

Minutes a special meeting of the Development Services Committee held in the Committee Meeting Room, Council Building on April 9, 2018 at 9:30 a.m.

Present: Councillor Aker, Chair  
Councillor Pidwerbecki, Vice Chair  
Councillor Carter, Member  
Councillor Chapman, Member  
Councillor Sanders, Member  
Mayor Henry, Ex Officio

Absent: None

Also

Present: Councillor Kerr  
L. Davis, Council-Committee Coordinator  
P. Ralph, Commissioner, Development Services  
W. Munro, Director, Planning Services  
K. Benham, Director, Economic Development Services  
J. Maclsaac, Director, Office of the City Manager

**Additional Agenda Items**

Moved by Councillor Pidwerbecki,  
“That Report DS-18-78 concerning a Heritage Designation for Northern Dancers Gravesite, Report DS-18-79 concerning a financial contribution to UOIT and Report DS-18-80 concerning SmartCities be added Development Services Committee agenda for April 9, 2018.” Carried

**Declaration of Pecuniary Interest**

None.

**Public Reports**

DS-18-78 Proposed Heritage Designation for Northern Dancer’s Gravesite in the Core Farm Area of Windfields Farm

Recommendation (Carried – See Page 5)

That the Development Services Committee recommend to City Council:

Whereas the City’s approved Windfields Farm Legacy Plan includes an action item that specifies that U.O.I.T. will continue to preserve the Northern Dancer Cemetery in accordance with 500 year covenant with Windfields Farm Ltd.; and

Whereas, given its commitment to E. P. Taylor to maintain the gravesite for 500 years, U.O.I.T. supports designating Northern Dancer’s gravesite (described as Part 3, Plan 40R-21755 which includes the gravesite of other horses such as Vice Regent, Victoria Park, Windfields, South Ocean, Archers Bay, Ascot Knight, Ballade,

Canadiana, Cats at Home, New Providence) under the Ontario Heritage Act; and,

Whereas the heritage designation for Northern Dancer’s gravesite is supported and is consistent with the heritage designation of the Trillium Cemetery which is another horse cemetery on the former Windfields Farm lands; and,

Whereas the heritage designation will further recognize Northern Dancer’s historic contribution to both horse racing around the world and the legacy of E. P. Taylor’s Windfields Farm in Oshawa;

Therefore be it resolved:

1. That Development Services staff be directed to work with U.O.I.T. and Heritage Oshawa to undertake the process established in the Ontario Heritage Act to designate the Northern Dancer gravesite as a property of cultural heritage value or interest by undertaking actions such as, but not limited to, the following:
  - (a) Prepare a Notice of Intention to Designate the Northern Dancer gravesite area located south of Britannia Avenue West and west of Simcoe Street North under the Ontario Heritage Act;
  - (b) Publish the Notice in the Oshawa This Week and Oshawa Express newspapers;
  - (c) Forward the Notice to the Ontario Heritage Trust and the owner in accordance with the Ontario Heritage Act; and
  - (d) Prepare the necessary by-law which will include a Designation Statement and Description, with input from Heritage Oshawa, for subsequent approval by Council.
  
2. That the Canadian Horse Hall of Fame, Ontario Jockey Club, Woodbine Racetrack and the organizers of the Kentucky Derby, Breeders Cup, Queens Plate and Preakness Stakes be advised of the decision to formally recognize Northern Dancer’s gravesite with a heritage designation under the Ontario Heritage Act.

DS-18-79 City of Oshawa Financial Contribution to UOIT for Landscape/Site Improvements in Windfields Farm Core Farm Area adjacent to Northern Dancer’s Gravesite

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Recommendation (Carried – See Page 5)

That the Development Services Committee recommend to City Council:

Whereas in 2012 Minto Metropia Windfields LP provided the City with a \$150,000 donation for a Heritage Program; and,

Whereas on July 12, 2012 City Council directed:

“That the \$150,000 donation to a Heritage Program referred to in the letter dated July 9, 2012 from Minto Metropia Windfields LP’s solicitor be devoted to recognizing the heritage of Windfields Farms in and around the core farm area on the west side of Simcoe Street North on UOIT’s land”; and,

Whereas there is approximately \$113,000 left uncommitted from this donation; and,

Whereas UOIT has requested that funds be provided to UOIT to undertake landscape/site improvements generally adjacent to Northern Dancer’s gravesite in the core farm area of the Windfields Farm which are estimated in excess of \$100,000; and,

Whereas some of the initiatives could include the reuse of the fieldstone from the pillars from the main tree-lined farm entrance to Windfields Farm, a monument for Northern Dancer and recognition of E. P. Taylor and the family legacy; and,

Whereas the reuse of the fieldstone by UOIT was an action item in the City’s approved Program for Honouring the Windfields Farm Legacy; and,

Whereas it is appropriate to approve UOIT’s request for a financial contribution towards these improvements;

Therefore be it resolved that UOIT be provided the balance of the funds for the recognition of heritage in and around the core farm area of Windfields Farm in the amount of approximately \$113,000 to be used for landscape/site improvements adjacent to the Northern Dancer’s gravesite.

DS-18-80 City’s Application for Infrastructure Canada’s Smart Cities Challenge

Recommendation (Carried – See Page 5)

That the Development Services Committee recommend to City Council:

Whereas in November 2017, Infrastructure Canada announced the Smart Cities Challenge requesting Canadian cities to collaborate with its residents, businesses, academic and civic organizations to design innovative projects using digital and connected technologies to help address their most pressing local challenges; and,

Whereas Infrastructure Canada has structured the Challenge Program as a competition offering winning municipalities between \$5 and \$50 million to be used to implement a Smart City project; and,

Whereas Infrastructure Canada's Smart Cities Challenge Guidelines note that the application must be submitted by a local government with the support of its Council and must identify an important community need based on research and community input and show how the use of digital technology could have a measurable impact/benefit; and,

Whereas a significant partnership between the City, community stakeholders and private sector participants was developed with respect to identifying and discussing issues and opportunities related to the Challenge and designing a project proposal; and,

Whereas a wide array of mediums including online/print advertising, social media, digital/in-person community engagement, promotions/contests, media relations/PR and third part consultations were leveraged throughout the consultation process in order to maximize opportunities for participation, awareness and engagement; and,

Whereas today Oshawa is characterized by growing prosperity and the successful transformation into a knowledge, and increasingly digitally, based economy. This is represented by increasing levels of educational attainment, household income and community wellbeing; and,

Whereas vulnerable populations such as youth, seniors and low income families are unable to fully participate in the economy and society in part due to their restricted ability to access and afford technology and connect to community services and resources; and,

Whereas seven priority neighbourhoods have been identified within Durham Region with five of these "priority" neighbourhoods being within Oshawa. The Lakeview community is one of the priority neighbourhoods that is characterized by household incomes well below the city average, higher un-employment, lower levels of education and higher incidents of health issues associated with a low income neighbourhood; and,

Whereas while Oshawa is on a path to see the overall prosperity across the community continue to grow, the rapid pace of the growing digital economy and its requirements for a highly-skilled talent pool also threaten to increase an existing digital divide and have a disproportionate impact on vulnerable neighbourhoods; and,

Whereas Oshawa's Smart Cities stakeholders have identified Social and Economic Inequality as the greatest challenge facing Oshawa and that this is also a challenge shared with numerous communities across Canada; and,

Whereas the community, stakeholders and the City note that solutions focused on closing the digital divide and increasing economic and social wellbeing must address a number of factors including the need to:

Increase the digital signature of residents in vulnerable communities

Increase the level of trust between residents and stakeholders by empowering community residents, champions and animators to finalize the design of the project, ensure its uptake and its direct relevance to their lives be involved in the delivery of the project.

Establish a digital platform, driven by artificial intelligence, that puts the economic and social needs of residents first.

Therefore be it resolved:

1. That City Council endorse the development and delivery of a Smart Cities project whereby vulnerable residents in the city's identified priority neighbourhood, including at-risk youth, indigenous populations and seniors, will be empowered to acquire and use digital technology to fully engage in the local economy and community and that this will allow our neighbourhoods to increase in Wellbeing Index ratings to meet/exceed the national average; and,
2. That City Council endorse the development of a trusted digital matching platform using artificial technology to be piloted in the Lakeview neighbourhood; and,
3. That the goal and project design factors noted above be used as the basis for the City's submission of an application for \$10 Million to Infrastructure Canada's Smart Cities Challenge; and,
4. That the City Manager be authorized to execute any required agreement/documentation in accordance with the Smart Cities Challenge, in a form and content satisfactory to the City Manager, City Solicitor and Executive Director of Finance/Treasurer, if the City is selected as a finalist in the competition; and,
5. That the City Manager be authorized to submit a final grant submission to Infrastructure Canada if the deadline for the second stage of the grant process is out of sync with the timing of the municipal election and Council meeting dates; and,
6. That the community residents, stakeholders and private sector partners who participated in the development of the proposed initiative be thanked for their significant commitments of time and effort toward the project

Moved by Councillor Chapman,

“That the Development Services Committee adopt the recommendations contained in Reports DS-18-78, DS-18-79 and DS-18-80.” Carried

**Closed Reports**

DS-18-74      Requested Revisions to the Terms and Conditions related to the Disposition of City-owned Land: 173 Westmount Street (Chris Mason Hall)

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Recommendation                      (Carried – See Page 7)

That the Development Services Committee recommend to City Council:

That the Commissioner, Development Services Department be authorized to enter into an amended purchase and sale agreement for the City-owned land at 173 Westmount Street in accordance with Report DS-18-74, provided that the amendments to the purchase and sale agreement are in a form and content acceptable to the Commissioner, Development Services Department and the City Solicitor.

DS-18-75      2094874 Ontario Limited Request Regarding the Lease for the Jubilee Pavilion at 55 Lakeview Park Avenue

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Recommendation                      (Carried – See Page 7)

That the Development Services Committee recommend to City Council:

That in accordance with Report DS-18-75, the request from 2094874 Ontario Limited concerning the lease for the Jubilee Pavilion at 55 Lakeview Park Avenue be approved and that the Commissioner, Development Services Department be authorized to execute any documents to give effect to this approval in a form or forms acceptable to the Commissioner, Development Services Department and the City Solicitor.

DS-18-76      Disposition of City-owned Land - 1521 Simcoe Street North, Parts 13, 14 and 18, Plan 40R-29729

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Recommendation                      (Carried – See Page 7)

That the Development Services Committee recommend to City Council:

That, pursuant to Report DS-18-76 dated April 5, 2018, the Commissioner, Development Services Department be authorized to enter into a lease renewal agreement(s) with Kinark Child and Family Services for lands located at 1521 Simcoe Street North consistent with the terms and conditions as generally set out in said Report and in a form and content satisfactory to the Commissioner, Development Services Department and the City Solicitor; and,

That, pursuant to Report DS-18-76 dated April 5, 2018, the Commissioner, Development Services Department be authorized to enter into a purchase and sale agreement for the subject City-owned land at 1521 Simcoe Street North in accordance with said Report, subject to the purchase and sale agreement being in a form and content acceptable to the Commissioner, Development Services Department and the City Solicitor; and that the Commissioner, Development Services Department be authorized, from time to time, to extend condition, requisition or completion dates established by the purchase and sale agreement as the Commissioner, Development Services Department may consider advisable in consultation with the City Solicitor and that the proceeds of the sale be deposited into the Civic Property Development Reserve.

Moved by Councillor Pidwerbecki,  
"That the Development Services Committee adopt the recommendations contained in Reports DS-18-74, DS-18-75 and DS-18-76." Carried

### **Adjournment**

Moved by Mayor Henry,  
"That the meeting adjourn." Carried

The meeting adjourned at 9:33 a.m.