



Submitted May 10, 2012 for Community Planning, Regulation and Mobility Committee

I'm Kirk Robinson, participating in both personal capacity and as a Director of Millcroft Coalition Against Development, a not-for-profit corporation formed by concerned residents opposed to the proposed development.

Our mission is to preserve the integrity of the existing Millcroft golf course and retain its original and current zone of "Zone 01 – Open Space." As of submitting this narrative, we have over 1,000 supporters who are active on social media and have signed a petition supporting our mission. Only 30% of our supporters back onto the golf course aka NIMBY's – Not in My Backyard. This speaks to the fact that all Millcroft residents – not just those backing the golf course – feel that they will be impacted by the proposed development and wish to retain the green space as designed by the City almost 40 years ago.

Although we support staff's recommendation in PL-34-20 to de-register certain blocks of land in Millcroft, we encourage the City Planning Department to deregister all blocks making up the current Millcroft Golf Course to ensure proper planning of all currently Zoned Open Space.

The proposed development would substantially change the nature and character of the area. The developer is proposing to create an entirely new community within our existing community, with all the demands on infrastructure and all of the environmental impacts that involves, and to eliminate the principal source of green space this community has long enjoyed and that has made it so desirable. In such circumstances, it is essential that the proposal be comprehensively reviewed by staff and that there be extensive public consultation. The only way

to ensure that happens is to go through the full planning process. We won't get a second chance to make these decisions, and the decisions we make will affect this community forever.

The Legislature decided that growth should be controlled primarily by means of registered plans of subdivision, and it did so for a reason: to ensure that the health, safety, and welfare of present and future inhabitants of this municipality are well considered, and to ensure that the planning process is fair, transparent, and prudent. The developer invites you to end-run a process that has served this province well for decades. There is no good reason to depart from that process now. Millcroft Coalition Against Development urges council to approve staff's recommendations.

Finally, it is important to note that staff's recommendation does not require council to make a decision for or against the development itself; you are simply being invited to choose the process by which you will make that decision.

Many residents of Millcroft who read the Planning report to Deregister specific blocks within the Millcroft neighbourhood are concerned because there seems to be an inference that development will happen. We appreciate that it is not the intent of the City to imply development will happen.

Many residents in Blocks A & B were severely flooded in August 2014, resulting in homeowners having to purchase "overland flood insurance" because current infrastructure does not support severe storms. As we know with climate change and the City's declaration of a Climate Crisis Emergency in 2019, a 1 in 100 year storm is now a 1 in 25 year reality. Therefore, we can expect a similar storm now within the next 18-19 years or earlier. We are confident with deregistering these blocks, should a development application be submitted, a thorough investigation will support no further development to ensure water shed protection for all residents of Millcroft at a minimum.

In our respectful submission, you serve your constituents best by choosing the most comprehensive process you can, and that is by de-registering the blocks in issue, and requiring the developer to submit a plan of subdivision in the usual manner.