be contributed under k) ii) be in excess of the respective reserve fund target, that excess amount shall be allocated under k) i).

**Water Rate Supported Budget – In a Year of Deficit**

- l) The City Treasurer, or designate, is authorized to drawdown from the WBCR to balance year-end operations.

**4.2 Reporting**

The City Treasurer, or designate, shall provide the following reports related to year-end projected or actual surplus or deficit positions:

- i) Operating Budget Mid-Year Monitoring Report (January 1<sup>st</sup> to June 30<sup>th</sup>)
- ii) Operating Budget Year-End Monitoring Report (January 1<sup>st</sup> to December 31<sup>th</sup>)

Bill No. 103  
2025

By-law No. A.-\_\_\_\_\_ - \_\_\_\_

A by-law to confirm the proceedings of the  
Council Meeting held on the 1<sup>st</sup> day of April,  
2025.

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Every decision of the Council taken at the meeting at which this by-law is passed and every motion and resolution passed at that meeting shall have the same force and effect as if each and every one of them had been the subject matter of a separate by-law duly enacted, except where prior approval of the Ontario Land Tribunal is required and where any legal prerequisite to the enactment of a specific by-law has not been satisfied.
2. The Mayor and the proper civic employees of the City of London are hereby authorized and directed to execute and deliver all documents as are required to give effect to the decisions, motions and resolutions taken at the meeting at which this by-law is passed.
3. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

PASSED in Open Council on April 1, 2025 subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

Bill No. 104  
2025

By-law No.

A by-law to delegate certain powers regarding the administration of the London & Middlesex Local Immigration Partnership.

WHEREAS section 5(3) of the *Municipal Act, 2001 S.O. 2001, c.25*, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting, among other things: (i) economic, social, and environmental well-being of the municipality; and (ii) health, safety and well-being of persons;

AND WHEREAS section 23.1 of the *Municipal Act, 2001* authorizes a municipality to delegate its powers and duties under this or any other Act to a person or body subject to the restrictions set out in the *Municipal Act, 2001*;

AND WHEREAS the Municipal Council has deemed the delegations herein to be delegations of administrative power, and of a minor nature, having regard to the number of people, the size of the geographic area, and the time period affected by the delegation;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

**Contribution Agreement – LMLIP – Ratified**

1. The Contribution Agreement Number S263926014, attached as Schedule 1, between the City and Canada (as represented by the Minister of Immigration, Refugees and Citizenship) (“Contribution Agreement”), effective as of April 1, 2025, executed by the City Manager and the Director, Anti-Racism and Anti-Oppression, is ratified.

**Amending Agreements and Other Agreements – Approve**

2. (a) The City Manager and the Director, Anti-Racism and Anti-Oppression are severally delegated the authority to approve and execute:

- (i) amending agreements with Canada (as represented by the Minister of Immigration, Refugees and Citizenship) for the London & Middlesex Local Immigration Partnership (“LMLIP”) as of April 1, 2025 (“Contribution Agreement”); and
- (ii) further agreements with Canada that relate to the Agreement and to the LMLIP; and
- (iii) agreements (including amending agreements) with third party service providers that relate to the Agreement and to the LMLIP (“Service Provider Agreement”);

on the condition that they are consistent with the requirements contained in the Contribution Agreement or Service Provider Agreement, as the case may be, and that 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 City Treasurer or a written designate of the City Treasurer.

### **Signed Agreements – Clerks Office**

(b) The City Manager and the Director, Anti-Racism and Anti-Oppression shall forward a copy of fully executed agreements under subsection 2(a) of this by-law to the City Clerk's office for record-keeping purposes.

### **Other Documents (not Agreements)**

3. (a) The City Manager, the Director of Anti-Racism and Anti-Oppression, or their written designates, are severally delegated the authority to approve and execute such further and other documents (not Agreements) that do not fall under section 1 above, that may be required in furtherance of The Corporation of the City of London's obligations under its Contribution Agreement with Canada, and Service Provider Agreements, regarding the LMLIP, on the condition that they are consistent with the requirements contained in the Contribution Agreement or Service Provider Agreement, as the case may be, and that 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 City Treasurer.

### **Oversee Design, Planning and Delivery of London & Middlesex Local Immigration Partnership**

4. The Manager, Strategic Programs and Partnerships, Anti-Racism and Anti-Oppression or their written designates, are delegated the authority to undertake all the administrative, financial and reporting acts, including signing authority regarding application forms for funding, budgets, cash flows, other financial reporting including financial claims, and directions, consents and other authorizations as may be required, provided that the monetary amounts do not exceed the maximum amount of IRCC's contribution specified in the Contribution Agreement (and any amendments) that are necessary in connection with the Contribution Agreement or Purchase of Service Agreement, as approved in section 1, above.

5. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 1, 2025 subject to the provisions of PART VI.1 of the *Municipal Act 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025





CONTRIBUTION AGREEMENT



AGREEMENT NUMBER: S263926014 ORIGINAL

BETWEEN: HIS MAJESTY THE KING IN RIGHT OF CANADA, as represented by the Minister of Citizenship and Immigration, the "Department".

417 Exeter Road
London, ON, N6E 2Z3
Canada

AND: The Corporation of the City of London, the "Recipient".
300 Dufferin Street
London, ON, N6A 4L9
Canada

WHEREAS the Recipient wishes to provide services and/or activities to Eligible Clients under the Settlement Program and has applied to the Department for funding under the said Program; and

WHEREAS the Department wishes to provide a Contribution to the Recipient to assist it in carrying out such services and/or activities;

FOR THESE REASONS, the Department and the Recipient undertake and agree as follows:

1.0 AGREEMENT

1.1 This Agreement constitutes the entire understanding between the Department and the Recipient related to its subject matter.

- Checked boxes for: The Contribution Agreement, Schedule 1, Schedule 2, Schedule 3, Schedule 4.

2.0 INTERPRETATION

In this Agreement:

- 2.1 "Contribution" means a conditional transfer payment...
2.2 "Project" means the services and/or activities described in Schedule 1...
2.3 "Eligible Costs" means the costs described in Schedule 2...
A) incurred by the Recipient in relation to the Project...
B) incurred by the Recipient in relation to the goods and services...
C) incurred based on a negotiated administrative rate...

Restrictions

- i) Costs associated with validation of individuals' professional credentials are not eligible.
ii) Costs associated with the payment of termination or severance pay are not eligible.
iii) Profit is not an Eligible Cost, as it is neither a "cost" nor an "expense."

2.4 "Capital Costs" means costs that the Recipient incurs and pays for capital assets purchased and/or leased (with the option to buy and where there is a reasonable assurance that the lessee will obtain ownership at the end of the lease term), in whole or in part, and costing is in excess of \$1000.



asset" approach which considers an asset to be an assembly of connected parts and where costs of all parts would be capitalized and amortized as one asset.

2.5 "Eligible Clients" means:

- A) For the Settlement Program: persons described in the Terms and Conditions of the Settlement Program, including all notes and restrictions.
- B) For the Resettlement Assistance Program: persons described in the Terms and Conditions of the Resettlement Assistance Program, including all notes and restrictions.

2.6 "Childcare for Newcomer Children" means childcare delivered in the following formats:

- A) care licensed under provincial or territorial legislation and delivered by the Recipient;
- B) purchased seats in provincially or territorially licensed daycares run by other organizations; and
- C) Care for Newcomer Children, which is unlicensed child care services provided by the Recipient to Eligible Clients on the same premises they receive other settlement and resettlement services.

2.7 "Temporary Accommodation" under the Resettlement Assistance Program means any form of accommodation, as deemed suitable by the Department, provided to temporarily house and shelter Eligible Clients following their arrival in Canada.

2.8 "Funding Period" means the period specified in Schedule 2 in the section entitled *Duration of Activity / Funding Period*.

2.9 "Term of the Agreement" means the period during which this Agreement will be effective, which period commences on the date the Agreement is signed by both parties and terminates one year after the end of the Funding Period.

2.10 "Compliance Audit" means an independent assessment done by an accredited auditor in accordance with section 5815 of the *Chartered Professional Accountants Canada Handbook*, to provide assurance of a Recipient's compliance with the Agreement. Audited financial statements do not constitute a compliance audit.

2.11 "Fiscal Year" means the period commencing on April 1 in one calendar year and ending on March 31 in the next calendar year.

2.12 "Supporting Documentation" means but is not limited to original vouchers, invoices, statements of account, receipts, contracts, lease agreements, and timesheets or other data supporting the Recipient's actual costs incurred. The term also includes cancelled cheques, bank drafts and other forms of data supporting costs incurred.

2.13 "Negotiated Administrative Rate" means a percentage measure of the Department's total contribution of Program Delivery costs normally not exceeding 15%, and calculated for each fiscal year of the proposed program delivery budget.

2.14 "Business Day" means Monday through Friday, except statutory holidays.

2.15 "Personal information" means information about an identifiable individual, including the types of information specifically described in the Privacy Act, R.S. 1985, c. P-21.

### **3.0 CONTRIBUTION**

3.1 In order to assist the Recipient in delivering the Project, and subject to the terms of the Agreement, the Department will make a Contribution to the Recipient in respect of the Eligible Costs of the Project of an amount not exceeding the lesser of:

- A) 100% of the Eligible Costs; or
- B) the Total Maximum Contribution specified in Schedule 2.

3.2 Costs are Eligible Costs for the purposes of this Agreement only if they are, in the opinion of the Department:

- A) directly related to and necessary for the delivery of the Project;
- B) reasonable; and
- C) allowable expenditures.



- 3.3
- A) The Recipient may reallocate Eligible Costs from the Capital Cost category to the Program Delivery cost category, without prior written approval, when the cumulative sum of all transfers is less than 5% of the Capital Cost category's original fiscal year budget, to a maximum of \$50,000. In accordance with clause 3.2, Eligible Costs must be, in the opinion of the Department, directly related to and necessary for the delivery of the Project; reasonable; and allowable expenditures. The Recipient must notify the Department in writing promptly following such a reallocation.
  - B) The Recipient may reallocate Eligible Costs between existing line items within the same cost category, without prior written approval, when the cumulative sum of all transfers is less than 5% of the cost category's original fiscal year budget, to a maximum of \$50,000. In accordance with clause 3.2, Eligible Costs must be, in the opinion of the Department, directly related to and necessary for the delivery of the Project; reasonable, and allowable expenditures. The Recipient must notify the Department promptly in writing following such a reallocation.
  - C) With respect to Temporary Accommodation under the Resettlement Assistance Program, food and incidentals per person rates as set out in Schedule 2 cannot be changed without prior written approval of the Department.
  - D) With respect to clauses 3.3 A) and B), the written communication between the Recipient and the Department will constitute part of the Agreement and will supersede the relevant details indicated in the Schedule 2.
  - E) All other modifications to the Agreement are subject to clause 14.5, excluding clause 4.10.
- 3.4 In cases where the Recipient receives more funding than anticipated from any or all sources for the program activities and/or Eligible Costs related to the Agreement as specified under clause 5.1, the Recipient is required to repay an amount of the Contribution equivalent to the increase and adjusted based on the percentage of funding the Department was originally anticipated to provide towards the Project.
- 3.5 Notwithstanding any other provision of this Agreement:
- A) No Contribution is payable by the Department in respect to any portion of the cost of any Eligible Costs for which the Recipient receives a rebate or reimbursement, except in the case of property tax rebate where the procedure is as follows:
    - i) Recipients that receive a property tax rebate from a municipality must notify the Department in writing.
    - ii) Recipients can retain the Department's share of the rebate on condition that they provide a description of how the funds will be used to support activities described in Schedule 1.
    - iii) Should a Recipient wish to use the rebate for other programming, approval must first be obtained by the Department.
    - iv) Recipients must retain records substantiating that the rebate has been reinvested to support activities described in Schedule 1.
  - B) Only the portion of the provincial and/or federal tax (GST/HST) which is not refundable by the Canada Revenue Agency as an input tax credit or as a rebate may be claimed as an Eligible Cost.
  - C) Any interest or any other income earned on advances of the Contribution will be accounted for by the Recipient and considered part of the Contribution, be included in the calculation of claims, and may result in a repayment.
  - D) No Contribution is payable by the Department for child care costs eligible to be covered by provincial subsidies to the child care centre or to the family of the child requiring care.
- 3.6 Notwithstanding clause 3.1:
- A) No Contribution will be paid for costs incurred with respect to a member of staff who is the immediate family of an employee of the Recipient, or, if the Recipient is a corporation or an unincorporated association, who is the immediate family of an officer or a director of the corporation or the unincorporated association, unless the Department is satisfied that the hiring of the staff was not the result of favoritism by reason of the staff's membership in the immediate family of the Recipient or officer or director of the Recipient, as the case may be.
  - B) For the purposes of this section, "immediate family" means father, mother, stepfather, stepmother, foster parent, brother, sister, spouse, common-law partner, child (including child of common-law partner), stepchild, ward, father-in-law, mother-in-law, daughter-in-law, son-in-law, brother-in-law, sister-in-law or relative permanently residing with an employee of the Recipient, or officer or director of the Recipient, as the case may be.

#### **4.0 CONDITIONS GOVERNING PAYMENT OF THE CONTRIBUTION**

- 4.1 Subject to clauses 4.5 and 4.6 and an appropriation by Parliament of required funds, the Department will make payments of the Contribution by reimbursement, upon receipt from the Recipient of claims for



Eligible Costs as identified in clause 2.3.

- 4.2 Any payment by the Department under this Agreement is subject to there being an appropriation for the fiscal year in which the payment is to be made and to there being funds available. Should the Department's funds be reduced by Parliament, the Department may reduce or cancel the Contribution.
- 4.3 The Recipient must provide Supporting Documentation with claims for reimbursement of Eligible Costs, if requested by the Department.
- 4.4 The Recipient must submit claims for reimbursement of Eligible Costs in accordance with the requirements specified in Schedule 3.
- 4.5 The Department may make advance payments of a Contribution in approved cases, where the Recipient has requested such payments and the request aligns with conditions specified in Schedule 3.
- 4.6 The Department will not contribute to costs incurred prior to or subsequent to the Funding Period.
- 4.7 Any overpayments, unexpended balances, amounts disallowed on audit, amounts required to be repaid under clause 3.4, and any refunds, rebates, and discounts that have been billed to the Department as part of actual costs, or other amounts owing to the Department by the Recipient will be recognized as debts due to the Crown, and repaid within 20 business days of receipt of notice to do so by the Department, after which time, the *Interest and Administrative Charges Regulations* will apply.
- 4.8 Without restricting any right of set-off given by law, the Department may set-off against any amount payable to the Recipient under the Agreement, any amount payable to the Department by the Recipient under the Agreement or to the Crown under any other agreement or legislation.
- 4.9 The Recipient declares and guarantees that at the time of signing the Agreement, it does not have an amount owing to the Crown. Should this change during the implementation of the Project, the Recipient must promptly inform the Department by submitting a true and accurate list of all amounts owing.
- 4.10 Despite clause 14.5, the Department may make changes to the reporting frequency identified in Schedules 3 and 4, or holdback amount or terms of payment identified in Schedule 3 by written notice to the Recipient. The written notification from the Department will constitute part of the Agreement and supersede the relevant details indicated in Schedule 3 or 4 of the Agreement.
- 4.11 The Department reserves the right not to process or pay Contribution funds in relation to claims for Eligible Costs submitted more than 40 business days after the end of the Funding Period.

## 5.0 RECIPIENT'S OBLIGATIONS

The Recipient agrees to abide by the following obligations during the entire Funding Period and where relevant, during the entire Term of the Agreement:

- 5.1 The Recipient must submit to the Department, prior to the start of the Agreement, a disclosure of all confirmed or potential sources of funding or in-kind contributions for program activities and/or Eligible Costs related to the Agreement. The Recipient must notify the Department of any changes in funding from other sources for activities related to the Agreement set out in Schedule 1, and must do so within 20 business days of their occurrence. The Recipient must submit any changes in the funding level through an updated Forecast of Cash Flow, or as otherwise specified in Schedule 3.
- 5.2 The Recipient must keep all records and provide all services and/or activities during the Funding Period in a sustained, diligent, efficient and cost-effective manner, using qualified personnel.
- 5.3 The Recipient must ensure that all personnel it designates to deliver the Project described in Schedule 1 of this Agreement are authorized to work in Canada, familiar with the community they serve, and sufficiently familiar with Canadian sociocultural, economic and institutional realities to achieve the objectives identified in Schedule 1.
- 5.4 The Recipient must adhere to the following Official Language requirements:
  - A) Inform Eligible Clients of the existence of settlement and resettlement services offered in French and English by other organizations.
  - B) Organize activities, projects, and programs to forge ties between Canada's two official language communities.
  - C) Annually consult with francophone minority communities about settlement and resettlement



programming and francophone immigration outside of Quebec as determined appropriate by the Department.

- D) Communicate and offer services and activities in both official languages based on an assessment of needs by the Department; these will include:
  - i) making the public aware of services through greetings, recorded messages, announcements, broadcasts, signs, documents and other means of communication; and
  - ii) these communications, services and activities being offered in both official languages and being of equal quality.
- E) Identify the Project participants/beneficiaries and take all necessary measures to communicate and provide Project-related services and/or activities to the participants/beneficiaries in English and in French as the case may require.

5.5 The Recipient must deliver the Project in accordance with all applicable laws, by-laws, regulations, guidelines and requirements and, prior to beginning the Project, obtain required permits, licences, consents, authorizations and insurance coverage, including directors' liability insurance, cyber-liability insurance, and replacement insurance for capital assets, as may be required.

5.6 During the entire Funding Period, the Recipient will:

- A) ensure that Project activities are delivered in a safe, secure and respectful environment, and that their staff, management and board members have the tools and training to ensure that this occurs;
- B) not without justification restrict access to programs, or services, or employment, or otherwise discriminate on the basis of personal characteristics including race, national or ethnic origin, colour, religion, age, sex, sexual orientation, gender identity or expression, marital status, family status, genetic characteristics, disability and conviction for an offence for which a pardon has been granted or in respect of which a record suspension has been ordered;
- C) not advocate intolerance, discrimination or prejudice;
- D) have in place, or will have in place within six months of the Agreement start date, and maintain in place for the entire Funding Period of the Agreement, policies and procedures to prevent, investigate and respond, as required, to misconduct and wrongdoing, including harassment, abuse and discrimination;
- E) agree to investigate and respond to incidents of misconduct and wrongdoing, including harassment, abuse and discrimination in accordance with its policies and procedures; and
- F) refer to the appropriate authorities and specialists if the Recipient does not have the capacity or training to adequately address an identified incident of misconduct or wrongdoing, including harassment, abuse or discrimination.

5.7 The Recipient must ensure that all members of the Board of Directors:

- A) are chosen in conformity with applicable federal and provincial legislation governing corporations or unincorporated associations;
- B) are fully informed about the management and operations of the Recipient; and
- C) are familiar with the principles of board governance.

5.8 The Recipient must declare in writing to the Department if the Recipient, members of its Board of Directors or any of its officers or employees engaged in this Project:

- A) are convicted or were convicted during a period of three years prior to the Agreement by a court of law in Canada or in any other jurisdiction for an offence involving bribery or corruption; or
- B) are under sanction, for an offence involving bribery or corruption, imposed by a government or a governmental organization.

The Department may terminate the Agreement forthwith for default where it is found that the Recipient has omitted to declare, prior to entering into, or during the Funding Period of the Agreement, such conviction or sanction.

5.9 In the case of an Agreement that includes the provision of funds for Childcare for Newcomer Children, the following requirements must be met:

- A) If delivering unlicensed Care for Newcomer Children, the Recipient must ensure all provisions of the national Care for Newcomer Children Requirements are met and agrees to be subject to monitoring in relation to its conformity with these requirements by an organization approved by the Department.
- B) If delivering licensed child care, the Recipient must ensure that applicable provincial or territorial legislation or regulations are complied with and that any contracted third party is licensed by the



province or territory, where dependent children are placed in facilities either on the same premises or separate from those where their parent(s) / guardian(s) receive services.

5.10 The Recipient must provide the Department with written notice of:

- A) any staff changes that relate to the management of this Agreement within 10 business days of the occurrence;
- B) any changes in the membership of the Board of Directors within 10 business days of the occurrence;
- C) the date, time and location of the Annual General Meeting 10 business days in advance; and
- D) any changes to organizational policies which impact this Agreement. Should any changes to such policies occur during the course of the Agreement, the Recipient must provide the Department with a copy of the amended policy within 10 business days of the change.

5.11 Where special training needs of Eligible Clients with disabilities have been identified, the Recipient must submit to the Department a rationale and a budget for the cost of such enhancements.

5.12 The Recipient agrees:

- A) to implement and maintain policies, rules, procedures, and guidelines required to prevent and to protect itself, its systems, and its funding from fraud, corruption, other crimes and ethics violations. The Recipient also agrees to review and update such policies, rules, procedures and guidelines at least annually. The Recipient will make such documents available to the Department upon request.
- B) to ensure that its employees understand and comply with its policies, rules, procedures, and guidelines.
- C) to notify the Department of any, suspected or actual, fraud, corruption, other crimes or ethics violations that have a nexus with the Recipient's operations or the delivery of the Project, as soon as possible after the Recipient suspects or discovers such activity.

5.13 During the Funding Period, the Recipient must not use the Contribution from the Department to engage in lobbying or advocating against Government of Canada policies or programs. The Recipient may seek guidance or advice from the Department about whether proposed Recipient services or activities may breach this obligation. The Department may identify services, activities or other discrete elements, which, if sufficiently adjusted by the Recipient, may allow the Recipient to proceed, in compliance with this section.

5.14 During the entire Funding Period, the Recipient will:

- A) maintain a commitment to combatting racism and discrimination in its various forms;
- B) promote equity, diversity and inclusion, and address systemic racism by developing an Anti-Racism action plan, which a) acknowledges that systemic racism exists and b) may include commitments to (i) seek to understand how past actions have created current realities; (ii) aim to make fully informed, accountable decisions at individual, institutional and systemic levels, and (iii) address root causes and harms done, while creating barrier-free opportunities for equitable outcomes;
- C) have in place within six months of the Agreement start date, and maintain in place for the entire Funding Period, the Anti-Racism action plan; and
- D) report on the Recipient's Anti-Racism action plan progress in annual reporting, as applicable to the Agreement.

## 6.0 MONITORING AND REPORTING REQUIREMENTS

The Recipient further agrees to abide by the following obligations:

6.1 During the entire Funding Period, the Recipient must:

- A) ensure that authorized representatives of the Department are permitted reasonable access to all premises where the Project is being delivered under this Agreement, or which provide support for this Project, in order to monitor all aspects of the Recipient's compliance with its obligations under this Agreement, including the delivery of services in both official languages where applicable; and
- B) collect protected information about each Eligible Client to whom services are provided, including the details of those services, and report the information in the data collection system provided by the Department.

6.2 During the entire Term of the Agreement, the Recipient must:

- A) keep and maintain proper books and records in accordance with generally accepted accounting principles and business practices, of all assets and liabilities held, all revenues from all sources, and all expenses incurred and paid out in connection with this Agreement; and
- B) retain all Supporting Documentation relating to the financial books and records.



- 6.3 During the entire Term of the Agreement and for each reporting period identified in Schedules 3 and 4, the Recipient must submit claims for Eligible Costs with Supporting Documentation if requested by the Department, and complete statistical and narrative reporting against progress towards and achievement of expected results, which are satisfactory to the Department in scope, detail, format and frequency.
- 6.4 During the entire Term of the Agreement, the Recipient must provide all reports that are required by the Agreement and any other information that the Department may reasonably require from time to time, including:
- A) financial reporting, including claims for Eligible Costs, annual financial statements, and Forecasts of Cashflow in accordance with the requirements specified in clause 4.4, 6.3, and Schedule 3;
  - B) interim reporting, including narrative reporting and performance measurement and evaluation activities, in accordance with the requirements specified in clause 6.3 and Schedule 4;
  - C) activity and output reporting, including Annual Reporting, and where direct services are provided, monthly data entry into the data collection system provided by the Department of the information described in subclause 6.1 B), in accordance with the requirements specified in Schedule 4;
  - D) final progress reporting, in accordance with the requirements specified in clause 6.3, 6.8 and Schedule 4.
- 6.5 During the entire Term of the Agreement, and for seven years afterwards, the Recipient agrees to:
- A) make such information as described in clauses 6.1, 6.2, 6.3 and 6.4, regardless of format, available for inspection, audit and monitoring by representatives of the Department, who may make copies thereof and take extracts therefrom, ensuring that all protected information is protected as per departmental policies;
  - B) make available facilities for any such inspection, audit and monitoring by representatives of the Department;
  - C) show evidence of a documented disposition procedure and provide any other information that may be required with respect to the books and records described in clauses 6.1, 6.2, 6.3 and 6.4; and
  - D) send copies of any information to the Department, which has been collected on its behalf, at such intervals, in such format and by such means as the Department may specify, for use in monitoring and evaluating the Project.
- 6.6 During the entire Term of the Agreement, and for greater certainty further to subclause 6.1 B), the Recipient must comply with instructions by the Department relating to performance measurement, research, evaluation, monitoring and policy analysis of the program under which it is receiving funding.
- 6.7 The Recipient agrees:
- A) to use the system(s) provided by the Department and maintain a comprehensive security awareness training program available to all staff; or
  - B) that additional requirements under this section as identified by the Department, are not applicable.
- 6.8 The Recipient must submit to the Department, within 40 business days of the end of the Funding Period or as otherwise specified in Schedule 3 or 4:
- A) a final claim for Eligible Costs with Supporting Documentation if requested by the Department;
  - B) a final financial report detailing actual expenditures incurred and paid as well as a declaration of revenues received, including in-kind contributions, for the Project; and
  - C) a Final Progress Report as detailed in Schedule 4.
- 6.9 The Recipient agrees to be subject to monitoring by the Department, as set out in clauses 6.1 to 6.8, in relation to their planned activities and deliverables. The Department will assess whether satisfactory outcomes have been achieved; whether demand for a particular service still exists; and whether administrative documents, reports, financial records and statements, and any other required documentation, are in order.
- 6.10 The Department may request a Compliance Audit of the Project to ensure compliance with the terms of the Agreement. The scope and timing of such an audit is at the sole discretion of the Department. The Recipient agrees to fully cooperate and participate as required by the Department.

## 7.0 PRIVACY AND SECURITY OBLIGATIONS

- 7.1 The Recipient will ensure that it conforms with any obligations applicable to it under Personal Information



Protection and Electronic Documents Act, S.C. 2000, c. 5, or similar legislation in effect from time to time in any province or territory of Canada, where it collects personal information in the course of carrying out the Project. If the Recipient believes that any obligations in the Agreement prevent it from meeting its obligations under any of these laws, the Recipient must immediately notify the Department of the specific provision of the Agreement and the specific obligation under the law with which the Recipient believes it conflicts.

Recipients delivering a Project overseas will:

- A) comply with the current national or domestic laws of the countries where services are being provided, including any laws that may be enacted after the beginning of the Agreement; and
  - B) acknowledge that nothing in the applicable laws derogates from, prevents compliance with or conflicts with the requirements of this Agreement. The Recipient must notify the Department immediately, and where possible in advance, of a change to applicable laws that derogates from, prevent compliance or conflict with the requirements of this Agreement.
- 7.2 Where the Recipient provides direct services to Eligible Clients under the Project, it will provide information to the Department on the use of these services by Eligible Clients through the data collection system provided by the Department. This information will be used by the Department in support of evaluation and planning for the Resettlement Assistance Program and the Settlement Program and select information may also be disclosed to other funding recipients providing direct services to the same Eligible Clients as the Recipient to facilitate service delivery to these Eligible Clients. The Recipient acknowledges that the Department is required to handle personal information in accordance with the Privacy Act, R.S. 1985, c. P-21 and agrees to comply with any additional requirement established by the Department that is reasonably required to ensure that the Department meets its obligations under this Act.
- 7.3 In carrying out the Project, the Recipient will limit their collection of personal information to only that which is necessary for them to perform the services or activities described in Schedule 1.
- 7.4 The Recipient must:
- A) treat all personal information collected in carrying out the Project as confidential and not disclose it to any person, other than the Eligible Client to whom it relates, except in accordance with applicable law. The Recipient may share client personal information with third parties for the purposes of delivering the Project under this Agreement only with the client's prior consent provided in writing, where a formal information sharing agreement is in place, and in accordance with relevant privacy legislation. When requested, the Recipient must provide Eligible Clients with reasonable access to view their information that was collected for purposes of programming funded by the Department.
  - B) safeguard appropriately for its level of classification or designation, collected protected information. Protected information must be retained only for as long as the Eligible Client continues to receive services, after which all copies of the record must be immediately destroyed. The manner of destruction must be appropriate to the level of classification or designation and the storage media in which it has been retained. If the Recipient is required to maintain the record for uses outside of the Agreement, all identifying information specific to the Department must be removed.
- 7.5 The Recipient must take all security measures reasonably necessary to protect any personal information collected in carrying out the Project using methods that are generally used by prudent public and private sector organizations. These measures must meet the requirements, standards or guidelines found in applicable policy, directives or protocols of the Government of Canada, including those set out in any instructions issued by the Department for the protection of personal information against unauthorized use or disclosure.

Recipients delivering a Project outside Canada will ensure cross-border transmission of personal information between its offices in countries where the Recipient is delivering the Project and fulfilling its obligations pursuant to this Agreement must only be done when necessary or required for the performance of the Project and must be in compliance with all sections of this Agreement. If requested by the Department, the Recipient must provide a description of cross-border transmission of information that is necessary for the Project.

- 7.6 Where the Recipient has reasonable grounds to believe that there has been loss, theft, unauthorized access, disclosure, copying, use, modification, disposal, or destruction of personal information, or any incident that may jeopardize the security or integrity of personal information, it will immediately notify the Department of the full details of the privacy breach. The Recipient will also immediately take all reasonable steps to stop and contain the impact of the breach, assess and resolve the problem, and prevent its recurrence.





- 7.7 Despite the provisions of this Agreement, in the event that the Recipient is compelled to produce any personal information collected in carrying out the Project pursuant to any applicable legislation, regulation, or any order of any court, tribunal, administrative body or other authority with jurisdiction, whether in or outside of Canada, the Recipient must notify the Department and the affected Eligible Client immediately, and where possible, in advance.
- 7.8 Where the Recipient collects personal information that is required to provide to the Department under clause 7.2, the Recipient agrees:
- A) i) to provide to Eligible Clients the "Gathering Information" pamphlet that explains the purpose and privacy implications of collecting an Eligible Client's information for the purposes of the Project;  
ii) if the Eligible Client is illiterate, to verbally transmit the contents of the pamphlet; and  
iii) to comply with the data collection systems' related privacy and security manual.
  - B) that additional requirements under this clause as identified by the Department, are not applicable.
- 7.9 The Recipient is responsible for the physical safekeeping and the protection of confidentiality of documents in the possession or control, or under the responsibility of the Recipient including but not limited to responsibility for documents that are in the process of being transferred or transmitted to the Department.
- 7.10 The Recipient agrees that the Department may share information related to this Agreement and the Project with other federal departments and Governments who may provide funding to the Recipient, for purposes including auditing, assessment, and evaluation of the Recipient.
- 7.11 The Recipient acknowledges that the Department is subject to the Access to Information Act, RSC 1985, Chapter A-1, and information obtained by the Department pertaining to this Agreement may be disclosed to the public upon request under the aforementioned act.
- 7.12 Further to clause 7.4 of the Agreement, the Recipient must implement administrative, physical and technical security and safeguarding measures and solutions to preserve the confidentiality, security and integrity of premises, personal information and systems. These measures and solutions must also comply with industry standards and/or industry best practice, whichever offers greater protection.

## 8.0 DEFAULT

- 8.1 The following constitute events of default:
- A) The Recipient becomes bankrupt or insolvent, is placed in receivership, or takes the benefit of any statute relating to bankrupt or insolvent debtors.
  - B) An order is made or a resolution is passed for the winding up of the Recipient, or the Recipient is dissolved.
  - C) At the sole discretion of the Department, the Recipient is in breach of the performance of, or compliance with, any term, condition or obligation on its part to be observed or performed.
  - D) The Recipient has submitted false, misleading, or inaccurate information to the Department.
  - E) The activities or anticipated activities of the Recipient are contrary to Canadian law.
- 8.2 In the event of default, the Department may avail itself of either or both of the following remedies, in addition to any other remedies available at law, in equity, or otherwise:
- A) by written notice to the Recipient, immediately suspend any obligation by the Department to contribute or continue to contribute to the Eligible Costs of the Project as per clauses 3.1 and 3.2 of this Agreement, including any obligation to pay an amount owing prior to the date of such notice, until such default is corrected to the Department's satisfaction; and/or
  - B) by written notice to the Recipient, immediately terminate any obligation to contribute or continue to contribute to the Eligible Costs of the Project as per clauses 3.1 and 3.2 of this Agreement, including any obligation to pay an amount owing prior to the date of such notice, where the Department is of the opinion that the needs of Eligible Clients would be better met by such termination or has determined that it would not otherwise be in the Department's interest to continue with its obligation to contribute.
- 8.3 In the event of default and termination of the Agreement by the Department:
- A) the Recipient must dispose of capital assets acquired with the Contribution as outlined in section 13.0 of this Agreement; and
  - B) the Department will recover any amount remaining from any advance payment, as described in Schedule 3, as well as any debts due to the Crown as referred to in clause 4.7.



8.4 All rights and remedies provided in this Agreement are cumulative and not exclusive, and are in addition to and without prejudice to any other rights or remedies available to the Department at law, in equity, or otherwise. The exercise by the Department of any right or remedy does not preclude the exercise of any other rights or remedies that may now or subsequently be available at law, in equity, or otherwise.

## 9.0 INDEMNIFICATION

9.1 The Recipient will indemnify and save harmless the Department, its employees and agents from and against all losses, damages, liabilities, claims, actions, judgments, settlements, interest, awards, penalties, fines, costs or expenses (including legal fees), of whatever kind, related to or in connection with (i) the performance or non-performance by the Recipient of its obligations under this Agreement, or (ii) negligence, wilful misconduct or other culpable acts, or omissions, of the Recipient, its employees, agents or contractors, and including, but not limited to, any third party claims alleging the following:

- A) non-payment by the Recipient of debts, loans, capital leases or other obligations to third parties, including but not limited to the case that the Recipient becomes bankrupt or insolvent or is placed in receivership;
- B) any injury or death of a person;
- C) any loss or damage to property;
- D) wrongful dismissal;
- E) breach of the warranty under section 12.5 A) of this Agreement;
- F) breach of privacy and confidentiality;
- G) infringement of a third party's Intellectual Property Rights, including claims that stem from the use of hardware or software provided to the Recipient by the Department or acquired by the Recipient with funds pursuant to this Agreement.

## 10.0 LIMITATION OF LIABILITY

10.1 The Recipient agrees that the Department, and its employees, and agents will not be held liable to the Recipient, or any third party, for any injury, including death, to any person; any loss or damage to property of any person; infringement of Intellectual Property Rights; or any obligation of the Recipient or anyone else; arising from, or in connection with, the Agreement.

## 11.0 CONTRACTING WITH THIRD PARTIES

11.1 When the Recipient contracts for products or services which are the subject of this Agreement, the Recipient must:

- A) use a fair process in obtaining price quotes from prospective contractors;
- B) ensure value for money;
- C) retain, and readily provide to the Department on request, copies of all contracts with third parties;
- D) maintain accurate records of all transactions with third parties, and provide the Department with reasonable access to these records:
  - i) during the entire Term of the Agreement; and
  - ii) for seven years afterwards.

11.2 The Recipient must ensure that any contract entered into with third parties is consistent with this Agreement, including the following terms and conditions:

- A) nothing in this contract or in work done pursuant to it is to be construed as creating a contractual relationship of any kind between the Department and the third party.
- B) the third party must make available Supporting Documentation, and books and records to the Department's representatives for inspection and audit.
- C) the third party must be bound to the same privacy and security obligations that apply to the Recipient under section 7.0 of the Agreement.

## 12.0 INTELLECTUAL PROPERTY

12.1 "Intellectual Property Right" means any Intellectual Property Right recognized by law, including any protected through legislation or arising from protection of information as a trade secret or as confidential information.

12.2 Where in the course of carrying out the Project, the Recipient produces any work subject to Intellectual Property Rights, these rights will vest in the Recipient or in a third party as set out in an agreement between the Recipient and such third party.

12.3 The Recipient is responsible for obtaining any necessary third party authorizations, as required to carry



out its obligations under this Agreement, from third parties who have Intellectual Property Rights or other rights affected by this Agreement.

- 12.4 Where the production of the work has been funded, in whole or in part, by the Contribution made by the Department under this Agreement, the Recipient hereby grants to the Department a non-exclusive, royalty-free, perpetual, worldwide and irrevocable licence to exercise any Intellectual Property Rights in the work for government purposes, including carrying out the Department's program objectives.
- 12.5 With respect to any work licensed under this section, the Recipient:
- A) warrants that the work will not infringe on the copyrights, trademarks or proprietary rights of others;
  - B) must include an acknowledgment, in a form satisfactory to the Department, on any work which is produced by it with funds contributed by the Department under this Agreement, acknowledging that the work was produced with funds contributed by the Department and identifying the Recipient as being solely responsible for the content of such work.
- 12.6 If the Recipient is involved, either in or out of court, in a claim by a third party relating to the infringement of its Intellectual Property Rights, the Recipient must inform the Department immediately in writing of the claim.
- 12.7 The Recipient grants to the Department a non-exclusive, royalty-free, world-wide licence to reproduce and otherwise use the Recipient's trademarks, signs, and symbols for the purpose of the advertisement and promotion of its funding programs. This licence is irrevocable for the duration of this Agreement and will terminate on the expiry or termination of this Agreement, unless otherwise agreed to by the Parties.
- 12.8 Materials copyrighted to the Department and the Crown in right of Canada, remain the property of these institutions.

### **13.0 CAPITAL ASSETS**

With regard to capital assets purchased in whole or in part with Contribution funds, the Recipient and the Department agree that ownership of such assets rests with the Recipient, subject to the following:

- 13.1 That such assets be insured for replacement costs.
- 13.2 That an inventory of capital assets purchased with Department funds (or purchased with insurance funds, when insurance costs have been paid with funds from the Department) be kept by the Recipient. The inventory should include sufficient information such as the purchase date, purchase price, make, model and serial number for easy identification of the assets.
- 13.3 That the Recipient neither sell, transfer, mortgage, lease nor otherwise dispose of any capital assets purchased with such funds without the prior written consent of the Department.
- 13.4 That at the expiration or earlier termination of the Agreement and ending of the funding relationship between the Department and the Recipient, the latter will ensure that any capital assets which have been purchased with Department funds (or purchased with insurance funds, when insurance costs have been paid with funds from the Department) but which have not been physically incorporated into the premises of the Recipient, at the discretion of the Department:
- A) be sold, at fair market value, and that the revenue be applied to eligible Project costs, which may no longer be claimed for reimbursement;
  - B) be turned over to a registered charitable organization;
  - C) assigned to another recipient funded by the Department; or
  - D) be retained by the Recipient.

### **14.0 GENERAL**

- 14.1 The Recipient cannot assign this Agreement or any right or obligation under it without the prior written consent of the Department, and any assignment made without that consent is void and of no effect.
- 14.2 This Agreement may be signed in counterparts, each of which when taken together, will constitute an original Agreement.
- 14.3 The terms of this Agreement take effect as of the date the Agreement is signed by the last of the two parties to do so.
- 14.4 This Agreement is binding on the parties and their successors and permitted assigns.



- 14.5 Amendments and adjustments to this Agreement must be in writing, and in compliance with the form and authority specified in the Recipient Guide, which may be updated by the Department from time to time.
- 14.6 The Department may, by notice to the Recipient, suspend or terminate this Agreement, in whole or in part, at any time without cause upon not less than three months written notice of intention to terminate. The Department may also, by notice to the Recipient, suspend or terminate this Agreement, in whole or in part, at any time upon an event of default as set out in clause 8.1. In the event of a suspension, the Department will notify the Recipient of the obligations to be met. In the event of a termination notice being given by the Department under this section:
- A) the Recipient must make no further commitments in relation to the Agreement and must cancel or otherwise reduce, to the extent possible, the amount of any outstanding commitments in relation thereto;
  - B) all Eligible Costs incurred by the Recipient up to the date of termination, not exceeding the maximum amount of the Department's Contribution payable under this Agreement, will be paid by the Department, provided that payment and reimbursement under this paragraph will only be made to the extent that it is established to the satisfaction of the Department that the costs mentioned herein were actually and reasonably incurred by the Recipient for the purposes of the Project up until the end of the notice period; and
  - C) the amount of any Contribution funds which remain unspent must be promptly repaid to the Department, and such amounts will be a debt due to the Crown.
- 14.7 Upon expiration or earlier termination of this Agreement, the obligations, which explicitly, or by their nature are intended to survive expiration or termination of the Agreement, will survive, and this will include but not be limited to clauses 6.8, 6.10, 13.4 and sections 7 (Privacy and Security Obligations), 9 (Indemnification), and 12 (Intellectual Property).
- 14.8 All required notices must be in writing and will be deemed received when delivered (1) personally, (2) on the date an email is sent, or (3) five business days after being sent by ordinary mail; addressed as follows:
- A) in the case of the Department, to:  
Director, Settlement Network  
417 Exeter Road  
London, ON, N6E 2Z3  
Canada
  - B) in the case of the Recipient, to:  
Jill Tansley  
The Corporation of the City of London  
300 Dufferin Street  
London, ON, N6A 4L9  
Canada
- 14.9 The Recipient represents and warrants that its signatories to this Agreement have been duly authorized to execute and deliver this Agreement on its behalf.
- 14.10 The Recipient represents and warrants that the execution, delivery and performance of this Agreement have been duly and validly authorized and when executed and delivered will constitute a legal, valid and binding obligation of the Recipient enforceable with its terms.
- 14.11 The Recipient represents and warrants that it is under no obligation, prohibition or other disability, nor is it subject to or threatened by any actions, suits or proceedings which could or would prevent compliance with this Agreement and undertakes to advise the Department forthwith of any such occurrence during the Term of the Agreement.
- 14.12 No provision of this Agreement and no action by the Parties will establish or be deemed to establish a partnership, joint venture, principal-agent relationship or employer-employee relationship in any way or for any purpose whatsoever between the Department and the Recipient. The Recipient will not represent itself, including in any agreement with a third party, as a partner, agent, or employee of the Department or in a manner that could lead a member of the public to believe that the Recipient is a partner, agent, or employee of the Department.
- 14.13 Where the Recipient is an unincorporated association, it is understood and agreed by the persons signing this Agreement on behalf of the Recipient, that they commit also to be personally, jointly and severally liable for any and all obligations of the Recipient under this Agreement, and for any debt that may become due to the Department hereunder.



- 14.14 When direct services or activities are provided to Eligible Clients, the Recipient will erect at a suitable location on its premises a sign in both of Canada's official languages, which the Department considers appropriate, indicating that the Recipient's Project is funded by the Government of Canada. The Department may, at its discretion, withdraw this requirement for recognition of federal funding.
- 14.15 The Recipient must ensure visibility and provide public recognition of the Government of Canada's support to the Project in publications, speeches, press releases, websites, social media or other communication material. The Recipient must obtain the pre-approval of the Department of such material to ensure this is done in a manner compliant with Canada's Federal Identity Program using a visual identifier and/or wording satisfactory to the Department, for example: "This project is funded [in part] by the Government of Canada / Ce projet est financé [en partie] par le gouvernement du Canada". The Department may, at its discretion, withdraw this requirement for recognition of federal funding.
- 14.16 The Recipient must provide notice to the Department 20 business days in advance of any special event the Recipient proposes to organize in connection with the Agreement. The Recipient consents to having the Department or its designates participate in any such event. In the event that the Department confirms that it will participate in the event, the Recipient must schedule the event on a date approved by the Department.
- 14.17 Where in the opinion of the Department there is a demand, the Recipient will ensure that services and documentation intended for public use be available in both official languages.
- 14.18 The Recipient warrants that no bribe, gift or other inducement has been or will be paid, given, promised or offered directly or indirectly to any federal government official or employee or to a member of the family of such person, with a view to influencing the entry into this Agreement or the administration of this Agreement.
- 14.19 No member of the Senate or the House of Commons may be admitted to any share or part of this Agreement or to any benefit arising from it that is not otherwise available to the public.
- 14.20 No current or former public servant or public office holder to whom the *Conflict of Interest Act*, the *Conflict of Interest and Post-Employment Code for Public Office Holders*, the *Directive on Conflict of Interest* and the *Policy on People Management* applies can derive direct benefit from this Agreement unless the provision or receipt of such benefits is in compliance with such legislation and codes.
- 14.21 Any person lobbying on behalf of the Recipient must be registered pursuant to the *Lobbying Act*, as amended from time to time.
- 14.22 The parties agree that unless otherwise specified in writing in this Agreement, the law of the province or territory where the Recipient's head office is located will be the applicable provincial or territorial law.
- 14.23 Should any term or provision of the Agreement be determined to be invalid or unenforceable, such invalidity or unenforceability will apply to that term or provision only to the extent of that invalidity or unenforceability, and the remaining terms or provisions of the Agreement will continue to be valid and enforceable.
- 14.24 No waiver by the Department under this Agreement is effective unless it is in writing, identified as a waiver to this Agreement, and signed by an authorized representative of the Department. Any waiver authorized on one occasion is effective only in that instance and only for the purpose stated and does not operate as a waiver for any future occasion. No failure or delay by the Department in exercising any right, remedy, power or privilege, or in enforcing any condition under this Agreement, will constitute a waiver or estoppel of any right, remedy, power, privilege or condition arising from this Agreement.
- 14.25 The Recipient acknowledges that the name of the Recipient, the amount of the Contribution and the general nature of the Project funded may be made publicly available by the Department in accordance with the Government of Canada's commitment to proactively disclose the awarding of grants and contributions.

The Recipient acknowledges having read and understood the Agreement in its entirety and agrees with its contents. The parties hereto have signed this Agreement through duly authorized representatives:



**Recipient**

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Position (Print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date (YYYY-MM-DD)

**Department**

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Position (Print)

**Recipient**

\_\_\_\_\_  
Name (Print)

\_\_\_\_\_  
Position (Print)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date (YYYY-MM-DD)

\_\_\_\_\_  
Signature

\_\_\_\_\_  
Date (YYYY-MM-DD)



**Settlement Program – Schedule 1  
Statement of Planned Activities and Intended Results**

|  |  |
|--|--|
| Recipient Name:<br><b>The Corporation of the City of London</b>  | Agreement Number:<br><b>S263926014</b> |
| Agreement Title:<br><b>London &amp; Middlesex Local Immigration Partnership:<br/>Towards a Wider Community Outreach and Enhanced<br/>Partner Support, 2025 to 2030</b> | Amendment Number:                      |

**PROJECT DESCRIPTION AND OBJECTIVE(S):**

The Corporation of the City of London will facilitate a Local Immigration Partnership in London & Middlesex in Ontario. The LIP is a community-based partnership that will focus on:

- Systematizing local engagement of service providers and other institutions in newcomers' integration process;
- Supporting community-level research and strategic community planning; and,
- Improving coordination of effective services that facilitate immigration settlement and integration.

Through this agreement, the project will:

- Enhance collaboration, coordination and strategic planning at the community level in order to foster welcoming communities; and,
- Increase the community's capacity to create more inclusive and equitable services for diverse newcomers and advance IRCC priorities in Gender Equality, Anti-Racism, and Truth & Reconciliation.

**PLANNED ACTIVITIES:**

**Activity:** 01 - Indirect Services - Non-settlement Community Partner Engagement

**Activity Narrative:** The Recipient will maintain an inclusive partnership council that is broad based and representative of the community it represents. Members of the partnership council should include key settlement and non-settlement partners who can contribute and engage in locally-driven strategic solutions to improve newcomer outcomes (i.e. Central Council meetings).

**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- Online/Digital (High-Tech) Service Delivery - Staff-led Online
- In-person Service Delivery

**Quantity:**

- 2025-2026 - 5
- 2026-2027 - 5
- 2027-2028 - 5

**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) are aware of needs of newcomers' in local community and



collaborate on developing community plans and other solutions to address existing service gaps and leverage available community resources to support newcomer outcomes

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity:** 02 - Indirect Services - Non-settlement Community Partner Engagement

**Activity Narrative:** The Recipient will maintain an inclusive partnership sub-council that is broad based and representative of the community it represents. Members of the partnership sub-council should include key settlement and non-settlement partners who can contribute and engage in locally-driven strategic solutions to improve newcomer outcomes. The 5 sub-council's include the Settlement, Education, Employment, Health & Well-being and lastly, Inclusion and Civic Engagement Sub-Council group.

**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- Online/Digital (High-Tech) Service Delivery - Staff-led Online
- In-person Service Delivery

**Quantity:**

- 2025-2026 - 25
- 2026-2027 - 25
- 2027-2028 - 25

**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) are aware of needs of newcomers' in local community and collaborate on developing community plans and other solutions to address existing service gaps and leverage available community resources to support newcomer outcomes

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity:** 03 - Indirect Services - Non-settlement Community Partner Engagement

**Activity Narrative:** The Recipient will maintain an inclusive partnership council that is broad based and representative of the community it represents. Members of the partnership council should include key settlement and non-settlement partners who can contribute and engage in locally-driven strategic solutions to improve newcomer outcomes. The 6 working groups include the following:

- Governance Work Group;
- Welcoming Communities Work Group;





- Fact Sharing Work Group;
- Faith and Seniors Work Group;
- Ready to Volunteer Work Group; and
- Leadership Work Group.

**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- Online/Digital (High-Tech) Service Delivery - Staff-led Online
- In-person Service Delivery

**Quantity:**

- 2025-2026 - 26
- 2026-2027 - 26
- 2027-2028 - 24

**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) are aware of needs of newcomers' in local community and collaborate on developing community plans and other solutions to address existing service gaps and leverage available community resources to support newcomer outcomes

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity:** 04 - Indirect Services - Non-settlement Community Partner Engagement

**Activity Narrative:** The Recipient, in collaboration with the council, will continue to develop/strengthen their Community Plan for newcomer settlement and integration in the community reflecting strengths and challenges identified through the partnership's understanding of newcomers' needs and community assets and gaps mapping. The plan should include key priorities for action that would strengthen the ability of the community to be more welcoming and inclusive of newcomers.

**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- Online/Digital (High-Tech) Service Delivery - Staff-led Online
- In-person Service Delivery



**Quantity:**

- 2025-2026 - 1
- 2026-2027 - 0
- 2027-2028 - 0

**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) are aware of needs of newcomers' in local community and collaborate on developing community plans and other solutions to address existing service gaps and leverage available community resources to support newcomer outcomes

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity:** 05 - Indirect Services - Non-settlement Community Partner Engagement

**Activity Narrative:** The Recipient, in collaboration with the council, will continue to develop/strengthen and support the implementation of a targeted action plan, with measurable outcomes, monitoring and evaluation of the community impact. The evaluation should include an assessment of local partner uptake/adherence to the community plan. The LIP will host a Ready to Volunteer event to encourage newcomers to learn more about volunteering in London and explore where their skills might be needed.

**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- Online/Digital (High-Tech) Service Delivery - Staff-led Online
- In-person Service Delivery

**Quantity:**

- 2025-2026 - 1
- 2026-2027 - 1
- 2027-2028 - 0

**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) are aware of needs of newcomers' in local community and



collaborate on developing community plans and other solutions to address existing service gaps and leverage available community resources to support newcomer outcomes

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity:** 06 - Indirect Services - Non-settlement Community Partner Engagement

**Activity Narrative:** The Recipient, in collaboration with the council will establish ad-hoc working groups comprised of key partners and community representatives that will address community gaps and challenges to better support and address newcomer needs (e.g., collaboration with an Immigration-Indigenous Relations Committee to support the Truth and Reconciliation Call to Action).

**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- Not Applicable

**Quantity:**

- 2025-2026 - 1
- 2026-2027 - 1
- 2027-2028 - 1

**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) are aware of needs of newcomers' in local community and collaborate on developing community plans and other solutions to address existing service gaps and leverage available community resources to support newcomer outcomes

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity:** 07 - Indirect Services - Non-settlement Community Partner Engagement

**Activity Narrative:** The Recipient, in collaboration with the council, will continue to develop/strengthen and support the implementation of a targeted action plan, with measurable outcomes, monitoring and evaluation of the community impact. The evaluation should include an assessment of local partner uptake/adherence to the community plan. The LMLIP will continue to educate the receiving community on barriers related to equity-denied groups including women, racialized newcomers, refugees, people with disabilities, and the 2SLGBTQI+ community. Knowledge will be shared through a GBA Plus Workshop, Bi-weekly Round Up emails and other activities that promote inclusivity and acceptance of individuals from different backgrounds, religions, genders and all other identities.



**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- Online/Digital (High-Tech) Service Delivery - Staff-led Online
- In-person Service Delivery

**Quantity:**

- 2025-2026 - 0
- 2026-2027 - 1
- 2027-2028 - 0
  
- 2025-2026 -
- 2026-2027 -
- 2027-2028 -

**Specific Outcome:**

- Community partners (local, provincial) are aware of needs of newcomers' in local community and collaborate on developing community plans and other solutions to address existing service gaps and leverage available community resources to support newcomer outcomes

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity:** 08 - Indirect Services - Non-settlement Community Partner Capacity Building

**Activity Narrative:** The Recipient will conduct research, as needed, to understand the newcomers' needs and the community's assets and gaps, to assess, identify and leverage existing community strengths, address challenges, and improve welcoming community characteristics. This can include, but is not limited to understanding demographics and trends in the community; existing services and supports for immigrants; and barriers to integration in a number of domains including employment, housing, education, health care, mapping of local housing resources. For example, LMLIP Volunteers will provide data on trends and emerging needs that impact the successful integration of immigrants. Information and findings will be shared through Matter of Facts series, through the LMLIP website, through bi-weekly round up newsletters and through social media platforms.

**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- Telephone/Email/Text (Low-Tech) Service Delivery

**Quantity:**



- 2025-2026 - 25
- 2026-2027 - 25
- 2027-2028 - 25

**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) have the knowledge and tools to improve welcoming and inclusive services and other conditions in the community in support of newcomer outcomes and retention

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity:** 09 - Indirect Services - Non-settlement Community Partner Engagement

**Activity Narrative:** The Recipient, in collaboration with the council, will continue to develop/strengthen and support the implementation of a targeted action plan, with measurable outcomes, monitoring and evaluation of the community impact. The evaluation should include an assessment of local partner uptake/adherence to the community plan. LMLIP will organize an annual Setting Up Immigrants for Success event that will provide information and assistance to Faith groups on settlement and non-settlement services including resources on issues such as Gender-Based Violence, educational opportunities, and sponsorship.

**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- Online/Digital (High-Tech) Service Delivery - Staff-led Online
- In-person Service Delivery

**Quantity:**

- 2025-2026 - 10
- 2026-2027 - 11
- 2027-2028 - 10

**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) are aware of needs of newcomers' in local community and



collaborate on developing community plans and other solutions to address existing service gaps and leverage available community resources to support newcomer outcomes

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity:** 10 - Indirect Services - Non-settlement Community Partner Engagement

**Activity Narrative:** The Recipient, in collaboration with the council, will continue to develop/strengthen and support the implementation of a targeted action plan, with measurable outcomes, and monitoring and evaluation of the community impact. LMLIP will conduct an annual I am London event to celebrate successful immigrants and showcase the value of diversity to the community. The selected faces of London and Middlesex will be honoured with an annual event where they have the opportunity to share their experiences and to connect with other newcomers.

**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- In-person Service Delivery

**Quantity:**

- 2025-2026 - 1
- 2026-2027 - 1
- 2027-2028 - 1

**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) are aware of needs of newcomers' in local community and collaborate on developing community plans and other solutions to address existing service gaps and leverage available community resources to support newcomer outcomes

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity:** 11 - Indirect Services - Non-settlement Community Partner Engagement

**Activity Narrative:** The Recipient, in collaboration with the council, will continue to develop/strengthen and support the implementation of a targeted action plan, with measurable outcomes, and monitoring and evaluation of the community impact. The LMLIP Project Manager will participate in the Pathways to Prosperity event and share the work of the LMLIP and learn about best practices of other LIP's for possible integration into the work of the LMLIP.



**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- In-person Service Delivery

**Quantity:**

- 2025-2026 - 1
- 2026-2027 - 1
- 2027-2028 - 1

**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) are aware of needs of newcomers' in local community and collaborate on developing community plans and other solutions to address existing service gaps and leverage available community resources to support newcomer outcomes

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity:** 12 - Indirect Services - Non-settlement Community Partner Engagement

**Activity Narrative:** The Recipient, in collaboration with the council, will continue to develop/strengthen and support the implementation of a targeted action plan, with measurable outcomes, and monitoring and evaluation of the community impact. LMLIP will host the annual commemoration and educational session that focuses on bringing the community together to learn about the harms of Islamophobia and other forms of racism. The event is a result of a loss of a newcomer family in London, Ontario due to an act of hate crime.

**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- In-person Service Delivery

**Quantity:**

- 2025-2026 - 1
- 2026-2027 - 1
- 2027-2028 - 1



**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) are aware of needs of newcomers' in local community and collaborate on developing community plans and other solutions to address existing service gaps and leverage available community resources to support newcomer outcomes

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity:** 13 - Indirect Services - Non-settlement Community Partner Engagement

**Activity Narrative:** The Recipient, in collaboration with the council, will continue to develop/strengthen and support the implementation of a targeted action plan, with measurable outcomes, and monitoring and evaluation of the community impact. Through the annual All are Welcome Here event, LMLIP will host activities to promote inclusion and welcome-ability in the region. This event marks the United Nations Day for the Elimination of Racial Discrimination and the goal is to educate the public on different forms of discrimination, conscious and unconscious biases and the implications for immigrants. The event will hopes to engage the community in the conversation to make the region a more welcoming community.

**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- In-person Service Delivery

**Quantity:**

- 2025-2026 - 1
- 2026-2027 - 1
- 2027-2028 - 1

**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) are aware of needs of newcomers' in local community and collaborate on developing community plans and other solutions to address existing service gaps and leverage available community resources to support newcomer outcomes

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers





across all sectors, in large, medium and small communities, including francophone minority communities

**Activity: 14 - Indirect Services - Non-settlement Community Partner Capacity Building**

**Activity Narrative:** The Recipient will conduct research, as needed, to understand the newcomers' needs and the community's assets and gaps, to assess, identify and leverage existing community strengths, address challenges, and improve welcoming community characteristics. This can include, but is not limited to understanding demographics and trends in the community; existing services and supports for immigrants; and barriers to integration in a number of domains including employment, housing, education, health care, mapping of local housing resources. Efforts should be made to include the specific needs of newcomers who are lacking supports. In FY3, LMLIP's Community Capacity and Perceptions survey will be conducted to measure the coordination and collaboration among LMLIP and their partners, and to identify areas for improvement to better service newcomers in the community.

**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- Not Applicable

**Quantity:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 1

**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) have the knowledge and tools to improve welcoming and inclusive services and other conditions in the community in support of newcomer outcomes and retention

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity: 15 - Indirect Services - Non-settlement Community Partner Engagement**

**Activity Narrative:** The Recipient, in collaboration with the council, will continue to develop/strengthen and support the implementation of a targeted action plan, with measurable outcomes, monitoring and evaluation of the community impact. The evaluation should include an assessment of local partner uptake/adherence to the community plan. Through the London Newcomer Strategy Meetings, LMLIP will develop aligned planning activities with networks, with the goal of advancing ongoing inclusive, accessible engagement practices for elderly newcomers and vulnerable immigrant families, children and youth.

**Targeted Client Population(s):**



- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- In-person Service Delivery

**Quantity:**

- 2025-2026 - 4
- 2026-2027 - 4
- 2027-2028 - 4

**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) are aware of needs of newcomers' in local community and collaborate on developing community plans and other solutions to address existing service gaps and leverage available community resources to support newcomer outcomes

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity:** 16 - Indirect Services - Non-settlement Community Partner Capacity Building

**Activity Narrative:** The Recipient will support the development of community capacity to deliver a tailored response to emerging needs by facilitating the alignment of local-level actors, fostering local coordination of direct settlement services providers, and participating on existing community tables with a view of promoting cross-sector partnerships in housing, health/mental health to develop community surge capacity to respond to large-scale humanitarian arrivals. LMLIP will have a booth at the annual London Newcomer Day and will work with local settlement service providers to provide resources to assist newcomers with their settlement and job search.

**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- In-person Service Delivery

**Quantity:**

- 2025-2026 - 1
- 2026-2027 - 1
- 2027-2028 - 1



**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) have the knowledge and tools to improve welcoming and inclusive services and other conditions in the community in support of newcomer outcomes and retention

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities

**Activity:** 17 - Indirect Services - Non-settlement Community Partner Engagement

**Activity Narrative:** The Recipient, in collaboration with the council, will continue to develop/strengthen and support the implementation of a targeted action plan, with measurable outcomes, monitoring and evaluation of the community impact. The evaluation should include an assessment of local partner uptake/adherence to the community plan.

**Targeted Client Population(s):**

- Not Applicable

**Audience:**

- Not Applicable

**Mode of Delivery:**

- Not Applicable

**Quantity:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Target Number of Clients:**

- 2025-2026 - 0
- 2026-2027 - 0
- 2027-2028 - 0

**Specific Outcome:**

- Community partners (local, provincial) are aware of needs of newcomers' in local community and collaborate on developing community plans and other solutions to address existing service gaps and leverage available community resources to support newcomer outcomes

**IRCC Expected Outcome:**

- Non-settlement partners improve capacity to provide support to diverse groups of newcomers across all sectors, in large, medium and small communities, including francophone minority communities





**Settlement Program – Schedule 2  
Description of Eligible Costs**

|  |                   |  |
|--|-------------------|--|
| Recipient Name:<br><b>The Corporation of the City of London</b>  |                   | Agreement Number:<br><b>S263926014</b> |
| Address:<br><b>300 Dufferin Street<br/>London, ON, Canada<br/>N6A 4L9</b>  |                   |  |
| Telephone Number:  | Facsimile Number: | Amendment Number:                      |
| Agreement Title:<br><b>London &amp; Middlesex Local Immigration Partnership: Towards a Wider Community Outreach and Enhanced Partner Support, 2025 to 2030</b> |                   |  |

|                                       |       |                                 |     |                                 |               |          |
|---------------------------------------|-------|---------------------------------|-----|---------------------------------|---------------|----------|
| Duration of Activity / Funding Period | From: | <b>2025-04-01</b><br>YYYY-MM-DD | To: | <b>2028-03-31</b><br>YYYY-MM-DD | Fiscal Years: | <b>3</b> |
|---------------------------------------|-------|---------------------------------|-----|---------------------------------|---------------|----------|

**DEPARTMENTAL CONTRIBUTION – SEE ATTACHED SHEET FOR COST CATEGORY DETAILS**

| <b>FISCAL YEAR</b>         | <b>PROGRAM DELIVERY</b> | <b>ADMINISTRATIVE</b> | <b>CAPITAL</b> | <b>TOTAL CONTRIBUTION</b> |
|----------------------------|-------------------------|-----------------------|----------------|---------------------------|
| 2025-2026                  | \$336,415               | \$20,185              | \$1,979        | \$358,579                 |
| 2026-2027                  | \$313,974               | \$18,838              | \$2,281        | \$335,093                 |
| 2027-2028                  | \$314,750               | \$18,885              | \$1,505        | \$335,140                 |
| <b>TOTAL COST CATEGORY</b> | <b>\$965,139</b>        | <b>\$57,908</b>       | <b>\$5,765</b> | <b>\$1,028,812</b>        |



|   |   |
|---|---|
| Recipient Name:<br><b>The Corporation of the City of London</b> | Agreement Number:<br><b>\$263926014</b> |
|---|---|

**Fiscal Year: 2025-2026**

**PROGRAM DELIVERY**

**All line items/Tous les éléments**

| Qty  | Line Item                        | Description/Details   | Amount for Fiscal Year |
|--|----------------------------------|---|------------------------|
|  | Conferences and workshops        | Venue/Logistics;<br>Honoraria - External Event<br>Guest Speakers;<br>Food/Refreshments; and<br>Eligible portion GST/HST | \$14,722               |
|  | Delivery assistance              | Printing/Photocopying and<br>Eligible portion GST/HST   | \$2,051                |
|  | Professional and consultant fees | External Professional(s) and/or<br>Consultant(s); and<br>Eligible portion GST/HST                                       | \$7,722                |
|  | Overhead                         | Security for Events; and<br>Eligible portion GST/HST  | \$1,244                |
| <b>Total All line items/Tous les éléments:</b> |                                  |   | <b>\$25,739</b>        |

**Further Distribution of Funds**

| Qty   | Line Item                        | Description/Details  | Amount for Fiscal Year |
|---|----------------------------------|----------------------|------------------------|
|   | Professional and consultant fees | 1 Ultimate Recipient | \$310,676              |
| <b>Total Further Distribution of Funds:</b> |                                  |                      | <b>\$310,676</b>       |

**Total - Program Delivery:** **\$336,415**

**ADMINISTRATIVE**

| Line Item                      | Description/Details | Amount for Fiscal Year |
|--------------------------------|---------------------|------------------------|
| Negotiated Administrative Rate | 6%                  | \$20,185               |

**Total - Administrative:** **\$20,185**

**CAPITAL**

**Further Distribution of Funds**

| Qty   | Line Item            | Description/Details                                | Amount for Fiscal Year |
|---|----------------------|--|------------------------|
|   | Capital expenditures | Laptop Replacement and<br>Eligible portion GST/HST | \$1,979                |
| <b>Total Further Distribution of Funds:</b> |                      |  | <b>\$1,979</b>         |

**Total - Capital:** **\$1,979**

**Total Maximum Contribution for Fiscal Year:** **\$358,579**



|   |   |
|---|---|
| Recipient Name:<br><b>The Corporation of the City of London</b> | Agreement Number:<br><b>\$263926014</b> |
|---|---|

**Fiscal Year: 2026-2027**

**PROGRAM DELIVERY**

**All line items/Tous les éléments**

| Qty  | Line Item                        | Description/Details   | Amount for Fiscal Year |
|--|----------------------------------|---|------------------------|
|  | Delivery assistance              | Printing/Photocopying; and Eligible portion GST/HST   | \$2,092                |
|  | Conferences and workshops        | Venue/Logistics; Honoraria - External Guest Speakers; Food/Refreshments; and Eligible portion GST/HST | \$13,156               |
|  | Professional and consultant fees | External Professional(s) and/or Consultant(s); and Eligible portion GST/HST                           | \$3,841                |
|  | Overhead                         | Security for Events; and Eligible portion GST/HST   | \$1,012                |
| <b>Total All line items/Tous les éléments:</b> |                                  |   | <b>\$20,101</b>        |

**Further Distribution of Funds**

| Qty   | Line Item                        | Description/Details  | Amount for Fiscal Year |
|---|----------------------------------|----------------------|------------------------|
|   | Professional and consultant fees | 1 Ultimate Recipient | \$293,873              |
| <b>Total Further Distribution of Funds:</b> |                                  |                      | <b>\$293,873</b>       |

**Total - Program Delivery:** **\$313,974**

**ADMINISTRATIVE**

| Line Item                      | Description/Details | Amount for Fiscal Year |
|--------------------------------|---------------------|------------------------|
| Negotiated Administrative Rate | 6%                  | \$18,838               |

**Total - Administrative:** **\$18,838**

**CAPITAL**

**Further Distribution of Funds**

| Qty   | Line Item            | Description/Details                             | Amount for Fiscal Year |
|---|----------------------|---|------------------------|
|   | Capital expenditures | Laptop Replacement and Eligible portion GST/HST | \$2,281                |
| <b>Total Further Distribution of Funds:</b> |                      |   | <b>\$2,281</b>         |

**Total - Capital:** **\$2,281**

**Total Maximum Contribution for Fiscal Year:** **\$335,093**



|   |   |
|---|---|
| Recipient Name:<br><b>The Corporation of the City of London</b> | Agreement Number:<br><b>\$263926014</b> |
|---|---|

**Fiscal Year: 2027-2028**

**PROGRAM DELIVERY**

**All line items/Tous les éléments**

| Qty  | Line Item                        | Description/Details   | Amount for Fiscal Year |
|--|----------------------------------|---|------------------------|
|  | Delivery assistance              | Printing/Photocopying; and Eligible portion GST/HST   | \$1,424                |
|  | Conferences and workshops        | Venue/Logistics; Honoraria - External Guest Speakers; Food/Refreshments; and Eligible portion GST/HST | \$14,919               |
|  | Professional and consultant fees | External Professional(s) and/or Consultant(s); and Eligible portion GST/HST                           | \$9,060                |
|  | Overhead                         | Security for events; and Eligible portion GST/HST   | \$1,032                |
| <b>Total All line items/Tous les éléments:</b> |                                  |   | <b>\$26,435</b>        |

**Further Distribution of Funds**

| Qty   | Line Item                        | Description/Details  | Amount for Fiscal Year |
|---|----------------------------------|----------------------|------------------------|
|   | Professional and consultant fees | 1 Ultimate Recipient | \$288,315              |
| <b>Total Further Distribution of Funds:</b> |                                  |                      | <b>\$288,315</b>       |

**Total - Program Delivery:** **\$314,750**

**ADMINISTRATIVE**

| Line Item                      | Description/Details | Amount for Fiscal Year |
|--------------------------------|---------------------|------------------------|
| Negotiated Administrative Rate | 6%                  | \$18,885               |

**Total - Administrative:** **\$18,885**

**CAPITAL**

**Further Distribution of Funds**

| Qty   | Line Item            | Description/Details                             | Amount for Fiscal Year |
|---|----------------------|---|------------------------|
|   | Capital expenditures | Laptop Replacement and Eligible portion GST/HST | \$1,505                |
| <b>Total Further Distribution of Funds:</b> |                      |   | <b>\$1,505</b>         |

**Total - Capital:** **\$1,505**

**Total Maximum Contribution for Fiscal Year:** **\$335,140**





**Settlement Program – Schedule 3  
Terms of Payments and Financial Reporting**

|  |  |
|--|--|
| Recipient Name:<br><b>The Corporation of the City of London</b>  | Agreement Number:<br><b>S263926014</b> |
| Agreement Title:<br><b>London &amp; Middlesex Local Immigration Partnership:<br/>Towards a Wider Community Outreach and Enhanced<br/>Partner Support, 2025 to 2030</b> | Amendment Number:                      |

**TERMS OF PAYMENTS**

**Reimbursements**

- 1.0 Subject to clause 1.1.0 of this Schedule, the Department will make payments of the Contribution amount by reimbursements, upon receipt from the Recipient of claims for Eligible Costs, with Supporting Documentation if requested by the Department, in accordance with clause 4.1 of the Agreement.
- 1.1.0 Upon request of the Recipient, the Department may, at its discretion, make advance payments of the Contribution. A request for advance payments by the Recipient must be made in a form satisfactory to the Department and demonstrate:
- that the Recipient's other sources of funds that are not externally restricted for other projects are not sufficient to deliver the Project in advance of reimbursement of Eligible Costs;
  - that the Recipient's current quick ratio (i.e. the measurement to compare an organization's quick assets against its current liabilities) is not sufficient to deliver the Project in advance of reimbursement of Eligible Costs; and
  - that advance payments are essential to the achievement of Project objectives.

The request must be accompanied by any documentation requested by the Department.

Where advance payments are approved by the Department, the Department will make payments of the Contribution amount by advances in an amount determined by the Department based on the Recipient's cash flow requirements.

Where advance payments are approved by the Department, the written communication from the Department shall constitute part of the Agreement and will supersede clause 1.0, as per clause 4.10 of this Agreement.

- 1.1.1 Where advance payments are approved by the Department, the Recipient must submit claims of Eligible costs, with Supporting Documentation if requested by the Department, based on the frequency specified under clause 3.1 of this Schedule, to demonstrate that any advance payment made was applied to the payment of Eligible costs.
- 1.1.2 Where advance payments are approved by the Department, the Department may withhold an advance payment pending a review of the requirements under clause 1.1.1 of this Schedule and section 6.0 of this Agreement.
- 1.1.3 Notwithstanding approval of a request for further advance payments, the Department retains the right to make payments by reimbursement, should it determine that the Recipient no longer meets the conditions set out under clause 1.1.0 of this Schedule or should the Recipient fail to meet the requirements under this Agreement.

**HOLDBACK**

- 2.0 The Department may withhold a holdback of up to **5%** of the **total Agreement value**. Any amount withheld by the Department will be released as a final payment when the final claim for Eligible Costs and reports have been submitted by the Recipient in accordance with clause 6.8 of this Agreement and the Recipient has fulfilled all its obligations under this Agreement. Material submitted to the Department to support release of the holdback must be certified by a duly authorized representative of the Recipient.



## **FINANCIAL REPORTING**

### **Forecast of Cash Flow**

- 3.0 The Recipient must submit to the Department an initial Forecast of Cash Flow prior to the beginning of each Fiscal Year, and a revised Forecast of Cash Flow accompanying the February claim and following any adjustment or amendment to Schedule 2. The Department may request submission of a revised Forecast of Cash Flow should significant variances from projected spending occur.

### **Quarterly Claims (Four plus year-end)**

- 3.1 Quarterly claims (four plus year-end) of Eligible Costs must be submitted by the Recipient to the Department, for each Fiscal Year of the Agreement, as follows:

1. April to July – due August **15**
2. August to September – due October **15**
3. October to November – due December **15**
4. December to February – due March **15**
5. March – due April **15**

Claim 4 (December to February) must be accompanied by a revised Forecast of Cash Flow that includes an estimate of anticipated costs for March.

### **Annual Financial Statements**

- 3.2 The Recipient must submit to the Department the organizational annual financial statements (audited if available) within six months of the Recipient's fiscal year end date.



**Settlement Program – Schedule 4  
Supplementary Terms and Conditions**

|  |  |
|--|--|
| Recipient Name:<br><b>The Corporation of the City of London</b>  | Agreement Number:<br><b>S263926014</b> |
| Agreement Title:<br><b>London &amp; Middlesex Local Immigration Partnership:<br/>Towards a Wider Community Outreach and Enhanced<br/>Partner Support, 2025 to 2030</b> | Amendment Number:                      |

The provisions of this Schedule must be interpreted in conformity with those of the Agreement concluded by the Department with the Recipient.

**Requirements in Support of the Francophone Integration Pathway:**

In addition to the Official Language Requirements specified in sections 5.4 and 14.17 of the Agreement:

1. The Recipient must inform all Eligible Clients of the availability of settlement services in French, must inform them of the ability to settle in French in Canada, and include this information prominently on their website.
2. The Recipient must enquire as to the Official Language preference of all Eligible Clients.
3. If the Recipient is not a designated Francophone Organization, they must refer Eligible Clients seeking service in French to a Francophone Recipient.
4. The Recipient must develop and maintain partnerships with Francophone Recipients and Francophone community organizations in order to meet the service requirements above.

**Performance Measurement and Outcome Reporting:**

1. Further to section 6.0 of the Agreement, the Department may request that the Recipient carry-out project-level performance measurement and analysis activities to inform project-level outcome reporting. This may include, but is not limited to, Recipient-run surveys to measure project-level immediate and intermediate outcomes of Eligible Clients in priority areas determined by the Department. Outcomes information may be requested in outcome focused reports, including project evaluations, in accordance with requirements to be set out by the Department.

**Narrative Reporting:**

A narrative report must be submitted by the Recipient to the Department for each Fiscal Year of the Agreement, as follows:

1. April to July - due August 15.

**Final Progress Report:**

Following completion of the Project, the Recipient must submit a Final Progress Report detailing the actual results of the Project against the Project objective(s), planned activities, and expected results identified in Schedule 1. This report is to be submitted to the Department within 40 business days of the end of the Funding Period.

**Activity and Output Reporting:**

1. The Recipient must submit complete and accurate data on a timely basis.
  - A) If the project includes direct activities, monthly information on Eligible Clients served, services delivered and support services provided must be input into the data collection system provided by the Department by the fifth business day of the following month.
  - B) For projects that require Annual Reports, the reports must be submitted to the Department at the end of the Agreement for single-year agreements (or less), or at the end of each fiscal year for multi-year agreements, no later than May 31, using the format provided by the Department.
  - C) The Department may withhold payment of claims submitted by the Recipient if, in the opinion of the Department, the Recipient is not compliant with these data entry or reporting obligations.
2. The Recipient must maintain a minimum level of computer environment, with the specifications as follows:



- A high-speed internet connection, or where not available, a 56kbs modem.
- A web browser that supports the latest version of Transport Layer Security.
- Security protection software which contains full version reliable and an updated virus scan and firewall.
- Work stations include password protection on computers that will engage after a maximum of 15 minutes of non-usage to safeguard against unauthorized access.

Any hardware or software provided by the Department is to be used in accordance with the Agreement and any stipulations provided by the Department.

3. Further to clause 7.4 of the Agreement, the Recipient must meet the privacy and security requirements as identified by the Department in order to obtain access to the Department's data collection system.
4. The Recipient must ensure that its designated employees (system users) obtain a police records check to obtain access to the Department's data collection system. The Recipient must have a procedure in place for the prompt removal of network access from the Department's data collection system upon employee termination.
5. The Recipient must provide updates to the Department of any changes in the contact information of signatories to the Agreement. All signing authorities must always have an active account in the Department's data collection system.
6. The Recipient must ensure that staff have the required knowledge and training to comply with the Department's data entry requirements. Training, user support materials, and helpdesk support will be made available by the Department related to complying with the Department's requirements.
7. The Recipient's access to the Department's data collection system will cease once it no longer receives funding from the Department.
8. The Department will not be held liable for actions arising out of the Recipient not taking appropriate security measures as required in this Agreement. Security requirements will be outlined in the data collection systems related security manual and Minimum Security Requirements list provided by the Department.

**Other:**

1. International travel is not an eligible cost and will not be reimbursed by the Department under this Agreement.
2. The provision of immigration and/or citizenship advice and representation is an ineligible activity under IRCC's Settlement and Resettlement programs.

Bill No. 105  
2025

By-law No. A.-\_\_\_\_

A by-law to delegate certain powers regarding the administration of the Contribution Agreement with Canada (Substance Use and Addictions Program - Emergency Treatment Fund) and to ratify the Agreement.

WHEREAS section 5(3) of the *Municipal Act, 2001 S.O. 2001, c.25*, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting, among other things: (i) economic, social, and environmental well-being of the municipality; and (ii) health, safety and well-being of persons;

AND WHEREAS section 23.1 of the *Municipal Act, 2001* authorizes a municipality to delegate its powers and duties under this or any other Act to a person or body subject to the restrictions set out in the *Municipal Act, 2001*;

AND WHEREAS the Municipal Council has deemed the delegations herein to be delegations of administrative power, and of a minor nature, having regard to the number of people, the size of the geographic area, and the time period affected by the delegation;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

**Amending Agreements and Other Agreements – Approve**

1. (a) The City Manager and the Deputy City Manager, Social and Health Development are severally delegated the authority to approve:
  - (i) amending agreements with Canada (Minister of Health) for the Substance Use and Addictions Program - Emergency Treatment Fund (“SUAP-ETF”) Arrangement #2425-HQ-000181 (“Contribution Agreement”); and
  - (ii) further agreements with Canada that relate to the Contribution Agreement; and
  - (iii) agreements (including amending agreements) with third party services providers that relate to the Contribution Agreement (“Service Provider Agreement”);

on the condition that they are consistent with the requirements contained in the Contribution Agreement or Service Provider Agreement, as the case may be, and that 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 City Treasurer or a written designate of the City Treasurer.

**Mayor and Clerk – Power to Execute**

- (b) The Mayor and Clerk are authorized to execute agreements (including amending agreements) approved under subsection 1(a) of this by-law.

**Other Documents (not Agreements)**

2. (a) The City Manager, the Deputy City Manager, Social and Health Development, or their written designates, are severally delegated the authority to approve such further and other documents (not Agreements) that do not fall under section 1 above, that may be required in furtherance of The Corporation of the City of London's obligations under its Contribution Agreement with Canada, and Service Provider Agreements, on the condition that they are consistent with the requirements contained in the Contribution Agreement or Service Provider Agreement, as the case may be, and that 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 City Treasurer.

(b) The City Manager and Deputy City Manager, Social and Health Development, or their written designates, are severally authorized to execute the documents approved under subsection 2 (a) of this by-law.

**Oversee Design, Planning and Delivery of SUAP-ETF**

3. The Deputy City Manager, Social and Health Development, or their written designates, are severally delegated the authority to undertake all the administrative, financial and reporting acts, including signing authority regarding application forms for funding, budgets, cash flows, other financial reporting including financial claims, and directions, consents and other authorizations as may be required, provided that the monetary amounts do not exceed the maximum amount of Canada's contribution specified in the Contribution Agreement (and any amendments) that are necessary in connection with the Contribution Agreement or Purchase of Service Agreement, as approved in section 1, above.

**Contribution Agreement – SUAP-ETF – Ratified**

4. The Contribution Agreement, Arrangement #2425-HQ-000181, Substance Use and Addictions Program - Emergency Treatment Fund, executed by the City Manager, is ratified.

5. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 1, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

Bill No. 106  
2025

By-law No.

A by-law to ratify the Short-Term Rental Enforcement Fund Agreement and to delegate certain powers regarding its administration.

WHEREAS section 5(3) of the *Municipal Act, 2001 S.O. 2001, c.25*, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers, and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting, among other things: (i) economic, social, and environmental well-being of the municipality; and (ii) health, safety, and well-being of persons;

AND WHEREAS section 23.1 of the *Municipal Act, 2001* authorizes a municipality to delegate its powers and duties under this or any other Act to a person or body subject to the restrictions set out in the *Municipal Act, 2001*;

AND WHEREAS the Municipal Council has deemed the delegations herein to be delegations of administrative power, and of a minor nature, having regard to the number of people, the size of the geographic area, and the time period affected by the delegation;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

**Short-Term Rental Enforcement Fund Agreement – Ratified**

1. The Short-Term Rental Enforcement Fund Agreement, attached as Schedule 1, between the City and Canada (as represented by the Minister of Infrastructure and Communities) (“Agreement”), effective as of April 1, 2025, executed by the City Manager, is ratified.

**Amending Agreements and Other Agreements – Approve**

2. (a) The City Manager and the Deputy City Manager, Housing and Community Growth, are severally delegated the authority to approve and execute:

- (i) amending agreements with Canada for the Short-Term Rental Enforcement Fund (“STREF”) as of April 1, 2025 (“Agreement”); and
- (ii) further agreements with Canada that relate to the Agreement and to STREF;

on the condition that they are consistent with the requirements contained in the Contribution Agreement or Service Provider Agreement, as the case may be, and that 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 City Treasurer or a written designate of the City Treasurer.

**Signed Agreements – Clerks Office**

(b) The City Manager shall forward a copy of fully executed agreements under subsection 2(a) of this by-law to the City Clerk’s office for record-keeping purposes.

**Other Documents (not Agreements)**

3. (a) The City Manager, the Deputy City Manager, Housing and Community Growth, or their written designates, are severally delegated the authority to approve and execute such further and other documents (not Agreements) that do not fall under section 1 or 2 above, that may be required in furtherance of The Corporation of the City of London's obligations under its Agreement with Canada, regarding the STREF, on the condition that they are consistent with the requirements contained in the Agreement, and that 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 City Treasurer.

4. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 1, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025



Project # 123424

**SHORT-TERM RENTAL ENFORCEMENT FUND (STREF)**

**ENHANCED PROACTIVE ENFORCEMENT - SHORT-TERM ACCOMMODATIONS - CITY OF LONDON ONTARIO**

**GRANT AGREEMENT**

This Agreement is made as of the date of last signature

**BETWEEN:** **HIS MAJESTY THE KING IN RIGHT OF CANADA**, as represented by the Minister of Infrastructure and Communities (“Canada”)

**AND** **CORPORATION OF THE CITY OF LONDON**, continued or incorporated pursuant to the Municipal Corporation Act, 1855 (the “Recipient”),

individually referred to as a “Party” and collectively referred to as the “Parties”.

**RECITALS**

**WHEREAS** Canada announced in Budget 2024 over \$45.9 million for the Short-Term Rental Enforcement Fund to support the local enforcement of short-term rental restrictions in an effort to make more long-term housing units available to Canadians.

**WHEREAS** the Recipient is responsible for carrying out the Project as described in Schedule A (“the Project”) of the Agreement and Canada wishes to provide financial support for the Project and its objectives;

**WHEREAS** the Recipient has submitted to Canada a proposal for the funding of the Project which qualifies for support under the Short-Term Rental Enforcement Fund;

**WHEREAS** the Recipient has established a strict regulatory regime with an enforcement and compliance program that prevent housing loss and geared to bringing back units to the long-term market;

**AND WHEREAS** the Recipient is responsible for carrying out the Project and Canada wishes to provide financial support towards the Eligible Expenditures of the Project and its objectives;

**NOW, THEREFORE**, the Parties agree as follows:

**1. INTERPRETATION**

**DEFINITIONS**

In addition to the terms defined in the recitals and elsewhere in this Agreement, a capitalized term has the meaning given to it in this Section.

“**Agreement**” means this agreement and all its schedules, as may be amended from time to time.

“**Agreement End Date**” means March 31, 2027.

“**Calendar Days**” means consecutive days, inclusive of Saturdays, Sundays and statutory holidays.

“**Communications Activities**” means, but is not limited to, public or media events or ceremonies including key milestone events, news releases, reports, web and social media products or postings, blogs, news conferences, public notices, physical and digital signs, publications, success stories and vignettes, photos, videos, multi-media content, advertising campaigns, awareness campaigns, editorials, multi-media products and all related communication materials under this Agreement.

“**Eligible Activities**” mean those activities allowed to be undertaken and eligible for funding through this agreement as described in Schedule C.1.

“**Eligible Expenditures**” mean those costs incurred on or after the date of formal project approval and eligible for payment by Canada as set out in Schedule C.2.

“**Enforcement and Compliance Program**” refers to the approach and actions taken by municipalities to induce, encourage, or compel compliance with the Regulatory Regime as outlined in Schedule C.3.

“**Fiscal Year**” means the period beginning on April 1<sup>st</sup> of a calendar year and ending on March 31<sup>st</sup> of the following calendar year.

“**Indigenous Governing Body**” means a council, government or other entity that is authorized to act on behalf of an Indigenous group, community or people that holds rights recognized and affirmed by section 35 of the *Constitution Act*, 1982. “Indigenous peoples of Canada” has the meaning assigned by the definition of aboriginal peoples of Canada in subsection 35(2) of the *Constitution Act*, 1982.

“**Reporting Period**” means each Fiscal Year that falls within the duration of the agreement.

“**Regulatory Regime**” refers to the set of regulatory tools designed to impact STR activity, either through a series of regulations (e.g., zoning bylaws, business licensing bylaws, enforcement bylaws, accommodation tax bylaws), a stand-alone STR regulation, or a combination of both as outlined in Schedule C.3.

“**Short-Term Rental (STR)**” means the rental of any type of residential dwelling unit (e.g., houses, secondary suites, accessory dwelling units, apartments, condominiums), in whole or in part, for a short period of time (typically less than a month) and facilitated by digital platforms such as Airbnb, Booking.com, or TripAdvisor and Expedia and their respective subsidiaries (e.g., FlipKey and VRBO).

“**Staff Wages**” means any wages, mandatory employment related costs (as required by law) or benefits (as required by a collective agreement or company policy) paid by the Recipient to, or on behalf of, an employee of the Recipient working directly on the Project.

“**Third Party**” means any person or legal entity, other than a Party or Ultimate Recipient, who participates in the implementation of a project by means of a contract.

## 1.1 Entire Agreement

This Agreement comprises the entire agreement between the Parties in relation to the subject of the Agreement. No prior document, negotiation, provision, undertaking or agreement has legal effect, unless incorporated by reference into this Agreement. No representation or warranty express, implied or otherwise, is made by Canada to the recipient except as expressly set out in this Agreement.

## 1.2 Duration of Agreement

This Agreement will be effective as of the date of last signature of this Agreement and will terminate on the 31<sup>st</sup> of March 2027, subject to early termination in accordance with this Agreement.

## 1.3 Schedules

The following schedules are attached to, and form part of, this Agreement:

Schedule A – The Project

Schedule B – Reporting Requirements

Schedule C – Eligibility Criteria

## 2. PURPOSE OF THE AGREEMENT

The purpose of this Agreement is to establish the terms and conditions whereby Canada will provide grant funding to the Recipient. The funding will be used by the Recipient solely for Eligible Activities as described in Schedule C.1 to support the local enforcement of Short Term Rental restrictions in an effort to make more long-term housing units available to Canadians.

### 3. COMMITMENTS BY CANADA

To allow the Recipient to complete Eligible Activities, Canada agrees to provide grant funding to the recipient in the amount and fiscal year described below:

- a) 2024-2025: \$ 380,000
  - b) 2025-2026: \$ 350,000
  - c) 2026-2027: \$ 350,000
- TOTAL: \$ 1,080,000**

### 4. COMMITMENTS BY THE RECIPIENT

#### 4.1 Eligible Activities

The Recipient agrees to use this grant only for eligible activities as described in Schedule C.1.

#### 4.2 Eligible Expenditures

The Recipient agrees to use this grant only for the payment of eligible expenditures as described in Schedule C.2.

#### 4.3 Demonstration of Ongoing Eligibility

- a) At the start of each fiscal year, before any payment is issued, the Recipient must demonstrate its continued eligibility for grant funding by providing information to Canada to demonstrate the continuation of the Regulatory Regime and Enforcement and Compliance Program as described in Schedule C.3.
- b) As such, the Recipient agrees to promptly notify Canada should a change in the Recipient's status render it no longer eligible for a grant under the Program or should a change in Project activities result in the Project no longer qualifying for support under the Program.

#### 4.4 Reporting Requirements

- a) The recipient agrees to provide information to Canada as detailed in Schedule B.1, for the purposes of performance measurement and verifying that the Project is being implemented in accordance with this Agreement.
- b) If a report provided by the Recipient pursuant to Schedule B.1 is deemed incomplete or otherwise not satisfactory to Canada, then, in addition to any other remedies set out in this Agreement, Canada may require the Recipient to revise the report so as to provide all the information in a manner that is satisfactory to Canada.

### 5. APPROPRIATIONS

Notwithstanding Canada's obligation to make any payment under this Agreement, this obligation does not arise if, at the time when a payment under this Agreement becomes due, the Parliament of Canada has not passed an appropriation that is sufficient and constitutes lawful authority for making the payment. Canada may reduce or terminate any payment under this Agreement in response to the reduction of appropriations or departmental funding levels in respect of transfer payments, the Program under which this Agreement was made or otherwise, as evidenced by any appropriation act or the federal Crown's main or supplementary estimates expenditures. Canada will not be liable for any direct, indirect, consequential, exemplary or punitive damages, regardless of the form of action, whether in contract, tort or otherwise, arising from any such reduction or termination of funding.

### 6. PAYMENTS

- a) Where the total amount described in Article 3. Commitments by Canada is greater than \$250,000, payments will be made in two equal installments each fiscal year: in the first quarter of the fiscal year (the first payment will be made as soon as is feasible upon signature of the agreement), and at a halfway point through the remaining fiscal year (or as soon as is feasible).
- b) Canada may retain a final installment of an amount up to 10% of the full grant amount at the end of the Project Period pending:
  - i. receipt and acceptance by Canada of the final report for the Project that the Recipient is required to submit to Canada as set out in Schedule B, and

- ii. receipt of any other Project-related record that may be required by Canada.

## 7. PUBLIC COMMUNICATIONS

- a) Canada and the Recipient retain the right to meet their obligations to communicate information to Canadians about the Agreement and the use of funds through their own Communications Activities.
- b) The Recipient shall ensure that in any and all Communication Activities regarding the Project, recognition, in terms and in a form and manner satisfactory to Canada, are given to Canada's financial assistance to the Project.
- c) The Recipient agrees to recognize federal funding in Communications Activities created to promote or communicate the Project funded under this Agreement through the use of a digital sign or the Canada wordmark and the following wording, "This project is funded in part by the Government of Canada" or "This project is funded by the Government of Canada".
- d) The Recipient shall notify Canada fifteen (15) working days in advance of any Communications Activities planned by the Recipient or by a Third Party with whom it has an agreement relating to the Project. Any Canada and Recipient joint publication material will be approved by Canada prior to the release. Should the Recipient decide that the activity take the form of an official ceremony or event related to the announcement of the funding of the Project, Canada reserves the right to approve the time, place, and agenda of the ceremony or event as well as the participation of the Minister or delegate to it.
- e) The Recipient hereby agrees that any public announcement with respect to this Agreement and subsequent communication opportunities may be made by the Minister or delegate, and that all reasonable and necessary assistance in the organization of a public announcement, as Canada sees fit, shall be provided. The Recipient shall cooperate with representatives of Canada during any official news release or in-person and virtual media events relating to the announcement of the Project.

## 8. OFFICIAL LANGUAGES

- a) Where the eligible activities are to be delivered to members of either language community, the Recipient will:
  - i. make documentation and announcements in both official languages where applicable;
  - ii. actively offer and provide in both official languages any services to be provided or made available to members of the public, where applicable;
  - iii. encourage members of both official language communities, including official language minority communities, to participate in eligible activities; and
  - iv. organize activities and provide its services, where appropriate, in such a manner as to address the needs of both official language communities.

## 9. AUDIT

### 9.1 Recipient Audit

Canada may, at its discretion, conduct a Recipient audit related to this Agreement during the term of this Agreement and up to six (6) years after the Agreement End Date, in accordance with the Canadian Auditing Standards.

### 9.2 *INTENTIONALLY OMITTED*

## 10. EVALUATION

- a) The Recipient agrees to cooperate with Canada in the conduct of any evaluation of the Program named in this agreement that Canada may carry out during the Project Period or within a period of three (3) years after the term of this Agreement.
- b) The Recipient will provide Canada with the contact information of an authorized project official or project participant if requested by Canada to do so for the purpose of conducting an evaluation.
- c) The Recipient will provide Canada with the contact information of a person referred to in paragraph b) only if the person has given their written consent to the release of the information to Canada. The Recipient agrees to make all reasonable efforts to secure such consent during the Project Period and thereafter. When providing a person's contact

information to Canada, the Recipient will provide Canada with an accompanying written statement certifying that the person has given their consent to the sharing of their contact information with Canada.

- d) All evaluation results will be made available to the public, subject to all applicable laws and policy requirements.

## **11. ACCESS**

The recipient will ensure Canada, the Auditor General of Canada, and its designated representatives are provided with reasonable and timely access to Project sites, facilities, and any records, documentation or information for the purposes of audit, inspection, monitoring, evaluation, and ensuring compliance with this Agreement.

## **12. DISPUTE RESOLUTION**

- a) The Parties will keep each other informed of any issue that could be contentious by exchanging information and will, in good faith and reasonably, attempt to resolve potential disputes.
- b) Where the Parties cannot agree on a resolution, the Parties may explore any alternative dispute resolution mechanisms available to them to resolve the contentious issue.
- c) The Parties agree that nothing in this section will affect, alter or modify the rights of Canada to terminate this Agreement.

## **13. DEFAULT**

### **13.1 Events of Default**

The following constitutes the "Event of Default" under this Agreement:

- a) The recipient has not complied with one or more of the terms and conditions of this Agreement.
- b) the Recipient has submitted false or misleading information to Canada or made a false or misleading representation in respect of this Agreement, except for an error in good faith, demonstration of which is incumbent on the Recipient, to Canada's satisfaction;
- c) in the opinion of Canada, the recipient is no longer eligible for this grant;
- d) the Recipient becomes insolvent, commits an act of bankruptcy, takes the benefit of any statute relating to bankrupt and insolvent debtors or goes into receivership or bankruptcy; and,
- e) the Recipient is wound up or dissolved.

### **13.2 Declaration of Default**

Canada may declare default if:

- a) Any of the Events of Default occur;
- b) Canada gives notice to the recipient of the event, which in Canada's opinion constitutes an Event of Default; and
- c) The Recipient has failed, within thirty (30) business days of receipt of the notice, either to remedy the Event of Default or to notify and demonstrate to the satisfaction of Canada that it has taken such steps as are necessary to remedy the Event of Default.

### **13.3 Remedies on Default**

In the event that Canada declares default under section 13.2 Declaration of Default, Canada may exercise one or more of the following remedies, without limiting any remedy available to it by law:

- a) Suspend or terminate any obligation by Canada pay further installments of the agreed upon grant amounts;
- b) Terminate this Agreement.

## **14. LIMITATION OF LIABILITY AND INDEMNIFICATION**

### **14.1 Definition of Person**

In this section, "Person" includes, without limitation, a person, Recipient, a Third Party, a corporation, or any other legal entity, and their officers, servants, employees or agents.

### **14.2 Limitation of Liability**

In no event will Canada, its officers, servants, employees or agents be held liable for any damages in contract, tort (including negligence) or otherwise, for:

- a) any injury to any Person, including, but not limited to, death, economic loss or infringement of rights;
- b) any damage to or loss or destruction of property of any Person; or
- c) any obligation of any Person, including, but not limited to, any obligation arising from a loan, capital lease or other long-term obligation in relation to this Agreement or each of the Projects.

### **14.3 Indemnification**

The Recipient will at all times indemnify and save harmless Canada, its officers, servants, employees or agents, from and against all actions, claims, demands, losses, costs, damages, suits or other proceedings, whether in contract, tort (including negligence) or otherwise, by whomsoever brought or prosecuted in any manner based upon or occasioned by:

- a) any injury to any Person, including, but not limited to, death, economic loss or any infringement of rights;
- b) any damage to or loss or destruction of property of any Person; or
- c) any obligation of any Person, including, but not limited to, any obligation arising from a loan, capital lease or other long term obligation,

in relation to this Agreement, except to the extent to which such actions, claims, demands, losses, costs, damages, suits or other proceedings are caused by the negligence or breach of the Agreement by an officer, servant, employee or agent of Canada in the performance of his or her duties.

## **15. AWARDING OF CONTRACTS**

a) Corporation of the City of London will ensure that Contracts will be awarded in a way that is fair, transparent, competitive and consistent with value-for-money principles, or in a manner otherwise acceptable to Canada, and if applicable, in accordance with the Canadian Free Trade Agreement and international trade agreements.

b) If Canada determines that a Contract is awarded in a manner that is not in compliance with the foregoing, upon notification to Corporation of the City of London, Canada may consider the expenditures associated with the Contract to be ineligible.

## **16. PROACTIVE DISCLOSURE**

The Recipient acknowledges that the name of the Recipient, the amount of Canada's funding and the general nature of the Project may be made publicly available by Canada in accordance with the Government of Canada's commitment to proactively disclose the awarding of grants and contributions.

## **17. INTELLECTUAL PROPERTY**

The Recipient hereby grants to Canada a free of charge, non-exclusive, royalty-free, perpetual, worldwide and irrevocable licence to collect, retain, use, reproduce, communicate, modify, disclose, translate, publish, and distribute internally or externally, in whole or in part, information related to the Project, including reports, photos and videos provided by the Recipient, for promotional, informational and reporting purposes, in relation to this Agreement, in any form and by any medium, for any purpose directly or indirectly related to the Program or for any other future program administered by Canada.

**18. MEMBERS OF THE HOUSE OF COMMONS AND SENATE**

No member of the House of Commons or the Senate of Canada will be admitted to any share or part of this Agreement, or to any benefit arising from it that is not otherwise available to the public. The Recipient will promptly inform Canada should it become aware of the existence of any such situation.

**19. CONFLICT OF INTEREST**

No current or former public servant or public office holder to whom any post-employment, ethics and conflict of interest legislation, guidelines, codes or policies of Canada applies will derive direct benefit from this Agreement unless the provision or receipt of such benefits is in compliance with such legislation, guidelines, policies or codes. The Recipient will promptly inform Canada should it become aware of the existence of any such situation.

**20. NO AGENCY, PARTNERSHIP, JOINT VENTURE, ETC.**

- a) No provision of this Agreement and no action by the Parties will establish or be deemed to establish a partnership, joint venture, principal-agent relationship or employer-employee relationship in any way or for any purpose whatsoever between Canada and the Recipient, or between Canada and a Third Party.
- b) The Recipient will not represent itself as a partner, employee or agent of Canada.

**21. NO AUTHORITY TO REPRESENT**

Nothing in this Agreement is to be construed as authorizing any Person, including a Third Party, to contract for or to incur any obligation on behalf of Canada or to act as an agent for Canada. The Recipient will take the necessary action to ensure that any Contract between the Recipient and any Third Party contains a provision to that effect.

**22. LOBBYIST**

The Recipient has not made and will not make a payment or other compensation to any individual required to be registered under the federal Lobbying Act that is, in whole or in part, contingent on the outcome of arranging a meeting between a public office holder and any other person, or communicating with a public office holder in the awarding of any grant funding or other financial benefit under this Agreement or negotiating, in whole or in part, any of the terms and conditions of this Agreement by or on behalf of His Majesty in Right of Canada.

**23. SURVIVAL**

The Parties' rights and obligations, which by their nature, extend beyond the termination of this Agreement, will survive any termination of this Agreement.

**24. COUNTERPART SIGNATURE**

This Agreement and all documents contemplated by or delivered under or in connection with this Agreement may be executed and delivered in any number of counterparts (including by electronic signature, facsimile or other means of electronic transmission, such as by electronic mail in "PDF" form), with the same effect as if all Parties had signed and delivered the same document, and all counterparts will together constitute one and the same original document.

**25. SEVERABILITY**

If for any reason a provision of this Agreement that is not a fundamental term of this Agreement between the Parties is found to be or becomes invalid or unenforceable, in whole or in part, and if both Parties agree, it will be deemed to be severable and will be deleted from this Agreement, but all the other terms and conditions of this Agreement will continue to be valid and enforceable.

**26. ASSIGNMENT**

The Recipient will not transfer or assign its rights or obligations under this Agreement without the prior written consent of Canada. Any attempt by the Recipient to assign any of the rights, duties or obligations of this Agreement without Canada's express written consent is void.

**27. AMENDMENTS**

This Agreement may be amended from time to time on written agreement of the Parties.

**28. WAIVER**

A Party may waive any of its rights under this Agreement only in writing. Any tolerance or indulgence demonstrated by the Party will not constitute a waiver.

**29. NOTICE**

Any notice provided for under this Agreement may be delivered in person, sent by email, facsimile or mail addressed to:

for Canada:

Senior Assistant Deputy Minister  
Community Policy and Programs Branch  
Housing, Infrastructure and Communities Canada.  
1100 - 180 Kent Street  
Ottawa, Ontario  
K1P 0B6

or to such other address, email, or addressed to such other person as Canada may, from time to time, designate in writing to the Recipient; and

for the Recipient

Manager, Licensing, Policy, and Special Operations  
Corporation of the City of London  
300 Dufferin Avenue  
London, Ontario  
N6B 1Z2

or such other address, email, or addressed to such other person as the Recipient may, from time to time, designate in writing to Canada.

Such notice will be deemed to have been received, if sent by mail or email, when receipt is acknowledged by the other Party; by facsimile, when transmitted and receipt is confirmed; and in person, when delivered.

**30. COMPLIANCE WITH LAWS**

The Recipient will comply with and ensure that each Project complies with all statutes, regulations, and other applicable laws governing the Recipient under this Agreement, including all requirements of, and conditions imposed by, regulatory bodies having jurisdiction over the subject matter.

**31. GOVERNING LAW**

This Agreement is governed by, and is to be interpreted in accordance with, the applicable federal laws and the laws in force in Ontario. The Parties attorn to the jurisdiction of the Courts of Ontario and all courts competent to hear appeals from the Courts of Ontario.

**32. SUCCESSORS AND ASSIGNS**

This Agreement is binding upon the Parties and their respective successors and assigns.

**33. INDEPENDENT LEGAL ADVICE**

The Parties acknowledge and agree that they have been given full opportunity to seek independent legal advice and if they chose to avail themselves of said opportunity, had independent legal advice to the full extent deemed necessary by each of them, and that they have not acted under any duress or undue influence in the negotiating, preparation and execution of this Agreement.



**SIGNATURES**

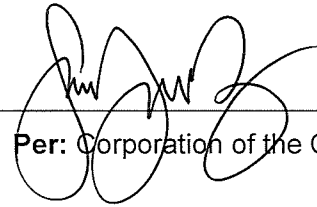
This Agreement has been executed on behalf of Canada by the Minister of Infrastructure and Communities and on behalf of Corporation of the City of London.

**HIS MAJESTY THE KING IN RIGHT OF  
CANADA**

**CORPORATION OF THE CITY OF  
LONDON**

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**Per:** Genevieve, Viau  
Director  
National and Quebec Service Delivery  
Division  
Community Policy and Programs Branch  
Housing Infrastructure and Communities  
Canada



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**Per:** Corporation of the City of London

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Date

11 March 2025

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Date

## SCHEDULE A – PROJECT DETAILS

### SCHEDULE A.1: PROJECT DESCRIPTION

| Project Start Date       | Project End Date         |
|--------------------------|--------------------------|
| 2025-03-03<br>yyyy-mm-dd | 2027-03-31<br>yyyy-mm-dd |

| Agreement Start Date     | Agreement End Date       |
|--------------------------|--------------------------|
| 2025-03-05<br>yyyy-mm-dd | 2027-03-31<br>yyyy-mm-dd |

#### 1. Project Description

The Recipient will implement activities to enhance its existing strict regulatory regime to support the local enforcement of short-term rental restrictions in an effort to make more long-term housing units available in Canada.

This includes supporting the planning, implementation, enhancement, and review of short-term rental enforcement and compliance measures as well as increasing short-term rental enforcement and compliance capacity.

#### 2. Project Objective(s)

The objective of this project is to protect new and existing units in the long-term housing stock by helping the Recipient to better enforce its short-term rental regulations in London, Ontario. This objective will be accomplished by increasing the capacity of enforcement and compliance of short-term rental regulations already in place.

#### 3. Activities:

- Activities designed to support the planning, implementation, improvement and review of short-term rental enforcement and compliance measures, including:
  - Managing licensing, permitting or registration systems
  - Conducting investigations and inspections
  - Issuing warnings, bylaw offence notices or tickets
  - Supporting legal proceedings
- Activities designed to increase short-term rental enforcement and compliance capacity, including:
  - Recruiting additional enforcement and compliance personnel

**SCHEDULE A.2: PROJECT BUDGET**

Table 1:

|                            |                     |
|----------------------------|---------------------|
| <b>Project Budget</b>      | <b>Amount</b>       |
| <b>Total Project Cost</b>  | <b>\$ 1,080,000</b> |
| <b>Total Eligible Cost</b> | <b>\$ 1,080,000</b> |

Table 2:

| <b>Total<br/>Canada<br/>Grant</b> | <b>Annual Breakdown</b> |                   |                   | <b>Total</b>        |
|-----------------------------------|-------------------------|-------------------|-------------------|---------------------|
|                                   | <b>2024-25</b>          | <b>2025-26</b>    | <b>2026-27</b>    |                     |
| <b>Canada<br/>Grant</b>           | <b>\$ 380,000</b>       | <b>\$ 350,000</b> | <b>\$ 350,000</b> | <b>\$ 1,080,000</b> |

## **SCHEDULE B – REPORTING REQUIREMENTS**

### **SCHEDULE B.1: ANNUAL RESULTS REPORT**

Within thirty (30) Calendar days following the end of each Reporting Period during the agreement, the Recipient will provide to Canada an annual results report in a manner prescribed by Canada.

The results report must include the following information:

- Implementation status of proposed enforcement activities (not started, partially implemented, fully implemented) by activity at the start of the program
  - Implementation status updates of proposed enforcement activities (not started, partially implemented, fully implemented) by activity
  - Planned or known status of funded activities following the program
  - Number of known STRs at the start of the agreement period
  - Number of known STRs, annually
  - Number of unique STR units investigated for suspected non-compliance, over all
  - Number of unique STR units investigated for suspected non-compliance in relation to principal residence rules and/or other rules which assist in protecting housing supply and affordability
  - Number of unique STR units that became compliant following investigation
  - Number of unique STR units with investigation outcome still pending
  - Number of unique STR units no longer listed, as a result of investigation
  - Number of unique STR units licenses or registrations revoked as a result of investigation
- a) The Recipient will ensure that appropriate data collection processes are in place to enable the capture and reporting of the performance indicators and results used to measure the achievement of Project outcomes.
- b) Failure on the part of the Recipient to submit annual results reports within the thirty (30) Calendar days following the end of each Reporting Period may result the Recipient being in default.

### **SCHEDULE B.2: FINAL RESULTS REPORT**

The Recipient shall provide Canada with a final report that summarizes the Project scope, describes the results achieved, describes collaboration efforts, explains any discrepancies between the results and the planned or expected results, lessons learned and contains such other information as Canada may specify in writing to the Recipient. The Recipient shall provide Canada with the final report within sixty (60) days following the Project End Date.

## SCHEDULE C – ELIGIBILITY CRITERIA

### C.1 – Eligible Activities

Eligible activities for enforcement and compliance plans must support the STREF's objectives and expected results, and meet applicable federal requirements. They include, but are not limited to, the following activities, as well as other activities approved by Canada, to meet the objectives of the program:

- Activities designed to support the planning, implementation, enhancements and review of STR enforcement and compliance measures, including:
  - Raising awareness and educating the public
  - Managing complaints systems
  - Managing licensing, permitting or registration systems
  - Conducting investigations and inspections
  - Issuing warnings, bylaw offence notices or tickets
  - Supporting legal proceedings
- Activities designed to increase STR enforcement and compliance capacity, including:
  - Procuring or developing software and digital tools
  - Recruiting additional enforcement and compliance personnel
  - Providing staff training
  - Developing, testing and scaling new innovative tools, resources and processes
  - Developing partnerships and agreements, including with other levels of government and STR platforms
  - Creating and implementing an evaluation framework
  - Creating and implementing a monitoring and performance measurement framework in order to measure the performance of the initiative
  - Conducting research and analysis on short-term rental enforcement
  - Building and disseminating knowledge on short-term rental enforcement.

### C.2 – Eligible Expenditures

Eligible expenditures are costs incurred by an eligible recipient that are considered by Canada to be direct and necessary for the successful implementation of an eligible project, excluding those explicitly defined as ineligible.

#### C.2.1 Eligible expenditures include:

- Staff wages;
- Staff training and professional development costs;
- Procurement of enforcement and compliance services;
- Professional fees, including researchers and IT providers;
- Subset capital costs such as software, IT supplies and solutions.
- Overhead costs up to a maximum of 7% of total project expenditures, that are central to the recipient's operations and directly related to support eligible activities as outlined in the Funding Agreement (including postage, telephones, IT maintenance and head office support);
- Printing and communication;
- Transportation costs set out in the National Joint Council of Canada's Travel Directive associated with investigations of suspected non-compliant STRs;
- Translation, including to Indigenous languages; and
- Other expenditures, as approved by Canada, to meet the objectives of the program.

#### C.2.2 The following expenditures are ineligible:

- Costs incurred before project approval and any expenditures related to contracts signed prior to project approval;
- Cost incurred for cancelled projects;
- New construction, or expansion of physical assets and costs for purchasing or leasing land, buildings and other facilities; real estate fees and related costs;
- Financing charges, collateral on mortgage financing, and loan interest payments, including those related to easements (e.g. surveys);
- Legal fees and mediation/alternative dispute resolution fees except for costs incurred to support legal proceedings related to STR enforcement and compliance;
- Any goods and services costs, which are received through donations or in kind;
- Provincial sales tax, goods and services tax, and harmonized sales tax for which the ultimate recipient is eligible for a rebate, and any other costs eligible for rebates;

- Cost related to furnishings and non-fixed assets, unless approved by Canada

### **C.3 – Eligible Short-Term Rental Enforcement Minimum Measures**

A strict short-term rental Regulatory Regime must in place by January 24, 2025.

1. A strict Regulatory Regime is defined, at minimum, of the following measures:

- a. An existing principal residence requirement limiting short-term rental operation to principal residences;
  - A principal residence requirement can apply to all or part of a municipality's boundaries, or Indigenous Governing Body, and/or be triggered by a minimum vacancy rate or other indicator
- b. A licensing system for short-term rental operators.
  - A licensing system can be a registration, licensing or permitting system that allows short-term rental operators to conduct business within the applicant's boundaries

**AND**

2. One additional existing regulation from the following list:

- requiring a proof of consent as part of the STR licensing/registration process from condo corporation/strata and property owners for a unit to be used as STR.
- spatial rules, quotas or moratoriums to restrict STRs to specific zones, neighbourhoods or blocks, limit the number of units within those zones, neighbourhoods or blocks, as well as suspend or restrict issuing of STR licenses.
- Enforcing a night cap on bookings to restrict the maximum number of consecutive days that a unit can be rented and the total number of days per year that a unit can be rented as a short-term rental
- Establishing accountability measures for platforms, including mandating short-term rental platforms to obtain a license to operate, to share data with enforcement personnel or to remove non-compliant listings

**AND**

3. An enforcement and compliance program for their short-term rental regulatory regime with dedicated resources that uses a mix of proactive and reactive tools and techniques, or a commitment from the applicant to implement one as described in their application.

4. One of the minimum requirements from 1a, 1b and 2 in the above could be met through PT and upper-tier municipal measures in provinces where province-wide regimes exist (e.g., British Columbia, Quebec, Prince Edward Island, Nova Scotia). Measure 3 must be met by the signatory to the agreement.

Bill No. 107  
2025

By-law No. A.-\_\_\_\_\_-\_\_

A by-law to delegate certain powers regarding the administration of the Contribution Agreement with The Government of Canada Interim Housing Assistance Program (IHAP) for costs incurred between April 1 and December 31, 2024 and to ratify the Agreement.

WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under this or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting, among other things: (i) economic, social, and environmental well-being of the municipality; and (ii) health, safety and well-being of persons;

AND WHEREAS section 23.1 of the *Municipal Act, 2001* authorizes a municipality to delegate its powers and duties under this or any other Act to a person or body subject to the restrictions set out in the *Municipal Act, 2001*;

AND WHEREAS the Municipal Council has deemed the delegations herein to be delegations of administrative power, and of a minor nature, having regard to the number of people, the size of the geographic area, and the time period affected by the delegation;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

**Amending Agreements and Other Agreements – Approve**

1. (a) The City Manager and the Deputy City Manager, Social and Health Development are severally delegated the authority to approve:
  - (i) amending agreements with The Government of Canada (Interim Housing Assistance Program (IHAP) for costs incurred between April 1 and December 31, 2024 and to ratify the Agreement. and
  - (ii) further agreements with The Government of Canada (Interim Housing Assistance Program (IHAP) for costs incurred between April 1 and December 31, 2024 and to ratify the Agreement.; and
  - (iii) agreements (including amending agreements) with third party services providers that relate to the Contribution Agreement (“Service Provider Agreement”);

on the condition that they are consistent with the requirements contained in the Government of Canada (Interim Housing Assistance Program (IHAP) for costs incurred between April 1 and December 31, 2024 and to ratify the Agreement. Or Service Provider Agreement, as the case may be, and that 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 City Treasurer or a written designate of the City Treasurer.

### **Mayor and Clerk – Power to Execute**

(b) The Mayor and Clerk are authorized to execute agreements (including amending agreements) approved under subsection 1(a) of this by-law.

### **Other Documents (not Agreements)**

2. (a) The City Manager, the Deputy City Manager, Social and Health Development, or their written designates, are severally delegated the authority to approve such further and other documents (not Agreements) that do not fall under section 1 above, that may be required in furtherance of The Corporation of the City of London's obligations under its Contribution Agreement with Canada, and Service Provider Agreements, on the condition that they are consistent with the requirements contained in the Contribution Agreement or Service Provider Agreement, as the case may be, and that 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 City Treasurer.

(b) The City Manager and Deputy City Manager, Social and Health Development, or their written designates, are severally authorized to execute the documents approved under subsection 2 (a) of this by-law.

### **Oversee Design, Planning and Delivery of Interim Housing Assistance Program (IHAP)**

3. The Deputy City Manager, Social and Health Development, or their written designates, are severally delegated the authority to undertake all the administrative, financial and reporting acts, including signing authority regarding application forms for funding, budgets, cash flows, other financial reporting including financial claims, and directions, consents and other authorizations as may be required, provided that the monetary amounts do not exceed the maximum amount of Canada's contribution specified in the Contribution Agreement (and any amendments) that are necessary in connection with the Contribution Agreement or Purchase of Service Agreement, as approved in section 1, above.

### **Contribution Agreement – Interim Housing Assistance Program (IHAP) Interim Housing Assistance Program (IHAP) – Ratified**

4. The Government of Canada (Interim Housing Assistance Program (IHAP) for costs incurred between April 1 and December 31, 2024 and to ratify the Agreement.

5. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 1, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025



Bill No. 108  
2025

By-law No. A.-6377( )-

A by-law to amend By-law No. A.-6377-206, as amended, entitled "A by-law to continue the London Transit Commission" to amend the commission membership.

WHEREAS the Council of The Corporation of the City of London wishes to amend By-law No. A.-6377-206 entitled "A by-law to continue the London Transit Commission" passed on June 29, 2009;

AND WHEREAS section 5(3) of the *Municipal Act, 2001* S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

NOW THEREFORE the Council of The Corporation of the City of London enacts as follows:

1. Section 3 of By-law No. A.-6377-206 is hereby amended by deleting the word "seven" prior to the word "members" and replacing it with "five".
2. Section 3(a) of By-law No. A.-6377-206 is hereby amended by deleting the section in its entirety and replacing it with the following new section 3(a):  

"Five members of the Commission, shall be members of the Council and shall hold office during their term of office of the Council."
3. Section 3(b) and 3(c) of By-law No. A.-6377-206 are hereby deleted and the remaining sections shall be renumbered accordingly.
4. Section 4 of By-law No. A.-6377-206 is hereby amended by deleting the word "four" prior to the word "members" and replacing it with "three".
5. This by-law shall come into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 1, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

Bill No. 109  
2025

By-law No. A-60-25\_\_

A by-law to amend By-law No. A-60, entitled “A by-law to provide for Various Fees and Charges”.

WHEREAS subsection 5(3) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended (“*Municipal Act, 2001*”) provides that a municipal power shall be exercised by by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001* provides that a municipality has the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority under the *Municipal Act, 2001* or any other Act;

AND WHEREAS subsection 10(1) of the *Municipal Act, 2001* provides that a municipality may provide any service or thing that the municipality considers necessary or desirable for the public;

AND WHEREAS subsection 10(2) of the *Municipal Act, 2001* provides that a municipality may pass by-laws respecting the economic, social and environmental well-being of the municipality, including respecting climate change; health, safety and well-being of persons; and services and things that the municipality is authorized to provide under subsection 10(1) of the *Municipal Act, 2001*;

AND WHEREAS section 391(1) of the *Municipal Act, 2001* provides that a municipality may impose fees or charges on persons:

- a. For services and activities provided or done by or on behalf of it;
- b. For costs payable by it for services and activities provided or done by or on behalf of any other municipality or any local board; and
- c. For the use of its property including property under its control;

NOW THEREFORE the Council of The Corporation of the City of London enacts as follows:

1. Schedule 1 to Bylaw A -60 Fees and Charges By-law is amended by deleting the exemption to Public Property Compliance, Street Permits: License to Occupy Street – applies if Work Approval Permit (Occupancy/Construction) exceeds more than 30 days and replacing it with the following exemptions:

Exemptions:

- Moving or construction bin within the grassed boulevard between City sidewalk and front lot line of abutting property for up to a six-month period;
- Affordable housing developments that meet the criteria for affordable residential units and attainable residential units under Sections 4.1 of the *Development Charges Act, 1997* and non-profit housing developments which meet the criteria under s. 4.2 of the *Development Charges Act, 1997*;
- Developments which are receiving municipal, provincial or federal funds or land for the development of residential units to be rented at no more than 100% average market rent for a fixed period of time
- Housing projects regulated under the *Housing Services Act, 2011*.

2. This by-law comes into force and effect on the day it is passed subject to the provisions of Part VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 1, 2025 subject to the provisions of Part VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

Bill No. 110  
2025

By-law No. C.P.-1512( )-\_\_\_\_

A by-law to amend The Official Plan, The London Plan for the City of London, 2016 relating to Map 8 in Appendix 1 (Maps) and the Transit Oriented Development Community Improvement Project Area

The Municipal Council of The Corporation of the City of London enacts as follows:

1. Amendment No. (to be inserted by Clerk's Office) to The Official Plan, The London Plan for the City of London Planning Area – 2016, as contained in the text attached hereto and forming part of this by-law, is adopted
2. This Amendment shall come into effect in accordance with subsection 17(27) or 17(27.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on April 1, 2025, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

**AMENDMENT NO.  
to the  
OFFICIAL PLAN FOR THE CITY OF LONDON**

**A. PURPOSE OF THIS AMENDMENT**

The purpose of this Amendment is to amend Map 8 – Community Improvement Project Areas to add the Transit Oriented Development Community Improvement Project Area.

**B. LOCATION OF THIS AMENDMENT**

This Amendment applies to lands located within the Transit Oriented Community Improvement Project Area.

**C. BASIS OF THE AMENDMENT**

The recommended amendment is consistent with the *Provincial Planning Statement, 2024* and in conformity with the policies of The Official Plan. The recommended amendment would allow the City of London to designate a Transit Oriented Development Community Improvement Project Area and adopt a Community Improvement Plan to accelerate residential development near Transit Villages and Protected Major Transit Station Areas.

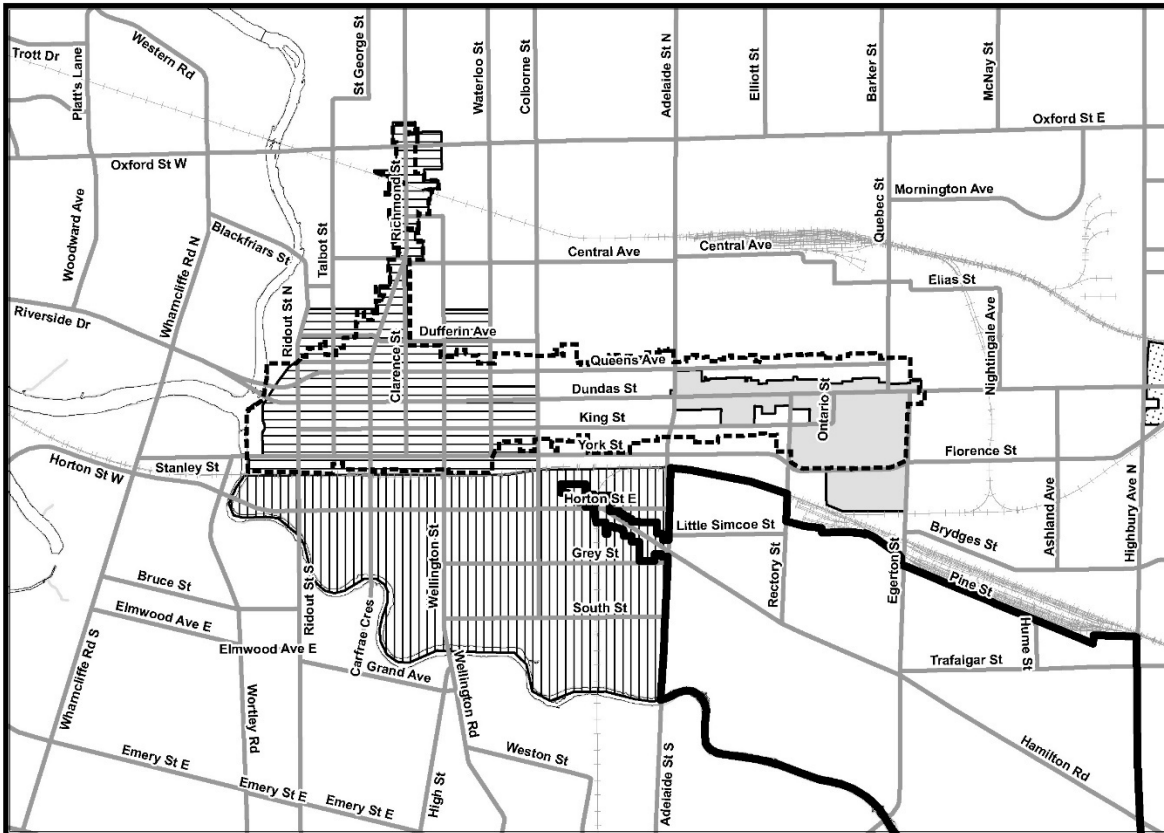
**D. THE AMENDMENT**

The London Plan, The Official Plan, for the City of London is hereby amended as follows:

1. Map 8 – Community Improvement Project Areas, to The Official Plan, The London Plan, for the City of London Planning Area is amended by adding the Transit Oriented Development Community Improvement Project Area as indicated on “Schedule 1” attached hereto.

“Schedule 1”

AMENDMENT NO:



LEGEND

- Airport Community Improvement Project Area
- Argyle Core Area Community Improvement Project Area
- Core Area Community Improvement Project Area
- Downtown Community Improvement Project Area
- Hamilton Road Community Improvement Project Area
- Lambeth Community Improvement Project Area
- Old East Village Community Improvement Project Area
- SoHo Community Improvement Project Area

BASE MAP FEATURES

- Streets (See Map 3)
- Railways
- Urban Growth Boundary
- Water Courses/Ponds

**ADD: Transit Oriented Development Community Improvement Plan (CIP) text**

NOTE: The Brownfields CIP, Heritage CIP, Industrial CIP, Transit Oriented Development CIP and Affordable Housing CIP Areas include all lands within the municipal boundary

*This is an excerpt from the Planning Division's working consolidation of Map 8 - Community Improvement Project Areas of the London Plan, with added notations.*

|  |                                     |   |
|--|-------------------------------------|---|
| <p><b>SCHEDULE 1<br/>TO</b></p> <p>OFFICIAL AMENDMENT NO. _____</p> <p>PREPARED BY: Planning &amp; Development</p> | <p>Scale 1:30,000</p> <p>Meters</p> | <p>FILE NUMBER: O-25003</p> <p>PLANNER: GB</p> <p>TECHNICIAN: RC</p> <p>DATE: 1/27/2025</p> |
|--|-------------------------------------|---|

Bill No. 111  
2025

By-law No. C.P.-\_\_\_\_-\_\_\_\_

A by-law to designate the Transit Oriented  
Development Community Improvement Project  
Area

WHEREAS by subsection 28(2) of the *Planning Act, R.S.O. 1990, c.P.13*, the Council of a municipal corporation may, by by-law, designate the whole or any part of an area covered by an official plan as a community improvement project area;

AND WHEREAS *The London Plan, 2016*, the Official Plan for the City of London, contains provisions relating to community improvement within the city;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Transit Oriented Development Community Improvement Project Area, as contained in "Schedule 1", attached hereto and forming part of this by-law, is designated.
2. This by-law shall come into effect in accordance with subsection 17(38) or 17(38.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on April 1, 2025, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

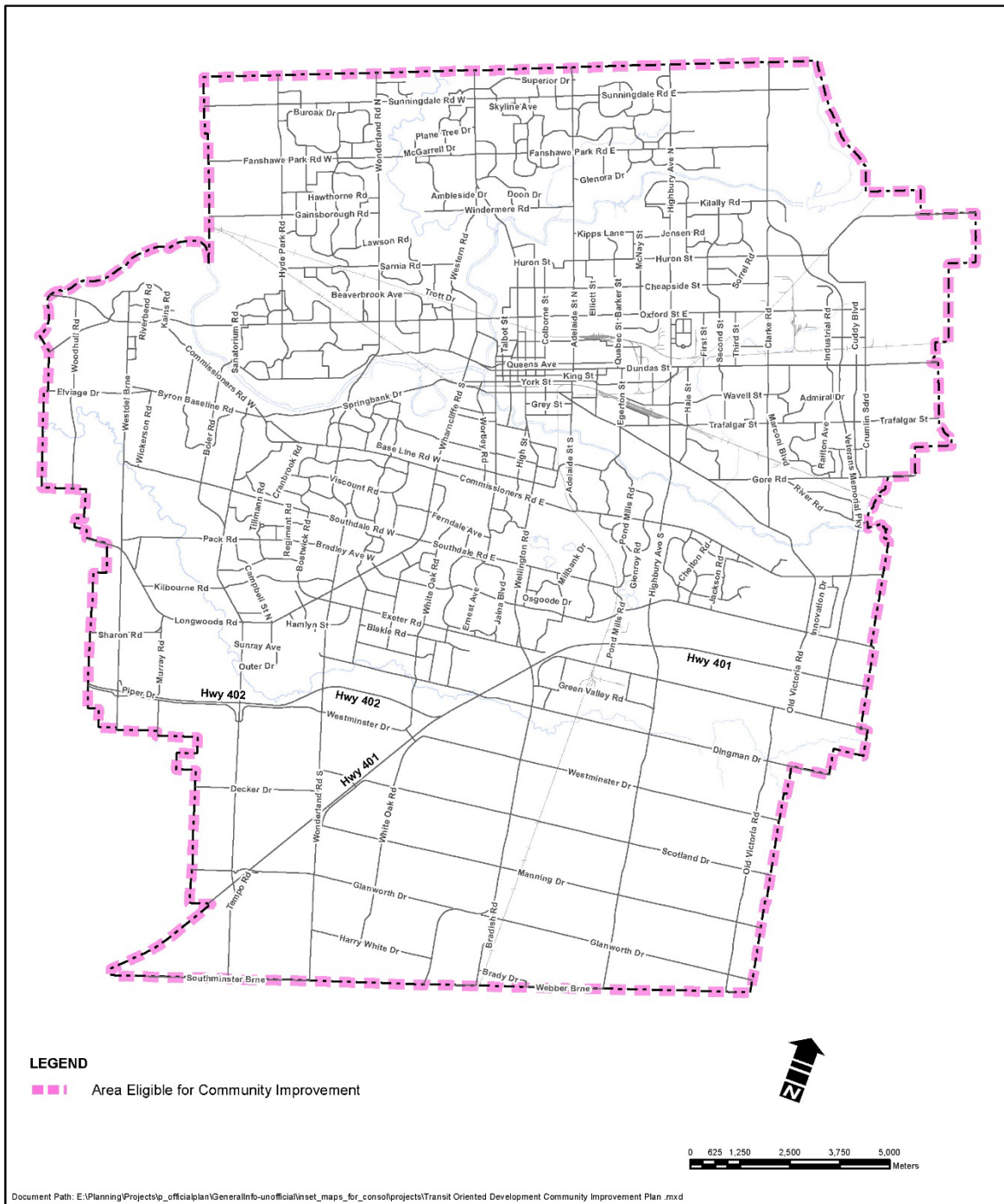
Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

“Schedule 1” – Transit Oriented Development Community Improvement Project Area

Transit Oriented Development Community Improvement Project Area



Bill No. 112  
2025

By-law No. C.P.-\_\_\_\_-\_\_\_\_

A by-law to adopt the Transit Oriented  
Development Community Improvement Plan

WHEREAS subsection 28(4) of the *Planning Act, R.S.O. 1990, c.P.13*, enables the Council of a municipal corporation to adopt a community improvement plan for a community improvement project area;

AND WHEREAS the Council of The Corporation of the City of London has, by by-law, designated a community improvement project area identified as the Transit Oriented Development Community Improvement Project Area;

AND WHEREAS the Transit Oriented Development Community Improvement Project Area is in conformity with *The London Plan, 2016*, the Official Plan for the City of London;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Transit Oriented Development Community Improvement Plan attached hereto as "Schedule 1", is hereby adopted as the Community Improvement Plan for the area defined therein;
2. This by-law shall come into effect in accordance with subsection 17(38) or 17(38.1) of the *Planning Act, R.S.O. 1990, c.P.13*.

PASSED in Open Council on April 1, 2025, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025



“Schedule 1” – Transit Oriented Development Community Improvement Plan

April 2025



City of London

London  
CANADA

# Transit Oriented Development Community Improvement Plan



**nblc**  
N. Barry Lyon Consultants Ltd.

Prepared by: N. Barry Lyon Consultants Limited

# ***Transit Oriented Development Community Improvement Plan***

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# 1.0 INTRODUCTION



Transit Oriented Development CIP - 2025

In September 2023, the City of London (City) was announced as the first successful recipient of funding from the Federal Government’s Housing Accelerator Fund (HAF) program. This program was initiated in April 2023 to increase housing supply, encourage affordable housing, and support local government initiatives to remove barriers and increase certainty in the development process. The \$74 million in funding must be used to support the actions proposed in the City’s HAF application, with all funding spent by September 8, 2027.

Through the City’s HAF application, the following objectives were identified:

- Help the City of London achieve its target of 2,187 additional residential units by 2027.
- Support the City of London Road Map to 3,000 Affordable Units by 2026.
- Help develop affordable housing units for families, students and seniors.
- Support the Climate Emergency Action Plan’s “Transforming Buildings and Development” Area of Focus through the reuse of underused properties.
- Reduce car dependency by creating more housing around rapid transit stations.

To help accomplish the above objectives, the City has identified a number of initiatives and funding proposals. One of these initiatives is the creation of a Community Improvement Plan (CIP) to accelerate residential development within the City’s Protected Major Transit Station Areas (PMTSA) as delineated on **Map 10** of *The London Plan*. As defined in *The London Plan*:

*Protected Major Transit Station Area means the area surrounding and including an existing and planned higher order transit (e.g. rapid transit) station or stop. The Downtown, Transit Village, and Rapid Transit Corridor Place Types are focused around rapid transit routes and are identified as Protected Major Transit Station Areas.*

PMTSAs are further defined by the 2024 Provincial Planning Statement (PPS) as follows, with additional policy direction provided in Section 2.4.2.:

*Major transit station area: means the area including and around any existing or planned higher order transit station or stop within a settlement area; or the area including and around a major bus depot in an urban core. Major transit station areas generally are defined as the area within an approximate 500 to 800-metre radius of a transit station.*

Higher-density development within the City’s PMTSAs has been modest for a variety of factors identified through the CIP background analysis, including:



- Higher development and land costs
- Land holdings and developer interest in other areas of the City of London
- Parking accommodation
- Demand for transit-oriented living.

In Addition to these PMTSA specific challenges, broader macroeconomic impacts related to rising construction costs and interest rates, consumer confidence, and other interrelated factors have negatively impacted development feasibility. These impacts have been experienced in London, but also broadly across the Ontario market.

This CIP is intended to encourage greater intensification within and around the City's PMTSAs while also accelerating development that is currently proposed but not advancing due to current market challenges affecting development feasibility.

## 1.1 What is a Community Improvement Plan?

A CIP is a tool that enables municipalities to achieve broad land use planning and economic policy objectives by offering financial incentives to attract private investment. Through Section 28 of the *Planning Act*, municipalities must adopt policies within its Official Plan and approve an implementing by-law to designate a Community Improvement Project Area, which can be restricted to a specific location(s) or be municipality wide.

Common objectives of a CIP can include downtown / neighbourhood renewal and intensification, affordable housing, office development, transit-oriented development, brownfield remediation, building retrofits and improvements, and many others.

The policy and legislative context for a CIP is provided in Section 3.0.

## 1.2 Community Improvement Plan Purpose

The purpose of this CIP is to accelerate high-density development within and around the City's PMTSAs. Considering the current market and economic conditions, as well as the short timeline of the HAF, the financial incentive program is provided as an up-front, per-unit forgivable loan and will be stackable with financial incentives provided by the City's other CIPs.

## 1.3 Community Improvement Project Area

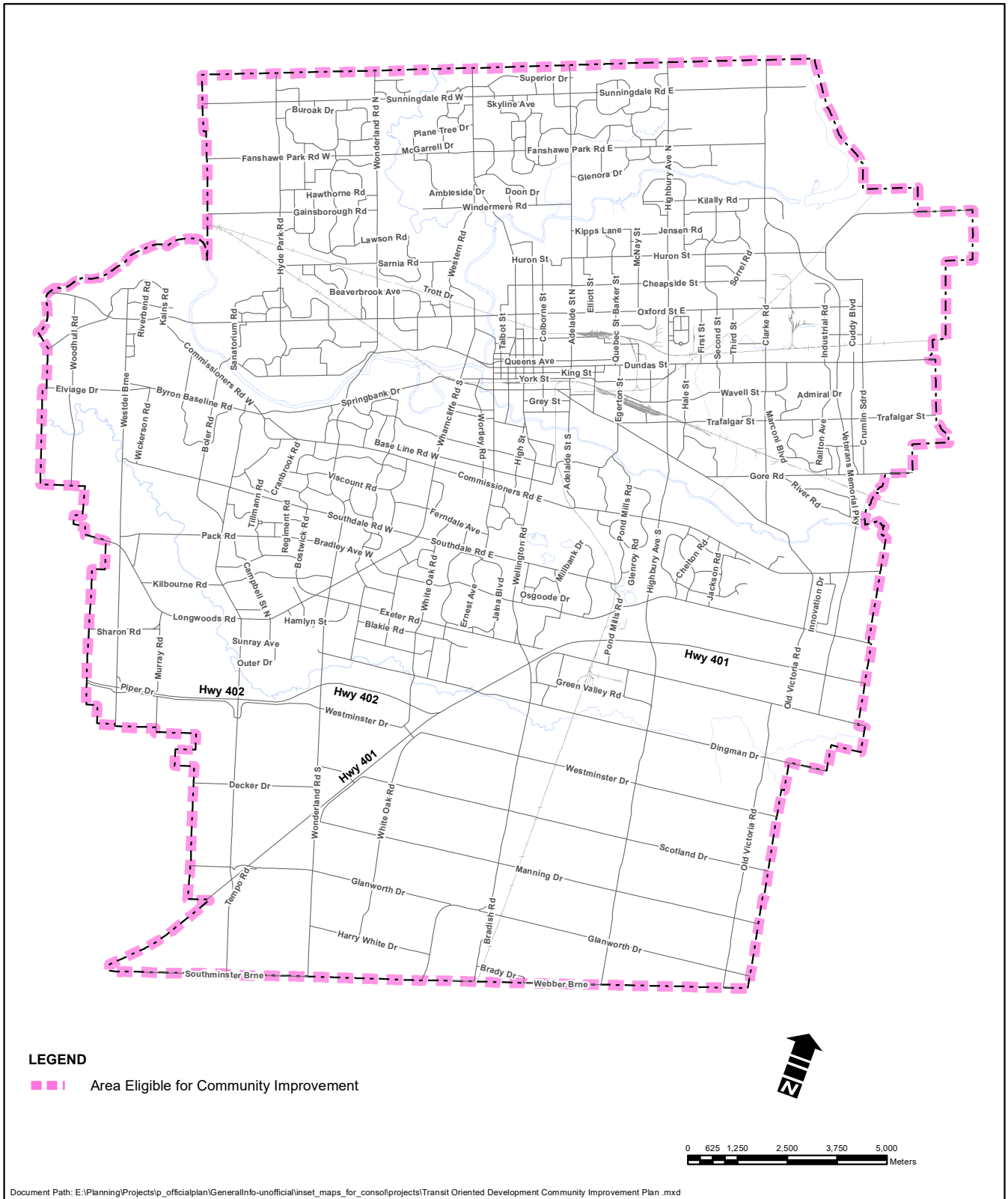
Section 28(2) of the *Planning Act* states:

*Where there is an official plan in effect in a local municipality or in a prescribed upper-tier municipality that contains provision relating to community improvement in the municipality, the council may, by by-law, designate the whole or any part of an area covered by such and official plan as a community improvement project area.*

The Community Improvement Project Area (CIPA) is the entire municipality as illustrated by **Figure 1**. The CIP's Financial Incentive Program Guidelines will identify the eligible locations for the proposed financial incentive program, which will be concentrated within and around the City's PMTSAs.

Figure 1

### Transit Oriented Development Community Improvement Project Area





# 2.0 FINANCIAL INCENTIVE PROGRAMS



*Transit Oriented Development CIP - 2025*



Community Improvement Plans enable municipalities to establish financial incentive programs to target different community needs. In accordance with the *Planning Act* and *The London Plan*, the City may offer grants or loans to property owners and tenants to help cover eligible costs and advance community improvement goals. Once a CIP is adopted and approved, Municipal Council can fund and implement financial incentive programs. It is important to note that programs are subject to funding availability and Municipal Council can choose to implement, suspend, or discontinue an incentive program. The Transit Oriented Development CIP is an enabling document, which means Municipal Council is under no obligation to implement any part of a CIP including the financial incentive programs.



## 2.1 Transit Oriented Development Per-Unit Forgivable Loan

**Description:** Providing financial assistance to help accelerate the development of new residential units with and around the City's Protected Major Transit Station Areas.

**Funding and Eligibility:** The funding will be in the form of a forgivable loan program in accordance with the funding and eligibility requirements of the Municipal Council approved Program Guidelines.

**Duration:** Until December 31, 2026, unless Municipal Council approves additional funding.

This program is subject to funding through the City of London budget and the requirements of the program's guidelines. Municipal Council considers funding incentive programs alongside other priorities through its Strategic Plan and the four-year Multi-Year Budget process. Program Guidelines identify eligibility criteria for the individual incentive programs.

## 2.2 Application Process and Timing of Incentives

Applicants may submit a complete application for the incentive program at any time after the program has been approved and remains in effect. Applications will be processed on a first come, first serve basis. Applications will be reviewed by City staff to confirm all eligibility criteria have been met. Subject to funding availability, applications meeting the eligibility criteria will be approved.

The financial incentive will be approved and committed at time of application approval, where the applicant will enter into a legal agreement with the City. However, the forgivable loan will not be advanced until the issuance of the building permit. The approved funding amount will be rescinded where a building permit has not been issued by December 31, 2026.

Further details on application process, application forms, draft legal agreements, and other relevant information will be provided in the CIP's Financial Incentive Program Guidelines.



## 2.3 Stacking of Incentives

Funding received through this CIP can be stacked with funding received from the City's other Community Improvement Plans as illustrated in Map Eight of *The London Plan*. Interested parties must undergo a separate application and approval process to qualify for and receive funding from other CIP programs.

## 2.4 Monitoring

City of London staff will monitor the following matters to assess the impact of this CIP and its program(s), as follows:

- The total amount of committed funds to the CIP;
- The number of applications submitted;
- The total amount (in dollars) of funds committed and issued;
- The planning approval and construction status of applications;
- The total number of units and unit types funded;
- The total number of affordable housing units funded (if any);
- The location of funded projects; and;
- Other indicators, as appropriate.

City of London staff will review the monitoring data and where the review finds an excess or lack of applications relative to the available funding, adjustments may be made to the CIP, including the incentive amount provided and the application intake and assessment processes. An RFP approach could be considered if incentive program intake is low. Where amendments can be made to improve outcomes, these will be made in accordance with Section 2.5 of this CIP.

## 2.5 Amendments

The individual incentive program(s) in this CIP can be activated, deactivated, reduced, or discontinued without amendment to this CIP. Further, increases in funding provided by the financial incentive program(s) in this CIP, or the addition of any new or amended incentive programs that are consistent with the purpose and intent of the Transit Oriented Development CIP may be added and adopted subject to Municipal Council approval without amendment to this CIP.

Changes to the terms, conditions, and processes described in the financial incentive program(s) may be done without amendment to this CIP but will be subject to Municipal Council approval.

Changes to provisions of this CIP which are considered to represent a material change that necessitates a formal amendment to this CIP in accordance with Section 28 of the *Planning Act* include the following:

- A significant change to the boundary of the Community Improvement Project Area;
- The removal of an existing incentive program, or the addition of a new incentive program that is inconsistent with the purpose and intent of this CIP.

Incentive programs under this CIP will discontinue by December 31, 2026, unless additional funding is approved.

## 2.6 Approval and Agreements

City staff will be the approval authority for qualifying applications. Once approved, an applicant will receive a commitment letter indicating the funding which will be made available upon the applicant's successful receipt of a building permit for their proposed development. The applicant will also enter into a legal agreement with the City. In concurrence with advancing for forgivable loan, the City will place a lien or mortgage on the property title in the amount of the forgivable loan until the project has finished and the building permit has been closed.

# 3.0 APPENDIX: POLICY AND LEGISLATIVE CONTEXT



## 3.1 Legislative Authority

The legislative authority to prepare a CIP and relevant financial incentives are established under Section 106 of the *Municipal Act* and Section 28 of the *Planning Act*.

## 3.2 Municipal Act

Under Section 106 of the *Municipal Act*, municipalities are prohibited from assisting manufacturing business or other industrial or commercial enterprise through the granting of financial incentives, including: giving or lending money or municipal properties; leasing or selling municipal lands at or below fair market value; guaranteeing loans; or providing partial or total exemptions from fees, charges, or taxes. However, Section 106(3) of the *Municipal Act* provides an exception to these prohibitions, and that exception may be exercised through a CIP under Section 28 of the *Planning Act*, as well as through Section 365.1 of the *Municipal Act* regarding property tax cancellations.

## 3.3 Planning Act - Eligible Costs

As required by Section 28(7) of the *Planning Act*, grants and loans provided through the CIP shall not exceed eligible costs. As stated by Section 28(7.1), eligible costs include:

...the eligible costs of a community improvement plan may include costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.

## 3.4 City of London - The London Plan

A municipality must have provisions in their official plan that enable it to establish a CIP. The “Our Tools” section of *The London Plan* has such enabling policy:

### *COMMUNITY IMPROVEMENT PLANS*

*1724\_In accordance with the provisions of the Planning Act, a by-law may be passed to identify areas designated for Community Improvement (a Community Improvement Project Area). These are shown on Map 8 - Community Improvement Project Areas. City Council may also adopt a community improvement plan for the area(s) designated for community improvement.*



*1726\_ Community improvement plans are intended to provide City Council with the necessary tools to stimulate reinvestment and redevelopment, inspire appropriate infill and intensification, coordinate planning efforts, improve the physical infrastructure, support community economic development, preserve neighbourhood and cultural heritage value, and lead to the establishment of an improved neighbourhood. The tools to implement community improvement plans may include incentives and targeted private and/or public investment to achieve the vision, key directions and policies in The London Plan. Council may also acquire, clear and dispose of land to support community improvement and economic development, or use any other methods to support community improvement or environmental, social or community economic development that is permitted by the legislation.*

*1727\_ Community improvement is intended to meet the following objectives:*

- 1. Maintain and improve the public realm, including such things as streets, sidewalks, streetlights, street trees, pathways, parks, open spaces, and public buildings.*
- 4. Stimulate private sector property maintenance, repair, rehabilitation, redevelopment and other forms of private sector investment and reinvestment activity.*
- 5. Maintain and improve the physical and aesthetic amenities of streetscapes in both the public and private realms.*
- 6. Encourage the conservation, restoration, adaptive re-use and improvement of cultural heritage resources.*
- 9. Foster the revitalization and continued improvement of the Downtown and other existing commercial districts including but not limited to the Old East Village, the SoHo Area, and other established business districts.*
- 10. Upgrade social and recreational facilities and support the creation of affordable housing.*
- 11. Support the implementation of measures that will assist in achieving sustainable development and sustainable living.*
- 12. Improve environmental and social conditions.*
- 14. Facilitate and promote community economic development.*
- 15. Promote and improve long-term community stability, safety and quality.*

*1728\_ To identify an area for community improvement, City Council shall consider the following criteria:*

- 1. Deficiencies in physical infrastructure including but not limited to the sanitary sewer system, storm sewer system, and/or watermain system, streets, sidewalks, curbs, streetscapes and/or street lighting, and municipal parking facilities.*

2. *Deficiencies in recreational, social or community facilities including public open space, municipal parks, neighbourhood parks, indoor/outdoor recreational facilities, and public social facilities.*
3. *Commercial, residential, industrial and mixed-use areas with poor physical condition and/or poor visual quality of the built environment, including but not limited to building facades, building condition, streetscapes, public amenity areas and urban design.*
4. *Vacant lots and/or underutilized properties and buildings which have potential for infill, redevelopment, expansion or development to better utilize the land base.*
5. *Non-conforming, conflicting or incompatible land uses or activities that disrupt or threaten to disrupt the predominant land use, function and/or viability of an area.*
6. *A demonstrated interest in community improvement by the private firms within an area.*
7. *Presence of potential or recognized cultural heritage resources.*
8. *Known or suspected area of environmental contamination.*
9. *Lack of or deficient affordable housing or mix of housing opportunities.*
10. *Improvement to energy efficiency and/or renewable energy efficiency.*
11. *Traffic and/or parking problems or deficiencies.*
12. *Other significant barriers to the repair, rehabilitation, redevelopment or development of underutilized land and/or buildings.*
13. *Other significant environmental, social or community economic development reasons for community improvement.*

This CIP adheres to the policies within *The London Plan*, which allows for a CIP to be created to promote infill and intensification and to coordinate planning efforts (in this case, on housing and transit-oriented development). This CIP would, among other things, stimulate private sector investment activity, revitalize key areas in the city, and facilitate and promote community improvement through supporting the development of new residential and mixed-use housing projects within and around the City's PMTSAs.

The City also considered the criteria identified in Section 1728 of *The London Plan* through the HAF application and the background analysis supporting this CIP undertaken by N. Barry Lyon Consultants Limited.



*Transit Oriented Development CIP - 2025*

Bill No. 113  
2025

By-law No. C.P.-\_\_\_\_\_-\_\_\_\_

A by-law to establish financial incentives for the  
Transit Oriented Development Community  
Improvement Project Area

WHEREAS by Subsection 28(2) of the *Planning Act, R.S.O. 1990*, c.P.13 the Council of a municipal corporation may, by by-law, designate such an area as a community improvement project area;

AND WHEREAS by Subsection 28(4) of the *Planning Act, R.S.O. 1990*, c.P.13, the Council of a municipal corporation may adopt a community improvement plan for the community improvement project area;

AND WHEREAS by by-law Municipal Council of The Corporation of the City of London has designated the Transit Oriented Development Community Improvement Project Area a community improvement project area;

AND WHEREAS by by-law the Municipal Council of The Corporation of the City of London adopted the Transit Oriented Development Community Improvement Plan;

AND WHEREAS Municipal Council of The Corporation of the City of London wishes to establish financial incentives for the Transit Oriented Development Community Improvement Project Area;

AND WHEREAS the Official Plan for the City of London contains provisions relating to community improvement within the City of London;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The Transit Oriented Development Community Improvement Project Area Financial Incentive Program Guidelines attached as "Schedule 1" is hereby adopted;
2. The agreement attached as "Appendix 1" is hereby authorized and approved.
3. The Deputy City Manager, Housing and Community Growth, or their written designate, is authorized to approve, enter into and execute agreements substantially in the form authorized and approved under section 2 of this bylaw.
4. The Deputy City Manager, Housing and Community Growth, or their written designate, is authorized to approve, enter into and execute amending agreements to agreements entered into pursuant to the authority under section 3 of this bylaw, provided the terms of the agreement conform with the applicable Transit Oriented Development Community Improvement Project Area Financial Incentive Program Guidelines.
5. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 1, 2025, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

**“Schedule 1” – Transit Oriented Development Community Improvement Project  
Area Financial Incentive Program Guidelines**

**Transit Oriented Development Community Improvement Project Area  
– Financial Incentive Program Guidelines – Transit Oriented  
Development (TOD) Per-Unit Forgivable Loan Program**

Effective April 1, 2025

These program guidelines provide the requirements for the Transit Oriented Development (TOD) Per-Unit Forgivable Loan financial incentive program provided by the City of London through the Transit Oriented Development Community Improvement Plan (CIP).

Though the Transit Oriented Development Community Improvement Project Area is city-wide, the TOD Per-Unit Forgivable Loan only applies to the area identified on Map 1 in Section 2.0.

**1.0 Definitions**

*Applicant* – The person who makes a formal application for a financial incentive program offered through the City’s Community Improvement Plans. The person may be the *Property Owner*, or an authorized agent, including a business owner who is occupying space on the *Property* or contractor who has been retained to undertake improvements on the *Property*. If the *Applicant* is not the *Property Owner*, they will be required to provide authorization in writing from the *Property Owner* as part of a *Complete Application*.

*Approved Works* – the materials, labour and/or effort made to improve a property that are determined to meet eligibility criteria under the incentive program requirements.

*Commitment Letter* – A document prepared by the City of London outlining its agreement with a *Property Owner*, to provide a future financial incentive—in this case, a forgivable loan—based on a redevelopment, rehabilitation and/or renovation project that has yet to be undertaken. The letter describes the specific scope of *Approved Works* the *Applicant* will undertake to receive the forgivable loan.

*Complete Application* – includes a completed application form and all required supporting documents for financial incentive program(s) with the *Applicant’s* signature and date.

*Dwelling Unit* – as defined in the City of London Zoning Bylaw, a suite operated as a self-contained housekeeping unit, used or intended to be used as a domicile by one or more persons and contains cooking, eating, living, sleeping, and sanitary facilities.

*Office-to-Residential Conversion Project* – Means a *Rehabilitation Project* of an eligible vacant officed space into a residential or mixed-use (residential with commercial as permitted in the City of London Zoning By-law) building.

*Property* – land that permits a *Redevelopment Project* or *Office-to-Residential Conversion Project*, as identified by the City of London Zoning By-law, as amended, with a municipal address (including distinct unit numbers, if applicable), located in a place type and zoning that permits residential uses and is located within the Transit Oriented Development Community Improvement Project Area as per Map 1 in Section 2.0.

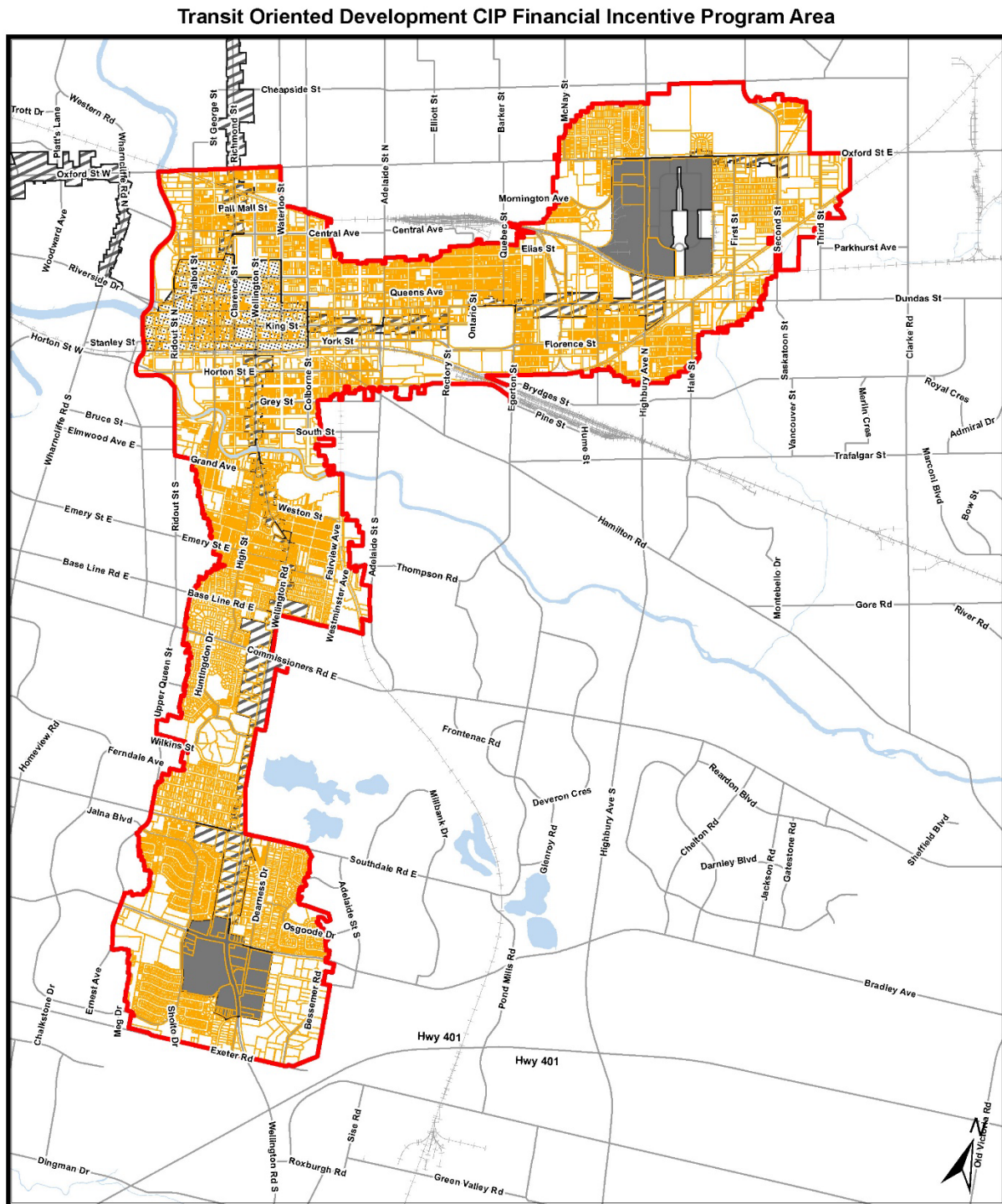
*Property Owner* – the registered owner of the *Property*.

*Rehabilitation Project* – For the purpose of the incentive programs shall mean the restoration or reconstruction of buildings, structures, or parts thereof to modern building standards without the removal of the building or structure from the lot.






**Redevelopment Project** – For the purpose of the incentive programs shall mean the development of lands, which are cleared, planned for demolition, in part or in whole, or which will have the existing building or structure removed from the lot.

## 2.0 Area Eligible for the Transit Oriented Development (TOD) Per-Unit Forgivable Loan Program

**Map 1 – Transit Oriented Development CIP Financial Incentive Program Area**



**LEGEND**

|   |   |   |  |
|---|---|---|--|
|  | Downtown Protected Major Transit Station Area               |  | Financial Incentive Program Area       |
|  | Rapid Transit Corridor Protected Major Transit Station Area |  | Parcels Eligible for Incentive Program |
|  | Transit Village Protected Major Transit Station Area        |   |  |

## 3.0 Program Purpose

The purpose of the TOD Per-Unit Forgivable Loan Program is to incentivize residential development in and around Primary Major Transit Station Areas and Transit Village place types. Through this program, the City of London provides a \$15,000 per unit forgivable loan to support residential development.

#### 4.0 Program Goals

The goals of the TOD Per-Unit Forgivable Loan Program are to:

- Incentivize residential development near transit.
- Help the City achieve its Housing Accelerator Fund approved application housing target of 2,187 additional units.
- Promote intensification and redevelopment within the existing built-up area.

#### 5.0 Eligible Works

- A *Redevelopment Project* or *Rehabilitation Project* in the form of a residential or mixed-use apartment building with 20 or more residential units or an *Office-To-Residential Conversion Project* without a minimum project size located within the area identified on Map 1 in Section 2.0.
- To be eligible, a *Redevelopment Project* or *Rehabilitation Project* must:
  - Have already secured a building permit after September 8, 2024; however, if the building permit was issued prior to September 8, 2024, but is being revised to increase the number of residential units in the project, eligibility for the TOD Per-Unit Forgivable Loan Program will be at the discretion of the Deputy City Manager, Housing and Community Growth or their written delegate.
  - Receive a building permit no later than December 31, 2026.

#### 6.0 Ineligible Works

- Any *Redevelopment Project* or *Rehabilitation Project* located outside the area identified on Map 1 in Section 2.0 is ineligible for the TOD Per-Unit Forgivable Loan Program.

#### 7.0 Program Terms and Conditions

- The proposed *Redevelopment Project* or *Rehabilitation Project* must be a residential or mixed-use apartment building with 20 or more residential units or an office-to-residential conversion project without a minimum project size.
- The City of London is not responsible for any costs incurred by the *Property Owner* or *Applicant* in relation to this forgivable loan program, including without limitation, costs incurred in application of the forgivable loan.
- The proposed *Redevelopment Project* or *Rehabilitation Project* must comply with all applicable zoning regulations set out in the City of London Zoning By-law, as amended.
- The available incentive is only applicable to the residential component of mixed-use buildings.
- The *Redevelopment Project* or *Rehabilitation Project* must be rental tenure.
- The forgivable loan amount is \$15,000 per residential unit created.
- The *Redevelopment Project* or *Rehabilitation Project* shall commence construction within one (1) year of the initial forgivable loan advance and proceed with development regularly and diligently thereafter until completion.
- The *Redevelopment Project* or *Rehabilitation Project* must construct the units and close the building permit on or before the fourth anniversary of the initial forgivable loan advance date. Notwithstanding, the Deputy City Manager, Housing and Community Growth or their written delegate may extend the deadline to complete the *Redevelopment Project* or *Rehabilitation Project* one or more times, at their sole discretion, provided: 1) the cumulative extension period does not exceed two (2) years; and 2) at the time of extension request, the *Applicant* has proceeded diligently with the construction to the satisfaction of the City
- The *Property* is eligible for multiple incentive programs provided through the various Community Improvement Plans.
- All City of London property taxes must be paid in full when the forgivable loan is issued and remain so for the lifetime of the forgivable loan.

## 8.0 Eligibility Criteria

### Applicant Requirements

- The *Applicant* must be the *Property Owner* of the *Property* or an authorized agent (including building tenant or contractor who has been retained to undertake improvements). If the *Applicant* is not the *Property Owner*, they will be required to provide authorization in writing from the *Property Owner* as part of a complete application. For clarity, the *Property Owner* shall enter into the Forgivable Loan Agreement with the City and the City will provide the forgivable loan to the *Property Owner*.
- All mortgages and charges, including the subject financial incentive(s), must not exceed 90% of the post-rehabilitation appraised value of the property (i.e. the *Property Owner* must maintain 10% equity in the property post-improvement).
- The *Property Owner* and/or *Applicant* must not have defaulted on any City loan or grant program, including by way of individual affiliation with any company or group of people authorized to act as a single entity such as a corporation.
- The *Property Owner* and/or *Applicant* must not be involved in ongoing litigation with the City of London.

### Property Requirements

- Separate applications must be submitted for each single *Property* unless properties are being merged to create a development parcel.

### Building Requirements

- There are no City of London Building Division orders or deficiencies and no by-law infractions relating to the *Property* at the time the forgivable loan is issued.

## 9.0 General Forgivable Loan Application Process

*Step 1:* The *Applicant* contacts City of London staff to discuss the proposed project, who will provide information about incentive programs, review the application form(s), and assist with the application process. This meeting will also help to identify what permits or permissions may be required to complete the proposed improvement project.

Applications made for financial incentive programs do not in any way replace the need for obtaining any necessary approvals. Prior to undertaking building improvements, the *Applicant* is required to obtain any necessary approvals and/or permits. Heritage Alteration Permits (if applicable) will be required before financial incentive applications are accepted. Discussions with staff are encouraged early in the process to ensure proposals comply with City regulations and guidelines, and the proposed improvements are eligible under the incentive program criteria.

*Step 2:* A *Complete Application* is submitted to the City of London. Typically, it includes the following:

- 1) Complete drawings and elevations of the works to be undertaken.
- 2) High-level operating and capital budget for the project.
- 3) Cover letter that summarizes the work to be completed.
- 4) Corporate Profile Report.
- 5) Copy of the Heritage Alteration Permit (if required).
- 6) Property Owner authorization letter (if applicable).
- 7) Any other documents deemed necessary by staff.

*Step 3:* Staff will review the application for completeness and inform the *Applicant* in writing that either more information is required, or the application is accepted. If accepted, the City will provide a *Commitment Letter* which outlines the *Approved Works*, related costs, and monetary commitment that the City is making to the project.



The City's commitment is valid for one year from the date of issuance of the *Commitment Letter*, at which time the first available building permit must be issued and construction begun. The City's commitment applies only to the project as submitted. Any subsequent changes to the project will require review and approval by appropriate staff.

*Step 4:* The *Applicant* can start the *Approved Works* when the necessary approvals and/or permits have been received (e.g. building permit), as identified in the *Commitment Letter* from the City, which serves as a pre-approval for the financial incentive program.

*Step 5:* Before entering into any forgivable loan agreement, staff must ensure the terms and conditions outlined in the City's *Commitment Letter* have been met. Typically, it includes the following:

- 1) The building permit is issued as verified by the Building Division.
- 2) All City of London property taxes must be paid in full and the account deemed in good standing.
- 3) There must be no outstanding debts to the City (except for other CIP loan programs).
- 4) The *Property Owner* and/or *Applicant* must not have defaulted on any City loans or grants.
- 5) There must be no outstanding Building Division orders or deficiencies against the *Property*.
- 6) The *Applicant* is not involved in ongoing litigation with the City of London.
- 7) The lien is registered on property title as security for the forgivable loan.

*Step 6:* The *Applicant* and the City will sign the forgivable loan agreement.

*Step 7:* The City will register the amount of the forgivable loan as a lien against the *Property*.

*Step 8:* Staff will provide the *Applicant* with a cheque in the amount of the forgivable loan.

*Step 9:* The *Applicant* will notify staff once the *Approved Works* has been completed and all necessary final approvals have been granted (e.g., building permit is closed).

*Step 10:* Staff will confirm the *Approved Works* have been completed as outlined in the *Commitment Letter*. Staff may visit the *Property* and take photographs before and after the *Approved Works* are completed.

*Step 11:* The lien is discharged from the *Property* when the final building permit inspection has passed confirming the work to create the residential units has concluded and meets the requirements of the Ontario Building Code.

## **10.0 Forgivable Loan Calculation**

The TOD Per-Unit Forgivable Loan will be calculated by multiplying the total number of units by \$15,000 per unit. Though there is no funding cap per property, the amount of the forgivable loan may be capped if available program funding cannot cover the entire total forgivable loan amount.

Example: For a fictional 100-unit project with five bachelor units, 45 one-bedroom units, 40 two-bedroom units, and 10 three-bedroom units, the TOD Per-Unit Forgivable Loan equals  $100 \times \$15,000 = \$1,500,000$ .

## **11.0 Forgivable Loan Approval**

Once all eligibility criteria and conditions are met, and if funds are available in the supporting Reserve Fund, the Deputy City Manager, Housing and Community Growth or their written designate will approve the forgivable loan application. Forgivable Loan commitments are valid for one year and will expire if the building permit is not issued within that period and construction begun. The Deputy City Manager, Housing and

Community Growth or their written designate may at their discretion provide a written time extension of up to one year; however, the approved funding amount will be rescinded where a building permit has not been issued and loan agreement signed by December 31, 2026.

### **12.0 Incentive Application Refusal and Appeal**

If an application is refused, the applicant may appeal the decision of the Deputy City Manager, Housing and Community Growth or their written designate to the City Clerk's Office who will provide direction to the applicant on how to have the matter heard before Municipal Council through the Planning and Environment Committee.

### **13.0 Inspection of Completed Works**

The City of London will inspect the completed work to verify that the proposed improvements have been completed as described in the application. Planning and Development staff may inspect the property to ensure the residential units have been completed. These inspections are not a building permit inspection. Completion of this inspection does not mean the property meets all Ontario Building Code requirements.

### **14.0 Forgivable Loan Terms**

All construction and improvements made to land shall be made pursuant to a building permit, and/or other required permits, and constructed in accordance with the Ontario Building Code and all applicable Official Plan, Zoning Bylaw, and any other planning requirements and approvals. Additional loan terms are outlined in the forgivable loan agreement.

### **15.0 Forgivable Loan Distribution**

Planning and Development staff will issue the TOD Per-Unit Forgivable Loan to the applicant upon the forgivable loan agreement being signed and confirmation from the Chief Building Official or their written designate that the building permit has been issued.

Prior to issuing the forgivable loan, Planning and Development staff will also confirm:

- A lien in the amount of the forgivable loan has been registered on title as security.
- The property taxes are verified in good standing by the City's Tax Office.
- That any outstanding Community Improvement Plan loans related to the property are in good standing.
- That there are no outstanding orders or bylaw contraventions related to the property.
- The *Applicant* is not involved in ongoing litigation with the City of London.

Upon confirming the above, Planning and Development staff will contact the applicant and provide them with the forgivable loan cheque.

### **16.0 Forgivable Loan Security and Postponement**

The TOD Per-Unit Forgivable Loan is secured through the registration of a lien placed on title for the total amount of the forgivable loan. Liens will be registered and discharged by the City of London. The Deputy City Manager, Housing and Community Growth or their written designate may postpone the lien (subordination of a lien to another lien on the same property) which is given as security for the forgivable loan in circumstances where any of the registered mortgages are being replaced, consolidated, or renewed and the total value of all mortgages and charges including the City's lien does not exceed 90% of the appraised value of the property.

The lien is discharged from the property when the final building permit inspection has passed confirming the work to create the residential units has concluded and meets the requirements of the Ontario Building Code.

## **17.0 Forgivable Loan Agreement**

Applicants in the TOD Per-Unit Forgivable Loan Program are required to enter into a forgivable loan agreement with the City of London. This agreement shall specify such items as (but not limited to) the amount of the forgivable loan, forgivable loan payment date, and the *Applicant* and/or *Property Owner's* obligation to repay the City because of a default. The agreement shall include the terms and conditions included in these program guidelines. The forgivable loan agreement will be signed by the Deputy City Manager, Housing and Community Growth, or their written designate.

The forgivable loan agreement will be registered on the property's title by the City of London.

## **18.0 Repayment Provisions and Interest**

The forgivable loan will accrue interest at a rate of 8% per annum, compounded and calculated every 30 days, commencing upon the advance date of the loan. Provided the *Property Owner* has complied with the terms and conditions of the forgivable loan agreement, the principal and interest shall be forgiven at the end of the term.

## **19.0 Change in Property Ownership**

If a participating property is sold, in whole or in part, before the forgivable loan is issued, the applicant and/or the subsequent landowner is not entitled to the outstanding forgivable loan payment (on either the portion sold or retained by the applicant). The new owner of the property is required to submit a new application to the TOD Per-Unit Forgivable Loan Program. If the property is sold, in whole or in part, after the forgivable loan has been issued, but before the *Redevelopment Project* or *Rehabilitation Project* has been completed, the forgivable loan becomes repayable under the terms of the loan agreement.

## **20.0 Relationship to other Financial Incentive Programs**

It is intended that the TOD Per-Unit Forgivable Loan Program will complement other incentive programs offered by the City of London. Applicants may also qualify for financial assistance under those programs as specifically detailed within their program guidelines. A separate application and approval process to qualify for and receive funding from these other programs is required.

## **21.0 Forgivable Loan Program Monitoring**

Planning and Development staff will monitor the TOD Per-Unit Forgivable Loan Program applications. The program is monitored to ensure it implements the goals of the Transit Oriented Development Community Improvement Plan.

Staff will enter relevant application information into a monitoring database. Table 1 summarizes the monitoring data. The data is used during CIP reviews to determine if the program should continue, be modified, cease to issue any new commitments, or be discontinued.

Planning and Development staff will also review the monitoring data and where the review finds an excess or lack of applications relative to the available funding, adjustments may be made to the TOD Per-Unit Forgivable Loan Program, including the financial incentive amount provided, and the application intake and assessment processes.

Table 1 – Monitoring Data

| Program Name                 | Data to Collect  |
|------------------------------|--|
| TOD Per-Unit Forgivable Loan | <ul style="list-style-type: none"> <li>• Number of applications submitted</li> <li>• Number of approved and denied applications</li> <li>• Total dollar amount of funds committed and issued</li> <li>• Planning approval and construction status of applications</li> <li>• Number of units and unit types funded</li> <li>• Number of affordable housing units funded (if any)</li> <li>• Location of funded projects</li> <li>• Construction cost of funded projects</li> <li>• Pre-assessment property value</li> <li>• Post-assessed property value</li> <li>• Number of defaults</li> <li>• Value of defaults</li> </ul> |

**22.0 Forgivable Loan Program Discontinuation**

If the Housing Accelerator Fund program is terminated for any reason and the HAF funding is no longer available, Civic Administration will bring a report forward to Municipal Council to determine whether to proceed with any outstanding funding commitments the City has made to applicants through the Per-Unit Forgivable Loan Program from another funding source.

Municipal Council may discontinue the TOD Per-Unit Forgivable Loan Program at any time; however, any existing forgivable loan will continue in accordance with the executed agreement.

Unless additional funding is approved for this Program, the Program will end on December 31, 2026.

**23.0 TOD Per-Unit Forgivable Loan Program Version History**

| Version | Date          | Changelog                          |
|---------|---------------|------------------------------------|
| 1.0     | April 1, 2025 | Initial Program Guidelines release |

**“Appendix 1”**

**Loan Agreement  
Transit Oriented Development Per-Unit Forgivable Loan Program**

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This Agreement made in triplicate this \_\_\_\_ day of \_\_\_\_\_, 20\_\_.

BETWEEN:

**THE CORPORATION OF THE CITY OF LONDON,**  
hereinafter called "the City";

- and -

**<OWNER>**  
hereinafter called "the Owner";

WHEREAS the Owner represents that they are the registered owner of the property, known municipally as \_\_\_\_\_, located in the Transit Oriented Development Community Improvement Project Area in the City of London, in the County of Middlesex and more particularly described in **Schedule "A"** attached hereto (the "Land");

AND WHEREAS section 28(7) of the Planning Act, R.S.O. 1990, c. P.13 authorizes a municipality to make grants or loans in conformity with a community improvement plan to registered owners within a community improvement project area;

AND WHEREAS the City has established the Transit Oriented Development Per-Unit Forgivable Loan within the Transit Oriented Development Community Improvement Plan to accelerate development near and within the City's Protected Major Transit Station Areas and Transit Village place types by providing a forgivable loan to qualified applicants;

AND WHEREAS the Owner has applied to the Transit Oriented Development Per-Unit Forgivable Loan Program, and the City has provisionally accepted the application pursuant to the City's Commitment Letter dated \_\_\_\_\_, in **Schedule "B"** attached hereto;

NOW THEREFORE THIS AGREEMENT WITNESSETH that in consideration of the foregoing and the mutual covenants herein contained, and for other good and valuable consideration, the parties hereto covenant and agree each with the other to comply with, keep, perform and be bound by each and every term, condition and covenant herein set out to the extent that the same are expressed to be respectively binding upon them, and the same shall enure to the benefit of and shall be binding upon their respective heirs, executors, administrators, successors and assigns.

1. Definitions: The words and phrases defined in this section shall, for all purposes of this Agreement and of any subsequent agreement supplemental hereto, have ascribed to them the meanings herein specified unless the context expressly or by necessary implication otherwise requires:

**“Commitment Letter”** is the document prepared by the City attached hereto as Schedule “B”.

**“Dwelling Unit”** means a suite operated as a self-contained housekeeping unit, used or intended to be used as a domicile by one or more persons and contains cooking, eating, living, sleeping and sanitary facilities.

**“Loan”** means the amount loaned by the City to the Owner as described in Section 3;

**“Project”** means the construction of the Dwelling Units as described in Section 2 below.

2. Construction of Project: The Owner hereby agrees to construct [*insert number*] Dwelling Units on the Land for rental housing in accordance with the Commitment Letter (the “Project”) as follows:

| Type of Unit | Number of Unit Type | Loan Amount |
|--------------|---------------------|-------------|
|--------------|---------------------|-------------|

|                  |  |  |
|------------------|--|--|
| (e.g. 1 bedroom) |  |  |
|                  |  |  |

3. Loan Amount: The City shall loan to the Owner, the total amount of \_\_\_\_\_, (the 'Loan") by way of a single lump-sum payment payable within sixty (60) days of the parties' execution of this Agreement, subject to the remaining terms herein, in consideration of the Project.
4. Preconditions to Loan Advance: The provision of the Loan is subject to the following conditions precedent:
  - (a) All applicable property taxes must be fully paid to date for the Land;
  - (b) A certificate of lien is registered against title to the Land by the City pursuant to section 9 below;
  - (c) A building permit being issued for the Project;
  - (d) The City has approved the Owner's capital and operating budget for the Project;
  - (e) there are no outstanding orders or bylaw contraventions related to the Land and the Project otherwise complies with municipal by-laws and provincial law; and
  - (f) The Owner is not involved in ongoing litigation with the City of London.
5. Term of Loan: The Loan shall have a term of four (4) years, commencing from the advance date of the Loan, subject to the Loan Forgiveness provisions below. The City may agree to extend the Term one or more times, at its sole discretion upon the Owner's written request, provided: 1) the cumulative extension period does not exceed two (2) years; and 2) at the time of extension request, the Owner has proceeded diligently with the Project to the satisfaction of the City.
6. Interest: Interest shall accrue on the principal amount of the Loan at a rate of eight percent (8%) per annum, compounded and calculated every 30 days, commencing from the advance date of the Loan. The accrued interest shall become payable at the end of the Term or in accordance with the default provisions in this Agreement, subject to the Loan Forgiveness provisions below.
7. Loan Forgiveness: The Loan, including all accrued interest, shall be fully forgiven following the date on which the final building permit inspection has been passed, confirming the work to complete the Project has concluded and meets the requirements of the Ontario Building Code, all to the satisfaction of the City and provided no default has occurred under this Agreement (the "Completion Date").
8. Commencement of Construction: The Owner shall commence construction of the Project within one (1) year of the commencement of the Term and proceed with development regularly and diligently thereafter until completion. The Owner shall fully complete the Project and achieve the Completion Date prior to the end of the Term, failing which, the Owner shall be deemed to be in default under this Agreement.
9. Lien Registered on Land: The Owner acknowledges and agrees that the City shall register a certificate of lien upon the Land in the amount of the Loan, in accordance with Subsections 28(7), 28(9) and 32(3) of the *Planning Act*, R.S.O. 1990, c. P. 13. The lien shall be discharged following the Completion Date or payout of the Loan, subject to the default provisions of this Agreement. The City may, at its sole discretion, consent to the postponement of the lien registered on title to the Property in favour of another encumbrance on the condition that the total value of all registered mortgages and charges continues to not exceed 90% of the post rehabilitation appraised value of the Property.
10. Agreement Registered on Land: The Owner acknowledges and agrees that the City may, at its option, register this Agreement on title to the Land pursuant to Subsection 28 (11) of the *Planning Act*, R.S.O. 1990, c. P. 13. This Agreement shall be discharged from title to the Lands by the City any time after the Completion Date or payout of the Loan, subject to the default provisions of this Agreement.
11. Insurance: The Owner shall maintain the following insurance until the Completion Date:
  - (a) fire and extended perils insurance under a standard extended form of fire insurance policy in such amounts and on such terms and conditions as would be carried by a prudent owner of a similar building, having regard to the size, age and location of the building; and

- (b) general liability and property damage insurance, including personal liability, contractual liability, tenants' legal liability, non-owned automobile liability and owners' and contractors' protective insurance coverage with respect to the Land written on a comprehensive basis with inclusive limits of at least five million dollars (\$5,000,000) for each occurrence and such insurance shall add the City as an additional insured.
12. Indemnity: The Owner shall indemnify and save the City, its officers, directors, employees, agents harmless from and against all claims, actions, losses, expenses, costs or damages of every nature and kind that the City may suffer, caused or alleged to be caused by any willful or negligent act, omission or delay on the part of the Owner or its officers, directors, employees, contractors or agents, in connection with anything purported to be or required to be done by the Owner in connection with this Agreement, including the Loan and Project.
  13. Representations and Warranties of the Owner: The Owner represents and warrants that they have never defaulted on a City loan or grant program, including by way of individual affiliation with any company or group of people authorized to act as a single entity such as a corporation; they shall remain in good standing under the terms of any construction financing secured against the Lands during the term of this Agreement; that property taxes are paid in full and there are no City of London Orders or by-law infractions currently outstanding in relation to the Land. If property taxes are owing on the Lands for more than one full year or the Owner is declared in default under any other financing arrangement secured against the Lands, the City will have the option, without notice and at its own discretion, to declare the Owner in default under this Agreement.
  14. Assignment and Transfer: In the event the Owner transfers any interest in the Land, in whole or in part, to any person other than the Owner, the outstanding balance of the Loan, including any interest or penalties accrued, shall become immediately due and payable. Notwithstanding, the City may, at its sole discretion, consent to the assignment of the Loan to a transferee prior to a transfer being completed.
  15. Termination: The parties acknowledge and agree that this Agreement and all obligations of the parties hereunder, shall be terminated upon the passing of the Completion Date or the full repayment of the Loan, including any applicable interest. This Agreement may also be terminated earlier upon the written agreement of the parties to same.
  16. Subsequent Owners Bound: Subject to the provisions of the *Registry Act* and the *Land Titles Act*, the covenants, agreements, conditions and understandings herein contained on the part of the Owner shall be conditions running with the Land and shall be binding upon it, its heirs, executors, administrators, successors and assigns, as the case may be, as subsequent owners and occupiers of the Land from time to time (and "Owner", wherever used in this Agreement, is intended and shall be construed to include such subsequent owners and occupiers) in accordance with Subsection 28 (11) of the *Planning Act*, R.S.O. 1990, c. P. 13.
  17. Default: Time shall be of the essence in this Agreement. Upon breach by the Owner of any covenant, term, condition or requirement of this Agreement, or upon the Owner becoming insolvent or making an assignment for the benefit of creditors, the Owner shall be in default under this Agreement. Notice of such default shall be given in accordance with this Agreement and if the Owner has not remedied such default within such time, as provided in the notice, the City may direct that the balance owing on the Loan together with interest and penalties be immediately due and payable. Interest shall continue to accrue at a rate of 8% per annum, compounded and calculated every 30 days, from the date of the event of default until the Loan and accrued interest are repaid. The City may add the amount of the Loan and accrued interest to the collector's roll and collect the Loan in like manner as municipal taxes.
  18. Enforcing Performance of Requirements: In addition to any remedy authorized or permitted by this Agreement or by law, the City may, in the event of a default by the Owner under this Agreement, do such matter or thing at the Owners' expense to correct the default, and the City may recover the expense incurred in doing it by action, from any security posted by the Owner, or by recovery in like manner as municipal taxes. No proceeding by the City under this clause and no waiver under any provision of this Agreement shall prejudice the rights of the City in respect of any subsequent default by the Owner under this Agreement. The rights of the City may be enforced by any remedy authorized or permitted by this Agreement or by law, and no such remedy shall be exclusive of or dependent on any other remedy.
  19. Notice: Any notice required or permitted to be given pursuant to the terms of this Agreement shall be given in writing, sent by prepaid registered post, addressed in the case of notice given by the City to the Owner at the municipal address of the Land, and in the case of notice given

by the Owner to the City addressed to: The City Clerk, P.O. 5035, London, Ontario N6A 4L9. Notice shall conclusively be deemed to have been given on the day that the same is posted.

20. Separate Covenants: All of the provisions of this Agreement are to be construed as covenants and agreements as though the words importing such covenants and agreements were used in each separate clause hereof. Should any provision of this Agreement be adjudged unlawful or not enforceable, it shall be considered separate and severable from the Agreement and its remaining provisions as though the unlawful or unenforceable provision had never been included.
21. Entire Agreement: This Agreement (including any Schedules, Exhibits and Attachments) shall constitute the entire Agreement of the parties with respect to, and supersedes all prior written and oral agreements, understandings and negotiation with respect to the subject matter hereof.
22. Number and Gender: This Agreement shall be read with all changes to gender required by the context.

IN WITNESS WHEREOF the City has executed this Agreement by its authorized officers and the Owner has hereunto set its hand and seal, or hereunto affixed its corporate seal attested by the hands of its duly authorized officers.

**THE CORPORATION OF THE CITY OF LONDON**

---

**<OWNER>**

---

Name:

Title:



**SCHEDULE "A"**  
**DESCRIPTION OF LAND**

Property Address: \_\_\_\_\_

Legal Description: *[Lot/Part Lot/33R Plan/ etc.]*

**SCHEDULE "B"**  
**LOAN COMMITMENT LETTER**

Bill No. 114  
2025

By-law No. CPOL.-46( )-\_\_

A by-law to amend By-law No. CPOL.-46-242  
being Surplus/Deficit Policy by deleting and  
replacing Schedule “A”.

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that a municipal power shall be exercised by-law;

AND WHEREAS section 9 of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides a municipality with the capacity, rights, powers and privileges of a natural person for the purpose of exercising its authority;

AND WHEREAS the Municipal Council of The Corporation of the City of London wishes to amend By-law No. CPOL.-46-242, as amended, being A bylaw to revoke and repeal Council policy related to Surplus/Deficit Policy and replace it with a new Council policy entitled Surplus/Deficit policy by deleting and replacing Schedule “A”

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. By-law No. CPOL.-46-242, as amended, being Surplus/Deficit Policy and is hereby amended by deleting Schedule “A” and replacing it with the attached new Schedule “A”.
2. This by-law shall come into force and effect on the date it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 1, 2025 subject to the provisions of Part VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

## Schedule “A”

### Surplus/Deficit Policy

**Policy Name:** Surplus/Deficit Policy

**Legislative History:** Enacted June 13, 2017 (By-law No. CPOL.-46-242); Amended October 16, 2018 (By-law CPOL.-46(a)-500); Amended August 10, 2021 (By-law No. CPOL.-46(b)-240); Amended July 25, 2023 (By-law No. CPOL.-46(c)-228, Amended April 1, 2025 (By-law No. CPOL.-46(\_\_\_\_))

**Last Review Date:** April 1, 2025

**Service Area Lead:** Director, Financial Planning & Business Support

#### 1. Policy Statement

The purpose of this policy is to establish a priority framework for the allocation of any operating surpluses and funding for any operating deficits.

#### 2. Definitions

- 2.1 **Authorized Debt:** Council approved debt financing as a source of funding for capital projects.
- 2.2 **City Treasurer:** The individual appointed by the municipality as treasurer.
- 2.3 **Deficit:** In the operating budget, when there is an excess of expenditures over revenues.
- 2.4 **Multi-Year Budget:** Adoption of a four year operating and capital budget.
- 2.5 **Operating Budget:** A budget that funds day to day operations. Some of the expenses could include personnel, utilities, and reserve fund contributions.
- 2.6 **Property Tax Supported Budget:** A budget that includes property taxes as a primary source of revenue used to fund City programs and services.
- 2.7 **Reserve:** An appropriation from net revenue and/or cost savings at the discretion of Council, after the provision for all known expenditures. It has no reference to any specific asset and does not require the physical segregation of money or assets as in the case of a reserve fund. Municipal Councils may set up reserves for any purpose for which they have the authority to spend money.
- 2.8 **Reserve Fund:** Funds that have been set aside either by a by-law of the municipality or by a requirement of senior government statute or agreement to meet a future event. Municipal Councils may set up reserve funds for any purpose for which they have the authority to spend money.
- 2.9 **Reserve Fund Policy:** A policy governing the management and administration of reserve and reserve funds, establishing guiding principles, primary objectives, key management and administrative responsibilities, and standards of care for reserves and reserve funds managed by the City.
- 2.10 **Surplus:** In the operating budget, when there is an excess of revenues over expenditures.
- 2.11 **Wastewater & Treatment Rate Supported Budget:** A budget to fund services exclusively related to the collection and treatment of wastewater and stormwater through rates charged to users of the system.
- 2.12 **Water Rate Supported Budget:** A budget to fund services exclusively related to the distribution of potable water through rates charged to users of the system.

### **3. Applicability**

This policy applies to the annual operating budgets for the Property Tax Supported Budget, Water Rate Supported Budget, and Wastewater & Treatment Rate Supported Budget, unless otherwise stated.

### **4. The Policy**

#### **4.1. Principles**

**4.1.1.** All surpluses and deficits be treated as one-time in nature.

**4.1.2.** The year-end operating surplus or deficit for the Property Tax Supported Budget, Water Rate Supported Budget, and Wastewater & Treatment Rate Supported Budget will only be allocated (surplus) or funded (deficit) within the operations and reserves and reserve funds of each respective Budget. Any year-end surplus will be temporarily contributed to the respective Budget Contingency Reserve to balance year-end operations, prior to allocations outlined in this Policy being completed.

#### **Property Tax Supported Budget – In a Year of Surplus**

- a) Surplus shall be reported to Municipal Council in the Operating Budget Year-end Monitoring Report prior to the allocations outlined below.
- b) The City Treasurer, or designate, is authorized to retain all or a portion of the year-end surplus in the Operating Budget Contingency Reserve (OBCR), not to exceed the reserve target balance established through the Reserve and Reserve Fund Policy.
- c) The remaining surplus shall be allocated in accordance with the following proportions:
  - i) 60% shall be contributed to the Debt Substitution Reserve Fund.
  - ii) 3% shall be contributed to the Community Investment Reserve Fund.
  - iii) 17% shall be contributed to the Unfunded Liability Reserve Fund, not to exceed the reserve fund target balance established through the Reserve and Reserve Fund Policy.
  - iv) 20% shall be contributed to the Capital Infrastructure Gap Reserve Fund, not to exceed the reserve fund target balance established through the Reserve and Reserve Fund Policy.

Should any amounts to be contributed under c) iii) and iv) be in excess of the respective reserve fund target, that excess amount shall be allocated under c) i).

#### **Property Tax Supported Budget – In a Year of Deficit**

- d) The City Treasurer, or designate, is authorized to drawdown from the OBCR to balance year-end operations.

#### **Wastewater & Treatment Rate Supported Budget – In a Year of Surplus**

- e) Surplus shall be reported to Municipal Council in the Operating Budget Year-end Monitoring Report prior to the allocations outlined below.
- f) The City Treasurer, or designate, is authorized to retain all or a portion of the year-end surplus in the Wastewater Budget Contingency Reserve (WWBCR), not to exceed the reserve target balance established through the Reserve and Reserve Fund Policy.
- g) The remaining surplus shall be allocated in accordance with the following

proportions:

- i) 60% shall be contributed to the Wastewater and Treatment Debt Substitution Reserve Fund.
- ii) 40% shall be contributed to the Sewage Works Reserve Fund, not to exceed the reserve fund target balance established through the Reserve and Reserve Fund Policy.

Should an amount to be contributed under g) ii) be in excess of the respective reserve fund target, that excess amount shall be allocated under g) i).

**Wastewater & Treatment Rate Supported Budget – In a Year of Deficit**

- h) The City Treasurer, or designate, is authorized to drawdown from the WWBCR to balance year-end operations.

**Water Rate Supported Budget – In a Year of Surplus**

- i) Surplus shall be reported to Municipal Council in the Operating Budget Year-end Monitoring Report prior to the allocations outlined below.
- j) The City Treasurer, or designate, is authorized to retain all or a portion of the year-end surplus in the Water Budget Contingency Reserve (WBCR), not to exceed the reserve target balance established through the Reserve and Reserve Fund Policy.
- k) The remaining surplus shall be allocated in accordance with the following proportions:
  - i) 60% shall be contributed to the Water Debt Substitution Reserve Fund.
  - ii) 40% shall be contributed to the Waterworks Reserve Fund not to exceed the reserve fund target balance established through the Reserve and Reserve Fund Policy.

Should an amount to be contributed under k) ii) be in excess of the respective reserve fund target, that excess amount shall be allocated under k) i).

**Water Rate Supported Budget – In a Year of Deficit**

- l) The City Treasurer, or designate, is authorized to drawdown from the WBCR to balance year-end operations.

**4.2 Reporting**

The City Treasurer, or designate, shall provide the following reports related to year-end projected or actual surplus or deficit positions:

- i) Operating Budget Mid-Year Monitoring Report (January 1<sup>st</sup> to June 30<sup>th</sup>)
- ii) Operating Budget Year-End Monitoring Report (January 1<sup>st</sup> to December 31<sup>th</sup>)

Bill No. 115  
2025

By-law No. P.U.-385( )-\_\_\_\_

A by-law to amend By-law No. P.U.-385-589,  
entitled "A by-law to dedicate certain lands and  
premises for park purposes."

WHEREAS the lands described as Berkshire Park, being Block P on Registered Plan 932, as set out in paragraph 54 of Schedule "A" to By-law No. P.U.-385-589, include Parts 1, 2, and 3 on Reference Plan 33R21994;

AND WHEREAS Parts 1, 2, and 3 on Reference Plan 33R21994 were conveyed to Sifton Properties Limited by Instrument Number ER1606196 registered on November 29, 2024, in the Land Registry Office for the Land Titles Division of Middlesex (No. 33);

AND WHEREAS it is expedient to exclude Parts 1, 2, and 3 on Reference Plan 33R21994 from Schedule "A" of By-law No. P.U.-385-589;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" of section 1 of By-law No. P.U.-385-589 passed on the 6th day of October, 1975, entitled "A by-law to dedicate certain lands and premises for park purposes," is amended by deleting paragraph 54 therein, which reads as follows:

|           |   |
|-----------|---|
| Berkshire | Berkshire Drive<br>- Blk. "P", R.P. 932 |
|-----------|---|

and replacing it with the following new paragraph:

|           |  |
|-----------|--|
| Berkshire | Berkshire Drive<br>- Blk. "P", R.P. 932; save and<br>except Parts 1, 2, and 3 on<br>Reference Plan 33R21994. |
|-----------|--|

2. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 1, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

Bill No. 116  
2025

By-law No. S.- \_\_\_\_ - \_\_\_\_

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)

WHEREAS section 5(3) of the Municipal Act, 2001, S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

WHEREAS subsection 10(2) paragraph 7 of the Municipal Act, 2001, S.O. 2001, c.25, as amended, provides that a municipality may pass by-laws to provide any service or thing that the municipality considers necessary or desirable to the public;

WHEREAS subsection 31(2) of the Municipal Act, 2001, S.O. 2001, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as part of Creekview Chase, namely:

“All of the 0.3m Reserve at the westerly limit of Creekview Chase on Registered Plan 33M-827, in the City of London and County of Middlesex, designated as Block 49 on Registered Plan 33M-827.”

2 This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

PASSED in Open Council on April 1, 2025 subject to the provisions of PART VI.1 of the *Municipal Act*, 2001.

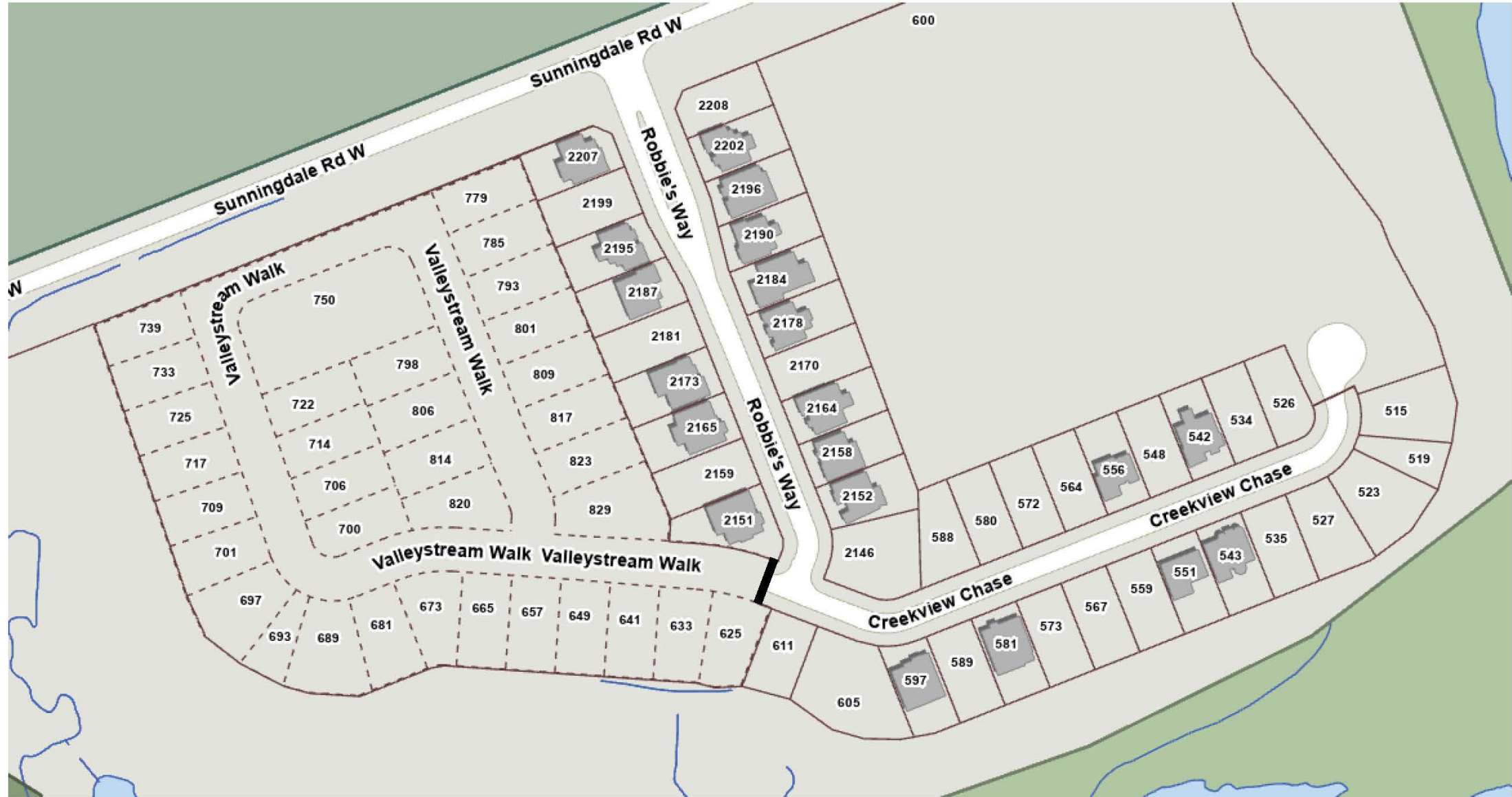
Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025



# LOCATION MAP



— SUBJECT LANDS

Bill No. 117  
2025

By-law No. S.- \_\_\_\_ - \_\_\_\_

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Wonderland Road North, south of Sunningdale Road West)

WHEREAS section 5(3) of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipal power shall be exercised by by-law;

WHEREAS subsection 10(2) paragraph 7 of the *Municipal Act, 2001*, S.O. 2001, c.25, as amended, provides that a municipality may pass by-laws to provide any service or thing that the municipality considers necessary or desirable to the public;

WHEREAS subsection 31(2) of the *Municipal Act, 2001*, S.O. 2001, C.25, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public as widening to Wonderland Road North, south of Sunningdale Road West, namely:

“Part of Lot 21, Concession 5 (Geographic Township of London) in the City of London, County of Middlesex, designated as Part 1 on Reference Plan 33R-22004.”

2 This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

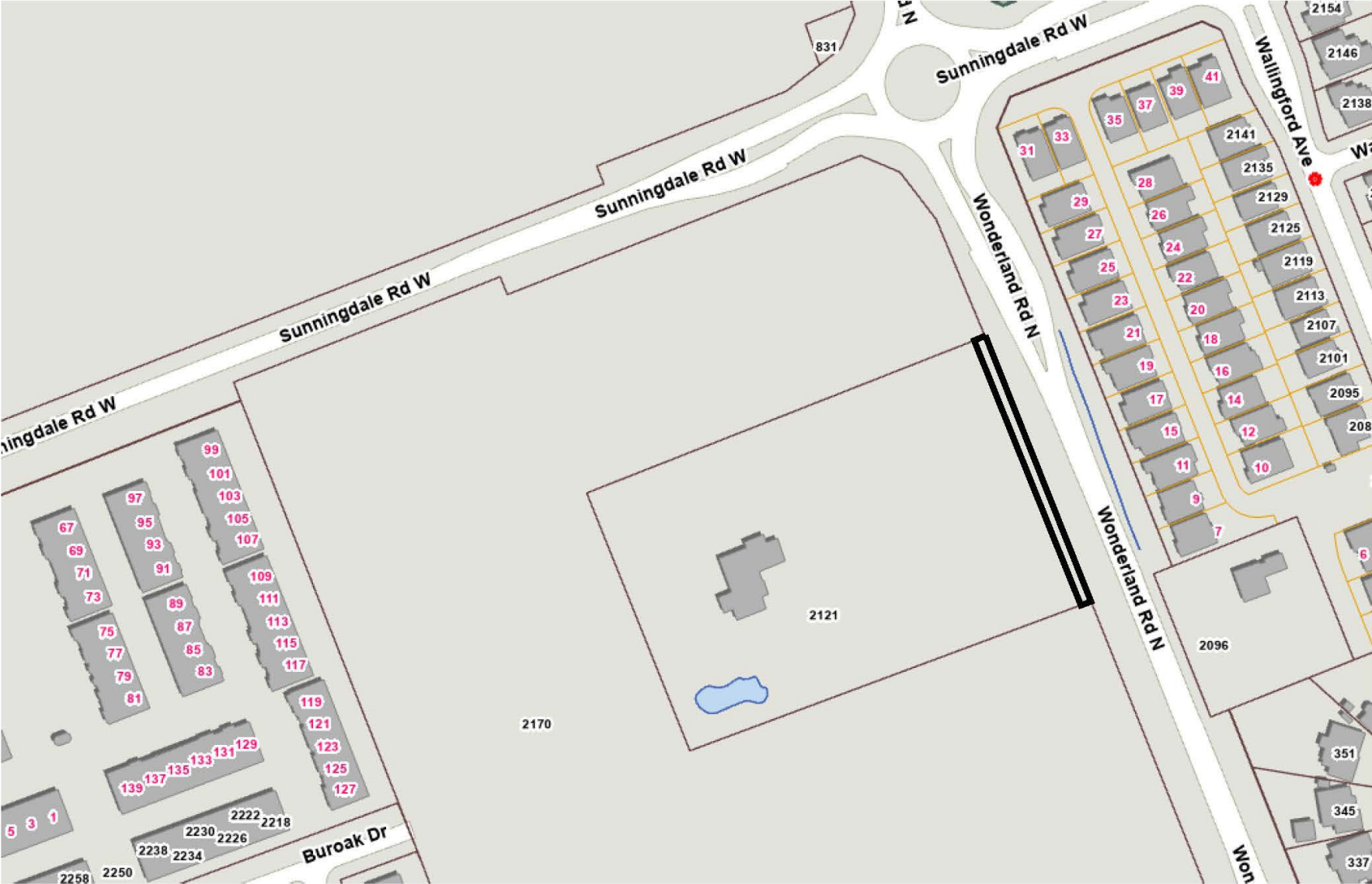
PASSED in Open Council on April 1, 2025 to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

# LOCATION SKETCH



— SUBJECT PARCEL

Bill No. 118  
2025

By-law No. S.- \_\_\_\_ - \_\_\_\_

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (as widening to Main Street, west of Campbell Street)

WHEREAS section 5(3) of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, provides that a municipal power shall be exercised by by-law;

WHEREAS subsection 10(2) paragraph 7 of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, provides that a municipality may pass by-laws to provide any service or thing that the municipality considers necessary or desirable to the public;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001, C.25*, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway as widening to Main Street, west of Campbell Street, namely:

“Part of Lot 9, South of Side Road and East of Talbot Road, Registered Plan No. 443 in the City of London and County of Middlesex, designated as Part 1 on Reference Plan 33R-22055.”

2 This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

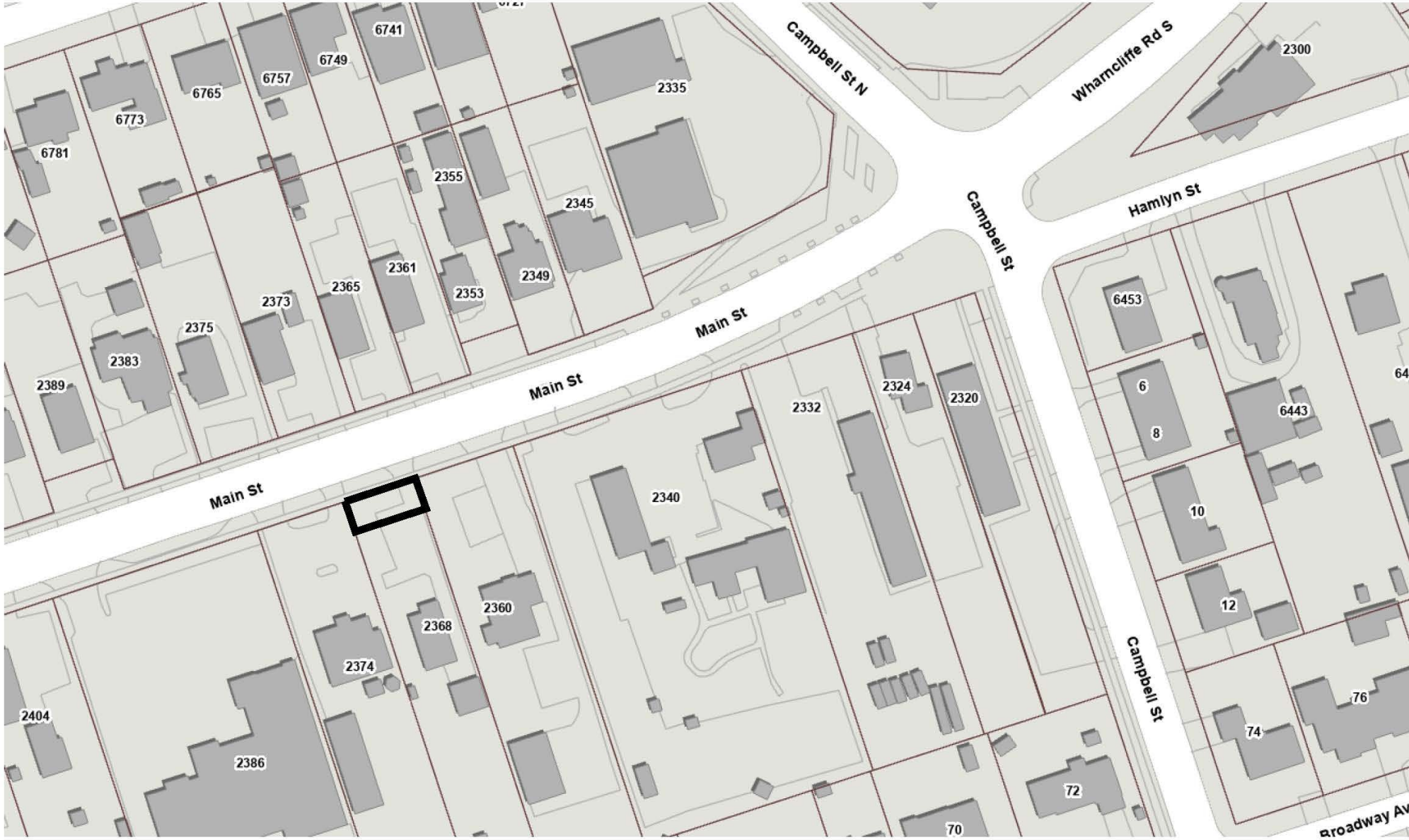
PASSED in Open Council on April 1, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

# LOCATION SKETCH



— SUBJECT PARCEL

Bill No. 119  
2025

By-law No. S.-\_\_\_\_-\_\_\_\_

A by-law to lay out, constitute, establish and assume lands in the City of London as public highway. (for the purposes of a public highway for pedestrian use only, east of Evans Boulevard, north of Maguire Drive)

WHEREAS section 5(3) of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, provides that a municipal power shall be exercised by by-law;

WHEREAS subsection 10(2) paragraph 7 of the *Municipal Act, 2001, S.O. 2001, c.25*, as amended, provides that a municipality may pass by-laws to provide any service or thing that the municipality considers necessary or desirable to the public;

WHEREAS subsection 31(2) of the *Municipal Act, 2001, S.O. 2001, C.25*, as amended, provides that land may only become a highway by virtue of a by-law establishing the highway and not by the activities of the municipality or any other person in relation to the land, including the spending of public money;

AND WHEREAS it is expedient to establish the lands hereinafter described as public highway;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The lands and premises hereinafter described are laid out, constituted, established and assumed as public highway for the purposes of a public highway for pedestrian use only, east of Evans Boulevard, north of Maguire Drive, namely:

“Block 35 on Registered Plan No. 33M-845 in the City of London and County of Middlesex.”

2 This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

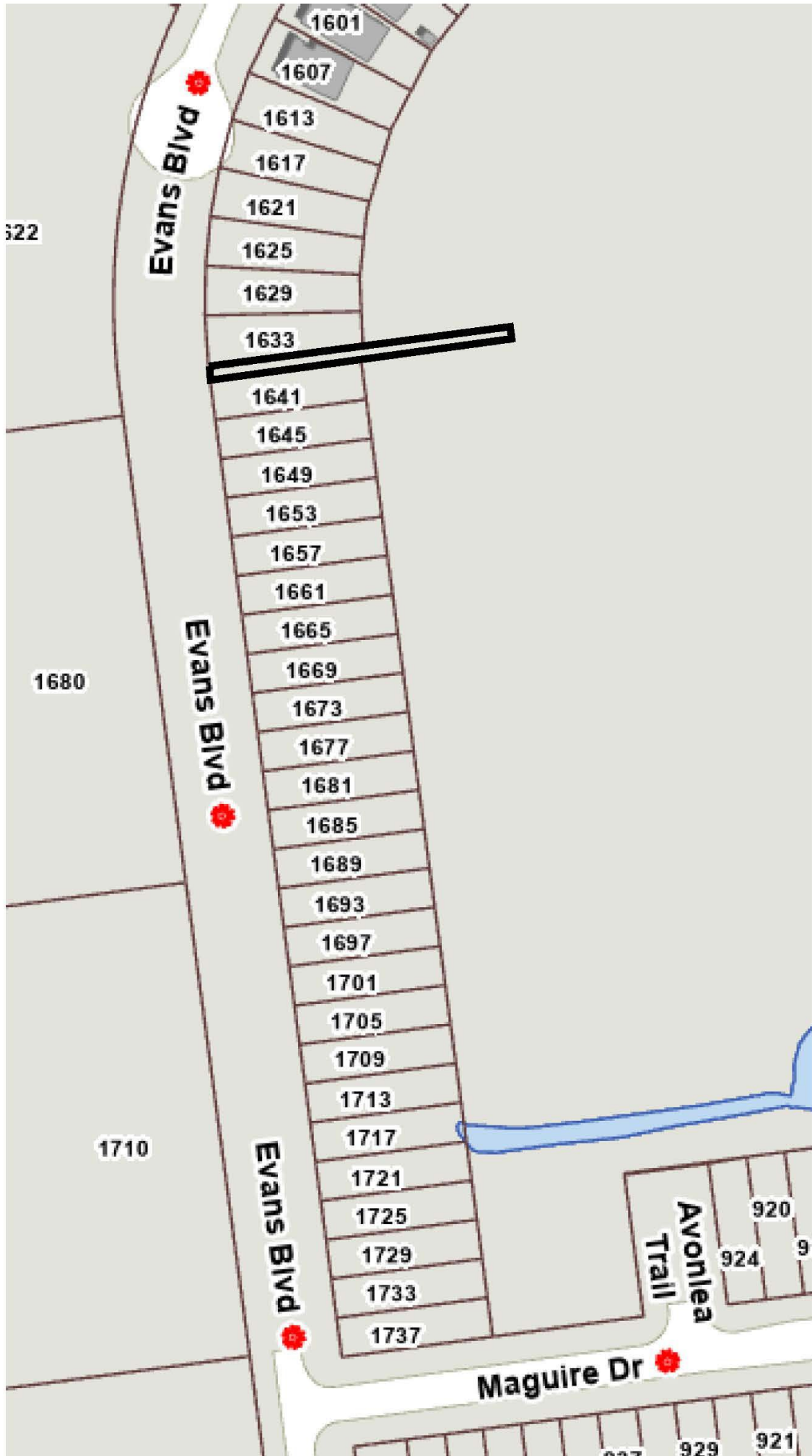
PASSED in Open Council on April 1, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

# LOCATION SKETCH



— SUBJECT PARCEL

Bill No. 120  
2025

By-law No. W.-5643(\_)-\_\_

A by-law to amend by-law No. W.-5643-22, as amended, entitled, "A by-law to authorize the ILDS Sanitary Servicing Trunk and Internal Oversizing (Project ID1057)."

WHEREAS the Treasurer has calculated an updated limit for The Corporation of the City of London using its most recent debt and financial obligation limit determined by the Ministry of Municipal Affairs in accordance with the provisions of Ontario Regulation 403/02, and has calculated the estimated annual amount payable by The Corporation of the City of London in respect of the project described in this by-law and has determined that such estimated annual amount payable does not exceed the Limit;

AND WHEREAS it has been deemed expedient to amend By-law No. W.-5643-22, as amended, to authorize an increase in the net amount of monies to be debentured for the "ILDS Sanitary Servicing Trunk and Internal Oversizing (Project ID1057)";

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The net cost of this project shall be met by the increase in the issue of debentures by \$6,250,000 from \$7,250,000 to \$13,500,000.
2. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 1, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025



Bill No. 121  
2025

By-law No. W.- \_\_\_\_\_ - \_\_\_\_

A by-law to authorize the Industrial Storm  
Trunk Sewer Works (Project ID1090).

WHEREAS the Treasurer has calculated an updated limit for The Corporation of the City of London using its most recent debt and financial obligation limit determined by the Ministry of Municipal Affairs in accordance with the provisions of Ontario Regulation 403/02, and has calculated the estimated annual amount payable by The Corporation of the City of London in respect of the project described in this by-law and has determined that such estimated annual amount payable does not exceed the Limit;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The “Industrial Storm Trunk Sewer Works (Project ID1090).” is hereby authorized.
2. The net cost of this project shall be met by the issue of debentures in an amount not to exceed \$3,133,000.
3. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 1, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

Bill No. 122  
2025

By-law No. W.- \_\_\_\_\_ - \_\_\_\_

A by-law to authorize the Industrial SWM  
Ponds (Project ID2095).

WHEREAS the Treasurer has calculated an updated limit for The Corporation of the City of London using its most recent debt and financial obligation limit determined by the Ministry of Municipal Affairs in accordance with the provisions of Ontario Regulation 403/02, and has calculated the estimated annual amount payable by The Corporation of the City of London in respect of the project described in this by-law and has determined that such estimated annual amount payable does not exceed the Limit;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The “Industrial SWM Ponds (Project ID2095)” is hereby authorized.
2. The net cost of this project shall be met by the issue of debentures in an amount not to exceed \$7,000,000.
3. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 1, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

Bill No. 123  
2025

By-law No. W.- \_\_\_\_\_ - \_\_\_\_

A by-law to authorize the New Sportspark  
(Project PK218119).

WHEREAS the Treasurer has calculated an updated limit for The Corporation of the City of London using its most recent debt and financial obligation limit determined by the Ministry of Municipal Affairs in accordance with the provisions of Ontario Regulation 403/02, and has calculated the estimated annual amount payable by The Corporation of the City of London in respect of the project described in this by-law and has determined that such estimated annual amount payable does not exceed the Limit;

NOW THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. The “New Sportspark (Project PK218119) is hereby authorized.
2. The net cost of this project shall be met by the issue of debentures in an amount not to exceed \$1,742,389.
3. This by-law comes into force and effect on the day it is passed subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

PASSED in Open Council on April 1, 2025 subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

Bill No. 124  
2025

By-law No. Z.-1-25\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 50 Rollingwood  
Circle.

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the  
Official Plan;

NOW THEREFORE the Municipal Council of The Corporation of the City  
of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning  
applicable to lands located at 50 Rollingwood Drive, as shown on the attached map  
**FROM** an Open Space (OS1) Zone **TO** a Residential R1 (R1-10) Zone.
2. This Amendment shall come into effect in accordance with Section 34 of  
the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-  
law or as otherwise provided by the said section.

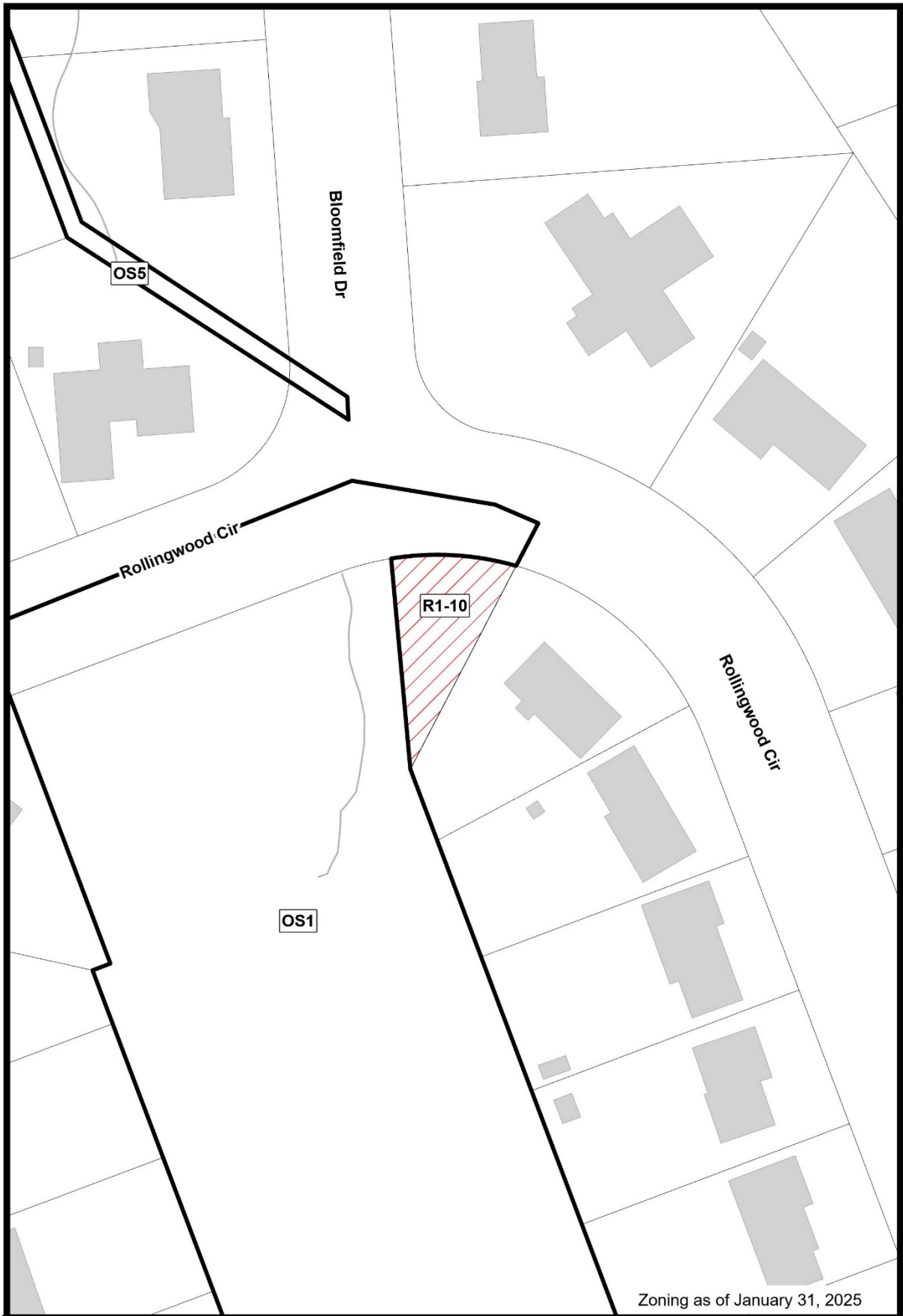
PASSED in Open Council on April 1, 2025, subject to the provisions of  
PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



File Number: Z-25005  
Planner: AN  
Date Prepared: 2025/02/11  
Technician: RC  
By-Law No: Z.-1-

SUBJECT SITE 

1:750

0 25 50 Meters



Bill No. 125  
2025

By-law No. Z.-1-25\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone an area of land located at 2634 Barn Swallow Place.

WHEREAS Sifton Properties Limited has applied to rezone an area of land located at 2634 Barn Swallow Place, as shown on the map attached to this by-law, as set out below;

AND WHEREAS this rezoning conforms to the Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 2634 Barn Swallow Place, as shown on the attached map, from a holding Residential R5 Special Provision/Residential R6 Special Provision (h-8•h-125•R5-6(8)/R6-5(31)) Zone to a Residential R5 Special Provision/Residential R6 Special Provision/Residential R8 Special Provision (R5-6(8)/R6-5(31)/R8-4( )) Zone.

2. Section Number 12.4 of the Residential R8 Zone is amended by adding the following Special Provision:

R8-4( )

a) Regulations:

- i) Front Yard and Exterior Side Yard Depth (minimum) – 4.5 metres
- ii) Height (maximum) – 24.0 metres
- iii) Density (maximum) – 118 units per hectare

3. The inclusion in this By-law of imperial measure along with metric measure is for the purpose of convenience only and the metric measure governs in case of any discrepancy between the two measures.

4. This By-law shall come into force and be deemed to come into force in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

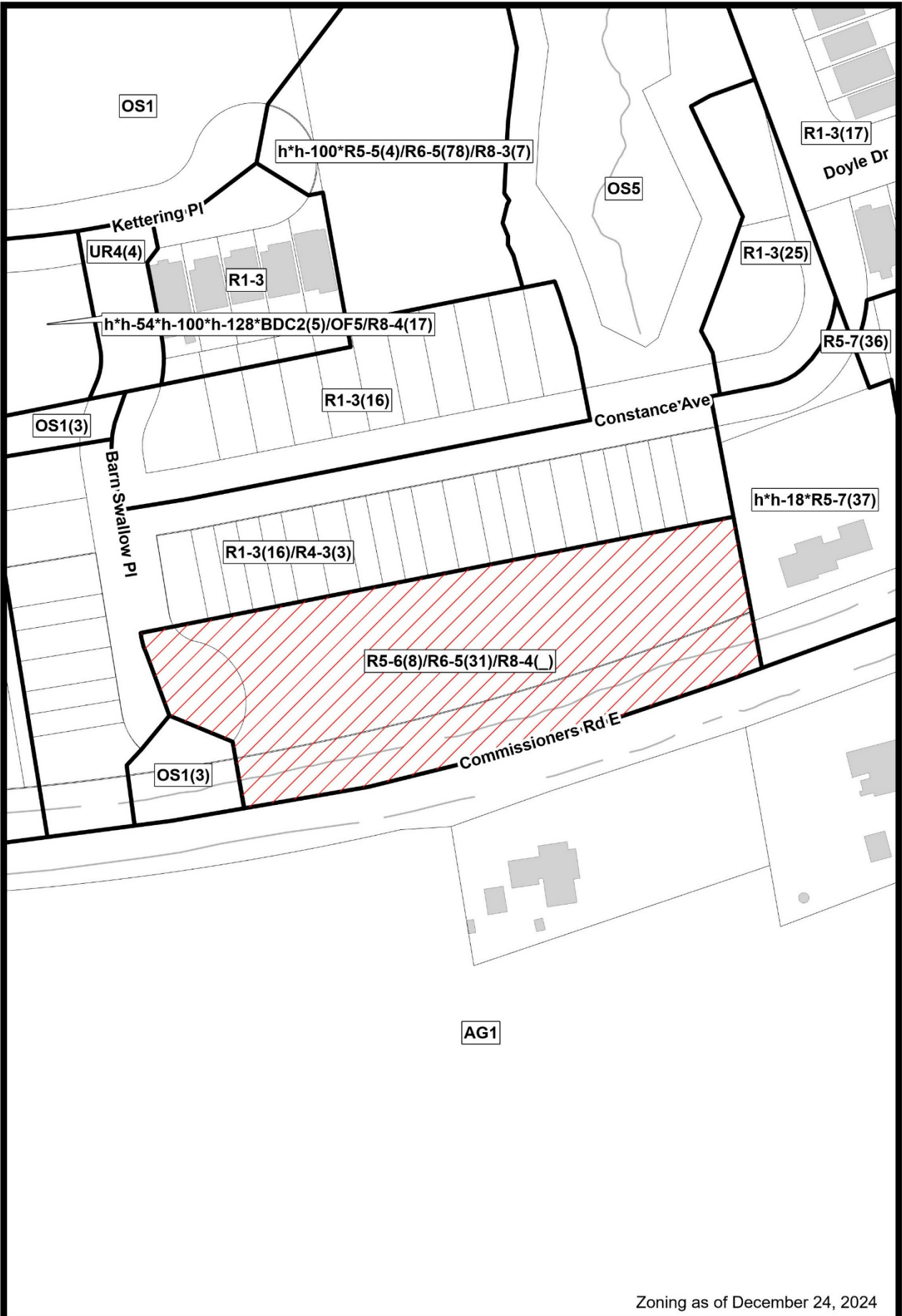
PASSED in Open Council on April 1, 2025, subject to the provisions of PART VI.1 of the *Municipal Act, 2001*.

Josh Morgan  
Mayor

Michael Schulthess  
City Clerk


First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)

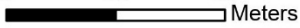



Zoning as of December 24, 2024

File Number: Z-25006  
 Planner: LM  
 Date Prepared: 2025/01/10  
 Technician: RC  
 By-Law No: Z.-1-

SUBJECT SITE 

1:1,500

0 25 50 Meters 



Bill No. 126  
2025

By-law No. Z.-1-25\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 75-91 Southdale  
Road East

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the  
Official Plan;

NOW THEREFORE the Municipal Council of The Corporation of the City  
of London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning  
applicable to lands located at 75-91 Southdale Road East, as shown on the attached  
map **FROM** a Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone **TO** a  
Neighbourhood Shopping Area Special Provision (NSA4(6)) Zone and a Residential R9  
Special Provision/Neighbourhood Shopping Area Special Provision (R9-  
7( )\*H25/NSA4(6)) Zone.

2. Section Number 13.4 of the Residential R9 Zone is amended by adding  
the following Special Provisions:

R9-7( ) 75-91 Southdale Road East

a) Regulations:

- i) For the purposes of zoning, Petty Road is deemed to be the  
front lot line.
- ii) Front Yard Setback (minimum) – 2.0 metres
- iii) Interior (South) Side Yard Setback (minimum) – 2.4 metres
- iv) Rear Yard Setback (minimum) – 2.4 metres
- v) Setback above the 1<sup>st</sup> storey from southerly property line – 8.0  
metres
- vi) Density (maximum) – 224 units per hectare
- vii) Landscaped Open Space (minimum) – 24%
- viii) Lot Coverage (maximum) – 58%
- ix) Height (maximum) – 25.0 metres
- x) Balcony Projections in Front Yard (maximum) – 0.0 metres to  
the lot line.
- xi) Canopy and Architectural Features Projection (maximum) –  
0.5 metres to the lot line.
- xii) Street Orientation – the principal residential lobby entrance  
shall be located on the Petty Street-facing façade.

3. This Amendment shall come into effect in accordance with Section 34 of  
the *Planning Act, R.S.O. 1990*, c. P13, either upon the date of the passage of this by-  
law or as otherwise provided by the said section.

PASSED in Open Council on April 1, 2025, subject to the provisions of  
PART VI.1 of the *Municipal Act, 2001*.

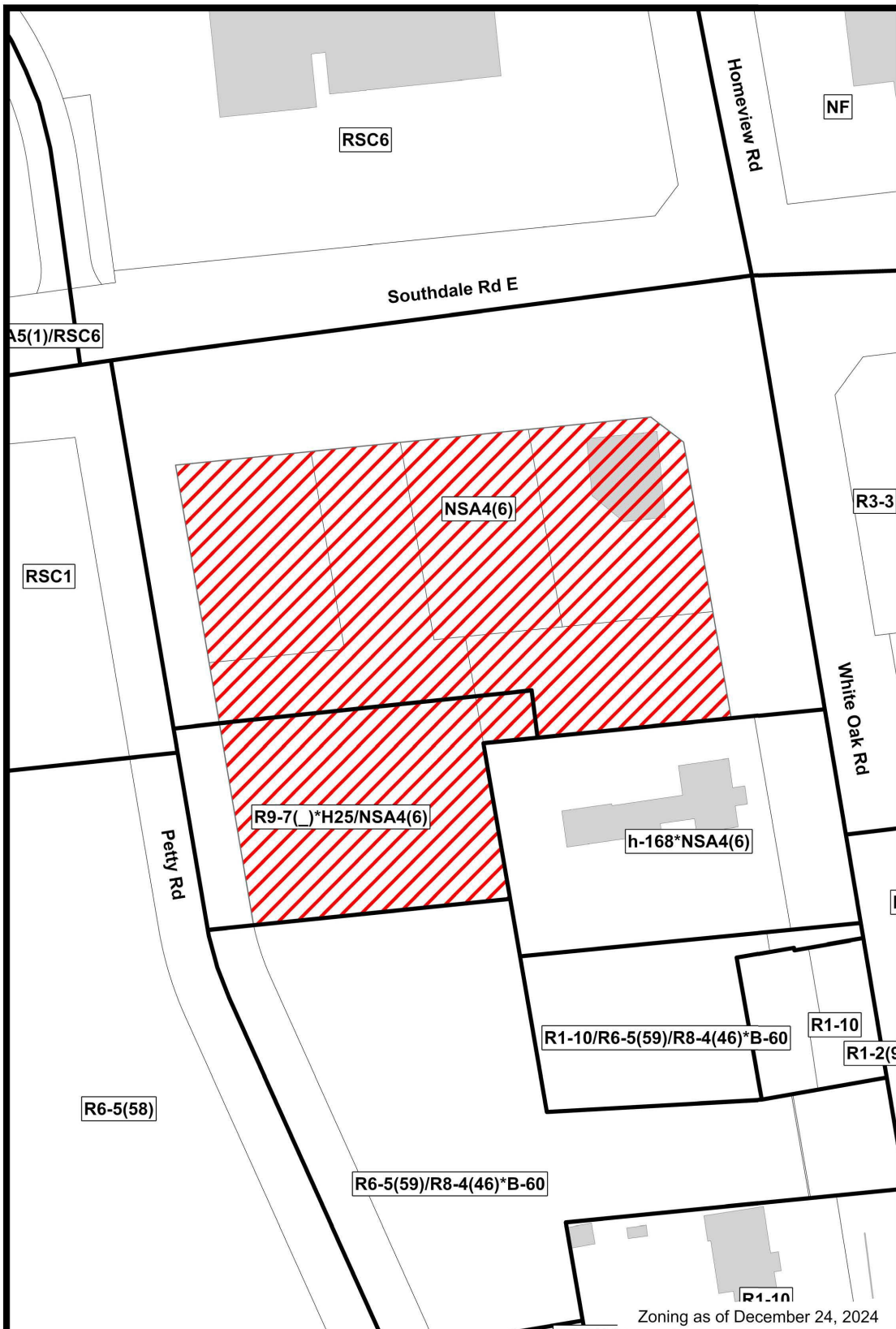
Josh Morgan  
Mayor


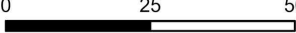

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025



AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



|  |  |
|--|--|
| <p>File Number: Z-25008<br/>                 Planner: IDC<br/>                 Date Prepared: 2025/01/15<br/>                 Technician: JI<br/>                 By-Law No: Z.-1-</p> | <p>SUBJECT SITE </p> <p>1:1,000</p> <p>0 25 50 Meters </p> <p></p> |
|--|--|

Bill No. 127  
2025

By-law No. Z.-1-25\_\_\_\_\_

A by-law to amend By-law No. Z.-1 to rezone  
an area of land located at 415-421 Boler Road.

WHEREAS this amendment to the Zoning By-law Z.-1 conforms to the  
Official Plan;

THEREFORE the Municipal Council of The Corporation of the City of  
London enacts as follows:

1. Schedule "A" to By-law No. Z.-1 is amended by changing the zoning applicable to lands located at 415-421 Boler Road, as shown on the attached map **FROM** a Residential R1 (R1-8) Zone **TO** a Residential R8 Special Provision (R8-4( )\*H21) Zone.
2. Section Number 12.4 of the Residential R8 Zone is amended by adding the following Special Provisions:
  - R8-4( ) 415-421 Boler Road
  - a) Regulations:
    - i) For the purposes of zoning, Boler Road is deemed to be the front lot line.
    - ii) Front Yard Depth (minimum): 1.5 metres
    - iii) Exterior Side Yard Depth (minimum): 1.5 metres
    - iv) Interior Side Yard Depth Above the 4<sup>th</sup> Storey (minimum): 8.5 metres
    - v) Height (maximum): 21.0 metres
    - vi) Density (maximum): 140 units per hectare
    - vii) Balcony and Canopy Projections in Front and Exterior Side Yards (maximum): 0.0 metres to the lot line
    - viii) Long-term Bicycle Parking (minimum): 46 spaces
    - ix) Parking Setback: 0.5 metres to all lot lines
    - x) The principal building entrance shall be oriented to the corner of Boler Road and Byron Baseline Road, or Boler Road.
3. This Amendment shall come into effect in accordance with Section 34 of the *Planning Act, R.S.O. 1990, c. P13*, either upon the date of the passage of this by-law or as otherwise provided by the said section.

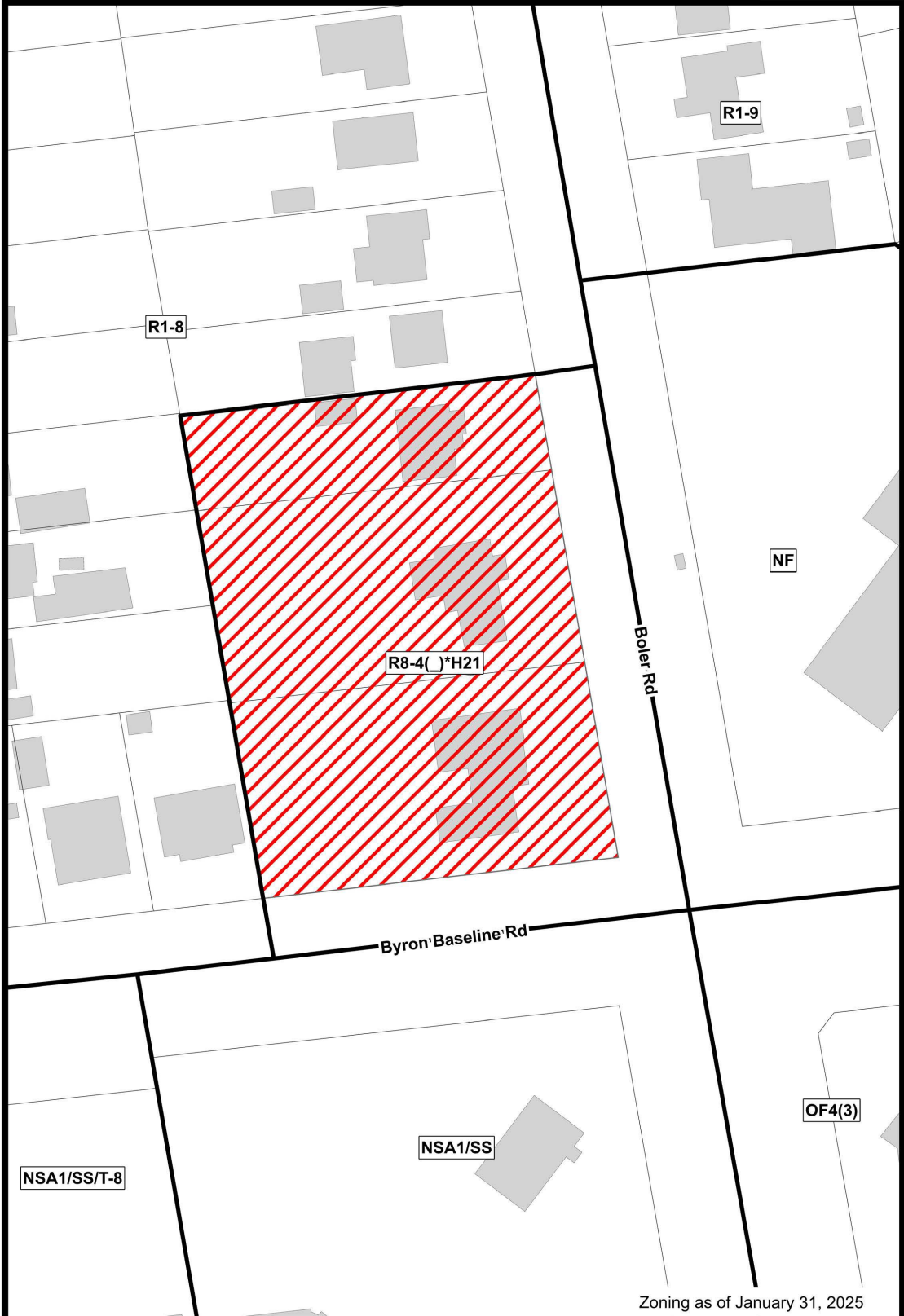
PASSED in Open Council on April 1, 2025, subject to the provisions of  
PART VI.1 of the *Municipal Act, 2001*.



Josh Morgan  
Mayor

Michael Schulthess  
City Clerk

First Reading – April 1, 2025  
Second Reading – April 1, 2025  
Third Reading – April 1, 2025

AMENDMENT TO SCHEDULE "A" (BY-LAW NO. Z.-1)



|  |  |
|--|--|
| <p>File Number: Z-9536<br/>Planner: MH<br/>Date Prepared: 2025/02/21<br/>Technician: JI<br/>By-Law No: Z.-1-</p> | <p>SUBJECT SITE </p> <p>1:750</p> <p>0 25 50 Meters</p>  |
|--|--|