



WHAT'S HAPPENING

MARCH 2022

WHAT'S NEW

It has been some time since we last issued a *What's Happening* communication reporting on the activities being conducted by the Canterbury Transition Committee (CTC) on your behalf, as related to matters involving the ongoing Phase 1 and 2 Geranium subdivision developments taking place within our community.

Over the last few months, the CTC has been busy working on negotiating, resolving and finalizing remaining outstanding issues with Geranium and the Township of Scugog. This activity has been conducted through discussions that have involved communications by telephone, email and virtual meetings through the medium of Zoom. While these communication methods have been productive, certain types of issues are often better discussed by in-person meetings. This has not been possible due to COVID-19 restrictions with many of the key contacts we need to communicate with working from home.

We have been steadfast in our practice of not reporting anything that is not factual or based on rumour or speculation. We also believe that there is little point in producing a *What's Happening* communication just for the sake of producing one if there is nothing substantive to report. Having said that, all of the CTC members are very receptive to receiving questions from residents about any particular situations about which they are concerned or would like more information.

What follows is an account of matters and issues we are still discussing with Geranium and/or the Township of Scugog (the Township).

1. Transfer of ownership to CCRA of specific blocks of common property within the Geranium Phase 2 development.

CCRA has already received transfer from the Township of those specific Blocks of identified property in the Geranium Phase 1 development plans that by agreement were not going to be the subject of development by Geranium. CCRA is now the registered owners of that 14.4 acres of property in accordance with the Ontario Municipal Board (OMB) Minutes of Settlement (MOS). Such settlement provided for ownership of this property to be transferred from Geranium to the Township and then conveyed by the Township to CCRA. This transaction has been completed.

The OMB settlement also provided that areas of common property within the Phase 2 Geranium subdivision development, representing 4.57 acres of property, would likewise see ownership transferred from Geranium to the Township and then from the Township to CCRA. This property, for the most part, consists of the 10 metre buffer strips that will separate the new Geranium homes from existing Canterbury homes and the area of common property described in **item (2)** below.

Geranium has already transferred ownership of this identified property to the Township and the Township is ready to have ownership conveyed to CCRA. While CCRA is required to assume ownership of this property we have, with the cooperation of the Township, put a temporary hold on this transaction. Our reasoning is that the identified areas of common property involved are currently located in an active construction site, to which we have no right of access and could present CCRA with liability issues. Importantly we also need to know what the final grading and configuration of the common property CCRA will be acquiring ownership of is going to be, and look like, when the whole Geranium Phase 2 residential development is finished.

Strategically we believe it makes sense to delay the transfer of ownership of this common property to CCRA while the Phase 2 Geranium development is ongoing. For now, having the Township continuing to be the owners of this property will benefit CCRA since use of their regulatory authority is an asset when it comes to having Geranium respond to certain concerns we have already identified and raised with both the Township and Geranium.

In order to ensure that we do not encounter grading issues on the common property CCRA will be acquiring within the Geranium Phase 2 development areas we asked Barry Smythe, our resident engineering expert, to go over the Geranium Phase 2 site plan drawings and determine if they require any changes.

Barry did an excellent analysis of the proposed grading slopes of the common property we will be acquiring in Phase 2 and we have made our findings and recommendations known to Geranium and the Township. They have now noted our comments and concerns about the areas where a 3:1 slope exists on a certain section of a common area that serves as a proposed buffer strip between certain new Geranium homes and existing Canterbury homes. We are taking the position that these buffer strips must be flat, not sloped, for walking and grass cutting purposes.

Phase 2 of the Geranium residential development is located in the block created by Simcoe Street to the west, Coulter Street to the south, Waterbury Crescent to the east and South Garden and Candlelight Courts to the north. The attached Phase 1 and 2 map (see page 8) will be helpful in identifying the areas of property we are referencing.

2. Area bordering Country Estates to Simcoe Street to Holtby Court to the back of homes on Candlelight Court.

This area currently houses the topsoil for the final grading of the 69 new homes to be built on Coulter (3), Waterbury (3) and Holtby (63). The property remaining will form

the common areas identified in the Phase 2 transfer of ownership from the Township to CCRA, as described in the above **item (1)** of this report. The final configuration of the property needs to provide a noise reduction buffer zone as the east side of it runs beside a very busy regional road (Simcoe Street) with a great deal of traffic noise. In addition, those areas of the property consisting of the 10 metre buffer strips of common property separating the new Geranium homes and the existing Canterbury homes need to be flat, not sloped, for purposes of walking and grass cutting.

The CTC has recommended that the section of the property adjacent to Simcoe Street be returned to berms and that evergreen trees be planted on the tops of the berms to further reduce the road noise. We believe an idea may have surfaced within our community recommending that we approach the Durham Region to install acoustic barriers along the road north of the Puckrin property to Country Estates. This has previously been ruled out by both the Township and the Region as they, and we, anticipate that these types of walls eventually become very unsightly, is against our “no fences” approach and are not necessary if the berms and tree planting installations are carried out effectively.

A discussion has been had with Ulo Sibul, our Canterbury tree expert and Ren Blimke, House and Property, to discuss the tree planting approach and identify which trees would make the best sound barriers.

The grading concerns outlined above have been the subject of discussions with the Township, since they remain the current owners of the property. The Township has agreed to take the lead on this and have contacted SCS, the engineering firm doing the grading work for Geranium. We will be keeping in close touch with the Township and Geranium on this important issue since we want to have a firm understanding and agreement in place before the development of the Phase 2 subdivision progresses much further.

3. Community Mail Boxes on Leonard Street (the attached map will show the location of Leonard that leads off Waterbury)

In the approved Geranium development plans an area has been set aside on the north side of Leonard Street located approximately at the end of the new common area between the rear of the homes on Waterbury and Holtby. This area will have a concrete pad for the mail boxes to be installed on and will be set back slightly from the road. There will be 66 post boxes located on this strip of property. The site location for these 66 mail boxes was determined under arrangements and plans agreed to by Geranium and Canada Post Corporation.

Since we understand that these mail boxes must be installed prior to the date of the first occupancy, which could be June 2022, we have arranged for George Clapham (Chair, House and Property) to make contact with Canada Post to try and ascertain exactly where they are with their plans and timing for the installation of the boxes. No doubt Canada Post will need to coordinate their installation work with Geranium.

It may be necessary, for reasons of safety and to stay away from construction activities, to prepare and maintain an area of compacted gravel to Canada Post specifications to serve

as a temporary community mail box location. We hope to get more information, including the timing, for the installation of the mail boxes from Canada Post

4. Retaining Wall designed to address the safety issue created by the steep slope (embankment) that existed on the common property adjoining the Greenwood Seniors facility construction site and the rear of homes on Waterbury Crescent.

On June 16, 2021 we were pleased to be able to approve the retaining wall which has now been built between the proposed Greenwood Seniors facility, at the corner of Simcoe Street and Country Estates Drive, and the adjoining common area property behind the rear of a number of homes on Waterbury Crescent.

As previously reported, it is constructed with armour stone blocks, which is the same material used in the wall at the east side of the pool area. There will be a decorative safety railing installed, similar in style and material to that which surrounds the swimming pool area, to meet the safety code. The unacceptable and unsafe steep slope (embankment) that existed making walking along this common property, and cutting the grass, extremely difficult has been substantially reduced in order that it can be used by our residents as a comfortable and walkable footpath to access other areas of CCRA property.

The Geranium contractors commenced this major project in the fall of 2021 and have completed the majority of the work. There is, however, some work still to be done which will be completed when spring arrives along with the warmer weather. Before the contractor exits the project, and declares it finished, we will be conducting a site inspection to make sure there are no issues remaining. We believe that the Township will also want to conduct a final inspection to make sure everything has been completed in accordance with the project drawings. specifications and design that supported the issuance of a Township building permit.

We also need to contact Geranium about the trees which will be planted along the common area. As this is a spring activity it needs to be considered a priority. Ulo Sibul, who has experience with this work, has been asked to come up with a plan that will see him communicate with the residents backing onto the property, determine the types of trees preferred, and their location, and to work with the CTC to communicate our needs to Geranium.

5. Greenwood Seniors Facility

We continue to monitor the status of the proposed Greenwood Seniors Building project at Country Estates and Simcoe. The main thing we have been anxious to determine is when the Draft Site Plan for this project will be available and it has been extremely difficult to obtain information from Greenwood despite our best efforts. During our last conversation with a Senior Greenwood official, we were told that the project is going to go ahead but is temporarily on hold while they study new requirements for this type of facility.

We have spoken to Kevin Heritage at the Township about the situation and followed up in writing requesting that the Township contact Greenwood to: -

- endeavour to get some idea of when a Draft Site Plan might be available
- try to get some projected idea as to a date when construction on the site might start up
- should the date be more than 4 months into the future, direct removal of the construction fencing/dust screening until it becomes an active construction site
- have Greenwood post no entry signs on the property

We will be following up with the Township to determine what, if anything, is going to happen on that property in order that residents, whose homes adjoin that property can be assured that this summer they will at least have grass to look out onto rather than the dirt and untidy appearance of an inactive and unattractive construction site.

6. Occupancy of Homes in Phases 1 & 2

The thirty (30) Geranium new homes in Phase 1 on McCaw Court are now all sold and occupied. Phase 2 of the development is currently underway and will include 3 new homes on Coulter (the 2 model homes and 1 to be built on the sales office parking lot), 3 on Waterbury Crescent and 63 on Holtby Court for a total of 69.

Progress on building the new Phase 2 Geranium homes is proceeding quite well despite the fact that we are still in the grips of the winter months, periodic material supply chain problems and labour shortages. We are working on getting an update from Geranium of their latest time frame for the completion of all 69 homes and their occupancy dates for both CCRA financial planning purposes and to serve as an indication of when we might expect to see Geranium leave our community.

7. Canterbury Common entranceway sign at Simcoe and Country Estates

This sign has been repaired and will continue to serve as a fixture for the entranceway to the Canterbury community. As the area around the sign requires landscaping, we will ask House and Property to come up with some recommendations as to what they would like to see there. We have spoken to Geranium and asked for their cooperation in moving the construction fence further south so we can get started on the work in the spring. They did not anticipate any problem with this request. If we leave this until the Phase 2 construction has been completed, it will be the spring of 2023 before the landscaping work gets done in that area.

8. The Geranium Period and Protective Restrictions

The Restrictive Covenants (Protective Restrictions) are registered on title to all of the thirty (30) new Geranium homes in Phase 1 that have been sold and are now occupied. It had been the expectation of CCRA that when all of these thirty (30) homes in Phase 1 had been sold and closed, unfettered responsibility for enforcement of the Restrictive Covenants (“Covenants”) would be assigned by Geranium to CCRA without further oversight or involvement of Geranium. This would include having the CCRA

Governance Committee handle all change requests from the new Homeowners to the built form of their home (such as new decks etc.) to ensure compliance with the Covenants. We refer to the period during which Geranium retains oversight, final responsibility and authority for the approval of any change requests to the built form of the home as the *Geranium Period*.

As this has not happened, we are endeavoring to find some middle ground with Geranium's lawyer on this issue since the manner in which the *Geranium Period* is handled for Phase 1 will be followed for the Phase 2 development.

9. Pathway from McCaw to The Centre

Residents will be aware that we now have a paved pathway from McCaw down to The Centre. Geranium was only intending to install a pathway with a crushed/stone gravel mix topping. The CTC was very concerned that such a finish would require constant, costly maintenance due to being washed out by heavy rains and more importantly, present a safety hazard. We insisted that it be a paved pathway to address these issues. Geranium was prepared to have it paved but at CCRA's cost. We ascertained that our cost would be \$18,000. Following further discussions with Geranium, as a goodwill gesture, they agreed to pay one third of the cost. On the eve of the work being started we received a communication from Geranium that they would pay the total cost. It was a very generous decision on their part and much appreciated by the CTC and the CCRA Board of Directors and was further evidence of the strong relationship we have built up with the Geranium team over the many years we have been working together

10. Marks on Pool Retaining Wall

Stains appeared on the retaining wall in the pool area below the upper deck last summer. These stains are being caused by the brick itself, not water seepage. Griffith (the wall installer) arranged for Brampton Brick to come and treat the walls and promised that if they cannot be treated that they would ensure that the wall would be made stain free by removing the pieces that are affected. We made Geranium aware of this in case we need their help in the future.

11. Pool Liner

The pool liner had become wrinkled and Acapulco (the installer) has repaired it under warranty. They are also replacing the solar blanket which they cut incorrectly. We look forward to another successful swim season this year. A huge thank you is owed to the 40+ volunteers who came forward to help last year.

12. Everyone Lending a Hand

It is great to see several of our new residents coming forward and volunteering their time and expertise. This is one of the many things that makes Canterbury a great place to live.

13. Peer Review of Stormwater Concerns around the settlement pond at The Centre

We have requested that the Township conduct a review of the stormwater flow around and into the settlement pond at The Centre. We have pointed out to them the concerns Barry Smythe has raised several times about the volume of stormwater produced during a 100-year storm and the detrimental impact and certain damage it would cause to the Township owned settlement pond.

We are also concerned that now we own the property around the pond area, unless this property is properly graded and the flows regulated to enter the pond appropriately and in a measured fashion, that we could be held culpable for any of the damage caused. We are therefore asking the Township to certify that the current grading and the flows created by that grading is correct.

We discussed with Geranium the areas where erosion is apparent and were assured that Riprap would be installed. Riprap is a permanent layer of large, angular stone, cobbles, or boulders typically used to armor, stabilize, and protect the soil surface against erosion and scour in areas of concentrated flow or wave energy. We will need to contact Geranium in March to remind them of our conversation.

14. Common areas to be cut (see attached map for reference purposes)

There are a couple of areas beside those areas that are coloured in green which will need to be maintained. South Block 117, on the north side of Holtby, which has been put aside as a future road and **Block 114** will be left empty. Our expectation should be that this area is sodded so we can cut the grass on it. At this point we need to find out if there are any restrictions placed on it by the Township who we assume will own it. At the west end of Holtby North there is an Emergency Access and it is identified as **Block 113**. At this point we do not know the configuration of that area nor do we know if there will be a fence or gate there. We assume there will be a road of some sort with grass on both sides.

15. Review of the wording in By-Law No. 1 and the Protective Restrictions

Roger Doe, Ed Richards and Gord Simmons are currently working with Jamie Tudhope, CCRA's corporate lawyer to determine and finalize needed changes to CCRA's By-Law and Protective Restrictions recognizing the additional properties included in the Phase 1 and 2 Geranium subdivision developments.

WHAT'S NEXT

We are all looking forward to meeting our new neighbours and enjoying the benefits of Canterbury. Once again, we want to take a moment to thank all those who have worked with us over the past 6 plus years to get us to this point. We still have a few feet to travel and some hurdles to get over but the end is in sight. Stay safe and healthy and enjoy every day in our great community.

Issued by The Canterbury Transition Committee

PHASE 1 AND 2

