

# Strategic Priorities and Policy Committee Report

5th Meeting of the Strategic Priorities and Policy Committee  
March 24, 2026

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

ABSENT: S. Lehman

ALSO PRESENT: S. Datars Bere, S. Aliyu, A. Barbon, M. Barnes, M. Butlin, S. Corman, K. Dickins, D. Escobar, T. Fowler, C. Green, S. Mathers, M. Macaulay, H. McNeely, J. Paradis, C. Parsons, T. Pollitt, A. Rammeloo, K. Scherr, M. Schulthess, C. Smith, T. Sutton.

Remote Attendance: E. Bennett, P. Lupa, E. Skalski.

The meeting is called to order at 1:02 PM; it being noted that Councillors J. Pribil, E. Pelozza, and S. Hillier 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: A. Hopkins

That Consent Items 2.1 and 2.2 BE APPROVED.

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

Absent: (1): S. Lehman

**Motion Passed (14 to 0)**

### 2.1 Micro-Modular Shelter Site Update

Moved by: P. Cuddy

Seconded by: A. Hopkins

That, on the recommendation of the City Manager and the Deputy City Manager, Social and Health Development, with respect to the report on the Micro-Modular Shelter Site Update BE RECEIVED for information; it being noted that the Strategic Priorities and Policy Committee received a communication dated March 19, 2026 from London Cares Homeless Response Services with respect to this matter.

**Motion Passed**

2.2 2023-2027 Strategic Advocacy Framework - Annual Report

Moved by: P. Cuddy  
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**

2.3 1st Report of the Governance Working Group

Moved by: S. Stevenson  
Seconded by: S. Trosow

That the following actions be taken with respect to the 1st Report of the Governance Working Group from its meeting held on February 26, 2026:

a) the following parts l) and m) from the 2025 Council Resourcing Review Task Force Final Report BE REFERRED to Civic Administration as it relates to the confidential item:

l) and m) of the 2025 Council Resourcing Review Task Force recommendations, relating to the Councillor Office support staff complement, the reduction to Council Member general expense accounts, and the increase to the contract assistant expense allotment, BE REFERRED to a future meeting of the Governance Working Group for consideration with respect to the related to Deferred Items on its agenda;

b) with respect to the Deferred Matters, dated February 13, 2026, item 1 relating to MNP – London Housing Development Project – Lessons Learned Review report, Civic Administration BE DIRECTED to provide Council with a list of last year’s tenant placement policies via email by April 15, 2026; and

c) clauses 1.1, 4.1 and 5.1 BE RECEIVED.

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

Absent: (2): S. Lehman, and S. Hillier

**Motion Passed (13 to 0)**

**3. Scheduled Items**

None.

**4. Items for Direction**

4.1 Draft Economic Development Strategy (2026-2030) and Implementation Plan

Moved by: J. Morgan  
Seconded by: D. Ferreira

That, on the recommendation of the City Manager, the City of London Draft Economic Development Strategy (2026-2030) and Implementation Plan, as appended to the staff report dated March 24, 2026 as Appendix “A” and presentation BE RECEIVED;

it being noted that the Strategic Priorities and Policy Committee heard a presentation from P. Blais, Managing Director, Economic Advisory, Deloitte LLP Canada with respect to this matter;

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

- J. Zaifman, CEO, London Home Builders' Association;
- G. Henderson, CEO, London Chamber of Commerce; and
- Mayor J. Morgan;

it being pointed out that the Strategic Priorities and Policy Committee heard verbal delegations from J. Zaifman, CEO, London Home Builders' Association and G. Henderson, CEO, London Chamber of Commerce with respect to this matter.

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

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

Absent: (1): S. Lehman

**Motion Passed (12 to 2)**

ADDITIONAL VOTES:

Moved by: A. Hopkins

Seconded by: D. Ferreira

That the delegation requests from J. Zaifman, CEO, London Home Builders' Association and G. Henderson, CEO, London Chamber of Commerce BE APPROVED to be heard at this time.

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

Absent: (1): S. Lehman

**Motion Passed (14 to 0)**

4.2 Mayoral Direction 2026-001: Creation of an Affordable Home Ownership Incentive Program - Report Back on Program Options

Moved by: J. Morgan

Seconded by: C. Rahman

That, the following actions be taken with respect to Mayoral Direction 2026-001: Creation of an Affordable Home Ownership Incentive Program - Report Back on Program Options:

a) the Civic Administration BE DIRECTED to report back to the Strategic Priorities and Policy Committee with options that can be rolled out quickly to incentivize housing activity within the remaining Housing Accelerator Fund window, together with a Housing Accelerator Fund mid-year update report, including:

- i) current progress toward targets, the remaining unit gap, timing considerations, risks to achieving program outcomes, and proposed incentive options that would support housing activity within the remaining program window;
- ii) partial (or full) development charge rebate options for new residential

development, including options that could be targeted by unit type and ability to meet HAF timelines;  
iii) an enhanced Additional Residential Unit incentive program for existing homeowners, including options to increase uptake and accelerate implementation for interior/basement and attached Additional Residential Units that can be delivered within the available timeframe; and  
iv) implementation considerations for each option, including estimated cost, expected housing unit impact, and whether the option can be implemented under existing Community Improvement Plan authorities or would require by-law amendments or other Council approvals;  
b) the report dated March 24, 2026 with respect to this matter, BE RECEIVED for information;

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

- J. Zaifman, CEO, London Home Builders' Association;
- C. Butler;
- Councillor S. Stevenson
- M. Wallace, Executive Director, London Development Institute; and
- Mayor J. Morgan;

it being further noted that the Strategic Priorities and Policy Committee heard verbal delegations from J. Zaifman, CEO, London Home Builders' Association and M. Wallace, Executive Director, London Development Institute.

**ADDITIONAL VOTES:**

Moved by: H. McAlister  
Seconded by: P. Cuddy

That the delegation requests from J. Zaifman, CEO, London Home Builders' Association and M. Wallace, Executive Director, London Development Institute BE APPROVED to be heard at this time.

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

Absent: (1): S. Lehman

**Motion Passed (14 to 0)**

Moved by: J. Morgan  
Seconded by: C. Rahman

That part a) ii) BE APPROVED:

ii) partial (or full) development charge rebate options for new residential development, including options that could be targeted by unit type and ability to meet HAF timelines;

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

Nays: (4): S. Trosow, S. Franke, E. Pelozza, and D. Ferreira

Absent: (1): S. Lehman

**Motion Passed (10 to 4)**

Moved by: J. Morgan  
Seconded by: C. Rahman

That the balance of the motion BE APPROVED:

That, the following actions be taken with respect to Mayoral Direction 2026-001: Creation of an Affordable Home Ownership Incentive Program - Report Back on Program Options:

a) the Civic Administration BE DIRECTED to report back to Council with options that can be rolled out quickly to incentivize housing activity within the remaining Housing Accelerator Fund window, together with a Housing Accelerator Fund mid-year update report, including:

i) current progress toward targets, the remaining unit gap, timing considerations, risks to achieving program outcomes, and proposed incentive options that would support housing activity within the remaining program window;

iii) an enhanced Additional Residential Unit incentive program for existing homeowners, including options to increase uptake and accelerate implementation for interior/basement and attached Additional Residential Units that can be delivered within the available timeframe; and

iv) implementation considerations for each option, including estimated cost, expected housing unit impact, and whether the option can be implemented under existing Community Improvement Plan authorities or would require by-law amendments or other Council approvals;

b) the report dated March 24, 2026 with respect to this matter, BE RECEIVED for information.

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

- J. Zaifman, CEO, London Home Builders' Association;
- C. Butler;
- Councillor S. Stevenson
- M. Wallace, Executive Director, London Development Institute; and
- Mayor J. Morgan;

it being further noted that the Strategic Priorities and Policy Committee heard verbal delegations from J. Zaifman, CEO, London Home Builders' Association and M. Wallace, Executive Direct, London Development Institute.

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

Nays: (1): E. Pelosa

Absent: (1): S. Lehman

**Motion Passed (13 to 1)**

Moved by: E. Pelosa  
Seconded by: A. Hopkins

That the motion BE AMENDED to have the report back to the Strategic Priorities and Policy Committee.

Yeas: (10): H. McAlister, J. Pribil, S. Trosow, C. Rahman, A. Hopkins, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, and S. Hillier

Nays: (4): S. Lewis, P. Cuddy, S. Stevenson, and J. Morgan

Absent: (1): S. Lehman

**Motion Passed (10 to 4)**

4.3 Request for a Special Intergovernmental Meeting - Councillor H. McAlister

Moved by: C. Rahman

Seconded by: S. Trosow

That the communication dated March 9, 2026 from Councillor H. McAlister with respect to Special Intergovernmental Meetings BE REFERRED to a future meeting of the Governance Working Group for further discussion.

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

Absent: (1): S. Lehman

**Motion Passed (14 to 0)**

ADDITIONAL VOTES:

Moved by: H. McAlister

Seconded by: P. Van Meerbergen

That the following actions be taken with respect to the request for Special Intergovernmental Meetings:

a) the Chair of the Strategic Priorities and Policy Committee BE DIRECTED to call Special Intergovernmental Strategic Priorities and Policy Committee meetings on a biannual basis with local elected representatives of the City of London, the Province of Ontario, and the Government of Canada;

b) the Civic Administration BE DIRECTED to invite local MPPs and MPs, once a schedule for Special Intergovernmental Strategic Priorities and Policy Committee meetings has been established and prepare briefing materials in advance of meetings for City of London elected representatives on high priority civic matters; and

c) the communication dated March 9, 2026 from Councillor H. McAlister BE RECEIVED.

**5. Deferred Matters/Additional Business**

5.1 (ADDED) Appointing Members of the Public to the City's Agencies, Boards and Commissions - Mayor J. Morgan, Councillor/Deputy Mayor S. Lewis and Councillor/Budget Chair E. Pelozza

Moved by: J. Morgan

Seconded by: E. Pelozza

That the following actions be taken with respect to appointing members of the public to the City's Agencies, Boards, and Commissions (ABCs):

a) the Civic Administration BE DIRECTED to take the necessary actions to extend the terms of the current public member appointees to the City's Agencies, Boards, and Commissions (ABCs) to March 31, 2027, in order to provide continuity during the transition to the new Council following the 2026 municipal election; and

b) the Civic Administration BE DIRECTED to prepare and bring forward to a future meeting of Municipal Council any necessary amendments to applicable by-laws or policies required to implement the extension of these appointments, including any provisions related to the appointment process for Agencies, Boards, and Commissions;

it being noted that Provincial changes to Conservation Authority structure may alter both Council and public appointments to those bodies and that the Civic Administration may need to bring forward additional amendments to realign with provincial legislation and regulations;

it being further noted that the Strategic Priorities and Policy Committee received a communication dated March 20, 2026 from Mayor J. Morgan, Councillor/Deputy Mayor S. Lewis and Councillor/Budget Chair E. Pelozza with respect to this matter.

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

Absent: (1): S. Lehman

**Motion Passed (14 to 0)**

**6. Confidential (Provided to Members only.)**

Moved by: H. McAlister

Seconded by: P. Cuddy

That the Strategic Priorities and Policy Committee convenes In Closed session to consider the following:

6.1 Land Acquisition / Confidential Trade Secret or Scientific, Technical, Commercial, Financial or Labour Relations Information, Supplied to the City / Position, Plan, Procedure, Criteria or Instruction to be Applied to Any Negotiations

A matter pertaining to a proposed or pending acquisition of land by a local board; a trade secret or scientific, technical, commercial, financial or labour relations information, supplied in confidence to the municipality or local board, which, if disclosed, could reasonably be expected to prejudice significantly the competitive position or interfere significantly with the contractual or other negotiations of a person, group of persons, or organization; 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 or local board.

6.2 Solicitor-Client Privileged Advice / Personal Matters/Identifiable Individual

A matter pertaining to advice that is subject to solicitor-client privilege, including communications necessary for that purpose, personal matters about an identifiable individual, including municipal or local board employees and labour relations or employee negotiations with respect to the Councillors' Office.

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

Absent: (2): S. Lehman, and S. Hillier

**Motion Passed (13 to 0)**

That Strategic Priorities and Policy Committee convenes In Closed Session, from 4:57 PM to 5:02 PM.

**7. Adjournment**

Moved by: H. McAlister

Seconded by: S. Stevenson

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 5:05 PM.