1.0 Purpose

The purpose of this report is to obtain Council approval to consult the public in respect to the establishment of a program for “Honouring the Windfields Farm Legacy”.

Attachment 1 is an air photo of the former Windfields Farm core area.

Attachment 2 is the draft proposed program for “Honouring the Windfields Farm Legacy”. It is intended as a “starting point” from discussions with Committee, Council and the community.

2.0 Recommendation

That the Development Services Committee recommend to City Council:

1. That, pursuant to Report DS-14-139 dated June 11, 2014 regarding a Draft Proposed Program for “Honouring the Windfields Farm Legacy”, the Development Services Department:

   (a) Be authorized to consult the public on the Draft Proposed Program for “Honouring the Windfields Farm Legacy”;

   (b) Be directed to report back on:

       (i) Public input received on the Draft Proposed Program for “Honouring the Windfields Farm Legacy”;
       (ii) A recommended final version of a program for “Honouring the Windfields Farm Legacy”; and
       (iii) Recommended timing and costing for implementing the City items in the recommended Program for “Honouring the Windfields Farm Legacy”. 
3.0 Executive Summary

N/A

4.0 Input From Other Sources

The following were consulted in the preparation of this report:

- Heritage Oshawa
- University of Ontario Institute of Technology
- Representatives of the E.P. Taylor family

5.0 Analysis

5.1 Overview of History of Windfields Farm

In 1927 Col. R.S. McLaughlin, one of Canada’s most successful businessmen and President of General Motors Canada, established Parkwood Stables in the northwest quadrant of the intersection of Simcoe Street North and Conlin Road West. In the 1930s Parkwood Stables was known for its show horses and racehorses with McLaughlin’s daughters, Eleanor and Eileen, both being leading exhibitors at the largest shows in Canada and the United States.

In 1950 Col. R.S. McLaughlin sold Parkwood Stables to Edward Plunkett (E. P.) Taylor, another prominent Canadian businessman. From the late 1960s to the mid-1980s Mr. Taylor’s operation at Windfields Farm became the home of Canada’s leading thoroughbred stallions and eventually the most successful thoroughbred operation in North America.

In 1976 Mr. Taylor was inducted into the Canadian Horse Racing Hall of Fame for his contribution to horse racing and breeding.

Northern Dancer, one of the most recognized names in horse racing to this day, was a Windfields Farm, Canadian-bred thoroughbred racehorse who won the Kentucky Derby and Preakness Stakes, among other races, and who became the most successful sire of the 20th century.

In April 2013 the University of Ontario Institute of Technology took ownership of a portion of the former Windfields Farm lands. Contained on these lands, in an area referred to as the core farm area, are the following key sites/buildings: the Northern Dancer Cemetery; the Arena and Barn 2 (which were both originally built for Parkwood Stables); Barn 6 (the Foaling Barn); and the Stallion Barn (see Attachment 1).

The iconic tree lined farm laneway connects Simcoe Street North to the core farm area.

The key buildings in the core farm area generally date from the late 1920s and early 1930s and establish the character of the former farm. The Tudor Revival detailing of half-timbering and stucco of the Arena has been applied to many of the buildings on the former farm. Other common details include rectangular window openings with multi-paned sash,
gable roofs, rectangular floor plan and a cream, white and green colour palette for the building exterior.

5.2 Draft Proposed Program for “Honouring the Windfields Farm Legacy”

On May 22, 2012 City Council adopted the following resolution concerning memorial plans for the former Windfields Farm property:

“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; and,

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; and,

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.”

In late 2013 UOIT established the Windfields Community Group to discuss memorial plans for Windfields Farm. This Committee was made up of representatives from UOIT, the public, the City and Heritage Oshawa.

The Windfields Community Group has met on several occasions and was instrumental in initiatives to have Northern Dancer inducted into the Oshawa Sports Hall of Fame, to have the core farm area “opened” to the public as part of Doors Open Oshawa 2014 and to have buildings in the core farm area assessed in building audits and heritage research reports.

In an effort to advance a broad perspective on the legacy of the farm, the Development Services Department prepared a Draft Proposed Program for “Honouring the Windfields Farm Legacy”. Staff consulted with representatives of the E. P. Taylor family, the UOIT Community Group and Heritage Oshawa in preparing the Draft Proposed Program which forms Attachment 2 to this report.

There are four categories of actions and ideas in the Draft Proposed Program: Preservation; Education; Events; and Commemoration. Each category is further subdivided according to which organization (City, Durham College/UOIT or other) could possibly take a leadership role for the action item. Each action item has a time frame for completion: Complete; Underway; Short-term; or Medium-term.

The Draft Proposed Program for “Honouring the Windfields Farm Legacy” is a “starting point” and is intended to generate discussion about actions and ideas that will serve to honour the farm.

The Draft Proposed Program is a “work in progress” and deserves and requires consultation with Committee, Council and the community to gather feedback and comments public prior to finalization.
It is recommended that staff be authorized to release the draft proposed program for "Honouring Windfields Farm Legacy" for public consultation. The consultation process is recommended to involve the following:

(a) Placing an advertisement in the Oshawa This Week and Oshawa Express newspapers;
(b) Placing an article in the Inside Oshawa fall publication, on the City’s website and through the City’s e-communications;
(c) Formally circulating the draft document to UOIT/Durham College, Heritage Oshawa, representatives of the E.P. Taylor family, Riocan and Windfields Farm News and Notes for review and comment;
(d) Incorporate a staffed display with ability to provide comments into the Doors Open Oshawa 2014 event at the former Windfields Farm site on September 27, 2014; and
(e) Circulating the draft to other Departments for input.

Following the receipt of public input and comment, it is recommended that staff report back to Development Services Committee with the public input received, a recommended final Program and a listing of priority projects and costing to implement the City’s items.

The Development Services Committee meeting would be similar to a Planning Act public meeting and would be advertised and held in the evening.

Persons and groups who had commented or contributed during the consultation on the Draft Program would be invited to the Development Services Committee meeting.

6.0 Financial Implications

The cost of the public consultation process can be accommodated within the 2014 Development Services departmental budget.

In 2012 Minto Metropia Windfields LP provided the City with a $150,000 donation for a Heritage Program.

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.”

This money could be used for the implementation of the final program to Honour the Windfields Farm Legacy.
7.0 Relationship to the Oshawa Strategic Plan

Taking steps to honour the Windfields Farm legacy advances the Cultural Vitality goal of the Oshawa Strategic Plan.

Paul D. Ralph, B.E.S., R.P.P.,
Director, Planning Services

Thomas B. Hodgins, B.E.S., M.A., R.P.P.,
Commissioner, Development Services Department
Attachment 1
Development Services Department

Item: DS-14-139
Subject: Draft "Honouring the Windfields Farm Legacy" Document
Address: 2300 Simcoe Street North
File: B-8600-0219
Draft Proposed Program for Honouring the Windfields Farm Legacy

Community consultation to occur throughout the process.

Legend:
- Complete
- Underway
- Short-Term (1-2 years)
- Medium-Term (3-5 years)

Preservation

City
1. Designate Windfields Stone House (Tribute) (Underway)
2. Designate Harriet Cock House (RioCan) (Short-Term)
3. Designate Trillium Cemetery (Short-Term)

UOIT
1. Request UOIT include policies in the Campus Master Plan related to Cultural Heritage (Short-Term):
   (a) Preserve the Northern Dancer Cemetery in accordance with 500 year covenant with Windfields Farm
   (b) Undertake landscape design competition for the Northern Dancer Cemetery area (Medium-Term)
   (c) Undertake building audit(s) and heritage research report(s) of core farm area buildings
   (d) Preserve tree-lined farm laneway on UOIT lands
   (e) Re-use stone pillars, gates and sign from Windfields Farm

Other
1. Re-use stonework salvaged from G. McLaughlin Stone House in future parkette in Kingmeadow subdivision (Short-Term)
2. Provide artifacts from G. McLaughlin Stone House to Heritage Oshawa, including:
   (a) Front door and hardware (Complete)
   (b) Roof ornament (Complete)
3. Preserve tree-lined farm laneway on Tribute lands (Short-Term)
4. Preserve Windfields Farm/E.P. Taylor artifacts and memorabilia in the Canadian Museum of History/Civilization (Complete)

Education

City/Heritage Oshawa

1. Create and post on the City’s webpage (Short-Term):
   (a) 10 minute video documentary of history of Windfields Farm
   (b) 20 page publication/e-book on history of farm
   (c) Brochure for all new area residents on history of Windfields Farm and background to “horse/equestrian” street names

2. Host a workshop to share information with new residents of area about Windfields Farm (Short-Term)

3. Create an educational history unit about Windfields Farm for local elementary school students (Short-Term)

4. Undertake an annual essay writing contest for local Gr. 6 students on topics related to Windfields Farm/E. P. Taylor (Short-Term)

Events

City

1. Create an annual E.P. Taylor/Windfields Farm Champion Award for someone who exemplifies innovation and has overcome adversity (Short-Term)

2. Present the E.P. Taylor/Windfields Farm Champion Award, annually at the first Council meeting in May, show a video of Northern Dancer’s Kentucky Derby Win and have the Mayor comment on how Oshawa’s future is built on the legacies of men and women like E.P. Taylor who were innovators, leaders and champions. Confer E.P. Taylor/Windfields Farm Champion Award upon the successful recipient (Short-Term)

UOIT

1. Permit the annual Doors Open event to include the core farm area subject to acceptable conditions (Underway)

2. Organize and host Annual Northern Dancer Festival in Spring (Medium-Term):
   (a) Guided tours of core farm area by Heritage Oshawa volunteers after Britannia Avenue West is constructed and public access plan is completed by UOIT
   (b) 10 km run
   (c) 3 year old “dash” for children/families
   (d) 1 ¼ mile “derby” for high school/post secondary “milers”
**Commemoration**

**City**

1. Name streets, parks, woodlots, bridges & trails after Taylor family, Windfields Farm, horses and horse racing (Underway)

2. Create designs reflective of Windfields Farm architecture/aesthetic (Underway):
   (a) Park structures
   (b) Firehall 6

3. Name boardroom at City Hall after Northern Dancer and include full size mural on wall of Northern Dancer (Short-Term)

4. Undertake Public Art competition/ installation (e.g. horse statue) or find a more public and prominent location for the True Power horse statue designed and created by Geordie Lishman (Medium-Term)

5. Undertake youth art competition coordinated by McLaughlin Art Gallery in consultation with Heritage Oshawa for art pieces that are based on Windfields Farm, its horses and/or horse racing. Display winning artwork at City Hall (Medium-Term)

**Other**

1. Incorporate urban design and architectural elements in built form in new subdivisions and/or new technology park such as: Arts & Crafts style homes, decorative street light and street signs, gateway features, roadway medians, Windfields Farm-style fencing along tree-lined laneway (Underway)

2. Incorporate designs reflective of Windfields Farm-style architecture in Planned Commercial Centre [RioCan] (Short-Term)

3. Induct Northern Dancer into the Oshawa Sports Hall of Fame and display associated Windfields Farm memorabilia (Complete)

4. Incorporate concrete imprints on Britannia Ave W. bridge (e.g. horses, horseshoes, farm building) [Tribute] (Short-Term)