



Canterbury Common Residents' Association

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WHAT'S HAPPENING

YEAR END REPORT

DECEMBER 2020

WHAT'S NEW

What follows represents the activities the Canterbury Transition Committee (CTC) is either wrapping up and handing over to Board committees or must continue to be involved in until completion.

CCRA Corporate Register

The CCRA By-Law No. 1 requires that a Corporate Register must be kept and maintained. This register is to record, for each home in Canterbury Common, the name of the Homeowner(s) registered on title along with any non-owner Resident Spouse and any other residents of the home that the Homeowner wants to be formerly named as a Canterbury Common Resident.

In order to obtain this important information for input into our corporate records we created a Registration Form which Murray Smith and his Administration Committee sent for completion to every Homeowner in Canterbury. The form is also designed to collect contact information.

The information received back has all been input to a master corporate data base created for this and other purposes in the office at The Centre. There are some registration forms which have not yet been completed and returned due to being unable to make contact with the Homeowner, the passing of people or the house being sold or the new owners not yet having arrived.

Lauren Maher and Carol Sambrook, who are Canterbury's main greeters for newcomers to the community, which now includes new homeowners in Courts of Canterbury have combined with members of the Governance Committee to hold information sessions for all the new people arriving. Registration form information is being gathered as part of these sessions, which unfortunately are currently suspended due to COVID-19.

From this new and updated information, we are able to identify and verify for each home the actual Homeowner(s) and who will be entitled to vote at Annual and Special Meetings of Members. Each CCRA Member shall be entitled to vote, subject to the vote per home approach.

This information will also provide for the updating of the email address and telephone number listings and give us the total community population for planning and other purposes. All the forms filled out for the Corporate Register will eventually be stored in the Governance files which are kept individually by street and house number. Murray Smith and Gord Simmons will continue to work on this together until they are satisfied that the process of gathering information is sound and our records are complete.

Transfer of the former Golf Course Lands

Ed Richards and Roger Doe are continuing to work with CCRA's corporate lawyer to complete this important legal 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 lands in accordance with the settlement terms outlined in the OMB Minutes of Settlement. The transfer of identified lands associated with the Phase 2 Geranium development will also need to be handled in the same way at a later date. Not only do we have to finalize the Land Transfer transaction but when completed need to notify the residents, probably by means of the What's Happening, of the significance of this transaction and what it will involve for CCRA going forward.

Canterbury Signs

Canterbury signs at both the entrance to Waterbury Crescent and Coulter Street and Country Estates and Simcoe were an obligation of Geranium as identified in the OMB Minutes of Settlement. There seems to be a difference of opinion as to how many entrance signs there will be and who will be responsible for supplying them. We have however seen the proposed sign for Coulter and Waterbury and it is quite substantial and appropriate to our needs. More discussion with Geranium is necessary to determine the situation at Country Estates and Simcoe as to the second entrance sign.

The original sign on the south corner of Country Estates and Simcoe was damaged by Geranium contractors and Geranium has committed to paying for the repairs. We have a concern that the sign is only visible coming from the north. Since it is the only sign to our main entrance, we are pushing for a one to be installed in the centre boulevard of Country Estates similar to the one that will be installed at Coulter and Waterbury.

Homeowners Membership Agreement

This document is meant to be signed by all new CCRA Homeowners and is currently being obtained from all purchasers of Courts of Canterbury homes. It is our intention to undertake securing the same agreement from existing Canterbury Homeowners so that there is consistency in having both new and existing Homeowners signing the same document.

We were going to provide an explanation for getting this Agreement from both new and existing Members at our AGM in June but because of COVID-19 we could not hold it at that time. We will explain more about this project and the timing, when we can be certain we have the resources to handle it.

Block 100 - Greenwood Seniors Multi-Unit Housing Building

We continue to monitor the status of the Greenwood Seniors Building project at Country Estates and Simcoe. The main thing we are anxious to see is the Draft Site Plan for this project. It is difficult to obtain information from Greenwood as to when they expect to produce the Plan and we suspect even Greenwood may not know for certain themselves. Thus far they have indicated it will be available in the late spring of 2021.

As we previously reported, senior management at Greenwood has brought forth information as to areas of their operations and facilities that COVID-19 has shown need to be reviewed for possible changes when designing the new facility that they will be building on our doorstep. In addition, municipal, provincial and/or federal governments might introduce new legislation to deal with issues that have been identified from the pandemic.

Greenwood's Draft 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. 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. As we have said, experience has shown us that individuals acting alone are unlikely to be overly persuasive in getting their comments addressed and opinions considered adequately. One united voice speaking for all concerns with a common purpose has the greatest chance of getting the best results.

Steep slope (embankment) issue between Greenwood property and neighbouring Canterbury Homes (Block 100)

The unacceptable degree of slope that was introduced by Geranium on the reconfigured 10-metre buffer strip of property between the Greenwood property and several Canterbury Homes is the most immediate and concerning problem the CTC is following and pressing for a suitable solution. This problem can be resolved quickly, if the engineers that have now become involved, including our own Barry Smythe, come to an agreement that mitigates all the safety and useability issues we have identified. We have made headway with this situation in that Geranium has pledged to pay for any corrective actions required to meet the Canterbury requirements. Unfortunately, it now appears that any agreed upon solution will not be determined until early in the new year with the actual work required being completed in the spring of 2021.

CTC representatives, Ed Richards and Gord Simmons, have held meetings with the owners whose properties are most affected, listened to their legitimate concerns and are doing their best to provide them with updated information on our efforts to get a satisfactory solution for them.

Transportation Issues

Transportation issues related to the Greenwood seniors building will be a high priority given the traffic density and safety issues we see occurring when the building is completed and occupied. Jim Brady and Ed Richards, acting on behalf of the CTC, have already made a presentation to members of the Township council, including the Mayor, regional transportation officials, Kevin Heritage and Farrah Ward (Geranium). They pushed strongly for a dedicated entrance and exit from Simcoe north of Country Estates for vehicular traffic accessing the proposed seniors building facility including its use by residents who will live in the facility.

We were promised the issue of a dedicated entrance would at least be considered once the Greenwood Draft Site Plan was available. It is clear, however, that this is going to be an uphill battle for it to get any meaningful traction with the Region given that they claim it would not be permitted under the regulations that would govern such a request. We are going to need to put a strong focus on the safety issues we see arising, notwithstanding that the Region's extremely detailed consulting report came to a different conclusion both on safety and traffic density.

Tree Planting

Tree Planting has taken place along the common area beside McCaw Court and at the back of the Waterbury homes. While CTC was not directly involved in the planting, we were involved in coordinating the project. Similar tree planting will be taking place later in the common area we have referred to earlier as the Site 100 slope. The residents backing onto that area will be fully involved and consulted. This process will be repeated again as soon as the first 33 homes have been completed in Phase 2 of the development and yet again when the final 33 homes remaining have all been built and occupied.

CTC and Geranium liaison

With respect to the Geranium Phase 1 and Phase 2 developments dealing with construction activities likely to affect neighboring Canterbury properties we continue publishing information and advance notices to residents as and when we receive them from Geranium.

The CTC Publication of What's Happening

This publication has been well received by Canterbury residents as an information vehicle detailing construction activities, along with updates, going on within Canterbury Common. Recently we asked for input as to whether the CCRA residents continued to find this publication useful and informative and asked that you respond to us in order for us to gauge the level of interest.

We were very disappointed that we only received input from 14.8 % of the people receiving it. Overall, the comments were very favourable, however 84.2 % of the people receiving it did not respond. We were ready to discontinue the publication until the Board did a telephone survey of a number of our residents and found that without exception everyone wanted it to be continued.

In view of this positive feedback, we plan to continue producing it and respectfully request that the next time we seek your input that you please respond as it is the only way we have of knowing if the What's Happening remains of interest and importance to you.

We want to thank and commend all of our Canterbury residents on your diligence and humanity in respecting the COVID-19 restrictions, practicing social distancing on our streets, wearing a mask in The Centre and disinfecting everything before you leave.

The light at the end of the tunnel is getting brighter and brighter, have a safe and peaceful Christmas and look forward to 2021 as a new year of great hope and good health.

Issued by: The Canterbury Transition Committee