City Council Minutes

Council Chambers, City Hall

February 23, 2026

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

Staff: Colton Ambrosio, Clerk & Council Support Specialist
Brad Appleby, Director, Planning Development & Urban Design
Alan Barber, Director, Legal Services
Sarah Deeth, Communications Specialist
Richard Freymond, Commissioner, Finance & Corporate Support Services
Natalie Garnett, Deputy City Clerk
Greg Giles, Director, Engineering and Capital Works
Darryl Julott, Director, Economic Development
Sheldon Laidman, Commissioner, Community Services
Laken McFarlane, Administrative Assistant
Jennifer McFarlane, Director, People and Culture
Blair Nelson, Commissioner, Infrastructure, Planning & Growth Management
Jasbir Raina, Chief Administrative Officer
Ilmar Simanovskis, Commissioner, Municipal Operations
Brendan Wedley, Director, Strategic Communications & Service Peterborough

Call to Order

The meeting was called to order at 6:05 p.m.

Land Acknowledgement

Approval of Minutes

Moved by Councillor Haacke
Seconded by Councillor Vassiliadis

That the City Council minutes from the meeting of January 19, 2026 be approved.

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

Carried (11 to 0)

Ceremonial Presentation

United Way Cheque Presentation

MPP Smith attended Council to provide an update.

Disclosure of Pecuniary Interest

Councillor Crowley declared an interest in Report IPGPL26-011 and By-law 26-023, as a family member has a direct business relationship with BWXT.

Councillor Duguay declared an interest in Report IPGPL26-007 and By-law 26-020, as a family member is the Planning Consultant representing the applicant.

Councillor Haacke declared an interest in Report IPGPL26-007 and By-law 26-020, as the applicant is a client.

Registered Delegations

107 Park Street North Building Demolition – Site and Broader Impacts Related to Health and Safety, Report MOENV26-001

Nicholas Lato, 297 Frederick Ave

Consent Items

Moved by Councillor Vassiliadis
Seconded by Councillor Parnell

That items Litigation – Report LSOCS26-006, Land Matter, City Property, 2026 Borrowing By-law – Report FCSFS26-001, Robinson Street Improvements Budget Transfer – Report IPGENG26-004, Official Plan Amendment relating to 4571 Guthrie Drive, 2006 and 2011 McNamara Road – Report IPGPL26-006, Armour Road and Parkhill Road Intersection Information Report – IPGENG26-002, Budget Request for Coldsprings Growth Area Planning Study – Report IPGPL26-015, Application by Fairhaven Long Term Care – Report LSCLK26-006, 2026 Municipal Election Updates – Report LSCLK26-009, and Advisory Committee Update, Terms of Reference, Riverview, Park and Zoo – Report LSCLK26-001 be approved on Consent.

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

Carried (11 to 0)

Recommendations from General Committee Meeting of February 17, 2026

Litigation, Report LSOCS26-006

That Council approve the recommendation outlined in Report LSOCS26-006, dated February 17, 2026, of the City Solicitor as follows:

That staff be authorized to proceed as outlined in Closed Session Report LSOCS26-006 dated February 17, 2026, of the City Solicitor respecting Fire Prevention Litigation.

Land Matter

That the verbal update on a land matter, be received for information.

City Property

That the verbal update on a City Property Matter be received for information.

2026 Borrowing By-law, Report FCSFS26-001

That Council approve the recommendation outlined in Report FCSFS26-001 dated February 17, 2026, 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 2026 year to finance current expenditures in the form attached as Appendix A.

Robinson Street Improvements Budget Transfer, Report IPGENG26-004

That Council approve the recommendation outlined in Report IPGENG26-004, dated February 17, 2026, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

That the following funding allocations from Project #15189 Brealey Drive - Lansdowne Street to Sherbrooke Street be transferred to Project #24-141 - Robinson Street Improvements:

a) $1,250,000 of Wastewater Reserve funding; and

b) $1,350,000 of Canada Community-Building Fund (CCBF) funding.

Official Plan Amendment relating to 4571 Guthrie Drive, 2006 and 2011 McNamara Road, Report IPGPL26-006

That Council approve the recommendation outlined in Report IPGPL26-006, dated February 17, 2026 of the Commissioner of Infrastructure, Planning and Growth Management as follows:

That the Official Plan be amended in accordance with draft Official Plan Amendment attached as Appendix B to Report IPGPL26-006, to create a site-specific policy pertaining to Draft Plan of Subdivision Files 15T-05503 and 15T-10504 in the Coldsprings Special Study Area.

Armour Road and Parkhill Road Intersection Information Report, Report IPGENG26-002

That the General Committee approve the recommendations outlined in Report IPGENG26-002, dated February 17, 2026, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

That Council receive Report IPGENG26-002 dated February 17, 2026, for information.

Budget Request for Coldsprings Growth Area Planning Study, Report IPGPL26-015

That Council approve the recommendation outlined in Report IPGPL26-015, dated February 17, 2026, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

That a $375,000 budget amount for each of the 2027 and 2028 Capital budgets for the Coldspring Growth Area – Planning Studies be pre-committed.

Application by Fairhaven Long Term Care, LSCLK26-006

That Council approve the recommendations outlined in Report LSCLK26-006, dated February 17, 2026, of the City Clerk as follows:

a) That the information, attached as Appendix A to Report LSCLK26-006 from Fairhaven Long-Term Care be received for information.

b) That Report LSCLK26-006 be referred to staff to provide a report with additional information including the financial implications and any options related to the submission of an amended application for additional beds to the Ministry of Long-Term Care.

2026 Municipal Election Updates, Report LSCLK26-009

That Council approve the recommendation outlined in Report LSCLK26-009 dated February 17, 2026, of the City Clerk, as follows:

That Report LSCLK26-009 be received for information.

Advisory Committee Update, Terms of Reference, Riverview, Park and Zoo, Report LSCLK26-001

That Council approve the recommendations outlined in Report LSCLK26-001, dated February 17, 2026, of the City Clerk as follows:

a) That Council approve the draft Terms of Reference for the Peterborough Riverview Park and Zoo Advisory Committee, attached as Appendix A to Report LSCLK26-001; and,

b) That Council amend By-law 22-088 by adding the Peterborough Riverview Park and Zoo Advisory Committee Terms of Reference as Schedule A-8, as per the amending by-law attached as Appendix B to the report.

Application, Report FCSFPM26-006

Moved by Councillor Parnell
Seconded by Councillor Duguay

That Council approve the recommendation outlined in Report FCSFPM26-006, dated February 17, 2026, of the Commissioner, Finance and Corporate Support Services and the Commissioner of Community Services as follows:

a) That staff are authorized to submit an application and all associated documents to Build Canada Homes (BCH) to provide required funding to build a mixed housing development on the Peterborough Housing Corporation (PHC) owned property at 1190 Hilliard Street, as outlined in Report FSCFPM26-006;

b) That the Mayor, Clerk, CAO and Commissioners are each authorized to do such things, negotiate with and execute documents including a loan and contribution agreement, on terms considered appropriate by the Commissioner of Community Services in consultation with the Treasurer, to secure the approval of BCH funding in forms acceptable to the City Solicitor;

c) That respecting the CFCR Plan, staff be authorized to proceed as outlined in Closed Session Report FCSFPM26-006 dated February 17, 2026 of the Commissioner, Finance and Corporate Services and the Commissioner of Community Services.

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

Carried (11 to 0)

Zoning By-law Amendment for 260 Milroy Drive, Report IPGPL26-007

Due to their previously declared conflicts, Councillors Duguay and Haacke did not discuss or vote on this item.

Moved by Councillor Beamer
Seconded by Councillor Parnell

That Council approve the recommendation outlined in Report IPGPL26-007, dated February 17, 2026 of the Commissioner of Infrastructure Planning and Growth Management as follows:

a) That the subject property be rezoned from M3.2 – Enhanced Service Industrial District to C.7 – Commercial District in accordance with the draft Zoning By-law Amendment attached as Appendix B to report IPGPL26-007; and,

b) That Section 3.0, Exceptions, of the Zoning By-law 1997-123, be amended by adding Exception Number 379 to prescribe site-specific regulations for the property known as 260 Milroy Drive in accordance with the Draft Zoning By-law Amendment attached as Appendix B to Report IPGPL26-007.

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

Conflict (2): Councillor Duguay, and Councillor Haacke

Carried (9 to 0)

Notices of Objection for 107 Park Street North, Report IPGPL26-011

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

Moved by Councillor Parnell
Seconded by Councillor Baldwin

That Council approve the recommendations as follows:

a) That the Notices of Objection to the intention to designate 107 Park Street North be received;

b) That Buildings 21, 24A, 26 and 28 as listed in the City's Notice of Intention to Designate dated November 6, 2025 be excluded from the list of Heritage Attributes for 107 Park Street North; and

c) That, in consideration of the objections pursuant to Section 29(6) of the Ontario Heritage Act, Council proceed with the designation of 107 Park Street North and approve the Draft Heritage Designation By-law as amended by paragraph b) attached as Appendix A to report IPGPL26-011.

For (9): Councillor Baldwin, Councillor Beamer, Councillor Duguay, Councillor Haacke, Councillor Lachica, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

Against (1): Councillor Bierk

Conflict (1): Councillor Crowley

Carried (9 to 1)

107 Park Street North Building Demolition- Site and Broader Impacts Related to Health and Safety, Report MOENV26-001

Moved by Councillor Duguay
Seconded by Councillor Haacke

a) That Report MOENV26-001, 107 Park Street North Building Demolition- Site and Broader Impacts Related to Health and Safety, be received for information.

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

Against (2): Councillor Duguay, and Councillor Lachica

Carried (9 to 2)

Moved by Councillor Lachica
Seconded by Councillor Bierk

That Council approve the recommendations as follows:

b) Amending motion referred from the General Committee meeting of February 17, 2026 respecting demolition plan.

1. The professional engineer, limited licence holder or provisional licence holder shall, before preparing a demolition plan with respect to the demolition of a building or structure,
i. visit and examine the demolition site in order to assess site limitations and adjacent conditions that may affect the content of the demolition plan, and
ii. verify the structural characteristics and condition of the building or structure by conducting one or more inspections of the building or structure and by reviewing any existing drawings or specifi cations relating to the building or structure.
2. The professional engineer, limited licence holder or provisional licence holder shall include in a demolition plan made with respect to the demolition of a building or structure,
i. a description of the structural characteristics and condition of the building or structure as verified by the professional engineer, limited licence holder or provisional licence holder under subparagraph 1 ii,
ii. the methodology a contractor should follow in demolishing the building or structure,
iii. a description of the measures necessary to ensure that the health or safety of any person, including an occupant of a building being demolished if the building is not vacated before the demolition commences as permitted by the building code, is not endangered as a result of the demolition,
iv. a description of the measures necessary to ensure that the integrity of any other buildings, structures, buried or above ground utilities or any other real property is not negatively affected as a result of the demolition,
v. identification of all buried or above ground utilities under or at the demolition site and a description of the requirements for their safe disconnection, removal or protection before the commencement of the demolition,
vi. a description of any environmental hazard that would or could arise as a result of the demolition, and of the measures necessary to address the hazard, with reference to the applicable municipal, provincial or federal statutes, regulations, rules, by-laws, codes, standards or other legislation, and
vii. identification of any inspection or testing to be carried out by an independent company during the demolition.
THEREFORE, BE IT RESOLVED THAT… Council request via the Chief Building Official GE Vernova to disclose its full demolition plan created under O. Reg 260/08 to the Chief Building Official and to all members of municipal council as part of its application for a demolition permit.

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

Against (8): Councillor Baldwin, Councillor Beamer, Councillor Crowley, Councillor Duguay, Councillor Haacke, Mayor Leal, Councillor Parnell, and Councillor Vassiliadis

Lost (3 to 8)

Moved by Councillor Bierk
Seconded by Councillor Lachica

BE IT RESOLVED that staff be directed to report back to Council with a plan to provide public transparency, to the City's best available knowledge, regarding the level and extent of environmental contamination in and around the GE site, including:

- Known contaminants and affected media (soil, groundwater, sediment, structures);
- Available mapping or delineation of contamination on and adjacent to the site;
- Environmental data or information held by or available to the City;
- Roles of responsible agencies and identification of information gaps; and
- A plain-language public communication approach for residents;

AND THAT, as part of this work, the City formally request from the property owner any available environmental studies, assessments, or delineation information regarding contamination on and adjacent to the site to support public transparency.

For (4): Councillor Bierk, Councillor Crowley, Councillor Lachica, and Councillor Riel

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

Lost (4 to 7)

Moved by Councillor Crowley
Seconded by Councillor Bierk

That staff be directed to retrieve a copy of the demolition plan for 107 Park St. when it becomes available and through appropriate means, and report back to council on the contents of that plan.

Withdrawn

Approval of By-laws

Moved by Councillor Vassiliadis
Seconded by Councillor Beamer

That the following By-laws:

26-018 Being a By-law to amend By-law 22-088 a By-law to define the Mandate and Meeting Procedures for Committees Established by the Corporation of the City of Peterborough

26-019 Being a By-law to authorize the borrowing limit of $15,000,000 for 2026 current expenditures

26-021 Being a By-law to adopt Amendment 8 to the Official Plan of the City of Peterborough which will establish a policy in the Coldsprings Special Study Area that recognizes development permissions obtained through the Draft Plan of Subdivision Files 15T-05503 and 15T-10504 at 4571 Guthrie Drive, 2006 and 2011 McNamara Road

26-022 Being a By-law to Designate Certain Properties in the City of Peterborough Under the Ontario Heritage Act, R.S.O. 1990, c. O.18 (359 Hunter Street West)

be approved.

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

Carried (11 to 0)

Due to their previously declared interests, Councillors Duguay and Haacke did not discuss or vote on the following by-law.

Moved by Councillor Parnell
Seconded by Councillor Baldwin

That the following By-law:

26-020 Being a By-law to amend the Zoning By-law for the lands municipally known as 260 Milroy Drive

be approved.

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

Conflict (2): Councillor Duguay, and Councillor Haacke

Carried (9 to 0)

Due to his previously declared interest, Councillor Crowley did not discuss or vote on the following by-law.

Moved by Councillor Bierk
Seconded by Councillor Haacke

That the following By-law:

26-023 Being a By-law to Designate certain portions of the property known in 2025 as 107 Park Street North in the City of Peterborough under the Ontario Heritage Act, R.S.O. 1990, c. O.18 as being of cultural heritage value or interest

be approved

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

Conflict (1): Councillor Crowley

Carried (10 to 0)

Other Business

There were no items of other business.

Confirmation By-law

Moved by Councillor Vassiliadis
Seconded by Councillor Beamer

That By-law 26-024 Being a By-law to confirm the proceedings of the Council at its meeting held on February 23, 2026 be approved

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

Carried (11 to 0)

Adjournment

Moved by Councillor Baldwin
Seconded by Councillor Parnell

That this meeting adjourn at 8:45 p.m.

For (11): Councillor Baldwin, Councillor Beamer, 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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Natalie Garnett

Deputy Clerk

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Jeff Leal

Mayor