



Corporate and Finance Services Committee

Minutes

**June 2, 2025, 9:30 a.m.
Council Chamber**

Present: Councillor Giberson
Councillor Marks
Councillor Marimpietri
Councillor McConkey
Councillor Neal
Mayor Carter

Also Present Councillor Kerr
Councillor Lee
S. Sinnott, Commissioner, Corporate and Finance Services
G. Nobile, Supervisor, Financial Reporting and Planning
J. Martin, Director, Financial Services
H. Wright, Director, Business and Economic Development
Services
P. Aguilera, Council-Committee Coordinator
K. Christopher, Council-Committee Coordinator

Public Meeting

Councillor Giberson called the meeting to order and stated that all members of the Committee were participating from the Chamber except Councillor Marimpietri who participated electronically. Also present participating from the Chamber were Councillors Lee and Kerr.

Land Acknowledgement

The City of Oshawa is situated on lands within the traditional and treaty territory of the Michi Saagiig and Chippewa Anishinaabeg and the signatories of the Williams Treaties, which include the Mississaugas of Scugog Island, Curve Lake, Hiawatha and Alderville First Nations, and the Chippewas of Georgina Island, Rama and Beausoleil First Nations.

We are grateful for the Anishinaabeg who have cared for the land and waters within this territory since time immemorial.

We recognize that Oshawa is steeped in rich Indigenous history and is now present day home to many First Nations, Inuit and Métis people. We express gratitude for this diverse group of Indigenous Peoples who continue to care for the land and shape and strengthen our community.

As a municipality, we are committed to understanding the truth of our shared history, acknowledging our role in addressing the negative impacts that colonization continues to have on Indigenous Peoples, developing reciprocal relationships, and taking meaningful action toward reconciliation.

We are all Treaty people.

Additional Agenda Items

None

Declarations of Pecuniary Interest

None

Presentations

Deloitte LLP - Report CF-25-40 - 2024 Audited Consolidated Financial Statements

Steve Stewart, Deloitte LLP, provided a presentation to the Committee concerning Report CF-25-40 regarding the 2024 Audited Consolidated Financial Statements.

The Committee questioned Steve Stewart.

Delegations

None

Referrals from Council

None

Reports from Advisory Committees

None

Items Requiring Direction

CF-25-42 - Response to Council Direction Regarding the request from the Living Room Community Art Studio to lease units at 1 Mary Street as in-kind Services (Ward 4)

Moved by Mayor Carter

That the Corporate and Finance Services Committee recommend to City Council:

Whereas at its meeting of May 26, 2025 Council adopted the Corporate and Finance Services Committee recommendation to refer Correspondence [CF-25-35](#) from the Living Room Community Art Studio requesting to lease units F and G at 1 Mary Street for a period of two to three years through an in-kind arrangement; and,

Whereas the subject property at 1 Mary Street is currently comprised of seven different leasehold areas on the ground floor level and four of these units are vacant with no planned future uses; and,

Whereas units F and G at 1 Mary Street total a combined square footage of approximately 1,510 square feet and have been toured by multiple prospective tenants who are unable to activate the space due to a variety of factors, including but not limited to, the current unit configuration; and

Whereas units F and G have not been occupied since 2021 following use by Atria Development Company as a model unit for the residential project at 80 Bond Street East; and,

Whereas Correspondence [CF-25-35](#) indicates that the Living Room Community Art Studio provides inclusive, arts-based programming that enables individuals and families of all ages, abilities, and backgrounds to realize their potential as creators and cultural stakeholders which directly supports Action 5.A.2 of the Oshawa Economic Development Strategy, Pillar 4 Initiative 6 and 10 of Plan 20Thirty and Strategies 2.1, 2.2 and 4.3 of the Culture Counts: Oshawa Arts, Culture and Heritage Plan; sections 4.5 and 6.2 of the Parks, Recreation, Library and Culture Facility Needs Assessment (P.R.L.C); and,

Whereas the Living Room Community Art Studio also operates the Mobile Art Studio which is a converted bus that allows for the delivery of outreach arts programming across the City which has been part of activations at numerous City events, pop up programming at the Ontario Tech and Durham College campus and other initiatives; and,

Whereas in the context of Correspondence [CF-25-35](#), Section 13.1 of By-Law 178-2022 is met where the proposal aligns with intended priority users of available real property; and,

Whereas Section 13.4 of By-Law 178-2022 also applies as it states “leases and limited interest agreements are generally entered into at market rent. A nominal rent (\$2.00) or a reduced rent may be applied when: The agreement is with a not-for-profit organization that actively provides services which supplement City services, as determined by the Commissioner, Economic and Development Services in consultation with the Commissioner, Community and Operations Services, and the Commissioner, Corporate and Finance Services.”; and,

Whereas the proposed scope of the usage by the Living Room Community Art Studio will activate a vacant space at 1 Mary Street and extend arts programming to additional community groups in a way that will not require any leasehold improvements to occupy the space; and,

Whereas the City will hold no responsibility for funding or executing leasehold improvements and any alterations desired for the space will require approval by the City of Oshawa and will be completely funded by the Living Room Community Art Studio; and,

Whereas while Section 13.4 of By-Law 178-2022 applies, the Living Room Community Art Studio will be responsible for monthly payments of Taxes, Maintenance and Insurance (T.M.I.) which will be established throughout the lease negotiations; and,

Whereas City staff received a Letter of Value (L.O.V.) for other units located on the ground level of 1 Mary Street in 2022 which estimated the per square foot cost for the main floor commercial space at \$27.00, not including T.M.I.;

Therefore be it resolved that based on Item CF-25-42 dated May 28, 2025 concerning the request from the Living Room Community Art Studio to lease units at 1 Mary Street as in-kind services, staff be directed to begin negotiations and enter into a two year lease agreement at a base rental rate of \$2.00, exclusive of taxes, maintenance and insurance costs, for the term of the lease between the City of Oshawa and the Living Room Community Art Studio in a form and content satisfactory to the Commissioners, Economic and Development Services Department and Corporate and Finance Services Department, and the City Solicitor.

Affirmative (6): Councillor Giberson, Councillor Marks, Councillor Marimpietri, Councillor McConkey, Councillor Neal, and Mayor Carter

Carried (6 to 0)

Public Consent Agenda

Moved by Councillor Marks

That all items listed under the heading of Public Consent Agenda for the Corporate and Finance Services Committee Meeting dated June 2, 2025 be adopted as recommended except for Report CF-25-38.

Carried

Correspondence with recommendations

None

Staff Reports/Motions with recommendations

CF-25-39 - Corporate and Finance Services Committee Outstanding Item Status Report - Second Quarter 2025 (All Wards)

That the Corporate and Finance Services Committee recommend to City Council:

That Report CF-25-39, dated May 28, 2025 concerning the Outstanding Item List - Second Quarter of 2025 be received for information.

CF-25-40 - 2024 Audited Financial Statements (All Wards)

That the Corporate and Finance Services Committee recommend to City Council:

1. That the Financial Statements for the year ended December 31, 2024 attached to Report CF-25-40 be approved; and
2. That notice of the availability of the financial statements be provided through the City's website or upon request through Service Oshawa; and
3. That the Financial Statements be forwarded to appropriate stakeholders including the Province of Ontario and the City's banking institution.

CF-25-41 - Contract Award - C2025-018 Supply of Sodium Chloride (Rock Salt) (All Wards)

That the Corporate and Finance Services Committee recommend to City Council:

Whereas the Purchasing By-Law 80-2020 requires Council approval to award contracts greater than \$2,000,000; and,

Whereas the Regional Municipality of Durham, on behalf of the Durham Purchasing Cooperative (Cities of Oshawa and Pickering, Towns of Ajax and Whitby, Municipality of Clarington, Townships of Uxbridge and Scugog) hosted Request for Tender (R.F.T.) T-280-2025 for the supply of sodium chloride (rock salt) to the Bowmanville Dock; and,

Whereas delivery from the Bowmanville Dock to the Consolidated Operations Depot and Howden Road Depot is a separate tender and will be awarded through a Chief Administrative Officer Report in accordance with the Purchasing By-law; and,

Whereas firms were invited to submit bids for R.F.T. T-280-2025 for an initial three-year term and renewable annually in years four and five; and,

Whereas unit prices for years one, two and three of the contract are firm for each year and years four and five will be adjusted according to the Consumer Price Index; and,

Whereas the City of Oshawa has an annual requirement of approximately 18,000 tonnes; and,

Whereas two (2) bids were received (publicly posted on the Region's website at Region's Bids and Tenders) and opened by the Region of Durham on March 31, 2025; and,

Whereas the bid received from Windsor Salt Ltd. in the three-year amount of \$5,262,120 (\$5,354,733 including non-rebateable H.S.T.) for Oshawa's portion only, is the lowest compliant bidder and meets the requirements of the tender; and,

Therefore, be it resolved that pursuant to CF-25-41:

1. That the Manager, Procurement be authorized to award a three-year contract to Windsor Salt Ltd. for supply of sodium chloride (rock salt) in the estimated amount of \$5,262,120 plus H.S.T.; and
2. That the Manager, Procurement be authorized to extend the contract for an additional two, one-year terms, subject to favorable service and pricing.

Public Discussion Agenda

Matters Excluded from the Consent Agenda

CF-25-38 - 2025 Asset Management Plan Phase III (All Wards)

Moved by Councillor McConkey

That the Corporate and Finance Services Committee recommend to City Council:

That pursuant to Report CF-25-38, dated May 21, 2025, concerning the Oshawa Asset Management Plan - Phase III: Proposed Levels of Service, be endorsed.

Affirmative (6): Councillor Giberson, Councillor Marks, Councillor Marimpietri, Councillor McConkey, Councillor Neal, and Mayor Carter

Carried (6 to 0)

Items Introduced by Council Members

None

Items Pulled from the Information Package

None

Closed Consent Agenda

Correspondence with recommendations

None

Staff Reports/Motions with recommendations

None

Closed Discussion Agenda

Matters Excluded from the Consent Agenda

None

Items Requiring Direction

None

Matters Tabled

None

Adjournment

Moved by Councillor Marks

That the meeting adjourn at 10:24 a.m.

Carried