

City Council Minutes

Council Chambers, City Hall

September 3, 2025

Present: Councillor Baldwin
Councillor Beamer (6:19 p.m.)
Councillor Bierk
Councillor Crowley
Councillor Duguay
Councillor Haacke
Councillor Lachica
Mayor Leal
Councillor Parnell
Councillor Riel
Councillor Vassiliadis

Staff: Brad Appleby, Director, Planning Development & Urban Design
Richard Freymond, Commissioner, Finance & Corporate Support Services
Natalie Garnett, Deputy City Clerk
Darryl Julott, Director, Economic Development
John Kennedy, City Clerk
Sheldon Laidman, Commissioner, Community Services
Blair Nelson, Commissioner, Infrastructure, Planning & Growth Management
David Potts, Commissioner, Legislative Services, City Solicitor
Sriram Ramen, Manager, Government Relations
Jasbir Raina, Chief Administrative Officer
Brendan Wedley, Director, Strategic Communications & Service Peterborough

Call to Order

The meeting was called to order at 6:01 p.m.

Approval of Minutes

Moved by Councillor Vassiliadis
Seconded by Councillor Haacke

That the City Council minutes from the meeting of August 11, 2025 be approved.

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

Absent (1): Councillor Beamer

Carried (10 to 0)

Disclosure of Pecuniary Interest

Councillor Duguay declared a conflict with Proposed Land Acquisition - Report LSRS25-010, as he has had a working relationship with the owner.

Moved by Councillor Bierk

Seconded by Councillor Crowley

That, Development Charge Reserve Funds 2024 Annual Report – City and Peterborough Utilities Commission, Report FCSFS25-020, be added to the agenda as item 11.f.7.

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)

Consent Items

Moved by Councillor Duguay

Seconded by Councillor Vassiliadis

That Verbal Audit Findings Report for December 31, 2024 - Report FCSFS25-018, Alternative Voting Methods for the 2026 Municipal Election - Report LSCLK25-015, Audit of the 2024 Consolidated Financial Statements of the City of Peterborough – Acknowledgement Letter - Report FCSFS25-017, and Updated City-wide Development Charges - Report FCSFS25-021, 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)

Verbal Audit Findings Report for December 31, 2024, Report FCSFS25-018

That Council approve the recommendation outlined in Report FCSFS25-018, dated August 25, 2025 of the Commissioner of Finance and Corporate Support Services as follows:

That the Verbal Audit Findings Report presented by Baker Tilly KDN LLP for the year ended December 31, 2024, be received as information.

Alternative Voting Methods for the 2026 Municipal Election, Report LSCLK25-015

a) That Council approve the recommendations outlined in report LSCLK25-015 dated August 25, 2025, of the City Clerk, as follows:

b) That the By-law, attached as Appendix A to Report LSCLK25-015, be approved to permit the following alternative voting methods for the 2026 Municipal Election:

- i. Optic Scan Tabulation Equipment; and**
- ii. Internet Voting Technology.**

c) That Accessible Voting Equipment be used in the 2026 Municipal Election.

d) That in-person voting, both advanced and on Voting Day, be used for the 2026 Municipal Election.

Audit of the 2024 Consolidated Financial Statements of the City of Peterborough – Acknowledgement Letter, Report FCSFS25-017

That Council approve the recommendation outlined in Report FCSFS25-017, dated August 25, 2025, of the Commissioner, Finance & Corporate Support Services as follows:

That the Acknowledgement Letter for the Audit of the 2024 Consolidated Financial Statements of the City of Peterborough be received.

Updated City-wide Development Charges, Report FCSFS25-021

That Council approve the recommendations outlined in Report FCSFS25-021, dated August 25, 2025, of the Commissioner, Finance & Corporate Support Services as follows:

a) That the Development Charge rates, as shown on Table 2 of Report FCSFS25-021 be approved;

b) That the development-related capital program included in the Amended Development Charges Background Study, 2025, be adopted subject to annual review through the City’s normal capital budget process;

c) That By-law 24-081 be repealed effective September 2, 2025, provided that the By-law will continue to be in force and effect to the extent only of development charges that became payable under them prior to their repeal and that remain unpaid as at their repeal;

d) That a by-law be passed to impose the City-wide Services Development Charge Rates, with a ten-year term covering September 2, 2025, to September 1, 2035;

e) That the Development Charges be adjusted by the City Treasurer without amendment to the by-laws annually on January 1 of each year, commencing January 1, 2031, in accordance with the most recent annual change in the Statistics Canada Quarterly Construction Price Statistics.

Moved by Councillor Bierk
Seconded by Councillor Vassiliadis

That items Treasurer’s Report, 2024 Consolidated Financial Report, 2024 Trust Funds Financial Statement and Five-Year Review - Report FCSFS25-016 and Cash-in-Lieu of Parking Policy - Report IPGPL25-036, 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)

Treasurer's Report, 2024 Consolidated Financial Report, 2024 Trust Funds Financial Statement and Five-Year Review, Report FCSFS25-016

That Council approve the recommendations outlined in Report FCSFS25-016 dated August 25, 2025, of the Commissioner of Finance & Corporate Support Services as follows:

a) That Report FCSFS25-016, Treasurer's Report, 2024 Consolidated Financial Report, the 2024 Trust Funds Financial Statement and Five-Year Review be received as information; and

b) That the underlying accounting policies as detailed in the Notes to the Financial Statements included in Appendix C, be approved; and

c) That the Treasurer's Report, 2024 Consolidated Financial Report and 2024 Trust Funds Financial Statement as received, be submitted to the Province of Ontario.

Cash-in-Lieu of Parking Policy, Report IPGPL25-036

That Council approve the recommendations outlined in Report IPGPL25-036, dated August 25, 2025, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

a) That Report IPGPL25-036 regarding the Cash-in-Lieu of Parking Policy be received; and,

b) That the Cash-in-Lieu of Parking Policy be adopted by Council in accordance with the draft Policy attached as Appendix A of Report IPGPL25-036.

Registered Delegations

Updated City-wide Development Charges, Report FCSFS25-021

Murray Davenport, M.J. Davenport & Associates Ltd

Police Stations Renovations and Expansion Project Update, Report FCSFPM25-028

Ann Farquharson, Farquharson Law

Multi-Use Sport and Event Centre RFQ and RFP Process, Report CSD25-008

Rob Hailman, 500 Murray St

Zoning By-law Amendment for 90 Hunter Street East, Report IPGPL25-041

Amit Sofer, The TVM Group

Daryl Bennett, Mark Street United Church

Desmond Vandenberg, 427 Mark Street

Sharon Davison, 416 Mark Street
Kent Randall, EcoVue Consulting Services Inc.
Chris Magwood, 136 1/2 James Street
Peter Dawson, 25 Cricket Place
Paul Ayotte, 486 Roger Street
Oriona Rendon, 412 George St North
Gavin Muir, Northcrest Ward

Council recessed at 8:50 p.m. and reconvened at 9:00 p.m.

Zoning By-law Amendment for 90 Hunter Street East, Report IPGPL25-041

Moved by Councillor Riel
Seconded by Councillor Bierk

That the recommendations be amended to change the building height from 17 to 10 stories.

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

Against (6): Councillor Beamer, Councillor Duguay, Councillor Haacke, Mayor Leal, Councillor Parnell, and Councillor Vassiliadis

Lost (5 to 6)

Moved by Councillor Parnell

That the question be put.

For (6): Councillor Baldwin, Councillor Duguay, Councillor Haacke, Mayor Leal, Councillor Parnell, and Councillor Vassiliadis

Against (5): Councillor Beamer, Councillor Bierk, Councillor Crowley, Councillor Lachica, and Councillor Riel

Carried (6 to 5)

Moved by Councillor Haacke
Seconded by Councillor Beamer

That Council approve the recommendations outlined in Report IPGPL25-041, dated August 25, 2025 of the Commissioner of Infrastructure, Planning and Growth Management as follows:

a) That Section 3.9, Exceptions, of the Zoning By-law 97-123 be amended by adding Exception Numbers 373 and 374, in accordance with the draft Zoning By-law amendment attached as Appendix D to Report IPGPL25-041;

b) That the subject property be rezoned from PS.2,14h(F) – Public Service District to C.6-374-H – Commercial District and PS.2-373 – Public Service District, in

accordance with the draft Zoning By-law amendment attached as Appendix D to report IPGPL25-041; and

c) That the 'H' – Holding Symbol be removed from the lands zoned C.6-.374 at such time that:

i. The completion and implementation of any recommendations of a Stage 3 Archaeological Assessment, and any subsequent assessments, in accordance with the recommendation of the Stage 2 Archaeological Assessment prepared by Northeastern Archaeological Associates Ltd., dated April 7, 2025;

ii. Site Plan Approval has been granted for the property, including the provisions for:

- Implementing mitigation strategies 2 and 4 of the Heritage Impact Assessment Addendum, prepared by Heritage Studio, dated April 9, 2025, as they relate to the colour palette and materiality.

- Implementation of a landscape plan to establish appropriate buffering adjacent to low-rise residential development.

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

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

Carried (7 to 4)

Moved by Councillor Bierk

Seconded by Councillor Crowley

That the rules of procedure be amended to permit the conduct of business past the hour of 10:00 pm to complete business.

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)

Police Stations Renovations and Expansion Project Update, Report FCSFPM25-028

Moved by Councillor Bierk

Seconded by Councillor Haacke

Be it resolved that Report FCSFPM25-028 be referred back to staff, and that Recommendations (b) and (c) not be approved at this time; and that staff report back with:

1. A detailed compliance matrix mapping the specific requirements of the Community Safety and Policing Act, the Ontario Building Code, and any other applicable standards to each facility element and its associated square footage, clearly identifying which elements are mandated and which are discretionary; and

2. A Class C (or better) estimate and life-cycle analysis for two options: (i) 95,000 sq ft (2019 program right-sized for mandates), (ii) 110,000 sq ft, each with risk/contingency;
3. A budget showing only police facility costs, excluding Civic Administration or future development, with a defined funding plan and budget cap;
4. Written confirmation that no decision to relocate City Hall or Civic Administration functions to 1421 Lansdowne Street is included in this item, and that any such proposal will require a separate report, costing, public engagement, and Council decision.

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

Against (6): Councillor Baldwin, Councillor Duguay, Councillor Haacke, Mayor Leal, Councillor Parnell, and Councillor Vassiliadis

Lost (5 to 6)

Moved by Councillor Bierk

That the question be put.

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

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

Lost (4 to 7)

Moved by Councillor Baldwin

Seconded by Councillor Haacke

That Council move into closed session under Municipal Act section 239(2)(f) advice that is subject to solicitor-client privilege, including communications necessary for that purpose.

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)

That committee recessed at 10:00 p.m. and reconvened at 11:20 p.m.

Moved by Councillor Parnell

That the question be put.

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

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

Carried (8 to 3)

Moved by Councillor Duguay
Seconded by Councillor Parnell

That Council approve the recommendations outlined in Report FCSFPM25-028, dated August 25, 2025, of the Commissioner, Finance and Corporate Support Services as follows:

- a) That a presentation by the Prime Consultants Shoalts and Zaback Architects Ltd. (SZA) be received for information;**
- b) That the updated program area requirements be approved in principle to allow the project to advance; and,**
- c) That staff continue to mitigate the project costs through construction documentation and sequential tendering process, and report back to Council with a budget update when cost certainty is validated.**

For (7): Councillor Baldwin, Councillor Crowley, Councillor Duguay, Councillor Haacke, Mayor Leal, Councillor Parnell, and Councillor Vassiliadis

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

Carried (7 to 4)

Multi-Use Sport and Event Centre RFQ and RFP Process, Report CSD25-008

Moved by Councillor Parnell

That the question be put.

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

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

Carried (8 to 3)

Moved by Councillor Duguay
Seconded by Councillor Baldwin

That Council approve the recommendations outlined in Report CSD25-008, dated August 25, 2025 of the Commissioner of Community Services as follows:

- a) That the presentation from Sierra Planning and Management be received for information;**

- b) That Council approve the use of the property located at 182 Townsend Street as the preferred location of a future Multi Use Sport and Event Centre;**
- c) That Council direct staff to undertake a multi-phased RFQ and RFP process as described in this report to facilitate the next step in this process; and**
- d) That the RFQ include not only 182 Townsend Street but also;**
 - i. the portion of the Townsend Street right of way between Aylmer and George Streets,**
 - ii. municipally owned properties on Wolfe Street; and**
 - iii. the existing Memorial Centre property east of Roger Neilson Way as described further in the report.**

For (7): Councillor Baldwin, Councillor Beamer, Councillor Crowley, Councillor Duguay, Councillor Haacke, Mayor Leal, and Councillor Vassiliadis

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

Carried (7 to 4)

Proposed Partial Demolition at 90 Hunter Street East (Mark Street United Church),
Report IPGPL25-046

Moved by Councillor Beamer
Seconded by Councillor Haacke

That Council approve the recommendations outlined in Report IPGPL25-046, dated September 2, 2025, of the Commissioner of Infrastructure, Planning and Growth Management as follows:

- a) That Council acknowledge receipt of a notice of intention to demolish the Christian Education Centre portion of Mark Street United Church at 90 Hunter Street East issued pursuant to subsection 27(9) of the Ontario Heritage Act, R.S.O. 1990, c.O.18; and**
- b) That Council advise the property owner that it has no objection to the proposed demolition of the Christian Education Centre portion of Mark Street United Church at 90 Hunter Street East, generally as outlined in Appendix A to report IPGPL25-046, prior to any Council consideration of designating the property under Part IV, subsection 29(1) of the Ontario Heritage Act, R.S.O. 1990, c.O.18.**

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

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

Carried (7 to 4)

Report of Closed Session

Agreement, Report FCSFS25-019

Moved by Councillor Beamer

Seconded by Councillor Vassiliadis

That Council approve the recommendation outlined in Report FCSFS25-019 dated August 25, 2025, of the Commissioner, Finance and Corporate Support Services, as follows:

That Council authorize staff to proceed as outlined in Closed Session Report FCSFS25-019 dated August 25, 2025, of the Commissioner, Finance and Corporate Support Services, respecting an Agreement with the Township of Selwyn and the Peterborough Police Service Board, for the City to provide Contract Police Services to the Lakefield Ward within the Township for a five year period January 1, 2026 to December 31, 2030.

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

Against (1): Councillor Bierk

Carried (10 to 1)

Small Claims Litigation, Report LSOCS25-013

Moved by Councillor Beamer

Seconded by Councillor Parnell

That Council approve the recommendation outlined in Report LSOCS25-013, dated August 25, 2025 of the City Solicitor as follows:

That staff be directed to proceed as outlined in Closed Session Report LSOCS25-013 dated August 25, 2025 of the City Solicitor respecting Small Claims litigation.

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)

Litigation Update, Report LSOCS25-009

Moved by Councillor Haacke

Seconded by Councillor Vassiliadis

That Council receive for information Report LSOCS25-009, dated August 25, 2025 of the City Solicitor respecting a litigation update.

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)

Proposed Land Acquisition, Report LSRS25-010

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

Moved by Councillor Bierk

Seconded by Councillor Lachica

That Council approve the recommendation outlined in Report LSRS25-010, dated August 25, 2025, of the Commissioner, Legislative Services as follows:

That, respecting a proposed land acquisition, staff be directed to proceed as outlined in Closed Session Report LSRS25-010 dated August 25, 2025, of the Commissioner, Legislative Services

For (7): Councillor Baldwin, Councillor Crowley, Councillor Haacke, Mayor Leal, Councillor Parnell, Councillor Riel, and Councillor Vassiliadis

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

Conflict (1): Councillor Duguay

Carried (7 to 3)

Civic Award Nominations, Report LSCLK25-016

Moved by Councillor Parnell

Seconded by Councillor Duguay

That Council approve the recommendation outlined in Report LSCLK25-016, dated August 25, 2025, of the City Clerk, on behalf of the Citizen Appointment Selection Working Group, as follows:

That staff be directed to proceed as outlined in Closed Session Report LSCLK25-016, dated August 25, 2025, of the City Clerk on behalf of the Citizen Appointments Selection Working Group, respecting 2024 Civic Awards for Youth Volunteer of the Year, the Holnbeck Award and a Community Betterment Award.

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)

Proposed Land Acquisition, Report LSRS25-012

Moved by Councillor Beamer
Seconded by Councillor Haacke

That Council approve the recommendation outlined in Report LSRS25-012, dated August 25, 2025, of the Commissioner, Legislative Services as follows:

That respecting a potential acquisition of an interest in property, staff be directed to proceed as outlined in Closed Session Report LSRS25-012 dated August 25, 2025 of the Commissioner, Legislative Services.

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

Against (1): Councillor Parnell

Carried (10 to 1)

Development Charge Reserve Funds 2024 Annual Report – City and Peterborough Utilities Commission, Report FCSFS25-020

Moved by Councillor Duguay
Seconded by Councillor Parnell

That Council approve the recommendations outlined in Report FCSFS25-020, dated August 25, 2025, of the Commissioner of Finance and Corporate Support Services as follows:

- a) That the Development Charge Reserve Funds – 2024 Annual Report for the City of Peterborough, as presented in Report FCSFS25-020, be received for information;**
- b) That the Water Development Charges Report for the year ended December 31, 2024, appended to Report FCSFS25-020 as Appendix B, be received for information; and**
- c) That the current balance and any accrued interest in the Parking Development Charges reserve be transferred to the Indoor Recreation Development Charges reserve.**

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)

Notice of Motion

There were no notices of motion.

Approval of By-laws

Moved by Councillor Vassiliadis
Seconded by Councillor Crowley

That the following By-laws:

25-100 Being a By-law to establish City-wide development charges for the City of Peterborough

25-101 Being a By-law to amend the Zoning By-law for the lands municipally known as 90 Hunter Street East

25-102 Being a By-law to authorize the use of optical scanning vote tabulators for the purpose of counting votes at the 2026 Municipal Election, and the use of Internet Voting as an alternative voting method and to authorize advance voting for use in the 2026 Municipal Election be approved.

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

Against (2): Councillor Bierk, and Councillor Lachica

Carried (9 to 2)

Other Business

There were no items of Other Business.

Confirmation By-law

Moved by Councillor Haacke
Seconded by Councillor Beamer

25-103 Being a By-law to confirm the proceedings of the Council at its meeting held on September 3, 2025

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

Against (2): Councillor Bierk, and Councillor Lachica

Carried (9 to 2)

Adjournment

Moved by Councillor Duguay
Seconded by Councillor Parnell

That this meeting be adjourned at 11:41 p.m.

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

Against (1): Councillor Lachica

Carried (10 to 1)

John Kennedy

City Clerk

Jeff Leal

Mayor