



## WHAT'S HAPPENING

**JULY 2020**

### WHAT'S NEW

This has been a long hot summer so far and with the dust in the air from the Phase One, Phase Two, and Seniors building sites combined with the COVID-19 restrictions, has been a memorable summer for us all. Even though it has been uncomfortable for some of the time we still have to thank our lucky stars that we live where we do and have such great neighbours to social distance with when we stroll around our beautiful community.

#### **Phase 2 of the Development**

Progress is being made as Geranium has started the infrastructure work on Phase 2 of the development. Phase 2 consists of two new streets (Holtby Court and Leonard Street), and will have 66 residences, which is double the size of Phase 1.

- The security fence with filter fabric has been installed along the perimeter of the Phase 2 work site
- Demolition of the pump house beside the pond is anticipated in the very near future
- Earthworks has been taking place in earnest as literally hundred of loads of fill are removed, engineered and brought back to the site for compression prior to building. This will continue for the next couple of weeks
- The pond has been drained, will shortly be dredged and then prepared for filling
- Servicing to the site will begin in August and utilities will be installed in late October/November

#### **Site 100 (now legally referenced as Block 34) – The Seniors Building Site**

We have had several meetings with the Township and Geranium regarding the grading of the buffer strip (our term is common area) between the property now owned by Greenwood Retirement Communities and our residents who back onto the property. We have determined that the grading, design and configuration of the property is not suitable for our anticipated uses and are attempting to have it changed.

In response to a question we put to Kevin Heritage at the Township he advises that the Township has not received or approved any grading plans for the Senior's block of land (Block 34) or the Draft Site Plan for the multi-unit Seniors building that will be built on this land. Neither have they received or approved the grading of the adjacent buffer strip of land at issue that has already been transferred to the Township and now forms part of the transfer lands to CCRA.

It appears Geranium built this buffer with a degree of slope they anticipated would be needed for it to interface with the proposed seniors building site without any grade approval from the Township. We are keeping Kevin Heritage copied on all communications with Geranium on this issue since we see the Township as having a key role to play in finding a solution acceptable to all parties involved.

We have been pressing Geranium for a speedy resolution of this issue, or at least have them provide us with a range of possible options to address the problem. Since Greenwood now owns this block of land it is clear that any resolution of this issue will have to involve them and we are attempting to arrange an introductory meeting with their senior management. We feel that the longer this section of land sits with its unacceptable degree of slope the harder it will be to get it changed to something we can accept.

The parties involved, including the Township who are supportive of our concerns, feel that any resolution will likely have to await issuance by Greenwood of their Draft Site Plan which we will be entitled to a copy of and will have input on. The last word we had from the Township was that a Draft Site Plan from Greenwood would likely be available during the next two months.

COVID – 19 may be delaying the plans of Greenwood since they may be anticipating that the different levels of government may be coming down with some future changes for senior's residences that could impact the plans and design of the facility Greenwood intend building. We will keep you advised of developments.

### **Transfer of Lands to CCRA**

In the April edition of the What's Happening mention was made that Township of Scugog officials had informed our corporate lawyer that CLDC had transferred the open space lands, identified as part of Phase 1, to the Township of Scugog and in accordance with the agreement outlined in the OMB Minutes of Settlement the Township was now ready to convey these same lands ("the Transfer Lands") to CCRA.

Roger Doe and Ed Richards have now conducted a preliminary review of the transfer documents available thus far and have made a number of requests for specific information and identified a number of issues, some of which will require a legal opinion and advice on from our corporate lawyer. Roger and Ed confirm that they are not anticipating any problems with the transfer of these Phase 1 lands to CCRA and expect the matter could be completed sometime in August.

Having ultimate ownership and control of the Transfer Lands being conveyed to CCRA was a key component of the OMB mediated settlement and Roger and Ed are proceeding with handling this important transaction in a manner that ensures it is done right in order that no legal or other complications arise in the future for others to sort out.

Until the legal transfer of this property to CCRA takes place the Township of Scugog remains the owner. Transfer to CCRA of those agreed portions of open space property that form part of the Phase 2 development will not take place until much later. We will continue through future editions of the What's Happening to keep you advised on the progress of this important file.

We communicated with Kevin Heritage at the Township regarding a small piece of land referenced as Block 39 inquiring if the Township had any specific reason for retaining ownership and responsibility for its maintenance, or would prefer to see ownership transferred to CCRA. This land is near where the blue tee blocks were located that were previously used for the former 2nd hole.

The Township advised us that they had no reason to retain ownership of this property and was agreeable to including it with the other lands being transferred to CCRA. It makes sense for CCRA to be the owners of this additional small piece of property since it links the former 1<sup>st</sup> hole and 2<sup>nd</sup> hole and facilitates better access between these two blocks of land.

### **Work at The Centre and Around the Settlement Pond**

Work is ongoing to complete the stormwater outfall around the settlement pond and the buffer zone (common area) between the new houses on McCaw Court and the current Canterbury homes on Waterbury. Grading works will continue in this area using topsoil moved from the future seniors building site. Tree plantings have been carried out in the new common area from Coulter Street to the cul de sac of McCaw Court, with the input of Dave Sparling and Ulo Sibul of House and Property. The remaining tree planting will take place when the weather is cooler.

A pathway from the new development on the former 9<sup>th</sup> hole to The Centre will soon be under construction following the same route as the former golf cart path. The landscaping work around the settlement pond needs to be finalized as does the restoration work around the pumping station and the lawns south of our mail kiosk. The final landscaping of the lawns around The Centre will commence July 29<sup>th</sup>.

The Centre is now about two weeks away from completion and the swimming pool has now been completed and being maintained by Gary Carmichael and Bill Gerber. Gary and Bill took a four-hour course on the maintenance of the equipment and have had the opportunity to work with the technicians from Acapulco Pools to get it properly balanced. They have devoted many hours over the past few days to accomplish the balancing of the pool and are owed a huge thank you from all of us.

Before The Centre, the area around it and the pool can be turned over to CCRA, permits must be issued by the Township, so we can occupy The Centre, and by the Durham Board of Health, so we can use the pool. We hope that this will take place in early August.

As you will see, when you go to pick up your mail Geranium has paved the parking lot up to the north end of the mail kiosk. The curbs that had been damaged have all been replaced and new curbs installed where needed. It is our intention, because the parking lot was showing its age, even before work on The Centre began, and new parking space lines have to be painted by Geranium, to put a blacktopping overlay spray on all of the remaining areas of the parking lot. A number of cracks that were already evident in the parking lot prior to construction activities will be properly filled. By doing this now it will assist in extending the life of the parking lot for a few more years.

You have probably noticed that we have had no sign or address on The Centre for a while now. Thanks to our resident sign maker Vince Bradbury once again donating his time and skill as a sign maker, we will not only have a new “The Centre” sign and an address sign but also a new medallion over the front entrance. Once we have taken over The Centre, Vince and our MVP of hard work and building skills, Wayne Shannon, will install the three signs to give our Centre a fresh and welcoming new look.

### **Moving of furniture and equipment**

On July 2, 2020 we were able to take our furniture and equipment out of storage and move it into The Centre but not unpack it. We still have not been able to transfer our office equipment (computers etc.) into The Centre yet as we cannot access The Centre office until we have an occupancy permit for The Centre. The office move is on hold and we will leave the furniture in the trailer until we have full access to The Centre.

### **Pre-Delivery Inspection**

The Pre-Delivery Inspection of The Centre addition and renovation work was conducted by Barry Smythe, Wayne Shannon and Jim Worsley on Friday June 19, 2020. It went well and there were very few things which will need to be fixed or changed. Barry, Wayne and Jim all found the work to be well done and the products installed in The Centre to be very high quality.

### **Drop Off Zone For The Pool**

When we reviewed the exterior drop off area for access to the pool, we found it totally unacceptable as the grade of the short pathway from the bottom level drop off area to the pool gate would have been approximately 5 feet and too steep for anyone with mobility issues to use. Geranium explained to us that they had no other option than to build the pathway that way. However, they noted that when building the pathway, they would try, as requested by Barry Smythe, to do it in such a way that the grade would be minimized as much as possible. We were also told that it was possible that the Township might not approve of this pathway and would ask for it to be removed.

The senior Geranium official in charge was upfront in expressing his opinion that this proposed drop off area was not something he was in favour of seeing done for a variety of reasons including the fact that they had installed a lift inside The Centre for people to use to access the pool area. We explained that an external access to the pool from the parking lot area was always something we said was needed and that using the lift was not always convenient or practical if activities were going on in the lower level of The Centre. It also presented a much longer access route to the pool for people with mobility issues.

We remained stubborn on the need for an appropriate external drop off area and direct access to the pool area using a level pathway to the pool gate that residents with or without mobility issues could use to gain access to the pool area without having to go through The Centre. We decided to involve the Township on this issue and discussed with them what solutions they could offer to address our requirements and we tabled some suggestions of our own that Geranium had not

accepted as being viable or too costly. To make a long story short, the Township considered our ideas, came up with a couple of adjustments and presented them to Geranium as a solution to the problem faced. What has now been built is a level paved pathway directly from the parking lot to the gate of the new pool. We are pleased with this solution as it is very functional and aesthetically pleasing and are grateful to Geranium for their final acceptance of the revised proposal and for assuming the costs involved.

## WHAT'S NEXT

### **Parking at the Mail Kiosk**

Once again, we have to bring to your attention the safety hazard being created by some of our residents at the postal kiosk. After we open up the parking area again it is expected that no one will need to park on the street. It is dangerous for you and is unnecessary that you put yourself, and others, in a situation where a serious injury can occur. The postal kiosk is a busy spot and drivers can be distracted at any time. **Please use the parking lot, not the street closest to the post boxes or the other side of the street where you are blocking your neighbours' driveways and creating a single driving lane situation.** If the situation doesn't improve, we will have to install no parking signs.

### **Almost There**

As we get closer and closer to opening The Centre the "light at the end of the tunnel" gets brighter and brighter. Even when we get possession of The Centre it will take us a couple of weeks to get everything ready inside so we once again have to ask you to remain patient for a little longer. Due to the COVID-19 restrictions we will need to monitor numbers both within the Centre and in the pool area but it is our intention to get you into The Centre as soon as we can making sure it can be done safely. We are just as anxious for you to see it as you are to see it.

To this end we have developed a COVID-19 protocol for The Centre thanks to Cathy Barrow, Barb Brady, Ellen Brewer, Mary Lou Burnett, Pat Corlett, Rowena Fowler and Barb Willis. These well qualified former Registered nurses have done a fine job of putting together guide lines to keep us all safe. All that we have to do is follow their well thought out protocols and stay safe.

So please wash your hands, wear your masks, keep your distance and stay healthy so we can all enjoy our new Centre together.

**Issued by: Canterbury Transition Committee**