



## Community Planning, Regulation and Mobility Committee Meeting Agenda

**Date:** March 2, 2021  
**Time:** 9:30 a.m. and reconvening at 6:30 p.m.  
**Location:** Council Chambers - members participating remotely

### Pages

#### 1. Declarations of Interest:

#### 2. Statutory Public Meetings:

Statutory public meetings are held to present planning applications in a public forum as required by the Planning Act.

##### 2.1. Burlington Brownfield Focus Community Improvement Plan (ECDEV-01-21)

1 - 71

Approve the Burlington Brownfield Focus Community Improvement Plan Report contained in Appendix A to Burlington Economic Development report ECDEV-01-21, in principle as a policy document; and

Direct the Executive Director of Community Planning, Regulation and Mobility to work with Burlington Economic Development to prepare the adopting by-laws to enable the Burlington Brownfield Focus Community Improvement Plan in principle as a policy document; and

Direct the Executive Director of Community Planning, Regulation and Mobility and the Director of Finance to work with Burlington Economic Development to develop a framework and sequencing plan to assess other community improvement needs towards a comprehensive Community Improvement Plan Strategy; and

Direct the Executive Director of Community Planning, Regulation and Mobility and the Director of Finance to work with Burlington Economic Development to report back to Council in Q4 2021 for consideration of implementation of the Burlington Brownfield Focus Community Improvement Plan Incentive Programs in 2022 and the financial impacts on the 2022 Budget in the context of the proposed comprehensive Community Improvement Plan Strategy.

##### 2.2. Official Plan and Zoning By-law Amendment and Plan of Subdivision for

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2155 Country Club Drive & 4274 Dundas Street (PL-12-21)

**Note: this item will be discussed at 1 p.m. and 6:30 p.m. and Appendix B can be accessed at [www.burlington.ca/calendar](http://www.burlington.ca/calendar)**

Direct staff to continue to process and work with the applicant (Glenn Wellings Planning Consultants Inc. on behalf of Millcroft Greens Corporation) with regards to the submitted Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision for 2155 Country Club Drive & 4274 Dundas Street.

### **3. Delegation(s):**

Due to COVID-19 this meeting will be conducted as a virtual meeting. Only the chair of the meeting, along with a clerk and audio/visual technician, will be in council chambers, with all other staff, members of council and delegations participating in the meeting by calling in remotely. The meeting will be live webcasted, as usual, and archived on the city website.

Requests to delegate to this virtual meeting can be made by completing the online delegation registration form at [www.burlington.ca/delegate](http://www.burlington.ca/delegate) or by submitting a written request by email to the Office of the City Clerk at [clerks@burlington.ca](mailto:clerks@burlington.ca) by noon the day before the meeting is to be held.

It is recommended that delegates include their intended remarks, which will be circulated to all members of the standing committee in advance, as a backup to any disruptions in technology issues that may occur.

If you do not wish to delegate, but would like to submit feedback, please email your comments to [clerks@burlington.ca](mailto:clerks@burlington.ca). Your comments will be circulated to committee members in advance of the meeting and will be attached to the minutes, forming part of the public record.

### **4. Consent Items:**

Reports of a routine nature, which are not expected to require discussion and/or debate. Staff may not be in attendance to respond to queries on items contained in the Consent Agenda.

- |      |   |           |
|------|---|-----------|
| 4.1. | Proposal to Discontinue Tag Day Program (BB-01-21)  | 297 - 301 |
|      | Approve the discontinuation of the requirement that charitable/non-profit organizations receive permission from the City of Burlington to conduct Tag Days. |           |
| 4.2. | Authorize Requester Agreement (ARIS) (TS-03-21)   | 302 - 303 |

Authorize the Mayor and City Clerk to execute the Authorized Requester Agreement and any required ancillary documents or amendments to the agreement between Her Majesty the Queen in right of Ontario, as represented by the Minister of Transportation, and the Corporation of the City of Burlington, in a form satisfactory to the Executive Director of Legal Services and Corporation Counsel.

**5. Regular Items:**

**6. Confidential Items:**

Confidential reports may require a closed meeting in accordance with the Municipal Act, 2001. Meeting attendees may be required to leave during the discussion.

**7. Procedural Motions:**

**8. Information Items:**

**9. Staff Remarks:**

**10. Committee Remarks:**

**11. Adjournment:**



**SUBJECT: Burlington Brownfield Focus Community Improvement Plan**

**TO: Community Planning, Regulation & Mobility Cttee.**

**FROM: Burlington Economic Development**

Report Number: ECDEV-01-21

Wards Affected: All

File Numbers: 125

Date to Committee: March 2, 2021

Date to Council: March 23, 2021

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**Recommendation:**

Approve the Burlington Brownfield Focus Community Improvement Plan Report contained in Appendix A to Burlington Economic Development report ECDEV-01-21, in principle as a policy document; and

Direct the Executive Director of Community Planning, Regulation and Mobility to work with Burlington Economic Development to prepare the adopting by-laws to enable the Burlington Brownfield Focus Community Improvement Plan in principle as a policy document; and

Direct the Executive Director of Community Planning, Regulation and Mobility and the Director of Finance to work with Burlington Economic Development to develop a framework and sequencing plan to assess other community improvement needs towards a comprehensive Community Improvement Plan Strategy; and

Direct the Executive Director of Community Planning, Regulation and Mobility and the Director of Finance to work with Burlington Economic Development to report back to Council in Q4 2021 for consideration of implementation of the Burlington Brownfield Focus Community Improvement Plan Incentive Programs in 2022 and the financial impacts on the 2022 Budget in the context of the proposed comprehensive Community Improvement Plan Strategy.



## **PURPOSE:**

### **Vision to Focus Alignment:**

- Increase economic prosperity and community responsive city growth
- Deliver customer centric services with a focus on efficiency and technology transformation

### **Statutory Public Meeting:**

This report is intended to provide background information for the Statutory Public Meeting for the draft Brownfield Focus Community Improvement Plan report (“The Report”) located in Appendix A. The purpose of the Statutory Public Meeting is to consider the report and provide a public forum to provide feedback on the merits of the proposed Community Improvement Plan (CIP).

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### **Background and Discussion:**

A CIP is enabled under Section 28 of the Planning Act and provides a means by which municipalities can provide financial incentives in order to achieve planning objectives that are for the broader public good for all or parts of their jurisdiction through development, redevelopment, maintenance and rehabilitation. This includes the ability to acquire, hold, clear, lease and sell land in designated areas, as well as to direct and stimulate development through grant and/or loan programs that support a municipality’s community-building goals. Some common goals of CIPs include assessing soil contamination, retrofitting existing buildings or constructing buildings for energy efficiency and accessibility, improving streetscapes, building affordable housing, and adaptive reuse of industrial, commercial, and historic buildings.

The existing and new Official Plan (2020) both include policies that enable the establishment of a CIP. The Burlington Official Plan, adopted in 1994, and approved by Halton Region in 1997, contains Community Improvement policies that permit the preparation and adoption of CIPs to stimulate private sector investment and ensure the effectiveness of public expenditures. The boundary of a Community Improvement Project Area (CIPA) may be all or part of the urban area of the City of Burlington, and/or all or part of one or more of the rural settlement areas. There are numerous conditions identified for the designation of CIPAs in the 1997 Official Plan including known or perceived environmental contamination and any other environmental, energy efficiency or community development reasons.

The City of Burlington’s new Official Plan, adopted on April 26, 2018 and approved by Halton Region on November 30, 2020, contains Community Improvement policies that

are very similar to those in the 1997 Official Plan. However, the Community Improvement policies in the new OP include:

- A policy that allows all or part of the City of Burlington to be designated as a Community Improvement Project Area;
- Improving the sustainability of buildings and properties as a condition for community improvement;
- Employment Growth Areas and Innovation Districts as priority areas for designation of a CIPA; and,
- Clearer direction that the City can offer incentives to encourage private sector investment that support objectives of the CIP.

Based on direction from Burlington Economic Development's Board of Directors, Vision to Focus, and the Red Tape Red Carpet Task Force Recommendations (MO-10-19), the City of Burlington has initiated a Brownfield Focus Community Improvement Plan (CIP) project to establish a municipal framework of incentive programs and accompanying marketing and program monitoring strategies designed to promote the assessment, remediation, development, redevelopment, and adaptive reuse of brownfields for employment by the private sector in Burlington. Brownfields are abandoned, idled or underutilized properties where past actions caused known or suspected environmental contamination, but where there is an active potential for redevelopment. Progress updates on the proposed CIP were provided in Red Tape Red Carpet (RTRC) Implementation Update Q1 2020 (BEDC-02-20) and Q2 2020 (BEDC-04-20). In response to the direction, the draft Brownfield Focus CIP Report ("The Report") was prepared and is located in Appendix A.

The Brownfield Focus CIP would enable the City to offer financial incentive programs to promote brownfield development and redevelopment for employment uses. Some potential brownfield sites are located within the Urban Centres, Major Transit Station Areas (MTSAs), Mixed-Use Nodes and Intensification Corridors of the City of Burlington New Official Plan (2020). The prioritization of certain geographic areas within the Community Improvement Project Area (CIPA) is shown in the map contained in Appendix A of The Report. It is recommended that the CIPA for this CIP be properly defined and designated as all land within the Urban Boundary of the City of Burlington. Potential future CIPs may be applied to different CIPA, depending on the objectives of the CIP and do not need to have the same CIPA as this CIP.

Over 50 communities across Ontario have implemented Brownfield programs. Investments in Brownfield CIPs tend to have a very positive return on investment. A recent study from Hamilton, Ontario showed that every dollar the City of Hamilton contributed towards completed ERASE Redevelopment Grant (ERG) Program projects to date (since 2001) has generated approximately \$11.10 in private sector construction. This leverage ratio speaks to the ability of brownfield redevelopment incentive programs

to significantly leverage municipal funding to generate high value construction projects on remediated brownfield sites.

### **Red Tape Red Carpet Alignment:**

On September 23, 2019, City Council approved the 22 recommendations arising from the Mayor's Red Tape Red Carpet (RTRC) Task Force initiative to better serve our customers as part of the City's commitment to continuous improvement. A draft implementation plan was presented at the October 8, 2019 Planning and Development Committee and approved by City Council on October 21, 2019. RTRC recommendation 22 calls to "develop a Brownfield Community Improvement Plan for the City of Burlington with said plan to include redevelopment goals, specific targets, actions, and implementation and monitoring strategy."

### **2018-2022 Burlington's Plan: From Vision to Focus Alignment:**

The City of Burlington created a Corporate Work Plan for the term of Council to align with the long-term vision of Burlington's Strategic Plan 2015-2040. The 2018-2022 Burlington's Plan: From Vision to Focus Alignment (V2F) document calls for increasing economic prosperity and community responsive growth management with a commitment to "Creating a competitive business investment environment in Burlington (e.g. taxes, incentives)" and initiatives to:

- Implement the recommendations of the Red Tape Red Carpet Taskforce to make it easier for businesses to locate and thrive in Burlington, attracting more investment.
- Assess the use of one or more Community Improvement Plans, including options for incentive programs for business development.
- Remove constraints on availability of employment lands.
- Develop a plan to activate key parcels of vacant employment lands and facilitate vacant employment lands being shovel ready.

The Report supports the above commitment and objectives.

### **Brownfield Focus CIP**

The Brownfield Focus CIP is designed to address the key brownfield redevelopment community improvement needs by achieving a number of environmental, social and economic goals and objectives. With a focus on brownfields redevelopment for employment use, the purpose of this CIP is to establish a municipal framework of incentive programs and accompanying marketing and program monitoring strategies designed to promote the assessment, remediation, development, redevelopment, and adaptive reuse of brownfields for employment by the private sector in Burlington.

If the CIP is approved in principle as a policy document, the incentive programs contained in the CIP can be activated by Council, one or more at a time, based on budget and Council approval of the implementation of each program. The incentive programs are the financial tools to accomplish the goals of the CIP. This CIP is an enabling document; however, Council is under no obligation to activate and implement any of the incentive programs contained in this CIP. Once activated, the programs in this CIP can be used individually or together by an applicant, but the total of all grants, loans and tax assistance provided in respect of the particular property for which an applicant is making application under the programs contained in this CIP and any other applicable CIPs shall not exceed the eligible cost of the improvements made to that particular property under all applicable CIPs.

The following incentive programs for the Brownfield Focus CIP were recommended by the project team based on policy review and input from key stakeholders and the public. The recommended incentive programs are further detailed in The Report and are summarized as follows:

- The proposed Environmental Study Grant (ESG) Program would see the City provide a grant equal to 50% of the cost of eligible environmental studies to a maximum of \$3,000 for a Phase 1 ESA, grant of \$20,000 for any other eligible environmental study, and a maximum of two studies and \$30,000 grant per property/project.
- The proposed Fees Grant Program (FGP) would incentivize building renovation, adaptive re-use, expansion, development, and redevelopment. The FGP grant would provide a grant equal to 100% of fees paid for all planning applications, and 100% of demolition permit and building permit fees for qualifying properties, to a maximum grant of \$20,000.
- The proposed Remediation Loan Program (RLP) would see the City help remove a financial impediment to brownfield redevelopment by providing a 0% interest loan equal to 75% of the cost of remediating a property to a maximum loan of \$400,000 per project/property.
- The proposed Tax Increment Grant (TIG) program is flow through in nature as part or all of the increased property taxes generated by the project would be returned to the applicant in the form of an annual grant for a set period of time, or until the eligible remediation costs have been repaid, whichever comes first.
- The proposed Tax Assistance Program (TAP) would see a reduction of property taxes for participating properties in the TAP. The City would cancel property taxes it is currently collecting on a TAP participating property for up to three years.

### **Other Community Improvement Needs:**

The policy review and input from the key stakeholders, CIP Project Team, and public identified a number of other community improvement need areas where one or more CIPs could be developed by the City as part of a comprehensive CIP strategy to further advance the City's key policy objectives. As outlined in Section 4.3 of the Report, the other key community improvement need areas are outlined as follows:

- Housing – Affordable, Assisted and Special Needs
- Continued Downtown Improvement and Business Attraction
- Commercial Office Attraction/Improvement/Revitalization/Development
- Employment
- Sustainability in the Major Transit Station Areas (MTSAs)
- Rural Economic Development

As per Burlington Economic Development Board and V2F direction, Burlington Economic Development will work with Community Planning and Finance to develop a framework and sequencing plan to assess other community improvement needs towards a comprehensive Community Improvement Plan Strategy.

### **Next Steps:**

The next steps for the Brownfield Focus CIP are as follows:

- March 2, 2021 – Presentation of the CIP during the Statutory Public Meeting held during the Community Planning, Regulation and Mobility Committee (CPRM). The Committee votes on the staff report recommendations.
  - March 23, 2021 – Council ratifies Committee recommendation.
  - April 6, 2021 – Adoption By-laws brought forward to CPRM for approval.
  - April 20, 2021 – Council ratifies adoption by-laws and the CIP is subject to a 20 day appeal period.
  - May 2021 – CIP is adopted following the 20 day appeal period, subject to no appeals being received.
  - Q4 2021 - Report back to Council in Q4 2021 for consideration of implementation of the Burlington Brownfield Focus Community Improvement Plan Incentive Programs in 2022 and the financial impacts on the 2022 Budget in the context of the proposed comprehensive Community Improvement Plan Strategy.
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## Financial Matters:

The Brownfield Focus CIP was prepared using Burlington Economic Development's 2020 and 2021 budgets and includes a \$42,300 Green Municipal Fund Grant from the Federation of Canadian Municipalities.

Burlington Economic Development will work with City Building and Finance to report back to Council in Q4 2021 for consideration of implementation of the Burlington Brownfield Focus Community Improvement Plan Incentive Programs in 2022 and the financial impacts on the 2022 Budget in the context of the proposed comprehensive Community Improvement Plan Strategy.

The estimated total impacts of the Brownfield Focus CIP on the 2022 Budget would be as follows:

<b>Incentive Program</b>	<b>Total Potential 2022 Budget Implications</b>
Environmental Study Grant (ESG) Program	\$40,000
Tax Assistance Program (TAP)	Incorporate reduction of property taxes for participating properties into 2022 budget
Tax Increment Grant (TIG) Program	No direct impact on 2022 Budget - Increased property taxes generated by the project would be returned to the applicant
Remediation Loan Program (RLP)	\$50,000
Fees Grant Program (FGP)	\$50,000

Halton Region may also provide financial contributions through the Regional Program for CIPs Guidelines in support of local municipal CIP programs. This regional program is intended to match local funds, subject to conditions. We are unable to leverage these funds for Burlington until the City activates one or more CIP programs.

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## Climate Implications

Through the approval and implementation of a Brownfield Focus CIP, brownfield sites would be redeveloped and would contribute to positive environmental outcomes via the remediation of contaminated sites as well as the promotion of sustainable building practices.

The positive impact of brownfield development on the environment is not limited to individual sites because the environmental restoration of individual sites can have a cumulative positive impact on the environment, including the protection of groundwater resources, wetlands and wildlife habitat. Underused brownfield sites in the serviced urban area also represent a lost opportunity to limit greenfield development at the urban area boundary and reduce the amount of greenfield land consumed, thereby reducing sprawl and its associated negative environmental impacts, including air and water pollution.

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## **Engagement Matters:**

The Red Tape Red Carpet process involved an initial public town hall session, subsequent focus groups, an online survey, and a series of 1:1 meetings to gather input from hundreds of local business owners, city partners and staff. A smaller Task Force of internal and external leaders reviewed the findings and compiled a list of 22 actionable items, including RC22 that called to develop a Brownfield CIP.

Additional engagement for the Brownfield Focus CIP includes:

- Input received from two stakeholder workshops held on March 18, 2020 and July 16, 2020 that included landowners, developers, brownfield experts, City and Burlington Economic Development Staff,
  - Input received from the CIP Project Team (that includes Burlington Economic Development Staff and Board, City Staff and Halton Region Staff), throughout preparation of the CIP,
  - Input from the prescribed agencies, including the Ministry of Municipal Affairs and Housing, and
  - Input received during the Statutory Public Meeting (March 2, 2021 CPRM) held to gather public input.
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## **Conclusion:**

The Brownfield Focus CIP recommended as part of the Mayor's Red Tape Red Carpet Task Force would help to advance the goals in Vision to Focus. There will be another report in Q4 to help establish future CIP priorities. The Brownfield Focus CIP would enable the City to offer financial incentive programs to promote and stimulate brownfield development and redevelopment for purposes of generating employment intensification and employment growth in Burlington.

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Respectfully submitted,

A handwritten signature in black ink, appearing to read "Mark Steffler", is enclosed in a light gray rectangular box.

Mark Steffler

Manager, Innovation and Partnerships

1-289-337-5505 ext. 106

**Appendices:**

A. Burlington Brownfield Focus CIP Report – Draft January 2021

**Report Approval:**

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.





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# Burlington Brownfield Focus Community Improvement Plan

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January 2021

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This Study has been produced with the financial assistance of the Green Municipal Fund, a Fund financed by the Government of Canada and administered by the Federation of Canadian Municipalities. Notwithstanding this support, the views expressed are the personal views of the author(s), and the Government of Canada and the Federation of Canadian Municipalities accept no responsibility for them.

This Community Improvement Plan was developed by RCI Consulting on behalf of Burlington Economic Development.

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## 1.0 INTRODUCTION

### 1.1 What are Brownfields?

Brownfields are abandoned, idled or underutilized properties where past actions have caused known or suspected environmental contamination, but where there is an active potential for redevelopment<sup>1</sup>. Brownfields are usually but not always former industrial or commercial properties. Brownfields are often also characterized by building deterioration/obsolescence, and/or inadequate infrastructure.

Brownfields can include many uses such as old landfills, petroleum storage facilities, industrial manufacturing uses and warehouses, dry cleaners, former gasoline stations, and even institutional uses such as schools and hospitals. Most brownfields are located in urban areas and many are located in key areas such as employment areas, downtowns, and major growth centres.

The terms “brownfield redevelopment” and “brownfield development” are used interchangeably in this document to mean the environmental remediation and/or risk assessment/risk management **and** rehabilitation/renovation/adaptive reuse and/or development/redevelopment of brownfields.

### 1.2 Need for Brownfield Redevelopment in Burlington

The identification of the need for brownfield redevelopment in the City of Burlington had its genesis in two reports on brownfields prepared in 2009 and 2010. The first report in 2009, a Brownfields Variables and Options Report utilized several databases to identify properties in Burlington with a risk of contamination<sup>2</sup>. This report found 294 properties within the city that are potentially contaminated due to historical, industrial or commercial land use practices. The 294 properties include a full range of industrial and commercial uses, from large manufacturing facilities to gas stations and dry cleaners. The 2009 report notes that typically 10% to 30% of properties listed in such preliminary databases would actually be contaminated. Therefore, the study estimated the number of brownfield sites in Burlington would be expected to be in the order of 30 to 90, but this number would be expected to change in response to economic conditions, changes in industrial and commercial operations, and changes to environmental standards (soil and groundwater). Additional details on this report can be found in Section 4.2.1 of this CIP.

The second report on brownfields, prepared in 2010, is the Brownfields Assistance Program Report<sup>2</sup>. This report concluded that in order to promote opportunities for employment growth, attract investment, and grow the City’s tax base, there is a need to make the City’s brownfield remediation and redevelopment opportunities attractive and feasible to potential developers and prospective buyers. The 2010 report notes that without incentives to stimulate future investment in known and potential brownfield sites, the City will likely face a long-term risk to its employment lands base as pressure to change lands to other uses will grow. In addition to the financial challenges to brownfield redevelopment, the 2010 report identified a number of other key challenges to brownfield redevelopment, including the risks and uncertainty associated with brownfield redevelopment, liability issues, regulatory hurdles, the timeframe for remediation, property taxation on brownfield sites, and the timing and process of planning approvals.

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<sup>1</sup> National Roundtable on the Environment and the Economy, 2003.

<sup>2</sup> MMM Group and Metropolitan Knowledge International for the Burlington Economic Development Corporation (BEDC).

Most potential brownfield sites in Burlington, and in particular the larger and more prominent sites, are lands designated for employment uses located along the Queen Elizabeth Way, Highway 403, Highway 407 and Canadian National Railway corridors. Generally, the most prevalent industrial activities on these lands relate to manufacturing, warehousing and wholesale trade, however no single industry dominates. A number of potential brownfield sites are also located in other areas such as the urban centres, major transit station areas (MTSAs), and mixed use nodes and intensification corridors. Therefore, many potential brownfield sites in Burlington are strategically located on lands designated for employment uses and other areas slated for growth and intensification.

These brownfield sites represent a major economic opportunity for the city because Burlington has a high demand for shovel ready employment sites, as showcased by persistently low Industrial vacancy rates, but also has the smallest supply of vacant employment land in Halton<sup>3</sup>. Therefore, the City needs a supply of unencumbered shovel ready employment sites to ensure it remains economically competitive, vibrant and offers a complete community where people can both live and work.

In addition to the role that brownfields can play in providing much needed shovel ready employment sites in Burlington, there are also real and significant environmental, economic, and social benefits for businesses, property owners, residents, and the City and Region associated with brownfield redevelopment. These benefits are highlighted below.

### **1.2.1 Environmental Benefits**

From an environmental perspective, the contamination of soil and groundwater caused by brownfield sites may be a concern for human health and safety, as well as environmental quality and health. The environmental restoration and redevelopment of brownfield sites serves to improve the environmental quality of soil and groundwater in a community, which in turn can improve human health. The positive impact of brownfield development on the environment is not limited to individual sites because the environmental restoration of individual sites can have a cumulative positive impact on the environment, including the protection of groundwater resources, wetlands and wildlife habitat.

Underused brownfield sites in the serviced urban area also represent a lost opportunity to limit greenfield development at the urban area boundary. Studies have shown that the redevelopment of brownfields can decrease the demand for greenfield development, which in turn reduces the potential environmental impacts associated with greenfield development, such as air and water pollution and the loss of agricultural land. One particular U.S. study found that every acre of brownfield land developed would have required 4.5 acres of greenfield land<sup>4</sup>. This demonstrates the potential of brownfield development to reduce the amount of greenfield land consumed, thereby reducing sprawl and its associated negative environmental impacts, including air and water pollution. By using existing infrastructure, brownfield development can also reduce the costs of urban sprawl, including the costs of providing hard and soft services to greenfield areas.

Brownfield redevelopment projects, be they employment or residential uses, can also reduce the distance between the location of employment areas and residential areas, and therefore transportation costs. For example, one study found that every hectare of brownfield land redeveloped for residential purposes can save as much as \$66,000 a year in transportation costs relative to equivalent greenfield development<sup>5</sup>.

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<sup>3</sup> Regional Municipality of Halton, Halton Competitiveness Study, Watson & Associates, 2016.

<sup>4</sup> Deason et.al. 2001.

<sup>5</sup> Hara Associates. 2003.

### 1.2.2 Economic Benefits

As previously noted, from an economic perspective, the existence of brownfields can reduce the availability of land for local economic development, thereby limiting employment opportunities. Brownfield sites can also lower surrounding property values, create land use conflicts, and contribute to neighbourhood deterioration. A study of brownfield development in Canada found that every \$1 spent in the Canadian economy on brownfield development generates approximately \$3.80 in total economic output in all industries in the Canadian economy<sup>6</sup>. Numerous other Canadian and U.S. studies have found that brownfield development can increase neighbourhood property values<sup>7</sup>. Experience in Hamilton, Ontario and other municipalities that have had brownfield development programs in place for some time suggests that brownfield development projects can result in a significant increase in long-term property tax revenues to local and provincial governments. As well, the redevelopment of brownfield sites represents an excellent opportunity for a municipality to increase the property tax revenues without incurring the significant upfront and ongoing public infrastructure costs typically associated with greenfield development.

### 1.2.3 Social Benefits

From a social perspective, brownfield sites can attract vandals, open dumping and other illegal activity that can lead to blight, contributing to neighbourhood and employment area deterioration and negatively impacting the quality of life in a community. While the economic and environmental benefits of brownfield development are more obvious, brownfield development can also generate significant social benefits at the local level. Based on an analysis of a dozen brownfield projects across Canada, the National Roundtable on the Environment and the Economy (NRTEE) concluded that brownfield development can be an engine for urban renewal<sup>8</sup>. Case studies reviewed by the NRTEE showed that this renewal can take the form of:

- neighbourhood, employment area and downtown revitalization;
- improved aesthetic quality of the urban environment;
- provision of affordable housing opportunities;
- creation of recreational and public open spaces;
- improved safety and security; and,
- an increased sense of community participation and civic pride.

Numerous Canadian and U.S. studies have highlighted the benefits of brownfield development at all geographic levels (national, regional, local). However, most of the benefits of brownfield development tend to accrue at the local level because all development, be it brownfield or greenfield, is inherently local. Therefore, a further rationale for promoting brownfield redevelopment in Burlington can be found in the significant economic, environmental, and social benefits that would accrue in Burlington.

## 1.3 Purpose of the Community Improvement Plan

As briefly described above and further detailed in Section 4.0 of this report, brownfield sites in Burlington have a negative impact on the City's economy. Brownfields negatively impact the City's ability to attract and increase employment on lands designated for employment uses and on other lands which permit employment uses, grow its property tax assessment base and property tax revenues, and meet intensification and growth targets specified in Provincial, Regional and City planning policies.

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<sup>6</sup> Regional Analytics. 2002.

<sup>7</sup> See for example, Environment Canada. 1998.

<sup>8</sup> National Roundtable on the Environment and the Economy, 2003.



Furthermore, as noted above, brownfields sites in Burlington also inherently have a negative impact on the environment and the community.

With its focus on brownfields redevelopment for employment uses, the purpose of this Brownfield Focus CIP (the “CIP”) is to establish a municipal framework of incentive programs and accompanying marketing and program monitoring strategies designed to promote the assessment, remediation, development, redevelopment, and adaptive reuse of brownfields for employment by the private sector in Burlington. While the Brownfield Focus CIP focuses on brownfields for employment, there are other areas of community improvement where a CIP could be used to further advance the City’s policy objectives, such as affordable housing, downtown improvement, commercial office improvement/revitalization, employment lands development, sustainability in major transit station areas (MTSAs), and rural economic development. Therefore, additional CIP’s could form part of a future comprehensive CIP strategy for Burlington to address these policy objectives.

Based on a comprehensive methodology, this Brownfield Focus CIP outlines key brownfield community improvement needs, goals and targets. The CIP then presents a recommended Community Improvement Project Area (CIPA), and a toolbox framework of incentive programs designed to help address the brownfield community improvement needs in Burlington and achieve the goals and targets of this CIP.

## **1.4 General Methodology**

A project team comprised of Burlington Economic Development board members, senior Burlington Economic Development staff, City staff from several departments, and Halton Region Planning was established to help guide preparation of this CIP. The project team met several times during preparation of the CIP to receive project updates, review results, and provide input to the consultant.

The first step in the preparation of this CIP was a review of the legislative framework for preparation and adoption of a CIP to promote brownfield redevelopment. This was followed by a scoped review of best practices being used in several other Ontario and Canadian municipalities with long-standing successful brownfield redevelopment programs.

Next, a review of key City, Region of Halton and Provincial policies that provide direction for brownfield redevelopment in Burlington was conducted. This included a review of:

- i) Provincial policies including the Provincial Policy Statement (PPS) and the Growth Plan for the Greater Golden Horseshoe, with particular emphasis on policies related to promoting brownfield redevelopment;
- ii) Region of Halton policies including the Regional Official Plan (ROP) and Regional Guidelines for Participation in Local Municipal CIPs and Programs; and,
- iii) City of Burlington policies including the Vision to Focus Plan, Mayor's Red Tape Red Carpet Task Force Report, the Official Plan, and relevant City environment, energy and mobility plans.

Next, an analysis of critical brownfield community improvement needs in Burlington was conducted. This included a review of information and data on potential brownfields available in the two previous City brownfield reports, and a tour of brownfield sites and employment areas by Burlington Economic Development staff and the consultant. The brownfield community improvement needs and goals identified through this process were then augmented utilizing input from the project team.



Key brownfield stakeholders (including brownfield property owners, developers with brownfield redevelopment experience, realtors, and support professionals such as environmental and other consultants) were invited to provide their input at a stakeholder workshop held on March 18, 2020. The purpose of this workshop was to identify and verify key brownfield community improvement needs and goals and discuss preliminary incentive program concepts. Based on the input from this workshop, preliminary incentive program concepts were revised and more fully developed.

These incentive program concepts were then presented to City Council in a CIP Project Update on May 12, 2020. Based on input received from City Council and the project team, the consultant then prepared a Draft Community Improvement Project Area (CIPA) and Draft Incentive Programs. These materials were presented to key stakeholders at a second stakeholder workshop held on July 16, 2020 and input was received from the key stakeholders. The consultant then finalized the CIPA and Draft Incentive Programs and prepared a Draft CIP, including a monitoring program and marketing strategy. The Draft CIP was circulated to the project team and finalized based on their comments.

The result of this comprehensive methodology is the Brownfield Focus CIP contained herein. It should be noted that the preparation of this CIP follows FCM's Leadership in Brownfield Redevelopment Program (LiBRe) best practices framework.

## **1.5 Report Content**

Section 2.0 of this CIP outlines the Provincial legislative framework for preparation of this CIP.

Section 3.0 summarizes the City, Regional and Provincial policy framework used to guide preparation of this CIP.

Section 4.0 summarizes the brownfield community improvement needs and presents the goals and targets for brownfield redevelopment in Burlington.

Section 5.0 presents the recommended Community Improvement Project Area (CIPA) for the CIP.

Section 6.0 outlines the recommended incentive programs designed to stimulate private sector development of brownfield sites in Burlington.

Section 7.0 contains a monitoring program to monitor the results of the incentive programs.

Section 8.0 contains a basic marketing strategy that can be used and even expanded upon by the Burlington Economic Development to market the incentive programs and promote brownfield redevelopment opportunities in Burlington.

Section 9.0 contains a short conclusion to the CIP.

Section 10.0 provides a list of references cited in the CIP.

The Appendices contain supporting schedules for the CIPA and incentive programs. These Appendices do not form part of the CIP and may be changed from time to time, as required, without amendment to this Plan.

## 2.0 LEGISLATIVE FRAMEWORK

### 2.1 Municipal Act, 2001

Section 106 (1) and (2) of the *Municipal Act, 2001* prohibits municipalities from directly or indirectly assisting any manufacturing business or other industrial or commercial enterprise through the granting of bonuses. Prohibited actions include giving or lending any property of the municipality, including money; guaranteeing borrowing; leasing or selling any municipal property at below fair market value; and giving a total or partial exemption from any levy, charge or fee. This prohibition is generally known as the “bonusing rule”. Section 106 (3) of the *Municipal Act, 2001* provides an exception to this bonusing rule for councils exercising powers under Subsection 28 (6), (7) or (7.2) of the *Planning Act* or under Section 365.1 of the *Municipal Act, 2001*. It is this exception under Section 28 of the *Planning Act* that allows municipalities with enabling provisions in their official plans to prepare and adopt Community Improvement Plans (CIPs). CIPs provide municipalities with a comprehensive framework for the provision of economic development incentives in areas requiring community improvement.

Section 365.1 of the *Municipal Act, 2001* operates within the framework of Section 28 of the *Planning Act*. The Council of a municipality with an approved CIP in place that contains provisions specifying tax assistance for environmental remediation costs can pass a by-law providing tax assistance to an eligible brownfield property in the form of a deferral or cancellation of part or all of the taxes levied on that property for municipal and school purposes during the rehabilitation period (maximum 18 months from the date that tax assistance begins), the development period, or both periods, as defined in Section 365.1 (1) of the *Municipal Act, 2001*. In order for the tax assistance by-law to apply to taxes for school purposes, the by-law must be approved by the Minister of Finance before it is passed.

Upon receiving a copy of the proposed by-law from the lower-tier municipality, the upper-tier municipality may, by resolution, agree that the by-law may also provide for the cancellation of all or a portion of the taxes levied for upper-tier purposes, and the by-law so agreed to by the upper-tier municipality and passed by the lower-tier municipality is binding on the upper-tier municipality. Lower tier municipalities may also apply to the Province to provide matching education property tax assistance through the Province’s Brownfields Financial Tax Incentive Program (BFTIP).

### 2.2 Planning Act

Section 28 of the *Planning Act* allows municipalities with provisions in their official plans relating to community improvement to designate by by-law a “community improvement project area” and prepare and adopt a community improvement plan for the community improvement project area. Once the community improvement plan has been adopted by the municipality and comes into effect, the municipality may exercise authority under Section 28(6), (7) or (7.2) of the *Planning Act* or Section 365.1 of the *Municipal Act, 2001* in order that the exception provided for in Section 106 (3) of the *Municipal Act, 2001* will apply.

According to Section 28 (1) of the *Planning Act*, a “community improvement project area” is defined as “a municipality or an area within a municipality, the community improvement of which in the opinion of the council is desirable because of age, dilapidation, overcrowding, faulty arrangement, unsuitability of buildings or for any other environmental, social or community economic development reason”. It is important to note that there are a variety of reasons that an area can be designated as an area in need of community

improvement. The criteria for designation cover physical deterioration, faulty arrangement, unsuitability of buildings and any other social or community economic development reasons.

Section 28 (1) of the *Planning Act* defines “community improvement” as “the planning or replanning, design or redesign, resubdivision, clearance, development or redevelopment, construction, reconstruction and rehabilitation, improvement of energy efficiency, or any of them, of a community improvement project area, and the provision of such residential, commercial, industrial, public, recreational, institutional, religious, charitable, or other uses, buildings, structures, works, improvements or facilities, or spaces therefore, as may be appropriate or necessary”. This represents a wide range of possible municipal actions.

Once a CIP has come into effect, the municipality may:

- i) Acquire, hold, clear, grade or otherwise prepare land for community improvement (Section 28 (3) of the *Planning Act*);
- ii) Construct, repair, rehabilitate or improve buildings on land acquired or held by it in conformity with the community improvement plan (Section 28 (6));
- iii) Sell, lease, or otherwise dispose of any land and buildings acquired or held by it in conformity with the community improvement plan (Section 28 (6)); and
- iv) Make grants or loans, in conformity with the community improvement plan, to registered owners, assessed owners and tenants of land and buildings within the community improvement project area, and to any person to whom such an owner or tenant has assigned the right to receive a grant or loan, to pay for the whole or any part of the eligible costs of the community improvement plan (Section 28 (7)).

Section 28 (7.1) of the *Planning Act* specifies that the eligible costs of a community improvement plan for the purposes of Subsection 28 (7) may include costs related to environmental site assessment, environmental remediation, development, redevelopment, construction and reconstruction of lands and buildings for rehabilitation purposes or for the provision of energy efficient uses, buildings, structures, works, improvements or facilities.

Section 28 (7.3) of the *Planning Act* specifies that the total of all grants and loans made in respect of particular lands and buildings under Section 28 (7) and (7.2) of the *Planning Act* and tax assistance provided under Section 365.1 of the *Municipal Act, 2001* in respect of the land and buildings shall not exceed the eligible cost of the community improvement plan with respect to those lands and buildings.

Section 28(11) of the *Planning Act* allows a municipality to register an agreement concerning a grant or loan made under subsection 28(7) or an agreement entered into under subsection 28(10) against the land to which it applies and the municipality shall be entitled to enforce the provisions thereof against any party to the agreement and, subject to the provisions of the *Registry Act* and the *Land Titles Act*, against any and all subsequent owners or tenants of the land.

Section 69 of the *Planning Act* allows municipalities to reduce or waive the amount of a fee in respect of a planning application where it feels payment is unreasonable. Municipalities can use this tool to waive all matter of planning application fees to promote community improvement without inclusion in a CIP.

Alternatively, a municipality can collect fees and then provide a partial or total rebate of fees in the form of a grant, but this must be done within a CIP.

## 3.0 POLICY DIRECTION

This section of the report provides a summary of key Provincial, Regional, and City policies that set the policy framework and help provide direction for the programs contained in this CIP.

### 3.1 Provincial Policies

#### 3.1.1 Provincial Policy Statement, 2020

The Provincial Policy Statement (the “PPS”) is issued under Section 3 of the *Planning Act* and provides direction on matters of provincial interest related to land use planning and development. Section 3 of the *Planning Act* requires that decisions affecting planning matters shall be consistent with policy statements issued under the Act.

The Province of Ontario released the latest version of the PPS in February of 2020, and the policies took effect on May 1, 2020. The PPS defines brownfield sites as “undeveloped or previously developed properties that may be contaminated. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant.”

The vision for land use planning in Ontario in the PPS states that “the long-term prosperity and social well-being of Ontarians depends on planning for strong, sustainable and resilient communities for people of all ages, a clean and healthy environment, and a strong and competitive economy”. To this end, key policies in the PPS promote:

- Development and land use patterns that are efficient, minimize land consumption and servicing costs, conserve biodiversity and consider the impacts of a changing climate (Section 1.1.1);
- Accommodating an appropriate affordable and market-based range and mix of residential types, employment, institutional, recreation, park and open space, and other uses to meet long-term needs (Section 1.1.1);
- Planning authorities identifying appropriate locations and promoting opportunities for intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs (Section 1.1.3.3);
- Planning authorities planning for, protecting and preserving employment areas for current and future uses (Section 1.3.2.1);
- Planning authorities protecting employment areas in proximity to major goods movement facilities and corridors for employment uses that require those locations (Section 1.3.2.6);
- Long-term prosperity through the provision of a range of housing options for a diverse workforce (Section 1.7.1 b), maintenance and enhancement of the viability and vitality of downtown and mainstreets (Section 1.7.1 d) and the redevelopment of brownfield sites (Section 1.7.1 f);
- Encouraging a sense of place by promoting well-designed built form and conserving features that help define character (Section 1.7.1 e);
- Energy conservation and minimizing the effects of climate change (Sections 1.7.1 j) and k);
- Focusing of major employment, commercial and other travel-intensive land uses on sites which are well served by transit where this exists or is to be developed, or designing these to facilitate the establishment of transit in the future (Section 1.8.1 c); and,
- Encouraging transit supportive development and intensification to improve the mix of employment and housing uses to shorten commute journeys and decrease transportation congestion (Section 1.8.1 e).

### 3.1.2 Growth Plan for the Greater Golden Horseshoe

The 2019 Growth Plan for the Greater Golden Horseshoe (GGH) (the “Growth Plan”) came into effect on May 16, 2019 and was amended on August 28, 2020 (Amendment 1). The Growth Plan is the Province of Ontario’s growth strategy for the GGH region, which includes the City of Burlington and the Regional Municipality of Halton. The Growth Plan provides an overall growth strategy for the region to 2051 that is implemented through municipal planning documents, primarily the Official Plan, as well as other planning documents and policies such as a Community Improvement Plan (CIP). The Growth Plan directs growth to settlement areas and prioritizes intensification with a focus on strategic growth areas, including urban growth centres and major transit station areas, as well as brownfield sites and greyfields.

A number of the policies in the Growth Plan provide direction for this CIP. More precisely, the Growth Plan seeks to build vibrant and complete communities that:

- Feature a diverse mix of land uses, including residential and employment uses;
- Prioritize intensification and higher densities to make efficient use of land and infrastructure;
- Ensure the development of high quality compact urban form;
- Mitigate and adapt to climate change impacts, improve resilience and reduce greenhouse gas emissions, and contribute to environmental sustainability;
- Integrate green infrastructure and low impact development;
- Plan Urban Growth Centres to serve as high density major employment centres;
- Ensure the availability of sufficient land, in appropriate locations, for a variety of employment to accommodate forecasted employment growth to the horizon of the Growth Plan;
- Make more efficient use of existing employment areas and vacant and underutilized employment lands and increase employment densities;
- Integrate and align land use planning and economic development goals and strategies to retain and attract investment and employment;
- Direct major office and appropriate major institutional development to urban growth centres, major transit station areas or other strategic growth areas with existing or planned frequent transit service; and,
- Preserve lands within settlement areas located adjacent to or near major goods movement facilities and corridors, including major highway interchanges, as areas for manufacturing, warehousing and logistics, and appropriate associated uses and ancillary facilities.

## 3.2 Regional Municipality of Halton Policies

### 3.2.1 Regional Official Plan (ROP)

The Regional Official Plan (ROP) is the Regional Municipality of Halton’s guiding document for land use planning. It contains the goals, objectives, and policies that manage growth and direct physical change. Section 72(8) of the ROP includes an objective for the Urban Area to promote the adaptive re-use of brownfield and greyfield sites. Section 85(13) includes an objective for housing to promote residential intensification through the development or redevelopment of brownfield and greyfield sites. Section 253.1(1) of the ROP specifically identifies brownfields as sites or areas with the potential to develop or redevelop at higher density than currently exist. The ROP policies consider the intensification and development of intensification areas as the higher priority of development within Halton and includes policies that support employment intensification.

The ROP directly identifies the use of Local Municipal CIPs to implement specific policies, including:

- Promoting and supporting intensification and development of Intensification Areas as the highest priority of urban development within the Region (Section 81(7.2));
- Promoting residential intensification, including the provision of assisted, affordable and special needs housing components through the redevelopment of brownfield and greyfield sites outside employment areas (Section 86(13.1)); and,
- Providing Assisted, Affordable and Special Needs Housing (Section 86(15)).

Sections 205.3 to 205.6 contain the Region's Community Improvement Plan policies. These policies specify that the Region may participate in a Local Municipality's CIP and make loans and grants to that Local Municipality in support of its CIP, and that Regional Council, in consultation with the affected Local Councils, will use CIPs at the appropriate time and circumstances to implement policies of the ROP.

The Region of Halton is currently undertaking a review of its Official Plan.

### **3.2.2 Regional Guidelines for Regional Participation in Local Municipal CIPs and Programs**

The Regional Municipality of Halton has prepared a set of guidelines to aid in implementation of the ROP. One of these guidelines is the Regional Program for Community Improvement Plans (CIPs) Guidelines which was approved by the Region in September of 2016. These Guidelines assist Regional Council and staff in identifying those Local CIPs and programs that the Region may wish to participate in to implement certain ROP policies. The Guidelines also identify a process for the four Local Municipalities in Halton to follow when requesting Regional participation in their CIPs and CIP programs.

The Regional Guidelines for CIPs identify the following ROP policies as policies that could be implemented through CIPs:

1. Promoting employment area intensification on brownfields and greyfields;
2. Promoting and supporting intensification and development of intensification areas;
3. Promoting residential intensification on brownfields and greyfields;
4. Encouraging and creating assisted, affordable and special needs housing;
5. Supporting and promoting agriculture; and,
6. Protecting and preserving cultural heritage resources.

Regional participation in Local Municipal CIP programs will be based on a demonstration that the applicable Local Municipal CIP program will aid in implementing one or more of the above-noted ROP policies. Any financial grant made by Halton Region to an individual Local Municipal CIP program application must be matched by the Local Municipality.



### 3.3 City of Burlington Policies

#### 3.3.1 Burlington Strategic Plan 2015-2040

Burlington's Strategic Plan 2015-2040 is a 25 year blueprint for city-building. The Strategic Plan outlines four strategic directions: A City that Grows, A City that Moves, A Healthy and Greener City, and An Engaging City. The strategic directions that are particularly relevant to the CIP are:

- *A City that Grows* that attracts talent, good jobs and economic opportunity while having achieved intensification and a balanced, targeted population growth for youth, families, newcomers and senior; and,
- *A Healthy and Greener City* as a leader in the stewardship of the environment while encouraging healthy lifestyles.

Key strategic objectives of the Burlington Strategic Plan that can be accomplished through the Brownfield Focus CIP include: population growth, targeted intensification, economic growth, mobility choices, and a healthier environment.

#### 3.3.2 2018-2022 Burlington's Plan: From Vision to Focus

The City of Burlington created a Corporate Work Plan for the term of Council to align with the long-term vision of the City's 25-year Strategic Plan (2015-2040). The Vision to Focus Plan outlines the following five focus areas:

1. Increasing economic prosperity and community responsive city building;
2. Improving integrated city mobility;
3. Supporting sustainable infrastructure and a resilient environment;
4. Building more citizen engagement, community health and culture; and,
5. Delivering customer centric services with a focus on efficiency and technology transformation.

The first focus area holds particular relevance to the CIP, with some of the other focus areas also of relevance to the CIP.

Under the "Increasing Economic Prosperity and Community Responsive City Building", one of the top priorities is business growth and the corresponding goal is to increase options for employment opportunities across the city. Key recommended actions include:

- Implementing the recommendations of the Red Tape Red Carpet Taskforce to make it easier for businesses to locate and thrive in Burlington;
- Working with Burlington Economic Development to create and implement strategies that focus on:
  - Creating jobs and achieving the long term economic vision for the City of Burlington;
  - Reducing commercial and industrial office vacancies and reducing barriers in attracting businesses;
  - Developing attraction and retention strategies for knowledge-based/technology-intensive industries;
  - Developing and implement a Retail Strategy; and,
  - Supporting small business and tech incubators;
- Assessing the use of one or more Community Improvement Plans including options for incentive programs for business development;
- Removing constraints on availability of employment lands;
- Developing a plan to activate key parcels of vacant employment lands and facilitate vacant employment lands being shovel ready.

The associated performance targets are to increase available employment lands to 50 hectares by 2022, add 1,000 jobs per year, and add 55 new businesses per year.

The direction for the CIP established in Focus Area 1 of the Vision to Focus Plan is very clear, i.e., the CIP should focus on removing constraints to the availability of employment lands in order to increase the availability of employment lands, promote business development, and job growth.

Focus Area 2 is Improving "Integrated City Mobility" and calls to Complete the Integrated Mobility Plan with a goal of increasing the modal split by 2022 to 10% transit, 8% active transportation, and 82% auto. The infill, intensification and redevelopment generated by the Brownfield CIP will help increase active transportation and the use of transit, while decreasing automobile reliance.

Focus Area 3 calls for supporting sustainable infrastructure and a resilient environment with key actions to "Develop Burlington's Climate Action Plan, addressing Burlington's Climate Emergency declaration and focusing on reducing the community's greenhouse gas emissions". The redevelopment of brownfield sites will contribute positive environmental outcomes via the remediation of contaminated sites as well as the promotion of sustainable building practices.

### **3.3.3 Mayor's Red Tape Red Carpet Task Force Report**

The Mayor's Office initiated a Red Tape Red Carpet Task Force in January of 2019 to identify and eliminate barriers to business growth and attraction in Burlington. Through an initial public town hall session, subsequent focus groups, an online survey, and a series of 1:1 meetings, a wealth of valuable feedback, insights and ideas were collected from hundreds of local business owners, city partners and staff. This led to the development of a list of 22 actionable recommendations which were unanimously approved by City Council on September 23, 2019. The recommendations include actions to streamline city processes and encourage business growth. One of the 22 recommendations is to "develop a Brownfield CIP for the City of Burlington with said plan to include redevelopment goals, specific targets, actions, and an implementation and monitoring strategy". The Brownfield Focus CIP implements this recommendation.

### **3.3.4 City of Burlington Official Plan (1997)**

In 1990, the Burlington City Council declared City a "Sustainable Community" with greater emphasis placed on quality of life issues. The Burlington Official Plan, adopted in 1994, and approved by Halton Region in 1997, is based on implementing the principles of sustainable development. The policy framework of the Official Plan (Part I) stresses the implementation of principles of sustainable development by ensuring that environmental integrity and diversity, social and economic factors, and compatibility are considered in land use decisions.

Part I of the Official Plan contains a number of guiding principles that have particular relevance for the CIP. For example, Part I seeks to support a vigorous local economy and existing and new businesses by protecting critical areas of economic enterprise and promoting a variety of locations for economic activity. The Official Plan also seeks to support land use intensification and health and safety in the community. This includes ensuring that all development is undertaken in a manner that protects City residents from unacceptable social and environmental impacts. Part I of the Official Plan notes that as Burlington approaches a mature state, a significant amount of its future growth will be in the form of intensification and re-development within the existing urban boundary.



Part I of the Official Plan directs that business growth will be concentrated along the Queen Elizabeth Way, Highway 403 and Highway 407 corridors, and in the two designated mixed use centres: Downtown and Uptown. Burlington's historic Downtown is to maintain its role as the city centre. Special attention will be focused on this area to revitalize it as a traditional "people place" Downtown. This will involve encouraging retail and office development along the core streets, particularly Brant Street, basing government activities in this area, maintaining good quality housing stock, encouraging residential development, re-development and intensification in areas where appropriate.

Part II of the Official Plan contains the functional policies. This includes a policy for contaminated and potentially contaminated sites, including a Contaminated Sites Protocol. These policies and protocol help to ensure that brownfield sites are made environmentally suitable for the proposed use prior to being redeveloped, thereby providing a solid foundation for a CIP that will provide incentives to help developers of brownfield sites to properly assess and remediate/risk manage these sites.

Part II of the Official Plan also contains Community Improvement policies that permit the preparation and adoption of CIPs to stimulate private sector investment and ensure the effectiveness of public expenditures. The boundary of a Community Improvement Project Area (CIPA) may be all or part of the urban area of the City of Burlington, and/or all or part of one or more of the rural settlement areas.

There are numerous conditions identified for the designation of CIPAs in the Official Plan. These include:

- Vacant lots and underutilized properties and buildings which have potential for infill, redevelopment or expansion;
- High commercial vacancy rates;
- Known or perceived environmental contamination;
- Buildings, facades and properties, including those with heritage and/or architectural significance in need of preservation, restoration, repair, rehabilitation, energy efficiency or renewable energy improvements, or redevelopment;
- poor overall visual quality, including but not limited to, streetscapes and urban design and/or overhead wiring;
- a concentration of obsolete or aging low-density land uses, vacant lots, surface parking lots and/or abandoned buildings;
- opportunities to improve the mix of housing types; and,
- any other environmental, energy efficiency or community development reasons.

Prioritization for the designation of CIPAs and preparation of CIPs shall be given to those areas targeted for growth and intensification, and/or where the greatest number of the above-noted conditions are present, and/or where one or more of the conditions are particularly acute, and/or where one or more of the conditions exists on a number of sites in the City.

The Community Improvement Policies also indicate that the City shall be satisfied that its participation in community improvement activities will be within the financial capabilities of the City.

### 3.3.5 City of Burlington New Official Plan (2020)

The City of Burlington new Official Plan was adopted on April 26, 2018 and was approved by Halton Region on November 30, 2020. The new Official Plan is subject to a number of appeals to the Local Planning Appeal Tribunal (LPAT). As such, those parts of the new Official Plan under appeal are not in effect and are subject to change.

The new Official Plan sets out a clear vision and strategic priorities for sustainable development and complete communities, with a focus on housing, environment, design, sustainability, and economic activity. Key guiding principles stress the protection of employment areas and the provision of a diverse and appropriate mix and range of employment, a healthy and sustainable natural environment, and social well-being in the community. The new Official Plan directs growth to the existing Urban Centres and major transit station areas (MTSAs). The Brownfield Focus CIP will help to make brownfield sites in all of these areas developable.

Specific policies in the new Official Plan state that the City will consider the provision of financial incentives to encourage brownfield development through tools such as Community Improvement Plans (4.7.2 (k)) and the creation and application of brownfield and greyfield development strategies in Urban Centres (8.1.1(2) k)), MTSAs (8.1.2(2) h)), and Mixed Use Nodes and Intensification Corridors (8.1.3(2) c). The new Official Plan also states that the City will consider the development of a pilot Brownfield CIP to support the development of new, more intensive employment uses (5.4.1 d)iii)).

Schedule B (Urban Structure) identifies the major components of the Urban Area, including Lands Designated for Employment Uses. Policy 2.3.2 a) defines this as all lands designated for employment uses under sections 8.1 and 8.2 of the Official Plan. These lands are guided by the underlying land use designations identified on Schedule C (Land Use – Urban Area) and Schedule E (Land Use – Uptown Urban Centre). Those designations provide for the location of significant diverse areas of current and future employment activities that are required for the city's long term economic development and competitiveness, as these lands represent the principal employment generator in the city.

Section 4.7 of the new Official Plan contains policies for contaminated and potentially contaminated sites that are virtually identical to those in the 1997 Official Plan. However, the contaminated sites policy in the new Official Plan includes a policy that the City will consider the provision of financial incentives to encourage brownfield development through tools such as Community Improvement Plans.

Section 12.1.15 of the new Official Plan contains Community Improvement policies that are very similar to those in the current Official Plan, but the Community Improvement policies in the new OP also include:

- A policy that allows all or part of the City of Burlington to be designated as a Community Improvement Project Area;
- Improving the sustainability of buildings and properties as a condition for community improvement;
- Employment Growth Areas and Innovation Districts as priority areas for designation of a CIPA; and,
- Clearer direction that the City can offer incentives to encourage private sector investment that support objectives of the CIP.

### **3.3.6 Community Energy Plan**

In 2014, the City of Burlington prepared a Community Energy Plan. This Plan identified intensification and the improvement of the energy efficiency of buildings as main goals. In April of 2019, Burlington's City Council unanimously passed a motion to declare a climate emergency. One of the City initiatives designed to address climate change is working with community stakeholders to implement a community energy plan. Energy efficiency will improve as Burlington intensifies, with reduced distance between employment and residential areas, alongside a stronger case for increased transit linkages. Burlington has an opportunity to leverage the process of urban intensification to curb the growth in energy consumption, and to proactively drive efficiencies, and the Brownfield Focus CIP can obviously play a role in this effort.

### **3.3.7 Local Environment Update/Action Plan**

After declaring itself a Sustainable Development Community in 1990, the City of Burlington established a Sustainable Development Committee (SDC) of volunteer citizens appointed by Council. In 1994, this SDC developed Principles and Objectives for Sustainable Development to provide guidance on how to achieve sustainable development. City Council endorsed the second edition of these principles and objectives in 2017. In 1998, the SDC produced its first Environment Report and Action Plan with updates released in 2004, 2007, 2011 and 2015. The latest Local Environment Update and Action Plan was released in June of 2019. A key focus of this Local Environment Plan is addressing climate change by promoting green buildings.

### **3.3.8 Major Transit Station Area (MTSA) Planning**

As identified in the Halton Region Official Plan, the City of Burlington has four major transit station areas (MTSAs) including Downtown, and the Aldershot, Burlington and Appleby GO Station Areas. MTSAs are focal points for the provision of transit and will exhibit a wide variety of land uses and building types, as well as densities that will be oriented to support and facilitate transit and active transportation. As Burlington grows over the next 20 years, new, complete and compact neighbourhoods will be built in the MTSAs around the city's GO stations. While the Downtown is an established area, it too will continue to develop into a more complete neighbourhood.

The City initiated work to undertake an Area Specific Planning Process for its MTSAs with mixed-use, compact, walkable, areas that encourage transit use and employ best practices in sustainable development. During consultations for the area specific planning process (previously referred to as the Mobility Hub Study), municipal financial incentives for brownfield development emerged as a key factor in engaging developers to create sustainable mixed-use areas to accommodate future workforces with easy access to transit. Without incentives offered through a Brownfield Focus CIP, brownfields in the MTSAs are likely to see slower redevelopment and/or pressures for non-employment uses and specifically residential redevelopment due to the costs of site assessment and remediation, coupled with high land costs. Therefore, it is important that incentive programs promote brownfield redevelopment for employment uses in the MTSAs.

### **3.3.9 Integrated Mobility Plan**

Work on Burlington's Integrated Mobility Plan is currently underway. Growth in Burlington will take place within the existing urban area through infill and intensification. Therefore, Burlington's Integrated Mobility Plan is focused on aligning land use with transportation, reducing auto-dependency, and expanding mobility by investing in pedestrian, cycling and transit options instead of building new roadways. The Brownfield

Focus CIP will help to ensure that brownfield redevelopment within the urban area is feasible, appropriately located, sustainable, and helps support an enhanced mobility network.

### **3.3.10 Summary of Policy Direction**

In summary, the proposed Brownfield CIP is comprehensively linked to key City plans and policies. The preparation and implementation of the Brownfield CIP is directly recommended in several of these plans and policies, and will help achieve the major goals of these plans and policies. The aforementioned City plans and policies also emphasize a sustainable approach to the Brownfield CIP that focuses on the CIP achieving environmental, social and economic objectives.

Both the 1997 Official Plan and the new Official Plan seek to support a vigorous local economy and existing and new businesses by protecting critical areas of economic enterprise (employment) and promoting a variety of locations for economic activity. The Official Plans also seeks to support land use intensification and health and safety in the community. This includes ensuring that all development is undertaken in a manner that protects City residents from unacceptable social and environmental impacts. The brownfield redevelopment can help to accomplish all of these Official Plan goals.

Based on the policy direction outlined in a number of the City's guiding policies and plans including the Vision to Focus Plan, the Official Plan and the Local Environment Update/Action Plan, the Burlington Brownfield Focus CIP will employ a balanced sustainable approach that integrates the environmental, social, and economic objectives contained in other City plans and policies. The community improvement goals specified in this CIP have been drawn from the aforementioned City policies and plans, but also shaped via consultation with the Project Team, key brownfield stakeholders, the public and City Council.

The primary focus of this Brownfield Focus CIP is to promote brownfield redevelopment for employment uses on lands designated for employment, as well as brownfield redevelopment for employment uses in other priority geographic areas such as urban centres, MTSA's, and mixed use nodes and intensification corridors. Also, the incentive programs developed for inclusion in the CIP consider not only the promotion of brownfield redevelopment for employment uses, but also employment intensification and the promotion of a number of sustainable development/quality of life principles profiled in the City's other key plans and policies. These include employment growth, assessment value growth, and sustainable, energy efficient green site and building design. The approach to promoting brownfield redevelopment in Burlington will focus not only on generating brownfield redevelopment for employment uses, but the quality and sustainability of that brownfield redevelopment.

## 4.0 COMMUNITY IMPROVEMENT NEEDS, GOALS AND TARGETS

### 4.1 Methodology

An analysis was conducted to identify key brownfield community improvement needs and other key community improvement needs in Burlington. This analysis included:

- Review of key Municipal, Regional and Provincial policies to identify a policy direction for the CIP;
- Review of information on potential brownfield sites in Burlington contained in the 2009 Brownfield Variables and Options Report;
- Review of the impediments, goals, and recommendations contained in the 2010 Brownfield Remediation Assistance Program Report;
- A tour with Burlington Economic Development staff of employment areas containing potential brownfield sites;
- An additional tour of the employment areas and the City's Urban Centres and MTSAs;
- Input received from stakeholder workshops held on March 18, 2020 and July 16, 2020; and,
- Input received from the CIP Project Team (that includes Burlington Economic Development and City staff), throughout preparation of the CIP.

Based on the above-noted methodology, this section of the report provides a summary analysis of the critical brownfield and other community improvement needs in Burlington, and the goals and targets for brownfield redevelopment in Burlington.

### 4.2 Brownfield Redevelopment

#### 4.2.1 Community Improvement Needs

The identification of the need for brownfield redevelopment in the City of Burlington has its genesis in two reports prepared by MMM Group and MKI for the Burlington Economic Development Corporation (now Burlington Economic Development) in 2009 and 2010. The first report prepared in 2009 was a Variables and Options Report which collected and analyzed data on potential brownfield sites in Burlington. The second report prepared in 2010 was a Recommended Brownfield Remediation Assistance Program that contained a number of incentive programs and municipal leadership actions that the City could use to promote brownfield redevelopment.

The first report utilized several databases (e.g., spill records, storage tanks, hazardous waste generators) to identify properties in Burlington with a risk of contamination, and then used this data to assign a score to each particular property with a higher score representing a higher potential for the presence of contaminants. While the City of Burlington does not have the lengthy and extensive industrial history of some Canadian municipalities, this report identified 294 properties within the city that are potentially contaminated due to historical, industrial or commercial land use practices, with 192 (65%) of these properties having a moderate risk of contamination, and 102 (35%) of these properties having a high risk of contamination<sup>9</sup>. The 2009 Report states that the 294 properties include a full range of industrial and commercial uses, from large manufacturing facilities to transportation companies to gas stations and dry cleaners to institutional facilities such as large schools and hospitals.

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<sup>9</sup> Note: The City of Burlington does not have this list of sites publicly available.

The 2009 report also notes that typically 10% to 30% of properties listed in such preliminary databases would actually be contaminated. Therefore, the study estimated the number of brownfield sites in Burlington would be expected to be in the order of 30 to 90. But, this number of brownfield sites would be expected to change in response to economic conditions, changes in industrial and commercial operations, and changes to environmental standards (soil and groundwater).

The 294 properties total 1,062 ha., but excluding properties within the Niagara Escarpment Plan Area (very limited development) reduces this figure to 615 ha. Of this 615 ha., 131 sites (197.6 ha.) are located in areas zoned for general employment, 23 sites (54.3 ha.) are located in areas zoned for commercial use, 42 sites (31.6 ha.) are in areas zoned for mixed use, and 7 sites (1.3 ha) are in the downtown mixed use centre.

A tour of employment areas in Burlington with Burlington Economic Development staff was conducted on September 16, 2019. The consultant conducted a subsequent follow up tour of the employment areas, and also a tour of the MTSA's and urban centres. These tours provided valuable information regarding the characteristics and community improvement needs associated with potential brownfield sites in the employment areas, and other areas/lands in need of community improvement within the urban area.

Most potential brownfield sites in Burlington, and in particular the larger and more prominent sites, are located on lands designated Business Corridor and General Employment along the Queen Elizabeth Way, Highway 403, Highway 407 and Canadian National Railway corridors. Generally, the most prevalent industrial activities relate to manufacturing, warehousing and wholesale trade, however no single industry dominates. A number of potential brownfield sites are also located in other areas such as urban centres, MTSA's, and mixed use nodes and intensification corridors.

A few of the potential brownfield properties are large properties (4+ ha.) with large vacant and/or underutilized/obsolete industrial buildings. Other potential brownfields are smaller properties with older single storey industrial/commercial buildings. In addition to being potential brownfield sites, a number of these buildings/sites are characterized by older, deteriorated, and functionally obsolete buildings which may either require substantial upgrading to facilitate continued viable use or adaptive reuse, or partial or complete demolition to facilitate redevelopment. In addition to potential soil/groundwater contamination on these potential brownfield sites, the buildings and structures on these sites may also contain designated substances and hazardous materials such as asbestos or polychlorinated biphenyls (PCBs).

The 2009 report also notes that a vast majority of potential brownfield sites presently accommodate existing industrial, office and commercial facilities. This indicates that a primary focus of any municipally-led Brownfield CIP program should be on encouraging redevelopment of and intensification of these sites for employment uses.

The 2009 report cited a number of reasons to better utilize these potential brownfield sites, including:

- Municipal, Regional and Provincial policy direction for more brownfield redevelopment. The report notes that the impetus for this policy direction is multi-faceted and includes environmental benefits as well as cost-efficiency of infrastructure and achievement of intensification and employment targets;
- The location of these sites in areas with excellent access to transportation (Provincial highways, railways, and Go Transit) resulting in considerable demand for employment land in these areas;
- An anticipated shortfall in shovel ready employment lands in Burlington over the planning horizon to 2031 with the 197.6 ha. of potential brownfield land occupied by properties currently zoned for employment

uses representing a significant opportunity to accommodate future employment growth and to ensure that the City retains and enhances its economic competitiveness; and,

- Numerous other community benefits such as improvements to the natural environment, increased property values, and long-term increases in property tax revenues.

As of the end of 2018, Burlington Economic Development identified 341 ha. of vacant employment land in the City of Burlington, but much of this land has servicing and other development constraints. Burlington's ability to attract and retain companies has been negatively impacted by its potential brownfield sites. The potential brownfield status of these sites is a barrier to the full consideration and utilization of these sites by expanding businesses and new businesses. Brownfield sites also reduce potential property tax revenues for the City, and negatively impact the City's goals to achieve the employment and intensification targets outlined in its Official Plan.

The city's economy is broadly mixed but retains a notable manufacturing base. Burlington has a high demand for shovel ready employment sites, showcased by persistently low Industrial vacancy rates. However, Burlington has the smallest supply of vacant employment land in Halton<sup>10</sup>. Therefore, the City needs a supply of unencumbered shovel ready employment sites to ensure it remains economically competitive, vibrant and offers a complete community where people can both live and work. Many of the available employment sites in Burlington are also fragmented and therefore require land assembly and coordination strategies, which is made much more difficult when these sites are also potential brownfields.

Examination of Record of Site Condition (RSC) filings for the period 2005 to 2018 reveals a concerning trend. Four industrially used properties totalling 6.1 ha. changed from industrial to residential or community use, and two industrially used properties totalling 13.8 ha. changed from industrial to commercial use. Most of the 6.1 ha. that changed from industrial to residential use took place in the last few years. In total, some 20 ha. of industrial land changed to non-employment uses where an RSC was filed. This does not take into account industrial properties that changed to commercial use without filing an RSC, as an RSC is not required by law when changing from industrial to commercial use. It also does not take into account some three dozen commercial properties totalling almost 16 ha. along the urban corridor that changed from commercial use (that could host some employment) to residential use. This trend of lands used for employment uses changing to non-employment uses is of concern, and could potentially further reduce Burlington's supply of available shovel ready employment sites over time.

The 2009 report also contains a cost comparison of brownfield versus greenfield development. This cost comparison found that a typical 75,000 sq.ft. industrial building on a brownfield site has total development costs that are between 6% and 10% higher per sq.ft. than the same industrial building on a greenfield site, and a typical 30,000 sq.ft. 3 storey office building on a brownfield site has total development costs that are 1.5% to 3% higher per sq.ft. than the same building on a greenfield site. Environmental site assessment (ESA) and remediation costs can account for between 5% and 9% of total development costs in a typical industrial development scenario and 2.5% to 5% of total development costs in a typical office development scenario. This is significant and clearly demonstrates the cost disadvantage of a brownfield site, particularly for one that will be redeveloped for industrial use.

As noted in Section 3.0 of this CIP, the policy direction supporting brownfield redevelopment at the City, Regional and Provincial levels of government and awareness around the environmental, economic and

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<sup>10</sup> Regional Municipality of Halton, Halton Competitiveness Study, Watson & Associates, 2016.

social benefits of brownfield redevelopment has significantly intensified in the last several years. It is clear from the City's various policies and plans outlined in Section 3.0 that this Brownfield Focus CIP will form a key part of the City's comprehensive systems approach to intensification and sustainable development

The second phase of the MMM Group study in 2010 found that in order to promote opportunities for employment growth, attract investment, and grow the City's tax base, there is a need to make the City's brownfield remediation and redevelopment opportunities attractive and feasible to potential developers and prospective buyers. The 2010 report notes that without incentives to stimulate future investment in known and potential brownfield sites, the City will likely face a long-term risk to its employment lands base as pressure to change lands to other uses will grow. And, in fact, since 2010, this pressure for changing to non-employment uses seems to have intensified in Burlington.

In addition to the financial challenges to brownfield redevelopment, the 2010 report identified a number of other key challenges to brownfield redevelopment, including the risks and uncertainty associated with brownfield redevelopment, liability issues, regulatory hurdles, the timeframe for remediation, property taxation on brownfield sites, and the timing and process of planning approvals. Based on the policies and impediments to brownfield redevelopment at the time, the 2010 report identified the following goals for the City's Brownfield Remediation Assistance Program:

- Protect the City's employment lands base and remain competitive by acknowledging brownfield redevelopment as a critical economic development challenge;
- Make the remediation of brownfield sites more feasible to the private sector by providing appropriate incentives to land and building owners;
- Stimulate new employment growth and minimize pressure to change brownfield sites to non-employment uses by making the redevelopment of brownfield sites to employment uses more attractive to private land and building owners;
- Realize community health and safety benefits, and enhance the quality of living and working environments within the City as a result of the remediation of brownfield properties;
- Improve and restore the City's natural environment as a result of the remediation of brownfield sites;
- Improve the physical environment and visual qualities of brownfield sites and priority areas; and,
- Improve the tax assessment base and increase tax and other revenues for the City and the Province of Ontario.

Based on the review of Municipal, Regional and Provincial policies contained in Section 3.0 of this report, and the current characteristics of potential brownfields and need for brownfield redevelopment in Burlington, all of these goals are still highly relevant.

The 2010 report then identified a number of potential incentive programs and municipal leadership activities that could be included in a CIP designed to promote brownfield redevelopment. However, as the result of other priorities and a lack of awareness and urgency around brownfields at the time, the incentive programs and municipal leadership actions in the 2010 study were never fully developed, and its recommendations were not implemented, i.e., a Brownfield CIP was never prepared and adopted.

The efforts to develop and implement a Brownfield CIP were renewed beginning in 2016 with an internal report by Burlington Economic Development. The report examined brownfield remediation programs in other municipalities and looked at potential CIP tools. As a result of the need for shovel ready employment sites in Burlington and the City's increasing focus on sustainable forms of development and climate change, this was



followed in 2018 and 2019 with further work by Burlington Economic Development to promote the preparation of a Brownfield CIP on behalf of the City of Burlington.

In summary, based on the methodology described in Section 4.1, the following key brownfield community improvement needs and priorities were identified:

- Financial assistance for environmental studies, remedial work plans, and risk assessments;
- Financial assistance for remediation and risk management measures;
- Financial assistance for non-environmental costs associated with brownfield sites such as the costs of building demolition/ renovation/upgrading including the costs of designated substances and hazardous materials abatement/removal, and on-site infrastructure upgrading;
- High priority should be given to brownfield redevelopment projects that generate more employment. This would obviously include brownfield redevelopment projects on lands designated for employment, but should also include brownfield redevelopment projects that generate employment in other areas such as the MTSAs, urban centres, and mixed use nodes and intensification corridors; and,
- Incentive programs should also promote employment intensification and environmentally sustainable buildings/development.

#### 4.2.2 Goals

Based on the methodology described in Section 4.1 above, the following goals below were identified as the goals of the Brownfield Focus CIP.

**The primary goal of the Brownfield Focus CIP is to stimulate brownfield redevelopment for purposes of generating employment intensification and employment growth in Burlington.**

Additional goals for this CIP include:

- Protect the City's existing employment area for long-term employment uses;
- Make the redevelopment of brownfield sites for employment uses more attractive to private land and building owners;
- Expand the tax assessment base and increase long-term property tax revenues for the City of Burlington, Regional Municipality of Halton, and Province of Ontario;
- Attract and retain more knowledge based/technology intensive industries;
- Make more efficient use of existing public infrastructure and services;
- Improve the quality and comprehensiveness of environmental studies done on potential brownfield sites;
- Improve and restore the City's natural environment as a result of the remediation of brownfield sites including improvements to land, water, air quality and wildlife habitat;
- Ensure that remediated and risk assessed brownfield sites are environmentally suitable for the proposed use(s);
- Improve the physical environment and visual qualities of brownfield sites;
- Reduce the environmental impact of brownfield redevelopment by promoting the design and construction of environmentally sustainable buildings and sites;
- Enhance the quality of living and working environments within the City as a result of the remediation of brownfield properties;
- Promote development of sustainable mixed use and employment within the MTSAs that encourage transit use;

- Reduce commuting through intensification of existing employment areas and a concomitant reduction in greenhouse gas emissions;
- Strategically utilize public sector investment to leverage significant private sector investment in brownfield remediation, adaptive re-use, and redevelopment; and,
- Ensure that the City's participation in this CIP, including the offering of incentive programs, is within the financial capabilities of the City.

#### 4.2.3 Targets

Burlington's Vision to Focus Plan outlines a number of long-term performance targets for increasing economic prosperity and community responsive growth. These include:

- Increasing available shovel ready employment lands to 50 ha. by 2022;
- Increasing employment by 1,000 jobs annually;
- Adding 55 new businesses annually;
- Adding 100,000 sq.ft. to the industrial land supply annually;
- Improving the ratio of knowledge-based technology intensive business to manufacturing business by 1.06 by 2023; and,
- Increasing by 23% residents working and living in Burlington by 2025.

As noted in the 2009 Brownfield Variables and Options Report, the uptake of brownfield incentive programs in Burlington will depend on a number of factors, including economic conditions, local land market conditions, attractiveness of the incentive programs implemented by the City, and how effectively these programs are marketed. Furthermore, while a total of almost 300 potential brownfield sites were identified in Burlington, the 2009 report indicated that a much smaller number, between 30 and 90 of these properties, would actually be expected to be brownfields.

Based on experience in other municipalities with long-standing brownfield incentive programs, there is usually a time lag between introduction of the incentive programs and uptake of the programs, particularly for tax increment grant (TIG) based programs as these first require that Phase I and Phase II ESAs be completed on a site in order to ascertain estimated eligible environmental remediation costs. Furthermore, the TIG is not actually paid out by the municipality until a TIG approved brownfield redevelopment project has been completed, reassessed by MPAC, and property taxes have been collected for at least the first year. As such, payment of an approved TIG may not actually commence until a few years after the TIG application was submitted, processed, and approved.

Consequently, even assuming a robust economic environment in Southern Ontario and Burlington on a go forward basis for the next few years, the uptake of the brownfield incentive programs, and in particular the TIG Program, will be modest. The City can expect a few (2 to 4 or 5) environmental study grant applications per year after the environmental study grant is implemented. TIG applications will likely not materialize until at least one year after implementation of a TIG program, and will then likely average 1 to 2 applications for the first year, increasing to 2 to 3 applications by the fourth year of implementation.

### **4.3 Other Community Improvement Needs**

This Brownfield Focus CIP is designed to address the key brownfield redevelopment community improvement needs by achieving a number of environmental, social and economic goals and objectives. The key policy review and input from the key stakeholders, CIP Project Team, and public identified a number of other community improvement need areas where one or more CIPs could be developed by the City as part of a comprehensive CIP strategy to further advance the City's key policy objectives. These other key community improvement need areas are outlined below.

#### **4.3.1 Housing – Affordable, Assisted and Special Needs**

Chapter 3 of the City's new Official Plan supports the promotion of a full range of housing, including affordable housing and assisted and special needs housing in order to help achieve the City's Complete Communities policies. Policy 3.1.1(2) f) states that the City will identify brownfield, greyfield and bluefield sites outside employment areas and work toward encouraging their availability where appropriate, for development for housing purposes, including a component of affordable housing and/or assisted and special needs housing. Such sites or lands may be declared as Community Improvement Project Areas to facilitate their development.

Policy 3.1.1(2) g) states the City will develop a city-wide housing strategy that will support the Region of Halton's Housing Strategy. This policy also indicates that this city-wide Housing Strategy will consider financial incentives including a CIP as well as other incentives and actions to facilitate the provision of affordable housing and/or assisted and special needs housing. The City of Burlington aims to offer a variety of housing options, including affordable, assisted, and special needs housing. To this end, the City of Burlington may support developers through a CIP in acquiring and preparing land, constructing and rehabilitating existing buildings and making grants and loans available for land owners and developers to build affordable, assisted, and special needs housing. Potential incentives to promote affordable, assisted and special needs housing include tax increment grants, and planning and building fee grants.

While an incentive for affordable housing on brownfield sites was in fact considered for inclusion in the Brownfield Focus CIP, it was determined that all incentive programs to promote affordable housing should be comprehensively explored through the City-wide Housing Strategy. Once this Strategy is complete, the Brownfield Focus CIP could be amended to include an incentive for affordable, assisted and special needs housing on brownfield sites, and/or an incentive for affordable, assisted and special needs housing on brownfield sites can be included within a Housing CIP or a Comprehensive CIP.

#### **4.3.2 Continued Downtown Improvement and Business Attraction**

As one of the City's two existing Urban Centres, the Downtown Urban Centre will continue to develop as the city's centre, taking advantage of the unique qualities that set it apart from all other areas of the city and that contribute to its distinct identity. As noted in the City's new Official Plan, these qualities include distinct precinct areas, the waterfront location and related activities, historic buildings, streetscapes and development pattern, views and vistas, cultural activities, pedestrian orientation, and recognition of the Downtown as a centre of business and civic activity. Therefore, it is important that the City promote the conservation of built cultural heritage resources, the improvement of buildings and building facades, and new development that achieves urban design and architectural excellence in its Downtown.

The tour of the City's Urban Centres conducted for this study, did identify some areas of community improvement need in the Downtown in relation to these objectives. Incentive programs focused on the Downtown, such as building and façade improvement grants and loans may have a role to play in helping the City achieve these and other general objectives for the Downtown Urban Centre as specified in Section 8.1.1(3) of the new Official Plan. Consulting with the Downtown BIA on said incentive programs and combining and coordinating the current and future efforts of the Downtown BIA with those of the City will also be very important to attracting new businesses and development to the Downtown.

#### **4.3.3 Commercial Office Attraction/Improvement/Revitalization/Development**

One of the key recommended actions in the Vision to Focus Plan for increasing employment opportunities across the City is to create and implement strategies for reducing commercial and industrial office vacancies and attracting and retaining knowledge based and technology intensive industries. In fact, the Vision to Focus Plan specifically references the use of one or more CIPs including incentive programs for business development as a strategy to help achieve this business and employment growth goal. Commercial office uses can be accommodated in any of the eight strategic development areas found throughout the city, including the highway corridors, Downtown and Uptown Urban Centres, Mixed Use Nodes and Intensification Corridors and the MTSA's.

#### **4.3.4 Employment**

To increase Burlington's economic prosperity, it is vital to encourage new employers to move to the city and current employers to remain and expand. Incentives can help support this process. Burlington's lands designated for employment uses have great potential to be further developed for efficient and productive employment uses. Incentives such as tax increment grants targeted to employment development projects that produce significant investment, job creation, and environmentally sustainable buildings and developments can play a key role in attracting innovative industry sector leading companies to Burlington.

#### **4.3.5 Sustainability in Major Transit Station Areas (MTSA's)**

Major Transit Station Areas (MTSA's) are generally defined as areas within an approximate 500m to 800 m radius (about a 10 minute walk) of a transit station. In Burlington these areas include Downtown Burlington and the areas around Burlington GO, Aldershot GO and the Appleby GO Stations. In addition to lands designated for employment uses and the Urban Centres, MTSA's represent key opportunities to accommodate significant employment close to existing neighbourhoods in the city.

Moreover, the new Official Plan focuses on encouraging employment growth in the City's MTSA's in order to contribute to the development of these areas as vibrant, diverse, mixed use and transit supportive areas (5.1.2(c)). The new Official Plan stresses that MTSA's be compact, pedestrian friendly and environmentally sustainable (8.1.2(1)). Also, the Official Plan aims to achieve design excellence and the creation of high quality and sustainable built forms in MTSA's (8.1.2(1)). The use of customized incentive programs to help achieve these objectives in the MTSA's may form part of the City's future comprehensive CIP strategy. Policy 7.4.1e) of the new Official Plan also indicates that the City will consider the provision of financial incentives including a CIP to encourage implementation of the voluntary components of the City's Sustainable Building and Development Guidelines.

#### 4.3.6 Rural Economic Development

While potential brownfield properties within the Rural Planning Area do not represent significant redevelopment/intensification opportunities as compared to brownfield properties within the Urban Area, the new Official Plan identifies the Rural Planning Area as a priority area for the designation of Community Improvement Project Areas and the preparation and adoption of CIPs. Official Plan Policy 5.5.2a) states that the City will consider providing incentives and other forms of assistance to support the development of agricultural, agriculture-related and on-farm diversified businesses through the preparation, adoption and implementation of a CIP. These incentives could help agricultural operations to adapt to economic and technological change and to adopt innovative new agricultural practices (Official Plan Policy 9.2.1 a) (vii)) while also boosting rural employment. Such a CIP could help promote agriculture-related uses and on-farm diversified uses that are compatible with agriculture and support the development of a more diverse, innovative and economically strong agricultural industry in the city (Policies 9.2.1 a) (vi) and (viii)). Diversifying revenue streams also better positions the agricultural industry to adapt to the impacts of a changing climate, thereby increasing the overall resiliency of the sector.

It is also important to consider the future development of City-led programs to support Burlington's agricultural sector, given that the city may not meet eligibility requirements of some Provincial rural economic development programs. This is a result of Burlington's unique rural/urban context and the fact that "rural" municipalities are often defined by overall population, as well as the types of servicing available.

## 5.0 COMMUNITY IMPROVEMENT PROJECT AREA

The prevailing trend in municipalities who have more recently prepared comprehensive Brownfield CIPs is to designate the entire municipality, or at least the entire urban area, as the community improvement project area to which their Brownfield CIP will apply.

As noted in the 2010 MMM Group Report, most of the potential brownfield sites in Burlington are located within the City's Urban Planning Area (Urban Boundary). More specifically, most of these sites are located on lands designated for employment uses along the Queen Elizabeth Way, Highway 403, Highway 407 and Canadian National Railway corridors. The 2010 MMM Report argues that sites within this corridor are strategically located for employment uses or intensification, and should therefore be prioritized within a CIP in order to achieve municipal economic development goals. However, there are also a few potential brownfield sites found outside these corridors due to the historical widespread location of uses such as gasoline stations and the diverse historical land use patterns and range of industrial and commercial businesses in Burlington.

The 2010 MMM Group Report notes that a smaller number of potential brownfield sites are located outside the Urban Planning Area within the City of Burlington's Rural Planning Area Boundary. The report notes that since potential brownfield properties within the Rural Planning Area Boundary do not represent significant redevelopment/intensification opportunities, the Rural Planning Area need not be a significant priority area for the purposes of a CIP. Even if the incentives for brownfield redevelopment within this CIP were to be made available in the Rural Planning Area, it is not clear that there would be much uptake because the City's land use policies in the Rural Planning Area restrict any type of significant industrial or employment development, and the policy framework in the 1997 Official Plan only allows Rural Settlement Areas to be designated as community improvement project areas and not the Rural Area in general.

Therefore, it is recommended that the Community Improvement Project Area (CIPA) for this CIP be properly defined and designated as "all land within the Urban Boundary of the City of Burlington, as amended from time to time". The CIPA is designated by a by-law passed by Council and the Brownfield Focus CIP will apply to the designated CIPA.

Based on the direction provided by City, Regional and Provincial policies, the community improvement needs analysis, and the goals of this CIP, it was determined that the promotion of brownfield redevelopment within the designated CIPA be only for employment uses<sup>11</sup>, and be prioritized in certain geographic areas within the CIPA. This prioritization of certain geographic areas within the CIPA is shown in the map contained in **Appendix A** and reflected in the incentive programs contained in the next section.

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<sup>11</sup> See Appendix B for a list of eligible employment uses.



## 6.0 INCENTIVE PROGRAMS

### 6.1 Approach

The incentive programs summarized in **Figure 1** below and described in detail in Section 6.0 were developed using input from the best practices review, policy review, key stakeholder workshops, and the project team. The incentive programs are collectively designed to address the community improvement needs for brownfield redevelopment in Burlington so that the brownfield redevelopment goals of this CIP can be achieved over time. The financial incentive programs in this CIP are directed at the private sector and are designed to encourage private sector environmental assessment, remediation/risk management, adaptive reuse, and construction activity on brownfield sites.

**Figure 1 Summary of Incentive Programs**

Program Name	Program Description
<b>Environmental Study Grant (ESG) Program</b>	- Grant equal to 50% of the cost of eligible environmental studies to a maximum: a) grant of \$3,000 for a Phase I ESA; b) grant of \$20,000 for any other eligible environmental study; c) of two (2) studies per property/project and \$30,000 grant per property/project.
<b>Tax Assistance Program (TAP)</b>	- Cancellation of City property taxes, Halton Region property taxes* (as applicable), and education property taxes** for up to 3 years. * Cancellation of Regional property taxes (if applicable) is subject to approval by Regional Council ** Cancellation of Education property taxes is subject to approval by the Minister of Finance.
<b>Tax Increment Grant (TIG) Program</b>	- Annual grant equal to a percentage (%) of the municipal property tax increase generated by the project for up to 12 years after project completion. The percentage and duration of the annual grant payments is dependent on the priority area location of the project and whether or not the project achieves certain employment densities and demonstrates environmental sustainability. (see Figure 2 in Section 6.5.2).
<b>Remediation Loan Program (RLP)</b>	- Low interest loan to a maximum of \$400,000 for eligible remediation expenses with the loan repaid through the approved TIG.
<b>Fees Grant Program (FGP)</b>	- A grant equal to the costs of planning application fees and demolition/building permit fees to a maximum grant of \$20,000. The FGP applies only to properties approved for the TIG Program.

Once this CIP is adopted and approved, the incentive programs contained in the CIP can be activated by Council, one or more at a time, based on Council approval of the implementation of each program. This CIP is an enabling document, however Council is under no obligation to activate and implement any of the incentive programs contained in this CIP. Once activated, the programs in this CIP can be used individually or together by an applicant, but the total of all grants, loans and tax assistance provided in respect of the particular property for which an applicant is making application under the programs contained in this CIP and any other applicable CIPs shall not exceed the eligible cost of the improvements made to that particular property under all applicable CIPs. The City/Burlington Economic Development may accept applications all year round for any of the incentive programs contained in the CIP, or the City/Burlington Economic Development may periodically issue a Request for Applications (RFA) for any of the incentive programs

contained in the CIP, e.g., once or twice per year, depending on budget considerations and program interest.

This CIP includes general program requirements (Section 6.2) that apply to all the incentive programs contained in the CIP and program specific requirements to help ensure that the goals contained in this CIP will be achieved while protecting the financial interests of the City. Furthermore, once the CIP has been adopted and approved, Council can set the maximum grant available for each program at or below the maximum specified for that program in the CIP, depending on budget considerations at the time.

## 6.2 General Program Requirements

All of the financial incentive programs contained in this CIP are subject to the general requirements listed below and the individual requirements specified under each program. The general and program specific requirements contained in this CIP are not necessarily exhaustive, and the City/Burlington Economic Development reserves the right to include other requirements and conditions as deemed necessary on a program and/or property specific basis.

- a) Application for any of the incentive programs contained in this CIP can be made **only** for properties within the Community Improvement Project Area (CIPA) where the proposed/as-built project includes one or more employment uses as approved by the City listed in **Appendix B**. The proposed project can be on lands designated for employment or on other lands within the Community Improvement Project Area, but the proposed project must include one or more employment uses approved by the City as listed in Appendix B. Proposed projects that do not include at least one employment use as approved by the City are not eligible to apply for any of the incentive programs contained in this CIP;
- b) With the exception of the Environmental Study Grant Program, where an application for any of the incentive programs contained in this CIP is made for a “mixed use development”, i.e., where part of the development includes one or more employment uses as approved by the City listed in Appendix B, and part does not, the value of the tax assistance, grant, or loan to be provided will be based **only** on the portion of the development that is used for employment uses as approved by the City listed in Appendix B;
- c) Application for the incentive programs contained in this CIP cannot be made on a retroactive basis. This has two meanings. First, the City/Burlington Economic Development will accept applications for the financial incentive programs contained in this CIP only after this CIP has been formally adopted by City Council and approved. Second, and as reinforced in the Program Requirements, this also means that an application for any financial incentive program contained in this CIP must be submitted to, and fully approved by the City, prior to the commencement of the eligible studies or eligible works that are the subject of the application;
- d) For the purposes of making application for any of the incentive programs in the CIP (except for the Environmental Study Grant Program), an eligible property is a property where a Phase II Environmental Site Assessment has been conducted in accordance with Ontario Regulation (O. Reg.) 153/04, and that as of the date the Phase II Environmental Site Assessment was completed, did not meet the required standards under subparagraph 4i of Section 168.4(1) of the *Environmental Protection Act* to permit a Record of Site Condition (RSC) to be filed in the Environmental Site Registry for the proposed use of the property;



- e) All environmental site assessments and risk assessments referenced in the incentive programs contained in this CIP and submitted in support of, or as a requirement of, the incentive programs contained in this CIP must be prepared in accordance with Ontario Regulation (O. Reg. 153/04)<sup>12</sup>.
- f) With the exception of the Environmental Study Grant Program, the applicant must be the owner of the property;
- g) For the Environmental Study Grant Program, if the applicant is not the owner of the property, the applicant must provide written consent (in the form of a standard acknowledgment letter acceptable to the City/Burlington Economic Development) from the owner of the property to make the application and receive the grant (the property owner assigns the grant to the assignee);
- h) An application for any financial incentive program contained in this CIP must be accompanied by plans, estimates, contracts, reports and other details requested by the City/Burlington Economic Development for purposes of satisfying the City/Burlington Economic Development with respect to costs, design, performance, and conformity of the project with the CIP;
- i) Plans/reports submitted in support of the financial incentive programs contained in this CIP will address the protection and preservation of cultural heritage resources, if applicable.
- j) Review and evaluation of an application and supporting materials against program eligibility requirements will be done by staff who will then make a recommendation to Council or Council's designate;
- k) All applications are subject to approval by City Council or Council's designate. Should Council's designate decide not to approve the application, the applicant has the right to appeal that decision to Council;
- l) As a condition of application approval, the applicant will be required to enter into an Agreement with the City for the TAP, TIG Program, and the RLP. This Agreement will specify the terms, duration and default provisions of the incentive to be provided. This Agreement is also subject to approval by Council or Council's designate;
- m) Each program in this CIP is considered active if Council has approved implementation of the program and Council has approved a budget allocation (as applicable) for the program;
- n) The Provincial and Federal governments, Crown Corporations and the Regional Municipality of Halton are not eligible to apply for any of the incentive programs contained in this CIP;
- o) Where other sources of government and/or non-profit organization funding (Federal, Provincial, Municipal, Canada Mortgage and Housing Corporation, Federation of Canadian Municipalities, etc...) that can be applied against the eligible costs are anticipated or have been secured, these must be declared as part of the application, and accordingly, the grant from the City may be reduced on a pro-rated basis;

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<sup>12</sup> Wherever O. Reg 153/04 is referenced in this CIP, this is understood to mean the current O. Reg 153/04 as of the date of this CIP, and in future, any regulation(s) that replace O. Reg 153/04.

- p) Polluting owners who knowingly polluted their properties will not generally be permitted to make direct application for any of the incentive programs contained in this CIP. However, City Council reserves the right to make exceptions to this requirement on a case by case basis where redevelopment benefits to the municipality and community would be very significant;
- q) Eligible applicants can apply for one, more or all of the incentive programs contained in this CIP, but no two programs may be used to pay for the same eligible cost;
- r) The total of all grants, loans and tax assistance provided in respect of the particular property for which an applicant is making application under the programs contained in this CIP and any other applicable CIPs shall not exceed the eligible cost of the improvements to that particular property under all applicable CIPs.
- s) The City/Burlington Economic Development reserves the right to audit the cost of environmental studies, environmental remediation works, and building rehabilitation, construction, and any other works that have been approved under any of the financial incentive programs, at the expense of the applicant;
- t) The City/Burlington Economic Development is not responsible for any costs incurred by an applicant in relation to any of the programs, including without limitation, costs incurred in anticipation of a grant, loan, and/or tax assistance;
- u) If the applicant is in default of any of the general or program specific requirements, e.g., the applicant has not paid property taxes, or any other requirements of the City/Burlington Economic Development, the City may delay, reduce or cancel the approved grant and/or tax assistance, and require repayment of the approved grant and/or tax assistance;
- v) The City may discontinue any of the programs contained in this CIP at any time, but applicants with approved grants, loans, and/or tax assistance will still receive said grant, loans, and/or tax assistance, subject to meeting the general and program specific requirements and the requirements of any grant/loan/tax assistance agreement entered into with the City;
- w) All proposed works approved under the financial incentive programs and associated improvements to buildings and/or land must conform to all provincial laws, municipal by-laws, policies, procedures, and standards;
- x) All works completed must comply with the description of the works as provided in the application form and contained in the program agreement, with any amendments as approved at the discretion of the City/Burlington Economic Development;
- y) Existing and proposed land uses must be in conformity with applicable Official Plan(s), Zoning By-law and other planning requirements and approvals at both the local and regional level;
- z) All improvements made to buildings and/or land shall be made pursuant to a Building Permit, and/or other required permits, and constructed in accordance with the Ontario Building Code and all applicable zoning requirements and planning approvals;

- aa) When required by the City, outstanding work orders, and/or orders or requests to comply, and/or other charges from the City must be satisfactorily addressed prior to grant, loan, and/or tax assistance approval/payment;
- bb) City/Burlington Economic Development staff, officials, and/or agents of the City/Burlington Economic Development may inspect any property that is the subject of an application for any of the financial incentive programs offered by the City;
- cc) Applicants approved for the programs contained in the CIP will be required to complete the approved works within timeframes specified by the City/Burlington Economic Development; and,
- dd) Applicants approved for the programs contained in the CIP will be required to notify the City of any pending property sale, conveyance, or transfer within a timeframe (to be specified by the City) prior to the pending property sale, conveyance, or transfer.

## **6.3 Environmental Study Grant (ESG) Program**

### **6.3.1 Purpose**

The purpose of the Environmental Study Grant (ESG) Program is to promote the undertaking of environmental studies so that more and better information is available with respect to the type of contamination and potential remediation costs on brownfield properties.

### **6.3.2 Description**

Eligible environmental studies include a Phase I ESA, Phase II ESA, Designated Substance and Hazardous Materials Survey, Remedial Work Plan, and a Risk Assessment/Risk Management Plan. Environmental study grants will only be offered on eligible properties where there is potential for renovation or adaptive reuse of the buildings on the property and/or development/redevelopment of the property that includes at least one employment use as approved by the City listed in Appendix B. Applicants must clearly demonstrate their legitimate intention to undertake these activities on an eligible property by whatever means deemed necessary by the City/Burlington Economic Development<sup>13</sup>.

The ESG Program will provide a grant equal to 50% of the cost of eligible environmental studies to a maximum:

- a) grant of \$3,000 for a Phase I ESA;
- b) grant of \$20,000 for any other eligible environmental study;
- c) of two (2) studies per property/project and \$30,000 grant per property/project.

Applications for this program will be processed and approved on a first come, first served basis, subject to a higher priority being placed on applications in higher priority locations. Review and evaluation of an application and supporting materials against program eligibility requirements will be completed by staff and a decision on the grant application will be made by staff acting as Council's designate.

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<sup>13</sup> This may include, but is not necessarily limited to the submission of a letter of intent to renovate, adaptively reuse, and/or redevelop the property, and submission of a preliminary development plan (if planning applications have not yet been submitted).

Grant payments approved under this program would be provided to applicants following submission to the City for review of the final completed environmental study with the original invoice, indicating that the study consultants have been paid in full.

Property owners may assign the grant to non-owners, otherwise known as assignees. For example, some property owners may wish to enable prospective purchasers to be eligible for a study grant. Assignees are eligible to apply for and receive this grant, subject to providing the City/Burlington Economic Development with written consent from the owner to conduct the study and provided that the property owner has assigned the grant to the assignee.

The grant may be reduced or cancelled if the study is not completed, not completed as approved, or if the consultant(s) that conducted the study are not paid in full. The applicant will agree to provide the City/Burlington Economic Development with permission to notify any other subsequent project proponents of the existence of an environmental study or studies.

### **6.3.3 Program Requirements**

Applicants are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program requirements, and subject to the availability of funding as approved by Council:

- a) An application must be submitted to the City/Burlington Economic Development and approved by the City prior to the start of any environmental study to which this grant will apply;
- b) If the applicant is not the owner of the property, the applicant must provide written consent (in a format acceptable to the City/Burlington Economic Development) from the owner of the property to make the application, conduct the study and receive the grant payment.
- c) Environmental studies shall be for the purpose of:
  - i) determining the likelihood that one or more contaminants have affected any land or water on, in or under the property (Phase I ESA);
  - ii) confirming and describing the location and concentration of contamination at the site (partial, complete, or supplemental Phase II ESA);
  - iii) surveying designated substances and hazardous materials at the site (Designated Substances and Hazardous Materials Survey);
  - iv) developing a plan to remove, treat, or otherwise manage contamination found on the site (Remedial Work Plan, Risk Assessment/Risk Management Plan);

For application type c ii) above, applicants must complete and submit to the City/Burlington Economic Development for review and retention a Phase I ESA that demonstrates the property is suspected of environmental contamination and that preparation of a Phase II ESA is recommended.

For application type c iv) above, applicants must complete and submit to the City/Burlington Economic Development for review and retention a Phase I ESA that demonstrates the property is suspected of environmental contamination and that preparation of a Phase II ESA is recommended, and a Phase II ESA that demonstrates that as of the date the Phase II ESA was completed, the property did not meet the required standards under subparagraph 4i of Section 168.4(1) of the Environmental Protection Act to

permit a Record of Site Condition (RSC) to be filed in the Environmental Site Registry for the proposed use of the property;

- d) All ESG applications will include:
  - i) a minimum of two (2) study cost estimates<sup>14</sup>;
  - ii) a detailed study work plan; and,
  - iii) a description of the planned development/redevelopment, building renovation/adaptive reuse, and/or building expansion, including any planning applications that have been submitted/approved;
- e) All completed environmental studies must comply with the description of the studies as provided in the grant application form;
- f) One (1) electronic and one (1) hard copy of the study shall be supplied to the City/Burlington Economic Development for review and retention;
- g) Approval of an ESG application (except Risk Assessments/Risk Management Plans) will be revoked if the study is not submitted within two (2) calendar years of the date that the ESG application is approved;
- h) The total value of any grant(s) provided under this program will be deducted from eligible program costs for the Tax Assistance Program and/or Tax Increment Grant Program, as applicable;
- i) The grant must be repaid if the as-built project does not include at least one employment use as approved by the City listed in Appendix B.

## **6.4 Tax Assistance Program (TAP)**

### **6.4.1 Purpose**

The purpose of the Tax Assistance Program (TAP) is to encourage the remediation, rehabilitation, adaptive reuse and development/redevelopment of brownfield sites by providing a cancellation of the property taxes on a property that is undergoing or has undergone remediation and development to assist with payment of the cost of environmental remediation and/or risk assessment/management. This program applies only to properties requiring environmental remediation and/or risk assessment/management.

### **6.4.2 Description**

The legislative authority for the TAP is established under Sections 365.1 (2) of the *Municipal Act, 2001* which allows municipalities to pass a by-law providing tax assistance to an eligible property in the form of cancellation of all or part of the taxes levied on that property for municipal and education purposes during the “rehabilitation period” and the “development period” of the property as defined in Section 365.1 of the *Municipal Act, 2001*. Matching education property tax assistance for eligible properties under the Provincial Brownfields Financial Tax Incentive Program (BFTIP), or through any replacement programs administered by the Ministry of Finance, is subject to application and approval of the Minister of Finance on a case by case basis.

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<sup>14</sup> The grant to be paid will be based on the lesser of the two cost estimates, or the actual cost of the study, whichever is less.

An “eligible property” for the TAP is a property within the Community Improvement Project Area (CIPA) that is also eligible for the Tax Increment Grant (TIG) Program where a Phase II ESA has been conducted in accordance with O. Reg. 153/04 and, as of the date the Phase II ESA was completed, did not meet the required standards under subparagraph 4i of Section 168.4(1) of the *Environmental Protection Act* to permit a Record of Site Condition (RSC) for the proposed use to be filed in the Environmental Site Registry. An application for the TAP must be accompanied by an application for the TIG Program. Stand-alone applications for the TAP are not permitted.

“Eligible costs” for the TAP are the costs of any action taken to reduce the concentration of contaminants on, in or under the property to permit a Record of Site Condition (RSC) for the proposed use to be filed in the Environmental Site Registry under Section 168.4 of the *Environmental Protection Act*. These eligible costs are specified in the Program Requirements in Section 6.4.3 below. In no case will the total amount of the tax assistance provided under the TAP exceed the total of these eligible costs.

The City will provide municipal property tax assistance in the form of a cancellation of the property taxes and said tax assistance will cease:

- a) when the total tax assistance provided equals the total eligible costs; or,
- b) after three (3) years, whichever comes first.

The matching education property tax assistance will cease:

- c) when the total tax assistance provided equals the total eligible costs; or,
- d) after three (3) years, whichever comes first.

As part of the tax assistance provided to the applicant, the City may also seek participation from the Regional Municipality of Halton (Region) (as applicable) in order to provide for a cancellation of the municipal (City and Region) property taxes. The matching Regional portion of the property taxes to be cancelled is subject to approval by Regional Council. The tax assistance provided by the Region may be delivered on a different schedule than the tax assistance provided by the City, and may be subject to additional conditions.

Where a municipal property tax assistance program is in place under Section 365.1 of the *Municipal Act, 2001*, the City may also apply to the Ministry of Finance for matching education property tax assistance on behalf of the property owner. Matching education property tax assistance for eligible properties under the Provincial Brownfields Financial Tax Incentive Program (BFTIP), or through any other replacement programs administered by the Province, is subject to approval of the Minister of Finance on a case by case basis, may be provided on a different schedule from the tax assistance provided by the City and the Region, and may be subject to additional conditions.

If a property that has been approved for tax assistance is severed, subdivided, sold or conveyed prior to the end of the three (3) year period specified above, both the education property tax assistance and the municipal property tax assistance will automatically end.

Any property approved for tax assistance will be subject to passing of a by-law by the City that authorizes the provision of the tax assistance. This by-law will contain conditions required by the City as well as conditions required by the Region and the Minister of Finance. In order for the by-law to apply to Regional taxes, before it is passed by the City, the City must supply a copy of the proposed by-law to Regional

Council. Regional Council must, by resolution, agree that the by-law will also provide for a matching equivalent cancellation of Regional property taxes for up to 3 years. In order for the by-law to apply to education property taxes, before it is passed by the City, the by-law must be approved in writing by the Minister of Finance.

As a condition of approval of an application for Tax Assistance, the property owner will be required to enter into an Agreement with the City. This Agreement will specify the terms, duration and default provisions of the tax assistance. This Agreement is also subject to approval by City Council or Council's designate.

#### **6.4.3 Program Requirements**

Only owners of property within the Community Improvement Project Area (CIPA) that are eligible to apply for a TIG are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program requirements, and subject to availability of funding as approved by City Council, Regional Council and the Minister of Finance:

- a) An application must be submitted to the City/Burlington Economic Development and approved by the City prior to the start of any remediation and/or risk management works to which the tax assistance will apply;
- b) An application for the TAP must be accompanied by an application for the TIG Program including a description of the development that will take place on the site post remediation/risk assessment;
- c) The application must be accompanied by a Phase I ESA, and also a Phase II ESA that shows that the property does not meet the standards under subparagraph 4i of Section 168.4(1) of the *Environmental Protection Act* to permit a Record of Site Condition (RSC) for the proposed use to be filed in the Environmental Site Registry;
- d) The application must be accompanied by a Phase II ESA and a Remedial Work Plan or Risk Assessment/Risk Management Plan that contains or is accompanied by:
  - i) a minimum of two (2) cost estimates<sup>15</sup> for the actions that will be required to reduce the concentration of contaminants on, in or under the property to permit a Record of Site Condition (RSC) for the proposed use to be filed in the Environmental Site Registry under Section 168.4 of the *Environmental Protection Act*; and,
  - ii) a work plan and budget for said environmental remediation and/or risk assessment/risk management actions, including a description of the proposed remediation, including the methods and technologies to be used;
- e) As a condition of the application, the City/Burlington Economic Development may require the applicant to submit a Business Plan for redevelopment of the property (as applicable), with said Plan to the satisfaction of the City/Burlington Economic Development;
- f) The property shall be renovated or developed/redeveloped such that the work undertaken is sufficient to at a minimum result in an increase in the assessed value of the property;

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<sup>15</sup> The tax assistance to be paid will be based on the lesser of the two cost estimates, or the total of actual eligible costs, whichever is less.

- g) The total value of the tax assistance provided under this program shall not exceed total eligible costs. This includes the eligible costs of:
  - i) a Phase I ESA, Phase II ESA, Designated Substances and Hazardous Materials Survey, Remedial Work Plan, and Risk Assessment/Risk Management Plan not disbursed by the ESG Program;
  - ii) environmental remediation, including the cost of preparing a RSC;
  - iii) placing, compacting and grading of clean fill required to replace contaminated soils/fill disposed of off-site;
  - iv) installing, monitoring, maintaining and operating environmental and/or engineering controls/works as specified in the Remedial Work Plan and/or Risk Assessment/Management Plan; and,
  - v) environmental insurance premiums;
- h) All TAP applications must be approved by Council or Council's designate;
- i) All applicants participating in this program will be required to enter into an agreement with the City that will specify the terms, duration and default provisions of the tax assistance;
- j) The tax assistance provided must be repaid (with interest) if the as-built project does not include at least one employment use as approved by the City listed in Appendix B;
- k) Should the owner of the property default on any of the conditions in the tax assistance agreement or by-law, cancelled property taxes (plus interest) will become payable to the City, the Region and the Province;
- l) The owner shall file in the Environmental Site Registry a RSC for the property signed by a qualified person, and the owner shall submit to the City/Burlington Economic Development proof that the RSC has been acknowledged by the Ministry of the Environment, Conservation and Parks (MOECP).

## 6.5 Tax Increment Grant (TIG) Program

### 6.5.1 Purpose

The purpose of the Tax Increment Grant (TIG) Program is to encourage the remediation, renovation, adaptive re-use, and expansion of existing buildings, and the development/redevelopment of brownfield sites by providing grants to help pay for site assessment, remediation and risk assessment/management costs not fully disbursed by the ESG and TAP Programs, other non-environmental remediation costs normally associated with brownfield site redevelopment, and other costs associated with the design and construction of environmentally sustainable high quality buildings. This program applies only to properties requiring environmental remediation and/or risk assessment/management.

### 6.5.2 Description

"Eligible costs" for the TIG Program are the costs of any action taken to reduce the concentration of contaminants on, in or under the property to permit a Record of Site Condition (RSC) for the proposed use to be filed in the Environmental Site Registry under Section 168.4 of the *Environmental Protection Act*, plus other costs including demolition, building rehabilitation and additional construction costs required to achieve Leadership in Energy and Environmental Design (LEED) Certification. These eligible costs are further



specified in the Program Requirements in Section 6.5.3 below. In no case will the total grant provided under the TIG exceed the total of these eligible costs.

As shown in **Figure 2** below, depending on the location and proposed use of an approved TIG application, the TIG Program will provide a financial incentive in the form of an annual grant equal to a percentage of the municipal property tax increase<sup>16</sup> for up to twelve (12) years to help offset the eligible costs of remediating and renovating/adaptively reusing/developing/redeveloping eligible brownfield properties, but only where the project results in an increase in assessment value and property taxes on these properties. If an application for both the TIG Program and the TAP has been made and approved, the annual grant available under the TIG Program will begin when the benefits of the TAP (as applicable) end.

**Figure 2 Tax Increment Grant – Employment Focus – (Applies ONLY to Employment Uses<sup>17</sup>)**

Priority Area	Base TIG for Qualifying Project	Plus the Project	Achieves Minimum Employment Density (see Appendix C)	Achieves minimum LEED Silver Certification or Equivalent*	Maximum Duration of TIG Payment
1	70%		100%	90%	12 years
2	60%		90%	80%	11 years
3	50%		70%	70%	9 years
4	40%		60%	60%	6 years

\* Equivalent can be achieved by execution of an agreement with the City for implementation and delivery of the agreed to voluntary measures contained in the City's Sustainable Building and Development Guidelines, and confirmation by the City that the "as built" development includes the agreed to voluntary measures.

The annual grant available under the TIG Program can be paid only once final building inspection and reassessment of the property has taken place, and the property taxes have been paid in full for the year in which the grant is to be provided. The grant available under the TIG Program is generally paid to the original property owner who remediated the brownfield property, even if the property is subsequently sold once it has been remediated. The grant may be assigned by the original property owner to a third party, subject to approval by the City, but this is limited to a one-time assignability by the original property owner with an approved TIG Application and Agreement.

The annual grant available under the TIG Program will be offered as a tax-increment based grant on a "pay-as-you go" basis. The applicant will initially pay for the entire costs of remediation and rehabilitation/redevelopment. When the City receives the incremental property taxes that result from the approved project, the City will reimburse the applicant in the form of an annual grant equivalent to up to 100% of the increase in municipal taxes that results from the project for a period of up to twelve (12) years, or up to the time when total grant payments equal total eligible costs, whichever comes first.

<sup>16</sup> This program does not include the education portion of the property tax increase.

<sup>17</sup> See Appendix A for a List of Employment Uses by NAICS Code that are eligible for this program, subject to meeting the General Program Requirements and Program specific requirements.

As a condition of approval of an application for a TIG, the property owner must enter into an Agreement with the City. This Agreement will specify the terms, duration and default provisions of the grant. This Agreement is also subject to approval by City Council or Council's designate.

Pre-project Municipal taxes will be determined before commencement of the project at the time the application is approved. For purposes of the grant calculation, the increase in the municipal portion of real property taxes ("municipal tax increment") will be calculated as the difference between pre-project municipal property taxes and post-project municipal property taxes that are levied as a result of re-valuation of the property by the Municipal Property Assessment Corporation (MPAC) following project completion.

### 6.5.3 Program Requirements

Only owners of property within the Community Improvement Project Area (CIPA) are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program requirements, and subject to the availability of funding as approved by City Council and Regional Council:

- a) An application must be submitted to the City/Burlington Economic Development and approved by the City prior to the start of any demolition, remediation, risk management, building rehabilitation, renovation and retrofit works to which the grant will apply;
- b) The application must be accompanied by a Phase I ESA, and also a Phase II ESA that shows that the property does not meet the standards under subparagraph 4i of Section 168.4(1) of the *Environmental Protection Act* to permit a Record of Site Condition (RSC) for the proposed use to be filed in the Environmental Site Registry;
- c) The application must be accompanied by a Phase II ESA and a Remedial Work Plan or Risk Assessment/Risk Management Plan that contains:
  - i) a minimum of two (2) cost estimates<sup>18</sup> for the actions that will be required to reduce the concentration of contaminants on, in or under the property to permit a Record of Site Condition (RSC) for the proposed use to be filed in the Environmental Site Registry under Section 168.4 of the *Environmental Protection Act*; and,
  - ii) a work plan prepared by a Qualified Person and cost estimates for said environmental remediation and/or risk assessment/risk management actions, including a description of the remediation proposed including methods and technologies to be used;
- d) As a condition of the application, the City/Burlington Economic Development may require the applicant to submit a Business Plan for rehabilitation/renovation/adaptive reuse/development/redevelopment of the property (as applicable), with said Plan to the satisfaction of the City/Burlington Economic Development;
- e) The property shall be rehabilitated or developed/redeveloped such that the amount of work undertaken is sufficient to, at a minimum, result in an increase in the assessed value of the property;
- f) The total value of the grant provided under this program shall not exceed total eligible costs. This includes the costs of:

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<sup>18</sup> The TIG to be paid will be based on the lesser of the two cost estimates, or the total of actual eligible costs, whichever is less.

- i) a Phase I ESA, Phase II ESA, Designated Substances and Hazardous Materials Survey, Remedial Work Plan, and Risk Assessment not disbursed by the Environmental Study Grant (ESG) Program or the Tax Assistance Program (TAP);
  - ii) environmental remediation, including the costs of preparing a RSC, not disbursed by the TAP;
  - iii) placing, compacting and grading of clean fill required to replace contaminated soils/fill disposed of off-site not disbursed by the TAP;
  - iv) installing, monitoring, maintaining and operating environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not disbursed by the TAP;
  - v) environmental insurance premiums not disbursed by the TAP; and,
  - vi) the following LEED Program Components<sup>19</sup>:
    - a) base plan review by a certified LEED consultant;
    - b) preparing new working drawings to the LEED standard;
    - c) submitting and administering the constructed element testing and certification used to determine the LEED designation;
    - d) increase in material/construction cost of LEED components over standard building code requirements;
  - vii) building demolition, including foundations and other underground structures (excluding permit fees); and,
  - viii) building rehabilitation, renovation, and retrofit works (excluding permit fees).
- g) All TIG applications must be approved by Council or Council's designate;
  - h) All applicants participating in this program will be required to enter into an agreement with the City that will specify the terms, duration and default provisions of the grant;
  - i) The grant must be repaid if the as-built project does not include at least one employment use as approved by the City listed in Appendix B;
  - j) Should the applicant default on any of the conditions in the grant agreement, grant payments already made will become repayable to the City and the Region;
  - k) If a building(s) erected on a property participating in this program is demolished before the grant period expires and not rebuilt, the remainder of the monies to be paid out under the grant shall be forfeited; and,
  - l) The owner shall file in the Environmental Site Registry a RSC for the property signed by a qualified person, and the owner shall submit to the City proof that the RSC has been acknowledged by the MOECP<sup>20</sup>.

<sup>19</sup> Maximum total of items vi) a) to d) is 10% of total construction costs.

<sup>20</sup> This requirement may be waived by the City, entirely at its own discretion, for applications that are not a change to a more sensitive use as per O. Reg 153/04 where the applicant is using a risk assessment approach. In these cases, the City may, entirely at its own discretion, permit a peer review of the risk assessment (at the applicant's expense) as an alternative to the RSC requirement.

## **6.6 Remediation Loan Program (RLP)**

### **6.6.1 Purpose**

The purpose of this program is to help remove a serious financial impediment to brownfield redevelopment of lands for employment uses. Securing traditional financing for the remediation component of a brownfield redevelopment project can be very difficult. The City can help remove this impediment by providing a low interest loan for the costs of remediation/risk assessment/risk management. This program applies only to properties requiring environmental remediation and/or risk assessment/management that will be used for employment.

### **6.6.2 Description**

An applicant for the RLP must also apply for and be approved for the TIG. The RLP will provide financial assistance through a low interest loan equal to 75% of the cost of remediating a property to a maximum loan of \$400,000 per property/project. The loan is to act as a 'bridge' until such time as the property owner receives their annual grant payments under the TIG Program. The Program is not intended to provide a loan for the total development/redevelopment of the property, but solely for the remediation costs (6.5.3 f) i) to iv) that qualify under the TIG.

The loan under this Program, once approved, will be provided to the owner, in progress payments based on 75% of the actual qualifying remediation costs incurred as evidenced by copies of paid invoices. Such progress payments will be advanced within 30 days of submission of the property owner's request for a loan draw. There will be a limit of six draws, spaced no less than 30 days apart.

The interest rate for the RLP will be 0% and the loan repayment period a maximum of 5 years. The loan will be fully amortized over a maximum five (5) year period calculated from the first full year in which the property is reassessed by MPAC. The loan provided under this Program will be subject to a Loan Agreement, and will be specifically secured by an assignment of the grant payments under the TIG Program, i.e., 100% of the annual grant payment under the TIG will be used to repay (assigned to) the loan. Any balance in the approved TIG will then flow directly to the owner once the loan is repaid. In the event that the first 5 years of the TIG is not sufficient to repay the loan in its entirety, supplemental payments will be a requirement of the applicant in order that each year through the five -year repayment term, one-fifth of the loan amount is repaid.

In the event that the development/redevelopment of the property has not proceeded within one year of the remediation being completed or, the owner invalidates their qualification under the TIG Program, the loan will be capped immediately (unless alternate security acceptable to the City is provided) at the drawn amount and shall be repaid in annual installments over no longer than a five year period calculated from the date City Council approved the loan commitment.

Actual costs for which the City loan is being provided may be subject to audit (at applicants cost). Prior to a loan being approved, realty taxes are required to have been paid in full as billed each year and remain in good standing throughout the development/ redevelopment of the property.

In the event of the sale, conveyance, transfer or entering into of any agreement of sale or transfer of the title of the property by the Owner, the City shall have absolute discretion to request the full repayment of any outstanding loan under this Program.

In the case where the owner is a corporation, the owner covenants and agrees that in the event that there is a change in the effective control of the majority of the voting shares of the owner, the City shall have absolute discretion to request the full repayment of any outstanding loan under this Program.

### 6.6.3 Program Requirements

Only owners of property within the Community Improvement Project Area (CIPA) that are eligible to apply for a TIG are eligible to apply for funding under this program, subject to meeting the general program requirements, the following program requirements, and subject to availability of funding as approved by City Council and Regional Council:

- a) An application must be submitted to the City/Burlington Economic Development and approved by the City prior to the start of any remediation to which the grant will apply;
- b) An application for the RLP must be accompanied by an application for the TIG Program including a description of the development that will take place on the site post remediation/risk assessment;
- c) The application must be accompanied by a Phase I ESA, and also a Phase II ESA that shows that the property does not meet the standards under subparagraph 4i of Section 168.4(1) of the *Environmental Protection Act* to permit a Record of Site Condition (RSC) for the proposed use to be filed in the Environmental Site Registry;
- d) The application must be accompanied by a Phase II ESA and a Remedial Work Plan or Risk Assessment/Risk Management Plan that contains:
  - i) a minimum of two (2) cost estimates for the actions that will be required to reduce the concentration of contaminants on, in or under the property to permit a Record of Site Condition (RSC) for the proposed use to be filed in the Environmental Site Registry under Section 168.4 of the *Environmental Protection Act*; and,
  - ii) a work plan prepared by a Qualified Person and cost estimates for said environmental remediation and/or risk assessment/risk management actions, including a description of the remediation proposed including methods and technologies to be used;
- e) As a condition of the application, the City/Burlington Economic Development may require the applicant to submit a Business Plan for rehabilitation/renovation/adaptive reuse/development/redevelopment of the property (as applicable), with said Plan to the satisfaction of the City/Burlington Economic Development;
- f) The property shall be rehabilitated or developed/redeveloped such that the amount of work undertaken is sufficient to, at a minimum, result in an increase in the assessed value of the property;
- g) The total value of the grant provided under this program shall not exceed total eligible costs. This includes the costs of:
  - i) a Phase I ESA, Phase II ESA, Designated Substances and Hazardous Materials Survey, Remedial Work Plan, and Risk Assessment not disbursed by the Environmental Study Grant (ESG) Program or the Tax Assistance Program (TAP);
  - ii) environmental remediation, including the costs of preparing a RSC, not disbursed by the TAP;

- iii) placing, compacting and grading of clean fill required to replace contaminated soils/fill disposed of off-site not disbursed by the TAP;
  - iv) installing, monitoring, maintaining and operating environmental and/or engineering controls/works, as specified in the Remedial Work Plan and/or Risk Assessment, not disbursed by the TAP;
  - v) environmental insurance premiums not disbursed by the TAP;
- h) All TIG applications must be approved by Council or Council's designate;
- i) All applicants participating in this program will be required to enter into an agreement with the City that will specify the terms, duration and default provisions of the grant;
- j) The loan must be repaid if the as-built project does not include at least one employment use as approved by the City listed in Appendix B;
- k) Should the applicant default on any of the conditions in the loan agreement, the loan must be repaid to the City;
- l) If a building(s) erected on a property participating in this program is demolished before the loan period expires and not rebuilt, the loan must be repaid; and,
- m) The owner shall file in the Environmental Site Registry a RSC for the property signed by a qualified person, and the owner shall submit to the City proof that the RSC has been acknowledged by the MOECP<sup>21</sup>.

## **6.7 Fees Grant Program (FGP)**

### **6.7.1 Purpose**

The purpose of the Fees Grant Program (FGP) Program is to provide an additional incentive that complements and augments the other brownfield redevelopment incentive programs in this CIP and helps facilitate brownfield redevelopment in the form of building renovation, adaptive re-use, expansion, development and redevelopment.

### **6.7.2 Description**

An "eligible property" for the FGP Program is a property where an application has been approved for the TIG Program and all requirements of the TIG program have been met, including the approved eligible works and construction of the proposed building project.

The FGP will provide a grant equal to

- a) 100% of fees for all planning application fees; and,
- b) 100% of the demolition permit and building permit fees.

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<sup>21</sup> This requirement may be waived by the City, entirely at its own discretion, for applications that are not a change to a more sensitive use as per O. Reg 153/04 where the applicant is using a risk assessment approach. In these cases, the City may, entirely at its own discretion, permit a peer review of the risk assessment (at the applicant's expense) as an alternative to the RSC requirement.

The City will require payment of all applicable planning application fees and demolition and building permit fees at the application stage. Upon final inspection of the completed and substantially occupied project, any current or previous owner of an eligible property may apply for a refund of planning and building permit fees that they have paid to the City. In order to receive a refund of fees paid, the applicant must provide copies of receipts for fees paid.

This program does not apply to required professional studies, performance securities, or costs incurred by the applicant in relation to an appeal of any planning application(s).

## **6.8 Regional Funding Participation**

As previously noted, the Regional Municipality of Halton Official Plan allows the Region to participate in a Local Municipality's Community Improvement Plan (CIP) and make loans and grants to that Local Municipality in support of its CIP. The Region prepared and approved the Regional Program for CIPs Guidelines to assist Regional Council and staff in identifying those Local CIPs and programs that the Region may wish to participate in to implement certain Regional Official Plan (ROP) policies. The Guidelines also identify a process for the four Local Municipalities in Halton to follow when requesting Regional participation in their CIPs and CIP programs.

Therefore, once the CIP is adopted and approved, the enabling mechanism is in place for the Region of Halton to participate with the City of Burlington/Burlington Economic Development in funding one or more of the incentive programs contained in the CIP. If the Region of Halton were to partner with the City of Burlington/Burlington Economic Development in funding some of the incentive programs contained in the CIP, this would significantly increase the ability of the City/Burlington Economic Development to fund more grant applications in the CIPA, thereby improving the effectiveness of this CIP.

In particular, participation by Halton Region in the TIG Program would significantly improve the attractiveness and effectiveness of this program. In order to avoid an amendment to the CIP should the Region decide in the future to participate in the TIG Program, the TIG Program is shown as applying to the municipal property tax increment (i.e., which could include both the City and Regional portion). However, future Regional participation in the TIG Program is entirely subject to approval by the Region of Halton. Should the Region elect not to participate in the TIG Program, then the TIG available under this program will apply only to the City property tax increment.



## 7.0 MONITORING PROGRAM

### 7.1 Purpose

The primary purpose of the Monitoring Program is to monitor the performance and impact of the incentive programs and utilize this information to make adjustments to the incentive programs in order to help ensure that the goals of this CIP are successfully accomplished.

The Monitoring Program set out in this section has several purposes. It is designed to monitor:

- a) Funds dispersed through the CIP incentive programs by program type so as to determine which programs are being most utilized;
- b) The economic impact associated with projects taking advantage of the CIP incentive programs to determine the amount of private sector investment being leveraged by public sector investment; and,
- c) Positive and negative feedback from users of the incentive program.

### 7.2 Description

This CIP is not intended to be a static planning document. It is intended to be a proactive plan to promote brownfield redevelopment in the CIPA. Monitoring of the uptake and performance of the incentive programs should be done on a regular basis. The information collected through the Monitoring Program should be utilized to provide regular reports, e.g., annually, to the Burlington Economic Development Board and City Council on the amount of private sector investment being leveraged by the municipal incentive programs and the economic benefits associated with these private sector projects. Information obtained through the Monitoring Program should also be used by the City/Burlington Economic Development to periodically adjust the incentive programs to improve their effectiveness, make them even more relevant and user friendly, and help ensure that the community improvement goals contained in this CIP are ultimately achieved. It is also important that the results of the monitoring program be utilized to help ensure that the incentive programs be effective as possible for both small and large brownfield projects.

**Figure 3** presents a list of the variables that should be monitored by the City/Burlington Economic Development on an individual project and aggregate basis for the incentive programs contained in this CIP. This information can be used to compare the increase in long-term property tax revenues from a brownfield project to the total municipal financial incentive provided to the project to determine which projects are providing the highest return on investment.

In addition to these quantitative measures, the City/Burlington Economic Development should also attempt to monitor the qualitative results of the CIP in terms of its environmental, social and community benefits. For example, it is important to highlight environmental and health threats that are removed through the remediation and risk management of contaminated sites. Brownfield projects can also have a positive impact on existing businesses and properties in the area surrounding the brownfield project. Therefore, regular qualitative observations should be conducted by staff of the individual and cumulative impact of projects spurred by the incentive programs. This should include comments received by staff from individual business owners, property owners, investors and residents. These qualitative measures should be regularly monitored and reported to the Burlington Economic Development Board and City Council along with the quantitative measures specified in Figure 3.



**Figure 3 Monitoring Variables**

Program	Variable
Environmental Study Grant (ESG) Program	<ul style="list-style-type: none"> <li>- Property location</li> <li>- Number of applications</li> <li>- Type of ESA (Phase I, Phase II, DS&amp;HM Survey, Remedial Work Plan, Risk Assessment)</li> <li>- Cost of study</li> <li>- \$ Amount of Grant by type of study</li> <li>- Number of Grant Applications leading to TAP/TIG applications, and/or actual environmental remediation and redevelopment projects</li> <li>- Time required to approve a complete application</li> </ul>
Tax Assistance Program (TAP)	<ul style="list-style-type: none"> <li>- Property location</li> <li>- Number of applications</li> <li>- Eligible cost by type</li> <li>- Increase in assessment value of participating properties</li> <li>- Increase in municipal and education property taxes of participating properties</li> <li>- Estimated and actual \$ amount of municipal and education tax assistance provided</li> <li>- Hectares/acres of land remediated and redeveloped</li> <li>- Industrial/commercial space (sq.ft.) rehabilitated or constructed</li> <li>- \$ Value of private sector investment leveraged</li> <li>- Jobs created/maintained</li> <li>- Number and \$ amount of program defaults</li> <li>- Time required to approve a complete application</li> </ul>
Tax Increment Grant (TIG) Program	<ul style="list-style-type: none"> <li>- Property location</li> <li>- Number of applications</li> <li>- Eligible cost by type</li> <li>- Increase in assessment value of participating properties</li> <li>- Increase in municipal and education property taxes of participating properties</li> <li>- Estimated and actual \$ amount of tax increment grant provided</li> <li>- Duration of TIG payment</li> <li>- Hectares/acres of land remediated and redeveloped</li> <li>- Industrial/commercial space (sq.ft.) rehabilitated or constructed</li> <li>- \$ Value of private sector investment leveraged</li> <li>- Jobs created/maintained</li> <li>- Number and \$ amount of program defaults</li> <li>- Time required to approve a complete application</li> <li>- Employment density achieved</li> <li>- LEED certification level or sustainability measures achieved</li> </ul>
Remediation Loan Program (RLP)	<ul style="list-style-type: none"> <li>- Same Variables as the TIG Program</li> </ul>

### 7.3 Program Adjustments

The individual incentive programs contained in this CIP can be activated, deactivated or discontinued by Council without amendment to this Plan. Increases in funding provided by the financial incentives contained in this CIP, the addition of any new incentive programs to this CIP, or an expansion of the Community Improvement Project Area will require a formal amendment to this Plan in accordance with Section 28 of the *Planning Act*. Burlington Economic Development/City may periodically review and adjust the terms and requirements of any of the programs contained in this Plan without amendment to the Plan. Such minor changes or discontinuation of programs will be provided to the Regional Municipality of Halton and the Minister of Municipal Affairs and Housing for information purposes only.

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## 8.0 MARKETING STRATEGY

### 8.1 Purpose and Key Objectives

Experience in other municipalities has shown that one of the keys to the successful implementation of a Brownfield CIP is that brownfield redevelopment opportunities, CIP incentive programs, and the process of applying for the incentive programs is effectively communicated to developers, property owners, business owners, potential end users, and support professionals both within and outside the municipality. While Burlington Economic Development will lead this marketing effort in Burlington, the success of the CIP marketing effort in Burlington will also depend on cooperation and participation from the City and other key stakeholders, such as the local development and real estate industry.

The purpose of the basic Marketing Strategy outlined in this section is to provide a guide for Burlington Economic Development to proactively and regularly inform, educate, advertise and market the City's brownfield incentive programs and brownfield redevelopment opportunities to key stakeholders in order to help achieve the goals and targets of this CIP. This Marketing Strategy is intended only as a basic guide to assist Burlington Economic Development in its CIP marketing efforts. As such, the Marketing Strategy can be modified and enhanced by Burlington Economic Development to help ensure successful implementation of the CIP.

The key objectives of the Marketing Strategy are to:

- a) Educate the public, property owners, developers and other key stakeholders regarding environmental site assessment and remediation processes and the Region and City's requirements with respect to these processes;
- b) Market strategic brownfield redevelopment opportunities available in the city;
- c) Provide information and direction on how to apply for available incentive programs, including program guides and application forms, as well as assistance and advice from staff on making application for the incentive programs; and,
- d) Publicize brownfield success stories within the CIPA, particularly those that took advantage of the CIP incentives programs.

Therefore, it is recommended that Burlington Economic Development budget for and implement this Marketing Strategy commencing immediately upon approval of the CIP.

### 8.2 Key Messages

The following are the key messages that should be integrated into marketing publications, web site materials, presentations and media releases:

- a) Brownfields are abandoned, idled or underutilized properties where past actions caused known or perceived environmental contamination, but where there is an active potential for redevelopment.
- b) Environmental studies must be done on these properties in order to determine the type and extent of any soil and groundwater contamination. The City of Burlington offers a grant program to assist with the costs of these environmental studies;

- c) The remediation and redevelopment of brownfield sites results in improvements in environmental quality, human health, economic growth, and sustainability;
- d) Brownfields in Burlington represent significant untapped economic development opportunities because the redevelopment of underutilized brownfield sites will generate investment, employment opportunities and increased property tax revenues for the City and Region;
- e) The City is being proactive on brownfield redevelopment by offering attractive grant and loan programs to assist with the costs of environmental remediation and building demolition and rehabilitation;
- f) The redevelopment of brownfield sites will help to better utilize existing infrastructure, promote intensification, and reduce urban sprawl; and,
- g) Brownfield redevelopment can help to revitalize the City's older employment areas and mixed use areas.

### 8.3 Target Audience

The success of the CIP will depend on attracting employment development to locate, relocate or expand on to brownfield sites in the city. Typically, this type of investment in brownfield redevelopment will come from both within and outside the city, via existing industrial/employment business owners and new industrial businesses and employers, both small and large, exploring brownfield redevelopment opportunities in Burlington. Therefore, it is important that the City/Burlington Economic Development market the CIP incentive programs to this target audience of employers and developers specialized in employment development, as well as support professionals.

The Marketing Strategy should be targeted to:

- a) Brownfield market makers, i.e., those who enable and cause brownfield properties to be transacted, remediated and rehabilitated, developed and redeveloped, including:
  - i) owners/managers of brownfield properties in Burlington;
  - ii) potential developers of brownfield properties who are active in the Halton and GTA markets, and beyond; and,
  - iii) potential employment end users of vacant and underutilized brownfield sites, both within and outside Burlington.
- b) Support professionals, including:
  - i) various business and industry associations both within and outside Burlington/Halton, including the Burlington Chamber of Commerce;
  - ii) lending institutions such as banks and trust companies;
  - iii) real estate professionals and organizations;
  - iv) environmental consultants and contractors;
  - v) legal services and accounting professionals; and,
  - vi) engineers, architects, and planning consultants.
- c) The general public, in order to enhance support for the Brownfield CIP and site-specific brownfield redevelopment projects.

## **8.4 Marketing Tools**

The marketing of the Brownfield Focus CIP programs should be a comprehensive multi-media campaign containing information, education and advertising components. The following key tools are recommended to implement the Marketing Strategy:

### **8.4.1 Publications**

- a) A visually appealing and easy to read online and hardcopy brochure that outlines the brownfield financial incentive programs available from the City, including basic information on the programs and how to apply;
- b) An application form for the incentive programs accompanied by a detailed program guide(s) that provide a description of “how to apply” for the programs; and,
- c) Profiling of the available incentive programs and any brownfield redevelopment success stories in publications and newsletters published by Burlington Economic Development, and other publications published by the City and the Region of Halton; and,
- d) All of the above-noted documents and publications can be easily emailed to potential applicants.

### **8.4.2 Web Site Materials**

- a) Once the CIP is approved, the Burlington Economic Development web page should be updated to include a Brownfield Focus CIP page that includes all marketing and program application materials, including direct (one-click or two-click maximum) access to the aforementioned programs brochure, program guide(s) and application form. A direct link to the Burlington Economic Development Brownfield Focus CIP webpage should also be added to the City’s webpage. It is important that the Burlington Economic Development Brownfield Focus CIP webpage be quick and easy to access from the Burlington Economic Development main webpage and from the City’s webpage, and that it be well organized with direct links to application materials for each program, as well as background information such as the actual CIP.

### **8.4.3 Staff Outreach**

- a) Burlington Economic Development staff should prepare and make periodic presentations on the Brownfield Focus CIP including the available incentive programs and brownfield success stories to industry groups such as the Chamber of Commerce, developers and real estate associations, environmental and planning consultants, finance, insurance and legal professionals. This direct face-to-face marketing tool is an important component of the overall Marketing Strategy.

### **8.4.4 Attendance at Conferences**

- a) Key Burlington Economic Development and City staff, the Mayor and councillors should attend brownfield, development industry and real estate conferences in order to both further educate themselves on brownfield redevelopment, and to proactively market the City’s brownfield redevelopment programs and opportunities utilizing the above-noted publications and materials.

### **8.4.5 Media Releases**

- a) Press releases and profiles of successful brownfield projects and initiatives should be sent to local and outside media.

#### **8.4.6 Social Media**

- a) Burlington Economic Development staff should promote the Brownfield Focus CIP on their Twitter and LinkedIn accounts and also consider targeted promotion utilizing Google AdWords to developers, real estate associations, environmental and planning consultants, and finance, insurance and legal professionals in and around the Burlington area.

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## 9.0 CONCLUSION

This Brownfield Focus CIP has been designed to address the brownfield redevelopment community improvement needs in Burlington and achieve a range of economic, environmental, and social goals. This Brownfield Focus CIP represents the first phase of a comprehensive CIP Strategy for Burlington, with individual CIPs or a comprehensive CIP in future years designed to address a number of community improvement areas. The CIP has benefitted greatly from the input received from business, property, and support professional stakeholders and input and guidance received from Burlington Economic Development and City of Burlington staff.

The adoption and approval of this CIP will provide the legislative basis and comprehensive policy framework to guide the provision of incentive programs in Burlington designed to promote private sector brownfield redevelopment for employment uses. It is recommended that all of the incentive programs contained in this CIP be implemented as soon as possible after approval of the CIP. Successful implementation of this CIP will require a commitment to funding for implementation of the incentive programs, as well as a financial and staffing resource commitment to administer, market, and monitor the incentive programs.

Experience in other municipalities has shown that early and effective marketing of incentive programs and brownfield redevelopment opportunities greatly improves the success of a Brownfield CIP. Therefore, it is important that Burlington Economic Development and the City of Burlington devote sufficient resources to this activity and work with the Region of Halton, Chamber of Commerce, Province of Ontario, and other key stakeholders to promote brownfield redevelopment in Burlington.

Finally, this Brownfield CIP is not a static plan. Ongoing monitoring of the performance of the incentive programs should be undertaken, and the programs should be adjusted as required to help ensure the long-term effectiveness and success of this CIP.

## 10.0 REFERENCES

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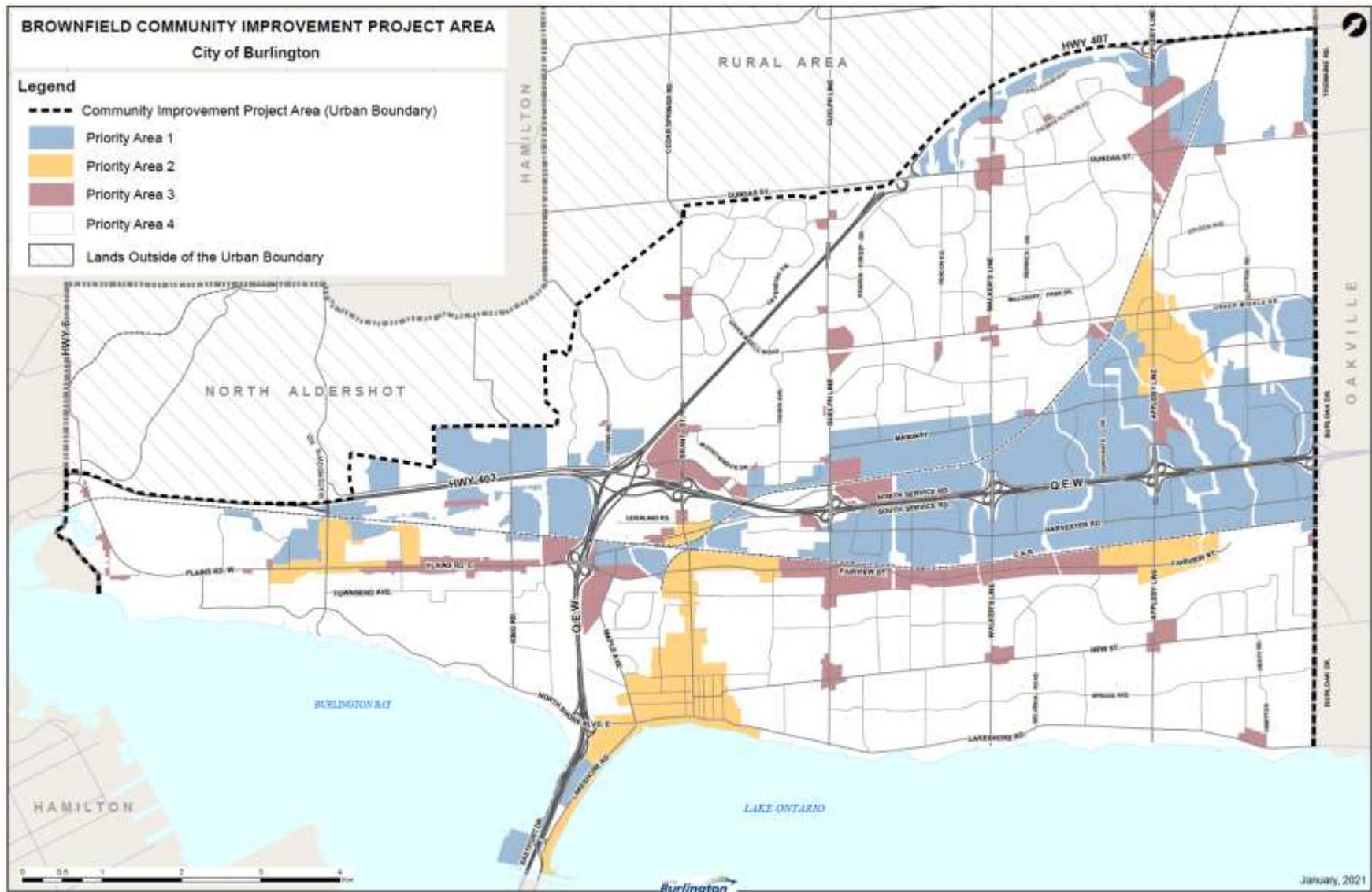
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**APPENDIX A**  
**Community Improvement Project Area Prioritization**

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**APPENDIX B**

**Eligible Employment Uses**

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Only projects that propose the following **employment uses** under the North American Industry Classification System (NAICS) Canada 2017 Version 3.0 or more recent version are eligible to apply for the incentive programs contained in this CIP.

Sector 11141: Food Crops Grown Under Cover  
Sector 115: Support Activities for Agriculture and Forestry  
Sector 213: Support Activities for Mining, and Oil and Gas Extraction  
Sector 23: Construction  
Sector 31-33: Manufacturing  
Sector 41: Wholesale Trade  
Sector 48-49: Transportation and Warehousing  
Sector 51: Information and Cultural Industries  
Sector 52: Finance and Insurance  
Sector 53: Real Estate and Rental and Leasing  
Sector 54: Professional, Scientific, and Technical Services  
Sector 55: Management of Companies and Enterprises  
Sector 56: Administrative, Support and Waste Management and Remediation Services

## APPENDIX C

### Minimum Employment Density

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The minimum employment densities for employment uses by sector will be specified by Burlington Economic Development/City.

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**SUBJECT: Statutory Public Meeting for an Official Plan and Zoning By-law Amendment and Plan of Subdivision for 2155 Country Club Drive & 4274 Dundas Street**

**TO: Community Planning, Regulation & Mobility Cttee.**

**FROM: Community Planning Department**

Report Number: PL-21-12

Wards Affected: 6

File Numbers: 510-07/20, 520-07/20 & 510-02/20 (24T-20002/B)

Date to Committee: March 2, 2021

Date to Council: March 23, 2021

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### **Recommendation:**

Direct staff to continue to process and work with the applicant (Glenn Wellings Planning Consultants Inc. on behalf of Millcroft Greens Corporation) with regards to the submitted Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision for 2155 Country Club Drive & 4274 Dundas Street.

### **PURPOSE:**

The purpose of this report is to provide background information for a Statutory Public Meeting and to seek direction from Council to continue processing the applications and working with the applicants in an effort to bring forward a subsequent recommendation report.

### **Vision to Focus Alignment:**

The subject application relates to the following focus areas of the 2018-2022 Burlington's Plan: From Vision to Focus:

- Increase economic prosperity and community responsive city growth
- Improve integrated city mobility
- Support sustainable infrastructure and a resilient environment
- Building more citizen engagement, community health and culture

**Executive Summary:**

<b>RECOMMENDATION:</b>		Continue to work with applicants	<b>Ward:</b>	6
<b>Application Details</b>	<b>APPLICANT:</b>	Wellings Planning Consultants Inc.		
	<b>OWNER:</b>	Millcroft Greens Corporation		
	<b>FILE NUMBERS:</b>	510-07/20, 520-07/20 & 505-02/20 (24T-20002/B)		
	<b>TYPE OF APPLICATION:</b>	Official Plan Amendment, Rezoning & Plan of Subdivision		
	<b>PROPOSED USE:</b>	Redevelopment of five areas of an existing golf course with detached dwellings (Areas A-D), and a 6-storey mid-rise apartment building (Area E)		
<b>Property Details</b>	<b>PROPERTY LOCATION:</b>	South of Dundas Street, east of Appleby Line, west of Berwick Drive, north of Upper Middle Road		
	<b>MUNICIPAL ADDRESSES:</b>	2155 Country Club Drive & 4274 Dundas Street		
	<b>PROPERTY AREA:</b>	12.4 ha		
	<b>EXISTING USE:</b>	Private Golf Course		
<b>Documents</b>	<b>OFFICIAL PLAN Existing:</b>	Areas A-D: Major Parks and Open Space; Area E: Residential-Medium Density		
	<b>OFFICIAL PLAN Proposed:</b>	Areas A-D: Residential-Low Density; Area E: Residential-High Density		
	<b>ZONING Existing:</b>	All Areas: Open Space (O1)		
	<b>ZONING Proposed:</b>	Areas A-D: Low-Density Residential with site-specific exception (R3.2-XXX) Area E: High-Density Residential with site specific exception (RH3-XXX).		
<b>Processing Details</b>	<b>APPLICATION RECEIVED:</b>	December 18, 2020		
	<b>STATUTORY DEADLINE:</b>	April 17, 2021 (120 days)		
	<b>COMMUNITY MEETING:</b>	September 21, 2020		
	<b>PUBLIC COMMENTS:</b>	Over 200 written comments received		



## **Background and Discussion:**

On December 23, 2020, the Community Planning Department acknowledged that complete applications had been received as of December 18, 2020 for an Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision at 2155 Country Club Drive and 4274 Dundas Street to support the redevelopment of five areas of the lands with 98 detached dwellings and one, 6-storey apartment building containing 130 dwelling units. The purpose of this report is to provide an overview of the application, an outline of applicable policies and regulations, and a summary of technical and public comments received to date.

## **Site Description & Surrounding Land Uses**

The subject lands are located within the Millcroft Community, generally bounded by Dundas Street to the north, Upper Middle Road to the south, Appleby Line to the east, and Walker's Line to the west. Five areas (Areas A-E) of redevelopment are proposed, with a total area of approximately 12.4 ha. The municipal address of Areas A-D is 2155 Country Club Drive; Area E is 4274 Dundas Street. Below is brief description of each area and the surrounding land uses.

- **Area A:**

Located between Hadfield Court and Country Club Drive, Area A has frontage on Millcroft Park Drive, Country Club Drive and Upper Middle Road. Area A is currently used as a golf course fairway (Hole 6) and is connected to Area B by a golf cart path. Appleby Creek runs along the westerly edge of the site and feeds into a pond ("Mill Pond"). The majority of Area A is currently located within Conservation Halton's regulated area associated with Appleby Creek.

Land uses surrounding Area A include:

<i>North:</i>	Low-Density Residential facing Hadfield Court
<i>Southwest:</i>	Low-Density Residential facing Country Club Drive; Upper Middle Road; Country Club Drive
<i>Southeast:</i>	CNR Rail Corridor; beyond the rail corridor is a Retail/Service Commercial Centre
<i>Northwest:</i>	Millcroft Park Drive; across Millcroft Park Drive is Appleby Creek and Residential Medium-Density (townhouse) uses

- Area B:

Located between Hadfield Court and Parklane Crescent, Area B fronts onto Millcroft Park Drive, and currently is used as a golf course fairway (Hole 7). The combined area of Areas A and B is 9.5 ha.

Surrounding land uses include:

*North & South:* Low-density residential on Parkland Crescent and Hadfield Court

*East:* Rail Corridor; beyond rail corridor is a Retail/Service Commercial Centre

*West:* Millcroft Park Drive; across Millcroft Park Drive, are Medium-Density Residential (townhouse) and Golf Course uses.

- Area C:

Located near Berwick Drive & Arbourfield Drive, Area C is approximately 1.46 ha in size, and has frontage on Millcroft Park Drive. It is currently used as a golf course fairway (Hole 1).

Surrounding land uses include:

*North:* TransCanada Pipeline, Golf Course, Low-Density Residential on Kane Crescent

*South:* Country Club Drive; across Country Club Drive are Golf Course lands, as well as Low-Density Residential on Arbourfield Drive

*East:* Medium-Density Residential on Country Club Drive

*West:* Low-Density Residential facing Berwick Drive

- Area D:

Located between Latimer Crescent and Chasewood Court, Area D has an area of 0.75 ha and frontage on Millcroft Park Drive. This area is in proximity to Conservation Halton's Approximate Regulatory Limit for Sheldon Creek. It is currently used as a golf course fairway (Hole 16).

Surrounding land uses include:

*North:* TransCanada Pipeline, Golf Course, Sheldon Creek; beyond these uses, to the northwest, are Low-Density Residential uses facing Latimer Crescent, and beyond to the northeast are Medium-Density Residential uses (townhouses) facing Turnberry Road

*South:* Low-Density Residential facing Millcroft Park Drive; across Millcroft Park Drive are Golf Course and Medium-Density Residential uses (townhouses)

*West:* Low-Density Residential facing Chasewood Court

- Area E:

Area E is triangular in shape and has an area of 0.66 ha, with 157 m of frontage on Dundas Street. It is currently developed with a maintenance shed for the golf course. Surrounding land uses include:

*North:* Dundas Street, Norton Community Park

*South & East:* Hydro Corridor

*West:* Medium-Density Residential immediately west. Further to the northwest are Burlington Public Library (Alton Branch) and Haber Recreation Centre

## **Description of Applications**

### Areas A to D

As shown on Sketch Nos. 2a to 2e (Appendix A), the applicant seeks to redevelop Areas A-D with 98 detached dwellings fronting on proposed private condominium cul-de-sacs off Millcroft Park Drive and Country Club Drive. Approximately 6.5 ha of Areas A-D are proposed for use as private roads, creek/pond block, CN berms, landscape buffers, and easements. Excluding these features, the proposed development of Areas A-D has density of approximately 19 units/ha.

Below is an overview of the number of dwelling units proposed in each area:

- Area A: 33 units
- Area B: 42 units
- Area C: 16 units
- Area D: 7 units

In order to create a developable area that would accommodate the proposed units in Area A, modifications to the floodplain of Appleby Creek are also proposed.

To facilitate this proposal, the applicant has submitted applications for an Official Plan Amendment and Zoning By-law Amendment to redesignate Areas A-D from “Major Parks and Open Space” to “Residential-Low Density” in the City’s Official Plan (1997, as amended), and rezone the areas from “Open Space” (O1) to “Low-Density Residential” with site-specific exceptions (R3.2-xxx) in the Zoning By-law 2020. The proposed zoning exceptions are related to yard setbacks, building height, lot coverage, floor area ratio and dwelling depth. Tables 2 and 3 (p. 14-17) of this report provides an overview of the proposed zoning exceptions.

The applicant has also applied for a Plan of Subdivision to create 98 lots (future parcels of tied land) for detached dwellings, and blocks for a creek/pond, 6 m-wide landscape buffers adjacent to existing residential uses, private roads, easements, CN berms, walkways and open space.

### Area E

Area E is proposed to be redeveloped with a 6-storey, residential building containing 130 dwelling units and one level of underground parking. 17 surface parking spaces and 149 underground parking spaces are proposed, totaling 176 spaces. The proposed density of Area E is 200 units/ha, with a floor area ratio (FAR) of 1.5:1.

Approximately 1,312 m<sup>2</sup> of ground-level, common outdoor amenity space is proposed on the east corner of the site for the use of future residents of the proposed building. Private outdoor amenity space in the form of terraces and balconies is also proposed for each unit. Amenity space is proposed to be provided at a rate of 20 m<sup>2</sup>/unit.

To facilitate the redevelopment of Area E, as part of the submitted Official Plan and Zoning By-law Amendment applications, the applicant proposes to redesignate the lands from “Residential-Medium Density” to “Residential-High Density” in the City’s Official Plan, and to rezone from “Open Space” (O1) to “High-Density Residential” with a site-specific exception (RH3-xxx) in the Zoning By-law 2020. The site-specific exception to the RH3 zone is related to density, building setbacks and amenity areas.

### ***Supporting Documents***

The applicant has submitted the following materials in support of the subject applications:

- Development Concept Plans (Areas A-D), Gerrard Design, dated December 14, 2020
- Site & Architectural Plans (Area E), Kirkor Architects, dated November 16, 2020
- Draft Official Plan Amendment
- Draft Zoning By-law Amendment
- Draft Plan of Subdivision Areas A & B and Areas C & D, Wellings Planning Consultants Inc., dated November 2020 and signed by Surveyor and Owner on October 9, 2020
- Air Quality Compatibility Study, SLR Consulting Ltd., dated September 30, 2020
- Arborist Report, Beacon Environmental Ltd., dated December 2020
- Burlington Urban Design Advisory Panel (BUD) Meeting Minutes, dated May 19, 2020
- Conceptual Open Space Plans & Landscape Plans, NAK Design Strategies, dated November 17, 2020
- Construction Management & Mobility Plans, Urbantech Consulting, signed December 18, 2020
- Shoring Plans, Tarra Engineering & Structural Consultants Inc., signed December 15, 2020
- Scoped Environmental Evaluation Report, Beacon Environmental Ltd., dated Nov. 2020
- Environmental Site-Screening Questionnaire, completed on October 7, 2020

- Phase One & Two Environmental Site Assessment Reports (Areas A & B), prepared by DS Consultants Ltd., dated November 11, 2020
- Phase One & Two Environmental Site Assessments Reports (separate reports for Areas C, D, and E), DS Consultants Ltd., dated July 2, 2020
- Letters of Reliance to City of Burlington and Halton Region for Environment Site Assessment Reports, DS Consultants Ltd., dated December 10, 2020
- Property Information
- Functional Servicing Report, Urbantech Consulting, dated December 2020
- Geotechnical Report (Areas A-D), DS Consultants Ltd., dated November 12, 2020
- Geotechnical Report (Area E), DS Consultants Ltd., dated December 14, 2020
- Technical Memorandum re: Groundwater Quality and Foundation Drain Collectors Evaluation, R.J. Burnside & Associates Ltd., dated November 17, 2020
- Height Survey, completed on March 31, 2020
- Hydrogeological Assessment Letter of Reliance, R.J. Burnside & Associates Ltd., dated November 19, 2020
- Hydrogeological Assessment, R.J. Burnside & Associates Ltd., dated October 2020
- Crane Review, 59 Project Management Inc., dated December 14, 2020
- Noise & Vibration Feasibility Study, HGC Engineering Ltd., dated November 19, 2020
- Noise Response to City Comments, HGC Engineering Ltd., dated November 13, 2020
- Transcript of Pre-Application Consultation Meeting, Victory Verbatim, dated September 21, 2020
- Planning Justification Report, Wellings Planning Consultants Inc., October 2020, revised November 19, 2020
- Public Consultation Strategy, Wellings Planning Consultants Inc., dated October 2020
- Qualitative Pedestrian Level Wind Assessment, Gradient Wind Engineering Inc., dated November 12, 2020
- Shadow Study Analysis, Kirkor Architects & Planners, dated November 16, 2020
- Solid Waste Management Plan, R.J. Burnside & Associates Ltd., dated September 2020
- Traffic Control Plan, Crozier Consulting Engineers, dated October 20, 2020
- Transportation Impact Study, Crozier Consulting Engineers, dated October 2020
- Urban Design Brief, John G. Williams Ltd., dated November 13, 2020

All of the supporting documents have been published on the City's website for the subject application, [www.burlington.ca/millrcroftgreens](http://www.burlington.ca/millrcroftgreens).

### ***Remaining Golf Course Lands (Outside the Scope of Subject Applications)***

On the remaining golf course lands, the applicant intends to make design improvements to the course layout while retaining an 18-hole golf course. The existing maintenance building on Area E is proposed to be demolished and replaced by a new, smaller maintenance facility located closer to the existing clubhouse. The new facility is anticipated to be approximately 557 m<sup>2</sup> and located near the existing parking lot (Planning Justification Report, p.3 & 57).

Staff note that the future redesign of the golf course layout and relocation of the maintenance shed are outside the scope of the subject applications, as the Official Plan designation and zoning of the remaining golf course lands are not proposed to change. Any development or site alteration on the remaining golf course lands will be subject to all applicable City Official Plan policies, zoning by-law regulations, other City by-laws such as the City's Site Plan Control By-law, Private Tree By-law, and Site Alteration By-law, as well as Conservation Halton's policies and guidelines.

For reference, the current "Parks and Open Space (O1)" zoning allows accessory buildings and structures, such as maintenance sheds, subject to the regulations of the zone, including those outlined in Table 1 below. Through the Site Plan Review process, matters such as safety, compatibility (noise, dust, odours), siting, building materials, transportation access, grading and drainage will be considered for any accessory buildings or structures proposed within the remaining lands.

**Table 1 – Current O1 Zone Regulations for all Golf Course Lands**

Buildings and Structures Permitted: Buildings and structures for permitted uses. Accessory buildings and structures for permitted uses.	
Yard abutting a Residential Zone	15 m
Yard abutting a Street	15 m
Yard abutting any other lot line	7.5 m
Landscape Area abutting a Street	6 m
Landscape Area abutting a Creek Block	9 m
Landscape Buffer abutting a Residential Zone	9 m

## **Policy Framework**

The proposed Official Plan Amendment, Zoning By-law Amendment and Plan of Subdivision are subject to the Provincial Policy Statement (2020), the Growth Plan for the Greater Golden Horseshoe (2019), the Regional Official Plan, the City of Burlington Official Plan (1997, as amended), the New City of Burlington Official Plan (2020) and the City of Burlington Zoning By-law 2020, as summarized below. A policy analysis will be provided in a future recommendation report to Council to demonstrate whether the proposal is in keeping with the applicable framework.

### **Provincial Policy Statement, 2020**

The Provincial Policy Statement (PPS) provides broad policy direction on land use planning and development matters of provincial interest. All planning decisions must be consistent with the PPS. The PPS promotes healthy, liveable and safe communities that are sustained by appropriate development and land use patterns that make efficient use of land and infrastructure, accommodate an appropriate range and mix of uses, protect public health and safety, conserve biodiversity, and protect natural heritage and water resources. The PPS directs that growth and development be focused in settlement areas. Furthermore, land use patterns in settlement areas are to be based on densities and a mix of land uses to meet long term needs and which efficiently use land, resources, infrastructure and public service facilities, prepare for the impacts of a changing climate, support active transportation and transit.

### **Growth Plan for the Greater Golden Horseshoe**

A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019) provides a policy framework for managing growth. It came into effect on May 16, 2019. Amendment 1 to the Growth Plan was approved on August 27, 2020 and took effect on August 28, 2020. All planning decisions must conform to the Growth Plan (2019, as amended).

The policies of the Growth Plan are intended to support the achievement of complete communities that feature a diverse mix of land uses and range of housing options, and to provide for a more compact built form and vibrant public realm; increase the use of transit and active transportation; mitigate and adapt to climate change and reduce greenhouse gas emissions; and integrate green infrastructure and appropriate low impact development. The vast majority of growth is directed to settlement areas, with a focus on intensification within delineated built up areas, strategic growth areas, locations with existing or planned transit, particularly higher order transit, and areas with existing or planned public service facilities.

In designated greenfield areas (areas designated for development within the settlement area but are outside of delineated built-up areas), new development is to be planned, designated, zoned and designed to support the achievement of complete communities, active transit, and integration and sustained viability of transit services.

The subject lands are within the City's settlement area. Areas A-D are within the delineated built up area of Burlington. Area E is outside the built-up area, but within the designated greenfield area.

### **Halton Region Official Plan (ROP)**

The subject lands are designated as Urban Area within the Halton Region Official Plan. Area A is also partially designated Regional Natural Heritage System (RNHS), and Area D is in close proximity to or within the RNHS designation.

Lands within the Urban Area designation are locations where urban services (water and wastewater) are or will be made available to accommodate existing and future development. The Regional Official Plan states that the range of permitted uses and creation of new lots shall be in accordance with local Official Plans and Zoning By-laws and other policies of the Regional Official Plan.

The Regional Natural Heritage System (RNHS) is a system of connected natural areas and open space to preserve and enhance the biological diversity and ecological functions within Halton. Permitted uses include non-intensive recreation uses and accessory building or structures. The alteration of any components of the RNHS is not permitted unless it has been demonstrated that there will be no negative impacts on the natural features and areas or their ecological functions.

An Environmental Evaluation Report and other studies have been submitted and are currently being reviewed by staff and agencies. These reviews will help to inform staff's analysis of the conformity of the proposal with the ROP.

### **City of Burlington Official Plan (1997, as amended)**

The City of Burlington's Official Plan (1997, as amended) provides more specific guidance on land use planning and development within the city. The Official Plan includes principles and objectives that relate to the natural heritage system, flooding and erosion hazards, stormwater management, transportation, urban design, compatibility of land uses and residential intensification with existing properties.

Areas A-D are currently designated "Major Parks and Open Space" in the City's current Official Plan (1997, as amended). Objectives of this designation include to recognize parks and open space lands as valuable resources to the community that plays an important role in defining the character and lifestyle of the City's residents, and to ensure an equitable and adequate supply of parks and open space, and a full range of leisure



opportunities throughout the City. Uses within this designation include municipal parks and related community facilities, golf courses and related facilities, and outdoor recreation uses. Residential uses are not permitted.

The applicant is seeking to redesignate Areas A-D to “Residential-Low Density” in the City’s Official Plan, which would allow single-detached and semi-detached housing units with a density of up to 25 units per net hectare.

Area E is currently designated “Residential – Medium Density” in the City’s current Official Plan. This designation permits ground and non-ground oriented dwelling units with a density between 26 and 50 units per net hectare. Permitted building forms include townhouses, attached housing and walk-up apartments.

The applicant is seeking to redesignate Area E to “Residential-High Density” in the City’s Official Plan. The City’s “Residential-High Density” designation allows either ground or non-ground-oriented housing units, including apartments, with a density ranging between 51 and 185 units per net hectare. Since the density of Area E is proposed to be 200 units/ha, the inclusion of a site-specific policy is needed to allow for the proposed density.

An analysis of consistency with the City’s Official Plan will be informed by various inputs, including but not limited to, staff and agency reviews of the submitted technical materials.

### **City of Burlington New Official Plan (2020)**

On Nov. 30, 2020, the Region of Halton issued a Notice of Decision approving the new Burlington Official Plan. The new Official Plan has been developed to reflect the opportunities and challenges facing the City as it continues to evolve.

Section 17(27) of the Planning Act (R.S.O. 1990, as amended) sets out that all parts of an approved official plan that are not the subject of an appeal will come into effect on the day after the last date for filing a notice of appeal- that date being Dec. 22, 2020 for the new Burlington Official Plan.

Staff note that the subject applications were deemed complete on December 18, 2020, before the new Official Plan came into effect. However, the new Official Plan reflects Council’s vision and as such will be considered in staff’s evaluation and recommendation on the applications.

Schedule B: Land Use - Urban Area in the new Official Plan designates Area A as City’s Natural Heritage System and Major Parks & Open Space. Areas B-D are designated as Major Parks & Open Space, and Area E is designated Residential Medium Density. The following is a summary of the objectives and policies of these designations (next page):

- *City's Natural Heritage System (Area A)*

Together with the Major Parks & Open Space Designation, the City's Natural Heritage System forms a component of the City's Urban Structure that, according to the new Official Plan, is essential for a healthy and sustainable urban area and intended to be protected in accordance with the policies of the Plan.

The City's Natural Heritage System designation consists of natural heritage features and areas, the linkages and interrelationships among them, and also includes lands that are regulated as hazardous lands mapped by Conservation Halton. Objectives of this designation include to maintain, restore and enhance the long-term ecological health, integrity and biodiversity of the Natural Heritage System in the urban area and its ecological and hydrological functions.

Similar to the Regional Official Plan, the new OP prohibits development and site alteration within or adjacent to the City's Natural Heritage System "unless it has been determined through an EIA or equivalent study that there will be no negative impacts on the City's Natural Heritage System or on natural features and areas or their ecological and hydrological functions" (4.2.2m(ii)).

- *Major Parks & Open Space (Area A-D):*

Objectives of this designation are similar to the objectives of the "Major Parks and Open Space" designation of the City's (1997, as amended) Official Plan, including to recognize the role and value of parks and open space in defining the character and lifestyle of the city's residents, and to ensure that an adequate and equitable supply of parks and open space and public gathering space and full range of leisure opportunities are available throughout the city.

Lands within this designation includes public parks, and other public and private open space lands. The new Official Plan introduces a new policy that restricts the City's consideration of proposals to re-designate Major Parks & Open Space lands to the time of a statutory Official Plan Review (8.4.2(2)d)).

- *Residential Medium Density designation (Area E):*

This designation allows ground or non-ground-oriented dwellings at a density of 26 to 75 units per net hectare. Non-ground-oriented dwellings may be permitted to a maximum height of 4 storeys, and are only permitted at the periphery of existing neighbourhoods. Area E is also within the *Established Residential Area* of the City's Growth Framework (Schedule B-1), where intensification is generally discouraged and development is to be in accordance with the permitted uses and densities of the underlying land use designation (2.4.2(3)a)).

**Zoning By-law 2020**

The subject lands are currently zoned “Parks and Open Space (O1)” in the City’s Zoning By-law 2020. This designation permits municipal parks, public and private open space, golf course and associated uses (e.g. curling club), and storm water management and erosion control facilities. Residential uses are not permitted.

The applicant proposes to change the zoning of the Areas A-D to “Residential – Low Density”, with site specific exceptions (R3.2-XXX), and Area E to “Residential – High Density”, with site specific exceptions (RH3-XXX). Table 2 and 3 below compares the requirements of the R3.2 and RH3 zones with the subject proposal, based on a preliminary review by staff of the submitted materials.

**Table 2 – Comparison of R3.2 Zone Regulations and Proposal**

(**Bold text** = exception required)

<b>R3.2 Regulation</b>	<b>Required</b> (minimum unless otherwise specified)	<b>Proposed</b>
Lot Width	15 m	No change proposed.
Lot Area	425 m <sup>2</sup>	
<b>Front Yard</b>	<b>6 m</b>	<b>4.5 m</b>
<b>Rear Yard</b>	<b>9 m;</b> 4.5 m on corner lot	<b>1 storey: 4.5 m;</b> <b>1.5 storey: 6 m;</b> <b>2 storeys: 7.5 m;</b>  Plus, a 6 m-wide landscape buffer is proposed between a POTL rear lot line and abutting residential rear lot lines.
<b>Side Yard</b> for dwellings with an attached garage	<b>1 or 1.5 storey side: 1.2 m</b> <b>2 or more storey side: 1.8 m</b>	<b>1 or 1.5 storey side:</b> 1.2 m and <b>0.6 m</b> <b>2 or more storey side: 1.2 m</b>
<b>Street Side Yard</b>	<b>4.5 m</b>	<b>2 m</b>
<b>Lot Coverage (max.)</b> incl. accessory buildings	<b>1-storey: 40%</b> <b>1.5-storey: 37.5%</b> <b>2- or more storeys: 35%</b>	<b>No maximum</b>
<b>Dwelling Depth</b>	<b>18 m maximum</b>	<b>No maximum</b>
Floor Area Ratio in designated areas for lot coverage	0.45:1	Not proposed to be in designated area for lot coverage

<b>R3.2 Regulation</b>	<b>Required</b> (minimum unless otherwise specified)	<b>Proposed</b>
<b>Building Height (max.)</b>	<b>Peaked Roof Dwellings:</b> 1-storey to 7.5 m; <b>1.5-storey to 8.5 m;</b> <b>2-storey to 10 m;</b>  <b>Flat Roof Dwellings:</b> <b>1-storey to 4.5 m</b> <b>2-storey to 7 m</b>	<b>Flat or Peaked Roof Dwellings:</b> <b>1-storey: 7.5 m</b> <b>1.5-storey: 9 m</b> <b>2-storeys or more: 12 m</b>
Building Setback Abutting	Creek block: 7.5 m, 4.5 m if block includes a 3 m buffer  Pipeline easement: 7 m Railway right-of-way: 30 m	No change proposed.
Parking for detached dwellings on a parcel of tied land fronting onto a common element condominium road (Part I, 2.25, Table 1.2.6)	1.5 spaces per unit where 1 space shall be located on the parcel of tied land within the common element condominium block which contains the condominium roadway.	No change proposed.

**Table 3 – Comparison of RH3 Zone Regulations for Apartments and Proposal**  
 (Bold text = exception required)

<b>RH3 Regulation</b>	<b>Required</b> (minimum unless otherwise specified)	<b>Proposed</b>
Lot Width	30 m	Approximately 137 m
Lot Area	0.1 ha	0.66 ha
Front Yard	6 m maximum	3 m
Side Yard	3 m	<ul style="list-style-type: none"> <li>From west lot line: 20 m</li> <li>From lot line abutting hydro corridor: 6 m</li> </ul>

<b>RH3 Regulation</b>	<b>Required</b> (minimum unless otherwise specified)	<b>Proposed</b>
Below-Grade Parking Structures (Part I, Section 2.26(5), iii)	<ul style="list-style-type: none"> <li>Setback from all other property lines and street lines: 3 m</li> <li>Shall not extend into a required landscape buffer</li> </ul>	<ul style="list-style-type: none"> <li><b>0.62 m from front property line and 0.8 m from east side property line.</b></li> <li>To be confirmed; landscape buffer not dimensioned on plans.</li> </ul>
<b>Density</b>	<b>50 units/ha minimum</b> <b>185 units/ha maximum</b>	<b>200 units/ha maximum</b>
Building Height	24 m	7 storeys; unknown linear height.
Landscape Area	Not required in an RH3 zone	Approximately 3.2 m
Landscape Buffer	3 m abutting an RM zone	To be confirmed.
<b>Amenity Area</b>	<b>25 m<sup>2</sup>/unit (= 3250 m<sup>2</sup>)</b> 100 m <sup>2</sup> minimum	<b>20 m<sup>2</sup> /unit</b> 2,631 m <sup>2</sup> total
Parking	Occupant parking shall be enclosed for units exceeding 100 units/ha	26 visitor spaces unenclosed at surface
<b>Parking Rates (In-effect)</b>	Occupant spaces: <ul style="list-style-type: none"> <li>1.25 spaces/one-bedroom unit (x 91 units)</li> <li>1.50 spaces/two-bedroom unit (x 21 units)</li> <li>1.75 spaces/three-bedroom or more unit (x18 units)</li> </ul> <b>= 177 occupant spaces</b>  Plus 0.35 visitor spaces/unit <b>= 46 visitor spaces</b>	<b>149 occupant spaces</b> <b>27 visitor spaces</b> 2 maintenance vehicle parking spaces
<b>Accessible Parking</b>	3% of required parking = 7 spaces	7 spaces
<b>Accessible Parking Pathway</b>	Each accessible parking space shall be located adjacent to a delineated accessible parking pathway with a minimum width of 2 m	To be confirmed; dimensions not shown on site and parking plans.

### **City-Wide Parking Standards Review**

In 2017, City Council received and approved the *City of Burlington City-Wide Parking Standards Review* prepared by IBI Group. The review included a systematic and comprehensive study of the City's existing parking standards, over 400 surveys of parking usage in the city, and a comparison of parking rates in comparable municipalities. Among IBI's recommendations were new visitor parking and maintenance vehicle parking rates and a lower minimum occupant parking rate for apartment buildings in comparison to the City's current parking rates.

In 2019, City Council approved amendments to the Zoning By-law 2020 to update non-residential and residential parking rates, in accordance with City-Wide Parking Study. However, the Council approved rates are under appeal at the LPAT. Nevertheless, staff are of the opinion that the new parking rates warrant consideration in evaluating the subject development applications.

**Table 3 – Comparison of Council Approved Parking Rates and Proposal**  
(**Bold text** = deficiency)

<b>Council-Approved Parking Rates (not in effect)</b>	<b>Proposed</b>
<ul style="list-style-type: none"> <li>Occupant spaces: 1 space/one-bedroom unit (x 91 units); 1.25 space/2-bedroom unit (x 21 units); 1.5 space/3 or more bedroom unit (x 18 units) = 145 occupant spaces</li> <li><b>Visitor spaces:</b> 0.25 per unit x 130 units = <b>33 visitor spaces</b></li> <li>Maintenance vehicle spaces: 1 additional space/75 units for use of maintenance vehicles servicing the site = 2 maintenance vehicle spaces</li> </ul>	<ul style="list-style-type: none"> <li>149 occupant spaces</li> <li><b>27 visitor spaces</b></li> <li>2 maintenance vehicle parking spaces</li> </ul>

### **Technical Comments**

The subject applications were circulated to internal staff and external agencies for review. City Finance, Halton District School Board and Halton Catholic District School Board have provided no objection to the development proposal, but will have conditions of approval for the subdivision application. Comments from the school boards are also summarized below. City Parks and Open Space staff have also provided comments, summarized below.

At the time of writing of this report, comments are still forthcoming from City Site Engineering, Forestry and Landscaping, Transportation, and Accessibility staff, Burlington Transit, Conservation Halton, Halton Region, TransCanada Pipeline, Burlington Hydro, Bell Canada and CN Rail.

Without having all technical comments, City staff are unable to provide a recommendation on the subject applications within the 120-day timeframe prescribed by the *Planning Act*. Consequently, staff respectfully request additional time to continue to review the application.

#### *City Parks & Open Space*

City Parks & Open Space staff comment that the subject lands are privately owned and are not included in the City of Burlington's calculation of parkland provisioning levels.

Parkland dedication will be a condition of approval, in accordance with the City's Official Plan policies and current Park Dedication Policies and By-law. Parkland is to be dedicated at a rate of 5% of land area for Areas A-D. The preference of staff is to establish one public park block from land dedicated through Areas A to D. For Area E, parkland is to be dedicated at a rate of 1 ha per 300 units to establish a connection and amenity space between Dundas Street to the Hydro One corridor.

Also, hazard lands will be required to be conveyed to the City, and will not be considered parkland dedication, as per Part II, 2.11.3g) in the City's Official Plan (1997, as amended).

Lastly, Parks Design & Construction staff comment that they are supportive of the extension of the existing multi-use trail along the Hydro One that currently ends at Berwick Drive, and of a trail loop connecting Areas A & B, as proposed in Millcroft Greens' Conceptual Open Space Plans (October 2020).

#### *Halton District School Board (HDSB) & Halton Catholic District School Board (HCDSB)*

The HDSB comments that students generated from the proposed development are currently within the Charles Beaudoin Public School, Florence Meares Public School and Dr. Frank J. Hayden Secondary School catchment areas. According to the HDSB's projections, elementary schools are projected to be at or under building capacity. As a result, students generated from this development are expected to be accommodated in the respective schools with minimum impact on the facility.

Dr. Frank J. Hayden Secondary School is projected to be over building and portable capacity. As a result, options for student accommodations will be reviewed for this school. Attendance at this school is not guaranteed for existing and new students.

The HCDSB comments that if the development was to proceed today, elementary students generated from this proposal would be accommodated at Sacred Heart of Jesus Catholic Elementary School located at 2222 Country Club Drive. Secondary school

students would be directed to Corpus Christi Catholic Secondary School located at 5150 Upper Middle Road.

Neither school boards have objections to the proposed applications subject to conditions, including a condition that all offers of purchase and sale to prospective purchasers include an advisement that school buses will not enter cul-de-sacs and pick up points will be generally located on streets convenient to the boards.

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### **Financial Matters:**

In accordance with the Development Application Fee Schedule, all fees determined have been received.

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### **Climate Implications**

In Canada, buildings generated approximately 13% of the country's greenhouse gas emissions in 2018 in their heating and cooling. Passenger transportation and municipal landfills accounted for approximately 14% and 2%, respectively<sup>1</sup>. In February 2020, City Council approved the City of Burlington Climate Action Plan to support the city's path towards a low-carbon future, focusing on mitigating greenhouse gases and reducing energy consumption. The plan identifies seven implementation programs, including programs to enhance energy performance for new and existing buildings; increase transit and active transportation mode shares; electrify city, personal and commercial vehicles and other currently gas-powered equipment; and support waste reduction and diversion. A discussion of the climate implications of the proposed development will be provided in the future recommendation report.

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### **Engagement Matters:**

The applicant held a virtual Pre-Application Community Consultation Meeting on September 21, 2020, prior to the submission of the applications. Over 800 residents, Ward 6 Councillor Bentivegna, Mayor Meed Ward, and City Planning staff attended the meeting.

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<sup>1</sup> Government of Canada. 2020. *National Inventory Report 1990-2018: Greenhouse Gas Sources and Sinks in Canada*. Retrieved online from: <https://unfccc.int/documents/224829>



Notice signs were posted on the subject lands in February 2021. A public notice of the Official Plan and Zoning By-law Amendment, and Plan of Subdivision applications was mailed in January 2021 to all property owners and tenants within 120 m of the subject site.

A webpage was created on the City of Burlington website, accessible at [www.burlington.ca/millcroftgreens](http://www.burlington.ca/millcroftgreens). This webpage provides information about the subject application including dates of public meetings, links to supporting studies, and contact information for the applicant's representative and Community Planning Department.

### **Public Comments**

As of the writing of this report, over 200 written comments have been received by staff with respect to the subject applications. The first 157 of these comments have been included in Appendix B to this report. The full set of public comments will be provided in the future staff recommendation report to Council. The general themes of the written comments are summarized below:

- Objections to loss of greenspace and trees
- Loss of open space and trees will change neighborhood character and identity
- Impacts on wildlife habitat, air quality and public health
- Impacts on property values, privacy and residents' enjoyment of their backyards
- Impacts on stormwater management and flooding in neighbourhood and neighbourhoods downstream of Appleby Creek.
- Concerns that proposal will exacerbate existing flooding issues in neighbourhood, particularly around proposed Areas A and B.
- Proposed loss of greenspace and trees is inconsistent with the original plans for the neighbourhood and the City's Climate Change Emergency Declaration and Action Plan, Private Tree By-law, and new Official Plan.
- Proposed lot sizes are much smaller than existing lots and do not fit in with existing neighbourhood
- Golf course provides needed park space in neighbourhood and is enjoyed by residents for golf and walking
- Proposal will lead to overcrowding on existing parks and schools
- Traffic and traffic safety impacts during and after construction
- Noise and dust impacts during construction
- Concerns with proposed private cul-de-sac roads:
  - Suitability of proposed road widths and design to accommodate utilities, street lighting, mailboxes, vehicular movements, active transportation, and safety between golf carts, pedestrians and cars

- Concerns and questions about who will maintain the proposed private roads, sidewalks and trails, and how access to them by public and golfers will be protected in the future
- Concerns that the proposal will lead to redevelopment of remaining lands in the future and that the remaining lands will not be suitable to accommodate a popular and safe redesigned course
- Concerns about location and compatibility of future replacement maintenance shed with existing residential uses.
- Comments and concerns with submitted technical studies (Environmental Site Assessment Reports, Hydrogeological Report, Traffic Impact Study)

### **Next Steps:**

Due to the complexity and scale of the subject applications, not all comments have been received and a fulsome review and analysis has not yet been completed at this time. Staff is requesting additional time to review the subject applications in order to bring a subsequent report to City Council in the future outlining staff's recommendation on the proposed applications and an analysis of the proposal based on applicable planning policies.

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### **Conclusion:**

This report provides a description of the development application, an update on the technical review that is underway and a summary of public comments that have been received to date. Planning staff recommend that Council direct staff to continue to process the applications, work with the applicant and to receive remaining agency comments.

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Respectfully submitted,

Rebecca Lau, MCIP RPP

Planner II – Development Planning

rebecca.lau@burlington.ca

### **Appendices:**

- A. Sketches
- B. Public Comments Received

**Notifications:**

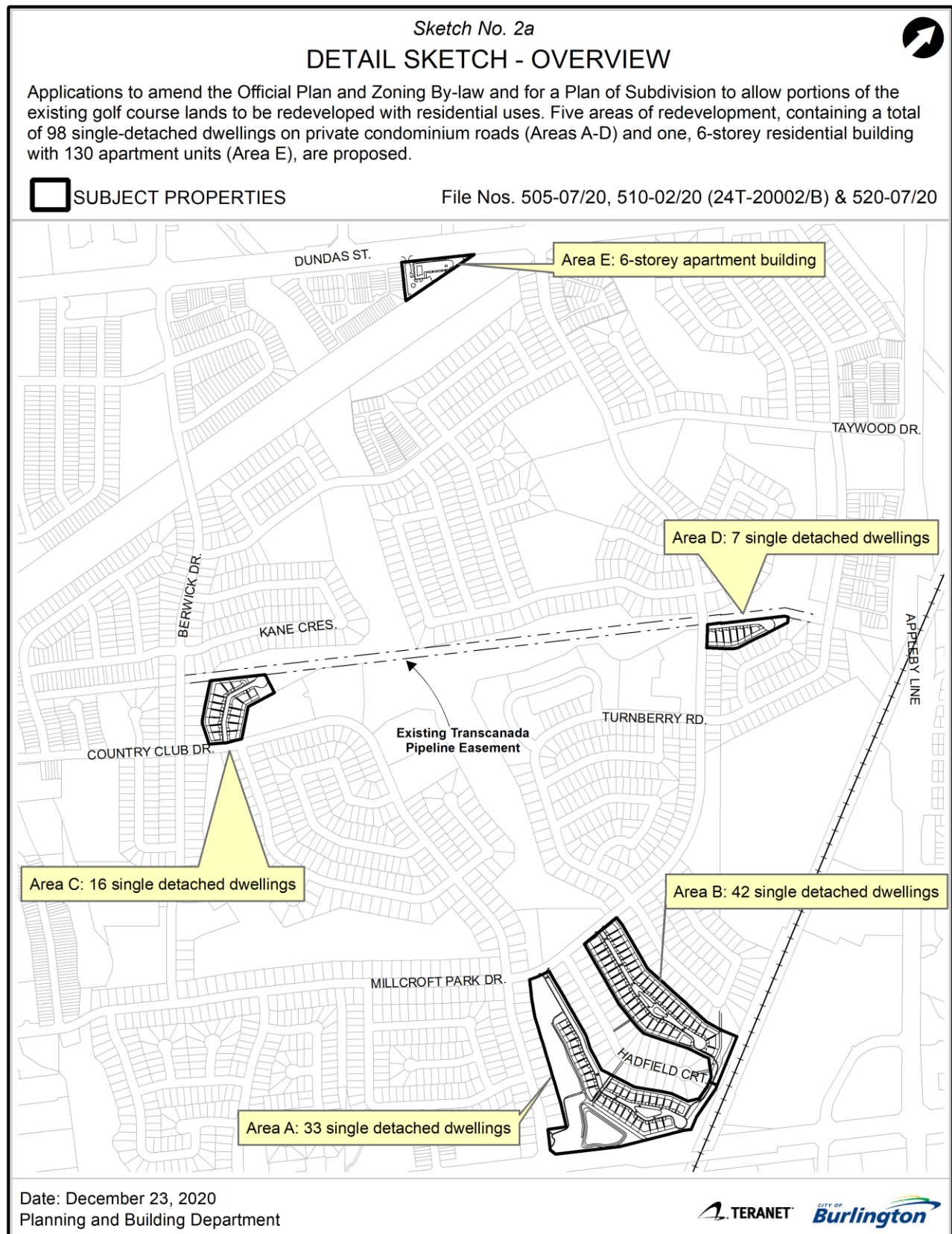
Glenn Wellings, Wellings Planning Consultants Inc.  
[glenn@wellingsplanning.ca](mailto:glenn@wellingsplanning.ca)

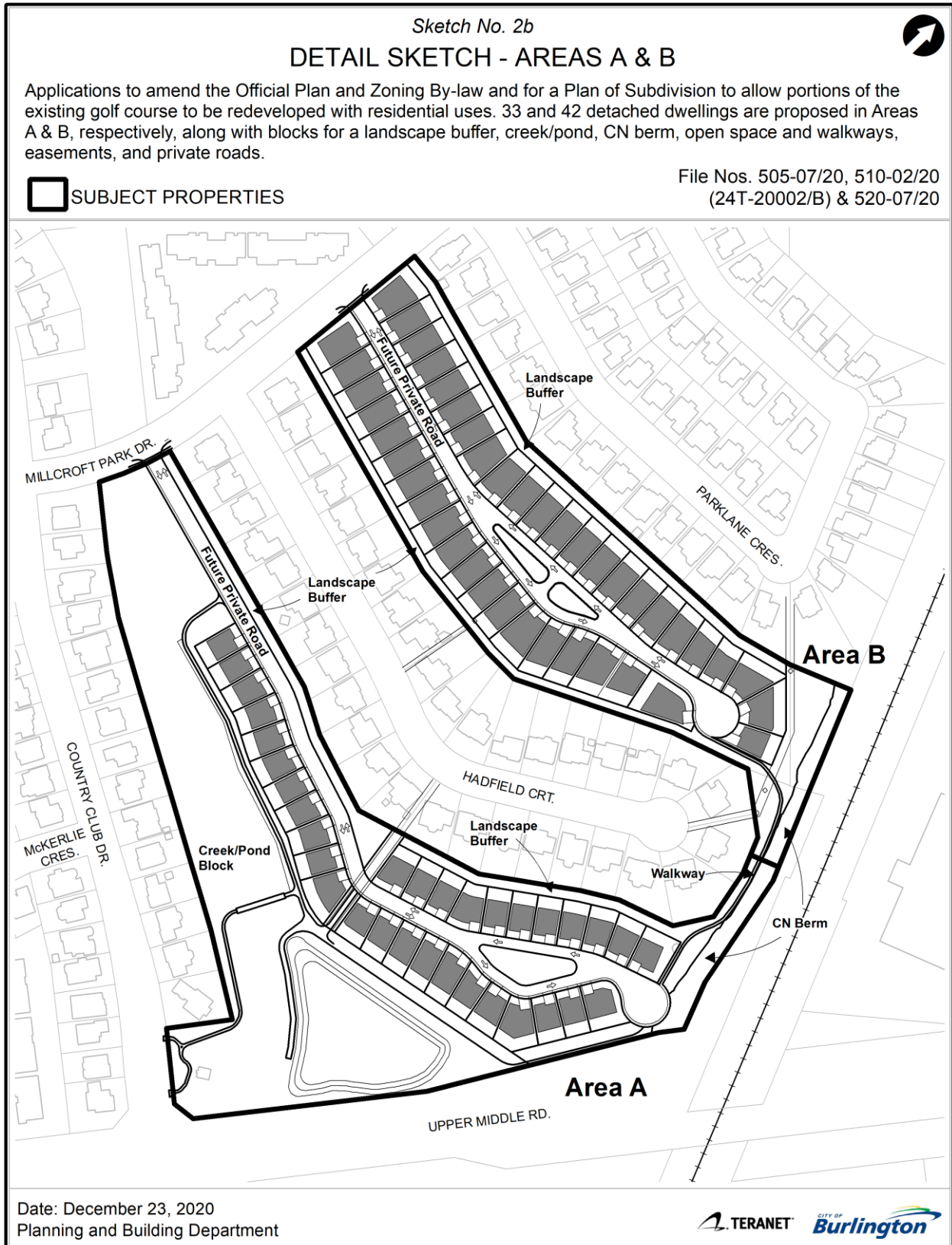
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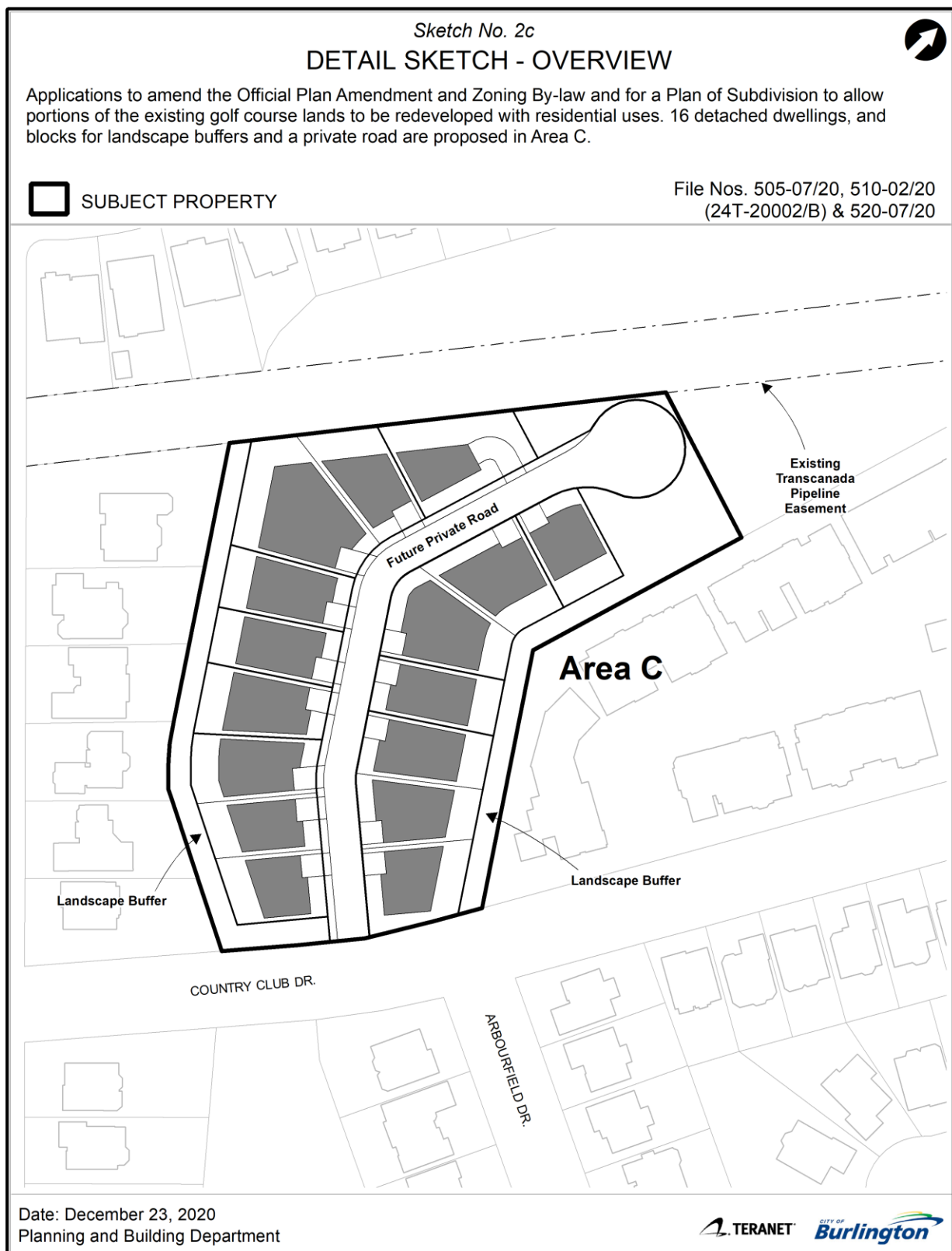
All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.

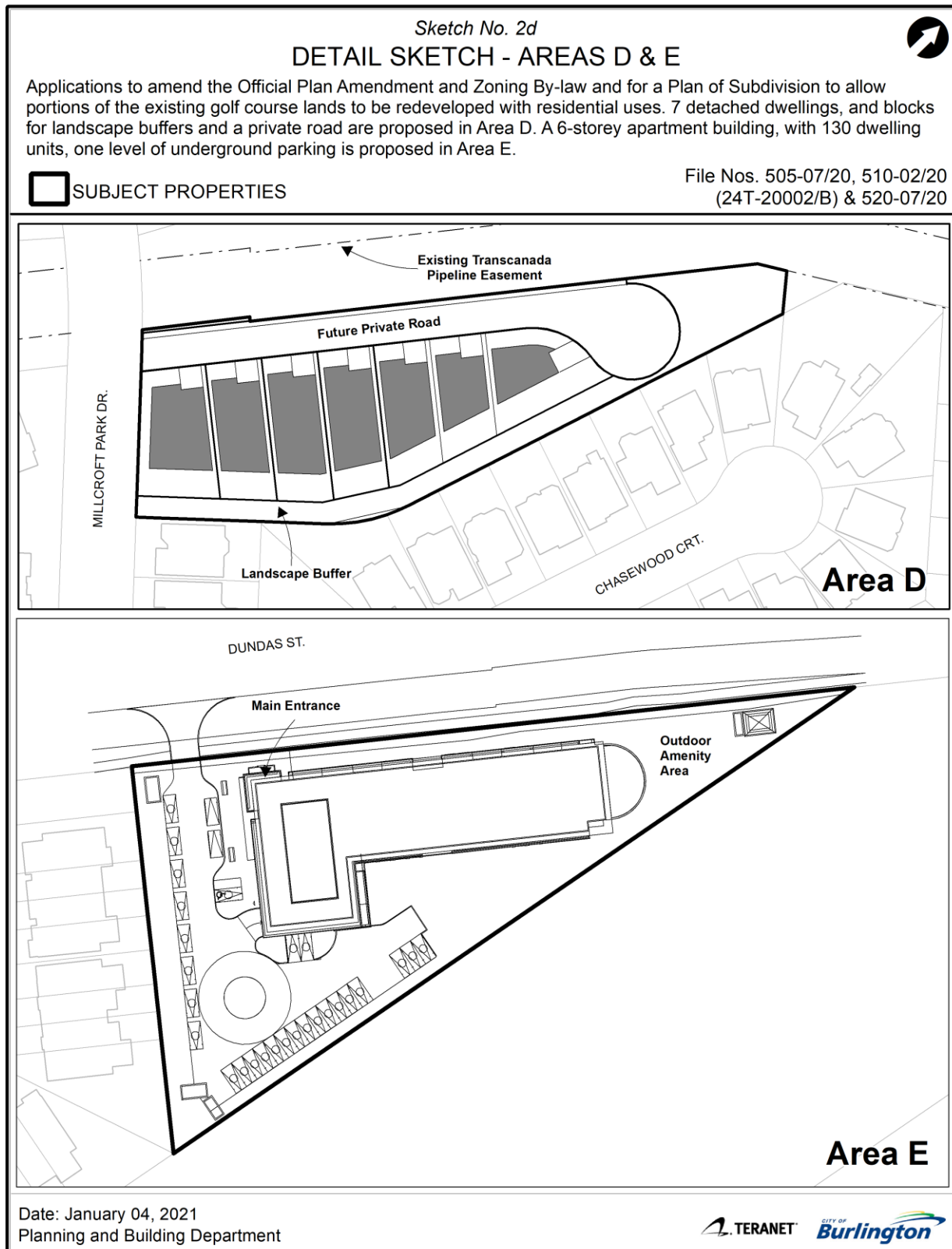














## Appendix B – Public Comments Received

The following is a copy of the first 157 comments that have been received by staff.

#	Name & Address	Date Received	Comments
1	Stephen Deeth Unit 7, 4211 Millcroft Park Drive Burlington	January 8, 2021	<p>Hello Rebecca,</p> <p>I am in receipt of your notice regarding the Planning Application submitted by Millcroft Greens Corporation. I object to this development along with most of the other residents of this community. Most of us moved into Millcroft because it was a planned community. People moved here because of the amount of green space, and the low density. The plan submitted by Millcroft Greens Corporation reduce green space, will add traffic congestion, and will reduce the enjoyment of living here.</p> <p>My correspondence to the Mayor is below.</p> <p>Thank you.</p> <p>Stephen Deeth, CPA, CA Deeth &amp; Co. LLP Chartered Professional Accountants ---</p> <p>Good afternoon Mayor Meed Ward and Councilor Bentivegna,</p> <p>Thank you both for participating in last nights virtual meeting. I thought the meeting went well and it was very informative. I have lived in Millcroft for about twenty years. It appears apparent that the entire Millcroft community is strongly opposed to this development and I think with good reason. People moved into this area because it was a planned golf course community. Most of us think that Monarch put a lot of thought into what Millcroft would look like. They did a great job and built a unique community. It would be such a shame if this is destroyed.</p> <p>Some of the discussion last night talked about safety. My own feeling is, is that this is a bit of a red herring. Any homeowner who buys on a golf course knows that there is a risk of stray balls. We live on the 8th hole. If we had any concern about safety we would not live here.</p> <p>The comments made by the two community groups were for the most part valid. Long term, this</p>

			<p>development will pave over shrinking green space, reduce wildlife habitat, cut down trees that are just coming into maturity, alter streams and shrink ponds, increase traffic, noise and pollution and lessen the enjoyment of our community.</p> <p>I do hope the city rejects the development application.</p> <p>Thank you for your time.</p> <p>Steve</p>
2	Carl Finch 2088 Turnberry Road, Burlington	January 7, 2021	<p>Ms. Lau, in the event that the City approves the application for Zones A and or B, I urge you to include, as a condition, that a direct pedestrian access be required under the railway tracks to the shopping centre.</p> <p>Currently those of us who live in Millcroft, but close to the shopping centre, have to face a long walk out to and then along Upper Middle Road, or drive. Similarly, students going to the school on Upper Middle, but are too close to be entitled to school bussing, have a longer than necessary walk. For many years there were gaps in the fence between Millcroft Park and the rail right of way that people used to walk across the tracks. This was dangerous and impractical. Incidentally, there is already a tunnel under the tracks there that the city could examine to see if this could be turned into a public pedestrian walkway, independent of the Millcroft Greens application.</p> <p>I think that it is important that the city consider wherever possible, ways of encouraging people to walk or cycle, rather than to drive.</p> <p>Good for both the environment and for health.</p> <p>Regards, Carl Finch</p>
3	Ramon Miguel Tejada 4172 Rawlins Common, Burlington ON L7M 0B5	January 7, 2021	<p>Hello</p> <p>I live in the Rawlins common area in the section that will be impacted by the west side of the condo (Lot E). I hope that my comments can be considered within the city feedback and provided an update for the next interaction with the residents.</p> <p>Below my main concerns</p> <p>A: I'm seeing that they aren't considering building a 6-meter green buffer as they are doing it for other areas, between our houses and the condo. I will be losing all my privacy and the noise will increase having the front of a 6 story building behind my home. A total of 8 houses' privacy will be impacted by this construction.</p>

			<p>B: How the car circulation will work? Are they only considering one side entry or the condo will have another entrance? Considering a 6 storey building with 130 units owners with one or more cars will increase the smoke contamination and noise around our houses. I think they should consider 4 storey instead of 6.</p> <p>C: Are they considering to build a public amenity area that can be used by the general neighborhood?</p> <p>These are my main 3 concerns about the subject project.</p> <p>Thanks for the opportunity and I hope that my observations can be considered.</p> <p>Regards!</p> <p>Ramon Miguel Tejeda</p>
4	Graeme & Maggie 3-2165 Country Club Drive	January 7, 2021	<p>Rebecca: My husband and I are totally against the Millcroft Greens Corp. plans for our Millcroft community. We support M.A.D.'s opposition to Millcroft Greens Corp. plans.</p> <p>Regards, Graeme and Maggie 3-2165 Country Club Drive Burlington</p> <p>-- Cheers Maggie</p>
5	Bill Woloshyn 2158 Country Club Drive	January 7, 2021	<p>Ms. Lau</p> <p>Thanks to my old age incompetence when it come to emails I somehow mistakenly dispatched my first attempt at feedback on the Millcroft Greens planning application.</p> <p>I have been a 16+ years homeowner on Country Club Drive. As a former Toronto resident I much appreciated the difference of my new Burlington community. I have avoided grumbling about the increased population and road traffic in recent years. We are at significant levels and I do not want to see them made so much greater as a result of the Millcroft Greens proposal.</p> <p>As someone who has played golf on the Millcroft golf course every year I disagree vehemently with the developer's opinion that a reduced distance par 3 type course will be an improvement.</p> <p>I am a supporter of M.A.D. group and its wish to leave the neighbourhood in its current state.</p>

			<p>Thank you for the opportunity to make views known on the planning application.</p> <p>Regards,</p> <p>Bill Woloshyn</p>
6	<p>Chris Ariens 2292 Pathfinder Dr. Burlington, ON L7L 6N2</p>	<p>January 8, 2021</p>	<p>Hi, Rebecca. I wish to register my comments on file with respect to the development proposed by Millcroft Greens in the Millcroft community.</p> <p>Normally, I am supportive of the goals of projects such as this one, which are providing increased density within the existing urban framework. However, I have some concerns with respect to this development in particular which override my support and in my opinion, make this development proposal a net negative for the City of Burlington.</p> <p>These concerns are as follows:</p> <p>1) Development is entirely in the form of cul-de-sacs. The amount of space that is dedicated to roadways in this form of development is excessive. Cul-de-sac developments are the most resource intensive, pedestrian unfriendly, and climate damaging form of development in existence. Providing services to these homes will be extremely costly. Although the homes will have high market values and therefore proportionally greater contributions to the city tax base. cul-de sac development is disproportionately more costly to service in the years post-construction. Many cities in the U.S. which have encouraged high levels of cul-de-sac development are on the verge of bankruptcy as the costs of servicing such communities are not covered by the taxes collected from residents.</p> <p>2) Many of the cul-de-sacs only have homes on one side of the street. This further diminishes the benefit of additional taxpayers to support the maintenance of the road and underground infrastructure over the long-term.</p> <p>3) Overbuilt roadway infrastructure with island separation invites unsafe driving, and unsafe storage of extra vehicles on the public roadway, further acts as a barrier to non-car forms of transportation and further increases the city's future maintenance expense.</p> <p>4) No additional amenities or connectivity for the community, and for non-car modes of transportation are enabled by this development. There are substantial opportunities to connect the Millcroft</p>

			<p>community with nearby amenities by providing public trails and paths that prioritize active transportation. The proposed development has not taken advantage of any of these opportunities.</p> <p>Overall, in my opinion, this development proposal detracts from the City, makes it more difficult to reach its sustainability goals, will burden future generations of city taxpayers with additional costs, entrenches automobile dependence and offers zero benefit to offset the reduction in the golf course space that serves as greenspace for this community. I would hope that the developer can revise their proposal in a way that fits in with the City's declared Climate Emergency and reduces the negative implications on the city's long-term financial position.</p> <p>Thank you, Chris Ariens (Ward 5 resident)</p>
7	John Mayberry 4144 Stonebridge Crescent Burlington L7M 4N3	January 8, 2021	<p>I am not directly affected by the location of the proposed development, but my wife and I are interested parties to any changes due to the peace and tranquility of Milcroft , and the resulting threats to our property values.</p> <p>First off all we bought our condominium about 14 years ago, with a particular expectation that.our Tranquil setting on the 18th fairway would preserve and enhance our property values in the years ahead. we believe that squeezing more houses/buildings on to an already crowded piece of land will decrease overall property values.</p> <p>I am also very worried that reducing the course to for example, 14 holes, will affect its popularity, leads to reduced play, financial difficulties and a rapid deterioration in the value of our assets. The developers will be long gone with his money and we will be left with an unsalable asset overlooking a dandelion /weed field that will continue to. Deteriorate over time.</p> <p>IN CONCLUSION The Millcroft development was a planned development where families made purchase decisions based on a vision promised them by the developer. please don't aid and abet a new developer who wants to make a quick buck and doesn't care about the impact on visions of families/</p>
8	Rick & Denise Stefiszyn	January 9, 2021	<p>Hello Rebecca. My wife and I live in Millcroft at 2145 Country Club</p>

	2145 Country Club Drive, Unit 2		<p>Drive Unit #2. Just making our voices heard, that we are totally against the proposed development by Millcroft Greens Corporation.</p> <p>We moved to Burlington from Mississauga because we liked the City and how it was managed. Unfortunately with this development the character and charm of Millcroft will be forfeited. Green space will be lost, residential traffic will increase, wild life will be affected...all for what....money?</p> <p>We join the majority in Millcroft and want it recorded that we oppose any further residential development on the existing Millcroft Golf Club.</p> <p>Thank-you.</p> <p>Regards</p> <p>Rick &amp; Denise Stefiszyn</p>
9	Louise Taylor and Hal Hirte 2063 Country Club Dr Burlington L7M3V4	January 9, 2021	<p>Attn: Rebecca Lau, Community Planning Department, PO Box 5013, 426 Brant St., Burlington, Ontario, L7R 3Z6</p> <p>Dear Ms Lau,</p> <p>My name is Louise Taylor and I have lived on Country Club Drive in Burlington for the past 18 years with my husband Hal Hirte and our 4 children. Our backyard is on the 6th fairway of the Millcroft Golf Club. I am a retired nurse Practitioner that worked for 36 years at the Hospital for Sick Children and my husband is an Oncologist at the Juravinski Cancer Centre in Hamilton.</p> <p>Imagine our surprise when we went to a public meeting in February 2020 with our neighbours to find out that a developer - Argo - had purchased half of the golf club and was planning on tearing it apart to build houses - LOTS of houses. This plan would involve completely closing the 6th and 7th hole and replacing them with almost 100 houses. Our wonderful happy place behind our home would be torn up and destroyed. This may sound a bit dramatic - but I cried for days...and we were both in shock. How could anyone even consider taking away this open space that is teeming with wildlife just to put up more houses?</p> <p>We bought this beautiful property, and paid a premium for a golf course lot, because we have crazy professional lives. We work many hours per week and on weekends and it is impossible to ever get to a cottage or weekend summer home. We call our deck</p>

			<p>and backyard our “Happy Place” - and it truly is our cottage. You will find us sitting out around our fire pit every night and weekend, from early in the spring to long into the fall. We eat outside as much as the weather permits - and sometimes longer with our outdoor heaters. We love the sound of the golfers jingling their clubs as they walk the course. We feed the birds in the winter and it is quite amazing seeing the different species come to visit the feeders. Appleby Creek runs behind our home and is teeming with so many different creatures that it’s hard to imagine taking away this precious habitat.</p> <p>After I got finished crying - I got mad. We heard rumblings within days that there was a group of neighbours that were organizing to fight this development. They were a group of like-minded neighbours that were also mad - and formed this amazing group called MAD - Millcroft Against Development - to let the developer know we do NOT want to lose our green space, or have homes crammed in behind our properties.</p> <p>This group of neighbours didn’t know me - but I crashed their first meeting and they haven’t been able to get rid of me since! I have the energy and the time to help - and when they floated the idea of working to save Millcroft - I jumped at the idea to help. Imagine our surprise after our first meeting, and a call to action - we got such an amazing response from the whole neighbourhood. Apparently, there are a lot of people with a passion to keep Millcroft the wonderful open space that it is.</p> <p>Our little group was responsible for delivering letters door to door to over 4000 households in the area as our first step. We have been putting up lawn signs so that everyone can see that we stand together. We are working hard at acquiring email addresses so we can develop the extensive database with the aim that every person in Millcroft can stay in touch and get the information that they need. We have fundraised to hire the professionals we need to advise us how to do this right. We are committed for the long haul to do everything we can to stop this development and destruction of the golf course.</p> <p>One more thing I would like to add - and a very special result of all this. I have met more of my neighbours than I ever imagined - and seen the incredible dedication of the administrative team that has made all of this possible. As much as this has been a difficult issue and some crazy circumstances - I have made a</p>
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			<p>lot of new friends.</p> <p>In summary, Millcroft is the most beautiful area in Burlington. Letting a developer come in and change the zoning to build houses on the green space is unthinkable. This area is a haven for our residents. Taking away the land that so many species live on is a crime. Building homes on a known flood plane is irresponsible.</p> <p>We are committed to stopping this plan - and my neighbours and I are MAD enough to persist with this battle as long as it takes us. Please consider our plea to stop this application for development in its entirety.</p> <p>Thank You Louise Taylor and Hal Hirte</p>
10	Fern and Tom Petrie 4310 Taywood Drive	January 9, 2021	<p>Dear Ms. Lau.</p> <p>We have been residents of Millcroft for over 25 years, originally on Muirfield Court and now on Taywood Drive. We grew up in this city and when our family was transferred back to Burlington from London Ontario in 1995, we knew right away that Millcroft was where we wanted to live. The large lots and beautiful homes built around the golf course and open space attracted us right away. We held annual golf tournaments at Millcroft with our neighbours on Muirfield for many years. We have a real sense of community. Our children spent their teen years growing up in Millcroft and both bought their first homes here. Why? Because they wanted to their own families to enjoy growing up here as well. They love the sense of community and the open green space.</p> <p>We look out our back doors now and enjoy the open space and watching the wildlife. With this proposed infill development, we are extremely concerned about the loss of this green space, the affects on wildlife, the depreciated home values, and the increased traffic. And we feel that, should this development be allowed to proceed, it will only be a matter of time before the entire open space and golf course is developed.</p> <p>Millcroft is a wonderful community with the open space at its heart. Please don't allow Argo Development to destroy it.</p> <p>Respectfully, Fern and Tom Petrie</p>
11	Adrianne and Dean Marsh	January 9, 2021	<p>Dear Rebecca,</p>



	2065 Country Club Drive Burlington, ON L7M 3V4		<p>Unlike many people who are against the proposed development of Millcroft Golf Course, we are new to the Millcroft community. We moved to Country Club Drive last summer, from Mississauga, into what we thought was “ our forever home “. I am retired and my husband is retiring soon, we searched for the perfect home/location for over 2 years. The home we found is a bungalow that "currently " backs onto the 6th hole of Millcroft golf club. We paid top dollar to live here and now we feel betrayed . When we purchased our home, the official plan stated that the land behind our house was zoned as “ green space”. How can the city allow the golf course owner to develop this “green space” land?</p> <p>When we attended the meeting last February, we were shocked to learn that the beautiful green space and approximately 400 trees were going to be destroyed.</p> <p>There is an abundance of wildlife that also calls this green space “home”, we also hate the thought of their home being encroached upon by new development.</p> <p>As mentioned, we have only lived here a short time, but we have witnessed rainstorms that have flooded the golf course behind our house. The flooding would only get worse if the green space is replaced with concrete and houses.</p> <p>If all the proposed homes are added to our community, it will also put a burden on the current infrastructure, not to mention an increase in traffic on our already very busy street.</p> <p>I try to be a glass half full person....The only good thing about this proposed development is that we have been able to meet our awesome neighbours who are working together to keep our beautiful, healthy green space intact. We are MAD ( Millcroft Against Development).</p> <p>We hope and pray that we will be able to continue to live in the beautiful community that Millcroft is today.</p> <p>Yours sincerely, Adrianne and Dean Marsh</p>
12	Dennis Parass 2072 Hadfield Court	January 9, 2021	See attached letter.

DENNIS AND BONNIE PARASS  
2072 HADFIELD COURT  
BURLINGTON, ON  
CANADA  
L7M 3V4

January 12, 2021

Rebecca Lau  
Community Planning Department  
PO Box 5013,  
426 Brant Street  
Burlington, ON  
L7R 3Z6

**Re: MILLCROFT GREENS APPLICATION**

**Dear Rebecca Lau:**

- Summary action requested
  - I am writing to register my strong opposition to the Millcroft Greens proposal to construct 98 homes on the existing golf course. We believe it is contrary to the Provincial, Regional, City of Burlington and the Millcroft community goals.
  - The requested rezoning application will destroy the essential environmental role of the golf course, is not necessary for the City of Burlington to meet its residential intensification goals and will degrade the safety and lifestyle of our community.
- 550 Homes- Millcroft Green's Long Term Goal
  - This application is not simply about 98 homes. Its approval will open the door to further applications by Millcroft Greens to add up to 450 homes on the golf course.
  - The truncated golf course is designed to fail. Millcroft Greens is appealing the 2020 Official Plan, revealing their objection to the restriction it will place on golf course and open space development. Their long term goal is to replace the essential role of this green area, that is the backbone of this community, with houses.
- Facts about the Millcroft community
  - Construction in Millcroft began in 1987 and was essentially complete in 2007. Presently there are approximately 4000 homes and 10,000 residents. There are two significant large residential lots, which when developed will add close to 200 Town homes. The architectural style of the homes are consistent throughout.
  - Millcroft was designed around the golf course, which winds through the center of the community following Appleby Creek. Its purpose is to provide the essential environmental needs of the development and at the same time an access to nature for Burlington residents. The golf course green area is essential to Millcroft.
  - Millcroft is not the only neighbourhood that has limited green space. With the further development of Uptown Burlington and continued development above Highway 5, just North of Millcroft, we need to protect our remaining properly zoned Green space and parks.

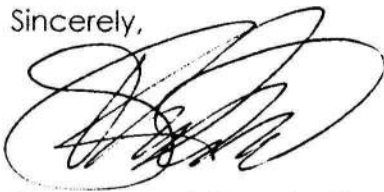
- The Goal of Burlington/Halton/Provincial legislation
  - The rising importance of environmental protection and the desire to accommodate population intensification is a challenge for the City of Burlington. The City has a development plan for the future to meet the intensification goals that does not include nor require the Millcroft Green project to be approved.
  - The specific clarifications regarding open spaces and golf course development is addressed in the Burlington 2020 Official plan. It prohibits this kind of development.
- Specifics objections to the Millcroft Greens Application
  - Environmental impact
    - Their proposal requires the destruction of 400 large, mature trees, the elimination of wildlife habitat due to the realignment of the Appleby Creek, significant earth moving that creates noise, dust pollution and eliminates 90% of the present open green space.
    - The golf holes 6 and 7 have witnessed flash flooding of increasing severity. The present Stormwater system, which is already stressed, relies on two defenses; the open golf course to absorb much of the water and a discharge line from holes 7 to 6 into the holding pond. Filling these golf holes with homes is a major obstacle to this reality
    - Rework of the rest of the entire golf course will have similar impacts on the environment and affect the dust and noise for those residents
  - Economic collapse of the Golf course
    - Our golf course has a loyal following, serving our community and the larger regional area. It is already a short 18 hole course attractive to young and casual players. Shortening the course further to a quasi Par 3 course is doomed to failure, which I believe is the real goal of Millcroft Greens. This will position them, in a couple of years to apply for added housing on the remaining course.
  - Design clash with existing community
    - The Branthaven development at Turnberry and Taywood has raised a good deal of opposition because the contemporary design of the Townhomes clashes with the style of the adjacent community. We believe the homes Millcroft Greens will design will reflect current modern homes exteriors that will clash with the greater Millcroft Community
    - This project will have much smaller lots, with front and back setbacks much less than surrounding homes. In addition, the height of their 2 story homes will be higher than existing neighbours
  - Disruption with daily living
    - This 98 home Millcroft Greens project will take 3-5 years to fully complete. During this construction period the entire community will be disrupted due to noise, truck traffic, unsightly contractor's portable facilities and interruption of existing services.
    - This development will result in damage to the roads and services that the City provides. Aside from the costs involved, there will be the unending annoyance of residents to Millcroft Green's invasion of this established community.

o Safety concerns

- You must not ignore the added safety risks to our community. The increased traffic of contractors, the parking of trucks on adjacent streets obstructing vision and the traffic 200 additional cars from the new homes will impact the community
- More importantly, we have hundreds of children walking to and from school each morning along Millcroft Park Drive that will be at risk during construction.

**I ask that the Council take these points into consideration and vote down the Millcroft Greens application.**

Sincerely,



**Dennis and Bonnie Parass  
2072 Hadfield Court  
Burlington, ON  
Canada  
L7M 3V4**

13	Resident in Millcroft Neighbourhood	January 10, 2021	<p>Dear Ms. Lau,</p> <p>I hereby make it known that I am fully against the proposed subject application and development on the Millcroft Golf Course.</p> <p>I am a resident of the area in close proximity to one of the areas proposed for redevelopment.</p> <p>Most or all property owners in the Millcroft neighbourhood were drawn to the area because of the longstanding and established golf course and the green space associated with it. Millcroft is a unique community in Burlington which is known for the very feature the applicant wishes to largely diminish.</p> <p>Most or all property owners have paid a significant premium to purchase property in Millcroft in relation to the surrounding neighborhoods in North Burlington. There is no question the properties in proximity to the proposed development will decrease significantly in value if the proposed development is approved. As you're aware, the many retirees living in the area depend on the equity in their homes to fund their retirement.</p> <p>Why should the applicant gain at the expense of the local homeowners?</p> <p>The proposed housing lots are significantly narrower and the spacing between proposed houses is much closer than what exists in the rest of Millcroft. This is in stark contrast to the character of the neighbourhood. It is no coincidence that the most desirable and valuable areas of the city are located near green space, have large lots, and ample space between houses.</p> <p>The proposed development will result in the destruction of desperately needed urban green space and wildlife habitat. There is already a shortage of green areas in the city of Burlington especially in the newer developments in the northern half of the city. Any green areas permitted to be converted to housing will be lost forever.</p> <p>The applicant's argument that the development will improve safety is weak at best. The orientation of the existing golf greens results in very little property damage or threats to public safety. The occurrence of errant golf balls causing property damage is extremely low, and in fact would be expected by any reasonable person purchasing a home adjacent to a golf course. I</p>
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			<p>am not aware of a single incidence of bodily injury resulting from the golf course.</p> <p>The City of Burlington has a relatively low mil rate in comparison to neighbouring municipalities and the rest of Ontario. The City does not need this redevelopment to generate more revenue from property taxes.</p> <p>Finally if this development is approved, it will set a dangerous precedent for future development of the Millcroft Golf Club and the rest of the City of Burlington. For the reasons highlighted above, the redevelopment of golf courses and green areas is a bad idea and goes against the City's official plan, as well as the provincial mandate of encouraging development in urban cores near transit hubs instead of suburban sprawl.</p> <p>Ms. Lau, I sincerely hope you and the planning committee will consider the longterm negative consequences this proposal will have on the neighbourhood and the city as a whole and reject this proposal in its entirety.</p> <p>Parklane Crescent</p>
14	Ross Wallace 4218 Gleneagles Court	January 10, 2021	<p>I hope the thought process includes more than just the 5 areas outlined as:</p> <ol style="list-style-type: none"> <li>1. The course will be drastically shorter and likely non-competitive with other courses because of this. I know that this is contradicted by the developer's paid "experts" and by the time you find this out, the development is done and Millcroft Greens is proposing a second phase rationalized by the non-profitability of the course and, what they can not develop, they will likely give the town for park land ie the taxpayer cuts the grass / leaves it fallow. Please don't fall into their trap.</li> <li>2. Since the "stated" motivation was safety, the errant ball issue is just being moved around a bit so there is no real improvement to this metric. Shorter fairways will give rise to golfers "going for it" in one on short par fours. There are new pinch points. The original premise of increased safety (we all know this is b**sh**) needs to be critically investigated or the entire reasoning is false ... and if this can be falsified, what other aspects of the proposal are false?</li> <li>3. Looking at the new # 17 hole, golfers are being asked to cross over an active fairway??? How can that be acceptable if safety is a concern?</li> </ol>

			<p>4. Where does their rather large equipment shed (now on Area E) get relocated too? The building itself has to be 60' x 120' or bigger excluding land around it. Will some homeowners and golfers now see an ugly eyesore on course grounds? Tried to find this in the proposal and could not.</p> <p>This is just a cursory look at the plans. Hopefully there is enough backbone in the Planning and Development Committee to stand up for all the hard work that went into the Official Plan.</p> <p>I guess you know where I stand. We back onto the left side of the current Hole #9 and play 55 to 60 rounds go golf at Millcroft.</p> <p>Ross Wallace</p>
15	Krista O'Gorman 4174 Kane Crescent	January 10, 2021	See attached letter.

4174 Kane Crescent  
Burlington, ON  
L7M 5B9

January 9, 2021

Community Planning Department  
PO Box 5013  
426 Brant St  
Burlington, ON  
L7R 3Z6

**Attention: Rebecca Lau**

Dear Ms. Lau,

I am writing to voice my opposition to the planning application submitted by Millcroft Greens Corporation. I am requesting that the City of Burlington decline the application and preserve our precious green space.

As a property owner with a direct view of the Hole #1 green, my family and I will be directly impacted by the proposal (Area C). We have been Burlington residents for almost 20 years and moved to Millcroft in 2016 to enjoy a neighborhood which offers fantastic green spaces, minimal congestion, and homeowner pride of ownership. Upon purchasing our home, we invested significantly in our backyard with a landscape design that highlights the beauty of the course. Obviously with the proposed development directly behind our home, both our enjoyment and value of our property will be greatly diminished. However, please note this is not only about loss of property value but also about the loss of beloved green space as well as increased traffic.

The developer's claim that the redesign will make the course safer implies there is a significant risk with the existing layout. As a property owner on the golf course and an avid golfer, the risk is completely overstated and is an attempt by the developer to mislead and garner support. We have had very, very few golf balls in or near our yard over the past 5 golf seasons. In addition, Millcroft Golf Course is already a short course and by shortening it further, it will lose its appeal and ultimately fail leading the way for the complete residential development of the course. I would argue that the proposed large homes on small condo sized roads that will support both golf carts and cars is more dangerous than the odd golf ball. Should the golf course not be viable in its current design, I would like to see the City purchase the course and turn it into walking trails.



Finally, it is important to the note that the proposal goes against the Burlington Official Plan section 8.4.2. While the latter was approved after the receipt of the application, it should not be discarded nor discounted. It is imperative that we retain our green spaces not develop them. The official plan outlines the future of Burlington and will ensure that our city remains the best in Canada! Thanks for your consideration.

Regards,

Krista O’Gorman, MBA, BBA



16	Minja Zahirovic 2214 Snead Road, Burlington, L7M4X2	January 10, 2021	<p>Hi Rebecca,</p> <p>I received your letter regarding the proposed development plan for Millcroft Greens. I am not in favour of the proposed development. I believe it will deteriorate the image of the community, add unnecessary housing and noise from construction.</p> <p>Everyone in Millcroft bought their homes in order to live and enjoy a golf course community. The proposed changes undermine the entire image of the community and will effectively eliminate parts of the golf course. Who is to say that the entire golf course will not be developed? Some homes that backed onto a golf course would now have to look at other backyards. This reduces the value of the homes and the entire neighbourhood.</p> <p>What can I do as a resident and tax payer to prevent this development? Why would the city allow such a rezoning when the original development was for a gold course community? How can we be assured that Millcroft will not be further deteriorated and lose it's neighbourhood charm?</p> <p>Regards,</p> <p>Minja Zahirovic</p>
17	Peter and Wendy Vankessel 2061 Country Club Drive	January 10, 2021	<p>Dear Rebecca:</p> <p>We are writing you to express our continued objection to this application.</p> <p>When we elected to reside in Burlington in 1986, we came to this city in part because of its progressive approach to planning and the integration of well considered and varied open spaces within its neighbourhoods. We saw it as an attractive place to reside and raise a family. It was a community we wanted to call our home. We have done all of these things and have participated in many volunteer capacities with a desire to also contribute to the growth and improvement of life in this city we have called our home for over 34 years now.</p> <p>In 2001, we chose to purchase our home in Millcroft on Country Club Drive. We chose Millcroft in part because of the unique characteristics of this neighbourhood. The meandering open space on which the golf course is situated and that so defines the vision of Millcroft was one of the key decision points for us. Since</p>

			<p>making our decision to locate here, we have been able to enjoy the open space and the multitude of unique and different bird and animal species that we see every day. This will be lost with this development proposal and the forced additional proposed density.</p> <p>Despite the representations made by the applicant, we also have significant concerns that what is being promoted as integrating well into the neighbourhood will not, in fact, be the case. The narrow access roads, smaller lots and reduced setbacks are completely inconsistent with the existing areas to which they abut despite promised efforts to mitigate through architectural design controls. We also doubt that if granted, that this will be the only application of this nature as this is an explicit option retained as a part of the stated planning rationale. All together this will completely decimate the concept and vision of this community. There are many other issues in this application with which we have significant concerns, but the most prominent of these is the abundant loss of zoned, open space that make this neighbourhood so unique. Please do not agree to allow this to be taken away from the citizens of our great city.</p> <p>Sincerely,</p> <p>Peter and Wendy Vankessel</p>
18	<p>Jeff Penman 2049 Carns Crt Burlington, Ontario L7M 4X9</p>	<p>January 11, 2021</p>	<p>January 11, 2021</p> <p>Community Planning Department, PO Box 5013, 426 Brant St., Burlington, Ontario, L7R 3Z6</p> <p>I am writing to you today to again express my concern and objection to the proposed residential development on Millcroft Golf Course.</p> <p>My family and I have lived in Millcroft for over 10-years making our way to Burlington from Toronto, when our two children were 4 and 2 years of age. When discussions started about moving from Toronto, we discussed a few options of where to go – we wanted the best possible neighborhood to raise our children and be an active member of a community.</p> <p>One summer day I joined my friend for a round of golf close to his house in Burlington, that golf course was Millcroft Golf. Up until that day, I had never played at Millcroft Golf Course, and I did not know anything</p>

			<p>about the surrounding community. As I drove to Millcroft Golf Course that day, and subsequently played golf on this beautifully kept course, I was overwhelmed with the beauty of the Millcroft neighborhood and the immaculate golf course that wound itself through it. I noticed people of all ages out walking, jogging, riding bikes; on all the surrounding streets that are open and visible to the golf course – everyone quick with a “hello” or “good afternoon” – everyone centered around this unique open green space that is Millcroft Golf Course.</p> <p>Four months later, we had purchased a home in Millcroft and have been happy here ever since. I have been a member of Millcroft Golf Course for years; I play minimum of once a week. My wife and both children have also taken up golf and we play as a family foursome several times at Millcroft Golf Course throughout the season.</p> <p>Millcroft Golf Course brought us to Burlington, and we love it. It breaks our hearts at the thought of destroying this beautiful open green space and building residential homes – for no other reason than for developer profit. Please do not allow this to happen.</p> <p>Yours Truly</p> <p>Jeff Penman</p>
19.	Resident near proposed Area C	January 11, 2021	<p>To: Community Planning Department The City of Burlington Attention: Rebecca Lau</p> <p>Dear Ms. Lau,</p> <p>As a resident of Millcroft whose home backs onto Area C, I do not support Millcroft Greens Corporations’s application to change the Official Plan designation and zoning of Areas A-D. I have concerns about the following:</p> <p>I bought my property in 1997 and paid a premium cost to back directly onto the golf course. I bought here because I wanted open space behind me and I did not expect the golf course lands directly behind me to disappear. I enjoy the green space behind me and the beautiful green fairway. I do not wish to lose that view and space behind my lot. I am not concerned with the few golf balls that fall on my property. I have never had a broken window. Most people are putting on the green of hole one behind me. Interest in golf is</p>

			<p>increasing and I see no reason to shorten the Millcroft Golf Course to build homes except to make a profit for Millcroft Greens Corporation at the expense of citizens of Millcroft.</p> <p>I have concerns regarding the noise, dust, mess and extra traffic from the construction process behind my home and in my neighbourhood. I have lived in two other subdivisions in both Milton and Georgetown in the past when new housing was constructed behind me. Both times the construction was most disruptive and the dirt and construction garbage blew around our homes and streets. The extra cars, enormous earth moving machines, bulldozers and trucks muddied and destroyed our roads. I do not want to go through that disruption and mess again.</p> <p>I have allergies to dust and mould as well as asthma. I am worried that the increased dust due to construction will aggravate my allergy and breathing and do the same for those who live in Millcroft with the same allergic condition. I heard that it will take more than a year to prepare the land and build the homes as well as sell them and complete the landscaping. Potentially that means at least two years of aggravated allergies and worsening asthma for me. It is a hazard to my health!</p> <p>I am concerned about the noise pollution from fewer trees and many more cars and people in the neighbourhood. With Highway 5, Walkers Line, Appleby Line and Upper Middle Road surrounding our neighbourhood and a nearby train track, we have a lot of noise pollution. With more people and traffic and fewer trees and grassland to absorb the sounds the noise pollution will be more intense. I especially notice it after being at my cottage and comparing the sounds in the neighbourhood to my recreational home. I do not want the noise pollution to increase.</p> <p>I have concerns about the number of large trees that will be cut down to make way for this new development. I heard that over 400 large trees will be lost and be replaced by various smaller sized trees and saplings as small as 10cm. This is a real loss to the city and the residents of Millcroft. The trees provide oxygen and cooling shade that are beneficial to good health of the citizens of Burlington. I do not want these greens spaces to be covered with buildings and asphalt.</p> <p>I have concerns for the wildlife that make Millcroft golf course their home. I have lived here for over 23 years</p>
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			<p>and have seen the wildlife gradually return to this area. We have Canada geese on the ponds and fairways, as well as coyotes, raccoons, squirrels, rabbits, skunks, ducks and numerous birds that frequent the area enjoying the green open spaces of Areas A, B, C, and D. The new development further crowds their homes.</p> <p>I have concerns regarding the drainage of water of my lot. Right now the water at the back of my lot runs off onto the golf course where it flows down to a storm grate at the edge of the sidewalk on Country Club Drive. If the land is levelled on Area C for the residential homes the elevation could end up higher than my lot and cause flooding. Twice before this happened to me in other homes in Halton and water did not flow off my lot after the new construction. Why would I believe it to be better this time? I saw that there will be water trenches on the new plan but they are not behind my lot.</p> <p>My husband and I are seniors who have made adjustments to our home so we can live here as we age. We have been making our home more accessible and age friendly. To move now to avoid the construction mess, breathing problems and loss of our view and open space would be a hardship for us. My husband has bladder cancer and Parkinson's Disease. We do not want or need any more aggravation from new construction behind us.</p> <p>I am concerned about the loss in value of our homes if we no longer back onto the golf course. If Millcroft Greens Corporation plans on giving us \$100,000 to take our view, that is not a fair exchange. I prefer my view and the continued value and pleasure of my home on a golf course lot.</p> <p>Thank you for the opportunity to be able to express my opinions about the Planning Application submitted by Millcroft Greens Corporation. I do not support it for Areas A-D. Please remove my name and personal information from this letter before making it available to the public.</p> <p>Thank you again,</p>
20	Carolyn Foxcroft 2139 Berwick Drive Burlington, ON	January 11, 2021	<p>Dear Rebecca,</p> <p>Please accept this email as my formal written comment.</p> <p>My name is Carolyn Foxcroft and I live at 2139 Berwick Drive behind the area that is proposed as</p>

			<p>“Area C” with the Argo group.</p> <p>I have lived at that location with my family since building our house in 1997. The area is full of wildlife such as ducks, turtles, hawks, herons and coyotes that are seen daily.</p> <p>I realized the construction may get passed however there are substantial topography nuances to that area only a resident would know.</p> <p>An issue of great concern is the significant water drainage that runs along our fence line. The water can be 20 feet across in significant downpours and we are concerned the construction behind will alter that natural run off and alter our lands that have swimming pools and gas lines.</p> <p>We want this to be made aware of in advance as to avoid substantial problems should this proposal be accepted.</p> <p>Acknowledgement of receipt of this email is greatly appreciated.</p> <p>Thank you for your time.</p> <p>Carolyn</p>
21	Darrell and Ruth Ethell 4138 Vermont Crescent	January 11, 2021	<p>Dear Ms. Lau,</p> <p>We have enjoyed living in Millcroft since since building our home here in 1994. Although we do not live directly on the golf course, we walk and bike regularly though out the entire neighbourhood.</p> <p>After reviewing many areas in and around Burlington, we chose Millcroft because of the access to green space and low density. We are disappointed that zoning changes are now being considered to enable increased density and reduced green space. This development is diametrically opposed to the Burlington Private Tree Bylaw, which came into effect in January 2020. The video on Burlington.ca includes the following: “In Burlington we know that preserving and protecting our trees is just as important as planting new ones. That’s why the City of Burlington has created a Private Tree Bylaw that will help protect trees, fight the effects of climate change and help ensure our beautiful city is a healthy and green city.” How is this new development going to protect trees, fight the effects of climate change and keep this city beautiful?</p>

			<p>Having endured many years of construction as Millcroft was built out over the past 26 years, we would now like to enjoy it without any further development. If that is not possible, we believe that a reasonable compromise would be to approve only the 6-storey apartment tower along Dundas.</p> <p>Thank you for the opportunity to provide input to this application.</p> <p>Kind Regards,</p> <p>Darrell and Ruth Ethell 4138 Vermont Crescent</p>
22	Betty Zhang 2055 Hadfield Court	January 11, 2021	<p>Dear Madam and Sir:</p> <p>Our family lives in 2055 Hadfield CRT burlingtong and moved in the middle of 2018. At that time, we were mainly attracted by the large golf courses in the millcroft community. We like the reasonable layout of the community, the low population density, good greening and quiet environment. Especially the house we live in now, the backyard can see the golf course, let people feel the beauty of nature every day. At that time, we focused on this environment. In fact, the house was very common, and the price was more than 200000 Canadian dollars compared with the same house in the backyard that did not face the golf course. But such a good environment was hard to find, so we bit our teeth and bought it. I believe that with such a good environment, I can live here all my life. But now we are told that the golf course in our backyard will be transformed into a residential area, and the green space in the backyard will disappear. It's really a disaster. We can't believe it's all true. I can't imagine that this beautiful scene will be destroyed in front of me. I can't move any more. It's too bad to live here. I can't imagine how to live in the future. We believe that there are people with the same situation and mood as us. I hope that the government can think for the people and stop such development.</p> <p>The area we live in belongs to zone B in the development plan. As we do not know the situation of other areas, we only raise our objection to the development of area B. In addition to what has been pointed out above, development is bound to bring damage to the overall environment</p> <p>The planning of area B is to build a residential area with very high housing density on a narrow golf course, which not only destroys the comfortable style of the original residential area, but also makes people look uncoordinated and uncomfortable. Moreover, so many houses and so many people will be crowded into this</p>



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			<p>small space at once, which will make the noise double. As a result, the local residents who are close to the railway and suffer from the noise interference of the train will have to bear greater environmental pollution, their quality of life will suddenly drop to the bottom, and the health of the residents will be seriously threatened. Moreover, the construction time may be as long as more than three years. During this period, I don't know how much noise and dust will be released. How can the local residents bear it?! I urge the government not only to make money and develop the economy, but also to think more about the welfare of the people.</p> <p>Thank you very much.</p>
23	Millcroft Resident	January 11, 2021	See attached letter.

## To Whom it May Concern

I am writing to you as I am a Millcroft resident. I have lived in Millcroft for the past 17 years and am raising 2 kids in the community. I am writing to appeal to all of you to prevent any further action for the proposal for Millcroft Greens to develop any part of the Millcroft Golf Course or surrounding lands associated with it.

One of the reasons why we chose this neighbourhood is because it was sprawling and not congested and the beauty of the golf course and the wildlife that is inhabiting the golf course makes it a beautiful community.

We understand that there is a plan proposed to development 5 holes of the golf course which will ultimately lead to many more as once they achieve the zoning they want they will just expand it and have precedence to do so. We are completely against this. There are many reasons why but have seen many of these fights and developments of golf courses come up over the years.

This is an existing neighbourhood which has been here for over 30 years and now is well established with many homes backing onto the course. Much of the values of these homes have come to be what they are because of the golf course. People have paid a premium since its inception to have premier lots backing onto the golf course and the locations have driven real estate values for the whole of the neighbourhood. Any development in their backyards will be detrimental to the entire of Millcroft's property values. Golf course lots will no longer be that and will go down as will all other homes in the area. The congestion of the neighbourhood will increase significantly and the number of cars, stop signs, new streets will completely change to landscape in this neighbourhood.

The argument of golf ball safety is very weak and is really just an excuse to push for development. The further argument that the course is suffering financially is absolutely ridiculous. There is an excellent opportunity to excel this business. Millcroft Golf Course has done absolutely no marketing for the past 17 years to anyone in this neighbourhood and this is their clientele. Lessons, clinics for kids, events, tournaments, and much more could have driven revenue but there has been no overture to build that business. It just feels like they have been waiting to cash in on development. Selling off to development is the lazy way out and this isn't the first time the owner has done this.

There is a ton of beauty in the course. Lots on ponds and streams and birds, fox, coyote, and other wildlife is in here which is going to be displaced if they develop the lands. Parkland is severely deficient in this park of Burlington.

Is this not Open Space, and is this supposed to remain that way? There are other opportunities for these builders in areas that have been designated for development. There is no need to pick an established golf course in an established neighbourhood to change. This community has over 4000 taxpayers living in it. Where is our voice here? We have lived here for 17 years with tax revenue of over \$100,000 dollars on average per home over a 15 year period. Does this not constitute a voice over an above the developer that is going to come in and ruin what is beautiful here and walk away for a quick hit of cash infusion vs the people who have been supporting tax revenues in the City of Burlington for over 30 years?

Is there not an opportunity for the City to partner with the residents of Millcroft for this land to become owned by the City? Keep it as a revenue generating golf course or make it maintained Park Land . While we have been able to walk the property for this past year , hundreds of residents have enjoyed the grounds as walking trails. Millcroft has no walking trails, whereas we see this in WestOak Trails in Oakville and The Orchard and through the hydro paths in Burlington. We are losing open space to development which should not be happening. We have already sold out our green space North West of Walkers line , and completely sold out the waterfront of Burlington to high rise buildings and the congestion has become unbearable and unsafe.

The only people gaining with this development is the developer. The thousands of home owners in Millcroft will gain nothing.

The drainage across all of Millcroft is also a major concern. There is a considerable amount of watershed (ponds, streams) through Millcroft and when rain hits there is flooding everywhere way beyond the golf course. We are a street and a half away from the course and our streets don't drain when we have rain. Many houses flood and some back yards are completely under water. Do you really believe that this would improve once a developer starts disturbing the land and what ever drainage exists. I can place bets that there will be minimal done to address drainage and then the developer walks away when building is complete and the surrounding development will be left holding the bag, and the flooded properties.

We live here because will love it here. Its not just our home we love. We walk every day and enjoy every aspect of the neighbourhood. The space , the ongoing growth of the greenery in the area, the parks, the flow of the design of the entire neighbourhood, the spacing of schools distanced from each other, the wildlife, and particularly the golf course being the centre of the the neighbourhood. I

would say the Heart of the neighbourhood. If you remove the heart you are left with a dead body. I don't think I can put it any more obvious than that.

Please consider to keep Millcroft the way it is today, with **all** of the Golf Course kept as the Heart of the Neighbourhood!

Thank you for your time and attention to our voice.

Best Wishes



24	Paul Osborne 4265 Clubview Drive	January 11, 2021	<p>Hi Rebecca. I live at 4265 Clubview Drive, in Millcroft Burlington. I have major concerns regarding the proposed development in and around Millcroft Golf Course.</p> <p>I don't see any benefit to anyone living in this community. We all built or purchased based on the way the community was originally planned and the fact an 18 hole golf course was part of that development. The only benefit behind this proposal is for the owner of the Millcroft Golf course, the developer and The City of Burlington through increased tax revenue.</p> <ul style="list-style-type: none"> <li>• The original owner of Millcroft (Monarch) conducted a sale/swap of assets with the owner of Richview GC, so Monarch could develop homes on that land.</li> <li>• The new owners knew what they were buying and now are attempting to make money selling off small parcels of the original investment as the real estate market continues to strengthen</li> <li>• We are less upset by the prospect of Area E: 6 story apartment building given its location and access direct to Dundas St (Hwy #5) and distance from existing residential. That said, this has been historically the maintenance area for the golf course so one has to wonder, what are they doing and what is the long term plan?</li> <li>• Making the golf course less than an 18 hole course (even at its current minimum yardage) by reducing the yardage even further, drives it to an executive par 3 course and delegitimize it further as a standard 18 hole course, and will continue to force the owner's hand into selling the land for even more development. Lets be clear: <u>this is the first move towards building a lot more homes.</u></li> <li>• Since I built my home, I have dozens of stories of golf ball damage both for residents who back onto the course but those that live across the street (me included). The golf course was built by Monarch as the original developer to encourage home buyers but the <u>course does NOT meet golf course community development guidelines.</u> There is not enough space between the golf course property line and distance of structures outside of that. Monarch erred in their development plans and the City was culpable.</li> <li>• Squeezing in <u>97 more homes</u> to Area A, B, C and D will only compress the golf course area</li> </ul>
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			<p>and spacing relative to the resident structures around it, and place even more homes at risk for golf ball damage.</p> <ul style="list-style-type: none"> <li>• Another huge concern will be the increased traffic. If we look at A and B alone, these <u>75 homes</u> alone will add ~150 more vehicles and traffic over a small distance near parks and schools where most of the foot traffic occurs.</li> <li>• Millcroft Park already experiences incremental traffic for soccer tennis and baseball during the good weather, so adding additional traffic in-between Turnberry and County Club makes no sense. You effectively add 2 intersections to the existing 5 with ~150 more vehicles to make a <u>total of 7 intersections between County Club/Millcroft Park Dr to Turnberry, which can't be more than 500 yards.</u></li> </ul> <p>This community was not properly developed to begin with and now we want to make it worse, and I fear its only the start of more land sell-off. There is already too much traffic in this neighborhood with the addition of surrounding commercial development and now the condos at Taywood and Appleby. Enough is enough.</p> <p>I support increasing residential construction as there isn't enough for the population growth in Ontario, but lets do it properly. It should be in developments where we have more open space and should be somewhat affordable for those entering the market not squeezing in more high priced \$1.0m properties that maximizes revenue for the develop/golf course owner and does nothing for the community at large.</p> <p>Thanks Paul Osborne</p>
25	Edward Moskal, 10-2145 County Club Drive, Burlington	January 12, 2021	See attached letter.

January 12, 2021.

Attn: Rebecca Lau

From: Edward Moskal, 10-2145 Country Club Drive, Burlington

Subject: Planning Application submitted by Millcroft Greens Corporation

In reviewing all the information available to me, it appears that the plan for site E (a 6 story apartment complex), will take up all the available land where the maintenance shed currently is. This indicates that the existing building on that site (the golf course maintenance shed and appurtenances), will have to be relocated elsewhere. Logically, I would expect it to be located somewhere on the existing golf course land. If so, a number of considerations should be examined, as follows:

- A shop building would most likely be of “factory” building materials, which would be unattractive and totally inconsistent with being part of a single family area of expensive homes. Therefore, there is a strong possibility of decreasing the value of nearby homes.
- A paved maintenance parking and delivery area would also negatively impact on the overall image.
- There may be on-site storage of gasoline for the maintenance machines.
- There could be on-site storage of hazardous chemical materials, such as pesticides, fertilizers, and weed killers.
- There may be visible on-site storage of compostables and other detritus (debris, garbage, junk, litter etc.) in bunkers, until final disposal elsewhere.
- Painting may take place on premises, creating fumes and objectionable odours.
- This maintenance shed would most likely be the delivery destination for any supplies and materials that the golf course may need (rocks, gravel, earth, building materials etc).
- The machinery used to maintain the course creates a high decibel noise, and would start up early in the morning, and continue on.....7 days a week for 7 – 8 months of the year.
- The machinery would be maintained in the building likely creating more noise.
- Depending on the chosen location of the maintenance building, there would be a strong chance of increased truck traffic going through a strictly residential area on “traffic calmed” roads, therefore creating traffic hazards for the children who attend a number of schools in this area.

I have examined the Millcroft Greens proposal for the golf course lands and the fairways. There is no mention of a replacement maintenance shed in the proposal. Also, there does not appear to be any obvious location that would be suitable for a maintenance shed. Even if it is “downsized”, I believe its presence would substantially impact this residential area.

I regard this missing information as a **significant deficiency** in a redevelopment proposal which has been presented to the Millcroft Community as well as the Application Submitted to The City of Burlington.

We would also appreciate full disclosure for the following questions;

- Who is responsible for the choice and the proposed relocation of the maintenance building?
- Who is responsible for the building design?
- When will the Millcroft Community be fully informed of the location, design, and proposed usage of the maintenance building?

26	Domenic Rapini 4186 Kane Crescent	January 12, 2021	<p>I am extremely sadden of the possibility of development on the Millcroft green space.</p> <p>We have been long time Burlington residents and for several years we were looking to buy a home that backed on to green space. Fortunately we were able to buy our home about 10 years ago, backing onto the Millcroft golf course that was designated green space. We wanted to enjoy a nice backyard and privacy. We paid a premium for the house because of the property and invested in our backyard to enjoy the surroundings and green space.</p> <p>During the off season we see people enjoying a walk along the course with their children and or pets.</p> <p>To have this long designated green space completely destroyed is devastating to us. I know the developers were considering offering some compensation to homeowners that were impacted but that is not the point. Their compensation is way below the true value. People bought the homes in the first place because of the privacy and green space. Compensation doesn't do anything. Now people would be looking at moving to another area and all the headaches and financial implications of another potential move.</p> <p>We all know this is just the start. A smaller less appealing golf course will not be financial stable going forward. Personally, I'm a golfer but would not play a small non conforming golf course. This will lead the owners to come forward and ask for more development and the loss of more green space in Burlington and impacting more homeowners and destroying their properties.</p> <p>We are deeply disappointed this would be considered. I can see and understand the condo complex they are proposing along Dundas. It would not impact the golf course and doesn't infringe on people's homes that back onto green space.</p> <p>Please do not allow this to go forward. This development will have a major impact on people and now we have to think about moving again.</p>
27	David & Mary Reilly 4150 Stonebridge Crescent Burlington ON	January 12, 2021	<p>Dear Ms. Lau,</p> <p>We recently received information regarding Millcroft Greens proposal to change the Zoning and Official Plan Designation for certain lands in Millcroft and to</p>



	L7M4N2		<p>redevelop the subject lands.</p> <p>We have lived in Millcroft for five years. We have lived all over the world in many places—Brazil, Mexico, Puerto Rico , England and several locations in Ontario. Without a doubt Millcroft is our favourite location. There is a very pleasant mix of green areas, trees and several types of accommodation . Traffic and noise are not an issue .</p> <p>We are very concerned with the application by Millcroft Greens and their proposal. The loss of trees and green areas would be a tragedy. The changes to holes six and seven will make that area very crowded and the loss of some great views. Traffic and congestion and associated noise would increase significantly.</p> <p>Being a golfer the changes to the golf course would make it significantly less attractive to play.</p> <p>We are strongly opposed to the Millcroft Greens proposal.</p> <p>Yours sincerely</p> <p>Dave and Mary Reilly</p> <p>4150 Stonebridge Crescent</p>
28	Heather & Fred Sweeny 9-2145 Country Club Drive Burlington, Ontario L7M 4E1	January 12, 2021	<p>Good Day Ms. Lau</p> <p>We are writing in response to the Planning Application submitted by Millcroft Greens Corporation which we received from the City recently. As concerned residents of Millcroft, we have noticed an omission. Re Area E (the apartment complex), the existing Maintenance Shed for the golf course is not shown &amp; is not shown elsewhere in the documentation. Where is the shed being relocated to?</p> <p>We have concerns about the aesthetics of such a building and it's reappearance in a residential area. With such a relocation off a major roadway, there would be increased traffic through a high density school populated neighbourhood as well as the noise &amp; fumes from maintenance machinery, storage of inflammatory and chemical materials so close to homes and our property values being affected.</p> <p>Please submit our comments before making a recommendation to the Planning and Development Committee of Council.</p> <p>Thank you Heather and Fred Sweeney</p>

29	Dean Morrison 2141 Country Club Drive #27, Burlington L7M 4E5	January 13, 2021	<p>Dear Ms. Lau, as a resident of Millcroft I wanted to add my comments to the above and express the view from someone who has been a longtime resident and who is heavily involved in the golf course as a member and volunteer in the many activities that take place there. I have first hand insight to the many benefits and community involvement that occurs there particularly for those residents that reside in the Millcroft community, many of them retired and elderly. It is without a doubt a central meeting place where people can come together to enjoy some socializing and at the same time the wonderful open space that is so limited in this area of Burlington. I am sure you have many comments on the varied wildlife that also reside there much to the pleasure of those who get to experience it and who would be displaced if this was to go forward.</p> <p>Right now as I look from my window I can see many couples and families walking the paths to enjoy the fresh air and the time outdoors even at this time of year. If Argo developments is allowed to follow through with this plan much of this will just go away. In fact many league players have already started looking about for an alternate courses to play on. This means more travelling for folks and probably less of everything else for many Burlington residents. I know that golf is not the most important consideration but the pure fact of open spaces makes this area much more than just golf. Therefore I wish to formally object to this development no matter how they reconfigure or reapply under different scenarios. I know and you probably do as well that developers ask for the moon and the sky initially and then are just as happy to settle for one or the other. Thank you for your attention to these comments.</p> <p>Dean Morrison</p>
30	John E. Cass 26-4360 Millcroft Park Drive Burlington ON L7M 4T7	January 13, 2021	See attached letter.

26-4360 Millcroft Park Dr.  
Burlington, ON L7M4T7  
Jan. 6th, 2021

Rebecca Lau  
Community Planning Department  
City of Burlington  
P.O. Box 5013  
426 Brant St.  
Burlington, ON L7R3Z6

Dear Rebecca Lau:

This is to let you know that my wife and I are against the proposal by Millcroft Greens Corp. to "redevelop" parts of the Millcroft Golf Course for "residential uses". My wife and I invested in this area on the assumption that its aesthetic character would not change. If Millcroft Greens Corp. succeeds in its application, the City of Burlington will have let us down.

Yours truly,  
John E. Carr

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31	<p>Anne Conrad 4347 Millcroft Park Drive Burlington, ON L7M 4R1</p> <p>Mimi &amp; Joe Luzer 4330 Clubview Drive Burlington, ON L7M 4R3</p>	<p>January 13, 2021</p>	<p>Good evening Rebecca,</p> <p>Please find below a letter from our Millcroft residents, Mimi and Joe Luzer of Clubview, sent to Maryanne Meed Ward, the Councillors and myself back in September of last year. This is a well written and thought provoking letter advising why they are opposed to the Millcroft Green proposal. I hope you find it useful in our fight against Millcroft Greens and their egregious proposal.</p> <p>Regards,</p> <p>Anne</p> <p>-----Original Message----- Subject: I'm Against Development on Golf Course</p> <p>Dear Burlington Mayor Meed Ward, Councillors, City officials, Premier, Ministers &amp; MPPs</p> <p>Reference:</p> <p>Millcroft Greens' proposal to redesign the existing Millcroft Golf Course and introduce select parcels of residential development</p> <p>I write in connection with the subject proposal. This development has the potential to disrupt ecosystems and wildlife, reduce green space, overburden infrastructure, lead to the rezoning of existing school districts, significantly decrease existing property values, increase traffic, and alter the character of one of Burlington's most iconic neighbourhoods. I wholeheartedly and vehemently object to the proposed development.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature - the epicenter; the heart of the community. Millcroft is synonymous with the golf course. The street names feature famous golfers and allusions to green space - several including the words "field" or "park." Moreover, the golf course is home to many species of wildlife. It is not unusual to find turtles emerging from the pond located on the 6th hole, families of ducks waddling along the footpaths, swans swimming in the ponds, and fox darting through the trees. Millcroft's signature feature - the golf course - provides green space and a wildlife haven in the predominantly concrete-laden north Burlington. I urge</p>
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			<p>you to be mindful of all of the numerous detrimental effects that accompany the proposed development, but most notably disrupting ecosystems and wildlife, reducing green space, and defiling the character of the neighbourhood I chose to call home. Our City's green spaces are in dire need of protection. Once we develop green space, we can never go back.</p> <p>I have reviewed the City's Official Plan, in conjunction with the golf course's current zoning of O1 (Open Space), with most sections designated as part of the Natural Heritage System. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." This is in line with the City's January Private Tree By-law, which has an objective "to protect, prohibit and regulate the injury or destruction of trees and encourage the preservation and planting of trees within the Urban Planning Area Boundary of the municipality." The first phase of the proposed development eliminates a staggering 411 mature trees from an area designated as part of the Natural Heritage System. In an era where citizens are begging governments to take decisive, urgent, and exhaustive action in the global climate crisis, the thought of destroying an established, mature ecosystem and displacing or destroying precious wildlife is unfathomable. I trust that you are of the same mindset, given that the City Council unanimously passed a motion to declare a climate emergency just last April. This proposed development exacerbates an already dire circumstance.</p> <p>Recently, the community meeting with the developer and the City was postponed due to the COVID-19 pandemic. A digital meeting was proposed in place of an in-person gathering. A digital format does not allow for meaningful public consultation. It removes the ability for citizens to engage in a productive dialogue. Although we can send questions in advance, doing so gives the developer the upper hand by allowing them to script calculated answers and precluding the opportunity for follow-up questions, should the response be lacking in some material way. If the purpose of this meeting is consultation with the residents, the means to spread the message must be interactive. It must also be accessible. With many original owners living in this neighbourhood that was built over 30 years ago, streaming precludes those</p>
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			<p>less tech-savvy among us from access to information. I understand that the City has protocols to follow, deadlines to satisfy, and is in an impossible predicament with this state of emergency. Despite this, I urge you to ensure that regardless of the way in which this meeting proceeds, all members of the Millcroft community have a meaningful, interactive, accessible opportunity to have our voices heard on an issue that impacts us so deeply.</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood epitomizes this honourable accolade. I zealously oppose any change to the golf course's current zoning as O1 (Open Space) and implore you to protect the green space that defines our beloved community.</p> <p>With hope,</p> <p>Burlington resident</p> <p>Mimi &amp; Joe Luzer</p>
32	Reg Fortune 4275 Millcroft Park Drive, Unit 27 Burlington, Ontario L7M4L9	January 14, 2021	<p>Hi Rebecca,</p> <p>Before we form a final position/opinion on this "Application" we need more fundamental information. And it would seem reasonable that other residents would benefit from this information as well. One of the greatest risks in decision making is a lack of information. So, we would like to know...</p> <p>1. What are the likely/realistic actions by the Developer should their "Application" be ultimately denied? It is certainly possible that their actions, if any, could very well have an adverse effect on all Millcroft property owners....more adverse than an approval... and not just for those adjacent to and bordering on, the proposed development.</p> <p>2. The Planning and Development Committee of Council that will adjudicate this "Application" already has a base of information important to their decision, apart from our input. In other words, they already have a position on the strengths and weaknesses of this "Application"....e.g. how it compares to previous similar proposals in Burlington, etc, etc. This Committee is publicly funded and their potential upfront input to residents should not be withheld, or remain a secret. We would like this information now.</p> <p>Thank you for your work on this consequential local initiative.</p> <p>Yours truly, William R. (Reg) Fortune</p>

PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

33	Halton Condominium Corporation 262 2145 Country Club Burlington Ontario	January 14, 2021	See attached letter.
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January 14, 2021

**To:** Rebecca Lau, Community Planning Department

Mariann Meed Ward, Mayor of Burlington

Angelo Bentivegna, Councillor Ward 6

Millcroft Greens Corporation (Argo Development)

**From:** Halton Condominium Corporation 262

2145 Country Club Drive, Burlington, Ontario

**Re:** File: 505-07/20, 520-07/20, 510-02/20 (24T20002/B) [burlington.ca/millcroftgreens](http://burlington.ca/millcroftgreens)

We are responding to your invitation regarding comments from the Millcroft community.

Many of our residents' homes back onto either fairways and greens of Millcroft Golf Course as it is now, or onto the parking lot at the Millcroft Golf Course clubhouse. Premiums, increased taxes, and increased home values have been paid by owners for the privilege of living in this sought-after community. For many years, the City of Burlington, as well as surrounding communities, have benefited greatly from this golf course. They have enjoyed its diverse green space, which hosts significant species of birds and wildlife.

The Millcroft community including HCC 262, strongly objects to and opposes **all** the changes proposed by Millcroft Greens. Although many documents have already been received by your departments, we feel obliged to lodge this particular complaint.

Millcroft Greens has failed to reveal the location of the proposed new Maintenance Barn. It is missing from any of the plans circulated to date. Our concern is Millcroft Greens will be relocating this barn, no matter what its size, and its functions, to the vicinity of the Clubhouse. This plan will impact the values of our homes, create excess noise, elevate safety issues, and damage the serenity of this lovely community.

It is our request that consideration be made to keep it closer to its present location. It appears that sufficient space can be appropriated to have it remain in proximity to the proposed new apartment building on Dundas Street.

We thank you in advance for your consideration.

Best personal regards,



Karen Brewer    Kenneth Barrett    Robert Ridout    Mitchell Zamojc    Denise Stefiszyn

The Board Members of HCC 262



34	S. McCallum #22 - 4220 Sarazen Drive Burlington, Ontario L7M 5C6	January 15, 2021	<p>To the Community Planning and Development Committee: Burlington, Ontario:</p> <p>As a Millcroft homeowner, I would like to provide my feedback regarding the Millcroft Greens Corporation proposed changes to the existing zoning and official plan designation.</p> <p>I object to the proposed Millcroft community change in density with new home builds presented by the applicant. Areas “A” and “B” proposed addition of 75 homes is way above any acceptable level of density within our established residential community. The addition of a probable 150 vehicles (avg.2 per household) would overwhelm local established roadways. Area “C” proposal of 15 new homes sits directly on road route lines of two out of three Millcroft area public school road routes. Traffic is already busy during school opening and closing hours at the four way Country Club Drive and Berwick junction stop. Area “C” new homes would move traffic directly onto this busy Country Club Drive main roadway. Only Area “D” doesn’t directly affect the school routes; albeit Millcroft Park Drive is a major community roadway.</p> <p>Area ‘E’ proposal keeps traffic off the Millcroft local roads and directly onto Dundas St. Dundas St. route is, however, already very busy; especially during rush hours. New density home builds in the Alton community around the Walkers Line and Dundas St. area will only move traffic, within Alton’s proposed new community roadway from Hwy# 407, to further west; but still along the Dundas St. route.</p> <p>In addition to the above, Burlington Community Planning and Development must take into consideration the density plan for new townhouses at the Taywood and Millcroft Park roads near the Appleby Line roadway.</p> <p>Should all the above proposals be approved ‘as is’, the attractiveness and home value within the community will forever be lost. Burlington has given way too much of our major parks and open spaces to development within our fine city. Traffic will be a nightmare. Stop the builds now within an already established and attractive home community.</p> <p>Sincerely,</p> <p>S. McCallum</p>
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35	Bonnie Gravell 4116 Stonebridge Cr. Burlington, On L7M 4N3	January 15, 2021	<p>I am against further development of the Millcroft area because of the increased traffic and congestion that will occur. Also, the street parking will be overtaxed, and the properties adjacent to the course will be devalued. We paid a premium to be here as the land was supposed to be designated green space, of which, Burlington doesn't have enough.</p> <p>This is a lovely neighbour that should not have to be stressed with these unnecessary problems.</p> <p>Sincerely,</p> <p>Bonnie Gravell</p>
36	Kim Elliott 2056 Hadfield CRT Burl., L7M 3V4	January 15, 2021	<p>I would like to hear my voice heard before you consider developing the Millcroft golf course. I bought my home on Hadfield court on the 6th hole in 2009. I bought it because of the green space and the view of the pond. I paid a large premium for my lot. This home is the investment I need for my retirement. The development will significantly decrease the value by taking away the green space I paid a premium for. I do not agree that corporate greed should take precedent over the the financial stability of the people who live in our city. Further, having a road in front and behind my house will further destroy my homes value and my future retirement. We live in a wonderful community. Everyone enjoys the open space and the wildlife associated with it. Pls don't let corporate greed take this away. With covid, the golf course has been very busy and many young people have now taken up golfing. Please side with the people</p> <p>Kim Elliott</p>
37	Rachel Murphy Hadfield Court	January 15, 2021	<p>To whom this may concern,</p> <p>My name is Rachel Murphy and I am a resident of Millcroft. I am 19-years-old and have lived in Millcroft my whole life, it is my home. My house, on Hadfield, backs onto the golf course. Millcroft has the reputation of being a wonderful place to live for a few reasons, a major one being the greenspace that we have in our community. Also, a lot of people have bought these homes specifically for the reason that they back onto a golf course and there are no houses directly behind them and is also the reason why some houses are more expensive.</p> <p>As you may know, a home is not only a place to live, but it is also an investment. When I am older, I will one day be the owner of my house and if the golf course is taken away then my investment has decreased immensely, along with the many other people this</p>

			<p>would happen to.</p> <p>It makes me very angry to see the pure greed that the people who want to build on our golf course have. Burlington has been become more and more built up in the 19 years that I have lived here and if we keep going at this rate, we will not have much nature left to enjoy.</p> <p>Please, protect our greenspace and the life that habituates on it, we do not need more houses, it is sickening how greedy it is to have it even be considered.</p> <p>I hope you consider what I have to say and look forward to continuing seeing green when I look out my window.</p> <p>Sincerely, Rachel Murphy</p>
38	Ryan & Diana Hamelin	January 15, 2021	<p>To whom it may concern,</p> <p>I am writing to voice my concerns and strong opposition of the proposed new developments which are currently being reviewed by Burlington City Planners. I am relatively new to Millcroft, having bought a property here in April 2019. My family and I love everything about this community which means so much to us, as a matter of fact it is perfect the way it is.</p> <p>Whether it's a family walk or a drive around the neighbourhood to look at Christmas lights, this community is exactly what we envisioned when we moved here from Toronto a couple of years ago. I am a member at Millcroft Golf Club and enjoy playing in the Wednesday Men's league and enjoy bringing in friends from other parts of the city to play a round at the course on a regular basis. The neighbourhood means so much to our family and many of our neighbourhood friends on Vermont Crescent.</p> <p>I wanted to take this time to send a clear message to those who are reviewing the application to let them know that if this application is accepted, it will have an irreversible impact on this community. It will negatively impact children who may be required to change schools, create many years of construction chaos, disturb the environmental landscape, and create a dangerous environment with extra/unwanted vehicular traffic. With all the available green space in Burlington, why is it so important to ruin everyone's happy lives here so that a greedy developer can come in and single handedly uproot this wonderful neighbourhood</p>

			<p>so that they can line their pockets and walk away when it's all over, leaving behind an over-crowded mess.</p> <p>Please think long and hard of the impact this would have if the application is accepted. There would be no turning back. Quite possibly the greatest community in the greatest city in Canada would never be the same.</p> <p>Thanks for reading.</p> <p>Regards,</p> <p>Ryan and Diana Hamelin</p>
39	Sue Seymour 4164 Rawlins Common (Next to Area E)	January 15, 2021	<p>I oppose the Millcroft greens development. It will affect me, my family and my property value greatly. I purchased my townhouse due to the fact that it backed on to the rough of the 12th hole of the golf course. Currently when I look from my home or my backyard I can see the golf course to the right and directly behind me is beautiful long grasses and colourful weeds which house many, many birds and rabbits. If the development proceeds the green maintenance building/barn Will be torn down and a six story dwelling will be built. The beautiful rough area behind me will turn into a parking lot, I will lose my total privacy, I will lose the peace and quiet, I will literally have a parking lot in my backyard!! My property value will decrease. I strongly oppose this development.</p> <p>Sue Seymour</p>
40	Susan Daly 3223 Wentworth St Burlington, ON L7M 2N4	January 15, 2021	<p>This email is to add my name family,s name to the list of people opposed to any change to the Millcroft Golf Course. Our neighbour hood is overrun with strip malls and high rises. That small area of green space is a bit of calm in an otherwise crazy landscape. Please find new areas to develop and leave this space alone Yours truly, Susan Daly, Marvin Lewis, Samantha Lewis, Audrey Lewis</p>
41	Gail and John Orct 9-4280 Taywood Dr Burlington, L7M4X8	January 15, 2021	<p>Hi,</p> <p>We recently moved into Millcroft and now we hear that the golf course faces a development.</p> <p>If this proceeds, we will move out of here.</p> <p>Gail and John Orct</p>
42	Amanda Cameron 4336 Millcroft Park Dr, Burlington	January 15, 2021	<p>Good afternoon,</p> <p>I understand that we can submit comments about the Millcroft Greens development proposal, and I'd like to add my thoughts.</p>

			<p>My family and I have lived on Millcroft Park Drive for 12 years. It has always been a busy street with vehicles and pedestrians. I'm really concerned that adding 100 more homes (and at least 200 more cars) to the neighbourhood will make Millcroft Park Dr even busier, noisier, and more dangerous to play in our front yard/driveway due to increased traffic.</p> <p>It's already difficult to get out of the driveway in the mornings and afternoons, due to the Charles R Beaudoin school traffic near bell times. 200 more cars coming and going in the neighbourhood will make this worse.</p> <p>My kids have always found the street noise bothersome, so much so, that they have never slept with their bedroom windows open (windows are on Millcroft Park Dr side of house).</p> <p>I'm disappointed with the proposal to build homes on golf course property, and feel that should not proceed. I do however, support reasonable, thoughtful development of the vacant properties on Taywood Dr, as long as they are low density and maintain enough green space.</p> <p>I thank you in advance for taking my comments into consideration.</p> <p>Sincerely, Amanda Cameron</p>
43.	Danielle Alderman	January 15, 2021	<p>I have been deeply disappointed to see the on going advancements towards developing in millcroft.</p> <p>This incredible green space in North Burlington is part of what makes our home home. There is constant talk in the media around climate change and urban sprawl, yet we continue to do the things that we recognize as wrong.</p> <p>The people of the millcroft community chose to be a part of this community because of what it has to offer - nature.</p> <p>It's time for the greed to stop. Stop cramming in more and more houses in north Burlington and taking away the spaces that make Burlington special.</p> <p>Danielle Alderman Resident of Burlington since 1987</p>

44.	Paul McParlan 4140 Saunders Cres. Burlington, Ontario L7M 0B2	January 15, 2021	<p>Dear Ms. Lau</p> <p>As a long time resident of the Millcroft development, I am very concerned with the proposal to have part of the Millcroft Golf Course turned into a residential development. I am in my second house within the development and paid a premium to be part of this desired development. In a time when high density housing is popping up all over the area, the last thing that I would want to see is additional congestion because some developer wants to line their pockets with revenue by squeezing in some additional houses in an area that I was told years ago could not be developed because it is considered a green space and needed to maintain water runoff. Whether that is accurate or not, the additional homes will increase congestion in the neighborhood making it less safe for the volumes of people who walk, ride bikes and rollerblade for exercise. It will increase the noise pollution within the development as well as add to poor air quality through additional exhaust fumes from a surplus of vehicles that will traveling through the development. The golf course provides many benefits from being a green space with many trees, trees that help to reduce carbon emissions within the air, home to many of natures little wonders (rabbits, squirrels, fox, chip monks etc.) During the winter the paths on the golf course are used by many to walk and cross country ski, not to mention the use it gets in the summer with golfers. Shortening the golf course will almost be certain death of it altogether and then what? More housing? For these and many other reasons, I am completely against this new development plan.</p> <p>Thank you for taking the time to understand the great concerns we have over this proposed plan.</p> <p>Regards</p>
45.	Peter & Paddy Tinson 4257 Couples Crescent Burlington ON L7M 4Z2	January 15, 2021	<p>We are residents of Millcroft....16 years here....Millcroft drew us here because of the wonderful feeling of spaciousness....wide streets, boulevards beyond the sidewalks, well kept gardens everywhere ....and ...the incredible green space of the golf course. This is a unique community.....particularly in this era of great concern and respect for green space and the environment. I am deeply troubled by the disturbance of this green sanctuary and very upset for the homeowners who paid a premium to enjoy backing on to the golf course.....their homes will suffer monetary loss as well.....</p> <p>.the disruption could also cause serious flooding. The golf course happened because it was deemed a FLOOD PLAIN when the area was being developed by</p>

			<p>Taylor Woodrow....I have personal knowledge of this. Surely there are other areas to build on.....how about the area off Millcroft Park Drive beside the park that backs on to the school..... Can some things be about the environment and not MONEY.....leave us alone, please , we cherish our beautiful Millcroft. Peter and Paddy Tinson</p>
46	Kathy Rumsey	January 15, 2021	<p>I has lived in Burlington since 2001. It saddens me to see this great city be destroyed bit by bit. The infrastructure is at a breaking point. Traffic is horrible. Pollution just keeps getting worse and green space is disappearing at an alarming rate.</p> <p>If we wanted big city life we would move to Toronto. Please stop mass building in Burlington before it is damaged beyond repair.</p>
47	Ellen Marta	January 15, 2021	<p>Hello Ms Lau,</p> <p>Our family has lived in our home on the Millcroft golf course since May 30, 2000. We LOVE our neighbourhood, the green space and, while we have had between 2 and 5 golf balls land in our backyard each year, the joy the course brings to its members and guests. The proposed change to a 3 par golf course is incomprehensible as that type of course would offer little or no challenge to even a somewhat experienced golfer and mean even more golf balls in backyards.</p> <p>We paid a substantial premium to be on the golf course. We chose Millcroft for many reasons, not the least of which being the beautiful green spaces. Development would reduce these areas of enjoyment as well as the value of each and every home.</p> <p>We have been told that what the residents say about the development of our neighbourhood matters. That is very difficult to believe since record numbers of us attended the Zoom meeting and voiced our grievances and opposition to this development.</p> <p>PLEASE take our concerns seriously. Consider our physical and mental health, our investment, and our wishes above any money-making proposal made to you.</p> <p>Thank you very much for your time and consideration.</p> <p>Ellen Marta</p>
48	Sarah Kucan	January 15, 2021	<p>My family and I oppose the development of millcroft greens. It will detrimentally impact the Millcroft we all</p>

			<p>know and love as well as make Burlington less unique and wonderful.</p> <p>The reasons for this development not to happen is endless- to preserve wildlife, keep traffic down, help keep greenspace etc,etc. I am thinking you know the reasons already....</p> <p>I'm not against development. It has to take place but Please be smart about this one!! Not the time or place to cram houses in.</p> <p>There are times in our world - now more then ever when saying "No" to the almighty dollar and yes to greenspace is the right thing to do.</p> <p>I expect those in Burlington public office that have been voted in to object this project! Do the right thing.</p> <p>S.Kucan</p>
49	Laura McQuilkin Stonebridge Crescent	January 15, 2021	<p>To Whom it May Concern</p> <p>My name is Laura McQuilkin and I have lived in Millcroft since 1992 when I moved to Burlington. Over the years I have lived in three homes, one backing on the third green, the second backing onto the first green and now living on Stonebridge Crescent backing onto the fairway of the 18th. During this time I was involved with the Millcroft Ratepayers Association which was a strong voice for the building of schools, development of the parks and keeping Monarch Construction honest in regards to lot sizes in the development of the original plan for this golf course community.</p> <p>I also worked for Monarch Construction selling homes during the time of Mike Bryan who lived and shared in all the activities of our Millcroft community. Also, my daughter and stepsons both live in Millcroft with their families.</p> <p>To now see the plans to start chopping up the golf course for development is heartbreaking and unforgivable. The original and present owners who invested and bought homes backing onto the golf course did so to enjoy the open, beautifully groomed expanse at the back of their homes. No amount of compensation justifies taking this away from them. The bigger fear is that this will just be the beginning of chopping up the golf course and the golf course will disappear in years to come.</p> <p>Laura McQuilkin.</p>



50	Debra Silas 4243 Amaletta Cres. Burlington ON L7M 5C5	January 15, 2021	<p>Hello I live in Millcroft and am very worried about the Millcroft Greens application. My young son was almost badly injured by the increasing traffic on Sarazen Road. The traffic through Millcroft is unbearable already with super dense populations surrounding the community so cars detour through Millcroft to avoid the congested major routes. Now adding more development to Millcroft will erode what little water run off we had , and most importantly make traffic even more dangerous for a community already struggling. For reference I live at 4243, Amaletta Cres, Burlington Ont L7M5C5 and I border onto Sarazen , my children could not walk to school in the morning because Sarazen becomes a literal highway of through traffic avoiding Dundas.</p> <p>Debra Silas</p>
51	Bruce Warren Atkinson Drive	January 15, 2021	<p>Could you please forward this on to the appropriate people</p> <p>I could not figure out how to add all the “CC’s “</p> <p>We live on Atkinson Dr close to Millcroft</p> <p>We oppose the new development for several reasons</p> <p>The pond areas and fairways are home to many ducks and geese and we feel damaging and possibly destroying their habitat is not acceptable</p> <p>The property values of those who paid a premium price to back on to the golf course will go down.</p> <p>The construction will be very disruptive to the neighbourhood.</p> <p>Changing the zoning from open space is not acceptable in these times of trying to increase our green space areas</p> <p>During the winter when the course is closed the pathways are a peaceful place to walk and relieve stress with nature</p> <p>In these Covid times outdoor activities are very important and should remain so in the Covid free times in the future</p> <p>Bruce Warren</p>
52	Marion & Harry Hewick 2065 McKerlie Crescent, Millcroft	January 15, 2021	<p>My husband and I moved to Millcroft a year and a half ago. We are seniors 71 and 78 and moved here from a hundred acre farm north of Waterdown. Obviously it was a big move but we chose Millcroft because it was a good location for us and we liked the fact it was not hustle and bustle like many other communities we</p>

			<p>looked at. The park and golf course areas are important walking areas for us. We are able to enjoy walking the golf course daily during off golf season. We have seen hawks and other wildlife on almost a daily basis on our walks. We enjoy the quiet and the trees lining the golf course give an oasis in urban space. If we tear out this area and jam in houses we have lost this unique space forever. We must conserve what we can now and if the space must be used then perhaps you could leave the trees and put solar panels in some of the open green area and use it to power Millcroft. I know that the project to build is simply for developers to make lots of money but now the idea is to make communities sustainable. We should be looking forward to plans and ideas that would make this area a testament to the environment. You know there is a flooding problem in heavy storms and just jamming in more houses is not the answer. We need to use this land wisely because once it is covered it is gone for good.</p> <p>Yours truly,</p> <p>Marion and Harry Hewick 2065 McKerlie Crescent, Millcroft</p>
53	Rob Stonehewer 1445 Caroline Street Burlington ON L7S 1H7	January 15, 2021	<p>Hi Rebecca,</p> <p>Please add my name to those that are against the Millcroft development. Like Glen Abbey, this all about REIT developers buying up golf courses with the specific objective of building housing to the detriment of the residents' health and community well-being. When will it stop?</p> <p>Thank you.</p> <p>Rob</p>
54	Natalie Guthro 2210 Snead Rd Burlington, ON L7M 4X2	January 15, 2021	<p>Good evening,</p> <p>I am writing to you to please reconsider your development in our neighbourhood. As I know this will generate revenue, it will change our neighbourhood negatively by adding more congestion to the surrounding area, and will take away the beautiful golf course and trees where so many animals call home. We moved here a few years back from Milton to get away from the busy congestion and came here to the beautifully established Millcroft. Please keep Millcroft as it is. ❤️</p> <p>Thank you kindly,</p> <p>Resident of Millcroft - Natalie Guthro</p>
55	Laura Evans	January 15, 2021	<p>Dear Rebecca</p> <p>It is not difficult to figure out why we need to stop the planned overdevelopment of an established Burlington</p>

			<p>neighbourhood like Millcroft. Firstly, there really isn't a lot of green space in that neighbourhood and we know once you develop an area, you cant go back. The golf course is a popular urban course and making it smaller will be very unpopular with local golfers Traffic is already heavy in the area and more houses will only add to this congestion The golf course is home to wonderful wildlife and birds and no one wants to see them displaced. Because of climate change, communities are stepping up and making green space a priority. Burlington needs to do this as well. Don't let developers take away this gem of an urban course, this much needed green space and home to precious wildlife.</p> <p>Sincerely,</p> <p>Laura Evans</p>
56	Joshua Selway Aldershot Resident	January 15, 2021	<p>Dear Rebecca and whomever else is concerned,</p> <p>My name is Joshua Selway and I am 20 year old university student. I live in the Aldershot and my favourite thing about Burlington is the beautiful green space and nature that is found throughout the city. Although I do not live in Millcroft, I would be devastated to see another beautiful green space disappear and be replaced with another urban development. It Is very depressing seeing nature all around us be destroyed and thousands of identical houses and cement roads replace them.</p> <p>Please do not destroy another beautiful green space. Think about the environment for once, and not just the money that goes in your pockets.</p> <p>Sincerely, Joshua Selway</p>
57	Salwa Hikmat Kane Crescent Resident	January 15, 2021	<p>This project is going to destroy the beauty and appeance of millcroft with change in t e architectue please stop this project</p>
58	Ann & Bob Dewar 19-2175 Country Club Drive Burlington, On. L7M 4H9	January 16, 2021	<p>As requested, we are providing feedback on the above-captioned planning application. We have read and understand what the application is proposing.</p> <p>We are <b>strongly and totally opposed</b> to this application.</p> <p>We have lived here on Country Club Drive for the past 3 years (and in Alton Village for 7 years before that) and do not want to see the Millcroft neighbourhood altered in any way. Less golf and more housing is not</p>

			<p>required nor desired in this neighbourhood. The golf course and its inherent open space is what makes this neighbourhood unique and special. Shortening the course and adding another 98 detached houses will forever have a negative impact on the character of Millcroft. Once open space is built upon, it can never be recovered. People need more open space, not less.</p> <p>In addition, I am a member of the Millcroft Golf Club. The golf leagues are well run and provide a very enjoyable recreational and social past time for myself and many Burlington residents. This planning application calls for a less challenging and shorter golf course, which will no doubt result in many of the current golfing members leaving Millcroft for a regulation length course outside of Burlington. As a result of this migration there will be lower green fees revenues for the owner, Millcroft Greens Corporation. That will in turn lead to this company applying for even more development of the lands, citing a decline in golf interest and profits. It is the typical "slippery slope"</p> <p>The addition of 98 houses will of course lead to more traffic and stress on city services. The current mix of townhouses, semi-detached and detached houses in Millcroft, works, and provides a wide choice of living styles, all conveniently located to a good selection of shops and services.</p> <p>Millcroft Greens Corporation should not be allowed to diminish our quality of life.</p> <p>Ann &amp; Bob Dewar</p>
59	David Houle 4241 Sarazen Drive	January 16, 2021	<p>To whom it may concern,</p> <p>I have been playing this golf course for the last 15 years. I always found it enjoyable and loved walking it. It was not long, but yet, extremely challenging. Just recently I finally moved on to the course along hole 11. For me this is a dream come true. I started to marshal on the course, just to be able to get to know people and the members. The one thing I notice is that during covid there are many people that take advantage of the cart path to walk it daily for their exercise. (while the course is closed for winter) This is a beautiful thing.</p> <p>When I heard of the upcoming plans for changing the golf course, I was so disappointed. Especially along hole 6 that is my most favorite hole on the course. The city of Burlington does not realize how lucky they are having this course in the middle of their community. It brings so many people into the area</p>

			<p>from all around. It lets people actually see the benefits of living in this community and moving to it. I came here after living in Lorne Park for 25 years.</p> <p>There is lots of land in other places to build. Please do not disturb this community way of living. Its far more important than a few more tax dollars. ITS BURLINGTON LIVING</p> <p>David Houle</p>
60	Taija Siegle 38-2165 Itabashi Way	January 16, 2021	<p>Good Day, I have lived in Millcroft since 1996. I have been a member of the Millcroft Golf Club and have lived in one of the townhouses on the ninth hole for 5 years. I see no benefit for the present residents, the golf members, the environment, the infrastructure, the schools nor for traffic control in changing the existing golf course. Only the developers and the city taxes will profit from this development. Please, do the right thing. I voted for the present mayor because I believed she would discourage unnecessary development of my City. Was I wrong?</p> <p>Taija Siegle</p>
61	Tim O’Gorman	January 16, 2021	<p>Attention: Rebecca Lau</p> <p>File: 505-07/20, 520-07/20, 510-02/20 (24T-20002/B)</p> <p>I am writing to express my concerns with the proposed Millcroft Greens application.</p> <p>I am a homeowner with a property backing on to the first hole of Millcroft golf course, and therefore, I am directly impacted by the proposal to add 16 single detached dwellings in what is described as Area C. I am quite concerned how the proposal will negatively affect my ability to enjoy my existing property after losing my view of the existing #1 green, and instead will look at the rear of several homes.</p> <p>I realize that my opposition to the development may, therefore, not surprise anyone. However, I still need to share my profound sense of being wronged by the proposal to substantially alter the community within which I call home. My family and I have lived in Burlington for 20 years, and for the past 5 years we have lived in Millcroft. The proposed development will unquestionably alter the character of the neighbourhood, reduce greenspace and most likely see a decreased pride of ownership that currently exists on all streets within Millcroft.</p>

			<p>While the proposed development's direct impact on me makes me a biased observer, it does enable me to comment directly on the developer's goal to build a safer golf course. I have found errant golf balls in my yard on a few occasions, and they do not concern me in the least. I fully understood the risks when I purchased my home; being a golfer myself, and fully aware of the challenges of keeping a ball in the fairway. I willingly accepted the modest risk as compensation for enjoying the view afforded by living adjacent to a golf course. I did not, however, appreciate the risk that my view might be stolen from me by a corporation looking to make a few dollars.</p> <p>Thank you for taking the time to read my letter.</p> <p>Yours sincerely,</p> <p>Tim O'Gorman</p>
62	William Maitland	January 16, 2021	<p>I moved here to Millcroft, Burlington in 1998 with my wife, and 2 children. .We had been looking for about two years for our very first home, coming from the concrete jungle of Toronto. When we first drove into Millcroft off of Upper Middle.(which was then unpaved) we fell in Love with the entrance coming onto Country Club...At that time there was a water fountain in the middle of the pond. We had been thinking of buying in Oakville , where they seemed to have preserved their history, and had a beautiful new community opening up called Joshua Creek. But when we saw the entrance at Upper Middle /Country Club,, it blew us away...Old world and New world charm...Postcard worthy...Upper Middle /Country Club with a mill and beautiful pond where wildlife abound, and a beautiful golf course...More impressive was when we went for a walk, people actually said hello , or good evening..Totally different from downtown Toronto..where people don't seem to have the time or inclination to even look at you..</p> <p>We didn't know if we could afford the house that we were looking at...It took about 4 trips, back and forth before we finally agreed to make the decision. To make a long story short, we have lived here almost 22 years...We would not live anywhere else...We have travelled many places..but there is no place like home</p> <p>I can understand progress, but eliminating the 6th hole, and others, and the 'iconic 'pond will destroy this community.in the short term, and most definitely in the long term. The plans of the Developer , Argo etc, building an additional 100 homes and Multi Tenanted</p>

			<p>residences ,does not consider the absolute traffic bottleneck and other Nightmares that will be directly caused by this totally unnecessary development, on what is an already developed area with a fine balance of nature and residences.. There are other places Argo could build these homes, that would enhance deteriorating areas of Burlington which would achieve the same purpose, and add the intended tax revenue, and be environmentally sound . Millcroft as it is , is the only community of its kind in Burlington, and perhaps all of Canada. The immediate effects should this unwarranted Plan be approved by Councillors, will be the destruction of the natural habitat of the existing wild life, and Negative environmental impact, and the substantial congestion and overcrowding of this wonderful community serves which NO purpose, but that of the developer whose sole intent is to make Money. I humbly request our City Mayor, Councillors, and Planners...to be WISE. Look around you, Think of Balance, of God's gift...the Environment. Think of History and why people from all over the World, want to come to Canada to live. We are all citizens of one of the best Cities in North America, Burlington. The former Land of one of our Forefathers, Joseph Brant..THINK, .what would Joseph Brant say to this ? Think of those countries which we used to call Third World where they have destroyed their Natural environment, in favor of uncontrolled Development. Think of what is best for Burlington, and for Millcroft . Do our Councillors and Mayor want to be regarded in history as Protectors of the environment , and wise responsible public servants who prudently planned the future of Burlington? Do the right thing. Other countries have overdeveloped, or reduced/eliminated their Green Spaces in favor of what they perceived as necessary growth/expansion at the expense of the Environment, so that they now have NONE..but they do have sewage problems, congestion and traffic problems...and ENVIRONMENT problems</p> <p>I can appreciate that difficult decisions must be made. But Priorities must also be considered.. L.A balance between Nature and development was achieved when this community was built..Establishing Millcroft as one of Canada's most attractive neighborhoods..And now Developers want to build another 100 homes ( more to follow) , eliminating some of the fairways and pond so that they can take advantage of this wonderful community . I love my home, my community, and Burlington...I respect and appreciate the Councillors and Mayor of this City...I PRAY, you will do the right thing. Thank you for reading my Letter of Hope.</p>
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			Sincerely, William, (Bill) Maitland
63	Joan & John Kerr 309-1980 Imperial Way Burlington ON L7L 0E7	January 16, 2021	<p>The purpose of this email is to express our opposition to the development application.</p> <p>We want to protect green space from development when unchecked development threatens our green space.</p> <p>Also, we want to protect habitat for waterfowl on the golf course.</p> <p>The proposal increases the population, the number of vehicles and increases air pollution.</p> <p>This puts a strain on our infrastructure including roads, hospitals, schools and medical professionals.</p> <p>The Dalai Lama says "It is our collective and individual responsibility to preserve and tend to the environment in which we all live."</p> <p>We request that a full environmental assessment be conducted before any decision is made.</p> <p>Joan &amp; John Kerr</p>
64	Wendy Ross 2087 Berwick Drive	January 16, 2021	<p>I am writing to you to express my concerns about the proposal to develop some of the Millcroft Golf Club lands. I have been a resident and member of Millcroft Golf course for 25 years. My home backs on to the 3rd hole and I am a M.A.D. street captain.</p> <p>Firstly, I would like to state that it is important to note that this is not just about the residents impacted on these 4 parcels of land. This is about ALL Millcroft residents. We all have a stake in the future of this community. This development is only the beginning of what the future will hold if this proposal is approved.</p> <p>My current concerns are as follows:</p> <p>1) The development of the lands will impact wildlife habitat, cutting down many mature trees as well as changing the Millcroft community landscape. It will mean more traffic, children having to be transported (buses) to schools outside of the area.</p> <p>2) Construction disruptions, noise, dirt, pollution for many years.</p> <p>3) The proposed 6 story building will result in the relocation of the current storage building. The builder has not disclosed where the building(s) are to be</p>



			<p>relocated and I suspect that may be because some of our neighbours who paid large premiums to be on the golf course, will be looking at a shed instead of a golf course.</p> <p>4) The plan to shorten the course due to safety is unjustified and this proposed development will result in the redesign of the entire course which will only put other neighbours in the line of fire. This course will be reduced to a "chip and putt" course which will not be desirable to a serious golfer and therefore leaving the course to those who are unskilled and unknowledgeable about the game, it's rules and etiquette. The proposed golf course redesign has many flaws and values of houses will be impacted as a result.</p> <p>Thank you for taking the time to review this email. My hope is that we can preserve this great community and golf course for present and future residents of Millcroft.</p> <p>Best Regards Wendy Ross</p>
65	Tony Lewis Millcroft Park Drive Resident	January 16, 2021	<p>Subject: Feedback on Proposed Development Changes to Millcroft Golf Course</p> <p>When we bought in Millcroft 9 years ago, we did so because Millcroft was a fully developed community, resulting in no surprises. Only a few isolated plots of land were remaining. There were a few commercial areas along the peripheral, the parks and schools were defined, and the various forms of housing targeting permanent residents were in place. Since then, the resident's have collectively invested hundreds of millions of dollars in exterior renovations and maintenance to ensure the look and feel of the original plan is perpetuated. The city has also spent millions in maintaining the parks and recreation facilities, and the community continues to exhibit a high level curb appeal which is in keeping with the original development plan which began over 30 years ago. I have many concerns with the proposed mid rise building in Parcel E. The areas are culture, traffic, and safety:</p> <p><b>Culture:</b></p> <p>1) The proposed building is totally out of character with the rest of Millcroft as it is a multi-residential 6 story unit. The building will stick out like a sore thumb with the rest of the neighbouring low rise buildings along Dundas.</p> <p>2) I heard mention on the virtual call that the mid rise</p>

			<p>is an apartment building. If it is not a condo, then the transient nature of the target market is totally out of character with most of Millcroft residences.</p> <p>3) Several existing houses will have the buildings' residents peering down into what were private residences.</p> <p><b>Traffic:</b></p> <p>4) We heard on the virtual call that there would be no additional traffic through the Millcroft neighborhood, but I contend that the foregoing statement would be challenged by Parcel E. If there are no lights at the building, then where will traffic exiting the building wishing to go west turn around....but through Millcroft or through 4400 Millcroft Park Drive where there is a private loop road. If not through Millcroft, will they U turn at Millcroft Park Drive, or fake turn on Millcroft Park Drive at the 4400 entrance.....both of which will create havoc at the Dundas/ Millcroft Park Drive intersection. A similar bad situation would be created at the Haber corner, for those wanting to enter the building coming from the East along Dundas.</p> <p>5) If another set of lights is not added, then the speeders and trucks already running the lights in that stretch between the Haber corner and Millcroft Park Drive will have a super new set of targets exiting/entering the building about halfway down the stretch.</p> <p>6) If another set of lights is added, then the frustration level of those already frustrated with lights along Dundas will be increased, leading to even more speeders and trucks running the lights.....3 sets of lights in one block would result!</p> <p>7) Dundas is scheduled for widening...it is already and is planned to become even more of a major highway. Limiting uncontrolled entrances/exits is intrinsic to its plan, as well as minimizing lights. As such the building is not compatible with the Provincial plans.</p> <p>8) During construction, the planned vehicle/equipment lanes along Dundas as presented are totally unacceptable</p> <p><b>Safety:</b></p> <p>10) The building at its nearest point will be very close to the high tension wires at the back of the building.</p>
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			<p>11) The only parks in the immediate area, as well as the dog park, are across Dundas Street, so the tenants of the midrise wishing to enjoy the facilities will need to cross Dundas, thereby incurring a major risk when attempting to walk the distance. Their crossovers will result in limiting traffic flow along what is supposed to be a major controlled artery in the north of Burlington.</p> <p>12) The proposal has not made any additional greenspace specifically attributable to Parcel E.</p> <p>Thanks for your time and attention. Tony Lewis</p>
66	Tony Lewis	January 16, 2021	<p>Each of you should have received an email from me regarding my objections to Parcel E. I also object to the balance of the development changes in support of Millcroft Against Development.</p> <p>Thanks Tony Lewis</p>
67	E.A. Mastrangelo 4181 Kane Crescent. Burlington ON L7M 5B9	January 16, 2021	<p>This email is being sent to voice my opinion that the proposed development of the millcroft golf course should not be allowed. The reasons are many and have no doubt been raised many times by many people. These include increased population density, increased vehicle traffic with increased air pollution and others. Burlington needs to maintain the green space that is has left.</p> <p>Sincerely  E. A. Mastrangelo</p>
68	Chantel and Mike Dunk Armour Crescent Millcroft Residents	January 16, 2021	<p>Hello Ms. Lau,</p> <p>As new home owners in the Millcroft area, we love the fact that there is a golf course where we live. It is one of the reasons we moved to this neighbourhood, as our family enjoys playing golf. Not to mention, the beautiful landscapes of each hole; that is also the home for many animals in this area. As such, we kindly ask you to preserve this golf course and to stop the process of this or any other development as we do not support it.</p> <p>Thank you for considering our request,</p> <p>Sincerely,</p> <p>Chantel and Mike Dunk Armour Crescent Millcroft Residents</p>

69	Stephen Dymont 2066 Hadfield Court, Burlington	January 16, 2021	<p>Dear Rebecca and everyone else copied in this letter,</p> <p>I am writing to you as a Millcroft resident whose home will be directly impacted by the proposed re-zoning and development by Millcroft Greens.</p> <p>We have lived on Hadfield Court for 21 years. It is our home, and during the pandemic it has become our sanctuary from the chaos of the world that surrounds us. We have watched our daughter grow up in this house, and we hope to continue to call it home for many years to come. Over the years, we have watched the trees grow into a veritable forest that has been home to owls, hawks, herons, Canada Geese and the many other hundreds of songbirds that come to feast on the seeds in our backyard feeders. We have also enjoyed hosting a family of turtles and frogs in our backyard pond, as well as visits from otters, a possum, and a host of chipmunks and racoons. I can't imagine where all this wildlife would go if the creek, forests and green spaces surrounding our property are converted to homes.</p> <p>The proposed development would result in the destruction of all the mature trees adjacent to our property as well as a road running along our backyard and three homes facing our little backyard retreat. I can't imagine that any homeowner dreams of being sandwiched between a road at the front and back of their house. We have chosen this location to be a refuge from the stressful bustle of the city. The quiet peace of nature, the magnificent view of the setting sun, the forest reflecting the change of the seasons all bring us joy and comfort. The noise pollution, the increased traffic, the loss of green space and the walking trails that we are able to enjoy off season and after hours when the golf course is closed would be a terrible affront on the life we have chosen, created and nurtured.</p> <p>I think the Millcroft community is a shining example of how homes, healthy recreation, fitness and nature can all co-exist. There is really nothing else like it in the area. It should be a source of pride for the city to lay claim to such a beautiful, natural, well maintained community. For people who live here, there is a pride of ownership that is obvious. People drive by during the winter to admire the tasteful Christmas lights and in the summer, pedestrians and bikers fill the streets and sidewalks to appreciate the beautiful homes and gardens. Neighbours look out for neighbours who are also friends. I believe the whole feel and culture of the community would be threatened by allowing this</p>
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			<p>proposal to continue.</p> <p>Perhaps the city would consider purchasing the golf course and recovering the costs with a reasonable tax levy, spread over 30 years, on the residents who live and thrive here.</p> <p>I know I am just one home owner. I am aware that I am lucky to have lived in such a wonderful, quiet, special community for so many years. I am thankful that I could raise my family in the presence of nature and I appreciate the safety, green spaces, quietude as well as the accessible paths and sidewalks throughout the community. I worry that all this could be in peril and it saddens me beyond words.</p> <p>Thank you for taking the time to consider this perspective from a regular family guy, living in a house that is cherished home, on a street that is a community, in the special, wonderful place we know as Millcroft.</p> <p>Sincerely,</p> <p>Stephen Dymont</p>
70	Linda & Bill Kuehnbaum 2132 Turnberry Road Burlington ON L7M 4N2	January 16, 2021	See attached letter.

## Linda & Bill Kuehnbaum

2132 Turnberry Road Burlington Ontario L7M 4N2



2021-01-16

Rebecca Lau  
Planning Department  
City of Burlington

Dear Ms. Lau,

We wish to register our objection to the Millcroft Greens application to change the zoning of portions A, B, C and D of the application from open space to residential.

We moved into the Millcroft area 10 years ago attracted largely by the way it was planned. The mixture of single-family residences, condominium units of various sizes, schools, churches, commercial and green space made for a mixed, very pleasant neighbourhood. The golf course, or more specifically the open space on which the course resides, is an important feature of the ambience of the neighbourhood.

We understand that the golf course was the primary marketing feature of the original developers and was central to the Millcroft concept. It's presence, guaranteed by the zoning, enabled the developers to charge premium prices for the homes they were selling. The course's open space continues to add value to our house even though we are not located directly on the course.

Turning significant portions of the course into housing as per the proposal will surely have a negative impact on the quality of the neighbourhood and decrease the value of our property. It is perverse of developers to extract an initial premium price based on Millcroft's being a golf course community only to turn around and try to extract more money by eliminating large portions of the golf course once the non-golf course land is gone.

We appreciate that the City of Burlington should not force the current owners to operate a golf course at a loss. But it should be able to insist that the open space zoning be respected. Whatever use the golf course land is put to should at least be true to the open space concept that the original developers profited from and the current homeowners bought in to.

Regards

Linda and Bill Kuehnbaum

71	Rosemary Carr 2103-2 Berwick Drive Burlington	January 16, 2021	<p>We have lived here since 1993, &amp; I have been a member of Millcroft Golf Club since 1990. We love the neighborhood &amp; the green space. We do NOT look forward to building equipment, traffic, dirty roads &amp; noise. Please stop this building frenzy &amp; save our beautiful area.</p> <p>Rosemary Carr</p>
72	Richard & Charlene Guest 4295 Taywood Drive Millcroft, Burlington	January 17, 2021	<p>Dear Rebecca;</p> <p>As 35+ year residents of Burlington, (the last 13 in Millcroft), we are writing to seriously oppose Millcroft Green's application to build 98 homes on the Millcroft Golf Course.</p> <p>This truly unique 650 acre Millcroft development and community golf course was conceived and designed around a rich natural environment to include 4,000 homes, over 10,000 residents, schools, forests, parkland and well laid out traffic flow. This was done to preserve the integrity of, as well as conform to, an established plan for population densities approved by the city.</p> <p>Having lived in north Burlington since 1987, Millcroft has been the envy of many residents and visitors to our city as a model residential living area. The reasons are evident- consistent architectural styles, reasonable traffic flow, compliant housing densities, accessibility to schools &amp; parkland- not to mention an affordable, playable 18-hole golf course (for all ages and skill levels!) In addition, there is reasonable access to, and exits for, major thoroughfares and shopping.</p> <p>Now, contrary to Millcroft community design, City of Burlington zoning and Regional/Provincial goals for environmental conservation, developers want to start filling in the golf course with houses. This, in addition to planned townhouses on vacant lots in Millcroft, has the potential to significantly detract from a truly remarkable community while adding little value.</p> <p>Here are our major objections:</p> <p>1. ENVIRONMENTAL Killing our green-spaces dramatically impacts the environmental balance in Millcroft and adjacent areas. Loss of wildlife habitats (flora and fauna), cutting/eliminating trees, disrupting waterways and natural drainage flows serve to diminish the natural beauty of our community. In many ways the re-zoning to build additional housing is a contrast to Burlington's</p>



			<p>short- and long-term strategic goals!</p> <p><b>2. SAFETY</b> Increasing housing by the 100's increases traffic flow, congestion, easy access (to schools, parkland and homes) and concerns for safety. Over the past several years, many, many streets have been transformed into "traffic controlled" areas because of increased automobile, bus and other transportation vehicles. Dangerous speeding and 'short-cutting' to access major thoroughfares has proven to be of grave concern to residents- both young and old. Many of these measures are in school areas designed to protect our children.</p> <p><b>3. GOLFING</b> Significant impact to golfing community- taking an 18-hole, ~5,500 yard course to a mostly par 3, ~3,300 yard course is a self-fulfilling means to ultimately eliminate the course altogether. To argue that it's about safety- and then show the number of broken windows as the measure, while NOT touching the one hole with the most broken windows is a hollow &amp; insincere argument! This is about financial gain &amp; greed- pure and simple. Yes, golf in North America is transforming, but it's not disappearing. Eliminating city courses reduces access for golfers of all ages- (particularly the younger ones and retirees)- who benefit from easily accessible and affordable venues such as Millcroft Golf.</p> <p>Millcroft Greens concerns for preserving green spaces, natural beauty and a shorter golf course are disingenuous at best and seem contrary to Burlington's well thought-out strategic community goals. Their motives for altering Millcroft's ecosystem to build houses- with the potential to alter stormwater management, increase flooding risks, diminish existing species habitats- while significantly adding congestion and concomitant loss of green spaces- all serve to detract from the "original community design" where Millcroft families have come to live, grow, recreate and enjoy the benefits of one of Ontario's truly unique neighbourhoods.</p> <p>We ask that City Council consider these, and any other valid concerns, and vote against approving the Millcroft Greens application for developing our community golf course or any other green spaces.</p> <p>Sincerely yours; Richard &amp; Charlene Guest</p>
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73	Residents on Arbourfield Drive	January 17, 2021	<p>My wife, myself and entire family strongly oppose this proposed residential development, (despite the fact that we are not currently bordering the impacted planned development land), for a plethora of reasons. These include:</p> <p>1) Our very significant concerns regarding land development and the very negative environmental impact on the numerous streams, as well as ecological habit of the plant life and numerous wildfowl and other animals that live in this area</p> <p>2) This land originally zoned as "open space" should not be rezoned to permit further densification, particularly as Mayor Ward ran on a platform of lower land development. Burlington over the past 6 plus years has become increasingly and noticeably a higher density community. Is this really what we all want?</p> <p>3) If the City of Burlington chooses to eventually opt for further residential densification they should consider rezoning larger, more open plots of land within the region (such as the large swath of real estate below Upper Middle Rd and between Appleby Line and Burloak Drive)</p> <p>4) Permitting further residential development at Millcroft will further destroy the fabric of an absolutely wonderful neighbourhood as traffic will increase with more housing construction, plus this neighbourhood will become a busy construction zone for a number of years into the future. It is also noteworthy that since our family moved into this neighbourhood 6 years ago we have noticed that the traffic has increased quite significantly. This also has a negative impact on child safety for the many students attending the various schools in the neighbourhood.</p> <p>5) Additional residential construction will very negatively impact property values</p> <p>6) Our family believes that this additional residential proposal is really just Phase 2 of the planned future development of this entire Golf Course (Phase 1 was the residential development of the Millcroft Golf Course Driving Range in 2000-2002, on the site which is currently Kane Cres, with now houses approx 75 homes). As the longevity of an Executive Golf Course within Ont is less than 5 years, we strongly believe that these developers will be proposing the entire final development (Phase 3) of the Millcroft Golf Course, within perhaps another 7-10 years.</p>
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			<p>7) In short, this land rezoning and new residential building proposal is devoid of sensitivity to land densification, ecological concerns and neighbourhood quality of life. The contention that this proposal is about improving the actual Millcroft Golf Course and reducing the threat of "errant golf balls" striking homes is only for the very naive. This proposal is entirely structured on the premise of making additional profit and eventually destroying the fabric of a wonderful community.</p> <p>Yours sincerely,</p> <p>Stirling Family</p>
74	Susan Gibson	January 17, 2021	<p>I live in the Millcroft area and object against further development because it will increase traffic congestion and overcrowding in local retail parking lots and outdoor parks. It will reduce property values in general and take away from the peaceful, green community we bought into.</p> <p>Thank you,</p> <p>S. Gibson</p>
75	Phillippe Vistini 2175 Country Club Dr. Unit 9 Burlington ON L7M 4H9	January 17, 2021	<p>Dear Ms Lau,</p> <p>I wish to express my opposition to the Millcroft Greens application to introduce residential development to the existing Millcroft golf course.</p> <p>As a family we had chosen to live in Millcroft because the golf course was a parkland running through the middle of the community, contributing to the preservation and proliferation of wildlife and plant life and its collateral contribution to healthy clean air. This parkland in the midst of a vibrant community will be desecrated by the addition of the housing density contemplated by Millcroft Greens.</p> <p>At its origin Millcroft was planned with a density and a street network aligned with the presence of the golf club property in its midst. Its street network was not planned to provide increased density; it was planned as a balanced environment entwining living and parkland. A balanced environment which is clearly of no concern to this developer whose motivation is purely for profit and not for the preservation of our community. Trees will be felled, green land will be lost, the entire ecosystem of wildlife will be upset and put at considerable risk. Furthermore unnecessary pressure will be applied to the community for a</p>

			<p>considerable period of time with construction activity, heavy vehicle traffic, noise and dust. We had chosen to endure none of these when we decided to live here and we see no reason why they should be allowed to be imposed upon us other than for the satisfaction of the profit motive of this developer, driven without consideration for the well being of our community, and which we vehemently reject.</p> <p>We ask the City of Burlington to reject this Millcroft Greens application and preserve instead the living environment that was initially intended when our community was planned and built and leave us in peace to enjoy the place we chose to live in instead of the one that this developer wishes to foist upon us.</p> <p>Philippe Visintini Country Club Drive</p>
76	Derek Small 4306 Clubview Drive	January 17, 2021	<p>Hello Rebecca,</p> <p>Like most of my neighbours, facing a risk to the beauty of our community is of grave concern to me. The further development of the Millcroft sub-division to the detriment of residents and local wildlife is unfortunate. Seeing a golf course ripped up for more houses is disheartening but understandable from a capitalistic perspective. The owner of the golf course has money tied up in the business. A successful business owner aspires to earn an acceptable rate of return on their capital.</p> <p>If the current business is not generating an attractive return, other options should be considered. Repurposing the land is one option. Working to grow the existing business is another, as is selling the golf course. The builder sees repurposing parcels of the land while keeping an operational golf course as the most profitable option at this time. I suspect not operating a golf course at all and developing all the land in the future is the next step. This eventual outcome will come at great cost to residents of Millcroft and the city itself.</p> <p>I encourage you and your team to consider the real costs of further developing the Millcroft sub-division against the real limited benefits to the city and its residents.</p> <p><b>What is the true future of the golf course?</b></p> <p>With the reduction in the total length of the golf course,</p>

			<p>it will not attract additional attendance. Many avid golfers already consider the course to be too short. With the elimination of three par fives to be replaced by par 3 holes would make the course a joke for any skilled golfer. I suspect revenues for the new course will fall as a result.</p> <p>This puts into question the future of the golf course. If course revenues fall to a point where the course can no longer be a sustainable business, what happens to the remaining land? It is forced to be developed if the city is not willing to step in and buy it? Does the city want to own two golf courses?</p> <p><b>Does the stated objective of safety have any merit?</b></p> <p>One of the rationales for the course change is to make it safer. I don't believe safety has anything to do with the plan. Two of the holes that will be destroyed are the widest and therefore safest holes on the course. I live on the 18<sup>th</sup> hole 200 yards from the tee. This is the most hazardous part of the course according to course records I believe. None of the proposed changes will address this. Over the course history, many options could and should have been considered if safety issues were a concern.</p> <p>I will add the shortening the course by close to 2000 yards will eliminate any serious golfer from using the course. Weekend warriors and amateurs will need to fill the tee times to fill the calendar. Does anyone believe this reality will make the course safer?</p> <p>Below is an excerpt from an article I found Richard Guest</p> <p><u>February 28, 2020 at 3:22 pm</u></p> <p>The argument that this is for safety reasons is a complete smokescreen! In Millcroft Greens own presentation the number of golf ball hits is highest by more than 40% on HOLE #18- a hole they aren't even planning to touch! The number of hits on the 2 holes they want to eliminate and cover with housing have, combined, fewer hits from golf balls than hole #14 (which they just plan to shorten for no plausible reason!). The 2 holes on which they want to build, partially, (#s1&amp;16) have about 12 hits (TOTAL!) So spare us the phoney rationale- there is ZERO concern for preserving green space, the natural ecosystems in the development, the 400+ trees that are being cut down to build houses. No mention of safety for school children adding another 150-200 cars in an already "traffic calmed", congested neighbourhood. It's just</p>
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			<p>another money grab for developers/builders, tax levies for the city, and loss of value for homeowners. No-one should buy Millcroft Green/ Argo Development's story about "concerns for safety from ball strikes"! If anything, reducing Millcroft to a beginner-type par 3 course will draw beginner golfers and more, not less, errant ball flights!</p> <p>Simple nets that protect high risk homes are commonplace in most golf course communities. I am not aware of one net installed in Millcroft at this time. Stating safety is a primary issue insults the intelligence of residents and city councillors in my opinion.</p> <p><b>Is there economic benefit if existing homes face declining property values?</b></p> <p>Further development will obviously impact the property values of those homes that forfeit their golf course view. The total loss of value will be in tens of millions I suspect. But that financial hit may be just the beginning. If the golf course is eventually completely ruined, the entire community will lose its lustre. Millcroft is a luxurious community that gives cache to the entire city. It draws new community members from all over the GTA. A sub-division without a golf course would not do this.</p> <p><b>What is the true community and environmental impact?</b></p> <p>Loss of green space from increased urban density is always a challenge for a city that wants to grow. When I first moved to Burlington in 2001, I was told that development on the north side of Dundas was never going to happen. Obviously the real estate agent that told me this was quite wrong! Recognizing every square foot of land is subject to different usage is a good lesson to learn.</p> <p>For many residents of Millcroft, the home they have represents an oasis in the middle of a city they all love. It is a tremendous luxury to have manicured natural space throughout the sub-division. It is the primary reason residents purchased homes in the community. The land that supports and nurtures what limited wildlife the city still has is to be treasured. Further loss of greenspace in a city that has grown significantly in the last two decades is tragic.</p> <p><b>What can residents do to work with the course owner and ensure the survival of the gold course?</b></p>
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			<p>Many residents feel very entitled about the access and support of the golf course in their community. Although we as residents have no financial stake in the business, we feel it should continue to operate to sustain the current enjoyment our personal properties provide as a result of the courses existence. We are wrong to think this. Someone has to pay for the luxury of having a manicured landscape throughout our neighbourhood. We should understand that in the face of a non-viable alternative, such as a profitable golf course, that the burden to support this luxury falls in the hands of residents.</p> <p>If the course development is really just about money, which I think everyone can plainly see, then that is the issue residents should be discussing with the course owner. Weather it's a course maintenance fee, mandatory membership, or added tax on homes that back onto the course, are things that should be tabled as an alternative to ensure the golf course remains profitable.</p> <p><b>Can the city tax Millcroft residents and support the owner with the tax proceeds?</b></p> <p>Outside of residents directly compensating the course owner directly, perhaps a specific tax for all residents of a gold course community should be considered. If residents truly want the golf course to remain as is, we should be willing to pay for it. That would be great solution in my view. That is if the land wasn't sold to the developer initially for such a low price that a reasonable profit by operating the course was all but guaranteed.</p> <p><b>How as the land originally acquired?</b></p> <p>Is the course not part of some greenbelt plan? Was that not part of the initial deal to acquire the land in the first place? If so, the owner should have no right or expectation to benefit from converting the land to more houses. Though I'm not an expert, I would suspect concessions by the city/region/province would have been made when the land was initially acquired. To profit from a gift is just plain wrong.</p> <p>Thank you for considering my issues with the proposed development. I hope a resolution with the golf course owner can be found that sustains the beauty of our neighbourhood as it is today. Seeing a sharp reduction in the greenspace in the sub-division would be truly unfortunate.</p>
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			<p>Sincerely,</p> <p>Derek Small</p>
77	<p>Chris LeSage &amp; Tammy Morris and family 4098 Montrose Crescent</p>	<p>January 17, 2021</p>	<p>Hi,</p> <p>I'm a long time Burlington and Millcroft resident (25 years). I strongly oppose the Millcroft Green development proposal for many reasons that have been expressed many times by many Burlington residents. As our elected officials I implore you to ensure this development does not move forward.</p> <p>The clear negative impacts include:</p> <ul style="list-style-type: none"> <li>• Environmental impact</li> <li>• Likely economic failure of Millcroft golf course</li> <li>• Impact on existing and surrounding residents</li> <li>• Construction impact</li> <li>• Safety concerns</li> </ul> <p>Please do the right thing for your constituents and vote down this application!!</p> <p>Thank you</p> <p>Chris LeSage &amp; Tammy Morris and family</p>
78	<p>Tom and Mary Lee McCracken Millcroft Park Drive Resident</p>	<p>January 17, 2021</p>	<p>We are sending this email to confirm our position in regards to the Millcroft Greens Application. We have reviewed the information that has been made available and attended one of the zoom mtgs.</p> <p>We are original owners in Millcroft since 1988. We live on Millcroft Park drive but not directly on the golf course. When we purchased here the Golf Course community was a factor in our decision. I am an avid golfer and currently a member of BGCC.</p> <p>We do not believe this project should proceed! It is not being done for the benefit of the community or to save Millcroft Golf Course. It is a business decision to make money and "shoe horn" in houses to an existing community.</p> <p>All of the reasons given to our community do not stand up against the damage that will occur to the:</p> <ol style="list-style-type: none"> <li>1. Homeowner values on affected streets. (We would be beside ourselves if we had purchased on a street such as Hadfield)</li> <li>2. Environmental disruption, both in the construction stage and long term</li> </ol>



			<p>3. Golf course, this will be the first step in eliminating Millcroft GC. The course is a valuable asset to beginning and non-private golfers. Golf is in fact making a rebound. The current pandemic has shown that golf is something that can provide exercise and a place for young people to get outside.</p> <p>We would strongly urge city council to defend the residents of Millcroft and reject this proposal. We are aware that the developer has an appeal process beyond the city of Burlington and the "fix" may already be in. However, city council should force that process to take place and put the burden of a "bad decision" with the Province.</p> <p>We appreciate the opportunity to register our strong opinion on this.</p> <p>Kind regard, stay safe</p> <p>Tom and Mary Lee McCracken</p>
79	Gail M. Smith Parklane Crescent	January 17, 2021	<p>I write this message to express my negative vote regarding the development of the Millcroft Golf Course. We live on Parklane Crescent, our back yard backs directly onto the seventh hole of the golf course. Therefore, we will be one of those property owners who will be directly and negatively affected by the proposed development in a major way should this proposal be accepted. Our property value will decrease significantly, our lifestyle will negatively change (less privacy, more noise, more traffic, more dirt and pollution during construction, less wildlife, less access to recreational and green space, decrease in the level of attractiveness of the neighbourhood). I will also have decreased faith in my elected and appointed government officials and employees. I will feel less confident that I live in a fair and just society. When we bought this property, it was with the understanding that the covenants would be followed/respected. In fact, we were reassured there would be no further development. We willingly paid more for our homes and higher property taxes for the privilege of living in a planned and protected community. It is my opinion that to allow further development would be unfair to all present homeowners.</p> <p>I belong to the M.A.D. group. I have attended all virtual meetings and have endeavoured to become familiar with the proposal and its ramifications. I am aware of the number of people that will be negatively impacted should the proposal be approved that the</p>

			<p>vast majority of our community are definitely against this development plan.</p> <p>Perhaps, it the recent events regarding elected politicians and the ensuing mistrust of them and subsequent anger towards them in the United States and Canada is what presently motivates me to express frustration with our situation here in Millcroft. On the surface the arguments against the development are substantive, the arguments for its passing minimal and unimportant to the majority of the stakeholders. Frankly, the only positive, in my perception, is the personal monetary gain for the developer and his share holders/parters.. Perhaps my thinking is simplistic in that I believe I am living in a country which elects its politicians to honourably and ethically represent the majority of its constituents. The majority of the stakeholders in Millcroft area have spoken. They have said very clearly “NO” to the development. Elected officials are not elected because the voters believe they are smarter, wiser than the voter. They are elected because they are expected to fairly and ethically represent their constituents. Those appointed by elected officials are placed in decision making positions to assist in this work for the voters. We deserve no less. Our elected officials should be voting a strong “No”.</p> <p>The City’s Official Plan, the Halton Regional Plan, and subsequent work by so many to plan and pass a jointly agreed upon Regional Plan was recently announced. This approved plan represents many, many hours of taxpayer’s paid research, negotiation and compromise. No doubt literally hundreds of hours of work. Are you really going to overthrow all this work done by presumably able and intelligent committee members? Is the interest of one developer and his partners have more weight than that of literally thousands of stakeholders? Millcroft from the beginning was the result of a multitude of professional planners. Its success is testimony to their expertise. Why are we now willing to even consider negotiating decreases in green space, wildlife, privacy, property values, increase in traffic , noise and dust for several years building, increasing chances of flooding in certain areas, need for increasing very expensive infrastructure? So much to loose, so little to gain for the great majority!</p> <p>I sincerely ask all those with an power to wield to do make the right, ethical and intelligent decision. Please vote “NO” to the proposed development!</p>
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			Respectfully submitted,  Gail M. Smith
80	Paul & Sue Davidson 4372 Latimer Crescent Burlington, ON L7M4R2	January 17, 2021	<p>We are herewith lending our voice in addition to that voiced today by my friend Grant Stirling – see email below. We have had many discussions together in this regard over the last several months. In our opinion, he has quite succinctly and accurately and at a minimum, described the reasons why current residents of Millcroft would &amp; should object to the redevelopment proposal.</p> <p>Regarding the impact on property values (#5), the proposal, if executed, will certainly have both an immediate &amp; longer term negative market value impact on homes that immediately border the redevelopment areas. What that impact may be for the balance of the community one can only speculate at this time but it will be tangible.</p> <p>We have lived in the Millcroft community since 1999. We strongly urge council to deny the application in its entirety.</p> <p>Sincerely, Paul &amp; Sue Davidson</p> <p>[See Comment #73]</p>
81	The Alphonsos	January 17, 2021	<p>We are definitely MAD against the proposed development - and do not encourage the new development to spoil the peace and calmness that most of us enjoy.</p> <p>A great number of us have moved into the Millcroft area from various cities in Ontario after careful consideration of the beautiful landscape, greenery and prestigious Burlington that we have come to love.</p> <p>We chose to purchase a bungalow backing on to the golf course and pay a premium price to enjoy the calmness, greenery and environment safe neighbourhood in order to bring up our kids and to pass on to our future generations the opportunity to live in the surrounding area safe and sound with no pollution and be proud of a good and friendly neighbourhood .</p> <p>Thank you all for your efforts to keep Millcroft clean and free from future developments.</p> <p>Sincerely The Alphonsos</p>

PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

82	Doug & Val Bennett 4119 Montrose Crescent, Burlington, Ontario, L7M 4J4 Canada	January 17, 2021	See attached letter.
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January 17, 2021

Ms. Rebecca Lau  
City of Burlington  
426 Brant Street,  
Burlington, Ontario,  
L7R 3Z6

Dear Ms. Lau

**Re: Millcroft Green Development Proposal**

Thank-you for the opportunity to write and express our views on Millcroft Greens' proposal for additional residential development on the Millcroft Golf Course. We do want to mention that the points and estimates mentioned below are for this development **only** but City Councilors and planners need to take into account the additional impact of the Branthaven development at Taywood and Turnberry in Millcroft simultaneously. This being said, the estimate below regarding additional vehicle numbers and congestion would need to be increased by a minimum of 100 vehicles.

Firstly, my wife and I have lived in Millcroft since August 1997 and watched the neighborhood grow over the years. Our property does not back onto the golf course and are not losing any our backyard view as a result of this proposed development. We mention that to ensure our point of view is based on the Millcroft community as a whole. The neighbours who's backyard views are threatened have the loss of the visual enjoyment and a significant property value loss of at least \$350,000.00 per house as well.

That said, we are very concerned that additional development and loss of green space will have a severe negative effect on this wonderful community for a number of reasons;

1. Loss of valued wildlife we so desperately value and need;
2. Loss of approximately 300-400 trees;
3. Many additional vehicles (150 estimate) not including the proposed high rise building on Dundas Street or the Branthaven development on Taywood. This converts to approximately 300-400 additional vehicles using Country Club and Millcroft Park Drive daily. I would also be remiss if I didn't mention the enormous traffic congestion that is affecting the main north/south arteries of Appleby and Walkers Line. Without knowing the facts of past developments, it appears additional developments were approved without proper consideration to the main traffic infrastructure and travel time is becoming a major point of discussion among citizens;
4. Increased pressure on the already stressed storm sewer system. Over the past couple of years, the system has backed up three times resulting in my backyard being flooded. Resulting in my pool pump being submerged and destroyed twice. Further development would only make this already noted problem worst for residences of this area along with properties down the systems way;

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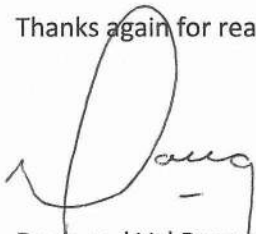

5. More people in a smaller space. If this pandemic has taught us anything, it is to be prepared and the value of open space. Other cities have struggled with having adequate open space for their citizens and this development would take us backwards in this very achievable goal. The big city exodus to the surrounding GTA towns and further is a regular topic in many of the media sources and should be a strong signal to our community leaders.
6. Changing the City of Burlington's approved plan for a quick tax dollar is not in step with the members of the public. People making major investments (their homes) for premium prices are entitled to enjoy them. Not spending precious valuable time and limited resources fighting developers who can write off their expenses and don't look at the neighborhood as anything other than a dollar sign. Cities must honour their master plans so citizens can make informed and educated home purchases based on solid unflappable facts. Citizens must have confidence they will be able to enjoy their homes and trust that our city officials will stand by the master plan filed for all to see. These plans were developed and approved for a reason and changing these plans only instill distrust in the City's master plan.

We are very proud to be part of such a wonderful neighborhood and believe the people involved in the fight against this development have done an excellent job at trying to protect Burlington's high standard of living. We say that based on the latest city ranking published in the news. In the same breath, I feel that these same people have lost the peace and enjoyment they expected when they moved into this wonderful neighborhood. Who would have thought they would have spent countless hours organizing, planning and fighting to protect not only their property value but Burlington's high standard of living? Not what they signed up for I'm sure.

This development should **not** be approved for the reasons listed above.

If this pandemic hasn't taught all officials, in every city, in every country, we need more green space, we don't know what it will take?

Thanks again for reading.

Doug and Val Bennett  
4119 Montrose Crescent,  
Burlington, Ontario, L7M 4J4  
Canada



83	Rachel Tomlinson 4288 Chasewood Crt Burlington ON L7M4P8	January 17, 2021	<p>Attention Rebecca Lau,</p> <p>I am a resident of Millcroft and reside on Chasewood Court. This email is in regards to the Millcroft Greens Corporation to change the zoning and plans to redevelop directly at the back of our family home.</p> <p>My family and I have lived in Millcroft for 9 years and purchased the property for the privacy and beautiful outlook onto the 16th hole. We are deeply upset to hear of the development plans that will change the entire outlook for which we first purchased the property. If it were our intention to be overlooked we certainly could have purchased a house 9 years ago that would have fit the bill but instead chose to pay a premium to afford us the privacy and beautiful outlook that we currently have.</p> <p>This email is to let you know that we are against these developments planned for Millcroft not only for our own reasons but for the nature that these greens bring to the community. The increase in volume of traffic and pollution that the extra cars will bring to the neighborhood is a huge safety concern and taking away much needed greenspace for the community. It is my hope that you take this email as a rejection of the plans proposed, after all there is plenty of open fields to be built on instead of encroaching on an already full and mature neighborhood.</p> <p>Kindest regards,</p> <p>Rachel Tomlinson</p>
84	Derren Paterson 4288 Chasewood Court	January 17, 2021	<p>Attention Rebecca Lau</p> <p>Feedback to the planned application by Millcroft Greens</p> <p>Dear Rebecca.</p> <p>I am writing to give my feedback around the planned development in Millcroft. I have been a resident of Millcroft for the last 9 years I currently reside on 4288 Chasewood Court, which will be one of the houses that will be directly effected by the development.</p> <p>Background Back in 2012 my wife Rachel and I with my 2 children Luke and Teagan relocated to Ontario through my job. As my children were young we were very keen to settle down and find our forever home, One that we could live for the next 30 years, see our children grow</p>

			<p>up in a safe environment and eventually leave the nest. We looked very hard all over West GTA to find a great community. As Rachel and I work very hard we wanted to get a house that we could truly relax in and call home.</p> <p>When we were looking we had a clear vision of what we were looking for</p> <ol style="list-style-type: none"> <li>1) Safe community</li> <li>2) Great schooling</li> <li>3) Swimming pool</li> <li>4) Cul-de-sac,</li> <li>5) Quiet street</li> <li>6) Golf course view</li> <li>7) East facing garden so we could enjoy our back yard for longer during the year as it would be warmer.</li> </ol> <p>Quiet a laundry list I know, but as I said this is where we wanted to live for a large part of our lives. After many months of looking we found our perfect home and honestly have been so happy living here over the last 9 years.</p> <p>Sorry I didn't want to bore you but I just want you to understand we are real hardworking people here that have had a dream to live in a beautiful house which we in good faith in 2012 paid for everything we wanted but now have a chance of having this dream taken away from us.</p> <p>Arguments against development</p> <p>Safety - this was the argument from Argo and Millcroft greens that they wanted the course to be safer and that the residents complained against the current safety. To me this makes zero sense. My family and I chose to live on a golf course. That means we understand that at times we may get a stray golf ball in the yard. I have never complained about this and honestly it does not concern me in anyway. So if it is not a concern to me I do not see how this can be an argument to take away my million view.</p> <p>View - this was probably the most important factor of when my family brought this home, if this development goes ahead I will back on to someone else home and my green space view will be completely destroyed. The thought of this guts me every time I think about it. One of my favourite things to do after a long hard day at work is to go in the backyard in the evening and relax, watch the sun go down with the sun on on face listening to all the wildlife.... it is idlic</p>
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			<p>Blocking sunlight - Having another home Block out the sunlight to my backyard later afternoon is also a major issue to me, this will mean we will not be able to use the backyard as it will become to Cold as my sunlight is now being blocked by this building.</p> <p>Approval - at no time have I ever been made aware that this could even be a possibility by anyone. If there was a possibility as a buyer of this property I should have been made aware so I could decide if it is something I wanted to endure and it's not.</p> <p>Green space - I am pretty sure that city of Burlington and the conservation will not allow such a beautiful green space to be destroyed. The wildlife and Green space is honestly beautiful. There are plenty of spaces that can still be built on in and around Burlington please leave this one alone as it's is already extremely well designed and an established community.</p> <p>Traffic - Millcroft is already has enough houses in it. Having the increased amount of cars in this neighbourhood will make it congested and to busy, most importantly not safe for our children.</p> <p>Development - the thought of having a building site in my back yard is honesty making me feel ill. Just this alone mean that I will not be able to use my beautiful backyard for 1 or 2 years. Not sure how that can even be a possibility.</p> <p>I am asking the city of Burlington to please do the right thing. If Argo and Millcroft greens want to make money please do not do it at the expense of an established and happy community. They can go onto another project where they do not impact so many people in a negative way.</p> <p>I really want to continue to see my dream through of seeing my family grow up and one day leave this house in the distant future, which honestly I don't feel I will be able to do if this gets approved. I will be forced to look for another home and have to uproot my family from this community and their school as honestly this was not what I signed up for with this development..</p> <p>Please help as I appose this proposal.</p> <p>Your sincerely Derren Paterson</p>
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85	John and Carol Augustus 4118 Montrose Crescent Burlington, Ontario	January 17, 2021	<p>We downsized from Oakville Glen Abbey to Millcroft in 1997....and our decision was strongly influenced by Millcroft's golf community ambiance. We could have paid less for a house elsewhere : Dundas, Waterdown, Grimsby and other areas of Burlington.</p> <p>Without doubt, many new home purchasers are currently willing to pay more for a house in Millcrofts golf community. The marketing advantage of house buying prospects seeing the lucious golf hole from Upper Middle....along with the pond, fountan and milhouse ....still creates awe, and inspiration to pay the going house rates.</p> <p>Monarch's sister development, StoneBridge in Ottawa, has faced this land development issue.....and didn't like the executive golf course option alternative either. They have reached a legally binding deal with Mattamy (who bought Monarch out) that the homeowners have the legal right to purchase the golf course from Mattamy, if Mattamy wants to cannibalize unacceptably the StoneBridge golf course.</p> <p>Despite wishful thinking on the part of golf club developers, there is little evidence that executive golf courses are or will ever be sustainable businesses. Look how golf is booming in the pandemic....on full 18 hole golf courses.....and this pandemic will be with us like the annual flu forever....so, golf will thrive because it is easy to stay safe.</p> <p>For example, Richview Golf in Oakville (where I was a member)tried a transition to executive golf and gave up. Oakville Executive Golf in Oakville is limping along, but is seldom busy.....you can walk on almost any day of the week.....which I do, rather than go to a driving range. Ditto for Rock Chapel.</p> <p>Thus, there is a credible case that creating an executive golf course is simply delaying the inevitable, like Richview, of cannibalizing all the golf holes to build houses.....turning Millcroft into a subdivision like the Orchard....and devaluing house prices. Nice but not the ambiance and value of a golf community.</p> <p>.....John and Carol Augustus, 4118 Montrose Cr, MillCroft. Burlington.</p>
86	James & Lori Gardner Millcroft resident	January 17, 2021	<p>Dear Rebecca,</p> <p>We are writing to object to the above application.</p>

			<p>To say we have “deep roots” in this City is an understatement. My family and my wife’s family have been residents of Burlington for over 50 years. Our parents raised us, we have raised our children and they are raising their children in our “home town”. We are longtime residents in Millcroft for over 29 years. All fifteen adults from both our families firmly object to the above application.</p> <p>With more than 3000 signatures (and approximately 750 people on the City Zoom conference call last year ) has there ever been more opposition against any residential development in Burlington?</p> <p>Our objections are clear:</p> <p>We firmly object to this application, as it will permanently destroy designated green space.</p> <p>We firmly object to this zoning change. Should this be approved the whole golf course would be subject to housing development by developers. This is inevitable.</p> <p>We firmly object to the development timeline of completion for construction. This will upset our mature neighborhood. The construction of the original Millcroft development forecast 10 years for completion. It took over 20 years.</p> <p>We firmly object to the permanent destruction of wild life habitats.</p> <p>We firmly object to the proposed development, as it will cause our insurance to increase due to flood risk. Flooding is the new normal and will likely increase as a direct result of the lack of green space as proposed in this development.</p> <p>We firmly object to the MASSIVE 10% to 20% DECREASE in property value we will experience. These properties are our largest assets.</p> <p>The City has forecasted population growth to exceed targets (as laid out by the Province) beyond the year 2030. There is no justification to approve this application based on population requirements.</p> <p>The applicant stands to profit more than \$10,000,000 on this development. Their only way to make money is to destroy green space, which would cause a sudden decrease to property values in the affected areas. If any other business profited by peoples</p>
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			<p>losses, legal action would follow in court.</p> <p>With so many objections and so many people objecting to the application, why would the City “Recommend Approval”?</p> <p>Thank you for your attention and your time,</p> <p>James and Lori Gardner.</p>
87	Mike Lothian 4173 Arbourfield Drive Burlington	January 18, 2021	<p>I have closely followed the development proposal from Millcroft Greens to destroy our neighborhood and golf course.</p> <p>I am an original property owner and our house was completed in late 1992.</p> <p>We bought our property because of the reputation of Burlington as a family city, size of the lot, the golf course and associated prestige well documented in the advertising of the time. Our three children and 5 grandchildren are now proud local residents.</p> <p>There is no question that we paid for that privilege. Even more the many who have invested many thousands for backyard pools outdoor kitchens and dining. None of these neighbors did this to ‘enjoy’ a neighbors patios a few feet from the mandated “see through’ fence. This is an excellent neighborhood where nature and beautiful homes blend together. The golf course itself is always in excellent shape thanks to the greens keeping staff. Our neighborhood would be changed for the worst.</p> <p>The rest of my comments are a result of my golf experience where I am currently member of two Millcroft golf leagues ( which I usually walk to). I am captain ( 2019-21) of the Wednesday Men’s League with 50- 80 active members. The golf course had a couple of holes shortened and the excellent driving range was re-developed in the late 90’s. Many homes filled the areas. When the driving range disappeared so did teaching programs as a result the junior golf program disappeared. The golf course became less busy in the period around 2000 from these changes My experience is that is very busy in the last 5 years and extremely busy in 2020.</p> <p>The development proposal and public conference on September 21 ,2020 contained several potential inaccuracies.</p> <p><b>The safety of the Golf course –</b></p> <p>I have golfed in many place around the world. Millcroft</p>

			<p>golf course is close to some of properties but compared to similar courses especially in Florida and California this distance is large. In these locations golf is played virtually played on the edge of peoples backyards with no fences.</p> <p>Believe me a palm tree does not provide the same safety as a fir tree. In the last 20 years heavy tree planting and growth has increased the safety of most homes. Unfortunately tree cutting has taken down some mature trees in the last 3 years caused by disease. That being said there is no golf course in the world that would guaranteed the safety of the home owner – buyer beware. The safety of golfers , however, has never been addressed as we cross increasingly busy streets 8 times in the course of 18 holes. I must note that this becomes even worst with the redevelopment plan since a transit of about 500 feet currently involves cars, people and golf carts sharing road space. Clearly this has not been intended to be implemented.</p> <p><b>The redevelopment will somehow be in tune with the environment</b></p> <p>Many creeks wind though the golf course. In extreme conditions even the wooden bridges have floated away. I cannot see how building homes near these creeks cannot provide further problems. The many and various animals that live in these ‘wild’ areas will immediately be affected and replacing mature trees with those from a nursery is a sham.</p> <p><b>An executive golf course will provide more revenue for the course.</b></p> <p>There is not one golfer in our Wednesday group that will play this new configuration. Experienced golfers will move elsewhere Some have already left. New less experienced golfers will move in with more wayward shots in a much smaller space (less safety if that were the concern).</p> <ul style="list-style-type: none"> <li>- To make these changes and ‘mature’ the course for play will take 2 years (full closure likely)</li> <li>- An executive golf course will provide 25% less per round (\$45 today will become \$30 or less)</li> <li>- There is no standard which would provide data that this course will take less time to play</li> </ul> <p>This is Phase 1 of a vailed attempt to get the property re-zoned and advance development of the full golf course.</p> <p>This is 10 years of disputes and huge construction delays in an already congested and fully developed Millcroft community.</p>
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			<p><b>Please do not re-zone our community.</b></p> <p>Best regards  <b>Mike Lothian</b></p>
88	<p>Kenneth Kapalowski  4403 Latimer Crescent  Burlington, Ontario  L7M4R2</p>	<p>January 18, 2021</p>	<p>Millcroft GREENS, the name says it all!</p> <p>Our family LOVES Millcroft just the way it is as does all the other families living here today.</p> <p>The whole reason we worked so hard to be able to live here is because of all the beautiful green space and less dense population. THERE IS SO MUCH OTHER SPACE AVAILABLE NEARBY, why disturb Millcroft?</p> <p>We thank you for your help and consideration in this matter.</p> <p>Please keep Millcroft GREEN !</p>
89	<p>Terry Gill  Trillium Court  Resident</p>	<p>January 18, 2021</p>	<p>Irreversible damage will be done to the wildlife in particular in and around the 6th hole.</p> <p>I've played at Millcroft GC for over 30 years and have seen a lot of wildlife in and by the pond mainly ducks, geese and snapping turtles. Over the years I have seen turtles moving from the pond on the 6th hole to the sand bunkers across the fairway at the dogleg to lay their eggs. This will put an end to the turtle population due to the proposed subdivision. Should these homeowners build pools in their backyard that means chlorine will be drained into the pond where the wildlife habitat. I have seen many pools being drained onto the fairways which will drain into the ponds during my years at Millcroft.</p> <p>Burlington is supposed to be GREEN orientated.</p> <p>How much do we appreciate our wildlife?</p> <p>Regards,</p> <p>Terry Gill</p>
90	<p>Bill &amp; Kate Reid  28-4275 Millcroft Park Drive</p>	<p>January 18, 2021</p>	<p>Dear Ms Lau</p> <p>Our townhouse is in the townhouse complex at 4275 Millcroft Park Drive. We have a number of comments about this application:</p> <p>The proposal shows the roads will be private condominium roads. Is snow removal handled by the city or privately? Our experience is that privately maintained roads and sidewalks are severely over salted to minimize the liability and are having a negative impact on the environment.</p>

			<p>It appears the road width will be similar to the private roads in our complex (4275). When a large truck is parked/stopped and loading/unloading (eg moving van, garbage truck or furniture delivery) we can't get past but in our complex there are multiple entrances so this is not a problem. We see this as a safety concern for the proposed development as each area has a single entrance which would be blocked for owners and emergency vehicles.</p> <p>There are no parking spaces for guests and contractors. At 4275 we have quite a few guest parking spots and they are used frequently. With narrow roads, parking on the road is a concern. Where will guests and contractors park?</p> <p>We believe the length of the proposed driveways is 6.0 meters. When there is a sidewalk it is not clear in the proposal if driveways are 6.0 meters long from the road or from the sidewalk. A typical garage is not long enough for the crew cab pickups (6.3 – 6.9 meters) so if an owner has one it must sit out on the driveway in which case of the truck would be over the road with no sidewalk or cover the sidewalk when there is a sidewalk.</p> <p>Where is snow piled in these developments? The current detached homes have the boulevard with lots of space for the snow. In 4275 some parking spaces and green areas are used for snow piles. There does not appear to be enough space for snow in the proposals.</p> <p>Dead end public roads in the Millcroft area are wide enough to allow traffic flow on half of the roadway If a road needs to be repaired or needs to be dug up to service underground facilities (sewers, hydro, gas) the proposed private roads would be blocked and there is no alternate entrance.</p> <p>The turnaround areas do not appear to be large enough for a large truck to turn around. The trucks would need to back up the portion of the road to the house they are accessing. During this time the road is blocked and anyone on the road is at risk due to the truck driver's limited visibility while backing.</p> <p>The Community mailbox locations are not shown in the plan. Due to the frequency of cars stopping at these locations there should be additional road width or parking spaces provided for the safety of the owners. Will this be addressed?</p>
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			<p>We have serious concerns about the safety for the families in the proposed section C. Golf carts whipping along the same path as pedestrians and children playing in front of their homes is a recipe for disaster especially with the previously expressed comments about guest parking and parked vehicles potentially impeding the golf cart path/walkway (sidewalk).</p> <p>We do not see areas in the plans for transformers, telephone and cable junction boxes. Typically, in Millcroft, these are between the road and the sidewalk or in a green space. Where will they be located in the proposed areas?</p> <p>In our townhouse complex we have street lighting provided and maintained by the condominium making walking around cars in the driveway or on the street much safer than if there were no lights. Is there going to be street lighting? If so is the street lighting to be provided by the city or part of the condominium?</p> <p>Who is going to maintain the trails in areas A and B and the sidewalks in all areas?</p> <p>We do not agree that the proposed development areas A-D “appropriately fit into the established built form context of the community”. Current Millcroft detached homes are on public streets with sidewalks set back from the road. The proposed developments A through D are on private roads with sidewalks next to the private roads. Private roads are typically signed as private roads to effectively discouraging residents from other streets walking along the sidewalks next to the private roads. The private roads will also discourage the community from using the trails especially the trail that forms a loop through both sections A and B. The development should be built around public roads to maintain the Millcroft form and avoiding the requirement for a condominium corporation.</p> <p>Bill and Kate Reid</p>
91	James Kraemer and Margaret Duff 2143 Berwick Drive Burlington, ON L7M 4B2	January 18, 2021	<p>Dear Ms. Lau</p> <p>We write to you concerning the application of Millcroft Greens to develop part of the current Millcroft Golf Course into luxury condo homes. We have several concerns that we would like to comment on.</p> <p>Our chief concern is about green space loss in what will be an increasingly crowded part of the province. According to Halton Region’s Official Plan, the population of Halton is predicted to grow to</p>



			<p>approximately 1 million people in 20 years. The population density will need to be accommodated mostly by an increase in higher density buildings. The people inhabiting those dwellings will need green space, mature trees and recreational facilities such as golf courses and walking trails. The people of Halton need a variety of recreational outlets, not just baseball diamonds, soccer fields and hockey arenas. The pandemic, with its accompanying high demand for reservations at conservation areas, has demonstrated the need for a variety of green spaces. Once lost, green space can never be regained.</p> <p>Another concern regarding the loss of golf course lands involves the risk of increasingly severe storms predicted by climate science. In April 2019, the City of Burlington declared a Climate Emergency. Among the implications of this declaration were the issues of stormwater management and urban forestry, both of which could be negatively affected by transforming parts of the Millcroft Golf Course into housing. With respect to stormwater, the golf course acts like a sponge to slow runoff. After more houses replace greenspace, will there be increased flooding due to asphalt roofs and driveways? Will newly built homes alter drainage patterns from the existing homes in the area? Will the current creeks and ponds keep up with increased runoff? We all remember the big storms and flooding of August 2014. That is the type of storm predicted to occur more often and with increasing severity in the future. In addition, the proposed changes to the golf course will mean the loss of hundreds of mature trees. We need to protect our trees to address the Climate Emergency, not to destroy them.</p> <p>As homeowners since the mid-1990s, we feel betrayed by the Millcroft Greens plans. The changes take away the main reason for moving here to a premium lot instead of building elsewhere. Losing the golf course behind us removes our “premium lot” status; this has a definite impact on property value and property enjoyment. The proposed golf course changes and the likelihood of further development potentially lowers the value of every home in Millcroft.</p> <p>We were drawn to this property by the opportunity to have open green space behind us. Indeed, we feel that the main enjoyment of our retirement home is its backyard golf course green space. We spend hours in the summer sitting on our deck watching golfers chip and putt onto the green directly behind us. The</p>
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			<p>occasional errant golf ball is of no concern to us, and we have never experienced any damage to our home because of golf balls. In the off season, we join hundreds of other Burlington residents in walking the cart paths, which form a very pleasant linear park with plenty of ponds, streams, mature trees and wildlife to see. We meet families with babies in strollers or children learning to ride a bike or a scooter. Dogs cavort beside their owners and strolling couples exchange greetings with us. Because of the nearby mature trees, we have a plentiful supply of songbirds visiting our feeder, including cardinals, blue jays and shy orioles. A hawk sometimes lands on our fence; herons and mink occasionally look for lunch in our pond. Mallard ducks are regular visitors to our pond each spring. It is a lovely setting. We would be sorry to lose the enjoyment of seeing all these visitors to our property. Instead, we foresee years of dust, dirty streets, noise, loss of mature trees and ultimately loss of green space and privacy. The proposed buffer zone will take years to mature and fill in; we will not likely live here long enough to see it at its full potential. In the meantime, our peaceful and beautiful vista will be replaced with a view of a shallow backyard and a large house. Wildlife habitat will be affected; birds and animals need space and green cover to flourish.</p> <p>In summary, if safety of home owners is an issue for the Millcroft Golf Course, use netting and plant more strategically located trees to resolve the issue. Don't build houses where there are no problems or complaints of errant balls. The expression of concern for our safety by Millcroft Greens are completely spurious. If increased housing density is needed for Halton in the near future, then giving up green space for luxury condo homes is not a good solution. What we will get if the development is approved is the loss of urban forest and habitat for animals, permanent loss of a green walking space, possible issues with storm drainage, and years of noise, muddy streets, increased traffic in an area close to two schools and other busy intersections, and loss of enjoyment by hundreds of homeowners who purchased here on the expectation of continued enjoyment Millcroft as it is.</p> <p>Speaking for ourselves and for future generations of Burlingtonians, we call upon you to refuse permission to proceed with this proposal, and keep Millcroft green.</p> <p>Respectfully yours,</p>
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			James Kraemer and Margaret Duff
92	Terry Kay 4389 Latimer Crescent	January 18, 2021	<p>Pleased be advised that I am writing to object to the proposed redevelopment of portions of Millcroft Golf Course to residential. As you are aware the golf course is currently designated and zone as Open Space under both Regional and Municipal Official Plans and Municipal Zoning Bylaw respectively.</p> <p>Redevelopment of this property goes far beyond requesting of possible variances to the zoning, it is a full blown request to significantly amend the OP at both levels and to the Municipal Zoning Bylaw.</p> <p>I question the intent of the cited section quoted in Burlington's Plan: From Vision to Focus. It seems to me that this reference is not proposed for the removal and use of green space (public or private) for development purposes but to provide various actual housing types whether low income or general varied types of housing based on density and design.</p> <p>The Mayor has been quoted in part, as saying "we need to take green infrastructure as important as concrete development. We must focus on our canopy. WE ARE LOSING GREEN SPACE FASTER THAN ARE DEVELOPING IT".</p> <p>" When I believe in something strongly, I fight for it". We live in an era of climate change; we need to maintain or increase these open spaces not reduce them. The proposed development goes against this principle. There has been, as I recall, between two (2) and three (3) thousand petition signatures signed in opposition to this proposal.</p> <p>The developer has noted that the premises for this development is based on safety and design. I contest that this development is based on neither, but only for financial gain, and at the price of the community. I have lived and golf in Millcroft for twenty (20) years and have never heard any safety concerns or need for redesign. People have purchased properties abutting the golf course at premium prices and enjoy the open space and wildlife. The offer by the developer to compensate property owners abutting the proposed development lands is only a means of gaining favour.</p> <p>Was removal of the driving range phase one of what is to be expected? Is this proposal phase two, of which may inevitably lead to total future redevelopment of the golf course? There has been an notable increase in vehicular traffic even with removal of the driving range.</p>

			<p>Properties have at least two (2) and up to four (4) vehicles parked in the drive or on the paved portion of the boulevard in some cases. The proposed development will only add to the volume already currently experienced.</p> <p>Another reason for changing design of the golf course was to bring it to a more current design based on general current standards for Executive courses. Millcroft has been judged as Burlington's best golf course for a period of ten(10) years straight. That speaks for itself !</p> <p>People bought in Millcroft for the same reasons people bought in Shoreacres and Roseland. Each had its own unique character, as does Millcrof. People in this community bought and live because of the green space that winds through the community giving a park like setting to the area whether living abutting the golf course or simply driving through the subdivision. There is a sense of pride in living in Millcroft.</p> <p>I understand that this proposal can be approved in part and is not an "all in" proposal. That being said I don't have an objection to the development of the parcel located on Dundas Street subject to closer scrutiny. Development of this site would be appropriate given the nature of existing housing types in the immediate are along Dundas Street. However in the last public zoom meeting the developer had not decided where the existing maintenance building would be relocated. Relocation of this building in an area abutting or adjacent to existing residential may in fact create other environmental issues and concerns with respect to noise, fumes, fuel spillage and outside storage.</p> <p>I have worked for the municipality for almost thirty (30) years (now retired and living in Millcroft). I know Burlington is basically built out in terms of residential development and the Province has developed and mandated guidelines for infill development. I doubt and would be disillusioned if their intent was to remove and develop green space such as this.</p> <p>Respectfully Submitted Terry Kay</p>
93	Eunice Gorman Ryan 2059 Hadfield Court Burlington ON L7M 3V5	January 18, 2021	See Attached

Eunice Gorman Ryan, 2059 Hadfield Court, Burlington, Ontario, L7M 3V5

To: City Planners reviewing the joint Argo/Millcroft Golf Course Development

Hello,

I have lived in Millcroft for over 15 years. I moved here with my son and my husband, who is now deceased, for many of the reasons I imagine many people move to, or live in, Burlington...

- Green space
- Larger lots for many homes
- Parkland
- Workplaces especially in health and community services
- Smaller, friendlier community
- Access to provincial and Halton Regional parklands, protected Green Belt
- Excellent library and recreation services
- easy commute to the GTA or Hamilton and area
- trees and forestation
- access to Lake Ontario
- the reputation of Burlington as one of the best places in Canada to live and to retire.

Sadly now 15 years later I find the push to develop to be of great concern. I happen to back on to the golf course and think the proposed development is short sighted in so many ways and is motivated strictly by greed. When the developers spoke at the various public meetings about resident's safety, I was livid and deeply insulted that they actually have begun to believe their own PR and expected the 800 plus in attendance to believe it too.

My understanding is that the city's goals are;

- A City that Moves
- A healthier Greener City – stewardship of the environment

- An engaging City

I imagine a fundamental part of this plan is preserving green space and the wildlife that inhabits it. I cannot imagine that this includes cutting down over 400 trees. To me this is shocking and quite frankly abhorrent.

Furthermore, as someone who has planted weeping willows to help cope with the storm water management and flooding that happens on regular basis at the back of my yard, I cannot think that this is even the best land to add upwards of 40 high end houses to.

If Burlington advertises itself as a great place to live and to retire, I can tell you now that people who are retiring or just starting out do not want 2 million dollar plus homes nor do they want three storey homes. In fact, there are only a select few who can afford such homes.

What you are proposing is the destruction of the existing master planned golf community and all the negatives that come with it

- traffic congestion, which is already a serious problem as is speeding (buses, sports participants in the various fields and diamonds in the neighbourhood)
- Noise pollution
- The loss of open spaces
- the diminishment of wildlife and birds (I have many birdfeeders in my backyard and can tell you that the array of visitors is vast and colorful)
- loss of opossum, squirrels, geese, skunks, rabbits, deer, coyotes and other animals

I am vehemently opposed to this development, not so much for myself but for future generations. I myself am nearing retirement and making critical decisions about downsizing, relocating or aging in place and the thought that Burlington is being asked to develop every inch/mm of space is heartbreaking. This, and other developments like it, will eat away at the fabric of Burlington and all that makes it such a fine city.

Sincerely and deeply opposed,

Dr. Eunice Gorman Ryan

94	John Stookes	January 18, 2021	<p>If the Millcroft Golf Course was located south of New St this situation would have never progressed to this stage. This is just another example of Burlington politicians not looking after all of Burlington.</p> <p>Stand up and make this application for development go away.</p> <p>John Stookes</p>
95	Patti Sorrell and Brian Stevens 17-2165 Country Club Drive, Burlington, ON L7M 4H4	January 18, 2021	<p>My wife and I reside in Millcroft. Backing on to the beautiful golf course was a prime reason for buying here.</p> <p>We oppose any development of the existing green space, which is such an asset of our community.</p> <p>We oppose the increase in density. We oppose the increase in traffic. We do not want extended periods of construction, with the noise and dust it would generate.</p> <p>We happen to live near the club house. We would be very unhappy if the owner were to move, or rebuild, that monstrous equipment barn (now on Dundas) to anywhere near the clubhouse and parking lot.</p> <p>We believe the proposed changes to the golf course itself would make that business operation less commercially viable. The results may include a degradation in upkeep and/or a desire for further future development.</p> <p>We are not so bothered by the proposed condo building on Dundas, but if it's all or nothing, we vote nothing.</p> <p>Yours truly, Patti Sorrell and Brian Stevens</p>
96	Judy Cooper  Millcroft Resident near Area B	January 18, 2021	<p>I am writing to express my great concern over the proposed development of current Millcroft Golf Course land.</p> <p>I feel enormous sadness at the thought of the possible loss of the green space in Millcroft. Besides the obvious value and benefits of the green space to the environment and community, the golf course is frequently used for exercise in the off season by hundreds of residents who walk the golf cart paths.</p> <p>As you are aware, traffic is already an issue on the</p>

			<p>main streets of Millcroft with resident travel as well as the numerous non-residents who frequently detour through the subdivision to avoid the traffic congestion issues at the corners of Appleby Line, Walkers Line, Upper Middle Rd and Number 5. The proposed increase of housing around Hadfield and Parklane Cres will significantly add to the traffic congestion already experienced in the neighbourhood and surrounding area.</p> <p>I have lived in Burlington my entire, a little more than sixty years, life. Over recent years, I have found the development and traffic congestion in the city overwhelming. I grew up on a street off Walkers Line in south Burlington, with fruit orchards and some farmland in the neighbourhood. Now I live in Millcroft, surrounded by such heavy area traffic it can take up to half an hour to drive from my house to Fairview Street during rush hour (with exception during covid). I feel the city's road infrastructure is already maxed out.</p> <p>I know the city has responsibilities to other levels of government with regards to housing. I ask if council, instead of allowing more homes to be packed into existing residential neighbourhoods, has considered reviewing and possible rezoning some of the numerous empty commercial and industrial sites around Burlington that could potentially meet city housing requirements?</p> <p>Thank you for allowing my input.</p> <p>Judy Cooper</p>
97	Mike McElney	January 18, 2021	<p>See below and attached. Thank you kindly for your time.</p> <p>Developing Green Space Contradicts Burlington's Sustainable Narrative</p> <p>I applaud the City of Burlington's community engagement. Planners face incredible pressure in Burlington and the GTA to develop residences largely to accommodate immigration, but often not to the benefit of the existing population or its infrastructure.</p> <p>I call upon the City of Burlington's Planning Dept, its Sustainable Development Committee...to reflect on the growing damage to our environment, infrastructure, and resources of immense immigration and urban intensification. How does this development benefit Millcroft residents?</p> <p>In 1999, I was party to a presentation from Economic Development outlining Brampton's population was to</p>



			<p>double to reach 600,000 people by 2020, way way above UNDP and other sustainable population growth parameters. It took 137 years to reach 300,000 people and they wanted to double that in a mere 20.</p> <p>Massive pressure on development? Brampton reached 600,000 people in 2017. Please don't let it happen here and I believe developing any green space opens the wrong door to "progress", sets the wrong precedent.</p> <p>This kind of development pressure must be resisted to protect wildlife, the air we breathe, and the water we drink and now, it's coming to Halton.</p> <p>The Burlington Post published an article saying Halton is experiencing tremendous growth... "it's booming". Not to me. It's decaying. More congestion, more pollution of all forms but particularly in my field of exposure...poses potential water security risks. We have great water in Burlington...do we respect this or not?</p> <p>Roughly 100 single family dwellings and a 6-story, 40+ apartment building, hardly support the City of Burlington's narrative of sustainability not to mention the sheer volume of water consumed, polluted and put back into our earth in that finite, populated space.</p> <p>I trust any impact studies but it is still the wrong way forward. Cities need to fight back against massive immigration so they CAN CONTROL THEIR OWN POPULATION's growth and develop sensibly.</p> <p>I watched with my own eyes as Toronto city council members sought to develop the Oak Ridges Moraine...why?</p> <p>At the very least, if the development goes through...there should be concessions to Millcroft residents in the form of OTHER green initiatives in our community, paid ENTIRELY for by developers.</p> <p>Ultimately, Jane Jacobs solved an issue like this: The Allen Expressway.</p> <p>"If you care about economics, transportation, development charges...run the expressway through Toronto.</p> <p>If you care about people...it stops here."</p> <p>And it did.</p> <p>Mike McEleny</p>
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98	Glenn Coombes	January 18, 2021	<p>Hi Rebecca,</p> <p>I am sending this email to you in connection with the proposed Millcroft Golf Course development.</p> <p>I have been a resident and have enjoyed Millcroft for 27 years and have lived in Burlington for over 40 years. I understand the pressures to expand with more housing, especially when Burlington is continually on the short list as one the best place to live in Canada. This is fine city but its charm hasn't happened by accident and can easily ruined by over development.</p> <p>I realize none of this is lost on the new council, hell one of the main reasons there was such a large turnover in the last election was due to over development.</p> <p>Think about this for a moment. I'm not sure you have ever been to New York or maybe have seen pictures of New York with Central Park, it is stunning to see such a large (843 acre) green space right in the middle of what is otherwise a concrete jungle. I often wonder how many times someone has come up with a proposal to develop just a portion of the park. The development would naturally create jobs, housing, shopping and possibly low-income housing, all the Q's to appeal to the masses. In the end the planners have resisted the pressure of developers and have protected the park and thank god they did. The Green Space Central Park brings separates New York from most other cities and is such a joy for the people.</p> <p>Then there is Chicago with its Lake Shore Park, where instead of giving into the temptation of building condos all along the lake shore they built a 30km park for all to enjoy.</p> <p>These decisions take vision and courage, vision to see a city that continues to be the envy of others and the courage to push back on pressing development for the people and future generations.</p> <p>With so little green space left, it boggles me that we would consider losing some of the few places we have left. We moved to Burlington 40 years ago for the green space and to Millcroft for the Golf Course, please protect it.</p> <p>New York &amp; Chicago, Courage &amp; Vision,</p> <p>Sincerely,</p> <p>Glenn Coombes</p>
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99	Pat Lovell and Joan Smith	January 18, 2021	<p>Dear City Staff,</p> <p>As residents of the Millcroft area for twelve years, we have seen the impact of continued growth in the nearby housing developments north of Dundas Street. This continued growth in the nearby area has contributed to increased traffic through the neighbourhood as a result of some people looking to avoid main street traffic.</p> <p>The impact of additional new housing has and will continue to increase traffic-both foot and automobile, increased litter on our streets and roadways and, increased school populations along with increased over-crowding of parks and recreational facilities leading to community over-crowding. In addition, there is a loss of that small community and neighbourhood feel to the area.</p> <p>While there may be some financial benefits to the city's coffers for much needed road improvements and other essentials, the Millcroft area will suffer the effects of a loss of community connections, dangerous traffic violations and over-crowded facilities. We chose this area, specifically, for its sense and feel of community that enjoys a safe and beautiful environment with all the amenities of nearby shops, restaurants and cultural offerings. We would, also, hate to lose access to the 18 hole regulation golf course which adds to the beauty of this wonderful community! As long time golfers, this is a main attraction for living in Millcroft! We would never choose to play an 18 hole executive course if a regulation course was in the area.</p> <p>We hope the developers will find other alternatives for their planned housing development.</p> <p>Respectfully submitted, Pat Lovell and Joan Smith.</p>
100	Gloria Morton 2175 Country Club Drive, Unit 5 Burlington ON	January 18, 2021	See attached letter.

January 18, 2021

Dear Ms Lau,

I am writing this letter to you to voice my opposition of the development proposed by Millcroft Green.

My husband & I purchased our townhouse 15 years ago & we have tremendously enjoyed living in Millcroft. My husband passed away last year but I continue to be charmed with the quiet neighbourhood adjacent to the golf course. Even though our townhouse faces Country Club Drive, the traffic noise is minimal & in the summer I frequently leave the windows open to allow fresh air in the house & enjoy the sounds of the



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many birds nearby. Due to my reduced mobility, having a deck behind our townhome is also a way for me to spend time outdoors in a peaceful surrounding.

The serenity I have enjoyed will be taken away from me with the proposed development. One of the proposed areas to develop is hole number one facing Country Club, a short distance from my home. Building these homes so close to me will result in increased noise from construction as well as trucks rolling by for several years to come. At 90 years of age I find this very unsettling & unfair to me. I feel I am being robbed of my rights as a homeowner. The current benefits of my home are



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which are fundamental to my well  
being are being taken away from me.  
I sincerely hope this proposal  
will be disallowed so that I can  
continue to enjoy my home + the  
neighbourhood for many years to  
come.

Respectfully,

Gloria Morton  
2175 Country Club Drive, Unit 5  
Burlington, ON



101	Brenda & Brian Elliott 2141 Country Club Drive Unit # 23 Burlington, Ontario L7M 4E5	January 18, 2021	<p>Dear Ms Lau,</p> <p>I am writing to you to express our opposition to the proposal by Millcroft Greens to redevelop the Millcroft neighbourhood. A number of years ago, we were drawn to the Millcroft neighbourhood by the landscape, vistas and the beautiful environment offered by this golf course greenspace that weaves its way throughout the community. Being avid walkers, we have come to appreciate the natural ecosystem that is home to a variety of wildlife in a habitat that backdrops our community. During this time of Pandemic, our community is making use of our green spaces in Millcroft even more than ever and we have all gained a tremendous appreciation for it. We want to see it preserved for all us in the community and all Burlington for the present and for future generations who will live, work, raise families and grow-up here.</p> <p>We feel very offended that for the sake of a housing development, the beauty of this vast and natural expanse is to be sacrificed. We have seen that the developer's plans include the destruction of 466 mature trees. Some of these trees are absolutely majestic in their appearance and the thought they will be destroyed to make way for asphalt, bricks, concrete and traffic should be offensive to all of us in 2021. Unfortunately, for the sake of financial gain of a few, the heart of our beloved community is to be destroyed. We agree with all of our neighbours in that we know that should this destructive development proceed, it will only be a matter of time before the remainder of this green space falls prey to further development.</p> <p>Therefore, we turn to you, who represent all of us in our community, at all levels of government and ask that you support and protect us from this form of community destroying development that is masquerading in the form of "improved community fabric" as stated by the developer. We respectfully ask and expect to receive your support in not standing for this development.</p> <p>Respectfully yours,</p> <p>Brenda &amp; Brian Elliott</p>
102	Jerome Maingot 4211 Millcroft Park Drive Unit 19	January 18, 2021	<p>I am writing to advise I strongly object to the proposed changes to the Millcroft Golf Course development. As a resident of Millcroft I purchased my home based on the existing presence of the Golf Course and all it</p>

	Burlington, Ontario L7M 3Y9		<p>provides. One of the developments proposed, Area A, is right across from my home and will dramatically change the landscape I look on to and therefore, the value of my property. It will also create more traffic on an already busy road of Millcroft Park Drive. The whole value proposition of living in Millcroft is the Golf Course and the views it provides. This will be taken away from my property. When homes like mine were built and sold it was based on a promise of a lifestyle and landscape. This is being taken away.</p> <p>I very very strongly oppose this development and should it go forth, I will expect financial compensation for the impact it will have on my property value and the removal of a promise that was made in all the marketing materials when my home was built on its proximity to the golf course.</p> <p>Sincerely</p> <p>Jerome Maingot</p>
103	Rob and Joanne Wilkinson 2050 Parklane Crescent	January 19, 2021	<p><b>To all who are concerned</b></p> <p><b>I am not against development.</b></p> <p><b>I am against irresponsible development.</b></p> <p>As a twenty five year resident of Millcroft I have had occasion to discuss our Millcroft community with many people throughout Ontario. Usually the reason for that discussion is because people are aware of it and bring it up if I mention I am from Burlington or live in Millcroft.</p> <p>For many years it was happening so often I changed my answer of where I lived in Burlington when asked to say I lived near Appleby Line and Upper Middle Road as I didn't want to seem overly proud or pretentious about my community. I guess that says maybe I am proud of my community and my city and where my wife and I chose to raise our family. I would like to keep it that way.</p> <p>Regarding the development plan to infill the sixth and eighth holes of the golf course goes a long way to destroying what was chosen as an award winning plan and accepted by the city as a responsible development. The driving range was filled in and destroyed what amounted to a city park where many city kids and their families including mine grew up together enjoying the outdoors and recreation in our community for seven months of the year.</p>



			<p>I understand the Developer is positioning the proposal as a way to save the golf course for the community. We already have one so it sounds a bit like a wolf in sheep's clothing talking to me.</p> <p><b>Lets be responsible and see this irresponsible proposal for what it is. Another way for somebody to make lots of money for themselves without regard for the greater good of the community.</b></p> <p><b>Sincerely</b></p> <p><b>Rob and Joanne Wilkinson</b></p>
104	Beverley Fiddian-Green	January 19, 2021	<p>We live in a condominium facing the 2nd hole of Millcroft Golf Course. We retired here, moving from Montreal in 2011 to be closer to our family. We took 5 months to find a quiet peaceful location close to a golf course. Golf has always been our passion and we quickly integrated into the community because of joining Millcroft Golf Club. It is the perfect golf course for us, as it is flat and not too long, we can still walk 18 holes. It is a challenging golf course for serious golfers. Besides golf, we enjoy nature, have seen foxes, coywolves, herons, skunks, beavers, minks, rabbits and great bird life. This is such a beautiful quiet location that the developers want to destroy.</p> <p>I cannot emphasize enough how disruptive this is going to be for us and so many others. The animals will scatter when the heavy equipment comes in, the noise, pollution, congestion and safety on our roads will wreck the tranquility that we treasure. Not to mention the destruction of the golf community, which has helped to make this home for us. These golfers will disperse to other golf courses. The proposed new 18 hole executive golf course will not appeal to our Millcroft Leagues which comprise 200-300 golfers.</p> <p>I take this opportunity to express my strong opposition to the proposed development.</p> <p>Yours sincerely</p> <p>Beverley Fiddian-Green</p>
105	Artin Hassas Kane Street	January 18, 2021	<p>Dear Rebeca,</p> <p>Being a residence on Kane Street in Millcroft for few years, I am writing this email to address my concerns regarding the residential development to the existing Millcroft Golf course.</p>

			<p>I moved to Millcroft area beginning of 2018, I spend a long time looking for the property as I had a long list of must haves and can't stands; I was one of those picky buyers that new exactly what I wanted and wouldn't settle for anything less. The most important item on my list for the property was that my backyard should be on a ravine or a golf course, as I can't stand looking at the other houses walls and windows when I relax in my backyard. Other important qualities that I value significantly, is quiet, cleanness and low traffic in the area I live.</p> <p>Being a structural engineer I am very well familiar with of the air and noise pollution that come along with construction sites, no residents can stand living with that kind of pollution in their back yard. This is beside the negative impact it will have on property value as well as increased traffic.</p> <p>Working from home due to permanent office closure after covid 19, I refuse to live and work couple of years of my life in that pollution during the construction, not mentioning loosening the view which was the pure reason I bought the property at the first place.</p> <p>I am requesting the city of Burlington not to approve the development of Millcroft golf course due to the significant negative impact it will have to myself as well as other residents. At the end, in case the application is approved, I would have no choice to sell the property and move to a different area as it will significantly lower the quality of life in the neighborhood.</p> <p>Looking forward hearing back from the city that development application is rejected.</p> <p>Regards,</p> <p>Artin Hassas</p> <p>Concerned residence on Kane St.</p>
106	Janis & Andrew Bunting	January 19, 2021	<p>We are writing to express our vehement opposition to the proposed housing developments in the long established Millcroft sub division. We have lived in Millcroft for 22 years. We live on a golf course lot, and while ours is not directly affected by these proposals, we are convinced that if this development goes ahead, it will adversely affect all of us currently living in Millcroft, and future residents. There are multiple</p>

			<p>reasons why we are against it.</p> <ul style="list-style-type: none"> <li>(a) The idea that open land can be re-zoned at anyone's whim and for reasons of profit, is totally out of line with the Burlington Official Plan. We voted for the current Mayor because she made a commitment to keeping current open space.</li> <li>(b) While the developers are offering monetary compensation, it will not make up for the loss of those backing onto the golf course, either in terms of recouping the real estate gains lost, or simply having the beauty of the golf course view.</li> <li>(c) It will adversely affect traffic flow in the sub-division.</li> <li>(d) There are problems with that area in terms of flood plain.</li> <li>(e) Because the golf course will be reduced to an "executive" one, with mainly par 3's, it will only attract fewer good golfers. It will eventually lose money, giving the owners the excuse of re-developing the rest of the golf course.</li> </ul> <p>We moved to Burlington because we knew it would be a great place to raise our children. But so much development over the years means we are losing green space all over Burlington, and it is vital for our community health and well-being. We need to start putting people over profit.</p> <p>Janis &amp; Andrew Bunting</p>
107	Greg & Margaret Whitwell Chasewood Court Residents	January 19, 2021	<p>Dear Rebecca</p> <p>Our family is totally opposed to this redevelopment because</p> <ul style="list-style-type: none"> <li>1. This will result in the destruction of hundreds of mature trees</li> <li>2. Displacement of established wildlife</li> <li>3. Removal of green space that is so critical to maintain</li> <li>4. Increased traffic significantly</li> <li>5. Likely the eventual closure of the course</li> <li>6. Profit is the motive here</li> <li>7. In believe the course is in Burlington's long term plan for sustained green space</li> </ul>

			<p>8. Safety they say is the main reason. There must be other ways to increase safety like netting, adjust tee blocks 9.</p> <p>Regards and thank you.</p> <p>Greg and Margaret Whitwell</p>
108	Steve and Lorraine Shuta	January 19, 2021	<p>Dear Ms. Lau,</p> <p>I request that the city not allow the Millcroft Greens development application be passed (refused).</p> <p>Burlington was selected as the best city in Canada, based on MacLean's magazine. We concur. Millcroft is arguably one of the best neighborhoods in Burlington. Millcroft homes surround the golf course, which is the center and backbone fabric of the community. The golf course is also home to many wildlife species. It also contains many streams and small ponds, allowing wildlife to flourish.</p> <p>I understand that throughout North America, many golf courses have been developed for residential purposes. Where Millcroft seems to be unique in Canada, is that there are 4000 homes in Millcroft and 700 back onto the golf course. If development of Millcroft is allowed (yes, and my belief is that phase 1 will lead to phase 2) the negative impact to this great community will be substantial.</p> <p>We built our home in 1993 with a love for the lot, the golf course, and the community. We paid a hefty premium for this, and aspire to continue enjoying green space nature, our home and backyard safely for many years to come. We have watched the wildlife flourish and seen the trees grow, which of course, is great for the environment.</p> <p>In summary, of my request that the city not allow the Millcroft Greens development application be passed ... I understand that business is business. This proposal does not fit within the framework or requirements of the City Plan and does nothing to enhance the city or provinces goal fulfillment. The profits of a few should not override the lives of 4000 homeowners, their families and reduce the attractiveness and desirability of our great city. The executive course layout proposal has not been backed by research to support potential viability and success. If the application is approved, I feel this will lead to a reduction of the golf course financial position and thus leading to an application for phase 2, essentially destroying the community, for the</p>

			<p>profits of few.</p> <p>Thank You.</p> <p>Your Truly, Steve and Lorraine Shuta</p>
109	<p>Stan and Agnes Hannaford 14-4211 Millcroft Park Drive</p>	<p>January 19, 2021</p>	<p>Dear Rebecca,</p> <p>On March 22, 2020 Agnes and I wrote to our Mayor Meed Ward and Councillor Bentegna the following.</p> <p><i>" Dear Mayor and Councillor,</i></p> <p><i>With respect to your joint March 16 notice of the cancellation of the March 23rd Public Meeting, we have no useful comments or insights on alternative means of holding such a meeting.</i></p> <p><i>However we do wish to register our comments on the proposed re-development.</i></p> <ol style="list-style-type: none"> <li><i>1. The proposal is clearly just a first step leading inevitably to re-development of the entire golf course and its loss to the residents of the City as a whole.</i></li> <li><i>2. If the golf course as presently constituted is not, or only marginally, financially viable, the remaining "stump" golf course at barely 4,000 yards in length, with 11 par 3's and no par 5's will be even less so putting at great risk the remaining "stump" golf course.</i></li> <li><i>3. The development proposal includes a 6 story condominium building fronting on Dundas Street where the present golf course maintenance yard is located. No information on where the maintenance yard is to be relocated. Are we to conclude that none will be needed?</i></li> <li><i>4. Since inception of Millcroft 35 years ago the golf course has been integral to the community and was a principle reason many residents made it their home. The offer of indemnities to property owners located directly adjacent to the development parcels clearly indicates that the development proposal will be detrimental to their quality of life. We submit that the quality of life for the entire community will be adversely affected.</i></li> <li><i>5. The City of Burlington has no further need of urban "intensification". The building in the downtown core, Plains Road and around the Aldershot and Burlington GO stations have already greatly increased the population density of these neighbourhoods. We must</i></li> </ol>

			<p><i>preserve the remaining green space, botanical and wildlife habitat of our city.</i></p> <p>6. <i>The "safety" reasons advanced by the Developers are nonsense and an insult to our intelligence.</i></p> <p><i>Thank you for this opportunity,</i></p> <p><i>Stan &amp; Agnes Hannaford</i>  <i>14-4211 Millcroft Park Drive "</i></p> <p>These remain our views to which we add the following.</p> <ul style="list-style-type: none"> <li>the compensation package offered to the immediately adjacent property owners (which does not include us by the way) is the developer's confirmation that their proposal will diminish the value of their property. It is clear that their proposal will be detrimental to the entire Millcroft community.</li> <li>the present golf club owners have not owned the property for a long time (15-20 years). It's zoning has not changed during their period of ownership and therefore they have suffered no prejudice.</li> <li>the developers have implied that the golf course is not financially viable but have not provided any financial information to support this claim. What is certain is that the "stump" proposed golf course will be even less viable leading to future development proposals or abandonment.</li> <li>we understand that the proposal contemplates that the private driveways and green space "buffer" zones will be owned and maintained by the new property in condominiums structures. Are we talking about one condominium for all 5 buffer zones or 5 condominiums, one for each buffer zone? As anyone who has experience with condominiums can attest, this structure is very problematic.</li> </ul> <p>Best wishes, Stan and Agnes Hannaford</p>
110	Andrew Jacklin	January 19, 2021	<p>Hi Rebecca &amp; Burlington Councillors --</p> <p>My wife and I are residents in Millcroft, directly adjacent to one of the holes on the course. The proposal to develop the course is clearly an attempt by a small group to enrich themselves at the expense of a much larger group of residents. The city must step-up and do what's right by the Millcroft homeowners who've worked hard to purchase their homes and take great pride in the uniqueness of the community, which the golf course is central to maintaining.</p>

			<p>This is clearly the first step in a process by the developers to build over the course in time. Today it's a full 18 hole course, with the current proposal it will be a very short 18. Soon it will be a request to build further, creating a 9 hole course. And finally a request to pave over whatever is left and forever remove any semblance of the course forever.</p> <p>The reality is that the proposed development is only a benefit to the developers and a negative event for the rest of the community. The only ones who want, or stand to benefit from, this development are a small group of owners, investors, and developers. The vast majority of the rest of Millcroft doesn't want to see, nor do they benefit from, the course being slowly dismantled and green space eliminated. To the contrary, home values, quality of life, and satisfaction with the neighbourhood will only decrease.</p> <p>Other factors like the reduction to green space, unwanted intensification on infrastructure (i.e. roads, pipes, water, etc), and the elimination of neighbourhood differentiator which makes the community unique are not to be understated. Simply put, any development of the course permanently and negatively changes the face and fabric of our community. And all for a one-time benefit of a small group of developers and investors who have no allegiance or ongoing economic interest in the community after their plans are executed.</p> <p>My wife and I worked tirelessly through school, graduate school, and in our careers to purchase a home in a neighbourhood we could feel proud to be a part and with unique amenities such as schools, parks, and the golf course. How the City of Burlington chooses how to handle this will be the #1 factor in determining how we will be voting in future elections.</p> <p>Thank you for taking the time to read and consider this email.</p> <p>Regards,</p> <p>-Andrew</p>
111	Leilei Pan Country Club Drive Resident	January 19, 2021	<p>Dear Sir/Madam:</p> <p>I am very concerned about the newly proposed Millcroft Greens development plan.</p>

			<p>I reside in Millcroft and back on to the golf course. I paid for that privilege and this development proposal will wipe out thousands from my property value. Our fellow millcroft residents are seniors, couples, families, who have their life savings in their home, who invested in a dream. We live both on and off the golf course. We are not rich, we work hard because we love our community, our schools, and our green space.</p> <p>The green space that I currently back onto thrives with an array of wildlife. Are we so consumed in Burlington with destroying whatever few green spaces we have left for the sake of even more residential development? I am absolutely appalled by this proposal. If this proposed development went ahead, it would completely undermine and degrade the basis for the original reasons the current residents had when moving into the Millcroft community. The disruption, traffic congestion, elimination of green space and negative effect on real estate values will be significant</p> <p>The safety reasons cited in the proposal are not reasonable. As a shorter course and denser homes will likely increase the number of balls landing in yards. Secondly, 98 new homes will result in additional vehicular traffic and pollution which contradicts the safety argument.</p> <p>I believe that shortening the course will make it significantly less attractive to golfers, thereby reducing the owners profits in the long term. So it's only a matter of time before the rest of the course is sold and developed. All Millcroft residents are aware that this is a distinct possibility.</p> <p>I hereby ask you to please reject the proposed Millcroft Greens Development, to preserve the integrity of the existing Millcroft golf course and retain its original and current zoning of "Zone 01 – Open Space."</p> <p>Thank you!</p> <p>Leilei Pan</p> <p>--</p> <p>January 25, 2021</p> <p>Hi Rebecca,</p> <p>Thank you very much for considering my comments in the preparation of the report.</p>
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			<p>Millcroft was designed around natural ecology to blend community and nature heritage. It has been one of Burlington's most iconic neighborhoods. Please help us preserve its character and green spaces. Once green spaces are developed, we can never get them back!</p> <p>Thank you very much!</p> <p>Leilei</p>
112	Michael Strelbisky Millcroft Resident	January 19, 2021	<p>Dear Ms. Lau,</p> <p>I have been a citizen of Burlington for most of my 58 years. I recall when New Street was a dirt road past Wilson Street, when the south of Burlington was full of apple orchards, and there was very little or no development north of the QEW.</p> <p>I have lived in the Roseland area, the Nelson area, Headon Forest and now Millcroft for the last 29 years.</p> <p>I was attracted to the Millcroft area because of the golf course and the open space created by the golf course running through the community.</p> <p>The golf course was the starting point for the development of this community and still remains an important element.</p> <p>The proposed changes to the golf course would make the course undesirable for many golfers. Changing the course from a Par 70 to a Par 62 is the equivalent of changing the course from an 18 hole to a 15 or 16 hole course.</p> <p>It will definitely be considered a second class or even a novelty class golf course. This significant change to the golf course could affect the financial viability of the golf course. (Perhaps the demise of the golf course is the true end game for the developer?)</p> <p>We have already lost the original driving range for the golf course.</p> <p>The green space created by the golf course is important for the community especially with all the new development in the Alton Village area.</p> <p>It is also patently unfair to the residents that back on to the golf course and may be affected by the proposed new development. When theses houses were built, owners paid a premium to be on the course. Even today there is an intrinsic premium to backing on to the</p>

			<p>golf course.</p> <p>The potential loss of the golf course would be akin to cutting down all the mature trees in the Roseland area.</p> <p>Millcroft is a desirable place to live in, in a large part due to the green space offered by the golf course.</p> <p>I trust that the powers that be will make the right choice for the community and for the citizens of Burlington. Once the greenspace is lost there is no way to get it back.</p> <p>Best Regards Michael Strelbisky</p>
113	Tyler McConnell 2220 Creekview Drive, Burlington, ON, L7M 4N5	January 19, 2021	<p>Good evening Rebecca,</p> <p>I hope this e-mail finds you well.</p> <p>Please consider this note as my express written opposition to the newly proposed Millcroft Golf Course redevelopment project.</p> <p>I am a twenty-four year old avid golfer and I have been a Millcroft resident for nearly fourteen years, living with my parents Ann and David McConnell. In that time I have come to see countless reasons why Millcroft is one of the tightest knit communities in Burlington. I strongly believe the proposed changes in this plan stand to cause a great deal of harm to Millcroft and to many of these reasons which make it an enjoyable community to have grown up in. The following are the areas I see the greatest concern:</p> <p>Traffic: This is far and away my greatest concern. The newly proposed development stands to add thousands of new people to the Millcroft community. Although I have no doubt my fellow community members would welcome newcomers with open arms, the infrastructure in the community is simply not designed to accommodate such an influx of people without appropriate measures to ease congestion. Traffic calming measures have already been needed in the area in the form of speed bumps and additional street parking for the length of Country Club Road. The addition of thousands of people would exacerbate this issue severely.</p> <p>Wildlife Conservation: Due to the green space the golf course creates, Millcroft is home to hundreds of species of wild life. Under the proposed changes of the new development, many of these wild animals</p>

			<p>would be displaced into the community. This puts these animals into the unfair position of interacting with the humans in the community, and puts community members in the unfair position of dealing with the animals which have been displaced. These animals may become pests/nuisances and many may end up being killed.</p> <p>Property Values: Although I am not a homeowner in the area currently, I have close relationships with many people who stand to suffer substantial decreases to property values should the proposed development move forward. In my opinion, I strongly disagree with the idea of burdening my fellow neighbours with financial penalties in the interest of lining the pockets of a housing developer.</p> <p>Danger on the Course: As an avid golfer who frequently enjoys rounds at Millcroft Golf Course, I see the proposition of tightening what is already considered to be a very short course to be an idea which both decreases player enjoyment and increases danger for those on or around the course. By tightening and shorting the course, there will be more opportunities for golfers to find themselves with shots that risk hitting houses adjacent to the course. Additionally, the idea of a “Short Course” stands to attract a more novice crowd of golfers looking for something easy, when in reality, they will be faced with the same dangerous shots near adjacent houses as other golfers.</p> <p>For many reasons (not limited to those listed above), I believe the proposed development of Millcroft Golf Course would be an irresponsible decision which would cause widespread issues across one of Burlington’s most desirable neighbourhoods. Please consider my thoughts when reviewing this development submission.</p> <p>Happy to answer any further questions you may have.</p> <p>Best regards,</p> <p>Tyler McConnell</p>
114	Marta and Sean Shaughnessy	January 19, 2021	<p>Hello Rebecca</p> <p>My name is Marta Shaughnessy and I write in regards to Millcroft Greens’ proposal to add residential development to the existing Millcroft golf course. I am sure many of the Milcroft residents have expressed their concern regarding this new development. I also</p>

			<p>wanted to express my family's concerns and shed light on issues that you may not have considered.</p> <p>Everyday we are teaching our children in schools and our homes as to the importance of taking care our environment and our wildlife but then in a blatant act of hypocrisy we allow greedy developers to disrupt the precious ecosystem and wildlife. If this proposal is approved I can not bear to see our beautiful trees and our greenspace destroyed and again for what, money? What explanation can I provide to my children asking " how come the trees are being cut down and grass ripped out"? "It's all for money, hunny," can be my only explanation.</p> <p>We purchased our home in this development for a reason. It was an existing community that was fully completed, there is a price tag that comes along with a community such as this. How can the City who should be for the people make exceptions and allow a developer to come in and construct homes between existing homes and destroy the privacy, the beauty and the character of an established community? This significantly decrease existing property values as now our backyards will have homes instead if trees behind. How would you feel Rebecca, if this was your backyard? Would your decision change?</p> <p>This development will further strain an already overburden infrastructure and lead to the rezoning of existing school districts. We are already at full capacity in our home schools. My son has to attend one school while my daughter the other school. Where do you place all the new children moving into the newly built homes? Will my children have to be bussed somewhere else?</p> <p>Adding more homes will increase traffic. Not to mention the safety concern of construction vehicles going in and out to build this addition.</p> <p>This proposed development will without a doubt currupt the character of one of Burlington's most iconic neighbourhoods. Our City's green spaces are in dire need of protection which is increasingly evident in our new reality. Once we obliterate green space, it can never be recovered.</p> <p>Please approaching this application as though this is impacting your city, your community, your neighbourhood and the families that reside within. Approach this as thought it is your backyard in question. This is on the verge of setting a horrible precedent for our environment and our children's</p>
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			future. Marta and Sean Shaughnessy
115	Dianne Vekemans & Tom Beer	January 20, 2021	See attached letter.

**Burlington's Official Plan** - We can only assume that a great deal of time, effort and community input went into the creation of Burlington's official plan. Why then, would the city even consider allowing several changes to what we know is a recent update to the plan?

**Open Spaces** – The current official plan calls for open spaces in the Millcroft area. With the exception of school playgrounds, the Millcroft Golf Club is the only open space left for public enjoyment. The number of people enjoying a round of golf in the warmer months seems to be increasing, perhaps due to limited other available recreational opportunities during the pandemic, but also during the colder months, many Millcroft residents can be seen walking on the golf cart paths.

**Ecological Issues** –As you are aware, there is a large pond currently at the corner of Upper Middle Road and Country Club Drive. We understand from looking at the plans that this pond would remain, however it is fed by at least two small streams that run through the golf course. What would be the ecological effect of subdivision on these important ecological features? We can be sure that there are a variety of wildlife in these habitats which could be possibly affected!

**School Capacity** – As former and now retired educators, we are concerned with overcrowding in our Millcroft schools. We understand that the current Canadian family has 1.5 children, and this proposed subdivision of 96 homes and condos could generate a lot of school aged children. If the main buildings of the schools are already at capacity, additional enrolment would necessitate the addition of portable classrooms, taking out more available space on school playgrounds, a loss of more "green space" in Millcroft.

**Lot Density** – We are fortunate in the Millcroft area to have decent sized lots. The proposed plan for the subdivision shows that, in most cases, the size of the proposed lots for the new homes is much narrower. In some cases, three or four new homes would back onto two or three of the existing home lots. This will give a very crowded appearance to the area, making it look much like rental housing.

**Condo or Not Condo?** – The proposed site maps which have been circulated to current Millcroft residents show designed "private" roads. Does this mean that the new homes will be condominiums and the owners will be charged back for the upkeep of the private roads? As well, there are designated "buffers". Who will be responsible for their upkeep – e.g. weeding, cutting, litter pick up?

**Traffic** – The addition of 96 homes is bound to create a great deal more traffic in the community. Currently, the majority of Millcroft residents obey the traffic signs and speed limits. On occasion, there are a few drivers who seem to disregard the four way stop signs at Millcroft Park Drive and Country Club Drive, either doing a rolling stop, or, on some occasions, not stopping at all. The additional traffic coming out onto Millcroft Park Drive from Areas A and B will only make this worse. One solution would be to install stop lights at Millcroft Park and Country Club, however, that is not part of the Millcroft image. There are no other stop lights within our community! Another potential traffic concern will be at Country Club Drive and the entrance to Area C. There is currently a stop sign from Arborfield Drive onto

Country Club Drive. The plan looks as if the entrance/exit from Area C will be just a few yards from there. Will that necessitate a stop sign?

**Groundskeepers' Building** – During the virtual community meeting, the developers said that the current building on Highway 5 would be moved in order to erect the 6 story Condominium building. No specific location was mentioned except that it would be closer to the current clubhouse. This will disrupt yet another area and upset those families living close to the clubhouse. There will be noise and exhaust issues associated with the large equipment that the golf club needs to use for grass cutting and grooming.

**Tree Bylaw** - We understand that Burlington recently passed a tree bylaw. The proposed plan for development would require the removal of a great many trees, most of them quite mature trees, currently growing on the golf course. Is this not contrary to what the City Of Burlington was trying to prevent with the tree bylaw?

**Property Values** – We have lived in the Millcroft community for almost twenty years. It is a wonderful place to live. People are friendly and take good care of their property. As mentioned earlier, the lots are a good size and there is a feeling of openness. It is a walkers'/runners' community with many families also out enjoying a walk through the community. People whose homes back onto the proposed areas of development bought their homes in good faith, understanding that they would be backing onto the green space of a golf course. We assume that they paid a hefty premium for those lots. They will, under the proposal, lose their "green space" view, and look, instead onto the backs of two or three other homes. They will lose their privacy and sense of enjoyment of their property!

**A Foot in the Door?**- There are rumors floating around the community that this plan is just the beginning of a bigger plan to convert the total acreage of the golf course into homes, both individual and condominium buildings. That would be a disaster for many of the reasons we have stated earlier. We urge you to give your most careful consideration to this proposal. It is not in the best interests of the Millcroft Community and indeed, it does not seem to conform to Burlington's Official Plan!

Thank you!

Dianne Vekemans/Tom Beer

116	Monty Baker 2053 Hadfield Court	January 20, 2021	<p>Hello Rebecca</p> <p>In response to your request to provide feedback in respect of the Millcroft Greens Application, please find attached my feedback letter. As you will see from my letter, I do not believe the proposed development is in the best interests of the City of Burlington, its current residents nor future residents. I am hopeful that it will be turned down both by the Burlington Planning Department as well as the Burlington City Council.</p> <p>Please do not hesitate to contact me should you have any questions.</p> <p>Thank you for the opportunity to provide feedback.</p> <p>Best regards</p> <p>Monty Baker, C.Dir, CPA</p> <p>[See attached letter]</p>
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Monty Baker, C.Dir, CPA  
2053 Hadfield Court  
Burlington, Ontario  
L7M 3V5

Phone: [REDACTED]  
E-mail: [REDACTED]

**Rebecca Lau**

Community Planning Department  
PO Box 5013  
426 Brant Street  
Burlington, Ontario, L7R 3Z6

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**Dear Rebecca**

**19 January 2021**

**Re: MILLCROFT GREENS APPLICATION**

I am providing my written comments on the Millcroft Greens Application as requested in your public notice.

**Background**

My wife Jean and I are the original owners of our home in Millcroft, purchasing it in 1988. At the time we were living in a home in Oakville which backed onto a Greenbelt. When looking at upscaling to a larger home and lot, the key criteria was that we did not want any homes behind us so backing on the golf course was critical to our decision to move to Burlington. While there are homes on each side, having the golf course behind us provides significantly more privacy than having our back yard surrounded by houses.

After moving into Millcroft, we found the Community of Millcroft and the City of Burlington to be the best place to live which is why we have stayed here over 30 years and plan on staying for hopefully another 30 years. Prior to moving to Burlington, I have lived in ten different cities in Canada. Also prior to retiring, I worked for 10 years at IBM in the USA as the Global VP BTO HR Solutions. In this role, I was offered a move to the Westchester area in New York. It would have been much more convenient. However Jean and I felt we would never find anything comparable to our Millcroft, Burlington home so I commuted for those ten years.

## Comments

### 1. [Existing golf course is an integral part of our Neighbourhood](#)

Millcroft is a planned community, established in 1987, consisting of 3,500 homes. It is a substantially completed development designed around the Millcroft golf course which is integral to the neighbourhood. The golf course goes in a figure eight with over 700 homes backing onto the course. This is significantly different than other golf course proposed infills such as Glen Abbey. It is not a figure eight and has only 40 homes facing a few golf holes. For these reasons I believe our golf course is an integral part of the neighbourhood and the 700 homes that back onto it. This is why I believe the existing golf course is classified as Major Parks and Open space in the 2008 Burlington Official Plan and as Parks, Recreation and Open Space in an established neighbourhood under the recently approved Burlington Official Plan.

### 2. [Maintaining City of Burlington top ranking](#)

The City of Burlington is ranked as the Number 1 Community to live in Canada by Macleans. A big part of why Burlington is ranked this high is the diversity of types of homes/rental units that one has to choose from in addition to the other amenities the City has. I believe, similar to the reasons we moved to this community, that Millcroft not only offers the choice of having a home that backs onto a golf course but, more importantly, provides every Millcroft resident with the natural lifestyle benefits of a green space within the Urban area.

The number of homes backing onto a golf course in the Urban area in Burlington are limited to those on Tyandaga (believe it is less than a 100 homes) and those in Millcroft (700 homes). Further, it is very unlikely that there will be any future golf communities being developed in the Urban area in Burlington. Consequently, with a limited number of these types of homes within Burlington and the fact this makes up a very very small percentage of the total homes/rental units in Burlington, I do not see the benefit of reducing an already scarce home type which helps Burlington remain ranked number 1 in Canada.

### 3. [Intensification and reducing Parks and Open Space](#)

My understanding is that the key criteria being used for evaluating an application is that whatever is being proposed should be in the best interests of the City of Burlington, its current residents and its future residents.

After reading the Planning Justification report with the Application, the only significant argument that Millcroft Greens seems to be putting forward is that it is in the best interests of the City of Burlington, its current residents and its future residents as it adds 98 homes within the Urban area (ie. Intensification).

While I understand this argument for intensification within the Urban area, I believe there are a number of other equally important considerations when determining if, on balance, this is in the best interests of Burlington, its current residents and its future residents. These include, but are not limited to:

- This would eliminate scarce Major Parks and Open space in the area especially when you consider the residential development that has taken place and **is proposed to take place** in Millcroft (Branthaven proposed development on Taywood and the property by the school on Millcroft Park Drive), Alton to the North and Uptown Burlington to the East.
- The impact upon the Storm Water Management by eliminating two golf holes and shrinking two others in an area which has already had storm water challenges in the past flooding the basements on a number of the homes backing onto Hole 6 and 7. There was one storm in 2014 where the water went over the curbs in the street. As well there was over 6 inches of water on Holes 6 and 7. Fortunately the golf holes acted as a collection zone for the water such that more homes did not have their basements flooded.
- There are almost 400 35+ year trees that will be removed, a realignment of the Appleby Creek and changing the pond. This is likely to adversely impact the wildlife habitat. While Millcroft Greens plans to plant trees, they will not be as mature as the ones lost and it will take decades for the new trees to grow to the size of the ones being removed.
- There is limited public transit that serves the proposed development area. Consequently, it is likely to cause an additional 200 or more cars increasing congestion, decreasing safety and harmful to the neighbourhood environment.

These additional 98 homes are not needed, in addition to the other proposed intensification projects in the Urban area that are already zoned to satisfy this objective in both the 2008 and the new Burlington Official Plans. More importantly, it reduces the number of houses that back a golf course by over 110 homes with no likelihood of ever increasing this type of housing lot and a greater risk of even losing more of these types of housing lots should further development of the Millcroft golf course take place.

One final point is that MAD has almost 4,000 Burlington residents that signed a petition that opposes this project. There were over 800 people on the first public call at which there was no one supporting this development except representatives from Millcroft Greens and their advisors.

Consequently, in considering each of these points, this proposed development is not in the best interests of the City of Burlington, its current residents or future residents.

4. [The Newly approved Burlington Official Plan helps better define what is in the 2008 Burlington Official Plan and would clearly be against this application](#)

Section 8.4.2.2(d) in the New Burlington Official plan states “A proposal to re-designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.”.

It would appear that the intent of this section is to say that the only time that zoning should be changed from Major Parks and Open Space is when a statutory Official plan review is being completed so that Council is able to properly assess the balance between future intensification and the associated Major Parks and Open Space that is needed based upon existing and future development (future development being best understood at the time of a statutory Official Plan Review).

Section 2.4.2.(3) (a) (ii) states “ Established neighbourhood areas shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged. Then in subsection (iii) “shall not be regarded as essential to achieve the population growth distributions, as stated by Places to Grow, and as distributed by the Region of Halton”

These Sections have not been changed from the 2018 Burlington Official plan so Millcroft Greens would have been fully cognizant of it prior to it being formed in early 2020 and their preparation of the current application. Rather than trying to meet the intent of the new zoning as part of this latest approved statutory Official plan review, they chose to speed up all efforts to complete their application prior to the conclusion of the Appeal period. They did this to beat the deadline by some three days so they would fall under the 2008 Burlington Official Plan as opposed to the recently approved New Official Plan.

This being said, for many of the sections that Millcroft Greens is relying upon in the 2008 Burlington Official plan, there is ambiguity which appears to be clarified in the New Approved official plan as well the Burlington Strategic Plan and would clearly go against the approval of the Millcroft Greens application.

5. [This is likely the first stage of further development of the golf course](#)

Shortening the existing golf course is likely to drive away many of the current golfers while not attracting any new golfers. The current golf course attracts many golfers who want to play a full sized golf course at a shorter distance. It also attracts all golfers who want to play an executive type golf course (front red tees would be the equivalent of an executive golf course).

Under the Millcroft Greens application, the current golf course is significantly shortened turning it solely into an Executive course. This will result in the loss of a whole segment of golfers without attracting any new segments. We believe this will make the Millcroft golf course uneconomical to run which will allow Millcroft Greens to come forward with further development on the portions of the new course that may be developed.

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Tom McBroom who is a renowned golf course architect and the original golf course architect for Millcroft golf course states it best “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing”.

## **Conclusion**

It is my view, based upon the points above, that the Millcroft Greens application dealing with the elimination of Holes 6 and 7 as well the truncation of holes 1 and 16 is not in the best interests of the City of Burlington, its current residents and its future residents.

I believe, if this application is approved, then there will be a number of current Burlington residents that will be moving out of Millcroft and the City of Burlington to find a home with either a golf course or green space behind their home.

**I ask that the Council take these points into consideration and vote down the Millcroft Greens application.**

Thank you for the opportunity to comment upon this application and should you have any questions, please do not hesitate to contact me.

Best regards,

**Monty Baker, C.Dir, CPA**  
**2053 Hadfield Court, Burlington**



PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

117	Gerry & Helen Burke 4206 Kane Crescent	January 20, 2021	[See attached email and letter]
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**Gerry and Helen Burke**  
4206 Kane Crescent  
Burlington, Ontario  
L7M 5C1

January 20, 2021

City of Burlington  
Community Planning Department  
P. O. Box 5013  
426 Brant Street  
Burlington, Ontario  
L7R 3Z6

Attention: Ms. Rebecca Lau

Dear Ms. Lau:

Re: Millcroft Greens Zoning and Development Proposal

We are writing to provide personal perspective regarding the above proposal by Millcroft Greens to change the zoning and official plan designation for lands located at 2155 Country Club Drive and 4274 Dundas Street. In short, we are not in favour of this project. We believe this proposal, if approved, will have significant detrimental impact to the existing Millcroft neighbourhood, its property values, its recreational open space and natural environment, and its existing capacity to deal with stormwater management.

This application is requesting a major, not minor, change to existing zoning which, by our understanding, does not conform to Burlington's latest Official Plan parameters relating to development of existing green spaces. The Millcroft community, conceived in the 1980's, was a well-planned development, designed and integrated with a regulation sized 18-hole golf course. Millcroft is now a mature neighbourhood, one of Burlington's finest, essentially fully built out, with mature trees and landscape. The Millcroft Greens proposal desires to change it by reducing the golf course in size and its attractiveness to golfers and "shoehorning in" additional homes into current open green space – and cutting down some 400 mature trees in the process. By any measure, it is impossible to conclude that this proposal aligns with the vision for Burlington – it simply fails to meet the City's goals of healthier and greener neighbourhoods. If anything, it is the reverse – this proposal reduces existing recreational green space and tree canopy and will negatively affect the quality of the community and the property values of existing homeowners. How can anyone suggest that this requested zoning change is in any way consistent with Burlington's declaration of a "climate emergency" and the spirit of our recent tree by-law?



A couple of specific points:

- Millcroft Greens has suggested that the level of golfing activity and course sales volumes are declining. 2020 reports would strongly indicate that this is not the case. In fact, golf courses have been reported to have enjoyed record utilization levels as golf emerged as a "safe" activity during the pandemic. This momentum should be encouraged and grown, not discouraged by the alteration of the Millcroft course to a non-competitive, par 3 layout. There are many varying opinions but it is difficult to imagine how a change from a regulation size course to a par 3, family style, "beginner" course will increase business, increase revenues, or improve safety.
- Given its integration into the existing street and housing plan, the existing golf course and its open green space fulfills a critical role of managing the storm and wastewater collection in the area. The course itself includes several ponds which help manage storm surges. Alteration of this original design has the potential for significant negative consequences to properties. With specific regard to our own property, we border on the tee box of existing hole #1 and we experience run off from the front to the back of our property. Our rear border and the hole # 1 area beyond our boundary can become very wet during rainstorms and springtime. The attached photo from November 30, 2020 (which was not a "heavy" rain day) illustrates this point. We have not experienced any flooding issues, inside or outside our home. Planned changes to existing hole #1 carry risk that the current natural management of runoff will be disrupted, and new problems will be created.
- The maintenance shed of the golf course is currently located on Dundas Street, not adjacent to residential properties. As part of the course redesign, Millcroft Greens propose to replace this shed with a new maintenance shed but had not disclosed its planned new location until recently. Their website now vaguely states that the shed's location will be "near the clubhouse". Our property is proximate to the existing clubhouse, meaning we will potentially have the new maintenance shed as a "new neighbour". Golf course maintenance sheds, by their nature, store pesticides, fuel for maintenance equipment, and various other toxic materials. The lack of disclosure of specifics regarding this "shed" item is a significant new safety concern to our family.

To conclude, we believe the proposal from Millcroft Greens for new development and reduction of existing recreational and open green space in the Millcroft neighbourhood will have many detrimental impacts on our community and will diminish our property values. We reserve the right to further challenge any negative impacts to our personal property, financial or otherwise. This proposal is contrary to existing zoning regulations and, in our opinion, is not in a benefit to Burlington nor the residents of Millcroft – the developer is the only beneficiary. We would urge the City to reject this proposal from Millcroft Greens.

Please feel free to contact us should you have any questions regarding this letter.

G. J. (Gerry) Burke,  
Helen R. Burke



118	Barry Wyner	January 20, 2021	<p>Dear Rebecca,</p> <p>I have been requested to write to you (by MAD) with respect to the proposed development submitted by Millcroft Greens (Argo Development).</p> <p>Bottom line; do not allow this development to proceed.</p> <p>I am making this submission not only because of MAD's request, but because I am an avid (albeit average) golfer as well as a Millcroft resident. I play in the Wednesday Men's league at Millcroft. My wife (Janice) and I have been Millcroft residents since June 2006.</p> <p>I will begin my commentary by telling you (without reservation) that I would not play at the proposed "executive style golf course" at Millcroft, should this proposal be approved.</p> <p>I have reached out to some of my fellow members at the Wednesday men's league and can advise, there is not one member who would be willing to play at such a course. They, like me, will locate and play at another "full length" golf course in the area should the redevelopment proceed. Some of the comments they provided me regarding this proposed redevelopment are included in this submission.</p> <p>In the presentation by Millcroft Greens in the September 21, 2020 on-line public meeting, the submitted proposal claims to be about improving the current layout of the course to address the "safety" of the course arising from complaints over the years for errant golf balls. Let us be honest, this is all about money (and I get it). This proposal is all about making a profit from a redevelopment of the entire course, not just what is currently being proposed in this first phase. I am convinced that this proposal, should it be approved is just the beginning of ultimately closing the entire course (for residential redevelopment). I do not believe for one moment that the redesigned course will be financially viable in the long term.</p> <p>In actual fact, I believe that safety will be compromised if the golf course configuration is changed, not the opposite. Millcroft Greens' golf expert says otherwise. In my view, such a course would attract "new" golfers, who, in fact, will have more errant shots than the "experienced" golfer.</p> <p>No question there are errant balls, but this is part of</p>
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			<p>the risk of buying a home that backs onto a golf course. In fact, this is one of the reasons my wife and I chose NOT to buy a home backing onto the course. To be clear, we had the opportunity to do so. We chose not to, in part, for financial reasons. There was a significant premium to purchase a home backing onto the course. Further, we did not want to risk getting hit by any errant golf ball that might come our way, if we had purchased a home that backed onto the course.</p> <p>Presently, the mature trees (fir and other species) that already exist at the course, protect many of the homes that surround and/or back onto the course. These trees took some thirty years to grow to this mature state. Many of the homes that back onto the course are not in harm's way.</p> <p>For those that are, certainly the purchasers had their eyes wide open when they purchased. They must have known the inherent risk of doing so. It is not like the golf course was not there at the time of purchase. For people to complain after the fact is not acceptable. Homeowners who buy a home "in the flight path of airplanes" should not be able to complain for change after purchase. Surely they must have known there was an airport, Keeping this in the Millcroft community, surely residents are (or should have been) aware of the freight trains that travel nearby. Buying a home, then complain about freight train traffic after the fact makes no sense. Same is true when talking about errant balls at Millcroft.</p> <p>I also passionately believe that all residents of Millcroft paid a premium when we purchased our homes; not just those that paid an additional premium to back onto the golf course. Certain communities have a reputation (for example, Rosedale and The Bridle Path in Toronto; Millcroft, Tyandaga and Roseland in Burlington). These neighbourhoods have an allure about them and you pay for the privilege of buying a home in such communities.</p> <p>I am advised (from a friend familiar with the history) that Millcroft was designed as a golf community by Monarch Construction. The figure 8 layout was purposeful to get the maximum number of houses to be adjacent to the course. In that way, Monarch could obtain the maximum return on a lot premium for those lots that were backing onto the course. Monarch, to the best of my knowledge, was never interested in owning/running a golf course. They were residential land developers. They built a course on the least amount of land possible for a 6,000-yard layout.</p>
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			<p>At the outset, the entire development was advertised and sold based on it being a golf community. Any change to the layout and length was not what the original (and subsequent) homeowners bought into. Those that back onto the course paid incredible premiums to do so. Subsequent purchasers have also paid a premium. If this proposed development goes ahead the market value of all homes in the neighbourhood will suffer, not to mention the loss of enjoyment and prestige of backing onto the course. I can only imagine the number of lawsuits that will be filed by the residential homeowners in Millcroft (not just the homeowners who back onto the course). This proposed redevelopment will impact the entire Millcroft neighbourhood.</p> <p>As to changing the course to an executive style course, I do not think an executive course would be in greater demand (as suggested by the developer's golf consultant) than any other type of course. In this Covid environment, every golf course (in Ontario) was booked solid in 2020; even executive courses were booked. In a normal economic climate, I do not believe executive style golf courses would be in greater demand than a normal course. Millcroft in its current layout, is a short full 18-hole course, not an executive course. It is not a true full-length course either, somewhere between a full and executive course layout. It is relatively flat and attracts many seniors to play; either by taking carts and/or walking.</p> <p>There is an added concern about road safety if this proposal is approved. The traffic on Millcroft Park Drive and Country Club Drive is horrendous at the best of times. With the new line painting recently added (not even sure what these lines are for), traffic patterns have become worse. Trucks travelling along each of these roads now sway into oncoming traffic to avoid having their trucks hit by the tree branches that overhang onto the streets at the curb. Add vehicle parking on the street exasperates the problem. How will golf carts, pedestrians, golfers (walking), bike riders, children walking to and from school share the roads and sidewalks with the proposed additional houses? As golfers, we cross increasingly busy streets 8 times in the 18 holes. Adding all the houses where the current hole numbers 6 and 7 exist will only add to the traffic in the area. I feel sorry for those homeowners living on Country Club, particularly at the corner of County Club and Millcroft Park Dr., if the proposed development is approved?</p>
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			<p>Further, per Millcroft Greens' plan, they are proposing private roads where the new homes are going. Golfers/golf carts will have to travel on these private roads to access the various holes. Who will be responsible to maintain these private roads and ensure that they are safe for golfers? Will golfers/golf carts be permitted on these private roads? Will golfers/golf carts be trespassing on these private roads?</p> <p>Many of the owners of the homes in the neighbourhood have spent hundreds of thousands of dollars for backyard pools, outdoor kitchens, patios, and eating areas. This was to enjoy the outdoor living space; not enjoy neighbours' patios a few feet from the mandated "see through fence". This is an excellent neighbourhood where nature and beautiful homes blend. There is much wildlife that inhabit these areas. No doubt the proposed development will have an impact on these wildlife habitats as well.</p> <p>I thank you in advance for giving due consideration to this submission and commentary. Hopefully you will agree with this and other resident submissions and do not approve the proposed development.</p> <p>Respectfully submitted,</p> <p>Barry Wyner</p>
119	Joan & John Kerr 309-1980 Imperial Way Burlington ON L7L 0E7	January 20, 2021	<p>Hi Rebecca,</p> <p>The purpose of this email is to follow up on our opposition to the development application.</p> <p>We have reviewed the environmental assessment that the developer submitted in support of the development application.</p> <p>We are concerned about the loss of mature trees due to development and the fact that the assessment states that this will have a positive impact! This is outrageous and the city should not accept this assessment as being objective. Also, the assessment did not find any negative impacts. What a surprise!</p> <p>The City should insist that a proper environmental assessment be conducted by an objective third party before considering the development application.</p> <p>Joan &amp; John Kerr 309-1980 Imperial Way Burlington ON L7L 0E7</p>
120	E.A Mastrangelo 4181 Kane	January 21, 2021	<p>Rebecca. Thank you for your reply.</p>

	Crescent. Burlington ON L7M 5B9		<p>I do have another important comment with respect to this application. I certainly hope it has already been voiced by others.</p> <p>Our home does not back onto the golf course. It is across the street from those homes. Even so, we have collected over 50 golf balls from our front yard and as far down the sides of our home as the back yard. It is my understanding that some of the proposed changes may result in this situation becoming worse. We are now talking about a safety situation. Apart from property damage, the more serious concern is injury to people in the area, particularly the many children who play in the neighbourhood.</p> <p>Many, if not all, of the problems creating global threats stem from crowding, overpopulation, and people always wanting "more". We can't expect to solve the world's population issue, but we can control the population density in our community. It requires the right people, doing the right things, for the right reasons. I certainly hope our elected officials are those people.</p> <p>In response to your request, our address is:</p> <p>4181 Kane Crescent. Burlington ON L7M 5B9</p> <p>Sincerely</p> <p>E. Armando Mastrangelo (Armando)</p>
121	Vaughn and Marilyn LaVigne 2063 Hadfield Court	January 21, 2021	See attached letter.

## Lau, Rebecca

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**From:** Marilyn LaVigne [REDACTED]  
**Sent:** Thursday, January 21, 2021 12:03 PM  
**To:** Lau, Rebecca  
**Cc:** Bentivegna, Angelo; Meed Ward, Marianne; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin; Kearns, Lisa; Stolte, Shawna; Plas, Kyle; Effie Triantafilopoulos; Carr, Gary; jane.mckenna@pc.ola.org; admin@millcroftagainstdevelopment.com  
**Subject:** Fwd: Millcroft against Development MAD

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Rebecca

I am writing this letter to express our concern, upset and disappointment regarding the proposed development in our neighbourhood. My husband and I have lived on the 7<sup>th</sup> hole on Hadfield Court in Millcroft for 18 years and what has kept us here this long is the community, golf course and open space. They are not building communities like Millcroft anymore. If you drive around Burlington North and South the new builds have NO green space and are so close to each other if not on top of each other, That is what will become of Millcroft, very sad. I can't imagine the additional traffic this will create also living through this construction will be a night mare. One of the attractions for buying in Millcroft is the golf course, for sale signs always promoted "Golf Course" lot, not anymore, but if this development does not move forward we will, once again, be able to promote our beautiful Millcroft as a golf course, open space community.

They keep talking about redeveloping the golf course saying making it smaller/shorter will be better, how can a golf course be better when it currently has 7 par 3's and the new proposed layout will be tighter and even shorter? Also this past summer with heavy rains we did have flooding, see attached pictures, this needs to be addressed!! Not only is Millcroft a mature community that has beautiful 40+ year old trees and if removed this will affect our wildlife, birds, air quality and our privacy. Today I look out our window and appreciate our view and looking onto the golf course is why we bought here, raised our family here and are still living here.

The proposed development is not in the best interests of the City of Burlington, its current residents and its future residents, and for that reason we need to keep this treasure of Green Space we currently have.

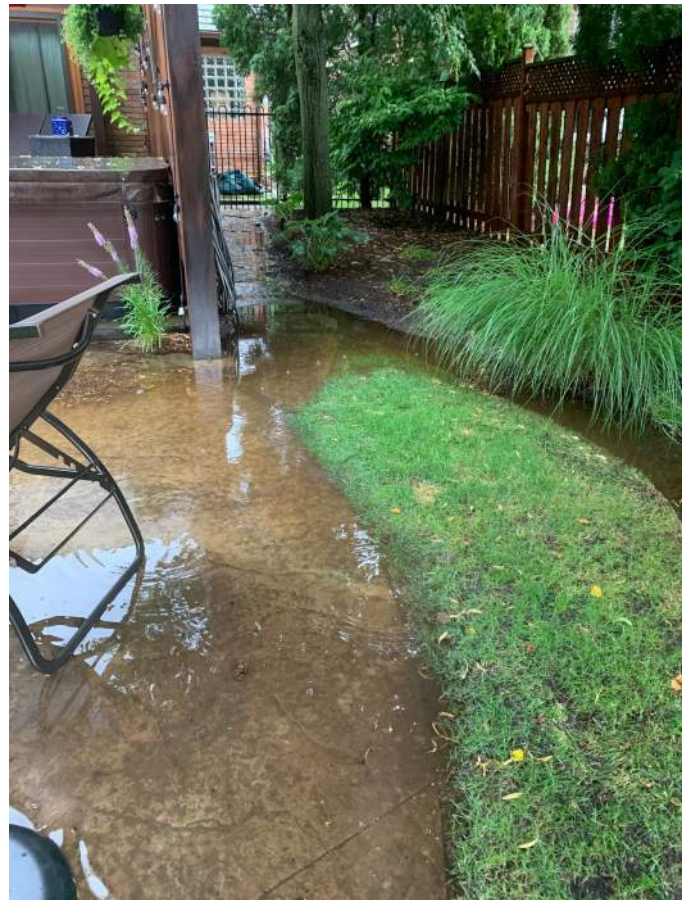
Thank you for taking the time to address our concerns,



Sincerely,

Vaughn and Marilyn LaVigne

2063 Hadfield Court



122	Diana & Allan Carr	January 21, 2021	<p>To those in the Millcroft review process:</p> <p>My husband &amp; I are fairly recent residents of Millcroft (on Turnberry) arriving in 2014. We chose this neighbourhood for its quiet, for its beauty, for the abundance of mature green growth and the many amenities close by. The proposal to add more residential to the golf course area will have a dire effect in all of these areas.</p> <ul style="list-style-type: none"> <li>• The NOISE of construction will carry on for years throughout the community as it touches almost every area either with 98 individual builds at once or one area after the other.</li> <li>• The MESS of construction will carry on for years throughout the community as it touches almost every area or access road.</li> <li>• I understand there's in excess of over 400 MATURE TREES to be removed. This is a desecration. Even if there are new ones planted immediately, it will take decades to bring us back to the level of protection the present ones now provide. They reduce energy costs, clean the air in a multitude of ways, screen noise, prevent erosion, and of course add to property values. Trees near homes provide shade, produce oxygen, remove CO2 from the air and give songbirds a home.</li> <li>• Amenities will still be here however the influx of the occupants of that many new residences will surely impact traffic &amp; general car exhaust pollution.</li> <li>• We are both golfers but not fans of the golf course; we find they are snobbish, overpriced for value of their course, and very self-serving. However, I'd rather put up with them than see this change come to our community.</li> </ul> <p>I don't believe for a minute that my email will stop this change but I hope &amp; pray that those who are in the position to impact the final decision will very closely consider the awful impact this proposed project will have on our neighbourhood.</p> <p>Please, put forward your best effort with the thought of ALL Millcroft residents in mind.</p> <p>Diana &amp; Allan Carr</p>
123	Elaine Stevens Chasewood Court Resident	January 21, 2021	<p>Dear Rebecca Lau,</p> <p>As a long time and current resident of Millcroft I would like to present my feedback regarding the Millcroft</p>

			<p>Greens' application to introduce residential development to the existing Millcroft golf course.</p> <p>Millcroft is an established neighborhood that takes much pride in it's golf course as an integral part of it's environment and lifestyle. When we were looking at neighbourhoods in which to purchase a home for our growing family, that is what we bought into. We paid a premium in order to buy a home here and we did so as an investment in our home, family and lifestyle.</p> <p>Building out the golf course erodes our neighbourhood and identity of being a golf course community. As we have seen in many other instances an action by the developers like this, that starts out small, then opens the door to further subsequent erosion of the golf course, and before we know it, there will no longer be a sustainable golf course. This development on green golf course space also has numerous implications for the natural environment, animals and ecosystems that currently thrive in this beautiful green space.</p> <p>I implore you to put a stop to the developers applications for residential development on the existing Millcroft golf course. This is our home, our neighbourhood, and the golf course is such a huge part of it. Please don't allow it's destruction.</p> <p>Sincerely, Elaine Stevens On Chasewood Court, Millcroft</p>
124	Peter Da Silva	January 21, 2021	<p>Good Afternoon,</p> <p>I am sending this e-mail to respectfully submit my formal objection to the proposed development of the Millcroft Gof Course by Millcroft Greens.</p> <p>My reason is simple, the beauty of our city is in its varied open land which includes the escarpment and the Millcroft Golf Course.</p> <p>We are the envy of a lot of our neighboring towns and cities because of the beauty of our surroundings and the relative peace and tranquility that we enjoy. As it is, the construction of a lot of new housing developments in the north and the unsightly high-rise condominiums in downtown Burlington have already placed both our beautiful landscape as well as the solitude we used to enjoy, on a downward trend.</p> <p>I call on you to make the right decision on behalf not only of the city residents, but more so for the City of</p>

			<p>Burlington itself. It is in your hands that the future of our city lies. Needless to say, the decision you make on this application would be used one way or the other, for future applications that the next batch of leaders will be faced with.</p> <p>Respectfully yours,</p> <p>Peter Da Silva</p>
125	Paul Wengner	January 21, 2021	<p>Rebecca Lau Community Planning Department P.O Box 5013,426 Brant Street Burlington, ON L7R3Z6</p> <p>Thank you for requesting input from residents of Millcroft regarding this very important decision to change the Zoning and Official Plan designation for the Lands located at 2155 Country Club Dr. and 4274 Dundas Street, and known as the Millcroft Golf Course. We are residents living at 2145 Country Club Dr. , our Condominium Community driveway is right next to the Millcroft Golf Course entrance. We do not back onto the Millcroft Property, however 18 of the units in our Condo are along the fence to the golf course property. We moved to Burlington from Mississauga Ontario 10 years ago , not just because we could walk to the golf course without polluting the air, but because of the lack of density and open green space provided by the golf club property. We believe you should reject the proposal from Millcroft Greens to re-zone the property for the following reasons:</p> <p>1) Burlington was voted the best city in Canada for many reasons, the Millcroft Community contributes significantly to the many attributes of Burlington such as the low density provided by spaces like Millcroft Golf Club, adequate schools and infrastructure to accommodate the current population and low traffic in the areas of our schools and parks.</p> <p>2) It would be grossly unfair to the people who purchased properties in areas A) B) C) D) that back on to the beautiful golf course and will now have that greenspace eliminated and new housing squeezed in. These people paid for the beauty and privacy aspects of their properties and no amount of remuneration offered to them could replace those attributes.</p> <p>3) If our math is correct, Millcroft Greens plan on squeezing in 228 units on the property (Including 130 in the Dundas complex). At an average of 2.5 cars</p>

			<p>per/unit that means there will be approx. 570 more cars all traveling on Country Club, Berwick, Turnberry, Millcroft Park streets during rush hour.</p> <p>4) E.P.A. estimates that one vehicle emits 4.6 metric tons (887grms of CO2 per gallon) into the atmosphere each year. Millcroft residents will be exposed to an additional approx. 2,622 Metric tons of CO2 per year with less trees and green space to absorb these pollutants. This may seem trivial to some, but baby steps and lack of consideration for our climate in the past has created a climate emergency for all of us today.</p> <p>5) We urge you to consider the climate, conserve green space, limit additional automobiles on residential streets by considering and promoting alternatives , like re-invigorating old Malls instead of re-zoning existing green spaces.</p> <p>6) There is not a specific location designated for the maintenance shed, but it is rumored plans are to place it somewhere close to the club house. It is not surprising that the location has not been disclosed as it would drastically affect not only the price, but the quality of life in the surrounding units. We are totally opposed to Millcroft Greens proposed expansion, thank you for asking us for input.</p> <p>The Wengers</p>
126	<p>Stew &amp; Jennifer Welcher 2137 Greenway Terrace Burlington, ON L7M 4K9</p>	<p>January 21, 2021</p>	<p>See attached letter.</p>

## Lau, Rebecca

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**From:** Stew Welcher [REDACTED]  
**Sent:** Thursday, January 21, 2021 2:30 PM  
**To:** Lau, Rebecca  
**Cc:** Bentivegna, Angelo; Meed Ward, Marianne; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin; Kearns, Lisa; Stolte, Shawna; Plas, Kyle; effie.triantafilopoulos@pc.ola.org; Carr, Gary; jane.mckenna@pc.ola.org; admin@millcroftagainstdevelopment.com  
**Subject:** residents' opinions - which do matter?  
**Attachments:** Milcroft.xlsx  
**Importance:** High

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Rebeca,

Please see attached of who wins and who loses.

Best regards

Stew & Jennifer Welcher  
2137 Greenway Terrace  
Burlington, ON L7M 4K9  
[REDACTED]

Millcroft against development									
PROS:	all with financial reward				CONS:	all with negative conitations and no fiancial gain			
Increased tax base for city					disruption of mature established community				
					loss of green space				
Profit for:	property owner (s)				Noise, dust and dirt during construction				
	investors (s)				Strain on infrastructure				
	developer (s)				Property values will drop				
	builders				Less disirable golf course				
	sales firm								

127	Elizabeth M	January 21, 2021	<p>Dear Mayor,</p> <p>I am writing to urge you to please protect our limited and passionately valued Green Space in Millcroft.</p> <p>Millcroft is not a disparate plot of land, it is integral to the community. The Open Space is the ethos that this community was conceived and constructed around, and is a source of great enjoyment to the entire Burlington community.</p> <p>Burlington is gradually losing what made Burlington such a special place to live, and was certainly pivotal to my decision to emigrate here with my children, to have greenery, wildlife, and quintessential open space woven into the community.</p> <p>Please don't allow this development to proceed.</p> <p>Best regards Elizabeth</p>
128	Suzana Semeraro 2032 Parklane Crescent Burlington ON	January 21, 2021	<p>Dear Sirs,</p> <p>I am writing this letter to express my frustration in regards to the new development proposed at the Millcroft Golf Course.</p> <p>My name is Suzana Semeraro. I live at 2032 Parklane Crescent along with my wife, Ludmilla Queiroz and our 2 year old daughter.</p> <p>We moved from Oakville to this location in 2018, about 3 years ago. We've been searching for a nice house in this neighbourhood for a while though, and finally an opportunity came up that year. We chose Millcroft to settle down for a number of reasons, all of them very important to us. I will name the main ones in this letter, and why the development of new houses at the golf course will have a negative impact on them.</p> <p>I would start with schooling. As mentioned above, we have a two year old daughter, and we want her to have the best possible education. After researching carefully, we found out that one of the bests French immersion schools in Burlington is Chales R. Beaudoin, which is in our boundary. Having new houses built at Millcroft might make the school board redraw the boundaries and our daughter might miss the opportunity to go to this so desired school.</p>

			<p>Another reason that was on top of our list was to live in a quiet and calm neighbourhood, especially in regards to traffic. We find it very safe to go for jogging, to go for a walk or biking with our daughter, and even for her to play. Having more houses at the neighbourhood means that there will be a lot more traffic, which in turn will compromise all the peace and calm so important for our life style, besides all the noise.</p> <p>Least but not last, we picked this neighbourhood because of the green space. We really wanted to live in an area full of green spaces, and the golf course at Millcroft is just the perfect example of green area. If houses are constructed there, a huge amount of green area will be lost. And that ends up being right beside my house.</p> <p>There are many other reasons that make us being against the development, but that would make this letter too long. I consider the ones mentioned above strong enough to discourage the new development at the golf course.</p> <p>That being said, myself, Suzana Semeraro and my wife, Ludmilla Queiroz, deeply ask you to please consider our position and don't make this new development happen. It would be so frustrating for us, having everything that brought us to this neighbourhood, not being there anymore . It would be heartbreaking having our achieved dreams taken away from us.</p> <p>Thank you for your time and consideration,</p> <p>Suzana Semeraro</p>
129	Christine and Llewellyn Courtney, Millcroft Residents	January 21, 2021	<p>We would like to state that we are totally opposed to any redevelopment of The Millcroft Golf Course. The City of Burlington is expanding every day and green space is at a premium within the city limits it would be tragic to lose more. You only have to drive along Dundas Street from Mississauga to Waterdown to see how development is absorbing farm land.</p> <p>Additional development in the Millcroft area would affect the amount of traffic congestion which is already really bad as well as impact the school and medical systems in the area.</p> <p>The properties that back onto Millcroft Golf Course sell at a premium and have done since it was first developed, if this redevelopment is allowed to go</p>



			<p>ahead it will reduce the values of those properties directly affected and increase the profits of the developers. If this redevelopment is allowed to go ahead what is to stop the developers from coming back in the future with another redevelopment proposal.</p> <p>Christine and Llewellyn Courtney, Millcroft Residents</p>
130	Hans and Anna Paffrath	January 22, 2021	<p>Hi all,</p> <p>I would like to formally state by objection to the re-development of the Millcroft Golf Course. Many homeowners, include my wife and I, bought on to the Millcroft GC for the beauty that it represented and the community spirit it offered. Millcroft is an established community and well within the official city plan. The natural water drainage and ponds running through our community and golf course provide the right balance between urban living and nature's course. Redeveloping the golf course will alter that in a negative way. This will also result in a loss of green space.</p> <p>Furthermore, it attacks the spirit of the community, which has enjoyed the co-existence of urban living and open spaces. We enjoy the fact that Millcroft offers a lifestyle that is conducive to family walks, couple strolls and children playing and cycling in a beautiful setting. The Millcroft GC has always added to this setting.</p> <p>The original owners of the golf course understood full well that they were signing up for a golf course set in an urban development. It has coexisted extremely well for both parties (financially and otherwise). Changing the relationship now, is driven purely by greed. We, the homeowners, agreed to pay the market premium, higher taxes, property upkeep, and some errant golf balls, for the privilege of living on a golf course. In return, the Millcroft GC gets an exclusive location, a golf clientele that can literally walk to the course and play (as opposed to driving kilometers away), and can further market social gatherings as good corporate citizen.</p> <p>Finally, while the proposal is to make the golf course smaller, it is also setting it up for future failure. This means that if the current proposed development goes ahead, the second development, completely eliminating the golf course, is not far behind. The owners of the 'revised' Millcroft GC will simply cry that they are no longer profitable and will need to sell and</p>

			<p>redevelop the land.</p> <p>This is the sad precedent you may be establishing by approving this proposed development. Please look to beyond the current, and to the future, of how you would like Burlington and the Millcroft community to look like.</p> <p>Regards,</p> <p>Hans and Anna Paffrath</p>
131	Peter Lay 4292 Chasewood Court, Burlington, L7M 4P8	January 22, 2021	<p>Hello Rebecca,</p> <p>I am a concerned resident of Millcroft at 4292, Chasewood Court, Burlington, L7M4P8.</p> <p>I am writing to you to express my opposition to the proposed re-development of Millcroft Golf Course under The Millcroft Greens planning application. Our property is directly impacted by this proposal and there is no doubt in my mind that this development will negatively impact what is a unique and peaceful environment.</p> <p>It is simply shameful that Millcroft Greens believes that the proposal warrants either an exemption or a change to the wording of Section 8.4.2(2) b of the Burlington official plan. What is the point of spending hundreds of man hours ( tax payers dollars at work ) developing a well intentioned and thought out policy only to have a developer come along and demand it be changed. There are no end of reasons why the proposal will adversely impact the neighborhood, two of which I refer to below.</p> <ol style="list-style-type: none"> <li>1. Millcroft already has a significant number of traffic calming measures in place, which arguably make minimal difference to the speed of the traffic. What's next, traffic lights? Its impossible to argue that the addition of 100 houses and the vehicles associated with them will not adversely impact the safety of all residents, especially the elderly and school children. One of the arguments raised by Millcroft Greens was that the re-design of the golf course would improve the safety of residents whose houses back onto the golf course. As a golf course resident for 16 years, I simply don't buy this argument as the data presented was sketchy at best, is only valid for 6 months of the year and a few hours of the day. Increased traffic impacts the entire neighbourhood ( all houses ), 365 days a year and many more hours in a day. Therefore</li> </ol>

			<p>when you assess the safety risk of golf balls vs cars its clear that increased traffic represents a larger risk to a larger cross section of people.</p> <p>2. The removal of over 400 trees and a reduction in open green space wasn't a good fit prior to COVID-19 but given the increased emphasis on families seeking more green space why would The City of Burlington even consider approving this application, especially as policy is already in place to politely decline it.</p> <p>After the pandemic is over, we should all be able to look forward to the future and the denial of this unfortunate proposal will enable us to do that.</p> <p>Regards,</p> <p>Peter Lay.</p>
132	Oliva Redmond #28-2140 Turnberry Road Burlington ON L7M 4L8	January 22, 2021	See attached letter.

Friday Jan. 22, 2021

City of Burlington  
Community Planning Dept.  
P.O. Box 5013, 426 Brant St.  
Burlington, Ontario  
L7R 3Z6

Attn: Rebecca Lau

I am writing in regards to the proposal of changing the zoning in the Millcroft community. I am appalled, angry and VERY disappointed that the City of Burlington Planning Committee would even be considering such a move. I understand greedy, rich developers submitting such requests exist in today's world, but considering that green spaces are becoming fewer and fewer with animals roaming in residential areas because we are greedily taking their habitat and their access to food away from them, the very thought of increased development and housing density in this community is sickening. The world is already burdened with monumental environmental issues because of greed and companies not abiding by anti-pollution laws. It behooves us to do our small part. We need more green spaces, more trees to make our air quality better. We need more trails for walking, for cycling so that our future generations will be able to breathe fresh air, not more density.

<https://www.insidehalton.com/news-story/10309601-the-master-plan-to-make-burlington-a-greener-more-walkable-city/>

[https://www.insidehalton.com/news-story/10309601-the-master-plan-to-make-burlington-a-greener-more-walkable-city/?s=n1?source=newsletter&utm\\_content=a02&utm\\_source=ml\\_nl&utm\\_medium=email&utm\\_email=2EF72B4ACEA57D7594176FCE8A0B9297&utm\\_campaign=ihha\\_91593](https://www.insidehalton.com/news-story/10309601-the-master-plan-to-make-burlington-a-greener-more-walkable-city/?s=n1?source=newsletter&utm_content=a02&utm_source=ml_nl&utm_medium=email&utm_email=2EF72B4ACEA57D7594176FCE8A0B9297&utm_campaign=ihha_91593)

If the Master Plan truly is indeed to make Burlington a greener, more walkable city, then why is this desecration of a community and its golf course greenery even an option? Does the left hand really know what the right hand is doing at City Hall?

I have lived in Millcroft since 1989 and have always been so proud of my neighbourhood and how well the City of Burlington has kept development from overwhelming and overburdening us. This area with the exception of a couple of small parks and the beautiful golf course does not have a lot of green spaces and to take away the small part we have would be irresponsible and what I consider downright greed.

I hope you will consider keeping Millcroft green for future generations, for our wildlife who are slowly being driven out of their habitat. I am seeing fewer birds in this area than when we first moved here. We all are supposed to be doing everything we can to help our environment, but building big homes and apartment buildings is definitely not the answer. It's a world in crisis and we ALL have to do our part, whether large or small.

All the residents in Millcroft are angry M.A.D.D. We love our community and we want to keep it that way. Not only for ourselves, but for future generations.  
I trust you will seriously consider how the Millcroft Community feels and make the right decisions.

Sincerely

Olivia Redmond  
#28-2140 Turnberry Road  
Burlington, ON  
L7M 4L8

133	Sonia Robinson 2067 Hadfield Crt Burlington, ON L7M 3V5	January 22, 2021	<p>Dear Ms. Lau,</p> <p>I thank you for the opportunity to voice my concerns and opposition to the application submitted by Millcroft Greens.</p> <p>Our family of five moved to Hadfield Court in the year 2000 from the town of Oakville. I was raised in North Oakville but fell in love with the Millcroft community after driving my eldest son to the Millcroft golf course every day in the summer for years, so that he could be part of the Junior Golf program. This community was and still is, like no other. As soon as you entered Country Club Drive by the Mill, you felt like you were on vacation. I remember thinking what a privilege to live here.</p> <p>New builds were not an option for us since I have asthma, so Hadfield Court was the perfect street for us since it was already established and all the homes backed onto the golf course. We did not want any homes behind us. I cannot live in construction dust for two years. If this development proceeds, we will have to move from our home that has been our sanctuary for so many years. We did pay a premium to back onto the golf course and now Argo wants to build 44 homes behind our house. We will have construction directly behind us.</p> <p>We have made our own little Garden of Eden in our backyard each summer. Gone would be the tranquil backyard. Gone would be the days of teaching my grandchildren to swim. Gone would be the days of my six year old granddaughter racing her 85 year old great grandfather in our pool. It is just gut wrenching to think that the beautiful Open Space that I wake up to each morning would be gone and replaced with homes. We chose to live on the golf course because of the privacy and tranquility.</p> <p>My granddaughter now scooters and roller blades on the same streets that her mother did. My daughter still comes to run most days on the streets that she grew up on. It is a safe, friendly neighbourhood where families thrive. I hate the thought that children would have to dodge construction trucks for two years.</p> <p>The golf course is the heart of this neighbourhood. If you take the heart out, the community will not continue to thrive as it once did. We have seen the trees mature over the years, made friends with our neighbourhood birds and wildlife. I can't imagine</p>
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			<p>cutting down the trees that our song birds call home to be replaced with concrete. We have already lost so many of our beautiful thirty five year old trees to the Ash Borer disease on our street. I can not see how tearing down our tree canopy will benefit anyone.</p> <p>This has never been an issue with us about the drop in value of our home if this development proceeds, because we never imagined that we would ever move. We are blessed to have our children and their families close by and they are here every Sunday for Sunday dinner. This has been the heart of the Robinson Family for over twenty years and I can't imagine life without it.</p> <p>We are so blessed to be part of this Millcroft community during these uncertain times of Covid but I must say that this proposal has been causing a lot of stress and anxiety. I saw it on the faces of residents as I went door to door these last ten months working for MAD. Families trying to work from home and home school their children, our nurses and paramedics who need a safe place to call home at night, but so dedicated to saving their Green Space that they are out delivering lawn signs for MAD.</p> <p>My husband had a mini stroke two days after the September 21 meeting. It has been extremely stressful to run a business during Covid; acquiring PPE for our staff, cutting staff in the initial lockdown, being told that we were essential then working through all the wage subsidies to make sure that our employees could work, keeping our clients safe, etc. Then coming home night after night and having meeting after meeting as a director for MAD. Our home no longer was the calm sanctuary that he needed.</p> <p>I see the stress and anxiety on the elderly that really have no voice in this proposal. I have hand delivered hundreds of letters for Millcroft Against Development to keep the community updated but many of the older residents cannot navigate zoom, Facebook or even emails. A number of them wrote hand letters back in the spring and summer, but will their letters be read?</p> <p>3,719 people to date stand with MAD in opposition to this development. Our numbers will continue to grow as neighbour informs neighbour.</p> <p>Thank you for taking the time to hear the heart ache</p>
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PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

			that my family would endure if this development continues.  Sonia Robinson
134	George Chu & Julia Lin 2041 Parklane Crescent Burlington Ontario L7M 3V6	January 22, 2021	See attached letter.



135	Finn Saevil #30 - 4241 Sarazen Dr. Burlington, ON L7M 5B7	January 22, 2021	<p>The undersigned was first introduced to The Millcroft Golf Club in 1992 when I started playing golf, following retirement.</p> <p>Over the following three years, I became a member and played three times a week every year. The Millcroft sub-division was in the final stages of development at that time and I was really impressed with the planning, the quality of housing and, of course, the golf course was excellent and very enjoyable. At the time, I had been living in Oakville for 25 years and when my wife passed away in 2000, I began looking at the possibility of downsizing. In 2004 that opportunity presented itself when I received a flyer in my mailbox, advertising the construction of "Final Phase" bungalow condominiums, adjacent to the golf course.</p> <p>I received the brochure in the afternoon and by 9 pm that evening, I had viewed a unit of the condominiums and liked it so much that I promptly signed up and made a down payment. In the course of discussion with the sales office and in answer to my question about the future of the golf course, I was assured that Millcroft Golf Club was here to stay.</p> <p>In 2005, I moved in and have been a happy resident and golf player ever since, comfortable in the belief that this was a well planned community built around the golf course, with natural gas and powerlines crossing the property, and also having several designated water drainage areas, preventing further development housing construction.</p> <p>Since then. the picture has changed, with the sale of 50% of the golf course to a developer and that worries me why would a developer purchase a share of a property, unless he was assured that further development of this property was feasible ? Why would the local authorities even consider such a possibility which would result in unacceptable changes to the golf course itself and several other side effects.</p> <p>The Millcroft Golf Course would be reduced from a regulation 18 hole course to a shorter and a virtual par 3 course, which in turn. would cause many members to seek memberships elsewhere and would discourage the course from being used for tournaments and attracting the usual crowd of day-players.</p> <p>Environmentally, it would also be an unacceptable development, causing removal of mature trees, less other growth and smaller grass areas, which have, in</p>
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			<p>the past, encouraged habitat for animals, birds and insects. This greenbelt effect in turn produces a cleaner environment than the proposed housing development, which will cover much of the proposed area with houses, driveways and roads, all creating further reduction of the air quality in the neighborhood and adding increased traffic and further deterioration of air quality and life style.</p> <p>It should also be remembered that when we all bought homes adjacent to the golf course, we all paid a premium for the privilege and with the proposed development and changes to be made to the course itself, the demand for houses in this area may decrease and consequently, the relative values of the houses may also decline, all around the course.</p> <p>As a result of proposed changes, especially with the shortening and reconfiguring of several holes, the course may not remain as attractive to members as well as day-players, who may all go elsewhere, thus creating a fall in operating revenues and possibly making it impossible for the golf club to continue operations. What would happen next is any ones guess.</p> <p>In conclusion, the most sensible position would be to preserve the Millcroft sub-division in its present form, maintaining present lifestyle and quality of life, which is the envy of all surrounding areas. In addition to being an important part of the greenbelt ,it has also become an important part of peoples daily lives during the Pandemic, giving many residents a much needed space where they can exercise and briefly escape their isolation and walk with family and friends.</p> <p>The proposed changes to the golf course should be declined in strongest possible terms, as we have so much to gain from continuing the current operation and nothing to gain by any approval, only negative impact. Considering this was planned and intended as a golf course community from the start, I am confident the City planners will continue to view the new proposal in that light.</p> <p>With many thanks for your attention and consideration,</p> <p>Sincerely,</p> <p>Finn Saevil</p>
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136	Paul Petit 2010 Parklane Cres. Burlington, Ontario L7M3V5	January 22, 2021	See attached letter.
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January 23 2021.  
Paul Petit,  
2010 Parklane Cres.  
Burlington, Ontario L7M3V5  
Email: [REDACTED]

“In regards to the Millcroft Greens Corp Application for zoning and other changes”.

I address this to those involved and affected by this application.

We moved to Burlington in 1979, in 1990 we chose to buy a house in Millcroft Subdivision, very much attracted to the concept of a planned community. Thanks to the initial Monarch professional planners the Millcroft community was, and continues to be, a very enviable community in that it has been a pleasant and convenient place for its residents to live. The area has grown at a sustainable and controlled manner and Burlington North now has police, fire, EMS, schools, library, doctors, dentists, lawyers, insurance agents, grocery shops, large and small shops, restaurants, recreational opportunities such as a swimming pool, fitness centres, parks, biking, tennis, and of course, golf, to name a few of its services and amenities. There are a diverse sized attractive homes, single family, townhouses, condos, retirement apartments where residents can enjoy living in close proximity to all these services. Further, transportation access has developed to enable easy accessibility. The master plan for this community has ensured that the residents of Millcroft have enjoyed an enviable lifestyle for more than thirty years. If the original planning of the subdivision and the subsequently developed approved plans for both the City of Burlington and the Halton Regional Plan are supported, Millcroft will continue to be a model community for many years to come. Burlington will continue to be deserving of being valued as one of the most liveable cities in Canada!

Alternatively, if Millcroft Greens is successful in having the official plans to be altered, then this well loved and appreciated area will be very negatively impacted. I find it disgusting that there is any chance that this scavenger, bottom-feeder of a company would be allowed to negatively affect the lifestyle, including their financial well being, to benefit the finances of a few greedy individuals while offering nothing positive of note.

I question both Millcroft Green's logic and their ethical practices. This corporate scavenger's modus operandi appears to be to tell the people about their non-existent or greatly exaggerated problems that they have but didn't know that they had and then supply a solution. I offer the following to substantiate this point in regard to Millcroft Greens Corporation development plan:

Millcroft Greens is going to solve our expanding wildlife by reducing our parkland.

Millcroft Greens is going to help our nicely maturing trees by cutting them down and replacing them with seedlings.

Millcroft Greens is going to solve our traffic issues by adding hundreds of new vehicles and various new road junctions.

Millcroft Greens is going to solve storm water issues by covering the land with the roofs of expensive homes.

Millcroft Greens doesn't care because Millcroft Greens won't be here to pick up the pieces, to solve the problems. For example of getting our parkland back, an impossible task, once gone; it's gone, never to return.

Millcroft Greens apparently has a problem with the Golf Course {I don't know what it is} anyway this problem is going to be solved by reducing the length of the course to about 4600 yards and naming it an "Executive" Golf course. Another brilliant idea by Millcroft Greens we all know that this plan is deliberately designed to fail. It stands as much chance of success as a 'field of hay in a 5 year drought'. Millcroft Greens will I predict at some point in the future be applying to develop the rest of the course into residential lots.

In closing I am hopeful that all those who have the power to protect our community from such illogical and impractical zoning changes will vote a strong "No" to Millcroft Greens proposed development plan. Your clear duty is to represent the stakeholders in this matter. Please do so.

Yours truly,

Paul Petit.

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137	Anne Duff 520-11 Bronte Road OAKVILLE L6L0E1	January 18, 2021	See attached letter.
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Date: 18 January 2021

From: Anne Duff [REDACTED]

To: [rebecca.lau@burlington.ca](mailto:rebecca.lau@burlington.ca)

Cc: [angelo.bentivegna@burlington.ca](mailto:angelo.bentivegna@burlington.ca), [marianne.meedward@burlington.ca](mailto:marianne.meedward@burlington.ca), [rory.nisan@burlington.ca](mailto:rory.nisan@burlington.ca), [paul.sharman@burlington.ca](mailto:paul.sharman@burlington.ca), [kelvin.galbraith@burlington.ca](mailto:kelvin.galbraith@burlington.ca), [lisa.kearns@burlington.ca](mailto:lisa.kearns@burlington.ca), [shawna.stolte@burlington.ca](mailto:shawna.stolte@burlington.ca), [kyle.plas@burlington.ca](mailto:kyle.plas@burlington.ca), [effie.triantafilopoulos@pc.ola.org](mailto:effie.triantafilopoulos@pc.ola.org), [gary.carr@halton.ca](mailto:gary.carr@halton.ca), [jane.mckenna@pc.ola.org](mailto:jane.mckenna@pc.ola.org), [admin@millcroftagainstdevelopment.com](mailto:admin@millcroftagainstdevelopment.com)

**Subject:** I'm Against Development on Millcroft Golf Course

Dear Burlington Mayor Meed Ward, Councilors, City officials, Premier, Ministers & MPPs

Reference:

Millcroft Greens' proposal to redesign the existing Millcroft Golf Course and introduce select parcels of residential development

I write in connection with the subject proposal. This development has the potential to disrupt ecosystems and wildlife, reduce green space, overburden infrastructure, lead to the rezoning of existing school districts, significantly decrease existing property values, increase traffic, and alter the character of one of Burlington's most iconic neighbourhoods. I wholeheartedly and vehemently object to the proposed development.

The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature - the epicenter; the heart of the community. Millcroft is synonymous with the golf course. The street names feature famous golfers and allusions to green space - several including the words "field" or "park." Moreover, the golf course is home to many species of wildlife. It is not unusual to find turtles emerging from the pond located on the 6th hole, families of ducks waddling along the footpaths, swans swimming in the ponds, and fox darting through the trees. Millcroft's signature feature - the golf course - provides green space and a wildlife haven in the predominantly concrete-laden north Burlington. I urge you to be mindful of all of the numerous detrimental effects that accompany the proposed development, but most notably disrupting ecosystems and wildlife, reducing green space, and defiling the character of the neighbourhood I chose to call home. Our City's green spaces are in dire need of protection. Once we develop green space, we can never go back.

I have reviewed the City's Official Plan, in conjunction with the golf course's current zoning of O1 (Open Space), with most sections designated as part of the Natural Heritage System. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." This is in line with the City's January Private Tree By-law, which has an objective "to protect, prohibit and regulate the injury or destruction of trees and encourage the preservation and planting of trees within the Urban Planning Area Boundary of the municipality." The first phase of the proposed development eliminates a staggering 411 mature trees from an area designated as part of the Natural Heritage System. In an era where citizens are begging governments to take decisive, urgent, and exhaustive action in the global climate crisis, the thought of destroying an established, mature ecosystem and displacing or destroying precious wildlife is unfathomable. I trust that you are of the same mindset, given that the City Council

unanimously passed a motion to declare a climate emergency just last April. This proposed development exacerbates an already dire circumstance.

Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood epitomizes this honourable accolade. I zealously oppose any change to the golf course's current zoning as O1 (Open Space) and implore you to protect the green space that defines our beloved community.

With hope,  
Burlington resident

Anne Duff  
[REDACTED]  
520-11 Bronte Road  
OAKVILLE L6L0E1  
[REDACTED]

I support Millcroft Against Development in fighting this new development



138	Richard and Heather Naudain 28-2165 Country Club Drive Burlington, On L7M 4H4	January 22, 2021	<p>Dear Rebecca,</p> <p>My name is Richard Naudain and my wife, Heather an I have lived in the same home in Millcroft since June, 1996. We chose this community because of the open landscape not found in other communities. The parks, green space and especially the Golf Course ambling through Millcroft were the deciding factor. That has not changed in the 25 years we have lived here. The homes are well spaced, the lots are proportionate to the size of home and we are blessed with mature vegetation. What is being proposed will destroy all that.</p> <p>In reading the January 21st Burlington Post, I see on the front page "Council exploring more ways to create more parks within Burlington". How can destroying a beautiful golf course, one that brought hard working successful citizens to Burlington, who take pride in their homes and surroundings, be justified? Many of the homes bordering on the proposed land encroachment paid a significant premium for their lots. The homes in Millcroft have an increased value because of the Golf Course. Does the City of Burlington plan on a significant tax reduction because of the decreased value of the property? I think not. I understand the people most affected would get a pittance in compensation for losing their "backing on to the golf course" real estate value.</p> <p>When you look at Alton Village from Dundas St. with the large homes standing so close to each other, they look like rows of tenaments. I'm sure the homes that are proposed to be built on the golf course will be in the same catagory; large home on small lot and sticks for trees.</p> <p>Since the recession of 2008 there are many empty commercial buildings along Mainway and a large plot of land vacant near Burloak Dr. Instead of destroying the spectacular community of Millcroft, why don't the developers carve out their own new community like Monarch did.</p> <p>In closing, we are absolutly against the destruction of our well planned and beautiful community. I'm sure we are expressing the views of the majority of the residents of Millcroft.</p> <p>Respectfully,</p> <p>Richard and Heather Naudain</p>
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139	Celia Roberts	January 22, 2021	<p>objections:</p> <ul style="list-style-type: none"> <li>• DESTSTRUCTION AND REMOVAL OF TREES</li> <li>• Traffic congestion</li> <li>• construction noise/dust/disruption</li> <li>• decline in house values due to diminishing green space</li> <li>• overcrowding schools</li> <li>• fear that once development is allowed in the golf course, there will be further reduction in golf course use lands in future.</li> <li>• Approval of this development will set a precedence for future.</li> </ul> <p>As an overall note, the purchase of a home in Millcroft was appealing because of the open space created by the golf course lands. A premium was paid to live in a 'golf course' community.</p> <p>For many in the area, their homes are the major part of their retirement financial plan. Reduced home values will have an impact on funds available for retirement. This impact could be devastating.</p> <p>Reducing the amount of green space and golf course lands will have a negative effect, not an increase, in current home values.</p> <p>This redevelopment plan is solely to line the pockets of the golf course owner and land developers.</p> <p>I am adamant against this zoning change!</p>
140	Kristin Grougrou 4139 Arbourfield Dr.	January 22, 2021	<p>I have been a Millcroft resident for 24 years, and reside at 4139 Arbourfield Dr. right at the corner of Country Club Dr (end of the first hole) I have seen many changes and lots of growth in this community over the years.</p> <p>When we first moved here there was no Florence Meares Public school, Country Club Drive ended at Berwick and Berwick only went as far as Kane St. Dalecroft did not exist (just a field).</p> <p>Once the Public School was built and the streets opened up we started to see an enormous increase in traffic.</p> <p>In fact, my husband had asked the city to add a stop sign at the corner of Arbourfield Dr and Country Club (near the end of the first hole) where golfers crossed Countryclub and small children were walking to school the traffic would get very busy.</p>

			<p>We even would have parents of kids, park on our corner and wait for their kids to walk to Arbourfield Dr. and Country Club from Florence Meares Public School because Berwick would be so busy and there was no parking.</p> <p>The Last thing our wonderful community needs is more development that would add more congestion and risk to this area.</p> <p>I am totally against this development</p> <p>Kristin Grougrou.</p>
141	Ruth Davis Resident on Annette Court	January 23, 2021	<p>I'm glad I didn't respond to the request for feedback right away. I just opened Thursday's Post (January 21, 2020) with the headline "Striving for a Greener City". If council is truly looking for ways to create more parks within walking distance across Burlington, here is the perfect opportunity.</p> <p>While I've offered my financial support to the MAAD campaign, I am not in agreement with their stance. To argue against development is a losing proposition when growth is a core objective of Premier Doug Ford's election promises and remains a primary measure of success across private and public enterprises alike. Regardless of the Millcroft community or the City's position, if the applicants appeal to the Ontario Lands Tribunal, we don't stand a chance.</p> <p>As the owners of the golf course have opened themselves to the prospect of a sale, I would suggest that the entire golf course be considered for redevelopment. My arguments are as follows:</p> <ul style="list-style-type: none"> <li>• By developing the entire parcel of land, a comprehensive plan can be prepared that satisfies the desires of the developers and land owners while retaining control over environmental considerations, such as appropriate drainage management and preservation and creation of naturalized areas and public walking trails.</li> <li>• While the closure of the golf course will impact current patrons, those individuals represent a declining minority. It is no secret that the popularity of golf is waning. Since COVID, the golf course has seen more action when it is closed, as the community ignores the "private property" signs to enjoy the cart path walking trails. (With much gratitude, thank you Liptay family. Your contribution to our mental health</li> </ul>

			<p>cannot be measured.)</p> <ul style="list-style-type: none"> <li>Redevelopment could focus on preservation of green space in a manner to appease homeowners adjacent to the golf course with the most to lose. I would argue for higher density housing projects with larger buffers between new and existing buildings that could accommodate walking trails and naturalized areas and retain a sense of green space.</li> </ul> <p>The current plan calls for a redesigned executive sized golf course. Has the business plan been vetted and is this financially viable? How long before we see the course reduced to nine holes, and then to nothing? If we allow the redevelopment of this land to be driven by those with the most to gain financially, Millcroft will go from being one of the greenest communities in Burlington to the blackest. Open up google maps and eliminate all the green space attributed to the golf course. That is what our future holds if we do not step forward and take control of this development.</p> <p>With careful planning and appropriate expertise, I believe this property could be developed in a manner that satisfies all the stakeholders. I hope that there are other like-minded individuals who can come together to make this happen.</p> <p>Ruth Davis</p>
142	Sandra & Patrick Morris 15-4211 Millcroft Park Drive	January 23, 2021	See attached email.

**Lau, Rebecca**

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**To:** Sandy Morris  
**Subject:** RE: Fwd:

**From:** Sandy Morris [REDACTED]  
**Sent:** Saturday, January 23, 2021 4:06 PM  
**To:** Lau, Rebecca <Rebecca.Lau@burlington.ca>  
**Cc:** Meed Ward, Marianne <Marianne.MeedWard@burlington.ca>; Nisan, Rory <Rory.Nisan@burlington.ca>; Sharman, Paul <Paul.Sharman@burlington.ca>; Galbraith, Kelvin <Kelvin.Galbraith@burlington.ca>; Kearns, Lisa <Lisa.Kearns@burlington.ca>; Stolte, Shawna <Shawna.Stolte@burlington.ca>; Plas, Kyle <Kyle.Plas@burlington.ca>; Bentivegna, Angelo <Angelo.Bentivegna@burlington.ca>  
**Subject:** Fwd:

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

SUBJECT: RENOVATIONS TO THE MILLCROFT GOLF COURSE

We reside at 15-4211 Millcroft Park Drive, which is directly across the road from Hole #7 of the Millcroft Golf Course, with the tee for Hole #8 being at the rear of our unit.

We purchased our home 20 years ago because of the views that we have from both the front and rear of our home. Our current view from the front provides a magnificent panorama right down the 7th fairway, both in summer and winter (see attached photos taken from our front porch). When we purchased our unit we paid a significant premium to have the golf course views. We felt it was an excellent investment to have golf course views from both the front and rear of our unit. If we had purchased our property with a field across the road we might have expected something to be constructed there, but because the golf course already existed, we never thought that this open space would turn out to have many houses constructed on it, destroying our green space.

There was a meeting held on February 19, 2020 for homeowners who would be affected by the builder proposal. We were not invited to attend this meeting even though the proposal to remove the 7th hole will have a very negative effect on our unit and the rest of our development. It will also obviously reduce the value of our home. It is a strong selling point to have a town house with both the front and rear having such wonderful views. We and others in the Tweedsmuir development should have been included in the February 19 meeting.

We are very concerned about the effect that this project will have on Millcroft Park Drive. Millcroft Park Drive runs from Walkers Line all the way to Dundas Street, which makes the road already very busy. Adding all these new homes will make it much busier and certainly noisier. Nearly all the homes constructed on holes #6 and #7 will have 2+ automobiles. We will have automobile lights shining directly into our living, dining, family room, bedroom, bathroom and front porch, as this newly proposed street will be directly across the road from our home. This would also destroy our view from our front porch. We are seniors and we like to sit and enjoy watching the golfers and the beautiful view. We will have years of construction traffic, mess, noise and pollution. In addition, the eradication of 411 trees on the golf course is very detrimental to the environment. We understand that the golf course is zoned "open space, golf course, parks, natural features". We also assume there would be water course and storm management issues as well. To replace this with more housing, roads and congestion would be a travesty for our community. Both our community and our country are trying to preserve our environment, not destroy it.

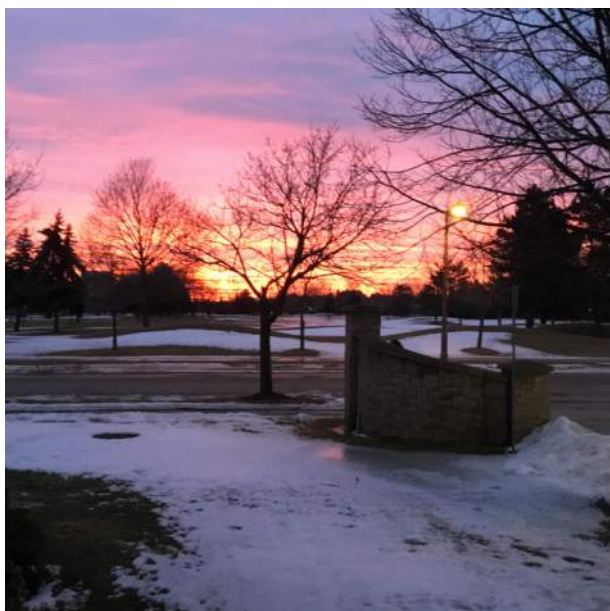
Overall, this project clearly appears to be one that will provide significant profits for those proposing this new housing development, with little concern for homeowners who purchased their homes expecting to keep what already existed. We are hoping that the city will consider the homeowners of our area, rather than a construction company who stands to make huge profits at the expense of the environment and all that we have come to enjoy here in Millcroft.

We are requesting that these alterations to the golf course *not be approved*, which will allow our homeowners to continue with our wonderful environment.

Thank you and we are hoping for your support for the homeowners of Millcroft.

Yours sincerely

Sandra and Patrick Morris







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143	Patricia & Brent Kearse 14-2175 Country Club Drive Burlington	January 23, 2021	See attached letter.
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To the City of Burlington

From Patricia and Brent Kearse, 14-2175 Country Club Drive, Burlington

Subject: Millcroft Green development at Millcroft golf course

We would like to comment on the above mentioned subject. I was born and raised in Burlington, in fact my family has lived in Burlington since the early 1900's. Many of my family have lived here and two of my uncles fought in the world wars and are honored on the Cenotaph by city hall. Kearse Rd. is named after them in Alton community.

I have lived in Millcroft for the last 5 years after living in Oakville previously for 30 years. My dream was always to move back to my hometown and settle after working for 40 years mostly at the Regional Municipality of Halton and the Provincial government in Toronto. While in Oakville, we searched for over a year to find the perfect location that would offer good access to services, a cheery neighbourhood, and close to family. We found our perfect townhouse backing onto the first fairway at Millcroft golf course. It offered everything we were looking for and had a scenic background with open green space and trees and wildlife. It was zoned Green space so we thought we could live a long time with a beautiful green open area with good recreational neighbours.

When Argo developments first let us know that Millcroft golf course was under consideration for development, we were shocked . We thought we were protected after spending a good amount of time reviewing the location. The public meeting that was initially held and attended by many of our neighbours was an eye opener. The developers came across very arrogant and seemed not to be interested at all about the concerns of the Millcroft residents. Since that time and after being verbally offered a monetary bribe by Argo to apparently address our devalued property, the process continues. So I am writing to state that we are completely in disagreement with the proposal . And certainly as it pertains to the destruction of green open space and over 400 mature trees, not to mention building million dollar homes that are not necessary . It really comes down to the obstruction and disruption of hundreds of current homeowners for the profit of one or two corporations.

I am also the President of our Condo Corp. representing 27 unit owners and there is NOT one owner who is in favour of this development. It is an emotional upset, a property value issue, a visual issue and a problem with grading, drainage, traffic, noise, the environment, wildlife disruption, etc. In fact other than profit for two organizations there aren't any advantages!

Thank you for taking the time to read this and I would like to acknowledge the excellent communication so far by our Mayor and Counillor to this important issue.

Yours sincerely, Brent and Pat Kearse,

144	William Johnson 4129 Millcroft Park Dr	January 23, 2021	<p>Like all of us in the Millcroft community we cherish our Golf Course and green space that attracts various species of wildlife. It is obvious this application has no benefit to any current resident of Millcroft and only to the developers themselves.</p> <p>We need not go any further than the <b>Halton and Burlington Official Plans</b>. A few points stood out that I will refer to below but a main question that is worth mention is that our population distribution has already been met at 193000 ! There is nothing in the plan that includes new development within Millcroft and actually the plan objects to damaging the Natural Heritage System that runs through the golf course.</p> <p>PLAN ref: 1.4.4 - A Healthy and Greener City d] Protects, restores and enhance the long-term ecological function, connectivity and biodiversity of the Natural Heritage System h] maintain and grow healthy urban greenspace through the provision of green infrastructure.</p> <p>ref: 3.3.1 - Objectives a] to recognize parks and open space lands as valuable resources to the community .... b] to ensure an adequate and equitable supply of parks, open space and public gathering space ...</p> <p>ref: 4.2 - Natural Heritage system a] to maintain, restore and enhance .... h] to maintain a continuous natural open space system providing separation between settlement areas j] to maintain, <b>protect</b> and enhance the quality and quantity of ground and surface water and their related hydrologic functions.</p> <p>Schedule B-1 - Growth Framework - has Millcroft been mapped as part of primary or even secondary growth <b>NO</b> - is the Millcroft Golf Course part of the Natural Heritage System <b>YES</b></p> <p>Schedule C - Land Use - Natural Heritage System runs right through Millcroft Golf Course</p> <p>Please reject the application of Millcroft Greens so we, the residents, can continue to enjoy our green space that the golf course offers us.</p> <p>regards Bill &amp; Judy Johnson</p>
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PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

145	Alan and Vera Blignaut 13-2175 Country Club Drive, Millcroft	January 23, 2021	See attached letter.
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To: City of Burlington, Community Planning Department – Attention: Rebecca Lau  
From: Alan and Vera Blignaut- 13-2175 Country Club Drive, Millcroft  
Re: Proposed Development of Millcroft Golf Course by Millcroft Greens Corporation

Dear Rebecca,

Thank you for the opportunity to submit our feedback regarding the proposed development of Millcroft golf course by Millcroft Greens Corporation. Like many of our neighbours after retiring 5 years ago we decided to move to Millcroft. After 18 months of searching we found what we believed to be the perfect location for us - backing onto the 1<sup>st</sup> hole of Millcroft golf course. Among the reasons we chose this location was the proximity to our kids and grandchildren who live in Burlington, the proximity to shopping and services and backing onto a green space. We previously lived in Oakville near the Glenn Abbey golf course and the proposed development there really concerned us with all the congestion and the destruction of another green space. We had already experienced this previously with the development that was approved by Oakville of the former Richview and Saw-Whet golf courses.

Needless to say when we were first notified by Argo Developments (Millcroft Greens Corporation) that they intend to develop portions of Millcroft golf course we were horrified!! As residents of Millcroft who would be directly impacted by this development we were invited early last year to attend an information meeting to explain what is planned. The developers tried to convince us that part of the reason for the development is “safety concerns” raised by residents living on the golf course. This is clearly a fabrication since there is no history of these complaints and shortening the course to an executive short course would certainly not prevent golf balls from leaving the course. The real reason is clearly evident – the owner of the course is not making sufficient profit from the golf operations so by working with a developer - together they can gain approximately \$200 million in revenue before development costs by building 98 large single homes and a six story condo building with 130 apartments on the property. Some compensation was offered to residents impacted by this development- but this would not come close to the loss in property values never mind the loss of green space, environmental impact and congestion issues.

The other problem we see is that this development doesn't fit with the current city Official Plan – never mind the revised Official Plan that if approved will protect green spaces that exist ( including golf courses). Burlington is exceeding the requirements to meet population growth targets and does not need to lose green spaces and have severe negative impacts on the environment including drainage and flood areas in addition to the loss of more than 400 mature trees. On top of this there is the congestion and impact on community as a whole that includes the many kids attending the elementary schools in Millcroft.

Therefore as concerned citizens of Burlington - along with the more than 3 thousand residents of Millcroft and surrounding areas who have objected to this development - we strongly request that the Burlington City Council reject this application which is a money grab by a few that significantly impacts thousands of concerned citizens. In closing we would like to commend the leadership of the Mayor and City Council for their excellent communications thus far on this matter.

Regards,

Alan and Vera Blignaut

146	Matthew Psutka Millcroft Resident	January 24, 2021	<p>As a lifelong Burlington resident, I grew up in south Burlington and moved to Millcroft in 1994 where I have remained since. I live in a lovely house and have always considered Millcroft a beautiful neighbourhood of Burlington. When I first moved here much of Millcroft's housing, the golf course, and it's main park had already been built. There was some construction going on, but this was something I was aware of before moving here. It involved areas of the community not close to me and I knew it wouldn't be long before it was all completed. By the early 2000's the Millcroft area was fully occupied and resembled very much of what we see today.</p> <p>I continue to enjoy living here and come to rely on an established, and stable community.</p> <p>With this in mind, the recent proposal of the Millcroft Greens development does not have a positive impact on the land. Residents of Millcroft were given very little prior notice that Millcroft Greens was in the works. We were not given the ability to learn about or discuss the implications of how a proposed development would effect our neighbourhood.</p> <p>This is unfair to the residents of Millcroft, whether long-time like myself or newly settled.</p> <p>Besides not having our feedback considered until the Millcroft Greens development was already proposed and pushed forward, residents of Millcroft do not want the disruption of construction going on in our quiet and mature area. We have also reached a capacity in which Millcroft is fully developed land at this point and any further building here would take away from it's aesthetic, remove green space, and generate even more traffic which has become very prevalent in recent years.</p> <p>Myself along with many other Millcroft residents are opposed to the Millcroft Greens development.</p> <p>Matthew Psutka Millcroft Resident</p>
147	Vipin Gaur Millcroft Resident	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p>

			<p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment</p>
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PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

			<p>urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.</p> <p>Thanks Vipin Gaur Millcroft Resident</p>
148	<p>Marilyn L. Krajc 4210 Gleneagles Crt. Burlington, ON L7M 4A4</p>	<p>January 22, 2021</p>	<p>See attached letter.</p>



January 22, 2021

Marilyn L. Krajc  
4210 Gleneagles Crt.  
Burlington, ON L7M 4A4

To: Rebecca Lau, Planner, City of Burlington

I am writing to express my concern and opposition to Millcroft Greens' application to introduce additional residential development to the existing Millcroft golf course.

My late husband, Anthony J. Krajc (who passed away in August 2020), and I moved into our home in Millcroft in April 1992. We moved here from Mississauga, which was becoming increasingly dense and busy. We chose Millcroft because of the extensive green space provided by the golf course, and the peacefulness, beauty and character of the neighbourhood. We paid a premium for the privilege and privacy of backing onto the golf course, with the expectation that the property would increase in value over the ensuing years.

Since we moved into Millcroft nearly twenty-nine years ago, we have watched the community develop and grow into one of the most desirable neighbourhoods in Burlington. The trees are mature, wildlife has returned, and neighbours feel safe and secure.

With the proposed development, that whole feeling will disappear, along with hundreds of mature trees and the wildlife. In Burlington there is a restriction on cutting trees and an emphasis on increasing green spaces, so how can the destruction of so many trees and the elimination of current green space in Millcroft possibly be rationalized??

I am also very concerned about the increased traffic and congestion, both during and after, construction, as well as the probable decline in property values.

Millcroft is a gem, a one-of-a-kind neighbourhood that we have been so happy to call home. I implore you to consider what a special place it is and the green space that exists; and to listen to and really hear the resounding opposition from the community; then make the courageous decision to say 'no' to the development.

Sincerely yours,

*Marilyn L. Krajc*

149	Gerry Walsh Berwick Drive	January 25, 2021	<p>Dear Ms Lau,</p> <p>We write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, stress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p><b><u>First</u></b>, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless,</p>
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150	Eddie Connelly	January 24, 2021	<p><b>Dear Rebecca:</b></p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for</p>

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151	Debby Palmer	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public</p>

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152	Anonymous	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is</p>

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153	Lydia Wall	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the</p>

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154	Colin Smyth 4301 Couples Crescent	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely</p>
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155	Myriam Girgis	January 24, 2021	<p>Dear Rebecca,</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the</p> <p>proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable</p>

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156	Catherine Cowley	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p>

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157	Chris Skirrow	January 12, 2021	<p>Dear Mayor Meed Ward and Councillors</p> <p>There have been many discussions surrounding the Millcroft Greens proposal but now the application is complete it is suddenly very real. I haven't had a chance to review the application in detail yet, it is voluminous and, hardly surprisingly, is full of reports that try to make the project seem as benign as possible and in the best interest of the community. There will be more opportunities in due course to go into the detail of the proposal and to see if this project is as rosy as Millcroft Greens makes out. However, at this stage I wanted to give you my thoughts as a Millcroft resident. My wife and I moved here over 10 years ago and were attracted by the location, the distinct neighbourhood feeling and of course, the fact that it was built around the golf course. We enjoy the natural feel and the wildlife we see. There may not be any rare or exotic species but you can't replace the positive feeling of being more in touch with nature. Millcroft is settled, mature and, in my view, one of a kind in Burlington. The existence of the golf course is a significant part of how this neighbourhood feeling came about and why it has continued over the years. Despite their assertions in the application, Millcroft Greens proposal will undoubtedly change this and not for the better.</p> <p>The public meetings have highlighted many of our community's concerns and I have written personally to Councillor Bentivegna, outlining my communications with Millcroft Greens and voicing my specific concerns over the proposal. While the application seeks to mitigate or negate these concerns there is still an overriding feeling that this community will inevitably be worse off than it is now. Millcroft Greens can pay for all of the studies they like but there will be great disruption throughout the construction and afterwards. There will be an increase in traffic (heavy traffic during construction and private vehicles afterwards). There will be safety issues and pressure on infrastructure, water flow and drainage. These are all issues that Millcroft Greens attempts to marginalize in their submission but they will still exist. Moreover, once the project is completed it will be the residents that have to deal with the fallout. Millcroft Greens will have little ongoing responsibility for the impact of their project.</p>

			<p>Despite the surveys, the proposed changes to Appleby Creek cannot guarantee that the flooding and erosion will be properly mitigated. There is the law of unintended consequences to consider, surrounding planning, erosion and flooding in the creek; whatever actions they propose to take will have unintended effects . My property, along with others, is directly affected by the creek's erosion and I have no confidence that the proposal will, in any way, make this better. Nowhere in the application, as far as I can see, have they addressed the issue of ownership of the land actually bordering Appleby Creek and, therefore, who has the responsibility for managing this. This remains a major concern for me and I am sure that I am not alone.</p> <p>As a final point, I have serious concerns that this application is in fact just the thin end of the wedge. Part of their rationale for the project is the declining profitability of the golf course (although I have seen no information to support this assertion). If they successfully get the re-zoning they seek it will set a precedent. If they decide unilaterally that new golf course structure is not profitable there will be little to stop them developing the entire golf course. This will destroy the Millcroft neighbourhood.</p> <p>Despite what I have seen in the application there is nothing that makes the case that Burlington actually needs this development or will benefit from it. They try to show how it would fit in with various plans (but not the new official plan) but this development is simply not necessary for Burlington to grow and prosper. There is simply no need to put the Millcroft residents through this disruption for no real benefits to Burlington or our neighbourhood.</p> <p>It is my sincerest hope that you, as our elected representatives, will not grant the rezoning and variances that Millcroft Greens seeks and thereby preserve one of Burlington's most distinct neighbourhoods.</p> <p>Yours sincerely Chris Skirrow</p>
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**SUBJECT: Proposal to Discontinue Tag Day Program**

**TO: Community Planning, Regulation & Mobility Cttee.**

**FROM: Building and By-law Department**

Report Number: BB-01-21

Wards Affected: all

File Numbers: 49-1

Date to Committee: March 2, 2021

Date to Council: March 23, 2021

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**Recommendation:**

Approve the discontinuation of the requirement that charitable/non-profit organizations receive permission from the City of Burlington to conduct Tag Days.

**PURPOSE:**

**Vision to Focus Alignment:**

- Building more citizen engagement, community health and culture
- Deliver customer centric services with a focus on efficiency and technology transformation

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**Executive Summary:**

Background information and statistical data is provided on the Tag Day program from the City of Burlington and adjoining municipalities in this report.

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**Background and Discussion:**

Tag Days are events that allow charitable/non-profit organizations to conduct fundraising on private property at various locations throughout the City of Burlington, with permission



from the property owner and the City of Burlington. In return for a charitable donation, the donor typically receives a tag or sticker indicating that they have contributed.

Discontinuing this process eliminates the unnecessary municipal requirement for charitable organizations and property owners to receive approval from the City. It is a very manual and time-consuming process for staff to administer, as there is no administrative fee associated with this service. The Licensing Section has commenced the evaluation of work administered by the Customer Service Representatives and it has been determined that staff time dedicated to tag days can be better utilized elsewhere within services that are currently provided to our customers.

The volume of Tag Day requests has significantly declined over the last few years. In 2020, the City of Burlington issued 15 letters of permission; compared to 33 letters of permission in 2019 and 33 in 2018. Understanding that 2020 numbers could have been affected by the global pandemic, wherein fundraising opportunities were not prominent. Included are previous years for historical reference:

2017: 39

2014: 49

2012: 111

From our experience in the Licensing Section and with our partners in Parks & Recreation, charities have shared that they struggle to find volunteers to help run fundraising events. It's similar to a second occupation but with no actual pay. This clearly ties into the decline in requests for Tag Days over the last few years.

The Licensing team recently conducted a market analysis of surrounding municipalities to determine the use of Tag Days. The results of the survey are as follows:

<b>Municipality</b>	<b>Tag Days Status</b>
Halton Hills	No Tag Day program and no plans on implementing one
Hamilton	Discontinued tag days in 1993
Milton	Discontinued tag days in 2011
Mississauga	Discontinued tag days in 1997
Oakville	No Tag Day program and no plans on implementing one

The results of this survey confirm that Burlington is the only remaining municipality that regulates tag days. The recommendation to discontinue the program would align the City of Burlington with surrounding municipalities and would allow staff to focus on core and revenue generating services.

In 2013, a similar report recommending discontinuation of the tag day program was provided to Council and they chose not to discontinue the program at that time. If a decision is made to discontinue, the Licensing section would advise charities that moving forward in 2021, Tag Days would now be managed strictly by the property and business owners.

### **Strategy/process**

As there is no cost recovery for administering Tag Days in the City of Burlington nor any enforcement, this can be self-regulated by the property/business owners and charities, similarly, to adjoining municipalities.

### **Options Considered**

1. Discontinue the Tag Day program. This option would align the City of Burlington with neighboring municipalities and would allow Customer Service Representatives to focus on revenue generating services and customer focused initiatives. Tag Days would be managed independently by local business owners and the charities looking to run the Tag Days.
2. Tag Day program continues to operate with an imposed user fee to ensure that the program is not diverting staffing resources away from core customer focused initiatives, services aligned to revenue sources and service functions that relate to the administration of licensed businesses/operations

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## **Financial Matters:**

### **Total Financial Impact**

The tag day program is not related to any City or departmental policy or by-law within the Licensing Section. As noted, there is no cost recovery for the service that is currently provided and is consuming staffing efforts in offering this service. The Tag Day program requires 0.03 dedicated FTE – Customer Service Representative which was determined by means of our data and this approximately equates to a cost of \$2,157 on a yearly basis. In 2019, there were 33 letters of approval issued by the City of Burlington. In order

to attain cost recovery, the City of Burlington would need to charge approximately \$65 per application to cover the cost in providing this service.

### **Source of Funding**

An associated Tag Day user fee would have to be implemented for the Building and By-Law annual budget.

### **Other Resource Impacts**

Bringing Tag Days to an end in 2021 would allow our staffing resources to be utilized in areas of need, such as lottery licensing, sign permits, pool permits and freedom of information search requests involving the Building, By-law and Licensing enforcement sections.

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### **Climate Implications**

Not applicable.

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### **Engagement Matters:**

Staff will communicate any changes in service through various means, including letters to all registered charities, notification on the City's web site, advertising in the local media, and a posting on the Building and By-Law Departments service counter.

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### **Conclusion:**

The process of permitting charitable organizations to solicit donations on private property should be left to the property and business owners to administer and regulate themselves, with no regulatory process by the City of Burlington's Building and By-Law Department.

It is our recommendation as it was back in 2013 to Council that the City of Burlington Licensing Team no longer take on the responsibility of administering and issuing letters for Tag Days within the City of Burlington.

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Respectfully submitted,

Grant Ziliotto

Manager of Animal Services and Licensing

905-971-9645

**Report Approval:**

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Counsel.



**SUBJECT: Authorize Requester Agreement (ARIS)**

**TO: Community Planning, Regulation & Mobility Cttee.**

**FROM: Transportation Services Department**

Report Number: TS-03-21

Wards Affected: All

File Numbers: 110-04-1-A

Date to Committee: March 2, 2021

Date to Council: March 23, 2021

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**Recommendation:**

Authorize the Mayor and City Clerk to execute the Authorized Requester Agreement and any required ancillary documents or amendments to the agreement between Her Majesty the Queen in right of Ontario, as represented by the Minister of Transportation, and the Corporation of the City of Burlington, in a form satisfactory to the Executive Director of Legal Services and Corporation Counsel.

**PURPOSE:**

**Vision to Focus Alignment:**

- Delivering Customer Centric Services with a Focus on Efficiency and Technology Transformation

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**Background and Discussion:**

In January 2012, Council approved report TS-10-12 to implement the Administrative Monetary Penalties program for parking offences for the City of Burlington. The introduction of the AMP program for parking infractions as a replacement for the Provincial Offences Court (POA) process provides opportunities for improved customer service and allow the city to more efficiently and expeditiously deal with dispute resolution.

As part of the AMP program, the City of Burlington must have an Authorized Requester Agreement between Her Majesty the Queen in the right of Ontario, as represented by the Minister of Transportation approved by Council.

The Authorized Requester Agreement with the Ministry of Transportation (MTO) will provide designated users in the City of Burlington authority to access certain information from MTO databases containing information on driver, vehicle and commercial motor carrier records. Information obtained from the database will assist with the collection of defaulted Administrative Monetary Penalty (AMP) fines.

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### **Financial Matters:**

No financial matters

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### **Engagement Matters:**

No engagement matters

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### **Conclusion:**

Authorize the Mayor and City Clerk to enter into the Authorized Requester Agreement between Her Majesty the Queen in right of Ontario, as represented by the Minister of Transportation and the Corporation of the City of Burlington to the satisfaction of the Executive Director of Legal Services and Corporation Counsel.

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Respectfully submitted,

Hayley Parkinson

Supervisor of Parking Services

### **Report Approval:**

All reports are reviewed and/or approved by Department Director, the Chief Financial Officer and the Executive Director of Legal Services & Corporation Council.