



Millcroft Greens

Proposal to Develop Millcroft Golf Course

File Numbers: 505-07/20, 520-07/20, 510-02/20 (24T-20002/B)

Statutory Public Meeting, Report #: PL-21-12 – March 2, 2021



Millcroft Community

Development Background & Design



- Initially, Millcroft was planned as a multi-density, residential development of the entire property in north Burlington.
- Since, Millcroft grew into a showcase golf course community of balanced residential development, open space and the natural environment.
- Residential neighbourhoods include townhouse condominiums, executive semis and low-density single family homes on suitable properties.
- Development in Millcroft has been well-planned and measured resulting in very attractive neighbourhoods.

Burlington's Official Plan and urban planning evolved yet, remains a proper framework for development.

Millcroft Greens Corporation

Development of Millcroft Golf Course Property

- Millcroft Greens' applications for major variances to the Official Plan and Zoning By-law guidelines are inconsistent with the vision, strategy and goals of the City of Burlington.
- Millcroft Greens' applications to re-designate, rezone and register a plan of subdivision on the Millcroft Golf Course lands permits development contrary to balanced growth and planning, open space, natural heritage and environmental protection guidelines:
 - Appropriate and consistent in-fill design, lot density and coverage;
 - Protection of the environment and West Lake Ontario watersheds;
 - Maintain open space for natural habitat corridors and parkland to foster community enjoyment and recreation;
 - The City's community design as it applies to integration of suitable residential development, management of transportation corridors, and promotion of access to public transit and traffic safety.

Urban Planning Design & Impact

- Millcroft Greens suggests its plan for 2155 Country Club Drive (Areas A-D) and 4274 Dundas St. (Area E) is a blueprint for redevelopment the entire Millcroft Golf Course.
- Millcroft Greens proposed residential in-fill development with a 6-story condominium and higher density single family homes situated on critical areas of the Millcroft Golf Course provides a level of lot coverage and dwelling density that is too high for the subject property's area, layout and location.
- To accommodate a 130-unit mid-rise condominium building and 98 higher density residences on the golf course property requires major zoning by-law variances to address over-density, reduced frontages/depth, setbacks and landscaped areas, increased building height and reduced occupant/visitor parking spaces.

These variances result in an incompatible development and host of negative impacts to the community and environment.

4274

Dundas Street – Area E

Suitability of Condominium Design, Layout and Location

- No multi-level apartment (RH3) condominiums are located in the Millcroft Community.
 - The 6-level condominium proposed for Area E (Dundas St and Millcroft Park Drive) is poorly located between two high voltage power lines and only accessed from Dundas Street.
 - At 130 units, the site density is too high for Area E (197 units per ha versus the adjacent townhouses at 26 units per ha).
 - The condominium complex will generate substantial daily vehicle trips on Dundas Street and Millcroft Park Drive.
- The Hydro One power line corridor immediately southeast of Area E contains natural vegetation and floodplain that drains to a wetland area and Appleby Creek to the south.



2155 Country Club Dr. – Areas A-D

Suitability of Condominium Design, Layout and Location

- Single family condominium dwellings proposed for Areas A-D feature increased density and lot coverage compared to existing residences.
- Much smaller frontages, yard and street setbacks greatly reduce open space, residents' privacy and views from property.
- The proposed in-fill design and density reduces the comfortable and safe environment for residents, visitors and pedestrians alike.
- Condominium private access roads are located in close proximity to high traffic intersections on Berwick Drive, Country Club Drive and Millcroft Park Drive compromising public and traffic safety.



Impact to the Community and Environment

- Higher density in-fill, single family and multi-level condominium design and layout plan, 6-level building height (Area E) result in an incompatible design, lot coverage and character relative to existing residences.
- Local residents and pedestrians will experience a formidable façade and uncomfortable increase in (prevailing) wind velocity at Dundas Street and Millcroft Park Dr.
- The insert graphic illustrates the higher density and reduced frontage, landscaped and yard setbacks in Areas A-D that feature gentle sloping terrain and floodplains.



Impact to Residents, Pedestrians and Traffic Safety

- Increased daily vehicle trips and reduced number of occupant/visitor parking spaces will result in unsafe traffic conditions on Dundas Street and Millcroft collector roads.
- Unsafe traffic conditions for building occupants, visitors and pedestrians within and near the condominium complexes and on adjacent sidewalks result due to poor visibility and potentially, excessive vehicle speed.
- Though, a traffic impact study was performed, the increased number of condominium residents' trips, vehicles from other proposed development projects and higher commuter traffic volumes are considered material and must be fully analyzed to provide complete mitigation recommendations.

Millcroft Golf Course

Why the property should remain Open Space...

- There are excellent examples of balanced, attractive and multi-density residential developments in the Millcroft Community such as the single family, semi-detached and townhouse residences adjacent to the golf course.
 - These properties blend and integrate with the open space provided by the Appleby and Sheldon Creek watersheds, the Millcroft, Taywood, Berton and Berwick Green parks and of course, the Millcroft Golf Course.
 - The existing range of residential design, lot size and density provides a very attractive community for residents and their families to live, work and play.
 - New residential development in the City of Burlington continue to build showcase communities that feature a balance of attractive neighbourhoods with integrated pedestrian/bicycle paths and trails, multi-use parks and recreation including golf courses.
- The Millcroft Golf Course property covers important ecosystems, natural habitat and heritage systems such as the West Lake Ontario Watersheds.
 - Proposed development areas contain the Appleby and Sheldon Creek watersheds including the floodways, floodplains and natural vegetation corridors provide important stormwater run-off and containment.
 - These areas are potential habitat for Ontario Species at Risk and proper remediation and protection is required to ensure this natural heritage system is available for future generations.

Summary

- Millcroft Greens plan for the Millcroft Golf Course property on-surface satisfies a goal of increased residential development.
- However, closer examination reveals a project designed and assessed in a narrow and discrete approach to facilitate non-conforming development.
- The in-fill development is unsuited for the property layout and location, area topography, environment and natural ecosystems.
- The proposal requires a number of major Official Plan and Zoning By-law variances that confirm an unsuitable development plan.
- Residential in-fill with much higher unit density on existing open space, lot coverage, building height, reduced visitor parking spaces, smaller frontages, critical yard and street setbacks and landscape areas create incompatible areas within the Millcroft Community.

Summary (cont'd)

- Proposed higher density single-family and multi-level condominiums result in major impacts to adjacent properties and north Burlington communities:
 - Higher unit densities and reduced setbacks on keystone areas of the property located adjacent to principal collector roads and a major arterial road;
 - Oversize building profile, height and elevation adjacent to major arterial road and high voltage power transmission lines;
 - Increased prevailing wind speed along Dundas Street due to higher building height and elevation profile.
- Major Traffic and Environmental Impacts:
 - Illegal and unsafe parking in the vicinity of Dundas Street and Millcroft Park Drive;
 - Increased traffic volume and reduced safety on collector roads, Country Club Drive, Berwick Drive and Millcroft Park Drive, respectively as commuters seek alternative routes;
 - Increased noise and air pollution associated with increased daily vehicle trips.

Adhering to the Official Plan and relevant Zoning By-law guidelines result in consistently attractive and balanced developments that are acceptable to the residents and their communities.

Recommendations

- Recognizing direct and significant impacts to the residents, Burlington communities and the natural heritage and environment, the applications from Millcroft Greens to re-designate, rezone and register a plan of subdivision on the Millcroft Golf Course lands must be denied by City Council.
- Further, Millcroft Greens should be vigorously challenged in its appeal to modify the Official Plan's guidelines as it relates to development of areas zoned Open Space.

Denying Millcroft Greens' planning applications ensures Millcroft continues as a showcase for balance between residential development and protection of open space/parkland, natural heritage ecosystems and the environment.