



General Committee Minutes

Council Chambers, City Hall

February 26, 2018

Present: Mayor Bennett
Councillor Baldwin
Councillor Beamer
Councillor Clarke
Councillor Haacke
Councillor McWilliams
Councillor Parnell
Councillor Pappas
Councillor Riel
Councillor Therrien
Councillor Vassiliadis

Staff: Ken Doherty, Director of Community Services
Richard Freymond, Manager of Financial Services
Natalie Garnett, Deputy Clerk
Ken Hetherington, Manager of Planning
Jeffrey Humble, Director of Planning and Development Services
Wayne Jackson, Director of Utility Services
John Kennedy, Clerk
Caroline Kimble, Planner, Land Use
Patricia Lester, City Solicitor and Director of Legal Services

Resolution to meet in Closed Session - 4:45 p.m. in the Doris Room

Moved by Councillor Clarke

That Committee move into 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, one item under Section 239(2)(b) Personal matters about an identifiable individual, including municipal or local board employees and one item under Section 239(2)(f) Advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

Carried

General Committee minutes of February 26, 2018

Resolution to adjourn Closed Session

Moved by Councillor Pappas

That Committee rise from Closed Session at 5:32 p.m.

Carried

Open Session - 5:30 p.m. Council Chambers

General Committee reconvened in Open Session at 5:40 p.m.

Moved by Councillor Pappas

That the meeting recess at 5:41 p.m.

Carried

Opening of Meeting

The General Committee meeting was called to order at 5:56 p.m. in the Council Chambers, City Hall.

Thirty Seconds of Reflection

National Anthem

Adoption of minutes:

Moved by Councillor Clarke

That the minutes of the special and regular meetings of General Committee held on February 5, 2018 be approved.

Carried

Disclosure of Pecuniary Interest

Councillor Haacke declared an interest in Item 14.a., Report PLPD18-007 - Application for Site Plan Approval and Removal of "H" - Holding Symbol from the zoning of the property at 340 Florence Drive, as the applicant is a client.

Councillor Therrien declared an interest in Item 15.e., Report USEC18-006 – Subdivision Assumption of Municipal Road, Parkland, Walkways, Open Spaces and all Works and Services within Subdivision Plan 45M-231, as her parents live in proximity to the subject lands.

Report of Closed Session

Expropriation of lands on Greenwood Road to Improve Airport Operations

Report PLAIR18-001

Moved by Councillor Haacke

That Council approve the recommendations outlined in Report PLAIR18-001 dated February 26, 2018, of the Director, Planning and Development Services and the City Solicitor and Director of Legal Services, as follows:

- a) That expropriation proceeding be commenced and the Application for Approval to Expropriate Land be made for facilitating full utilization and improved operations of the Main Runway 0927 for the following 7 properties:**
 - i. 226 Greenwood Road
Part Lot 18-19 Con 17 Otonabee as in R666087; T/W R666087 Except the Easement therein secondly described; Otonabee-South Monaghan (being all of PIN 28145-0073 (LT));**
 - ii. 232 Greenwood Road
PT LT 18-19 CON 17 Otonabee as in R701027; T/W R701027 Except the Easement therein secondly described; Otonabee-South Monaghan (being all of PIN 28145-0075 (LT));**
 - iii. 234 Greenwood Road
PT LT 18-19 CON 17 Otonabee as in R594637; T/W R594637 Except the Easement therein secondly described Otonabee-South Monaghan (being all of PIN 28145-0076 (LT));**
 - iv. 240 Greenwood Road
PT LT 18 CON 17 Otonabee as in R281869; T/W R281869 Except the Easement therein secondly described; Otonabee-South Monaghan (being all of PIN 28145-0078 (LT));**
 - v. 246 Greenwood Road
PT LT 18 CON 17 Otonabee as in R283610; T/W R283610 Except the Easement therein secondly described; Otonabee-South Monaghan (being all of PIN 28145-0080 (LT));**
 - vi. 250 Greenwood Road
PT LT 18 CON 17 Otonabee as in R544440; T/W R544440; Except the Easement therein secondly described; Otonabee-South Monaghan (being all of PIN 28145-0081 (LT)); and**

- vii. 252 Greenwood Road
PT LT 18 CON 17 Otonabee as in R459518; T/W R459518; Otonabee-South Monaghan (being all of PIN 28145-0082 (LT)).**
- b) That the City Solicitor and Director of Legal Services be authorized to execute the Application for Approval to Expropriate Land and the Notice of Application for Approval to Expropriate Land, and to serve and publish the Notice as required under the Expropriations Act;**
- c) That any valid request from an owner for an inquiry that is received be forwarded to the Chief Inquiry Officer for the appointment of an Inquiry Officer, and that the City be represented at any Hearing of Necessity, as necessary, under the Expropriations Act;**
- d) That in the event that there are inquiries (Hearings of Necessity) conducted at the request of an owner(s), the recommendation(s) of the Inquiry Officer be reported to City Council for its consideration and decision as the approving authority under the Expropriations Act;**
- e) That the City Solicitor and Director of Legal Services be authorized to engage such appraisal, business valuation, survey or other professional services in connection with the expropriations as are necessary and advisable;**
- f) That the Initiation of Expropriation Proceedings By-law, as set out in Appendix “A” of Report PLAIR18-001, be passed;**
- g) That a by-law be passed authorizing the Administrative Staff Committee to approve the acquisition of properties, if settlements can be reached with any of the 7 Greenwood Road property owners, as set out in Appendix “B” of Report PLAIR18-001; and**
- h) That upon completion of a transaction and obtaining vacant possession of any of the 7 Greenwood Road properties as listed in Recommendation (a), the buildings on the property be demolished.**

Carried

Consent Agenda for Reports and Communications

Moved by Councillor Pappas

That Items 12.a., 12.b., 12.c., 13.a., 13.b., 13.c., 14.c., and 15.b. be approved as part of the Consent Agenda.

Carried

By-law to Authorize Borrowing \$15,000,000 for 2018 Current Expenditures

Report CPFS18-009

Moved by Councillor Pappas

That Council approve the recommendation outlined in Report CPFS18-009 dated February 26, 2018, of the Director of Corporate Services, as follows:

That a by-law be enacted to establish a \$15,000,000 borrowing limit for the 2018 year to finance current expenditures.

Carried

2017 Investment Report

Report CPFS18-010

Moved by Councillor Pappas

That Council approve the recommendation outlined in Report CPFS18-010 dated February 26, 2018, of the Director of Corporate Services, as follows:

That the 2017 Investment Report be received for information.

Carried

2017 Council Remuneration Statements

Report CPFS18-011

Moved by Councillor Pappas

That Council approve the recommendation outlined in Report CPFS18-011, dated February 26, 2018, of the Director of Corporate Services as follows:

That the 2017 Remuneration Statements for Council Members and Council appointees to boards and commissions, outlined in report CPFS18-011, dated February 26, 2018 of the Director of Corporate Services, be received for information.

Carried

2018 Community Project Grants

Report CSD18-001

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report CSD18-001, dated February 26, 2018, of the Director of Community Services, as follows:

- a) That the 2018 Community Project Grants in the total amount of \$14,950 be allocated to various local charitable and Not For Profit organizations (NFP's) as set out in the attached Appendix A.**
- b) That approved organizations be authorized to use the City Coat of Arms to acknowledge City support on promotional material such as flyers, brochures and posters throughout 2018; and**
- c) That all new Community Project Grant applicants be required to attend an annual workshop to improve the quality of their application.**

Carried

2018 Community Investment Grants

Report CSD18-002

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report CSD18-002 dated February 26, 2018, of the Director of Community Services, as follows:

- a) That the 2018 Community Investment Grants in the total amount of \$208,766 be allocated to various local charitable and Not-For-Profit organizations (NFP's) as set out in the attached Appendix A;**
- b) That approved organizations be authorized and required to use the City Coat of Arms to acknowledge City support on promotional material such as flyers, brochures and posters throughout 2018;**
- c) That all applicants be required to provide a financial statement prepared by an independent auditor (full Audit, Notice to Reader, or Review Engagement);**
- d) That all applicants (excluding those currently with multi-year funding) be strongly encouraged to attend an annual workshop to improve their applications.**

- e) **That the Community Investment Grant Review Committee be re-appointed, with the exception of Council Members, for one year as follows: Elaine Covert, Jeff Westlake, Ryan Worrall, Len Lifchus, Kevin Duguay, Martin Parker, Reem Ali, Shirley McCormack, Claude Dufresne for a term to end November 30, 2019.**

Carried

Recreation Subsidy Overview

Report CSRS18-002

Moved by Councillor Pappas

That Council approve the recommendation outlined in Report CSRS18-002 dated February 26, 2018, of the Director of Community Services, as follows:

That Report CSRS18-002 be received for information.

Carried

Removal of the "H" - Holding Symbol from the zoning of the property at 80 Marsh Avenue

Report PLPD18-009

Moved by Councillor Pappas

That Council approve the recommendation outlined in Report PLPD18-009 dated February 26, 2018, of the Director, Planning and Development Services, as follows:

That the property at 80 Marsh Avenue be rezoned from SP.349, 11j, 13k – “H”- Residential District to SP.349, 11j, 13k - Residential District in accordance with Exhibit “B” attached to Report PLPD18-009.

Carried

Implementation of a Crossing Guard on Kawartha Heights Boulevard at Denure Drive
Report USTR18-002

Moved by Councillor Pappas

That Council approve the recommendation outlined in Report USTR18-002 dated February 26, 2018, of the Director of Utility Services, as follows:

That a school crossing guard be implemented at the intersection of Kawartha Heights Boulevard and Denure Drive during the A.M. school admission time and the P.M. school dismissal time.

Carried

Subdivision Assumption of Municipal Road, Parkland, Walkways, Open Spaces and all Works and Services within Subdivision Plan 45M-231

Report USEC18-006

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

Moved by Councillor Clarke

That Council approve the recommendations outlined in Report USEC18-006, dated February 26, 2018, of the Director of Utility Services as follows:

- a) **That Avonlea Subdivision Phase 1 be assumed in accordance with the terms of the Subdivision Agreement registered as Instrument PE 106065 for Plan 45M-231 dated June 29, 2009 June 2009 between the City of Peterborough and 2064086 Ontario Limited with the exception of Block 101 being a stormwater management pond; and**
- b) **That Council approve the By-laws attached as Appendix A to Report USEC18-006 to formally assume responsibility for the services installed within Plan 45M-231 and assume the associated operations, maintenance and capital reconstruction costs thereof.**

Carried

Public Meeting under the Planning Act

Zoning By-law Amendment for 235 Bellevue Street

Report PLPD18-011

Caroline Kimble provided a presentation on Report PLPD18-011.

No one spoke in support of, or in opposition to, the application.

Robert Janzen, the applicant, spoke to the application.

Moved by Councillor Pappas

That Council approve the recommendation outlined in Report PLPD18-011 dated February 26, 2018, of the Director, Planning and Development Services, as follows:

That the subject property be rezoned from the R.1, 1m, 2m – Residential District to the R.2 – Residential District in accordance with Exhibit ‘C’ attached to Report PLPD18-011.

Carried

Official Plan Review Update and Waiving Certain Aspects of the Purchasing Policy
Report PLPD18-005

Mr. Humble, Director of Planning and Development Services, provided a presentation on Report PLPD18-005.

Councillor Clarke left at 6:55 p.m. and returned at 6:57 p.m.

Councillor Haacke left the meeting at 7:12 p.m. and returned at 7:15 p.m.

Moved by Councillor Baldwin

That Council approve the recommendations outlined in Report PLPD18-005 dated February 26, 2018, of the Director, Planning and Development Services, as follows:

- a) **That the update presentation on the Official Plan Review by the Director, Planning and Development Services be received for information.**
- b) **That Council support the public engagement framework as outlined in Report PLPD18-005.**
- c) **That the capital budget to conduct the Official Plan Review be increased by \$122,200 from \$324,000 to \$446,200 plus HST for consulting services for a four-day Official Plan Design Charrette in May of 2018, and to develop “Architectural and Urban Design Guidelines for the Redevelopment and Intensification of the Built-Up Area”, with emphasis on the Urban Growth Centre and major corridors and nodes, with \$20,000 of the \$122,200 to complete random telephone surveys to verify findings in MetroQuest Surveys, with the funds being transferred from Major Bennett Industrial Park (7-3.02) (\$50,000) and the Central Area CIP Implementation (7-1.06) (\$72,000).**
- d) **That Section 6.4.2 of the City’s Purchasing By-law 14-127, requiring a Request for Proposals be issued for a service costing more than \$25,000, be waived, and that The Planning Partnership and Lett Architects Incorporated be retained to facilitate the Community Design Charrette and “Architectural and Urban Design Guidelines for the Redevelopment and Intensification of the Built-Up Area” at a cost of \$102,000, plus HST.**

- e) **That Council support the spirit and intent of the Places to Grow Act, and that staff pursue the following targets to guide the ongoing Review, while recognizing that the final targets of (ii) to (iv) will be reviewed by the Working Advisory Group and may be reconsidered by Council as a result of ongoing public engagement and/or Provincial direction prior to the adoption of the updated Official Plan in 2019:**
- i) **That the updated Official Plan will adopt Urban Growth Centre (Downtown) density of 150 residents and jobs per hectare as already prescribed by the Province;**
 - ii) **That the updated Official Plan Review pursue the Province's residential intensification targets of:**
 - a) **Built-Up Area 50% and Designated Greenfield 50% to 2031;**
 - iii) **That the updated Official Plan Review seek an "alternative" from the Province's prescribed target for 2031 to 2041 for residential intensification as follows:**
 - a) **Built-Up Area 55% and Designated Greenfield 45%.**
 - iv) **That the updated Official Plan Review seek an "alternative" target to the Province's Designated Greenfield Area density target of 80 residents and jobs per hectare to:**
 - a) **A minimum of 55 residents and jobs per hectare to 2031 for subdivisions approved after the new Official Plan is adopted; and**
 - b) **A minimum of 60 residents and jobs per hectare between 2031 and 2041 for subdivision approved after the new Official Plan is adopted.**

Carried

Citizen Appointments

Report CPCLK18-006

Moved by Councillor Therrien

That Council enter into Closed Session at to discuss one item under section 239(2)(b) Personal matters about an identifiable individual, including municipal or local board employees.

Carried

Committee entered Closed Session at 7:32 p.m. in the Doris Room and reconvened in Open Session at 7:57 p.m. in the Council Chambers.

Moved by Mayor Bennett

That Council approve the recommendations outlined in Report CPCLK18-006, dated February 26, 2018, of the City Clerk, as follows:

- a) That Jayne White be appointed to the Peterborough Public Library Board of Trustees for term ending November 30, 2018;**
- b) That Greg O’Heron, Laura Keresztesi, and Claude Dufresne be appointed to the Tree and Woodland Appeals Committee for a term ending November 30, 2018; and,**
- c) That Sarah Cullingham, Wayne Toms, Dave McFadden and Kevin Duguay be appointed to the Planning Advisory Committee for a term ending November 30, 2019.**

Carried

All Weather vs. Natural Turf Field Maintenance

Report CSRS18-003

Moved by Councillor Riel

That Council approve the recommendation outlined in Report CSRS18-003 dated February 26, 2018, of the Director of Community Services, as follows:

That report CSRS18-003 be received for information.

Carried

West 49 Skateboard Park Overview

Report CSRS18-004

Moved by Councillor Therrien

That Council approve the recommendation outlined in Report CSRS18-004 dated February 26, 2018, of the Director of Community Services, as follows:

That report CSRS18-004 be received for information.

Carried

Application for Site Plan Approval and Removal of "H" - Holding Symbol from the zoning of the property at 340 Florence Drive

Report PLPD18-007

Councillor Haacke did not discuss or vote on this item due to his previously declared interest.

Moved by Councillor Parnell

That Council approve the recommendations outlined in Report PLPD18-007 dated February 26, 2018, of the Director, Planning and Development Services, as follows:

- a) That the Site Plan Application submitted by Kevin M. Duguay for 935976 Ontario Inc. for the construction of one three-storey apartment building and one four-storey apartment building with a total of 62 dwelling units at 340 Florence Drive be approved subject to the following conditions:**
 - i) The deposit of site work performance security in the amount of \$120,000.00;**
 - ii) The deposit of external work performance security in the amount of \$62,000.00 plus 15% contingency, plus HST;**
 - iii) The submission of revised drawings and additional technical information to the satisfaction of the Director of the Utility Services; and**
- b) That the property at 340 Florence Drive be rezoned from R.5, 7g, 11j – “H” - Residential District to R.5, 7g, 11j – Residential District in accordance with Exhibit “C” attached to Report PLPD18-007.**

Carried

Removal of the "H" - Holding Symbol from the zoning of the property at 110 Chandler Crescent

Report PLPD18-008

Moved by Councillor Vassiliadis

That Council approve the recommendation outlined in Report PLPD18-008 dated February 26, 2018, of the Director, Planning and Development Services, as follows:

- a) That the property at 110 Chandler Crescent be rezoned from SP.95-255 – “H”- Commercial District to SP.95-255 - Commercial District in accordance with Exhibit “C” attached to Report PLPD18-008.**

At the meeting of February 26, 2018 the following item was added:

- b) That staff prepare a report updating Council on the timeline for the construction completion of Parkhill Road, including the completion date of the Parkhill Road and Chandler Crescent intersection.**

Moved by Councillor McWilliams

That this item be deferred until such time as the reconstruction of Parkhill Road has progressed to ensure adequate access to this commercial location.

Lost

Upon the motion by Councillor Vassiliadis, the item carried.

Cleantech Commons: Head Lease Principles, Management Structure and Financial Model

Report PLPD18-004

Moved by Mayor Bennett

That Council approve the recommendations outlined in Report PLPD18-004 dated February 26, 2018, of the Director, Planning and Development Services, as follows:

- a) That Council endorse the six key principles of the Head Lease with Trent University for Cleantech Commons as follows:**
 - i. Trent University if the Landlord and the City is the tenant;**
 - ii. City is the Developer with a Shared Term lease Arrangement with Trent University;**
 - iii. The Head Lease allows certain lands to be conveyed to the City for municipal roadways and parkland/open space;**
 - iv. Limiting the City's Risk and Responsibility to those of a municipal authority reflecting a Partnership Relationship between the City and Trent University;**
 - v. Ground Leases Recover Capital Costs; Property Taxes Recover Operating Costs; and,**
 - vi. The Landlord/Tenant Relationship will be evaluated and may change over time.**
- b) That staff be authorized to finalize the detailed language of the Head Lease in keeping with the principles outlined herein, and that a by-law be passed to authorize the Mayor and Clerk to execute the Head Lease.**

- c) **That the management structure for Cleantech Commons, as outlined in Report PLPD18-004, be endorsed.**
- d) **That the financial model for Cleantech Commons, as outlined in Report PLPD18-004, be endorsed.**

Carried

Airport Water and Sanitary Sewer Service Class EA Budget Adjustment

Report USDIR18-001

Moved by Councillor Pappas

That Council approve the recommendations outlined in Report USDIR18-001 dated February 26, 2018, of the Director of Utility Services, as follows:

- a) **That the Purchase Order issued to WSP for completion of the Municipal Class EA for sanitary servicing of the Peterborough Airport be increased by \$107,125.25 plus HST of \$13,926.28 for a total increase of \$121,051.53 from \$95,075.75 to \$202,201.00;**
- b) **That a contingency fund of \$20,000.00 be authorized to the Purchase Order and the Director of Utility Services be delegated authority to adjust the Purchase Order to an upset limit of \$222,201.00 plus HST of \$28,886.13, if required; and**
- c) **That \$14,000.00 be approved to cover project expenses including staff salary.**

Carried

Raymond Street / Westdale Avenue Traffic Operational Review

Report USTR18-003

Moved by Councillor Haacke

That Council approve the recommendations outlined in Report USTR18-003 dated February 26, 2018, of the Director of Utility Services, as follows:

- a) **That Stop control be implemented on Raymond Street at Westdale Avenue; and,**

- b) **That a 2018 Capital Budget be created in the amount of \$35,000 for the Design and Construction of Improvements to the intersection of Raymond Street and Westdale Avenue as shown in Appendix B to Report USTR18-003 to be funded from the uncommitted balance in the 2018 Capital Budget for Traffic Improvements (Project 5-13-04).**

Carried

Request for a Crossing Guard at Various Intersections

Report USTR18-005

Moved by Councillor Clarke

That Council approve the recommendation outlined in Report USTR18-005 dated February 26, 2018, of the Director of Utility Services, as follows:

That a crossing guard be implemented at the intersection of Goodfellow Road and St. Mary's Street during the A.M. school admission time and the P.M. school dismissal time.

Carried

Other Business

New Property Tax Class

Moved by Mayor Bennett

That City Staff report back to Council on the potential to create a new property tax class for Creative Co-Location Facilities and other methods to reduce the property tax burden for arts and cultural hubs that would currently be captured under a commercial or industrial property designation.

Carried

Programs/Support for Intensification

Moved by Councillor Pappas

That staff work with the Province to lobby for programs to assist and encourage intensification of the urban growth centre within context of urban design, heritage conservation and architecture.

Carried

Adjournment

Moved by Councillor Baldwin

That this meeting of City Council adjourn at 9:43 p.m.

Carried

Natalie Garnett

Deputy Clerk

Councillor Beamer

Chair