

Community and Protective Services Committee

Report

6th Meeting of the Community and Protective Services Committee
April 13, 2026

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

ALSO PRESENT: Councillors P. Cuddy and S. Franke; A. Aldrin, A. Beauregard, M. Butlin, A. Christensen, I. Collins, C. Cooper, J. Dann, K. Dickins, M. Feldberg, M. Hepditch, J. John, D. Kramer, K. Lawrence, S. Mathers, J.P. Mcgonigle, A. Miller, K. Murray, J. Paradis, M. Pease, A. Pfeffer, K. Scherr, E. Skalski, C. Smith, M. Sundercock, S. Tatavarti, T. Turner and J. Bunn (Committee Clerk)

Remote Attendance: Councillors H. McAlister and E. Pelozza; S. Datars Bere; S. Corman, J. Davies, P. Lupa, E. Metcalfe, S. Page, M. Ross, N. Sader, and P. Yeoman

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.

Moved by: J. Pribil

Seconded by: D. Ferreira

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 Items 6.1 to 6.3 in Stage 6, Confidential, to be considered after Stage 1, Disclosures of Pecuniary Interest.

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

Motion Passed (6 to 0)

2. Consent

Moved by: D. Ferreira

Seconded by: A. Hopkins

That Items 2.1 to 2.5 and 2.7 BE APPROVED.

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

Motion Passed (6 to 0)

2.1 2nd Report of the Accessibility Community Advisory Committee

Moved by: D. Ferreira

Seconded by: A. Hopkins

That the following actions be taken with respect to the 2nd Report of the Accessibility Community Advisory Committee, from the meeting held on March 12, 2026:

- a) a representative from the London Transit Commission BE INVITED to attend a future meeting of the Accessibility Community Advisory Committee to further discuss and receive feedback regarding Paratransit services in the City of London; and,
- b) clauses 1.1, 2.1 and 3.1 to 3.4 BE RECEIVED.

Motion Passed

2.2 3rd Report of the Environmental Stewardship and Action Community Advisory Committee

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

That the 3rd Report of the Environmental Stewardship and Action Community Advisory Committee, from the meeting held on March 26, 2026, BE RECEIVED.

Motion Passed

2.3 Report Back: Rent-Geared-to-Income (RGI) Implementation Update

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

That, on the recommendation of the Deputy City Manager, Social and Health Development, the staff report, dated April 13, 2026, with respect to the report back related to the Rent-Geared-to-Income (RGI) Implementation Update, BE RECEIVED.

Motion Passed

2.4 Veteran Homelessness Program Funding Agreement

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

That, on the recommendation of the Deputy City Manager, Social and Health Development, the proposed by-law (Appendix "A"), as appended to the staff report dated April 13, 2026, BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026 to:

- a) AUTHORIZE and APPROVE the Veteran Homelessness Program Funding Agreement (the "Funding Agreement");
- b) the Mayor and City Clerk BE AUTHORIZED to execute the Funding Agreement;
- c) the Deputy City Manager, Social & Health Development, or written designate, BE DELEGATED the authority to approve any further Amendments to the Veteran Homelessness Program Funding Agreement if the Amendments are substantially in the form of the Funding Agreement attached as "Schedule 1";
- d) the Deputy City Manager, Social & Health Development, or written designate, BE SEVERALLY AUTHORIZED to execute any Amendments to the Veteran Homelessness Program Funding Agreement substantially in the form of the Funding Agreement attached as "Schedule 1";
- e) the Deputy City Manager, Social & Health Development, or written designate, BE 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 Agreement that are necessary in connection with the Funding Agreement;

f) the template Veteran Homelessness Program (Federal) Sub-Project Funding Agreement (the "Sub-Project Funding Agreement"), to be entered into between the City of London and such entities who have been selected for funding for their sub-projects in accordance with the City's Funding Agreement with Canada, substantially in the form attached as "Schedule 2" to this by-law, BE AUTHORIZED and BE APPROVED;

g) the Deputy City Manager, Social & Health Development, or written designate, BE DELEGATED the authority to insert the necessary details into the Sub-Project Funding Agreement and to approve such agreements, provided that the agreements do not require additional funding or are provided for in the City's current budget, and do not increase the indebtedness or contingent liabilities of the City; and

h) the Deputy City Manager, Social & Health Development, or written designate, BE DELEGATED the authority to execute Sub-Project Funding Agreements.

Motion Passed

2.5 Roadmap to 3,000 Affordable Units Update: Section 37 Bonused Affordable Unit Impacts

Moved by: D. Ferreira

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 staff report dated April 13, 2026 related to the Roadmap to 3,000 Affordable Units Update: Section 37 Bonused Affordable Unit Impacts:

a) affordable units included in bonus zones that are constructed and meet the eligibility requirements under the Affordable Housing Community Improvement Plan (Dollars to Doors program), BE APPROVED for an incentive under the existing Roadmap program; and,

b) the Civic Administration BE DIRECTED to work with the local development industry and report back at a future Community and Protective Services Committee meeting on a financial contribution model to offset the loss of affordable units included in bonus zones.

Motion Passed

2.7 Approval of Service Agreement with Whiteoak Heritage Housing Co-operative Inc.

Moved by: D. Ferreira

Seconded by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the proposed by-law, as appended to the staff report dated April 13, 2026, BE INTRODUCED at the Municipal Council meeting on April 28, 2026, to:

- a) APPROVE the Service Agreement between The Corporation of the City of London and Whiteoak Heritage Housing Co-operative Inc., as appended to the above-noted by-law;
- b) DELEGATE authority to the Deputy City Manager, Housing and Community Growth to approve amendments to the above-noted Service Agreement;
- c) AUTHORIZE the Mayor and the City Clerk to execute the above-noted Service Agreement;
- d) AUTHORIZE the Deputy City Manager, Housing and Community Growth, or their written designate, to approve and execute amending agreements to the above-noted Service Agreement.

Motion Passed

2.6 Renovictions: Rental Unit Repair Licensing Program One Year Update

Moved by: D. Ferreira

Seconded by: S. Trosow

That the staff report dated April 13, 2026, entitled Renovictions: Rental Unit Repair Licensing Program One Year Update, BE REFERRED to the next meeting of the Community and Protective Services Committee for further consultation with stakeholders, including but not limited to Neighbourhood Legal Services London and Middlesex, ACORN, and Life*spin, and for a report back to the Committee.

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

Absent: (1): Mayor J. Morgan

Motion Passed (5 to 0)

3. Scheduled Items

None.

4. Items for Direction

4.1 Parks and Recreation Master Plan - 2026 Update - Preliminary Findings

Moved by: Mayor J. Morgan

Seconded by: A. Hopkins

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure and the Deputy City Manager, Neighbourhood and Community-Wide Services, the following actions be taken with respect to the staff report dated April 13, 2026 related to the Parks and Recreation Master Plan 2026 Update Preliminary Findings:

- a) the above-noted staff report BE RECEIVED; and,
- b) the Civic Administration BE DIRECTED to undertake further community engagement on the preliminary findings;

it being noted that the presentation, as appended to the Agenda, with respect to this matter, was received;

it being further noted that the presentation, as appended to the Agenda, the communication, as appended to the Added Agenda, and a verbal delegation from K. Galloway, with respect to this matter, were 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: J. Pribil

That the request for delegation status from K. Galloway BE APPROVED.

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

Motion Passed (6 to 0)

4.2 Report Back: Basic Needs and Pathway Options Feasibility of Contract Extension - 519Pursuit Umbrella Relief Programs Inc.

That the Civic Administration BE DIRECTED to allocate interim funding from the Social Services Reserve Fund, for the period of April 1, 2026, to March 31, 2027, to support continued services for individuals experiencing unsheltered homelessness, as follows:

- a) up to \$25,000 per month for 519Pursuit Umbrella Relief Program Inc.;
- b) up to \$60,000 per month for Ark Aid Mission Services; and,
- c) the Civic Administration BE DIRECTED to re-engage with the agencies under the UHEI and Emergency Treatment Fund to explore service opportunities;

it being noted that the total funding be capped at \$350,000, with the expectation that any funding received through the Unsheltered Homelessness and Encampments Initiative (UHEI), or other provincial or federal sources, be retroactively applied to reimburse the City, and that funded organizations meet applicable program requirements, including the use of the Homeless Individuals and Families Information System (HIFIS), where required;

it being further noted that, with respect to 519Pursuit, efforts are being made to partner with groups to provide food; and Option 3 – Phased Approach: Reduced Service with Scaling (\$253,225 – \$341,049): Adoption of an initial reduced service model based on confirmed meal resources, with a strategic approach to secure partnerships and scale operations toward the full-service model as outlined in Option 1 in the staff report be supported by Council;

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

- a communication from Mayor J. Morgan and Councillor C. Rahman;
- a communication and a verbal delegation from A. DeBlair;
- a communication and a verbal delegation from M. Boissonneault;
- a communication and a verbal delegation from M. Ferguson;
- a communication and a verbal delegation from S. Horrell;
- a communication and a verbal delegation from M. Riley, Pillar Nonprofit Network;
- a communication from M. Cassidy, Pillar Nonprofit Network;
- a communication from M. Smith;
- a communication from J. Salter;
- a communication from P. Mosey;
- a communication from P. O'Neil;

- a communication from A. Oudshoorn;
- a communication from J. Goodhand;
- a communication from D. Moes;
- a communication from J. Spinney;
- a communication from Dr. S. Houston;
- a communication from L. Morrow;
- a communication from G. Springman;
- a communication from P. Bondy;
- a communication from L. Mizon;
- a communication from S. and C. Knox;
- a communication from B. Fraraccio;
- a communication from R. McCready;
- a communication from Bernice C.
- a communication from P. Burns-White;
- a communication from A. Smith-Kelly;
- a communication from G.R. Farrow;
- a communication from B. Cannon;
- a communication from J. Dorey;
- a communication from E. Richard;
- a communication from G. McKeon;
- a communication from J. Zhang;
- a communication from J. Spindler;
- a communication from S. Campbell, Ark Aid Mission;
- a communication from W. Wang, Zentein Nutrition Inc.;
- a communication from B. Henry;
- a communication from C. Lazenby, Unity Project;
- a communication from C. McDonald, London Cares;
- a communication from N. Kerridwen and R. Clancy.

Additional Votes:

Moved by: S. Trosow

Seconded by: J. Pribil

That the requests for delegation from A. DeBlair, M. Boissonneault, M. Ferguson, S. Horrell and M. Riley, 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: Mayor J. Morgan

Seconded by: C. Rahman

That Civic Administration BE DIRECTED to allocate interim funding from the Social Services Reserve Fund, for the period of April 1, 2026, to March 31, 2027, to support continued services for individuals experiencing unsheltered homelessness, as follows:

- a) up to \$25,000 per month for 519Pursuit Umbrella Relief Program Inc.; and
- b) up to \$60,000 per month for Ark Aid Mission Services;

it being noted that the total funding be capped at \$350,000, with the expectation that any funding received through the Unsheltered Homelessness and Encampments Initiative (UHEI), or other provincial or federal sources, be retroactively applied to reimburse the City, and that funded organizations meet applicable program requirements, including the use of the Homeless Individuals and Families Information System (HIFIS), where required;

it being further noted that, with respect to 519Pursuit, efforts are being made to partner with groups to provide food; and Option 3 – Phased Approach: Reduced Service with Scaling (\$253,225 – \$341,049): Adoption of an initial reduced service model based on confirmed meal resources, with a strategic approach to secure partnerships and scale operations toward the full-service model as outlined in Option 1 in the staff report be supported by Council;

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

- a communication from Mayor J. Morgan and Councillor C. Rahman;
- a communication and a verbal delegation from A. DeBlair;
- a communication and a verbal delegation from M. Boissonneault;
- a communication and a verbal delegation from M. Ferguson;
- a communication and a verbal delegation from S. Horrell;
- a communication and a verbal delegation from M. Riley, Pillar Nonprofit Network;
- a communication from M. Cassidy, Pillar Nonprofit Network;
- a communication from M. Smith;
- a communication from J. Salter;
- a communication from P. Mosey;
- a communication from P. O'Neil;
- a communication from A. Oudshoorn;
- a communication from J. Goodhand;
- a communication from D. Moes;
- a communication from J. Spinney;
- a communication from Dr. S. Houston;
- a communication from L. Morrow;
- a communication from G. Springman;
- a communication from P. Bondy;
- a communication from L. Mizon;
- a communication from S. and C. Knox;
- a communication from B. Fraraccio;
- a communication from R. McCready;
- a communication from Bernice C.
- a communication from P. Burns-White;
- a communication from A. Smith-Kelly;
- a communication from G.R. Farrow;
- a communication from B. Cannon;
- a communication from J. Dorey;
- a communication from E. Richard;
- a communication from G. McKeon;
- a communication from J. Zhang;
- a communication from J. Spindler;
- a communication from S. Campbell, Ark Aid Mission;
- a communication from W. Wang, Zentein Nutrition Inc.;
- a communication from B. Henry;
- a communication from C. Lazenby, Unity Project;
- a communication from C. McDonald, London Cares;
- a communication from N. Kerridwen and R. Clancy.

Moved by: A. Hopkins

Seconded by: C. Rahman

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

c) the Civic Administration BE DIRECTED to re-engage with the agencies under the UHEI and Emergency Treatment Fund to explore service opportunities

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

Motion Passed (6 to 0)

Moved by: Mayor J. Morgan

Seconded by: C. Rahman

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)

4.3 Tolpuddle Co-operative Inc. Capital and Operational Transition Plan

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 April 13, 2026 related to the Tolpuddle Co-operative Inc. Capital and Operational Transition Plan:

a) acting in its capacity as Service Manager, under the Housing Services Act, 2011, the Civic Administration's transition plan BE RECEIVED for information and that the Civic Administration exercise any of the remedies available to the service manager under the Housing Services Act, 2011 in connection with a triggering event and identify the transferred housing project located at 380 Adelaide Street and 652, 654 and 656 King Street operated by Tolpuddle Co-Operative Inc. as a Project in Difficulty;

b) the Deputy City Manager, Housing and Community Growth, or their written designate, BE AUTHORIZED to undertake all the administrative acts that are required under the Housing Services Act, 2011 in connection with the Transition Plan;

c) the financing for capital improvements associated with the Transition Plan, to an upset limit of \$785,439, BE APPROVED as set out in the Sources of Financing Report, as appended to the above-noted staff report;

d) the Civic Administration BE DIRECTED to work with the Tolpuddle Co-operative Inc., to develop a transitional security plan funded from the annual subsidy budget to address safety and security matters in the short-term, and,

e) the Civic Administration BE DIRECTED to report back to Municipal Council on progress of the Transition Plan in Q4 of 2026;

it being noted that a communication, as appended to the Added Agenda, and a verbal delegation from J. Phoenix, and a communication from A. Pettit, as appended to the Added Agenda, with respect to this matter, were received.

Additional Votes:

Moved by: D. Ferreira

Seconded by: S. Trosow

That the request for delegation status from J. Phoenix 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)

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

That parts a) through d) of the motion 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)

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

That part e) of the motion BE APPROVED.

Yeas: (4): C. Rahman, J. Pribil, A. Hopkins, and D. Ferreira

Nays: (1): S. Trosow

Absent: (1): Mayor J. Morgan

Motion Passed (4 to 1)

5. Deferred Matters/Additional Business

None.

6. Confidential

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

That the Community and Protective Services Committee convene In Closed Session for the purpose of considering the following:

6.1 Solicitor-Client Privilege / Personal Matters About Identifiable Individuals

A matter pertaining to solicitor-client privileged advice and pertaining to information regarding an identifiable person or persons.

6.2 Land Acquisition / Solicitor-Client Privilege / Trade Secret, Scientific, Technical, Commercial, Financial or Labour Relations Information Supplied to the Corporation in Confidence / Position, Plan, Procedure, Criteria or Instruction for Negotiation

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

6.3 (ADDED) Security of Property

A matter pertaining to the security of the property of the municipality.

Motion Passed

The Community and Protective Services Committee convened In Closed Session from 1:07 PM to 2:04 PM.

7. Adjournment

Moved by: D. Ferreira

Seconded by: J. Pribil

That the meeting BE ADJOURNED.

Motion Passed

The meeting adjourned at 4:34 PM.