

EMAIL OF JANUARY 20, 2021:

Dear Rebecca,

I have been requested to write to you (by MAD) with respect to the proposed development submitted by Millcroft Greens (Argo Development).

Bottom line; do not allow this development to proceed.

. e) 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.

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.

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.

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.

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.

No question there are errant balls, but this is part of 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.

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.

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.

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.

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.

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.

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.

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?

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?

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.

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.

Respectfully submitted,

Barry Wyner