

# Strategic Priorities and Policy Committee Report

6th Meeting of the Strategic Priorities and Policy Committee  
April 21, 2026

PRESENT: H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, E. Pelozza, D. Ferreira, S. Hillier, Mayor J. Morgan

ABSENT: Councillors S. Lewis (Chair), A. Hopkins

ALSO PRESENT: S. Datars Bere, A. Barbon, S. Corman, K. Dickins, D. Escobar, C. Green, D. Hall, D. Kramers, M. Maccauley, D. MacRae, S. Mathers, H. McNeely, K. Murray, B. Nourse, J. Paradis, K. Pawelec, T. Pollitt, A. Rammeloo, K. Scherr, M. Schulthess, C. Smith, A. Spahiu

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

The meeting is called to order at 1:01 PM; it being noted that Councillors 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: E. Pelozza

Seconded by: S. Franke

That, pursuant to section 27.6 of the Council Procedure By-law, a change in order of the Strategic Priorities and Policy Committee Agenda BE APPROVED, to provide for Item 2.2 in Stage 2, Consent to be considered in Stage 2 with consent items.

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

Absent: (2): S. Lewis, and A. Hopkins

**Motion Passed (13 to 0)**

Moved by: P. Cuddy

Seconded by: H. McAlister

That Consent Items 2.3 to 2.5 BE APPROVED.

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

Absent: (2): S. Lewis, and A. Hopkins

**Motion Passed (13 to 0)**

2.3 Amendments to the Affordable Housing Community Improvement Program Guidelines – Additional Residential Unit (ARU) Construction Grant Program

Moved by: P. Cuddy

Seconded by: H. McAlister

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to amending financial incentive programs to be administered through the Affordable Housing Community Improvement Plan:

a) the proposed by-law, as appended to the staff report dated April 21, 2026, as Appendix “A” BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend By-law No. C.P.-1545 41, being “A by-law to establish financial incentives for the Affordable Housing Community Improvement Project Area”, by:

i) DELETING Schedule “3” and REPLACING it with a revised Schedule “3” to the Affordable Housing Community Improvement Plan – Financial Incentive Program Guidelines – Additional Residential Unit Construction Grant Program;

ii) APPROVING the following loan agreement templates:

- The Additional Residential Unit Construction Grant Loan Agreement template;
- The Additional Residential Unit Construction Grant Loan Agreement (Affordable) template; and
- The Additional Residential Unit Construction Grant Loan Agreement; (Indigenous) template;

iii) AUTHORIZING the Deputy City Manager, Housing and Community Growth, or their written designate, to amend, enter into and execute the above-referenced agreements provided the terms of the agreements conform with the Additional Residential Unit Construction Grant Program; and

iv) AUTHORIZING the Deputy City Manager, Housing and Community Growth, or their written designate, to approve, enter into and execute amending agreements to the above-referenced agreements provided the terms of the amending agreements conform with the Additional Residential Unit Construction Grant Program; and

b) the staff report dated April 21, 2026 regarding the Amendments to the Affordable Housing Community Improvement Program Guidelines - Additional Residential Unit (ARU) Construction Grant Program BE RECEIVED.

**Motion Passed**

2.4 Request for a Shareholder's Meeting - London Hydro Inc.

Moved by: P. Cuddy

Seconded by: H. McAlister

That the following actions be taken with respect to the 2025 Annual General Meeting of the Shareholder for London Hydro Inc.:

a) the 2025 Annual General Meeting of the Shareholder for London Hydro Inc. BE HELD at a meeting of the Strategic Priorities and Policy Committee on May 28, 2026, for the purpose of receiving the report from the Board of Directors of London Hydro Inc. in accordance with the Shareholder Declaration and the *Business Corporations Act*, R.S.O. 1990, c. B.16; and

b) the City Clerk BE DIRECTED to provide notice of the 2025 Annual Meeting to the Board of Directors for London Hydro Inc. and to invite the Chair of the Board and the Chief Executive Officer of London Hydro Inc. to attend the Annual Meeting and present the report of the Board in accordance with the Shareholder Declaration;

it being noted that the Strategic Priorities and Policy Committee received a communication dated March 31, 2026, from T. Goodine, Chair, Board of Directors, London Hydro Inc., with respect to this matter.

**Motion Passed**

2.5 2027 Annual Budget Update Overview

Moved by: P. Cuddy

Seconded by: H. McAlister

That, on the recommendation of the Deputy City Manager, Finance Supports, the report dated April 21, 2026 providing an overview of the 2027 Annual Budget Update BE RECEIVED; it being noted that the Strategic Priorities and Policy Committee received a communication dated April 20, 2026 from Mayor J. Morgan and Councillor C. Rahman with respect to this matter.

**Motion Passed**

2.1 Micro-Modular Shelters (MMS) Update

Moved by: S. Franke

Seconded by: P. Cuddy

That, on the recommendation of the Deputy City Manager, Social and Health Development, the following report regarding the Micro-Modular Shelter Site Update BE RECEIVED for information.

Yeas: (12): H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, D. Ferreira, S. Hillier, and J. Morgan

Absent: (3): S. Lewis, A. Hopkins, and E. Pelosa

**Motion Passed (12 to 0)**

2.2 Housing Accelerator Fund – 2026 Mid-Year Update

Moved by: S. Franke

Seconded by: S. Lehman

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to current initiatives under the Housing Accelerator Fund:

a) a proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend By-law No. C.P. 1596-87, as amended, being “A by-law to establish financial incentives for the Transit Oriented Development Community Improvement Project Area”, and any related by laws or schedules as necessary, by:

i) establishing the Temporary Waiving of Building Permit Fees financial incentive program, including the applicable program guidelines and eligibility criteria;

ii) establishing the Additional Residential Unit Construction Grant for New Home Construction financial incentive program, including the applicable program guidelines, template agreements, and eligibility criteria;

iii) authorizing the Deputy City Manager, Housing and Community Growth, or their written designate, to approve, enter into, execute, and amend the agreements required to administer the above noted financial incentive programs, provided the terms conform with the applicable Community Improvement Plan financial incentive program guidelines; and

b) the Civic Administration BE DIRECTED to report back with opportunities to fund the Pre-construction Housing Grant financial incentive program, upon confirmation that the City will receive the fourth and final advance of the Housing Accelerator Fund.

**ADDITIONAL VOTES:**

Moved by: S. Franke

Seconded by: S. Lehman

That part a) BE APPROVED and reads as follows:

That, on the recommendation of the Deputy City Manager, Housing and Community Growth, the following actions be taken with respect to current initiatives under the Housing Accelerator Fund:

a) a proposed by-law BE INTRODUCED at the Municipal Council meeting to be held on April 28, 2026, to amend By-law No. C.P. 1596-87, as amended, being "A by-law to establish financial incentives for the Transit Oriented Development Community Improvement Project Area", and any related by laws or schedules as necessary, by:

i) establishing the Temporary Waiving of Building Permit Fees financial incentive program, including the applicable program guidelines and eligibility criteria;

ii) establishing the Additional Residential Unit Construction Grant for New Home Construction financial incentive program, including the applicable program guidelines, template agreements, and eligibility criteria;

iii) authorizing the Deputy City Manager, Housing and Community Growth, or their written designate, to approve, enter into, execute, and amend the agreements required to administer the above noted financial incentive programs, provided the terms conform with the applicable Community Improvement Plan financial incentive program guidelines; and

Yeas: (9): H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Lehman, P. Van Meerbergen, D. Ferreira, S. Hillier, and J. Morgan

Nays: (4): S. Trosow, C. Rahman, S. Franke, and E. Pelozza

Absent: (2): S. Lewis, and A. Hopkins

**Motion Passed (9 to 4)**

Moved by: S. Franke

Seconded by: S. Lehman

That part b) BE APPROVED and reads as follows:

b) the Civic Administration BE DIRECTED to report back with opportunities to fund the Pre-construction Housing Grant financial incentive program, upon confirmation that the City will receive the fourth and final advance of the Housing Accelerator Fund.

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

Absent: (2): S. Lewis, and A. Hopkins

**Motion Passed (13 to 0)**

**3. Scheduled Items**

None.

**4. Items for Direction**

- 4.1 Delegation Request for May 28, 2026 from London Hydro Inc. regarding the Revival of London Holdings Inc. ("NewCo")

Moved by: P. Cuddy

Seconded by: H. McAlister

That the following actions be taken with respect to the Revival of London Holdings Inc. ("NewCo"):

a) the communication dated April 7, 2026 from Y. Semsedini, Chief Executive Officer, London Hydro Inc. BE RECEIVED;

b) the delegation request from London Hydro with respect to the revival of London Hydro Holdings Inc. ("NewCo") BE APPROVED for the May 28, 2026 meeting of the Strategic Priorities and Policy Committee following the AGM for London Hydro Inc.; and

c) Council Members BE REQUESTED to submit their name for consideration for appointment to London Hydro Holdings Inc. ("NewCo") to the City Clerk's Office no later than 9:00 a.m. on Friday, May 15, 2026.

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

Absent: (2): S. Lewis, and A. Hopkins

**Motion Passed (13 to 0)**

- 4.2 London Transit Rapid Transit Operational Readiness Review

Moved by: P. Cuddy

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 review completed on the London Transit Rapid Transit Operational Readiness:

a) the summary of findings and recommendations by Stantec Consulting on the London Transit Commission Rapid Transit Operational Readiness Review BE RECEIVED; and

b) the London Transit Commission BE DIRECTED to review the following opportunities and report back to Council on implementation, including timing, operational considerations, and resource implications no later than Q4, 2026:

i) with respect to Fare Collection and Boarding Practices, develop an expanded fare retail network and an implementation plan for all-door boarding for the Rapid Transit network;

ii) with respect to Rapid Transit Vehicles, undertake discussions with New Flyer Industries Canada ULC regarding potential vehicle specification enhancements to support Rapid Transit operations, including feasibility, costs, and implementation timelines;

iii) with respect to Rapid Transit Identity and Customer Comprehension, develop a Rapid Transit brand and identity, and associated communications and public awareness programs, to support the launch of the Rapid Transit system; and

iv) with respect to Rapid Transit Stations, review and implement remaining station enhancements to support safe, accessible, and efficient Rapid Transit operations.

**ADDITIONAL VOTES:**

Moved by: P. Cuddy

Seconded by: S. Franke

That part a) BE APPROVED and reads as follows:

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the review completed on the London Transit Rapid Transit Operational Readiness:

a) the summary of findings and recommendations by Stantec Consulting on the London Transit Commission Rapid Transit Operational Readiness Review BE RECEIVED; and

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

Absent: (2): S. Lewis, and A. Hopkins

**Motion Passed (13 to 0)**

Moved by: P. Cuddy

Seconded by: S. Franke

That part b) BE APPROVED and reads as follows:

b) the London Transit Commission BE DIRECTED to review the following opportunities and report back to Council on implementation, including timing, operational considerations, and resource implications no later than Q4, 2026:

i) with respect to Fare Collection and Boarding Practices, develop an expanded fare retail network and an implementation plan for all-door boarding for the Rapid Transit network;

ii) with respect to Rapid Transit Vehicles, undertake discussions with New Flyer Industries Canada ULC regarding potential vehicle specification enhancements to support Rapid Transit operations, including feasibility, costs, and implementation timelines;

iii) with respect to Rapid Transit Identity and Customer Comprehension, develop a Rapid Transit brand and identity, and associated communications and public awareness programs, to support the launch of the Rapid Transit system; and

iv) with respect to Rapid Transit Stations, review and implement remaining station enhancements to support safe, accessible, and efficient Rapid Transit operations.

Yeas: (11): H. McAlister, P. Cuddy, J. Pribil, S. Trosow, C. Rahman, S. Lehman, S. Franke, E. Pelozza, D. Ferreira, S. Hillier, and J. Morgan

Nays: (2): S. Stevenson, and P. Van Meerbergen

Absent: (2): S. Lewis, and A. Hopkins

**Motion Passed (11 to 2)**

#### 4.3 London Transit Route Planning and Management Review

Moved by: P. Cuddy

Seconded by: S. Trosow

That, on the recommendation of the Deputy City Manager, Environment and Infrastructure, the following actions be taken with respect to the London Transit Route Planning and Management Review:

a) the summary of findings and recommendations by Stantec Consulting on the London Transit Commission Route Planning and Management Review BE RECEIVED;

b) the London Transit Commission BE DIRECTED to review the following opportunities and report back to Council on implementation, including timing, operational considerations, and resource implications no later than Q4, 2026:

i) with respect to Transit Planning and Operations, explore further route modifications and service frequency increases on rapid transit feeder routes to fully leverage rapid transit operations;

ii) with respect to Transit Structure and Hierarchy, review opportunities for interim service enhancements on the North and West rapid transit corridors and develop an implementation plan for a tiered-style transit map;

iii) with respect to System Monitoring and Key Performance Indicators, expand performance and planning indicators and objectives, and develop transit infrastructure bus stop guidelines;

iv) with respect to Transit Progression Strategy and New Service, implement alternative service delivery models and establish clear thresholds for expanded or new transit service; and

v) with respect to Mobility Integration, partner with regional providers and coordinate rapid and local transit networks;

c) the Administrations at the Corporation and the London Transit Commission BE DIRECTED to collectively create a more structured collaboration process to better integrate and achieve alignment on planning, operations and administrative initiatives.

Yeas: (12): H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, D. Ferreira, S. Hillier, and J. Morgan

Absent: (3): S. Lewis, A. Hopkins, and E. Pelozza

**Motion Passed (12 to 0)**

#### 4.4 Review of Subsidized Transit Programs in London

Moved by: S. Franke

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 Review of Subsidized Transit Programs in London:

a) the staff report titled Review of Subsidized Transit Programs in London BE RECEIVED for information; and

b) the Civic Administration BE DIRECTED to report back to the Strategic Priorities and Policy Committee, prior to the next Multi-Year Budget, with program options to consider, including costing, based on the findings in the Subsidized Transit Program Review (appended to the staff report as Appendix "A") including:

- i) maintaining the current subsidized transit programs;
- ii) implementing limited program modifications to enhance access; and
- iii) implementing a universal income-based program.

Yeas: (12): H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, D. Ferreira, S. Hillier, and J. Morgan

Absent: (3): S. Lewis, A. Hopkins, and E. Pelosa

**Motion Passed (12 to 0)**

4.5 Councillor S. Franke – Advocacy Request – Province to Address Local Impact of Carepoint Closure

Moved by: S. Franke

Seconded by: H. McAlister

That, Mayor J. Morgan and Councillor A. Hopkins BE REQUESTED to continue to advocate to the Province of Ontario, through the Association of Municipalities of Ontario (AMO), for increased and sustained resources to enable the City of London to expand local shelter and highly supportive housing capacity, establish additional HART Hubs, and significantly enhance access to detoxification and rehabilitation services in London;

it being noted that the Strategic Priorities and Policy Committee received a communication dated April 21, 2026 from Councillor S. Franke, a communication dated April 20, 2026 from A. K. Michaud, Chair and H. Kupinsky, Associate Chair, Government Affairs & Advocacy Committee, Schulich School of Medicine & Dentistry and a communication dated April 17, 2026 from Councillor A. Hopkins, with respect to this matter.

**ADDITIONAL VOTES:**

Moved by: S. Trosow

Seconded by: S. Franke

That the motion BE AMENDED by adding the words "continue to":

That, Mayor J. Morgan and Councillor A. Hopkins BE REQUESTED to **continue to** advocate to the Province of Ontario, through the Association of Municipalities of Ontario (AMO), for increased and sustained resources to enable the City of London to expand local shelter and highly supportive housing capacity, establish additional HART Hubs, and significantly enhance access to detoxification and rehabilitation services in London;

Yeas: (12): H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, D. Ferreira, S. Hillier, and J. Morgan

Absent: (3): S. Lewis, A. Hopkins, and E. Pelosa

**Motion Passed (12 to 0)**

Moved by: S. Trosow  
Seconded by: S. Franke

That the motion, as amended, BE APPROVED.

Yeas: (12): H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, D. Ferreira, S. Hillier, and J. Morgan

Absent: (3): S. Lewis, A. Hopkins, and E. Pelosa

**Motion Passed (12 to 0)**

4.6 Councillor D. Ferreira - Advocacy Request - For-Profit Addiction Treatment in Ontario

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

That the following actions be taken with respect to the communication from Councillor D. Ferreira regarding systemic concerns with for-profit addiction treatment in Ontario:

- a) the Mayor and the Civic Administration BE REQUESTED to write a letter to the Ontario Ministry of Health, the College of Physicians and Surgeons of Ontario, and the Ontario College of Pharmacists; and
- b) the Mayor BE REQUESTED to formally advocate to the Province of Ontario, including through appropriate municipal and intergovernmental channels, for the following:
  - i) that the Province and relevant regulatory bodies undertake an immediate review of high-volume, for-profit addiction treatment and dispensing models operating in Ontario;
  - ii) that the Province strengthen oversight, establish clear standards for integrated care, including aftercare, clinical oversight, coordination with broader health and social supports, and access to medically supervised detoxification services, and reform current policy frameworks governing prescribing and dispensing practices;
  - iii) that the Province transition away from private, for-profit drug dispensing models toward a publicly funded and publicly operated model fully integrated within the healthcare system, with a focus on long-term recovery, stability, and patient outcomes; and
  - iv) that, as part of this transition, these high-volume, for-profit drug dispensing models operating in London and across Ontario be phased out and replaced with a publicly funded, fully integrated healthcare model that delivers comprehensive addiction treatment without gaps in care;

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

- a communication from Councillor D. Ferreira;
- a communication from D. Callaghan;
- a communication from V. Smith, Interim Executive Director, Downtown London;
- a communication from D. Weir, Co-Founder/CEO, Forest City Healing Centre;
- a communication from MA Hodge;
- a communication from P. Skidmore-Skuce;
- a communication from H. Elmslie;
- a communication from J. Langford;

- a communication from B. Gallo;
- a communication from M. Fitzgerald;
- a communication from MB Blokker;
- a communication from R. Patrick;
- a communication from M. Judson;
- a communication from T. Dunlop;
- a communication from P. McIntyre, Director, The Board of Directors of 600 Talbot Street;
- a communication from T. Davies;
- a communication from K. Kelly;
- a communication from H. Chapman;
- a communication from A. Ortiz;
- a communication from J. Bancroft-Snell;
- a communication from D. Robinson, Professor, Associate Dean, Undergraduate, Faculty of Information and Media Studies, Western University;
- a communication from Becca A;
- a communication from AM Valastro;
- a communication from S. Curtis-Norcross;
- a communication from J. Jacobson;
- a communication from P. Bergmanis, Co-Chair, London Health Coalition;
- a communication from L. Maniago;
- a communication from J. Elliot;
- a communication from B. Henry;
- a communication from P. Seale; and
- a communication from B. Samuels;

it being further noted that the Strategic Priorities and Policy Committee heard a verbal delegation from Peter Bergmanis, Co-Chair, London Health Coalition with respect to this matter.

Yeas: (12): H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, D. Ferreira, S. Hillier, and J. Morgan

Absent: (3): S. Lewis, A. Hopkins, and E. Pelosa

**Motion Passed (12 to 0)**

**ADDITIONAL VOTES:**

Moved by: P. Cuddy

Seconded by: D. Ferreira

That the request for delegation status from Peter Bergmanis, Co-Chair, London Health Coalition BE APPROVED to be heard at this time.

Yeas: (12): H. McAlister, P. Cuddy, S. Stevenson, J. Pribil, S. Trosow, C. Rahman, S. Lehman, P. Van Meerbergen, S. Franke, D. Ferreira, S. Hillier, and J. Morgan

Absent: (3): S. Lewis, A. Hopkins, and E. Pelosa

**Motion Passed (12 to 0)**

**5. Deferred Matters/Additional Business**

None.

**6. Confidential**

None.

**7. Adjournment**

Moved by: H. McAlister

Seconded by: P. Van Meerbergen

That the meeting BE ADJOURNED.

**Motion Passed**

The meeting adjourned at 4:39 PM.