

May 6th STAKEHOLDER MEETING – EQUUS/SCUGOG PORT PERRY FOR MZO CONSULTATION

CANTERBURY COMMON SPECIAL TOWN HALL MEETING

Meeting Date & Time:	May 6, 2024 4:00 p.m. – 6:00 p.m.
Location:	In Person
Type:	Community Engagement Meeting with Canterbury Common
Stakeholder Groups:	Board of Directors, Canterbury Common Residents Association (CCRA), Residents of Canterbury Common
Attendance:	Total attendance: 56
Meeting Notes:	Various. Notes compiled by Stephanie Tsang, Project Manager, Avenu Properties
Reviewed By:	David Medhurst, Project Director, Avenu Properties



PURPOSE OF COMMUNITY STAKEHOLDER MEETING – For MZO Application

The Board of CCRA organized a special town hall meeting for Avenu to make a presentation on project EQUUS. The invitation was open to anyone in the community, made to all of its 394 households, or 634

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residents. Avenu felt grateful having the opportunity to meet many Canterbury Common's residents in person, introducing EQUUS and explaining our aspirations driven the project visions.

Canterbury Common first heard about the project in December 2023, after the Dec 4th special council meeting. CCRA reported that there had been a lot of interests and questions about the project, and several conversations between the Council and CCRA discussed the Project.

This meeting is a large format meeting subsequent to a series of engagement: the first one being March 14th meeting, then smaller meetings with board of directors, conversations and one-on-one dialogues. The May 6th meeting is also intended to address a key issue, i.e. the proposed footbridge. It is important to note that Avenu is fully aware of any possible realization of a footbridge, or a seasonal pathway extension will need the collaboration and agreement between Canterbury Common, the Township and Avenu.

This consultation meeting has the appropriate audience for Avenu to share the concept of PACE. Canterbury Common, which is located very close to the EQUUS site, is a retirement community. EQUUS, if realized, offers the right housing option for those who look to down-size and to age-in-place in the same community in Scugog. A PACE center potentially could serve and accessed by multiple nearby communities. PACE has a proven track record to benefit elderly's day-to-day welfare and keep their quality of life in-check.

Speakers:

Moderator: Lou Rocha, President of CCRA

Presenters: David Medhurst, Project Director
Jim Meng, Project Manager (Technical)
Stephanie Tsang, Project Manager
Paul Sharman, Consultant of PACE

Key Agenda Questions and Matters Arising from Discussions:

- Footbridge connection to waterfront trail

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- Strong stand against the footbridge connecting north of Canterbury Common and the south shore of the EQUUS site due to security and privacy concerns
- PACE:
 - Within the PACE services, does it support 24-hour care? How will PACE be able support people that need 24 hours care?
 - Is PACE concept integrated to assisted housing and subsidized housing? What is the connection?
 - Is the PACE model suitable for Canterbury Common?
 - In light of the overcapacity healthcare system and shortage of family doctor, how could PACE integrate with the local health services?
- General environmental matters:
 - During construction, what will be the measures taken to mitigate the impact on the Lake?
 - What will be the mitigation measures for preserving wildlife habitat?
 - As housing is proposed very close to the shoreline, is there any preventative measures for gasoline runoff into the lake?
- Private utility system:
 - In the private septic system, how clean will the processed water be? How much grey water will it produce at the end of filtration process?
 - Will the private septic system generate any energy?
 - Who will be responsible for supervision and regular testing of the private septic system?
 - In the event the system fails, will taxpayers of Port Perry be responsible for the repair? How will it be guaranteed that the responsibility would not fall under the responsibilities of Port Perry taxpayers?
 - Will future buyers of the proposed development be brought aware of their financial responsibility of the maintenance, operation, and repairment of the private system?
- Project design
 - What will be the ratio mix between long term care, senior and assisted living, and subsidized housing?
 - How affordable are the new units? What does the stated “affordability” reference to?
- Project concept:
 - What is the reason to select this site to execute this concept?
- Cost:
 - What is the estimated total project cost?
- Construction-related:

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- Who will supervise the construction process?
- The timeline to start and complete the construction.
- Project in Port Perry contexts
 - How would public infrastructure in Scugog support the new population that the project is adding to Port Perry?

Key Takeaways From Discussions:

- Resistance to footbridge or of any kind that connects and extend the waterfront trail due to concerns of security, privacy, and upkeep (hygiene and garbage).
- Very positive encouragement and appreciation of building smaller housing types that are so desired in the community.
- Strong interest to improving the water quality of Lake Scugog and the protection wetland and environment.
- Interest to continue the use of protected lands for natural trail use.

CONCLUSION

The concept of footbridge needs a common understanding and agreement between the Township, Avenu Properties, and Canterbury Common. They are the landowners of each side of the shore of Beaver Meadow Creek, and adjacent community respectively. The resistance to having the footbridge was clear in the meeting.

Very positive to hear and appreciate the intention of EQUUS proposes smaller unit types in the project, so older seniors have the options to consider downsize and age-in-place in Port Perry, which is ideal for them.

The questions regarding construction, private utility system, and more cannot be answered adequately due to the preliminary stage of this project. These questions will guide the project team to better plan ahead when executing the development

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Avenu conducted a survey in Canterbury Common that asks their situation and challenges in healthcare, transportation, and daily support, understanding what the needs of seniors in Port Perry. Among approximate 90 results, the summation of the results are:

1. More smaller housing needed
2. Most of them wish to age in the same community
3. More family doctors and geriatric specialists needed
4. More PSW, home care and extended healthcare services are needed
5. Alternative transportation options for older seniors are needed

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Appendix A

“List of May 6th Meeting Key Attendees”

Name	Position	Organization
Lou Rocha	President	CCRA
Phil Egginton	Director of Municipal Affairs	CCRA
Susan Allward	Director of Communications	CCRA
Todd Glenn	Director of Governance (Landscape & Permits)	CCRA
Malcolm Ward	VP; Director of Home & Property	CCRA
David Medhurst	Project Director	Avenu Properties
Jim Meng	Project Manager	Avenu Properties
Stephanie Tsang	Project Manager	Avenu Properties
Paul Sharman	Consultant	PACE

Total Number Meeting Attendees: 56

