



Canterbury Common Residents' Association

127A Waterbury Crescent • Port Perry • Ontario • L9L 1S2 • 905-985-5258

WHAT'S HAPPENING

SEPTEMBER 2020

WHAT'S NEW

Opening of The Centre

It has been a long time coming but after 15 very long months The Centre has been completed and is open for our residents to enjoy. While we can't do every activity we want to be able to do, we can do a few things as long as we closely follow the COVID-19 guidelines.

At this point we are still waiting for two microwave ovens to arrive along with the window coverings and the door handles for the main floor hallway. On the lower level we still need a drying rack for the artists and outside a new solar blanket to replace the current one which was cut improperly by the pool installer. The pool will be closed on September 18, 2020 so be sure to go and have a look or better yet a nice relaxing swim before the 18th. The day of closing will see the installation of a winter cover supplied to us by Geranium.

CCRA Register

One of the tasks we set out to do was update the CCRA Homeowners and Resident information data base. This is going well as most of the forms have been filled out and the information is current. This has been turned over to the Administration and Governance Committees to complete along with the distribution of the key fobs for The Centre. Most of the up to date information has now been input to the data base. From this updated list we will be able to verify the ownership status of those eligible to participate in the AGM, update the email and telephone lists, identify each resident living in the home, which will give us an accurate account of the Canterbury Common population.

Most of this information was gathered by Administration during the fob handout on August 29 and 30, 2020. This session also allowed the Governance Committee to distribute 183 By-Law No.1 packages. It is expected that by the second session, to be held on September 9th, all but a few forms will be left, to complete this important task. All the forms filled out for the Corporate Register will eventually be stored in the Governance house files and filed by the house address.

Transfer of the former golf course lands property

The transfer of the former Phase 1 golf course lands from the Township to Canterbury is very close to completion. By finalizing the land transfer transaction, we have now completed one of the most important facets of our settlement negotiation with Geranium and the Township during the two-day OMB mediation hearings which was signed off by all parties in May 2017.

Our goal in securing ownership of this property was to provide important assurances for Canterbury residents that we would never have to worry in the future that a developer would come into Canterbury to build more houses. Ed Richards and Roger Doe are currently working with CCRA's corporate lawyer to complete the transaction. They are ironing out a couple of

remaining legal issues related to the transaction but are making good progress towards CCRA becoming the legal and registered owners of the identified Phase 1 lands in accordance with the settlement terms outlined in the OMB Minutes of Settlement. Transfer of the remaining identified lands associated with Phase 2 of the Geranium development will need to be handled in the same way at a later date.

Canterbury entrance signs

During the OMB negotiations we requested and received assurances that the signs at both entrances would be changed and updated by Geranium. At the moment we are discussing where the signs will be located and when they will be installed.

The Block 100 slope

As previously reported, the current configuration and grading of the buffer strip common area that adjoins the proposed seniors site property and the rear property boundaries of a number of Canterbury homes, is our most immediate problem yet to be resolved. This situation could be solved quickly if all parties agree to a solution which takes into account the fact that the steepness of the slope, that is more akin to an embankment, is unsuitable for the future purposes intended and more importantly represents a safety hazard for the residents backing onto it.

We continue to push for a conference call meeting with Geranium, Greenwood and the Township as we don't want this to drag on for much longer. It is our most pressing issue as it has safety ramifications which if not handled promptly could end up in an injury for someone along that slope. CTC representatives have been holding meetings with the owners whose properties backs on to this common property, listening to their concerns and providing updated information on our efforts to get a satisfactory solution for them. The delays to date appear to be due to the parties waiting for Greenwood to produce their draft site plan for their proposed multi-unit seniors building to see how any proposed solutions fit with the common property to which it connects.

The proposed seniors building

The proposed seniors building being developed by Greenwood on property acquired from Geranium will shortly see the introduction of a draft site plan for this project. This site plan will not only need to be reviewed by the Township and other regulatory authorities, but also by CCRA and its residents. This will involve a detailed process with many differing opinions and comments being put forward by stakeholders for attention. The comments of our residents, particularly from those neighboring properties most affected, will need to be heard and their interests protected.

We see this as requiring focused and coordinated efforts and management through a committee structure to collect and channel such comments in a manner that will ensure they are given the proper attention and consideration. We have found in the past that individuals acting alone are unlikely to be overly persuasive in getting their comments addressed and opinions considered adequately.

Transportation issues

We have expressed to the Township and Region the transportation issues related to the Greenwood seniors building will need to be afforded a high priority given the anticipated traffic density we see occurring. CTC has already on several occasions made representation to members of Scugog council that included regional transportation officials and Kevin Heritage. We have been pushing strongly for a dedicated entrance and exit from Simcoe Street for vehicular traffic accessing the seniors building facility, including its use by residents who will live in the facility.

We were promised the issue of a dedicated entrance would be considered once the draft site plan was available. However, it is clear that this is going to be an uphill battle since the Regional Transport authorities have determined that Country Estates is capable of handling the volume of additional traffic when the seniors building is completed and fully occupied. We strongly disagree, as safety issues are going to be a very big concern for CCRA and its residents.

Tree planting

Tree planting will once again take place along the common area beside McCaw Court and at the back of the Waterbury homes. While CTC is not directly involved in the planting itself, we are involved in coordinating the project. We are fortunate to have members of the House and Property Committee who will coordinate the planting activity and the selection of trees and their location. This will also take place as part of the Geranium Phase 2 subdivision development.

Liaison with the Geranium marketing staff

We have ongoing dialogue with the Geranium marketing staff which up until recently, due to COVID-19 restrictions, has been limited. It is unknown at this time how much activity will be generated in the future as they move forward attempting to sell their homes.

CTC and Geranium liaison

With respect to the Geranium Phase 1 and 2 developments, we will continue to communicate any construction activity information and advance notices from Geranium likely to affect neighbouring residential properties, as information is received.

WHAT'S NEXT

The CTC publication - What's Happening

The What's Happening publication was started to keep residents informed about construction activities, along with updates, going on within Canterbury Common. With Phase 1 almost complete and Phase 2 of the Geranium development well on its way, we feel it is time to assess whether there is a need to continue this publication.

The first copy was sent out on September 6, 2015 and the current issue is the 38th publication. We need your feedback as to whether you want us to continue publishing the “**What's Happening.**” Please let us know at your earliest convenience if you find the information informative and useful. If there is no feedback, we will assume it is no longer necessary. Please send your feedback to simmonsgce@gmail.com or edrichards251@gmail.com

Issued by The Canterbury Transition Committee