



Millcroft residents enjoying normally unavailable access to Golf Course

Millcroft Golf Course Development

Time to be Great!

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Intensification is a reality

Burlington Official Plan

Residential Areas

...“Additional, or infill, development is encouraged within appropriate residential neighbourhoods so that existing serviced lands can be more efficiently used.”

Ontario Proposed Growth Plan (Nepsis extract)

Residential intensification is a centre piece of the Plan. *The Provincial government projects that the population of the Greater Golden Horseshoe will increase by 3.7 million between 2001 and 2031. Accommodating a higher proportion of this growth through intensification is a centrepiece of the Growth Plan.*

Developer Motivation

Maximizing returns through real estate development will provide developer the staying power to never give up rezoning the golf course lands

Millcroft Greens

- *Our proposed development prioritizes keeping the Millcroft Golf Club open, while mindfully integrating new single-family homes into the immediate community alongside enhanced planting and walking trails for everyone to enjoy. We envision a successful new development with maintained community fabric, good quality homes, and an improved golf experience.*

Golf is not part of a sustainable future

- In 2020, a golf course is NOT the responsible **environmental** solution
 - Golf courses are at best an imitation of nature and at their worst have a negative impact on their surroundings because of ground water pollution caused by fertilizers and pesticides, contribute to loss of natural habitat and wetlands, but are also potential carcinogens for humans.[1]
 - We must mitigate our environmental footprint - a truly **natural habitat** provides clean air, fosters biodiversity, captures carbon and helps offset the effect of our homes, transportation infrastructure and driving habits.
 - COVID 19 has opened our eyes to what our community needs.

[1] Knopper, L., & Lean, D. (2004). Carcinogenic And Genotoxic Potential Of Turf Pesticides Commonly Used On Golf Courses. *Journal of Toxicology and Environmental Health, Part B*, 7(4), 267-279.

Golf is not part of a sustainable future

- In 2020, a golf course is NOT the optimal **economic** solution
 - Throughout Ontario, interest in golf is rapidly declining and courses are being converted to housing
 - *Among the population of golfers, the number of golfers playing fewer rounds (38%) is greater than the number of golfers playing more rounds (14%)[2].*
 - *“...six courses are slated to become housing tracts in the Toronto area alone, including Glen Abbey Golf Club, the frequent home of the RBC Canadian Open... Powerhouse brand Nike pulled itself out of the golf-equipment business last year. ‘We lost money for 20 years on equipment and balls,’ ... ‘We realized next year wasn’t going to be any different.’”[3]*
 - Uncertainty of future development on Millcroft golf lands is NOT a secret and has limited house values
- If not already uneconomic, the economic viability of the Millcroft Golf Course will deteriorate with proposed changes and **Burlington will be asked for further land use amendments in the near to mid-term future.**

[2] 2012 CANADIAN GOLF CONSUMER BEHAVIOUR STUDY Conducted by NAVICOM on behalf of the National Allied Golf Associations (NAGA).

[3] “As courses close and millennials turn their backs, golf reckons with uncertain future”, Scott Stinson, National Post, July 21, 2017.

Park Space

Parks and open space have been key elements of cities since the 19th century. At that time, parks were being promoted as having public health benefits by planners including the founder of landscape architecture, Frederick Law Olmsted. He said that great public parks are the “lungs of the city” - where residents could breathe clean air. The sentiment caught on and led to the development of many well-known parks across North America including New York’s Central Park and others in Chicago, Buffalo and even Toronto. Density levels are rising in cities especially those with provincially designated growth targets which places increased emphasis on city parks and open spaces, which are essential city and community building elements providing a variety of health, psychological, social economic and environmental health benefits. [4]

[4] City of Waterloo Parkland strategy, Dillon Consulting | MBPC | DOMIS

NY Park Space - It didn't just happen



TO Park Space - It didn't just happen



Millcroft is Unique - It Could be Great

- **We have space** - Golf course together with other existing green space create an extensive network of well spaced, easily accessible lands throughout Millcroft.
- **Focus on Park Space**
 - Increased natural vegetation and elimination of manicured lawns and greens would vastly enhance the air quality, biodiversity and would **offset the environmental foot print of existing and new** development.
 - Public Park Space **increases economic value** for community and homeowners
- **Act Now**
 - As a condition to the proposed development, **a significant portion of the remaining lands** must be converted to create a permanent community park.
 - Negotiate a **permanent solution** today
 - ➔ **DO NOT KICK THE CAN DOWN THE ROAD FOR OUR KIDS TO SOLVE**

