



Canterbury Common Residents' Association

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

Board of Directors Meeting February 19th, 2024

Present: Lou Rocha, Jim Cushnie, Malcolm Ward, Dorothy Bull, Phil Egginton, Susan Allward, Suzanne Brolley (ZOOM), Lauren Maher

Regrets: Carole Johnson, Todd Glenn

Guests: Roger Doe, Ed Richards, Gord Simmons

Recording Secretary: Lauren Maher

Call to order: A quorum of directors being present, the meeting was declared duly constituted by the President and began at 1:00 p.m.

Motion to approve agenda:

Moved by Susan Allward and seconded by Phil Egginton

Carried.

Transfer of Phase 2 Property

Lou Rocha had previously informed Gord Simmons and Ed Richards that the Board approved CTC Option 3 to Transfer the Phase 2 Property at the end of the two-year maintenance period, which would be December 14, 2025 or shortly thereafter when the Township issues its Letter of Acceptance to the Canterbury Land Development Corporation (Geranium). CTC attended today's meeting to discuss the procedures and documents required to execute the transfer.

The 2 year maintenance agreements in writing with CLDC, include the cutting of the grass in the Common areas in Phase 2. House and Property will monitor, maintain and communicate with CLDC as required.

Ed Richards has agreed to contact our Lawyer, Jamie Tudhope to convey the Board's decision, and assure the previous Acknowledgement and Direction is still appropriate.

OMB Minutes of Settlement

Gord Simmons and Ed Richards have submitted a letter dated February 14, 2024 from CTC, reporting that Canterbury has met all of its obligations in the OMB Minutes of Settlement and will conclude its operations on March 31, 2024.

Roger Doe clarified Item 24 in the OMB Minutes of Settlement, as there was some confusion about its references to the Protective Restrictions.

Ed Richards and Gord Simmons expressed their concerns regarding planting trees in Block 106 (former 2nd, 3rd, and 4th fairways). Their letter of January 2 listed those concerns and the letter was previously received and discussed by the Board.

Roger Doe, Ed Richards and Gord Simmons were thanked for their attendance at this meeting and left the meeting at 1:45 p.m.

CORRESPONDENCE: (Letters on File)

Further to discussion regarding Martha Simmons' emails to the Board concerning the 50 Million Tree Program, a response will be drafted and sent to Martha on behalf of the Board, following today's meeting.

Avenu Development (Interim Report on File)

- Board Focus Group, studying the impact of the proposed AVENU development, provided an Interim Report following their recent meeting with Kevin Heritage. Public consultation will be required but the developer has not submitted site plans, nor environmental impact and traffic studies.
- Mayor Wotten will attend Coffee Hour on March 7th to address concerns of Canterbury residents.

Proposed Seniors Residence (Full Report on File)

- Lou Rocha, Malcolm Ward, Gord Simmons and Ed Richards met with LEV Living representatives.
- Feasibility study is being done by the LEV consultants, and will be available in 4-6 weeks.
- The developer wished to increase capacity of proposed building, which would require it to be a 6 storey building, while the zoning limit is 4 storeys. The developer will contact Kevin Heritage, Director of Development, Township of Scugog.
- While the community was fully in support of a 4 storey residence when the OMB decision was received, it was agreed that a new community consultation would be required, if the only option was to increase capacity and build a 6 storey building.
- Yaniv Geler of LEV Living stated that no more money would be spent on Block 100 grounds whether or not the Seniors Residence was approved.
- Requirements for repairing the silt erosion fences have been reported to LEV Living by the Township and a copy will be shared with Lou Rocha.
- A future meeting will be convened when the feasibility study is available.

Town Hall Meeting

The Board will conduct an information meeting to update the community on the Strategic Plan. The meeting will take place on March 25th at 1 p.m. at The Centre.

Committee Reports:

Strategic Planning

The Strategic Planning Committee, an ad hoc Committee of the Board, continues to review and revise the draft Strategic Plan prior to presentation to the residents on March 25th.

A draft presentation was shared and speakers have been recommended for the various items.

House & Property – Complete report on file

- H&P committee members voted to replace the defective gas fireplace in The Centre with electric log inserts. Replacement will be included in 24/25 budget.
- Balcony door/window assemblies to be installed February 19th & 20th

Social – Complete report on file

- Pizza/Bingo well attended
- Plans under way for St. Patrick's Pancake Breakfast
- Coffee Hour and Happy Hour continue to be scheduled
- Preliminary review of Policies and Guidelines will be done

Finance – Complete report on file

Q3 Financials were distributed, and extensively reviewed by Jim Cushnie, with a few minor changes.

Motion to approve Q3 Financials

Moved by Jim Cushnie, and seconded by Dorothy Bull

Carried.

- Finance is still awaiting a response from MPAC on the tax appeal for the Phase 1 lands transferred in 2021.
- The budget process is progressing well with a target date of the March board meeting.
- The timing for annual dues is the end of April, 2024 to send out assessments.

Administration – Complete report on file

- A new AED unit with child pads for the pool area, which is deemed necessary is being priced out, and will be included in the upcoming Administration budget
- Kitchen inspection is scheduled for February 21st
- There have been 71 requests for NAMETAGS to date

Municipal Affairs – Complete report on file

- Phil Egginton has had recent conversations with Councillor, Terry Coyne, regarding trash cans on the Nature Trail, and the need for a culvert to bypass the runoff on the pathway along the

Waterfront Trail. These issues have been addressed at Council, and will be approved, depending on available funds in the upcoming Budget.

- Consultations continue relative to the new development north of Canterbury

Communications

- Susan reported the deadline for submissions to the upcoming Chronicle is March 4th

Governance – Complete report on file

- Todd reported a new automated Excel Spreadsheet has been developed that will enable the field reps to receive automated messages for new projects. This will allow better tracking of projects, which will be sent directly online by the Project Coordinator. Field Reps will be assigned by streets.
- A pamphlet has been created by Governance to guide residents on how to access Governance and the Protective Restrictions. Copies will be supplied for Meet and Greets.

Policies and Guidelines - Administration

- A review of the Amendments to Section 2 – Administration was presented by Suzanne.
- The P&G's have eliminated repetition and Section 14 has been rewritten.
- The revised document will be posted on the website.

Motion to Approve Amendments to Section 2 – Administration

Moved by Suzanne Brolley and seconded by Dorothy Bull

Carried

Admission of New Members

- The following homeowners and tenants will be admitted to the Association: Marsha & Ron Reeve, Rob and JoAnn Stuart, Karen Coughlin, Sheila Munch, Jim & Susan Corrigan

Moved by Jim Cushnie and seconded by Susan Allward

Carried

Next Meeting

- March 19, 2024 – 1:00 p.m. Regular Board Meeting, North Hall, The Centre (Live and ZOOM)

Adjournment

- The meeting was adjourned at 3:55 p.m.

Moved by Dorothy Bull and seconded by Phil Egginton

Carried

Lou Rocha, President

Carole Johnson, Secretary

Date

Date

This report is provided for the information of the Board of Directors and will be attached to the Minutes of the Board Meeting.

Correspondence

- Mayor Wotten has confirmed her attendance at our March 7 Coffee Hour. She will answer questions about the proposed AVENU development north of Canterbury Common off Castle Harbour Drive. A condensed 13 minute video will be shown to provide an overview of the project.
- I was copied on an email from Gord Simmons and Ed Richards to our lawyer, Jamie Tudhope, They attached the "Left To Do" report which the Board has received by email. They informed Jamie that the Board will make a decision on the date to Transfer Phase 2 and they will inform Jamie when that is done.
- Martha Simmons has sent a third email concerning the 50 Million Trees Program.

Proposed Seniors Residence

On Feb. 14 Yaniv Geler and Jinny Tran from LEV Living participated in a ZOOM meeting with Lou Rocha, Malcolm Ward, Gord Simmons and Ed Richards. Kevin Heritage was not available due to a change in the meeting time. Yaniv indicated that the feasibility study was being done by their consultants (Cushman & Wakefield) with a report expected in four to six weeks. The developer raised the need to increase capacity from 175 to 215 units which will require a 6 storey building. The zoning limit is 4 storeys. LEV needs to know if the community and the Township will be in agreement before preparing an official development plan to submit to the Township. Yaniv will try to have an exploratory discussion with Kevin Heritage, the Director of Development. Lou indicated that he would also discuss this item when he and Malcolm met with Kevin on Feb. 15.

The next conversation was about community support. Gord indicated that the community was fully in support of the 4 storey residence at a meeting held when the OMB decision was received. We all agreed that a new community consultation would be required especially if the only option was to increase the capacity and to build a 6 storey building. Gord offered to use his working relationship with Kevin Heritage to help LEV Living.

The final item was the condition of Block 100. Yaniv made it clear that no more money would be spent on the property whether or not the Seniors Residence was approved. He said that he had spent \$25,000 for hydroseeding because the contractor assured him that the same process was successful in similar applications.

Malcolm and I later learned that D.M. Wills has completed a report for the Township that lays out the requirements for repairing the silt erosion fences. This report will be sent to LEV Living. We requested a copy for our information.

The group will reconvene in six weeks or sooner when the feasibility report is available.

AVENU Development

Five members of the Board have met as a focus group to study the impact of the proposed AVENU development on the residents of Canterbury Common. A separate report is appended.

The group discussed several topics and assigned further research under the headings of Infrastructure, Environment, Safety and Heritage and Tourism. Other residents have been contacted to assist with the research.

Malcolm Ward and Lou Rocha met with Kevin Heritage on Feb. 15 to discuss the AVENU project. The developer has not submitted site plans nor environmental impact and traffic studies. The project is not connected to Durham Region's Nonquon facility. Waste management will be a self-contained communal sewage system for five to six hundred units but no background documents have been submitted to support the concept. This information is critical to town, regional and provincial acceptance of the internal waste management technology that is being proposed.

The Township Council is interested at a high level but there are no formal applications, supporting documents or planning rationale. The CIHA accelerator process may not be allowed for this project which lies in the Greenbelt area. Community consultations will be required at the municipal and regional levels. This would begin 30 days after staff have received and reviewed site plans. It could take 2 years before construction starts and several years to complete the project in phases. There would be an impact on traffic during the construction period and it will be harder to exit from Country Estates to Simcoe Street. The proposed bridge to the Waterfront Trail would need approval by Parks Canada and the Lake Stewards have already made comment about the concept.

Malcolm will research the environmental impact study for the Lalu project that was approved several years ago. That Lalu project was going to build 20 executive homes on the AVENU site.

Transfer of Phase 2 Property

Lou Rocha has informed the Gord Simmons and Ed Richards that the Board has approved CTC Option 3 to Transfer the Phase 2 Property at the end of the two-year maintenance period on December 14, 2025 or shortly thereafter when the Township issues its Letter of Acceptance to the Canterbury Land Development Corporation (Geranium). The CTC will attend the Feb. 19 Board meeting to discuss the procedures and documents required to execute the transfer.

Gord and Ed have also been asked to clarify item 24 in the OMB Minutes of Settlement as there is some confusion about its references to the Protective Restrictions.

They will also have the opportunity to describe their concerns about planting trees in Block 106 (former 2nd, 3rd and 4th fairways).

OMB Minutes of Settlement

Gord Simmons and Ed Richards have submitted a letter dated Feb. 14, 2024 from the Canterbury Transition Committee to report that Canterbury has met all of its obligations in the OMB Minutes of Settlement. The letter also states that the other signatories have met or will complete their obligations at an appropriate time in the future:

- the 2 year maintenance agreements in writing with CLDC, including the cutting of the grass in the Common areas in Phase 2,
- the future transfer of the Restrictive Covenants for Phases 1 and 2 homes and property from CLDC to CCRA in accordance with the terms described in the October 23, 2023 Amended Agreement to the July 18, 2018 Development Agreement.

- the Board agreed timing for transfer of the Phase 2 transfer of property from the Township to Canterbury agreement.

Land Valuation

Two companies have responded to an inquiry about providing an appraisal for the acquired parklands in Block 106, 107 and 108. The valuation is needed for a record of the Association's assets as required in By-Law No. 1 and noted during the ONCA process last year. The appraisals will be completed after the Tax Appeal has been completed.

Geranium

The next monthly teleconference with Geranium will take place on March 4.

Tax Appeal

Treasurer Jim Cushnie will provide an update on the efforts to repeal the taxes that have been levied on CCRA for the transfer of Phase 1 properties.

Calendar of Meetings

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| March 18, 2024 | Regular Board Meeting |
| March 25, 2024 | TOWN HALL – Strategic Planning |
| April 15, 2024 | Regular Board Meeting |
| May 13, 2024 | Regular Board Meeting |
| May 21, 2024 | Special Board Meeting – AGM Preparation - TUESDAY |
| June 10, 2024 | Final Board Meeting |
| June 19, 2024 | Annual General Meeting |