

Community and Protective Services Committee

Report

4th Meeting of the Community and Protective Services Committee
March 9, 2026

PRESENT: Councillors C. Rahman (Chair), J. Pribil, S. Trosow, A. Hopkins, D. Ferreira, Mayor J. Morgan

ALSO PRESENT: Councillors H. McAlister, S. Stevenson and S. Franke; A. Abraham, M. Butlin, A. Christensen, K. Dickins, M. Espinoza, M. Feldberg, W. Jeffery, P. Ladouceur, L. Marshall, S. Mathers, J.P. Mcgonigle, A. Miller, J. Paradis, K. Pawelec, M. Pease, A. Pfeffer, P. Shand, E. Skalski, C. Smith, M. Sundercock and J. Bunn (Committee Clerk)

Remote Attendance: Deputy Mayor S. Lewis; Councillors P. Cuddy and E. Pelosa; S. Datars Bere; E. Bennett, S. Chambers, S. Corman and M. Dellamora

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: A. Hopkins

Seconded by: J. Pribil

That Items 2.1 to 2.5 BE APPROVED.

Yeas: (5): C. Rahman, J. Pribil, S. Trosow, A. Hopkins, and D. Ferreira

Motion Passed (5 to 0)

2.1 1st Report of the Accessibility Community Advisory Committee

Moved by: A. Hopkins

Seconded by: J. Pribil

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

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

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

Motion Passed

2.2 2nd Report of the Environmental Stewardship and Action Community Advisory Committee

Moved by: A. Hopkins

Seconded by: J. Pribil

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

- a) the attached, revised, 2026 Committee Workplan BE APPROVED;
- b) the Civic Administration BE REQUESTED to provide written responses to the questions as appended to the added agenda related to Pet Shops – Business Licensing By-Law – L.-131 – ESACAC Business Licensing Questions;

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

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

Motion Passed

2.3 Amendment to Parks and Recreation Area By-law – PR-2

Moved by: A. Hopkins

Seconded by: J. Pribil

That, on the recommendation of the Deputy City Manager, Neighbourhood and Community-Wide Services, the proposed amending by-law, as appended to the staff report dated March 9, 2026, BE INTRODUCED at the Municipal Council meeting to be held on March 31, 2026, to amend By-law PR-2, being “Parks and Recreation Area By-law”.

Motion Passed

2.4 Community Safety and Well-Being Plan Update

Moved by: A. Hopkins

Seconded by: J. Pribil

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

- a) the revised Community Safety and Well-Being Plan, as appended to the above-noted staff report, BE ADOPTED in accordance with the Community Safety and Policing Act, 2019, S.O. 2019, c. 1, Sched. 1, Subsection 248 (1); and,
- b) the Civic Administration BE DIRECTED to submit the above-noted Plan to the Ontario Ministry of the Solicitor General and publish the Plan on the internet.

Motion Passed

2.5 Award of NRFP-2025-148: Municipal Land for Affordable Housing at 1364-1408 Hyde Park Road

Moved by: A. Hopkins

Seconded by: J. Pribil

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to the staff

report dated March 9, 2026, related to the Award of NRFP-2025-148 Municipal Land for Affordable Housing at 1364-1408 Hyde Park Road:

- a) in accordance with s. 12.4.6(b) of the Procurement of Goods and Services Policy, Zerin Development Corporation (“Zerin”) BE APPROVED as the Leading Proponent for Block B of 1364-1408 Hyde Park Road pursuant to NRFP-2025-148, subject to Zerin and The Corporation of the City of London entering into a Contribution Agreement;
- b) in accordance with s. 12.4.6(b) of the Procurement of Goods and Services Policy, Perpetually Innovative Developments Inc. and 2614442 Ontario Inc. BE APPROVED as the Leading Proponents for Block A of 1364-1408 Hyde Park Road pursuant to NRFP-2025-148, subject to The Corporation of the City of London, 2614442 Ontario Inc. and Perpetually Innovative Developments Inc. entering into a Contribution Agreement;
- c) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting on March 31, 2026, to:
 - i) APPROVE the Contribution Agreement between The Corporation of the City of London and Perpetually Innovative Developments Inc. and 2614442 Ontario Inc., attached as Schedule “1”;
 - ii) APPROVE the Contribution Agreement between The Corporation of the City of London and Zerin Development Corporation, attached as Schedule “2”;
 - iii) AUTHORIZE the Mayor and the City Clerk to execute the Contribution Agreements;
 - iv) AUTHORIZE the Deputy City Manager, Housing and Community Growth, or their written designate, to approve amendments to the Contribution Agreements;
 - v) AUTHORIZE the Deputy City Manager, Housing and Community Growth, or their written designate, to approve and execute further amending agreements to the Contribution Agreements.

Motion Passed

3. Scheduled Items

3.1 Short Term Accommodation Licensing and Penalties

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

- a) a public participation meeting BE HELD on March 9, 2026, with respect to the proposed by-law amendments for Short-Term Accommodation regulation, as appended to the above-noted staff report;
- b) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting on March 31, 2026, for the purpose of amending Schedule 21 of the City of London Business Licensing By-law - L.-131-16 to improve regulation of Short-Term Accommodation Providers and Brokers;
- c) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting on March 31, 2026, for the purpose of amending the Fees and Charges By-law A-60 to increase the Short-Term Accommodation Provider licence fee; and,
- d) the proposed by-law, as appended to the above-noted staff report, BE INTRODUCED at the Municipal Council meeting on March 31, 2026, for the purpose of amending the Administrative Monetary Penalty System By-law A-54 to increase Administrative Monetary Penalty amounts for Short-Term Accommodation violations;

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

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

- J. Klassen;

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

Additional Votes:

Moved by: D. Ferreira

Seconded by: A. Hopkins

Motion to open the public participation meeting.

Yeas: (5): C. Rahman, J. Pribil, S. Trosow, A. Hopkins, and D. Ferreira

Motion Passed (5 to 0)

Moved by: D. Ferreira

Seconded by: A. Hopkins

Motion to close the public participation meeting.

Yeas: (5): C. Rahman, J. Pribil, S. Trosow, A. Hopkins, and D. Ferreira

Motion Passed (5 to 0)

Moved by: S. Trosow

Seconded by: D. Ferreira

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

Notwithstanding the adoption of this motion, the Community and Protective Services Committee may at a future time request a staff report on the additional matter of imposing minimal distance requirements with respect to this matter

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

Nays: (2): J. Pribil, and A. Hopkins

Motion Passed (3 to 2)

Moved by: J. Pribil

Seconded by: C. Rahman

That part b) BE AMENDED to read as follows:

the proposed by-law, as appended to the above-noted staff report, to be introduced at the Municipal Council meeting on March 31, 2026, to amend By-law No. L.-131-16 BE AMENDED in section 8.12 to offer or provide Short-term Accommodation at a Dwelling Unit for more than two individuals per bedroom (not including children under 2 years). Single-room STAS occupant limits will be determined upon inspection but are excluded from this clause

Yeas: (2): C. Rahman, and J. Pribil

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

Motion Failed (2 to 3)

Moved by: D. Ferreira

Seconded by: S. Trosow

That the motion, as amended, BE APPROVED.

Yeas: (5): C. Rahman, J. Pribil, S. Trosow, A. Hopkins, and D. Ferreira

Motion Passed (5 to 0)

4. Items for Direction

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

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

- a) the Civic Administration BE DIRECTED to expedite the review the Property Standards By-law- CP-24, as it pertains to property conditions that enable rat infestations, and report back to a future meeting of the Community and Protective Services Committee with potential recommendations to strengthen the enforcement of the by-laws by the end of Q2 2026, with a particular focus on mitigating the risk of rodent infestation; it being noted that this would include all residential property types and not be restricted to just dumpsters;
- b) the Civic Administration BE DIRECTED to include the option to report rat infestation conditions through the Service London portal;
- c) the above-noted communication BE RECEIVED; and,
- d) the Civic Administration BE DIRECTED to consult with the Environmental Stewardship and Action Community Advisory Committee about the City's response to rodent infestations and opportunities for improving public information;

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

Additional Votes:

Moved by: A. Hopkins

Seconded by: D. Ferreira

That the requests for delegation status from R. Shields and A.M. Valastro, as appended to the Added Agenda, BE APPROVED.

Yeas: (5): C. Rahman, J. Pribil, S. Trosow, A. Hopkins, and D. Ferreira

Motion Passed (5 to 0)

Moved by: S. Trosow
Seconded by: D. Ferreira

That the motion BE AMENDED to add a new part d) to read as follows:

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

Yeas: (5): C. Rahman, J. Pribil, S. Trosow, A. Hopkins, and D. Ferreira

Nays: (1): Mayor J. Morgan

Motion Passed (5 to 1)

Moved by: Mayor J. Morgan
Seconded by: S. Trosow

That part a) BE AMENDED to read as follows:

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

Yeas: (6): C. Rahman, J. Pribil, S. Trosow, A. Hopkins, D. Ferreira, and Mayor J. Morgan

Motion Passed (6 to 0)

Moved by: D. Ferreira
Seconded by: A. Hopkins

That the motion, as amended, BE APPROVED

Yeas: (6): C. Rahman, J. Pribil, S. Trosow, A. Hopkins, D. Ferreira, and Mayor J. Morgan

Motion Passed (6 to 0)

Moved by: D. Ferreira
Seconded by: A. Hopkins

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

Motion Failed

4.2 Restricting City Funded Organizations from Distributing "Safe-Use" Drug Smoking Supplies

Moved by: D. Ferreira
Seconded by: A. Hopkins

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

Yeas: (6): C. Rahman, J. Pribil, S. Trosow, A. Hopkins, D. Ferreira, and Mayor J. Morgan

Motion Passed (6 to 0)

Additional Votes:

Moved by: A. Hopkins
Seconded by: D. Ferreira

That the request for delegation status from A.M. Valastro, as appended to the Added Agenda, BE APPROVED.

Yeas: (6): C. Rahman, J. Pribil, S. Trosow, A. Hopkins, D. Ferreira, and Mayor J. Morgan

Motion Passed (6 to 0)

Moved by: D. Ferreira
Seconded by: S. Trosow

That pursuant to section 31.6 of the Council Procedure By-law, Councillor D. Ferreira BE PERMITTED to speak an additional 2 minutes with respect to this matter.

Yeas: (5): J. Pribil, S. Trosow, A. Hopkins, D. Ferreira, and Mayor J. Morgan

Nays: (1): C. Rahman

Motion Passed (5 to 1)

Moved by: S. Trosow
Seconded by: A. Hopkins

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

Motion Passed

The Committee recesses at 4:28 PM and reconvenes at 4:39 PM.

5. Deferred Matters/Additional Business

Moved by: J. Pribil
Seconded by: S. Trosow

That, pursuant to section 27.6 of the Council Procedure By-law, a change in order of the Community and Protective Services Committee Agenda BE APPROVED, to provide for Item 5.2 in Stage 5, Deferred Matters/Additional Business, to be considered before Item 5.1.

Yeas: (4): C. Rahman, J. Pribil, S. Trosow, and A. Hopkins

Recuse: (1): D. Ferreira

Absent: (1): Mayor J. Morgan

Motion Passed (4 to 0)

5.2 (ADDED) Community Housing Financial Challenges

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

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

b) the following actions BE TAKEN with respect to this matter because the committee is concerned that the current conditions constitute a threat to the health and safety to the residents of Tolpuddle and request that the matter of treating the deficiencies to be an emergency which would warrant immediate action:

i) the Civic Administration BE DIRECTED to immediately advance the funds and approvals necessary for the 2025-2026 COCHI Projects (security system, fire monitoring system) for Tolpuddle Housing Co-operative as outlined in Appendix G of the Feb 17, 2026 Community and Protective Services Committee Item 2.5 Affordable and Community Housing Update as approved projects and without any conditions regarding a lien payment; and,

ii) the Civic Administration BE DIRECTED to report back to the Community and Protective Services Committee meeting on April 13, 2026 on the lien situation regarding Tolpuddle Housing Co-operative including the amount, any concerns regarding the amount, supports to be offered and a timeline;

c) the Civic Administration BE DIRECTED to provide the following details based on the 2024 data used in Appendix B of the staff report, dated February 17, 2026, entitled "Affordable and Community Housing Update", to the Community and Protective Services Committee:

i) a list of the 43% of Housing Providers who "do not generate and retain enough cash to pay for short-term debts" and the number of units in each (RGI, etc.);

ii) a list of the 25% of Housing Providers whose "future survival" is at "significant risk"; and,

iii) a brief summary of each of the above with the estimated timeline for insolvency, the funding source and amount available for these issues and the manner in which any Service Manager intervention will be reported to Council;

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

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

Additional Votes:

Moved by: S. Trosow
Seconded by: J. Pribil

That the request for delegation status from J. Phoenix, as appended to the Added Agenda, BE APPROVED.

Motion Passed

Moved by: S. Trosow
Seconded by: D. Ferreira

That, pursuant to section 32.5 of the Council Procedure By-law, “shall the ruling of the Chair BE SUSTAINED?”

Yeas: (2): J. Pribil, and A. Hopkins

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

Absent: (1): Mayor J. Morgan

Motion Failed (2 to 3)

Moved by: S. Trosow
Seconded by: D. Ferreira

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

The committee is concerned that the current conditions constitute a threat to the health and safety to the residents of Tolpuddle and request that the mater of treating the deficiencies to be an emergency which would warrant immediate action and that the following actions BE TAKEN:

- i) the Civic Administration BE DIRECTED to immediately advance the funds and approvals necessary for the 2025-2026 COCHI Projects (security system, fire monitoring system) for Tolpuddle Housing Co-operative as outlined in Appendix G of the Feb 17/26 CPSC 2.5 Affordable and Community Housing Update as approved projects and without any conditions regarding a lien payment;
- ii) the Civic Administration BE DIRECTED to report back on the lien situation regarding Tolpuddle Housing Co-operative including the amount, any concerns regarding the amount, supports to be offered and a timeline to the April 13, 2026 CPSC.

Yeas: (5): C. Rahman, J. Pribil, S. Trosow, A. Hopkins, and D. Ferreira

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Moved by: S. Trosow
Seconded by: A. Hopkins

The motion be further amended to add a new part that reads as follows:

- x) the Civic Administration BE DIRECTED to provide the following details based on the 2024 data used in Appendix B of the staff report, dated February 17, 2026, entitled “Affordable and Community Housing Update”, to the Community and Protective Services Committee:

- i) a list of the 43% of Housing Providers who “do not generate and retain enough cash to pay for short-term debts” and the number of units in each (RGI, etc.);
- ii) a list of the 25% of Housing Providers whose “future survival” is at “significant risk”; and,
- iii) a brief summary of each of the above with the estimated timeline for insolvency, the funding source and amount available for these issues and the manner in which any Service Manager intervention will be reported to Council

Yeas: (5): C. Rahman, J. Pribil, S. Trosow, A. Hopkins, and D. Ferreira

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

Moved by: A. Hopkins

Seconded by: C. Rahman

That the motion, as amended, BE APPROVED.

Yeas: (5): C. Rahman, J. Pribil, S. Trosow, A. Hopkins, and D. Ferreira

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

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

Moved by: C. Rahman

Seconded by: A. Hopkins

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

- a) the Civic Administration BE DIRECTED to report back to a future meeting of the Community and Protective Services Committee with proposed amendments to section 4.7 of the Municipal Compliance Services Policy, including options that would permit the City of London to provide complaint status information where appropriate;
- b) the Civic Administration BE DIRECTED to report back to a future meeting of the Community and Protective Services Committee with options for implementing a public rental licence lookup tool, using a model similar to that of the City of Brampton; and,
- c) the Civic Administration BE DIRECTED to investigate placing compliance status updates in the property licensing listing available online.

Yeas: (4): C. Rahman, J. Pribil, S. Trosow, and A. Hopkins

Absent: (2): D. Ferreira, and Mayor J. Morgan

Motion Passed (4 to 0)

Additional Votes:

Moved by: C. Rahman
Seconded by: A. Hopkins

That pursuant to section 33.8 of the Council Procedure by-law, the
Committee BE PERMITTED to proceed beyond 6:00 PM.

Yeas: (3): C. Rahman, J. Pribil, and A. Hopkins

Nays: (1): S. Trosow

Absent: (2): D. Ferreira, and Mayor J. Morgan

Motion Passed (3 to 1)

6. Adjournment

Moved by: A. Hopkins
Seconded by: J. Pribil

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 6:02 PM.