



Canterbury Common Residents' Association

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

WHAT'S HAPPENING

JUNE 2022

WHAT'S NEW

On June 4, 2022 at 1:00 p.m., we finally held the Grand Opening of The Centre. The festivities kicked off at the front door of The Centre with Town Crier, John Webster, courtesy of Geranium, loudly and humorously declaring the purpose of the gathering and welcoming one and all to the Grand Opening.

“Oyez... Oyez... Oyez.. Milords and Mi ladies. All ye in attendance gather round. As an Official Town Crier and member in good standing in the Ontario Guild of Town Criers, I have an announcement of great importance. Today is a celebration. Yes, it is a celebration of the Grand Opening of The Centre, but it is more than that. Today is a celebration of the result of the work of the volunteers of the Canterbury Common Residents' Association, the First Nations, the expert consultants, the politicians and staff of all levels of government, and the staff of the Geranium Corporation.

It is a well-known fact, that 7 years ago, in 2015, there was an air of confrontation with a widely divergent set of goals. There were pressures to request the enforcement of the Development Agreement, lobbying of all four levels of government, and of course, the OMB Hearing. But a beam of light happened on December 20, 2016, at a non-binding, without prejudice meeting with all parties in attendance. The conversations started. With the sharing of views and differences, an understanding began to develop in a respectful and professional manner, which has resulted in a successful working partnership for the benefit of all. Obstacles were hurdled. Solutions were discovered and the result is the expansion and refurbishing of the Centre.

Come. Rejoice. Celebrate as we witness the Grand Opening of The Centre here in Canterbury Common. This cry, cried aloud this 4th day of June in the Year of our Lord, Two Thousand Twenty-Two. God Save our Gracious Queen.”

Welcome to the Outside Audience and Ribbon Cutting

CCRA President, Jim Brady, President of the CCRA Board of Directors for the past 4 years extended a warm welcome to everyone and thanked them for joining us, on this very special day, to celebrate the official opening of our incredible new CCRA Centre.

He noted that it was his pleasure to have with us, in recognition of this special event and to take part in the ribbon cutting, some special members from the community. He then introduced our First Lady of Canterbury, Lucy Dale, to cut the ribbon. This was very fitting as she is the very first Canterbury resident and attended the opening ceremony for the original Centre. Lucy and her husband George, were the very first couple to move into Canterbury Common in 1998.

Joining Lucy and Jim to hold the ribbon were four Past Presidents, Don Cann, Peter Egan, Marilyn Stafford and Gord Simmons, current Board Members, Ellen Brewer, Dorothy Bull, Marilee Egan, Lee Maher, Nora Senechal, Murray Smith and the Canterbury Transition Committee, Roger Doe, Lauren Maher, Ed Richards, John Rintoul, Vern Reynolds and Jim Worsley. Mayor Bobby Drew was also invited to share in the ribbon cutting. Unfortunately, George Clapham and Tom Phipps were unable to attend due to health issues. After the ribbon cutting Jim invited everyone to continue festivities inside The Centre.

Inside The Centre

Once inside The Centre Jim welcomed all the Canterbury residents and our special guests to our incredible new community Centre. He noted that the Grand Opening was originally planned for April, 2020 but due to the COVID pandemic, the opening was delayed until today. To protect our vulnerable community, he requested that masks be worn in The Centre until after the Annual General Meeting being held June 14, 2022.

Jim remarked that: *“The Centre is an extremely functional facility for our residents to enjoy and some of the new and updated features include: a moveable wall providing us the ability to have 2 separate functions at the same time, the capacity to accommodate 430 residents, a wonderful new kitchen which is a delight of our caterers, a lift to transport our residents to the lower level, new luxury vinyl flooring and the highlight of the outdoors, our new 50 ft. by 20 ft. swimming pool. I also want to say thank you to Geranium who have gone over and above in providing Canterbury with many extras that we requested.”*

Jim went on to address everyone and stated:

“The success and enjoyment we share in our community is based largely on the involvement of our resident volunteers. Without these volunteers, it would not be possible for us to enjoy all that we have in our community. We are very pleased that many of the new home owners who have joined our community have offered their skills and professional expertise to the community by joining our different committees.

I would especially like to thank Lauren Maher and the Social Committee for their help in making today a success. As I have said many times in the past, I believe that we are very fortunate to live in one of the finest adult life style communities in Canada. Now, I would like to introduce the two Co-Chairs of our Canterbury Transition Committee, Gord Simmons and Ed Richards who have worked on Canterbury’s behalf for the past 7 years to help accomplish what we have today.”

Gord Simmons

“Thank you, Jim. So pleased to see everyone here today and to participate in this long-awaited celebration. Our goal today is to recognize and thank a number of people who were instrumental in getting us to where we are today. The Canterbury Transition Committee is now entering its 7th and hopefully its final year. We had planned to have this celebration two years ago so who knows how much longer we will be involved.

It is now my pleasure to introduce the Co-Chair of the Transition Committee and my good friend Ed Richards who will welcome our guests.”

Ed Richards then welcomed the special guests and said a few words about how each contributed to the success of the Centre and thanked them for their help.

“We have some very special guests joining us today to celebrate this very long-awaited special day that will recognize the official opening of our “new look” community Centre.”

Bobbie Drew, Mayor of the Township of Scugog

“Welcome, Mayor Bobbie Drew. Having you present with us today really adds to the importance of the occasion and we thank you for joining us. On behalf of the Canterbury Transition Committee that Gord Simmons and I Co-Chair, our Board of Directors and Canterbury members and residents, I would like to express our thanks, deep appreciation and gratitude for all the help, information and assistance we have received from Township staff during the last several years as it relates to the renovation and expansion of our Centre and issues involving the Geranium subdivision development. It has been truly impressive. In particular we would like to specifically mention the significant amount of valued and professional assistance and cooperation given us by Kevin Heritage (Director of Development Services). In addition, the assistance of Nicholas Dawkins (Chief Building Official) on a critically important issue related to the occupancy numbers permitted for this Centre building.

Despite their busy and hectic daily schedules of work and difficulties introduced by Covid – 19, they always made themselves available and promptly returned email and voice mail messages answering the many questions with which we needed assistance. Without their help discharge of our committee responsibilities would have been severely compromised. We would appreciate it if you could convey to both Kevin and Nick the comments made about them today. We have already done so but as Mayor, I think it would have special meaning coming from you. Thank you.”

Michael Fowler

“Michael Fowler is here today with his wife Joanne and we are so glad they were able to come. Mike Fowler was CCRA’s corporate lawyer for many years until he retired on December 31, 2019. His practice was taken over by Jamie Tudhope and now operates under the name of Inclusive Law here in Port Perry. CCRA benefited greatly during Mike’s role as CCRA’s Corporate Counsel. He was one of those special lawyers gifted with a great knowledge of the law in the legal specialities in which he practiced and was able to articulate his legal opinions, explanations and thoughts in a way that was easy to comprehend for us less gifted mortals. I know Mike that Canterbury Common occupies a special place in your long distinguished legal career and that is why we are so pleased you could join us today along with Joanne.”

Geranium Representatives

“Finally, we are very pleased to have guest representatives here today from Geranium. They include two of its most senior principles - Mario Giampietri (CEO) and Cheryl Shindruk (Executive Vice President, Land Development). We are also pleased to welcome Stephanie Lane (Director, Sales and Marketing), Theyo Manoharan, (Project Manager, Land Development), Farrah Ward, (Director, Land Development) and Lisa Peltier (Sales Representative).

Welcome and thank you all for joining us and being part of this very special and long-awaited occasion. This attractive, newly renovated and expanded community Centre, with its associated amenities and landscaping, is the end product of a strong partnership, relationship and cooperative team effort between CCRA, represented by the board appointed Canterbury Transition Committee and Geranium. This project started with Geranium providing, at their cost, an experienced architect to assist CCRA with a new updated look for The Centre building that included enhanced features and an expanded building footprint sufficient to accommodate the new CCRA members coming from buyers of the new 99 Geranium homes.

As the project proceeded, under the very capable management and direction of Geranium’s Ben Cowey, Geranium’s desire to achieve as an end result an attractive, pleasing and functional modern looking building we could all be proud of became obvious.

Geranium at their cost agreed, in consultation with the CRC, to add a number of additions and features that were not originally contemplated or specifically provided for in The OMB Minutes of Settlement. These included a new luxury vinyl floor installed throughout the building, a lift to transport people from the main floor down to the lower floor and return, a modern fully equipped kitchen, a retractable dividing wall on the main floor allowing for separate meetings to be held at the same time, a 20 ft. x 50 ft. swimming pool and so on.

I think I speak for everyone that the end result is very pleasing to the eye and will be a facility that will be enjoyed by all of our residents for many years to come and that includes the very welcome addition of the 99 new Geranium Home buyers who already have, or will soon be joining us. My message to the Geranium representatives with us today on behalf of the Board, the CTC and all of our Canterbury members and residents is a big thank you for both your shared vision and generosity in funding the cost of providing us with this wonderful facility.”

Ed then invited Cheryl Shindruk and Mario Giampietri to say a few words from Geranium

What follows are the remarks from Mario Giampietri:

“The official opening of The Centre today marks the successful and positive completion of a journey that we began with you seven years ago, in 2015. But when Geranium and the Residents Association started that journey, we were not on the same path. This fact was expressed very well in the Residents' Association newsletter ", and I quote: "It is important to understand that the Canterbury Common Residents' Association and Geranium Corporation officials were, in the

beginning, very much adversaries with vast differences in their respective goals and ultimate objectives. By establishing a relationship which allowed us to work together professionally and creating a shared vision for Canterbury, the indications are already starting to emerge that, while very trying at times, our collaboration has been a marked success."

So, while in 2015, we did not share the same vision, that changed over the following months and years. The credit for that goes largely to you, the residents, and to the intelligence, good will and professionalism that you and your leadership displayed from Day One, and thereafter, every day of our relationship.

Cheryl and I and the entire Geranium team have been involved with many different projects in many different parts of Ontario for many years. And it will not surprise anyone here to realize that whenever any developer proposes a new project of any size or shape, not everyone in the immediate area thinks it's a great idea. And that was true here, as well.

It quickly became apparent to us in 2015 that we were facing what is known as a "worthy opponent". And often, in literature and the movies, worthy opponents develop a mutual respect for one another's abilities and skills. And that mutual respect sometimes leads to an even deeper, closer relationship. That's what happened here. We and the former "worthy opponents" became partners, sharing the same vision, the same goals and travelling the same path, together. That sense of being engaged with a 'worthy opponent' evolved into a worthy partnership, and that partnership managed together to create this wonderful new community centre that we are honoured to be helping officially open today.

In preparing for today, I had the opportunity to look back and review the absolutely exceptional series of "What's Happening" newsletters that Ed Richards and Gord Simmons took it upon themselves to produce starting in 2015. I have never seen a newsletter of such consistently factual, consistently high-quality writing produced by any other residents' associations or community groups with which we have been involved. There is no "fake news" in this newsletter. It is another good example of how your well-organized Board of Directors worked quickly, professionally and efficiently.

I want to quote another brief paragraph from one of the earliest newsletters, which was true when it was written in 2015 and it is still true today: "One of our main observations of the Canterbury residents was the amazing array of talent existing within the community. The skills, abilities and experiences of people in Canterbury are outstanding and when all these characteristics are combined and focused on a problem it seems that nothing is impossible to overcome." I also agree that, as stated in the newsletter, " this is a lesson in life illustrating that when a community and a development company work together, they can create a good result despite the trials and tribulations of massive change along the way."

In 2017, we were very pleased to learn that the settlement we reached with the Residents' Association received 95% support from the residents. That astounding level of support is a testimony to the hard work the Association did on behalf of the residents. And with that, I would like to invite my colleague, Cheryl Shindruk, to share some of her thoughts. Cheryl..."

Remarks from Cheryl Shindruk

“Thank you, Mario. And thank you to the organizers for the opportunity to join you today for this wonderful celebration. Joining Mario and I are members of the Geranium team...Farrah Ward, Theyonas Manoharan, Stephanie Lane and Lisa Peltier. I also want to acknowledge and thank John and Mary Webster for the proclamation so warmly and enthusiastically delivered. I would like to begin my remarks on a musical note.

No, I won't be singing, but one of the key words that comes to mind when I think about the work we have done with you over the past seven years, is a word Mario used, and a word that the late, great Aretha Franklin made famous in one of her songs, and that word is RESPECT. Or, as Aretha spelled it out in her hit of the same name: R-E-S-P-E-C-T. Our ability to make progress together was fueled by mutual respect, and our mutual intention to have ongoing dialogue. We respected the fact that the Residents' Association views of our initial proposal would be challenged, but their challenges would be based on intelligent analysis, reasoned arguments and supportable facts. Analysis, reason and facts are, sadly, increasingly rare things in the social media era in which we now live, in which dialogue has been replaced by shouting, and facts by emotional opinions.

We were impressed by the fact that the residents spoke calmly and firmly, with one voice as a community. So, thank you for the respect you showed us, and the self-respect that you demonstrated in all of our discussions and exchanges over the past seven years.

This has resulted in some wonderful, positive outcomes for both Geranium and the Canterbury community. The communities in which we work and build are important to us, and the relationships we developed with you made it easy and pleasurable to get involved here, by supporting Canada Day and Ribfest events and the 20th anniversary street party to name a few.

In 2017, after we reached the settlement that led to the re-development of The Centre, your newsletter offered these words: "It is important to note that we are now in the process of working with Geranium to ensure that whatever is done is in our best interests. It is with this in mind that we ask that you help us convey the message that we are partners in building this new entity. Our goals are to be respectful, professional and successful in building an outstanding new community together and we can't do that without everyone, including Geranium, pulling together in the same direction."

We know that this Centre is a very special place for residents and that many consider it an extension of their homes, so it is not just a building, or a community centre, it is the heart of the community. Our initial plans to renovate The Centre were enhanced and expanded because of your input so that today, we stand in a fully upgraded and improved facility with a new, relocated pool among many other features.

We appreciated the recognition of the fact that Geranium was fully committed to ensuring that the final design for the expanded Centre and its amenities was a point of pride for the community at large and that would add value to the community, both individually and collectively. Congratulations to all of your volunteers who made this possible. It has been a pleasure working

with you on a long and complex project. You put in many, many hours over the past years and deserve to be recognized for bringing the best possible results to Canterbury. Congratulations and thank you.”

Introduction to Transition Committee Executive Group

Gord Simmons then introduced the Transition Committee Executive Group individually and asked each member to stand or wave. He noted that this was a true team which worked extremely well together, functioned very effectively, never had a cross word with each other and became good friends. He emphasized that these are the people who were responsible for what we were seeing at the Centre today.

*“**Roger Doe** provided us with legal advice and was one of the four people who negotiated on behalf of CCRA at the Ontario Municipal Board. During this period of time Roger along with Ed and I rewrote and updated By-Law Number 1. Roger is a man of few words but every word is well worth hearing.*

***Ed Richards** the Co-Chair of the Transition Committee is not only a great colleague to all of us but a good friend as well. Ed, Roger and I have now worked together for over seven years but Ed and Roger have been serving this community for almost triple that amount of time. They may not qualify as national treasures but they sure are Canterbury treasures. I would need at least two more hours to cover half of what they have accomplished for Canterbury*

***Lauren Maher** played a huge role in ensuring that the kitchen is the first-class facility it turned out to be and as well as participated in so many other different areas. She works continuously on behalf of this community and has been the key organizer of our celebration today. I guarantee that if you talk to Lauren long enough you will end up on a committee.*

***Doug Thiemann** was the voice of reason at the table and with his knowledge of Finance which he brought to each discussion, helped us stay grounded in reality. Doug has a no-nonsense approach and a twinkle in his eye which is very refreshing. He has served on the Finance committee for many years and has done a great job.*

***Jim Brady** served as the Board liaison to the committee and was invaluable in keeping the Board aware of our activities. Jim also played an important role in the planning and the discussions which took place between Canterbury and the Township and Geranium.*

***Barry Smythe** after serving as the lead engineer responsible for Sky Train in Vancouver and the Sick Kids Hospital extension we were so fortunate that Barry chose to move to Canterbury. Along with all the engineering expertise he imparted Barry joined Roger, Ed and I as one of the negotiators at the OMB. Barry is well respected by Geranium which was of great benefit to CCRA and Geranium. I am going to ask Ed to talk about a special honour for Barry and bring you up to date on his condition.”*

Ed Richards was then asked to elaborate on the contribution Barry made and the naming of the path.

“Many of you will know Barry and Jane Smythe who live at 81 Waterbury Crescent. They have been long time residents of Canterbury Common. As Gord has mentioned Barry Smythe is a very accomplished civil engineer and before his retirement was the lead project engineer on a number of very significant and complex construction projects. His talents and extensive engineering experience and ability to work through complex problems became evident when we were able to recruit him to head up the technical engineering committee and be a key member of the CTC executive team.

Barry’s contributions in all matters in any way related to reading and interpreting drawings, maps, reviewing grading plans, detecting deficiencies, offering advice and guidance served not only CCRA but were also of great assistance to the Township and Geranium. Gord and I share the same opinion that our respective contributions as CTC Co – Chairs do not come anywhere close to matching the significant contributions Barry provided in the role he played as a key member of the CTC executive team.

Many of you will also be aware of the tragic accident Barry suffered on December 8, 2021 when he fell down a flight of stairs and suffered catastrophic injuries including a broken neck. Barry was transported to Sunnybrook hospital in critical condition and following major surgery was confined to the ICU and subsequently transferred to Lyndhurst for rehabilitation where he currently remains. Barry and Jane have been through an extremely difficult and emotional roller coaster with Barry’s transfers back and forth from the Rehab Centre and the hospital ICU treating serious emerging infections.

According to Jane the latest date for him to be allowed home, has been set for June 15th and the retrofitting necessary to their home to accommodate his condition and needs will have been completed. Throughout his ordeal Barry has shown tremendous bravery and determination not to allow his accident and serious injury define him. Those who know Barry would have expected nothing less from him. He is one remarkable and brave individual and he is much loved within this community and we want to see him home with Jane where he will be the happiest.

As CTC Co-Chairs Gord and I, along with our President Jim Brady, recommended to the Board that Barry’s very significant contributions be recognized by the Board and that he be honoured by officially naming by proclamation the pathway from McCaw Court leading down to The Centre as ‘Barry’s Path’.

The Board has unanimously approved this recommendation. Geranium also wanted to recognize Barry’s valued assistance and the deep respect and admiration they have for him both as a person and a consummate engineering professional. It has therefore been agreed that CCRA and Geranium will partner in a joint recognition of Barry by officially proclaiming the referenced pathway as Barry’s path. The date of the official ceremony has not yet been fixed and it will be announced when firmed up.

It is also fitting that we recognize Gord Simmons, my partner and Co-Chair of the CTC. Gord brought to what we call the Geranium project an amazing level of commitment, passion and hard work. Over the past 7 years he has spent an enormous amount of his personal time making sure everything needing to be done was accomplished on time and done right the first time.

He researched key issues extensively and documented the results for current and future reference to serve as an historical record of what was done and the reasoning for certain decisions made. He took care of organizing meetings, prepared agendas and took relevant notes of what was discussed and decisions made.

Thanks Gord, for being such a good working colleague and friend. It's been fun but I have to say if you had told me at the outset this project was going to last 7 years with no salary my decision to join you on the journey would probably have been much different!"

Gord Simmons then recognized those involved in the floor plan design

*"Several years ago, just prior to meeting with Geranium we needed an initial floor plan with our thoughts and recommendations. **Jim Worsley, John Rintoul and Bob Crawford** and I met at The Centre and together we put together a floor plan which is basically what you see here today. Thanks to them we were able to meet with the designer Geranium generously supplied to us to finalize the plans for the Centre. Our real strength in Canterbury comes from our volunteers and Ed will give you a few more details about what else they have done."*

Ed Richards

"John Rintoul, Vern Reynolds and Jim Worsley served on our committee as Special Advisors and also headed up a couple of extremely important projects. Besides significant cost savings and delivery time in getting Canterbury residents on line with Email John Rintoul partnered with Vern Reynolds to give us an updated security system and a much improved, audio/visual system that will benefit Canterbury for years to come.

Jim Worsley also partnered with Wayne Shannon and saved Canterbury in the tens of thousands of dollars by uncovering deficiencies in our sewage system and our floor. Without their intervention and the help of Geranium we would have had some very expensive restoration work to do in the near future.

It is also a pleasure to thank Wayne Shannon, Gary Carmichael and Mike Pullen who during the construction phase spent many hours at The Centre working and conferring with the Geranium project Manager to lend a hand or provide information whenever needed.

I also want to extend a very special and sincere thanks to you, our members and residents. Truthfully without your trust, support and belief that we could deliver what you expected of us. without messing up, it would have made a difficult and challenging project very much harder. I know that the last couple of years have been a struggle for everyone in so many different ways but I sincerely believe the changes we see taking place in our community are indicative of a bright future.

I am so impressed with the many new homeowners that are now part of our Canterbury family. That includes those who have purchased an original Canterbury resale home or one of the new Geranium homes. They have settled into this community and we will enjoy getting to know them better. The enthusiasm we see them already displaying to participate and volunteer in guiding the future of this community is truly inspiring.”

Gord Simmons

“I would also like to take a moment to recognize Dave Sparling and Ron Zamulinski who passed away in the last year and a half for the significant contribution they made to our community. Dave and Ron would not appreciate us holding a moment of silence for them as Dave would want to be telling a joke and Ron would be insisting that we move on and get something done. We miss them both from our midst but have fond memories to remember them by.”

“I also want to recognize and thank, on behalf of the committee, a very special person, May Yu. For the last five years May has thanked the committee for its work by bringing us a bottle of champagne just before Christmas each year. Thank you May, it has been really great of you to do that.”

A community of volunteers

Given that we were limited in the time we had and the fact that we were concentrating on the building of The Centre we could not mention all the people who helped out over the last few years. Two very significant contributors who were not mentioned but who were crucial to the success of this whole project prior to the renovation and expansion of the Centre are **Marilyn Stafford and Harvey Graham.**

Harvey started the ball rolling by forming a small committee to look into a proposed sub division by GolfNorth which we were able to succeed in preventing. The fact that Harvey moved quickly to form the committee and then gave the members his full support assisted in its to success.

When the property was sold to Geranium this small group formed the nucleus for another committee, the Canterbury Residents Planning and Action Committee (CRPAC).

We were so fortunate that Marilyn Stafford, who succeeded Harvey as President, came along and picked up where Harvey left off, to lead our group so capably into uncharted territory. Marilyn with her quiet, strong and personal approach, bolstered by a stable and positive attitude was undoubtedly the right person for the task of managing a very dedicated and diverse group of professionals who were highly skilled in their past careers. Her ability to cut away the extraneous and get to the heart of the problem kept us all moving in the same direction and helped us build the kind of relationships necessary to become a formidable team. An outstanding performance by an outstanding person.

The other members of CRPAC were George Clapham, Roger Doe, John Rintoul, Dave Sparling, Dave Thompson, Barry Smythe. Harvey Graham, Past President and Mark Brewer, Municipal Affairs Director acted as Advisors. Ed Richard and Gord Simmons Co-Chaired the committee.

We were so fortunate to have other volunteers like Frank Lindensmith, a Surveyor, Ulo Sibul, a Hydrogeologist, Gerry Kuipers a Road Engineer and Ron Williams also an Engineer who worked on the Engineering and Technical Committee with Barry Smythe. There were so many others who came forward at various times when needed that it made us all realize what a formidable group we in Canterbury can be when we all come together as a team.

In closing we want to thank all the other volunteers who have helped so much over the years and there are many.

We encourage anyone who can to volunteer to do so, it is good for you and your health and especially for our community. If we work together as a team, we can accomplish so many things which will benefit us all. Finally, a huge thank you to Lauren Maher and her team for the many hours you and they devoted to this great celebration. Thank you for making it so successful.

Ed Richards and Gord Simmons

Co-Chairpersons, Canterbury transition Committee.

Footnote: To read “the rest of the story” look for the white binder in the library titled:

What Happened in Canterbury Common from September 2015 to December 2020