

To:	Development Services Committee	Item:	DS-12-161	Date of Report:	May 2, 2012
From:	Commissioner, Development Services Department	File:	B-8600-0175	Date of Meeting:	May 7, 2012
Subject:	<i>University of Ontario Institute of Technology's Memorial Plans for the Former Windfields Farm Property</i>			PUBLIC REPORT	

1.0 PURPOSE

The purpose of this report is to respond to Council's April 10, 2012 direction that staff contact the University of Ontario Institute of Technology (UOIT) to determine memorial plans for Northern Dancer's cemetery and the immediate surrounding structures on the former Windfields Farm lands.

Attachment No. 1 is a copy of correspondence from Mark Morissette dated January 22, 2012 expressing concerns regarding the commemoration of the former Windfields Farm property.

Attachment No. 2 is a copy of a letter dated April 24, 2012 from MaryLynn West-Moynes, Vice-President, External Relations, University of Ontario Institute of Technology responding to Council's request for information on the status of UOIT's plans with respect to the former Windfields Farm property.

2.0 RECOMMENDATION

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-12-161 dated May 2, 2012, City staff be authorized to work with Durham College and the University of Ontario Institute of Technology (UOIT) as part of a community advisory group to be established by the College/University to help develop plans on the UOIT/Durham College lands to commemorate the Windfields Farm legacy, including the preservation of Northern Dancer's gravesite.
2. That the University of Ontario Institute of Technology be requested to include a representative of Heritage Oshawa on the University's community advisory group as it relates to heritage.
3. That City staff be authorized to work with Heritage Oshawa and others as appropriate to develop a multi-faceted plan to commemorate the legacy of Windfields Farm.

3.0 EXECUTIVE SUMMARY

Not applicable.

4.0 INPUT FROM OTHER SOURCES

4.1 Other Departments and Agencies

➤ Not applicable.

4.2 Auditor General

➤ The Auditor General does not provide comments on reports of this nature.

5.0 ANALYSIS

➤ On January 24, 2012 Heritage Oshawa, the City's heritage advisory committee, received correspondence (HTG-12-16) from Mark Morissette dated January 22, 2012 expressing his views on the historical importance and significance of the former Windfields Farm, including Northern Dancer's gravesite (see Attachment No. 1).

➤ On March 22, 2012 Heritage Oshawa passed the following resolution:

"That Heritage Oshawa recommend to the Development Services Committee:

Whereas Heritage Oshawa received Correspondence HTG-12-16 dated January 22, 2012 from Mark Morissette requesting Heritage Oshawa consider designation of Windfields Farm; and,

Whereas the property and gravesites referred to in Correspondence HTG-12-16 are owned by the University of Ontario Institute of Technology,

Therefore be it resolved that staff be requested to contact the University of Ontario Institute of Technology to determine heritage memorial plans for Northern Dancer's cemetery and the immediate surrounding structures."

➤ On March 26, 2012 the Development Services Committee recommended to City Council that the above-noted resolution of Heritage Oshawa be endorsed.

➤ On April 10, 2012 Council endorsed the above-noted resolution from Heritage Oshawa.

➤ On April 19, 2012 pursuant to Council direction staff met with UOIT representatives and the meeting resulted in the letter from UOIT forming Attachment No. 2.

➤ In respect to the foregoing, it is recommended that City staff be authorized to work on the community advisory group proposed by UOIT. It is also recommended that UOIT

be requested to include a representative of Heritage Oshawa on the University's community advisory group as it relates to heritage.

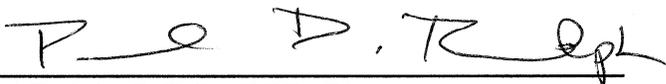
- In recognition of the fact that the UOIT community advisory group will likely focus on UOIT's lands, it is further recommended that City staff be authorized to work with Heritage Oshawa and others to develop a more comprehensive plan to commemorate the legacy of Windfields Farm from a City perspective (e.g. preservation of farm artifacts and memorabilia, street names, urban design features, web site, architectural styles, etc.).
- On April 19, 2012, staff visited the gravesite and confirmed that Northern Dancer's gravesite was properly maintained. In addition, staff visited the horse cemetery on the Tribute lands to the north and confirmed that the horse gravesites were undisturbed.

6.0 FINANCIAL IMPLICATIONS

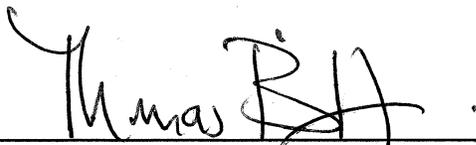
- There are no financial implications associated with the recommendation.

7.0 RESPONSE TO THE COMMUNITY STRATEGIC PLAN

- Participating with Heritage Oshawa, Durham College, UOIT and others to develop heritage plans involving the former Windfields Farm property advances Goal A (A Vibrant, Strong and Progressive Community) and Goal C (A Caring and Responsive Community) of the City's Community Strategic Plan by enhancing culture, improving communication and community engagement and ensuring accountability and effective City management.



Paul Ralph, B.E.S., RPP, Director
Planning Services



Thomas B. Hodgins, B.E.S., M.A., RPP, Commissioner
Development Services Department

MK/c
Attachments

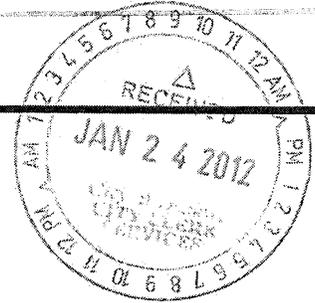
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Attachment No. 1

HTG-12-16

Laura Davis

From: Mark Morissette
Sent: January 22, 2012 6:37 PM
To: Laura Davis
Subject: Re: Designation Proposal Submission (Windfields Farm)

S. 14 (1) *Municipal Freedom
of Information and Protection
of Privacy Act*



Historical designation submission for Windfields Farm, Simcoe Street North (North of Durham College) Oshawa.

Windfields is a highly historical facility that alongside General Motors helped put the city of Oshawa on the world map. The birth place, and resting place of the world famous Northern Dancer, a Canadian Sports Hall of Fame and Canadian Horse Hall of Fame inductee, which to this day evokes respect in name alone as well as many other world famous horses who's bloodlines continue to be revered worldwide to this day. Founded in 1936 and operated until it's unfortunate closure in 2009, the facility was known around the world, respected and renowned for it's champions and history.

Many buildings of historical significance dot the remaining "core" of the farm on Simcoe Street North, just north of Durham College / University of Ontario Institute of Technology, with others sadly having already fallen prey to the elements, vandals, and the encroaching residential and commercial development. These "core" buildings are decades old, steeped in the rich history of Windfields (and it's people and horses), and also, unfortunately, being neglected by their current owners. Although there are many buildings of highly unique and historical design, since the closure of the facility they have been left to the elements, suffering virtually total neglect.

History is being lost.

The grave sites were, until recently also neglected and disrespected, left to the weeds and weather - this only changed when recent negative media attention (which spread world wide) seemingly shamed the university into action. The public was ashamed to learn that the famous Windfields farm was left virtually abandoned, it's heroes left to rest amongst the weeds, and it's history left to rot.

The results of this situation proved one again that the world has not forgotten about Windfields and Northern Dancer (as well as countless other horses laid to rest on the property), yet the city of Oshawa seemingly has. We are living amongst history which we are unfortunately forgetting.

It would be an honor to have Windfields be designated a site of historical and architectural significance, possibly offering it a bright future and preservation of it's important core buildings and gravesite areas, versus it's current path to apparent total loss.

Thank You.

Mark Morissette

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UNIVERSITY OF ONTARIO INSTITUTE OF TECHNOLOGY

April 24, 2012

Mr. Tom Hodgins
Commissioner, City of Oshawa
50 Centre Street South
Oshawa, ON L1H 3Z7

Re: The Former Windfields Farm Property

Dear Tom,

On behalf of my colleagues at UOIT, I would like to thank you, Margaret Kish and Paul Ralph for coming to UOIT Thursday, April 19 to discuss memorial plans for the Windfields Farm Property.

It is important to note that while the lands in question will eventually transfer to the university, the title still belongs to our colleagues at Durham College. The university and Durham College have recently re-established the campus master planning process, working together to ensure the future success of our students and our respective institutions. The master planning process will include this land and it is anticipated that the title will transfer within the next year or so.

There is a covenant in the original agreement that stipulates that the land owner will preserve and protect the gravesite where Northern Dancer is buried (attached). The university is fully committed to this requirement and will continue to send a routine security patrol, maintain the area by cutting the grass, remove the weeds, plant flowers during the summer months and will soon install a security camera and motion detector lights to dissuade people from trespassing the area. In addition, though not stipulated in the covenant, since late last summer the university has also performed a variety of maintenance on the stallion barn located immediately west of the gravesites and installed security features on the windows and doors to prevent further intrusion.

There is obvious synergy and benefit in having UOIT, Durham College and the City work together on the plans involving this land. To that end, we propose to establish a community advisory group within the next year that will include representatives from the City of Oshawa, Durham College, UOIT and an expert representative from the equestrian community. Terms of Reference for the working group will be established in the coming months.

Over the next couple of years, campus master planning will be finalized and plans will begin to unfold on the next stage of postsecondary education in our community. The timelines for this will depend on a number of variables including the economy, space demand and funding for capital expansion for the university.

We look forward to working with our colleagues at the City, Durham College and the community to ensure that the memory of Windfields Farm is sustained and the legacy of the horses born and buried there are protected and memorialized for generations to come.

Sincerely,

MaryLynn West-Moynes
Vice-President, External Relations

12. NORTHERN DANCER'S GRAVEYARD:

The College acknowledges the presence and historical importance of the gravesite, graves, burial plots of Northern Dancer and other horses, and related facilities which are located within Part 3 on Reference Plan 40R-21755 (the "Gravesite"). Windfields shall continue to maintain the Gravesite during any period when the gravesite continues to be subject to the Lease of the Property described in section 11. During such period Windfields has the right to plan and construct capital improvements to the Gravesite, subject to the prior approval of the College, acting reasonably and with due dispatch. The College has indicated preliminary approval of initial design concepts for such capital improvements prepared by MBTW for Windfields. In considering such approvals, the College may have regard to the integration of the Gravesite with its campus plan, both as to access and design criteria and also to the requirements and costs of ongoing maintenance of the Gravesite.

After the College is given possession of the Gravesite, the College agrees that it will not relocate the Gravesite and shall not use such area for any other purpose than as the Gravesite except with the consent of Windfields. Further, it will properly preserve the Gravesite as a remembrance of Northern Dancer and the legacy of Windfields Farm Limited and the Taylor family to the College and the world of thoroughbred horse racing. The College will undertake all actions, including the expenditure of funds, as are required to ensure that the Gravesite is preserved and maintained in good and substantial repair at least to the same state as on the date that possession of the Gravesite is given to the College. A report shall be prepared by Windfields prior to delivery of possession of the Gravesite to the College, which report will document the then state of repair of the Gravesite, which the parties shall acknowledge as being accurate.

Sections 4 and 6 of Schedule D confirm the above covenants which shall be included in the agreement relating to Schedule D which shall be registered on closing as provided in section 16. In addition, a separate agreement setting out the terms of the preceding paragraph shall be entered into by the College and the members of the Taylor family.