General Committee Minutes

Council Chambers, City Hall

June 2, 2025

Present: Councillor Baldwin
Councillor Beamer, Chair
Councillor Bierk
Councillor Crowley
Councillor Duguay
Councillor Haacke
Councillor Lachica
Mayor Leal
Councillor Parnell
Councillor Riel
Councillor Vassiliadis

Staff: Colton Ambrosio, Support Specialist, Clerk and Council
Gillian Barnes, Director, Facilities and Property Management
Amelie Besnard, Manager, Housing Services Capital Projects
Jocelyn Blazey, Manager, Homelessness Program
Ian Boland, Manager, Water Resource Systems
Natalie Garnett, Deputy City Clerk
Greg Giles, Director, Engineering and Capital Works (Acting)
Darryl Julott, Director, Economic Development
Chris Kawalec, Manager, Community Development Program
John Kennedy, City Clerk
Sheldon Laidman, Commissioner, Community Services
Rob McAulay, Director, Recreation Services
Blair Nelson, Commissioner, Infrastructure, Planning & Growth Management
David Potts, Commissioner, Legislative Services, City Solicitor
Jasbir Raina, Chief Administrative Officer
Ilmar Simanovskis, Commissioner, Municipal Operations
Brendan Wedley, Director, Strategic Communications & Service Peterborough

Closed Session

Moved by Councillor Parnell

That Committee enters closed session to discuss one item under Section 239(2) (c) A proposed or pending acquisition or disposition of land by the municipality or local board.

Carried

Open Session

The meeting was called to order at 6:00 p.m.

Adoption of Minutes

Moved by Councillor Duguay

That the General Committee meeting minutes of April 22 and 28, 2025 be approved.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Disclosure of Pecuniary Interest

Mayor Leal declared a conflict with Report LSCLK25-010, Integrity Commissioner Joint Inquiry Report, as the report addresses complaints made regarding him.

Councillor Bierk declared a conflict with Report IPGPL25-027, Designation of 129-135, 137 Huner Street West, 381-395 Water Street, as he is a tenant of this building.

Report of Closed Session

Moved by Councillor Haacke

That Council approve the recommendation outlined in Report LSRS25-007, dated June 2, 2025, of the Commissioner of Legislative Services as follows:

That, respecting 2350 Woodglade Boulevard, staff be authorized to proceed as outlined in Closed Session Report LSRS25-007 dated June 2, 2025, of the Commissioner, Legislative Services.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Consent Items

Moved by Councillor Parnell

That Report IPGPL25-025, Budget Increase Request and Contract Amendment for the Woodland Drive and Water Street Intersection Improvements, be approved on Consent.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Budget Increase Request and Contract Amendment for the Woodland Drive and Water Street Intersection Improvements, Report IPGPL25-025

That Council approve the recommendations outlined in Report IPGPL25-025, dated June 2, 2025, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

a) That the budget for the Water Street North Urbanization - Nassau Mills Road to Woodland Drive, (Questica Project # 17-010) be increased by $417,000, to $4,617,000 funded through Development Charges - Roads and Related supported debentures;

b) That the approved Capital Budget for Water Street North Urbanization – Nassau Mills Road to Woodland Drive be amended to replace $220,000 of Subdivider Contribution revenue with Development Charges - Roads and Related supported debentures;

c) That a Debenture By-law be passed authorizing the issuance of $637,000 of Development Charges – Roads and Related supported debentures for the Water Street North Urbanization project;

d) That the Project Management Agreement between the City and Greenleaf Group Inc. 57 Bamboo Grove, Toronto, Ontario M3B 2C9, be increased to $4,375,100 plus HST of $568,763.00 for a total cost of $4,943,863.00 to be paid to Greenleaf Group Inc.; and

e) That Council approve a single source procurement for the payment of warranty holdback release to 614128 Ontario Ltd. O/A Trisan Construction 5878 Hwy 9, Unit 01, Box 502, Schomberg, Ontario L0G 1T0 to an upset limit of $101,509.90 plus HST of $13,196.29 for a total cost of $114,706.19.

Presentations

Sanitary Master Plan, IPGACP25-012

Moved by Councillor Duguay

That Council approve the recommendations outlined in Report IPGACP25-012, dated June 2, 2025, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

a) That the presentation by GEI Consultants on the Sanitary Master Plan be received;

b) That the recommended Sanitary Master Plan Final Report and associated infrastructure projects summarized in Appendix A, be approved in principle;

c) That the Sanitary Master Plan Final Report attached as Appendix C through to Appendix G, be published for a 30-day public review in accordance with the Municipal Class Environmental Assessment Modified Approach #2 process;

d) That staff be directed to implement the procedures related to capacity allocation and local service upgrades identified in this report;

e) That staff be directed to consider the full lifecycle cost implications of wastewater infrastructure when planning for growth and capital investment, with a specific focus on maximizing return on investment and minimizing future capital upgrade needs in alignment with O.Reg. 588/17 – Asset Management Planning for Municipal Infrastructure.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Queen Alexandra Community Centre Feasibility Study, Report CSD25-005

Moved by Councillor Haacke

That Council approve the recommendations outlined in Report CSD25-005, dated June 02, 2025, of the Commissioner of Community Services as follows:

a) That the Functional Analysis and Feasibility Study report for the Queen Alexandra Community Centre building located at 180 Barnardo Avenue, Peterborough prepared by +VG Architects, attached as Appendix A be received for information;

b) That a presentation of the Functional Analysis and Feasibility Study by +VG Architects be received for information;

c) That staff be directed to enter negotiations with Activity Haven Senior Centre (Peterborough), and other organizations located in the QACC, to revise occupancy and custodial agreements to be in line with other City facilities for operational and capital needs, and that the Commissioner of Community Services be authorized to execute agreements for the occupancy and maintenance of the QACC on terms acceptable to the said Commissioner and in forms acceptable to the City Solicitor;

d) That funds be included in the 2026 Budget and future annual budget requests to maintain the building integrity in its current form while conforming to all heritage preservation conditions and addressing state of good repair requirements over the course of the next 1-5 years as identified in Option 1 in this report.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Committee Reports

Integrity Commissioner Joint Inquiry Report, Report LSCLK25-010

Due to his previously declared conflict, Mayor Leal left the meeting at 7:45 p.m. Mayor Leal returned to the meeting at 8:38 p.m.

Councillor Haacke requested that the items be separated for vote.

Moved by Councillor Baldwin,

That the recommendation be amended as follows:

1. That there be no penalty imposed in response to Joint Inquiry Report 2025 ONMIC 4 dated May 26, 2025.

For (7): Councillor Baldwin, Councillor Beamer, Chair, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Parnell, and Councillor Vassiliadis

Against (3): Councillor Bierk, Councillor Lachica, and Councillor Riel

Conflict (1): Mayor Leal

Carried (7 to 3)

Moved by Councillor Lachica

That the Chair be challenged in regard to ruling item 2 in order.

For (6): Councillor Baldwin, Councillor Beamer, Chair, Councillor Crowley, Councillor Duguay, Councillor Parnell, and Councillor Vassiliadis

Against (4): Councillor Bierk, Councillor Haacke, Councillor Lachica, and Councillor Riel

Conflict (1): Mayor Leal

Carried (6 to 4)

Moved by Councillor Baldwin

2. That the remedial measures referenced in the Report be referred to staff for consideration in relation to potential amendments to the Council Code of Conduct and the Procedure By-law.

For (6): Councillor Baldwin, Councillor Beamer, Chair, Councillor Crowley, Councillor Duguay, Councillor Parnell, and Councillor Vassiliadis

Against (4): Councillor Bierk, Councillor Haacke, Councillor Lachica, and Councillor Riel

Conflict (1): Mayor Leal

Carried (6 to 4)

Moved by Councillor Baldwin

That Council approve the recommendation outlined in Report LSCLK25-010 dated June 2, 2025, as amended, on behalf of the Integrity Commissioner, as follows:

That the Joint Inquiry Report of the City of Peterborough Integrity Commissioner, dated May 26, 2025, be received for information.

WHEREAS the City's Integrity Commissioner has delivered Joint Inquiry Report 2025 ONMIC 4 dated May 26, 2025 respecting complaints alleging contraventions by Mayor Leal of the Council Code of Conduct;

AND WHEREAS the Integrity Commissioner has concluded that Mayor Leal did not contravene the Code of Conduct in one circumstance and that he did in two other circumstances;

AND WHEREAS the Integrity Commissioner does not recommend a penalty and notes that a decision on penalty belongs to Council;

NOW THEREFORE BE IT RESOLVED

1. **That there be no penalty imposed in response to Joint Inquiry Report 2025 ONMIC 4 dated May 26, 2025.**
2. **That the remedial measures referenced in the Report be referred to staff for consideration in relation to potential amendments to the Council Code of Conduct and the Procedure By-law.**

For (7): Councillor Baldwin, Councillor Beamer, Chair, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Parnell, and Councillor Vassiliadis

Against (3): Councillor Bierk, Councillor Lachica, and Councillor Riel

Conflict (1): Mayor Leal

Carried (7 to 3)

Committee recessed at 8:33 p.m. Council reconvened at 8:38 p.m.

Social Services Reserves for Modular Wind-Down, Report CSSS25-006

Moved by Councillor Bierk

That Council approve the recommendations outlined in Report CSSS25-006, dated June 2, 2025 of the Commissioner of Community Services as follows:

a) That the Social Services reserve fund maintain a balance at a minimum of 50% of the annual operating costs of the Modular Bridge Housing Community program, and that the Commissioner of Community Services be authorized to utilize these funds, if necessary, to support an orderly 6-month winddown of the program in the event that provincial funding is not maintained; and

b) That staff be authorized to apply for such grants that would enhance the goals of the Modular Community Program; and

c) That the Commissioner of Community Services be authorized to do such things and to execute such documents as necessary in consultation with the Treasurer and in forms acceptable to the City Solicitor to implement the components of this report.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Parks Levy Funds Transfer, Report CSRS25-006

Moved by Councillor Lachica

That Council approve the recommendations outlined in Report CSRS25-006, dated June 2, 2025, of the Commissioner of Community Services as follows:

That $770,000 from the Parks Levy be transferred to the Recreation and Parks Capital Budget for the purchase of new equipment, including:

i. The purchase of a new garbage truck to respond to the increased demand in parks, trails, and open spaces;

ii. The rental of a garbage truck while the purchase order of a new truck is in process; and

iii. The purchase of park maintenance equipment, to provide more efficient services within parks, trails, and open spaces.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Designation of 1310 Albertus Avenue (Moira Hall), Report IPGPL25-026

Moved by Councillor Haacke

That Council approve the recommendations outlined in Report IPGPL25-026, dated June 2, 2025, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

a) That the recommendation of the Peterborough Architectural Conservation Advisory Committee (PACAC) that Council designate the property at 1310 Albertus Avenue as a heritage property under Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c.O.18 being of "cultural heritage value or interest" be received; and,

b) That Council take the following actions should it concur with the recommendation of the PACAC to designate the property at 1310 Albertus Avenue as a heritage property under Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c.O.18 being of cultural heritage value or interest:

i. Serve Notice of Intention to Designate 1310 Albertus Avenue and provide public notice of that intention in a newspaper having general circulation in the municipality as per the Ontario Heritage Act R.S.O. 1990, c.O.18, s.31 (3);

ii. Serve the owner of the property to be designated and the Ontario Heritage Trust with a Notice of Intention to Designate as per the Ontario Heritage Act R.S.O. 1990, c.O.18, s.21 (3)

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Against (1): Councillor Haacke

Carried (10 to 1)

Designation of 129-135, 137 Hunter Street West, 381-395 Water Street (The Commerce Building), Report IPGPL25-027

Due to his previously declared interest, Councillor Bierk did not discuss or vote on this item.

Moved by Councillor Lachica

That Council approve the recommendations outlined in Report IPGL25-027, dated June 2, 2025, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

a) That the recommendation of the Peterborough Architectural Conservation Advisory Committee (PACAC) that Council designate the properties at 129-135 Hunter Street West, 381-395 Water Street and 137 Hunter Street West as heritage properties under Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c.O.18 being of "cultural heritage value or interest" be received; and,

b) That Council take the following actions should it concur with the recommendation of the PACAC to designate the property at 129-135 Hunter Street West, 381-395 Water Street as a heritage property under Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c.O.18 being of cultural heritage value or interest:

i. Serve Notice of Intention to Designate 129-135 Hunter Street West, 381-395 Water Street and provide public notice of that intention in a newspaper having general circulation in the municipality as per the Ontario Heritage Act R.S.O. 1990, c.O.18, s.31 (3);

ii. Serve the owner of the property to be designated and the Ontario Heritage Trust with a Notice of Intention to Designate as per the Ontario Heritage Act R.S.O. 1990, c.O.18, s.21 (3)

c) That Council take the following actions should it concur with the recommendation of the PACAC to designate the property at 137 Hunter Street West as a heritage property under Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c.O.18 being of cultural heritage value or interest:

i. Serve Notice of Intention to Designate 137 Hunter Street West and provide public notice of that intention in a newspaper having general circulation in the municipality as per the Ontario Heritage Act R.S.O. 1990, c.O.18, s.31 (3);

ii. Serve the owner of the property to be designated and the Ontario Heritage Trust with a Notice of Intention to Designate as per the Ontario Heritage Act R.S.O. 1990, c.O.18, s.21 (3).

For (3): Councillor Crowley, Councillor Lachica, and Councillor Riel

Against (7): Councillor Baldwin, Councillor Beamer, Chair, Councillor Duguay, Councillor Haacke, Mayor Leal, Councillor Parnell, and Councillor Vassiliadis

Conflict (1): Councillor Bierk

Lost (3 to 7)

Designation of 640 Walkerfield Avenue (The Hamilton House), Report IPGPL25-028

Moved by Councillor Haacke

That Council approve the recommendations outlined in Report IPGPL25-028, dated June, 2, 2025, of the Commissioner, Infrastructure, Planning and Growth Management as follows:

a) That the recommendation of the Peterborough Architectural Conservation Advisory Committee (PACAC) that Council designate the property at 640 Walkerfield Avenue as a heritage property under Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c.O.18 being of “cultural heritage value or interest” be received; and,

b) That Council take the following actions should it concur with the recommendation of the PACAC to designate the property at 640 Walkerfield Avenue as a heritage property under Part IV, Section 29 of the Ontario Heritage Act R.S.O. 1990, c.O.18 being of cultural heritage value or interest:

i. Serve Notice of Intention to Designate 640 Walkerfield Avenue and provide public notice of that intention in a newspaper having general circulation in the municipality as per the Ontario Heritage Act R.S.O. 1990, c.O.18, s.31 (3);

ii. Serve the owner of the property to be designated and the Ontario Heritage Trust with a Notice of Intention to Designate as per the Ontario Heritage Act R.S.O. 1990, c.O.18, s.21 (3).

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

Other Business

780 Argyle Street

Councillor Duguay declared a conflict with this item as a family member is involved with this project. Councillor Duguay did not discuss or vote on this item.

Moved by Mayor Leal

That staff be directed to explore options, including grants and financing, for the municipality to support The Mount Community Centre's acquisition of the property at 780 Argyle Street for the provision of affordable housing, and report back to Council at the General Committee meeting on August 5, 2025.

For (10): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Conflict (1): Councillor
Duguay

Carried (10 to 0) (2/3)

Change of Time for General Committee Meeting of June 23, 2025

Moved by Councillor Crowley

Whereas the June 23, 2025 General Committee agenda is anticipated to be lengthy,

Be it resolved that the open session meeting of General Committee start at 3:00 p.m. on June 23, 2025.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0) (2/3)

Cost of Enforcement Activities

Moved by Councillor Bierk

That staff report back to Council within the next 90 days with a comprehensive breakdown of all costs associated with the enforcement strategy to clear the city's parks and spaces of encampments the week of May 27, including but not limited to staff time, temporary shelter at the Morrow Building, Public works, By-law Enforcement, and any other related expenses.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0) (2/3)

Adjournment

Moved by Councillor Crowley

That this meeting be adjourned at 9:37 p.m.

For (11): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Carried (11 to 0)

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John Kennedy

City Clerk

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Councillor Beamer

Chair