

February 28, 2021

Memorandum to: Ms. Rebecca Lau, Planning Department, City of Burlington

Re: Proposed Official Plan Amendment, Zoning By-law Amendment and Draft
Plan of Subdivision – Millcroft Greens Corporation, 2155 Country Club Dr. and
4274 Dundas St., Burlington, ON
City File Nos. 505-07/20, 520-07/20 & 510-02/20

My wife, daughter, grandson and I are residents at 2268 Turnberry Road, Burlington, backing onto the 15th and 16th holes of the Millcroft Course. We have lived on the course for the past four and a half years. We chose this area when we planned to downsize, because of the unique features of this golf course community. And we paid a sizable premium to be on the golf course.

We strenuously object to the plan for re-development of the golf course for the following reasons:

- Areas A through D are currently designated as Major Parks & Open Space in the City of Burlington's Official Plan. Building 98 homes in these four areas of the golf course directly contravenes that designation;
- Mayor Meed-Ward's campaign promise was to stop over-development – while her focus was on over development of downtown Burlington, Millcroft is part of Burlington, and is an established unique and mature neighbourhood that does not warrant continued development. Millcroft voters are watching this matter closely, and will make their voting choices clear in the next election for politicians who respect their ideals, and who have or have not honoured their campaign promises;
- The developer has not confirmed whether it is planning to apply for re-development of the golf course in the longer term. Local residents have no reason to doubt that the intent is to do so once the first phase has been completed. This is the thin edge of the wedge;
- The original developer's plan was to build a prestige residential community around a privately owned golf course. People bought here and continue to expect that this objective will be maintained;
- The new homes planned are not in step with the design of the existing homes, which feature large lots, spacious setbacks and separations. The new homes will have lots that are significantly smaller and narrower, lot separation is substantially smaller, and the developer is proposing a zoning by-law change, so that there be no maximum lot coverage;
- The intent of OPA Amendment 117 (even though it is no longer in effect) was that should the golf course discontinue: "... the lands will remain as permanent open space since portions of these lands contain creek features which are part of the stormwater management system for the Community.";

- The increase in the number of homes, roadways and hard surfaces could make worse existing storm and flood water issues experienced by golf course adjacent homeowners, with increased run-off;
- The developer and Mr. Liptay have made the argument in their community presentation that errant golf balls have been an annoyance and a safety hazard, arguing that the re-development would result in better safety from same, yet for the entirety of its ownership, has not seen fit to enhance safety for the residents living adjacent to the golf course;
- Mr. Liptay was the owner of the Richview and Saw Whet golf courses, both of which were sold and re-developed. However, these golf courses were not infill projects like Millcroft. This re-development is invasive, as a result;
- The golf course as proposed is too short to be attractive to a wide range of golfers. Regardless of level of skill, many golfers want to play regulation golf courses. Yet the new design would feature substantially increased distances between holes, making it much more difficult for walkers to navigate the course. Additionally, I would suggest that the value of homes alongside the course may be reduced as a result.

In closing:

The re-development proposal is neither in keeping with the exiting Official Plan Policy, nor the proposed new Official Plan.

Argo's Gord Buck was quoted last year as saying: "This new partnership gives us an opportunity to address long-standing issues with the golf course, while introducing a few parcels of residential development that respect the existing fabric and residents of this community." I would suggest that the so called "long-standing issues" are a red herring, and that the proposed re-development does not "respect the existing fabric and residents of this community."

We have seen first-hand time the attempt by a developer to circumvent the Official Plan and Zoning by-laws in the Branthaven development proposed for 2273 Turnberry. It was evident that the City Planning Department rubber stamped their proposal, which was subsequently rejected by the Committee of Adjustments, and is now waiting on an LPAT decision. It is time for developers and for the Planning Department to respect the intent and purposes of the Official Plan and Zoning of our communities.

We urge you to reject this proposal, and to protect the integrity of the Millcroft golf course and the community.

Sincerely

Geoff Haddock
Burlington, ON