

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. Pelozo; 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.