General Committee Minutes

Council Chambers, City Hall

January 27, 2025

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

Regrets: Councillor Haacke

Staff: Brad Appleby, Director, Planning, Development and Urban Design
Richard Freymond, Commissioner, Finance and Corporate Support Services
Natalie Garnett, Deputy City Clerk
Christie Gilbertson, Policy and Research Planner
John Kennedy, City Clerk
Caroline Kimball, Manager, Policy Planning
Sheldon Laidman, Commissioner, Community Services
Sarah McDougall Perrin, Advisor, Government Relations
Blair Nelson, Commissioner, Infrastructure, Planning & Growth Management
Milan Nguyen, Planner, Policy and Research
Megan Peck, Policy and Research Planner
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 enter Closed Session to discuss one item under Section 239(2)(c) A proposed or pending acquisition or disposition of land by the municipality.

Carried

Open Session

Call to Order

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

Adoption of Minutes:

Moved by Councillor Crowley

That the General Committee meeting minutes from January 6, 2025 be approved.

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

Carried (10 to 0)

Disclosure of Pecuniary Interest

Councillor Duguay declared a conflict on Municipal Incentive Program Approval for 367 Rogers Street, Report IPGPL25-006 as the property owner is a former client.

Report of Closed Session

Sale of Property, Report LSRS25-001

Moved by Councillor Vassiliadis

That Council approve the recommendation outlined in Report LSRS25-001, dated January 27, 2025, of the Commissioner, Legislative Services as follows:

That staff be directed to proceed as outlined in Closed Session Report LSRS25-001 dated January 27, 2025, of the Commissioner, Legislative Services.

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

Carried (10 to 0)

Consent Items

Moved by Councillor Parnell

That Report FCSFS25-004 – 2025 Borrowing By-law and Report CSSS25-003 – 2024-2025 OPHI Funding Allocation for Affordable Housing Initiatives be approved on Consent.

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

Carried (10 to 0)

2025 Borrowing By-law, Report FCSFS25-004

That Council approve the recommendation outlined in Report FCSFS25-004, dated January 27, 2025 of the Commissioner, Finance and Corporate Support Services as follows:

That a by-law be enacted to establish a $15,000,000 borrowing limit for the 2025 year to finance current expenditures in the form attached as Appendix A.

2024-2025 OPHI Funding Allocation for Affordable Housing Initiatives, Report CSSS25-003

That Council approve the recommendations outlined in Report CSSS25-003, dated January 27, 2025 of the Commissioner of Community Services as follows:

a) That Council, acting as Service Manager under Housing Services Act, S.O. 2011, c. 6, Sched. 1, approve the allocation and administration of Ontario Priorities Housing Initiative (OPHI) 2024/25 funding to support the restoration of six transitional housing units at 754 Water Street (Abbott House) and up to nine rent-geared-to-income (RGI) units at 37 George Street in Havelock, Ontario (Peterborough Housing Corporation); and

b) That the Commissioner of Community Services be authorized to enter into agreements for OPHI funding with applicants and other associated agreements, on terms satisfactory to the Commissioner of Community Services and in forms acceptable to the City Solicitor.

Municipal Incentive Program Approval for 367 Rogers Street, Report IPGPL25-006

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

Moved by Councillor Parnell

That Council approve the recommendations outlined in Report IPGPL25-006 dated January 27, 2025, of the Commissioner of Infrastructure, Planning and Growth Management, as follows:

a) That a Municipal Incentive Program Grant application from Areast II, Inc. be approved for 367 Rogers Street for a total amount of $109,098.00; and,

b) That the Mayor and the City Clerk be authorized to execute the necessary Municipal Incentive Agreements between the City and Areast II, Inc. in terms acceptable to the Commissioner of Infrastructure, Planning and Growth Management and in forms acceptable to the City Solicitor.

For (9): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Conflict (1): Councillor Duguay

Carried (9 to 0)

Public Meetings under the Planning Act

Official Plan Amendment No. 4 – Housekeeping Updates, Report lPGPL25-001

Councillor Parnell assumed the Chair.

Moved by Councillor Duguay

That Official Plan Schedule 'E", Trails and Bikeways Network Plan, identified in Report lPGPL25-001 as Schedule B, and paragraph 20 of the by-law, be deferred to staff for review of trail and network planning.

For (7): Councillor Beamer, Chair, Councillor Crowley, Councillor Duguay, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

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

Carried (7 to 3)

Moved by Councillor Duguay

That Council approve the recommendation outlined in Report lPGPL25-001, dated January 27, 2025, as amended, as follows:

That the City's Official Plan be amended in accordance with the draft Official Plan Amendment No. 4 attached as Appendix A to Report lPGPL25-001.

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

Carried (10 to 0)

Zoning By-law Amendment - Section 4, Parking, Loading and Driveways, Report lPGPL25-002

Recessed at 7:44 p.m. Meeting resumed at 7:51 p.m.

Moved by Councillor Lachica

d) That EV charging station requirements be added for project approval.

For (5): Councillor Bierk, Councillor Crowley, Councillor Lachica, Mayor Leal, and Councillor Riel

Against (5): Councillor Baldwin, Councillor Beamer, Chair, Councillor Duguay, Councillor Parnell, and Councillor Vassiliadis

Lost (5 to 5)

Moved by Councillor Duguay

c) That Schedule E, Parking Area Map of By-law 1997-123 be replaced with Schedule E, Parking Area Map attached hereto as Appendix B of Report IPGPL25-002, amended to change the three areas, as identified in the Staff Presentation, from Area 5 to Area 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

Carried (10 to 0)

Moved by Councillor Lachica

a) That the Comprehensive Zoning By-law (By-law 1997-123) be amended to implement the Residential Parking Standards Review, as endorsed by Council;

b) That Section 4, Parking, Loading and Driveways of By-law 1997-123 be amended in accordance with Exhibit A of Report IPGPL25-002; and

c) That Schedule E, Parking Area Map of By-law 1997-123 be replaced with Schedule E, Parking Area Map attached hereto as Appendix B of Report IPGPL25-002, amended to change the three areas, as identified in the Staff Presentation, from Area 5 to Area 3.

For (8): Councillor Baldwin, Councillor Beamer, Chair, Councillor Crowley, Councillor Duguay, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Vassiliadis

Against (2): Councillor Bierk, and Councillor Riel

Carried (8 to 2)

Central Area Community Improvement Plan Amendment, Report IPGPL25-003

Delegation

Holly Kuin, 798 Armour Road, spoke in opposition to the report.

Moved by Councillor Duguay

a) That the Central Area Community Improvement Plan Project Area be amended to align with the current extent of the Central Area as delineated on Schedule C "Central Area Plan" of the City's Official Plan;

b) That By-law 11-117 be repealed and that the by-law attached hereto as Exhibit A that establishes the Central Area Community Improvement Plan Project Area to coincide with the limit of the Central Area on Schedule C of the Official Plan be approved;

For (9): Councillor Baldwin, Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Duguay, Councillor Lachica, Mayor Leal, Councillor Parnell, and Councillor Vassiliadis

Against (1): Councillor Riel

Carried (9 to 1)

Moved by Councillor Duguay

c) That Schedule A of By-law 21-067, the Central Area Community Improvement Plan, be amended by adding Section 4.2.7 and Appendix G, together being the Strategic Land Acquisition and Conveyance program, in accordance with the By-law attached as Exhibit B to Report IPGPL25-003;

d) That Council authorize the Commissioner of Infrastructure, Planning and Growth Management to administer and recommend applications for the Strategic Land Acquisition and Conveyance Program to Council, where the Commissioner determines the application to comply with the said program;

e) That the Mayor, City Clerk or Commissioner, Infrastructure, Planning and Growth Management, or any one or more of them be authorized to execute documents to give effect to a Council approval under the Strategic Land Acquisition and Conveyance Program on terms acceptable to the said Commissioner and in forms acceptable to the City Solicitor.

For (3): Councillor Baldwin, Councillor Duguay, and Councillor Parnell

Against (7): Councillor Beamer, Chair, Councillor Bierk, Councillor Crowley, Councillor Lachica, Mayor Leal, Councillor Riel, and Councillor Vassiliadis

Lost (3 to 7)

Councillor Beamer resumed the Chair at 9:22 p.m.

Committee Reports

Request for Reinstatement of Draft Plans of Subdivision 15T-10504 and 15T-05503, 4571 Guthrie Drive, 2006 and 2011 McNamara Road, Report IPGPL25-005

Moved by Councillor Duguay

j) That staff be directed to initiate conversation with the Township of Otonabee-South Monaghan to explore the feasibility of an employment venture in the

Township utilizing City services in keeping with Township Official Plan policies, including the possibility of financial partnerships and collaborations.

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

Carried (10 to 0)

Moved by Councillor Bierk

That staff be directed to negotiate alternative funding arrangements with the Coldsprings development community for the completion of a City-led Coldsprings Secondary Plan;

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

Carried (10 to 0)

Moved by Councillor Duguay

That Council approve the recommendations, as amended, as follows:

a) That the request from AON Inc. dated March 14, 2023, attached as Appendix D to report IPGPL24-010 for Council to exercise its authority under subsection 51(33.1) of the Planning Act with respect to lapsed Plans of Subdivision 15T-05503 and 15T-10504 be approved;

b) That if Final Approval is not granted to Plans of Subdivision 15T-05503 and 15T-10504 pursuant to subsection 51(58) of the Planning Act prior to February 3, 2035, Draft Plan of Subdivision Approval shall lapse;

c) That the Conditions of Draft Plan Approval for Draft Plan of Subdivision 15T-05503 as set out in the Notice of the Director of Planning and Development Services dated February 23, 2017, and attached to Report IPGPL24-010 as Appendix G be amended as follows:

i. That Condition No. 2 be deleted in its entirety and replaced as follows:

"2. That if a secondary land use plan comes into effect for the subject lands prior to Final Approval, the City may amend the draft plan of subdivision, conditions of approval and Zoning By-law, as deemed necessary by Council, to implement the approved secondary land use plan to Council's satisfaction."

d) That the Conditions of Draft Plan Approval for Draft Plan of Subdivision 15T-10504 as set out in the Notice of the Director of Planning and Development Services dated February 23, 2017, and attached to Report IPGPL24-010 as Appendix H be amended as follows:

i. That Condition No. 2 be deleted in its entirety and replaced as follows:

"2. That if a secondary land use plan comes into effect for the subject lands prior to Final Approval, the City may amend the draft plan of subdivision, conditions of approval and Zoning By-law, as deemed necessary by Council, to implement the approved secondary land use plan to Council's satisfaction of Council."

e) That Council deems the amendments made to the conditions of approval for Plans of Subdivision 15T-05503 and 15T-10504 to be minor in nature and declare that no further formal written notice of the amendments will be provided pursuant to subsection 51(47) of the Planning Act;

f) That staff be directed to prepare, for Council's approval, an amendment to the Official Plan to establish appropriate land use designations for Plans of Subdivision 15T-05503 and 15T-10504;

g) That staff be directed to prepare, for Council's approval, a strategy for financing and implementation of the development-charge eligible infrastructure works required to support Plans of Subdivision 15T-05503 and 15T-10504 by February 3, 2026;

h) That staff be directed to prepare, for Council's approval, a Secondary Plan for the Coldsprings Planning Area, that satisfies the Official Plan's requirements for the Coldsprings Special Study Area;

i) That staff be directed to negotiate alternative funding arrangements with the Coldsprings development community for the completion of a City-led Coldsprings Secondary Plan;

j) That staff be directed to initiate conversation with the Township of Otonabee-South Monaghan to explore the feasibility of an employment venture in the Township utilizing City services in keeping with Township Official Plan policies, including the possibility of financial partnerships and collaborations.

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

Carried (10 to 0)

Notice of Motion

There was no Notice of Motion.

Other Business

Moved by Councillor Parnell

WHEREAS the Federation of Canadian Municipalities (FCM) represents the interests of member municipalities on policy and program matters that fall within federal jurisdiction;
WHEREAS FCM's Board of Directors is comprised of elected municipal officials from all regions and sizes of communities to form a broad base of support and

provide FCM with the united voice required to carry the municipal message to the federal government; and
WHEREAS FCM's Annual General Meeting (AGM) is held in conjunction with the Annual Conference and Trade Show, followed by the election of FCM's Board of Directors;
BE IT RESOLVED that Council of the City of Peterborough endorse Councillor Kevin Duguay to stand for election on FCM's Board of Directors for the period starting in June 2025 and ending June 2027; and
BE IT FURTHER RESOLVED that any related costs associated with Councillor Kevin Duguay's attendance at FCM's Board of Directors meetings be accommodated through the Mayor's associated budget.

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

Carried (10 to 0) (2/3)

Moved by Councillor Duguay

That staff provide an information report for the April, 2025 General Committee meeting on options to address the following items for new developments within the strategic growth areas:

1. **Removal of building height restrictions**
2. **Removal of angular plane requirement**

For (8): Councillor Baldwin, Councillor Beamer, Chair, Councillor Crowley, Councillor Duguay, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Against (2): Councillor Bierk, and Councillor Lachica

Carried (8 to 2)(2/3)

Adjournment

Moved by Councillor Crowley

That this meeting be adjourned at 9:44 p.m.

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

Carried (10 to 0)

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John Kennedy

City Clerk

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Councillor Beamer

Chair