

PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

**Addendum to PL-12-21: Additional Public Comments Received (as of February 25, 2021)**

#	Name & Address	Date Received	Comment
134	George Chu & Julia Lin 2041 Parklane Crescent	January 22, 2021	Dear Rebecca: Please read and print the attached PDF file as a response with comments from our household to your recent letter regarding to the Planning Application submitted by Millcroft Greens Corporation. Regards, George and Julia

January 22, 2021

Community Planning Department  
PO Box 5013, 426 Brant St.,  
Burlington, ON L7R 3Z6  
Attn: Rebecca Lau

Re: Planning Application Submitted by Millcroft Greens Corporation

To Whom It May Concern:

As residents of the City of Burlington since 1982 and of the Millcroft community for the past 20 years, we are strongly against the proposed development plan by Millcroft Greens Corporation.

When my wife and I purchased the property on Parklane Crescent with a backyard adjacent to the golf course, we were told by our real estate agent that we paid a significant extra in price for having the prestigious view.

As a tenured Associate Professor (now retired) at the Agriculture College, University of Guelph, I (George) know the advantages of living closer to mature trees and green grass land to our health. The amount of oxygen generated by photosynthesis from these trees and grasses are essential to the health of people living in this area. This is why the Millcroft community is a one of a kind gem of our city. The Millcroft Greens' proposed plan will cut down about 400 mature trees and cause the loss of green grass land, especially in their proposed areas A and B, which can hurt the eco-balance of our nice neighborhood. This is because the proposed additional houses and population will increase the local traffic and the production of carbon dioxide due to natural gas heating, car fuel exhaust, and human breathing, as we normally inhale 0.03% in fresh air and exhale 4% carbon dioxide.

The shortening of the golf course as proposed by the disappearance of areas A and B in Millcroft Greens' proposal will significantly reduce the walking distance on the golf course, which will make the golf course much smaller and unattractive to golfers.

The senior staff of Millcroft Greens mentioned in their first local meeting on February 19, 2020, that the damages caused by golf balls hitting the neighboring houses could be minimized as one of the advantages from the proposed development. However, according to our past 20-years of experience, only two incidences (broken windows) happened on our property. When the first incidence happened, the golf course owner came out to look at the situation but refused to pay for the damage. When the second incidence happened, the golfer who broke the window paid for the replacement of the glass on the window. Therefore, we consider their reasoning of golf ball damages on the neighboring houses to be exaggerated.

Finally, according to our city's original plan, the golf course is registered as "Major Parks and Open Space" for the purpose of building a golf course for a better life of our community. Our city planned a beautiful golf course in the Millcroft community area to attract people moving in. We feel that it would be a betrayal of trust of local residents if our city starts to change the official plan designation after the community has been almost fully developed.

Sincerely,

George Chu and Julia Lin  
2014 Parklane Crescent, Burlington, Ontario L7M 3V6



#	Name & Address	Date Received	Comment
158	Leisl Dukhedin-Lalla 4346 Latimer Crescent	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington. I moved to Burlington from Oakville only two years ago because of these specific features which are unique to Millcroft. My home will be directly affected by this development.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are</p>

almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.

Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.

Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.

While I understand the City has a duty to continue with applications for building permits during a pandemic, it is very unfair that many of the residents in Millcroft have not been able to participate in the virtual town halls and have their voices heard. We must not neglect these members of our community.

			Regards, Leisl Dukhedin-Lalla
159	Gino Saulio	January 24, 2021	<p>Dear Rebecca,</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods. The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicentre; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p>

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			<p>Kindly,</p> <p>Gino Saullo</p>
160	Colleen DiFrancesco	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p>



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			City staff will preserve our green space and reject Millcroft Greens' application without reservation.
161	Jane Greener Unit 16, 2175 Country Club Drive	January 11, 2021	<p>To whom it may concern:</p> <p>I firmly object to any building proposed on the Millcroft golf course. I live at 2175 Country Club Drive, and have lived here since it was built. I bought this condo because of the green space. I also paid extra for my condo to face the golf course. It was because of this aspect that I bought here in the first place, as I'm sure many other did so for the same reason. To build in this space would be to devalue our property. It would make it less desirable should/when I decide to sell.</p>
162	Josh Kuehnbaum	January 24, 2021	<p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington</p>

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163	Lynda & John Dunsford 4393 Latimer Crescent	January 24, 2021	See attached letter.

Rebecca Lau

January 20, 2021

City of Burlington

Re: Millcroft Greens Application

PLEASE DISALLOW THIS APPLICATION:

1) HOME OWNERS RELY ON THE ZONING PROCESS:

I currently live in Millcroft, just across from the golf course. My previous home backed on the golf course. We paid a significant premium at that time because we wanted the open views and exposure to greenspace. We relied on the credibility of our zoning system to protect our investment. Most people spend a lot of time making a decision on where to make their single biggest investment and lifestyle decision. It is very expensive to move, and most people don't have the extra resources to do that multiple times. They also make a big investment in time and energy on their home and community, so they don't want to move. It is imperative that homeowners can count on the rules to protect their lifestyle decisions, and not be abandoned by their political representatives for the sole purpose of profits for a developer. That is certainly the case here.

2) DOUBLE WHAMMY-LOSE MUCH NEEDED GREENSPACE, AND 1<sup>ST</sup> CLASS GOLF COURSE:

The proposed design of the executive course is at best a haphazard design which will be unappealing to most and will certainly be a financial failure. At that point the owners will apply for another zoning change and the rest of the property will be gone. That is not a guess: that is based on history.

I have played the Millcroft Golf course for 30 years as well as most other courses in the area. It is fair to say that the Millcroft Golf club is one of the best if not the best public courses in the area. It is perfect for seniors and all age groups in that it is a very walkable course, and not too long. It also attracts many people from outside our community, some of whom have moved here specifically because of the golf course, me included.

Historically there has been a reluctance of politicians to support golf because it was viewed as a sport of the elite. That is no longer the case as golf is a very reasonable activity and one that is practiced by many people in Burlington. It is also a healthy activity that has the added benefit of helping the community from an environmental perspective. Most golf courses in this general area are owned by companies run by developers. Oakville has lost 3 golf courses, and one of the last is Glen Abbey whose owner is fighting the city for zoning changes. The same company, which is run by a developer, owns Hidden Lake. That may well be your next fight.

3) CLIMATE STATE OF EMERGENCY:



City of Burlington has declared a state of Climate Emergency, presumably because of the threat of more extreme weather. We had a major flood here a couple of years ago. Scientist at the University of Guelph stated that the flood was more an issue of the storm sewer system not being able to handle the heavy rainfall, and that it was a factor of increased hard surface, lack of greenspace to absorb the rainfall, and lack of natural storm sewer areas. The north part of Burlington has seen massive development in the last 15-20 years and with that, we have seen more roads, driveways, parking lots, and less and less green areas. The Millcroft Golf Course is one of the last major green spaces in the north of the city, where it is desperately needed. If we want to have any hope of improving our ability to cope with increased weather events, we need to have more green space, not less. It would be nice to keep as many trees as possible as well. And let's not kid ourselves. The only reason the owner bought this property was to eventually develop it. It will not be long before the next argument is that the course is losing money, or is a danger to some homes, and therefore the zoning should be changed. Once it's gone, it's gone.

If we really care about the environment, and we are really concerned about Climate Change and more extreme weather, then we have to keep as much greenspace as we can. We certainly can't change our zoning when there is no appreciable benefit to the community and a definite long term negative. Again, once it's gone, it's gone!!

Thank You

Lynda Dunsford

4393 Latimer Crescent

Rebecca Lau

January 20, 2021

City of Burlington

Re: Millcroft Greens Application

SO MANY REASONS TO DISALLOW THIS APPLICATION:

1) HOME OWNERS RELY ON THE ZONING PROCESS:

I currently live in Millcroft, just across from the golf course. My previous home backed on the golf course. We paid a significant premium at that time because we wanted the open views and exposure to greenspace. We relied on the credibility of our zoning system to protect our investment. Most people spend a lot of time making a decision on where to make their single biggest investment and lifestyle decision. It is very expensive to move, and most people don't have the extra resources to do that multiple times. They also make a big investment in time and energy on their home and community, so they don't want to move. It is imperative that homeowners can count on the rules to protect their lifestyle decisions, and not be abandoned by their political representatives for the sole purpose of profits for a developer. That is certainly the case here.

2) CREDITILITY OF PLANNING AND ZONING SYSTEM

I assume that we make zoning decisions for good reasons. I would assume that the zoning for Millcroft Golf club was made for both recreational as well as environmental reasons. Both of those reasons are more important today than ever. We have a significantly larger population than we had in 1990, and a bigger need for recreation. We have significantly less greenspace today than we had 30 years ago. If those things were important then, then clearly they are more important now. I am not against development, but I am against changing a plan that had important benefits for the community for the express purpose of a windfall profit for a developer. We are asked to comment on planning that takes months to prepare, then see it changed, not for the benefit of the community, but for a developer who knew the zoning when he bought the property. What is the message??

3) ENCOURAGES SPECULATION AND CHALLENGES TO THE PLANNING PROCESS:

It seems like these zoning change requests are often achieved by the developers, which continues to give them incentive to purchase greenspace properties with the express purpose of developing them in the future, when the political landscape is favourable, or when they can use their considerable financial clout to force municipalities to capitulate. Every time this happens, it eats away at the credibility of our by-laws, and of our political representatives. But worse still is the fact that it encourages speculation.

Developers only provide greenspace begrudgingly and when forced by government. But they are patient. They purchase greenspace and put in driving ranges, golf courses and even farmland, knowing

that they can derive revenue from the property while they wait for the appropriate time to try for a zoning change, and then get a windfall profit. Municipalities spend millions of dollars fighting these battles to the detriment of their communities.

#### 4) DOUBLE WHAMMY-LOSE MUCH NEEDED GREENSPACE, AND 1<sup>ST</sup> CLASS GOLF COURSE:

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4393 Latimer Crescent

#	Name & Address	Date Received	Comment
164	Joanna Board	January 24, 2021	<p>I understand that a developer has made an application to build several housing developments within Millcroft. Our household is opposed to the proposed development for several reasons:</p> <ol style="list-style-type: none"> <li>1. North Burlington is already too congested. Before Covid travelling from the Go Train station up Appleby to Millcroft could take 30-40 minutes because of traffic and congestion. This drive should take no more than 10 minutes. There are already other housing developments that are still not completed in North Burlington. To add more housing will result in complete deadlock. Similarly travel east/west along Dundas during peak hours is significantly impacted. Adding more housing in Millcroft especially the proposed multi level condo style development proposed along Dundas will make traffic impossible on Dundas. Because of all the additional housing developments in North Burlington over the last few years more cars have started to travel through Millcroft to get to those northern developments. Speed bumps and other traffic calming measures have been implemented to try and prevent this but the fact is Millcroft traffic has increased considerably over the years making it congested and Millcroft can not sustain any further development. Adding over 200 additional dwellings into Millcroft will put Millcroft over the edge in terms of congestion.</li> <li>2. We purchased our home 13 years ago in Millcroft in part because of the balance of space. The boulevards (grass) between the sidewalks and the road adds extra space between the houses. This adds an important element of space to the community. The golf course, pond, parks, fields and other green spaces are also integral parts of the community that add to the flow of space and were part of the reason for buying in this community. To take this away by squeezing in more housing will negatively impact the nature of the community. Millcroft residents chose to live in a neighborhood where they are not living right on top of their neighbours. We saw on the plans that the proposed new development does not include the boulevards. This is not in keeping with the community concept. Also it shows that the proposed development is just an effort to try and squeeze in as many new homes as possible and is not in keeping with the community standard. In any event Millcroft will lose the level of prestige it has otherwise been previously afforded if this development is approved. In turn the property values of the residents of Millcroft will go down. Who will the Millcroft residents turn to for any such loss? Will the City compensate for this if the development is approved? Will the developer compensate for this? Someone will have to be held accountable.</li> <li>3. There are multiple developments being proposed within an already long</li> </ol>



		<p>standing existing community. The amount of trucks, noise, vibration, dust will be ongoing for years and will be disruptive to the enjoyment of all other residents. Who will compensate the residents for the negative effects to the community.</p> <p>4. The environment will be negatively impacted with more housing. There is wildlife in Millcroft that will be driven out if this proposed development is approved. Biodiversity, water and flooding management needs to be taken into account. Noise and air pollution during initial building phases are of concern. But of greater concern is the longer standing effects of over development in a given community and the loss of natural vegetation and green/park-recreation space. What environmental benefits are being added by adding in more housing? I don't believe that the developer has identified any. On the other hand several environment deficits have been identified by the Millcroft residents if this proposed development is approved. Environmental effects need to be formally and seriously assessed. There is also the concern of the mid rise apartment building proposed along Dundas where the golf course's current storage facilities are. Where will these storage facilities be moved to? Presumably to somewhere within the middle of the community. As a result the pesticides and other golf course equipment and materials will be within very close proximity of houses and residents. This is not acceptable.</p> <p>I sincerely hope that this proposed development is not approved. It will be devastating to the Millcroft community of Burlington. I am opposed to the development as are many other Millcroft residents as shown by the existence of multiple community groups opposing the development. Every effort should be made to preserve the green spaces and park/recreation spaces of our City and to ensure that developments that will hurt so many existing residents are not allowed.</p> <p>Thank you for your consideration. I ask that you please do the right thing.</p>
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165	Margaret Steedman-Turek 2091 Country Club Drive	January 24, 2021	<p>I understand that a developer has made an application to build several housing developments within Millcroft. Our household is opposed to the proposed development for several reasons:</p> <p>1. North Burlington is already too congested. Before Covid travelling from the Go Train station up Appleby to Millcroft could take 30-40 minutes because of traffic and congestion. This drive should take no more than 10 minutes. There are already other housing developments that are still not completed in North Burlington. To add more housing will result in complete deadlock. Similarly travel east/west along Dundas during peak hours is significantly impacted. Adding more housing in Millcroft especially the proposed multi level condo style development proposed along Dundas will make traffic impossible on Dundas. Because of all the additional housing developments in North Burlington over the last few years more cars have started to travel through Millcroft to get to those northern developments. Speed bumps and other traffic calming measures have been implemented to try and prevent this but the fact is Millcroft traffic has increased considerably over the years making it congested and Millcroft can not sustain any further development. Adding over 200 additional dwellings into Millcroft will put Millcroft over the edge in terms of congestion.</p> <p>2. We purchased our home 13 years ago in Millcroft in part because of the balance of space. The boulevards (grass) between the sidewalks and the road adds extra space between the houses. This adds an important element of space to the community. The golf course, pond, parks, fields and other green spaces are also integral parts of the community that add to the flow of space and were part of the reason for buying in this community. To take this away by squeezing in more housing will negatively impact the nature of the community. Millcroft residents chose to live in a neighborhood where they are not living right on top of their neighbours. We saw on the plans that the proposed new development does not include the boulevards. This is not in keeping with the community concept. Also it shows that the proposed development is just an effort to try and squeeze in as many new homes as possible and is not in keeping with the community standard. In any event Millcroft will lose the level of prestige it has otherwise been previously afforded if this development is approved. In turn the property values of the residents of Millcroft will go down. Who will the Millcroft residents turn to for any such loss? Will the City compensate for this if the development is approved? Will the developer compensate for this? Someone will have to be held accountable.</p> <p>3. There are multiple developments being proposed within an already long standing existing community. The amount of trucks, noise, vibration, dust will be ongoing for years and will be disruptive to the enjoyment of all other residents. Who will compensate the residents for the negative effects to the community.</p>
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		<p>4. The environment will be negatively impacted with more housing. There is wildlife in Millcroft that will be driven out if this proposed development is approved. Biodiversity, water and flooding management needs to be taken into account. Noise and air pollution during initial building phases are of concern. But of greater concern is the longer standing effects of over development in a given community and the loss of natural vegetation and green/park-recreation space. What environmental benefits are being added by adding in more housing? I don't believe that the developer has identified any. On the other hand several environment deficits have been identified by the Millcroft residents if this proposed development is approved. Environmental effects need to be formally and seriously assessed. There is also the concern of the mid rise apartment building proposed along Dundas where the golf course's current storage facilities are. Where will these storage facilities be moved to? Presumably to somewhere within the middle of the community. As a result the pesticides and other golf course equipment and materials will be within very close proximity of houses and residents. This is not acceptable.</p> <p>I sincerely hope that this proposed development is not approved. It will be devastating to the Millcroft community of Burlington. I am opposed to the development as are many other Millcroft residents as shown by the existence of multiple community groups opposing the development. Every effort should be made to preserve the green spaces and park/recreation spaces of our City and to ensure that developments that will hurt so many existing residents are not allowed.</p> <p>Thank you for your consideration. I ask that you please do the right thing.</p>
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166	Jeff Sommers	January 24, 2021	<p>Dear Ms. Lau:</p> <p>I am a long-term resident of Millcroft and my family lives very close to part of the residential development proposed by Millcroft Greens. We are staunchly opposed to the proposed development and I fully expect my elected representatives to stop this development.</p> <p>Not only is the proposed development terrible for the environment, it will significantly increase the amount of traffic in our already congested neighbourhood. The current level of traffic in Millcroft is already a significant danger, particularly to our children. Enough is enough.</p> <p>Further, as I expressed as part of the community feedback meeting, I am appalled by the developer's "spin" that the proposed changes are for the purpose of improving safety for those living on the course. I have complained to the golf course owners for over ten years about the risk that errant golf balls pose to my children and was repeatedly told "well, you bought on the golf course, you knew the risks". Nothing was ever done to protect my children. For those same people to now pretend that the development is even partially for safety reasons is disingenuous at best. Their sole motivation is profit, regardless of the cost to the environment, our children's safety and the wishes of our community. In my view, this proposed development is in no one's best interests other than the developers.</p> <p>In addition, it is my understanding that the proposal is contrary to the City's Official Plan. As I understand that plan, the City does not intend to introduce residential development on "open space" lands. The developer's application entirely disregards that commitment. I fully expect City Council to take every available measure to defend the City's Official Plan and all that it stands for.</p> <p>When I voted for Mayor Meed Ward and Councillor Bentivegna, I did so based on a single issue - easing traffic congestion. Nothing else. It is time for our elected representatives to live up to their promises - and I promise you that we will all be watching how they deal with this issue.</p> <p>Do the right thing. Regards, Jeff Sommers</p>
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167	Shirley & Sam Mithani	January 24, 2021	<p>Dear Rebecca:</p> <p>I am joining my concerned neighbours in submitting the following:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its pre-application meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be</p>
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			<p>displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Sincerely, Shirley &amp; Sam Mithani (Millcroft resident since 1997)</p>
168	Clint & Bonnie Munro	January 24, 2021	See attached letter.

Jan 24/2021

Dear Rebecca:

I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.

The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.

I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:

First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review."

Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.

Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.

Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances.

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Regards,

Millcroft Residents – Clint & Bonnie Munro

#	Name & Address	Date Received	Comment
169	Dan Emery 2127 Berwick Drive	January 24, 2021	<p>Dear Rebecca:</p> <p>My wife and I have been Millcroft residents since 1994. We've seen the Millcroft community grow into the very vibrant and thriving community that it is. We've raised our family here. We intend to continue living for as long as we possibly can. What has been built here is unique in the city and at this point really can't be duplicated. It can only be degraded and diminished by the proposed development.</p> <p>I agree wholeheartedly with what's been written below. Please give this proposal your full consideration and the attention it demands. I hope you will see it as we, the residents of Millcroft, see it. Something not to be approved for the reasons stated.</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan</p>

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Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.

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170	Rod Wilson 4190 Arbourfield Drive	January 24, 2021	See attached letter.

Rod Wilson  
4190 Arbourfield Dr.  
Burlington, On  
L7M4A5

January 24, 2021

Attn... Ms. Rebecca Lau

Ms. Lau, this is in response to your request for written comments, with respect to the Millcroft Greens Application for a Re-Zoning and OPA for the Millcroft Golf Course.

My Name is Rod Wilson, I am located on the Golf Course on Arbourfield Drive. I have been a resident in Millcroft for over 20 years. Additionally, I have lived in Burlington most of my life, and I consider Burlington, to be an exceptional place to live for all of its residents, and families.

Furthermore, I have developed premier Seniors Residences in Burlington, including The Peal/Pine Retirement Residence, located in Downtown Burlington, and the LaSalle Park Retirement Residence in the Burlington/Aldershot area. During the development of both of those Residences our core goal, was the establishment of close working relationships with both the Community and the City of Burlington Planning Department. Both of those objectives were achieved.

First a little contextual feel for what it is like in our beautiful Millcroft Community: It is a place for people, families, seniors, all from diverse backgrounds and cultures. It is a place for community, for walking, biking, safety and comfort. A place for the thousands of people who live here.

During the Covid epidemic this was even more so. In the spring and fall, after the Golf Season was over, it was a pleasure to see so many families and friends walking along the natural paths, trails, water-courses, and wonderful habitat in the Golf Course.

As it is clear, if one walks this area, it was conceived and built as a Natural Watershed area for the significant flows of water that run from the Escarpment on the way to Lake Ontario. And now, as conceived, the ponds and water-courses are a beautiful habitat for a diverse wild-life population.

So clearly, as evident I am OPPOSED to this application, as I am sure all of Millcroft is.

As a developer myself, I am aware of the need for densification to allow places of growth for all citizens. However, as the new OPA has detailed, these places of growth, need to be on the major Arterial Roads, and in the Nodules near public rapid transportation systems.

The Protection of Green Space runs in concert with this approach. Protect Residential Neighbourhoods, Green Space, and Densify as described in the OPA.

The Developer will argue that the bulk of the Green Space will be protected. However, even if one supports this argument, all of Millcroft believes that this is only the first step of a complete densification of Millcroft. A destruction of this community over the next 10-15 years.

I support good development, but I ask our planners and politicians to help protect our beautiful, well-planned community; that works because it integrates those important principles...Community, People, Green Space, Wild-Life Habitat, Natural Water-sheds, walking, bicycling. It works.

Kind Regards to All,

Rod Wilson



#	Name & Address	Date Received	Comment
171	Connie & Grant Walton	January 24, 2021	<p>Hello Rebecca and all members. Our family has been part of Millcroft since 1993 - starting on Vermont crescent and ending on Boros road. Our children went to public, high school and on to University. They learned to drive here, play soccer, deliver the Burlington Post.</p> <p>We and the community stood on Millcroft golf club December 31, 1999 to welcome in 2000! What a wonderful time.</p> <p>Now to get to the most urgent part. Millcroft golf Club. Grant has been a member for decades literally and a number of years ago graduated to men's senior league. He loves the course and can't imagine reducing the size by cutting it up - this is totally unacceptable. Besides the league play he enjoys taking our son, and son-in-law to play.</p> <p>Now for traffic- I challenge anyone to drive first thing in the morning and after school .. this is when our subdivision becomes a parking lot.. to add more vehicles is unthinkable. I have not mentioned the new development of the 3 storey townhouses on Taywood and Turnberry.. a disaster waiting to happen.</p> <p>Last to our wildlife and green space. Keep it as it is.. beautiful and quiet.</p> <p>I believe you get the picture.. we are 100% against this proposed new development.</p> <p>Please contact us if you have any questions. Sincerely Connie and Grant Walton</p>
172	Mo. Shahin	January 24, 2021	<p>Dear Rebecca,</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current</p>

			<p>residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation</p>
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			<p>and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Mo. Shahin</p>
173	Jasmine Norris 4260 Player Court	January 24, 2021	<p>Dear Rebecca:</p> <p>I am writing regarding Millcroft Greens’ proposal to build on the existing Millcroft golf course, as requested by your public notice.</p> <p>I agree that this development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of The Millcroft neighbourhood, which was built around the golf course as the main feature.</p> <p>The golf course is a major part of the neighbourhood and is home to so much greenspace and wildlife. Many of us moved to this neighbourhood because of these features. The proposed development adds a significant amount of homes, people, construction and traffic. In addition, it takes away a significant amount of trees, wildlife and their habitat. I expect that if these changes are allowed, additional development will be proposed adding to the disruption and loss of wildlife and green space.</p> <p>It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Jasmine Norris</p>

174	Faye Doerffer	January 24, 2021	<p>Rebecca I was unable to copy and send to you. However the contents of this document covers every aspect of how we feel with regards to this development</p> <p>In far less eloquent terms and detail I wish to have my voice heard in opposition of this proposal. Millcroft is a unique community that I am proud to both live and play in. The proposed changes do not add to the community in any way but simply detract and destroy.</p> <p><a href="https://millcroftagainstdevelopment.com/form-letter/">https://millcroftagainstdevelopment.com/form-letter/</a> (</p> <p><i>Dear Rebecca:</i></p> <p><i>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</i></p> <p><i>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</i></p> <p><i>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</i></p> <p><i>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents,</i></p>
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*both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.*

*Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.*

*Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.*

*Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.)*

*Sent from my iPhone*

175	Karen Muckler	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced –</p>
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Regards Karen

176	Sandy Heron 4320 Taywood Drive	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced –</p>
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Please, please DO NOT let this development/construction happen.

Sandy Heron

177	Jill & Howard Jeffery Unit 13, 2145 Country Club Drive	January 24, 2021	<p>We are writing in support of the very convincing letter from the Wengers regarding the unacceptable changes that are in the works for Millcroft G.C., We moved into Millcroft some 26 years ago, thinking we have moved to lifetime home, with an impeccable view.</p> <p>To just squeeze, a few extra dollars at the expense of the existing homeowners, many paying substantially more for being on the golf course, is capitalism at its worst, greed comes to mind.</p> <p>Jill and Howard Jeffery</p>
178	Chris Kennedy & Kevin Howes 4206 Gleneagles Court	January 24, 2021	<p>In 1994 we purchased our house in Millcroft because we valued the large open green space that would be in our backyard. We knew that by locating directly in front of a pond and close to a ravine, we would be able to enjoy some wildlife on the ground, in the water, and in the trees. We paid a premium for this privilege and we expected to enjoy that privilege for as long as we owned the house. We were devastated to learn that the new owners of the golf course are planning to turn our low density neighbourhood greenspace into a much higher density neighbourhood with token greenspace or "landscape buffers."</p> <p>The City of Burlington is looking at new policies and strategies to ensure that residents of the future have reasonable access to parks and greenspace. Millcroft Greens Corporation plans to reduce the overall length of the current Millcroft Golf Course which will result in making the course second rate, thereby diminishing the popularity of the golf course and making it unlikely to survive. We can see where this is heading. Eventually Millcroft Greens Corporation will be forced to close the golf course and begin Phase Two of their plan, eliminating our greenspace altogether by building more residential dwellings and further increasing the density of Millcroft neighbourhood. This plan is contrary to the goals of the city of Burlington.</p> <p>The value of the golf course land has been amplified during the pandemic. Golf is one of the few sports that was allowed to continue as it was able to operate safely following health guidelines and distance protocols. This meant that families in Millcroft could get some recreation without leaving the neighbourhood when all gyms and group sports were cancelled. From October to April, when the course is closed, local residents walk and run along the golf course cart paths for exercise. Traffic this year has increased significantly because this greenspace is in our community and easily accessible.</p> <p>Millcroft Greens Corporation purchased a golf course. If they want to create a higher density residential neighbourhood we feel strongly that they should look at areas zoned as such, and that the zoning by-laws for Millcroft should remain unchanged for the homeowners who contracted to live here.</p> <p>Sincerely, Chris Kennedy and Kevin Howes</p>

179	Rui Liu	January 24, 2021	<p>Dear Sir/Madam,</p> <p>I am a resident of Millcroft community, I am against the proposed Millcroft Greens' application to introduce more residential homes by destroying green spaces and removing approximately 400 mature trees. I urge you to please help preserve the integrity of the existing Millcroft golf course and retain its original and current zoning of "Zone 01 – Open Space."</p> <p>Parks and green spaces have seen dramatic increases in use this year as people sought refuge and respite from the COVID-19 pandemic. With public health guidelines recommending staying close to home, urban residents have been using green spaces in unprecedented numbers as places to exercise, be closer to nature, to maintain their physical and mental health. Covid-19 has shown we all need green spaces more than ever.</p> <p>Millcroft was designed around natural ecology to blend community and natural heritage and it has been one of Burlington's most iconic neighbourhoods. Please help us keep the green spaces and maintain the character of this community by rejecting the proposed application of Millcroft Green Development.</p> <p>Thank you, Rui Liu</p>
180	Richard Sebben 4333 Rosemead Court	January 24, 2021	<p>Please do not turn Burlington into Mississauga.</p> <p>You cannot get green space back.</p> <p>Richard Sebben</p>

181	Hetti Stobie Clubview Drive	January 24, 2021	<p>Hi Rebecca,</p> <p>I am writing to you to voice my concerns about the proposal for residential development on the golf course.</p> <p>I would like to give you some background information. My husband and I have lived in Burlington since 1988. My first home was purchased, as a 26 year old, and built from plans in Headon Forest, Burlington. My husband and I were original owners on Desmond Drive in 1988. In 2002, having expanded our family, we purchased our 2nd home from plans on Clubview Drive, Burlington (Millcroft). We have lived in our home on Clubview Drive for almost 20 years in Millcroft and have been residents and taxpayers of north Burlington for over 32 years. We would like to stay in our home for an additional 20 years on Clubview Drive.</p> <p>We chose to live in north Burlington because of good access to downtown Toronto, green space and a sense of community. I believe that we have contributed to the community by involvement with schools, neighbours and our church.</p> <p>You can imagine my shock when I learned that the City of Burlington was considering a proposal to build homes on the golf course.</p> <p>The Millcroft community was planned (approved by the City of Burlington) and built around the golf course. It is the reason that the community is here. I do not understand how the city can consider changing this.</p> <p>The golf course is why taxpayers of Burlington choose to live here. Why would Council decide to approve that there be less green space Burlington?</p> <p>New residential development would add to traffic, affect wildlife, diminish property values, overfill schools, contravene the original plan for Millcroft, contravene the Official Plan of Burlington and cause unwarranted stress for many families.</p> <p>The City of Burlington, that I have made my home over 32 years, has disappointed me. I have always been proud to say I live in Burlington but this will not be the case if this proposal to build homes on the golf course is approved. I cannot help but wonder if the Tyandaga Golf Course, a City of Burlington golf course, would be considered for residential development.</p> <p>Voting in federal, provincial and municipal elections has always been important to my family and I - a right we do not take for granted. I will not hesitate to show my disappointment at the ballot box should residential development on the Millcroft Golf Course be approved.</p> <p>Regards Hetti Stobie</p>
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182	Peter McKenzie 4350 Millcroft Park Drive	January 24, 2021	<p>Dear Rebecca and others this email will reach,</p> <p>The purpose of this email is to advise, like many others in this great City of Burlington, that my family and I are strongly against any development of the Millcroft golf course. Below you will find a letter which is much more eloquently written than I could have put together, but precisely expresses our oppositions, fears and concerns to any development to the existing Millcroft Community.</p> <p>Thank you for your time dedicated to this issue and for upholding the wants of the community and citizens of this City. Peter McKenzie 4350 Millcroft Park Drive</p> <p>--</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate</p>
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Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would

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183	Farah Sheikh Alhaddadeen Unit 25, 2229 Walkers Line	January 24, 2021	<p>Dear Rebecca,</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce a new residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>1. It is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan,</p>

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183	Aous Churbaji Unit 25, 2229 Walkers Line	January 24, 2021	<p>Dear Rebecca,</p> <p>I write to you regarding Millcroft Greens' proposal to introduce a new residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>1. It is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its</p>

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			<p>Regards,</p> <p>Aous Churbaji</p>
184	<p>Mary &amp; John Stipancic 2057 Country Club Drive</p>	<p>January 24, 2021</p>	<p>We write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>We live on Country Club Drive near upper middle, where the traffic, even with the traffic calming measures, is still horrendous and dangerous. A further significant increase in the volume of cars using Country Club as a throughway to the new developments, would amplify the danger of residents being able to leave our driveways, in a safe manner. This is a serious concern for the safety of our residents.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of</p>

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PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

			Thank you, Mary & John Stipancic
185	Marcia & Murray Gault Unit 26, 2140 Turnberry Road	January 24, 2021	See attached letter.

186	Jeffry & Lynnda Smith 4226 Kane Crescent	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced –</p>
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188	Terry Wilshire	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential</p>

	Country Club Drive	<p>development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be</p>
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Terry Wilshire

189	Patricia Cliff  Parklane Crescent	January 25, 2021	<p>I am sending this to add my voice to the discussion about the application for redevelopment by Millcroft Greens.</p> <p>Our house is on Parklane Crescent and backs on to the seventh green. We will be directly impacted by the development of “Parcel B” and, like all residents of Millcroft, indirectly impacted by the development of the other parcels.</p> <p>We purchased our home in 2003. We were looking for a living situation that met a broad range of requirements: an attractive and comfortable family home, close proximity to work and school, and, most importantly, a home that met our recreational requirements. We had decided that a cottage was not practical for our family (too much time burning fuel on the highway), so we needed a home with a fantastic back yard. We wanted a swimming pool, sunny exposure, enough room for relaxation and gardens; this would be our perfect combination of “everyday life” and “vacation life”. We found that home on Parklane Crescent. As we previewed the house and stood in the kitchen looking out the window at the great view of green space, the sun pouring into the backyard, the potential for recreational space and gardens, we fell in love.</p> <p>Over the years we have put a great deal of effort into that space. The effort is measured in dollars, sure, but also in the time and planning, the digging and building, the planting and growing. This oasis is the go-to location for get-togethers of our extended family (in pre-Covid days, and hopefully again) as well as a beautiful quiet place to relax, recharge, and feel the regenerative powers of the fresh air and sunshine.</p> <p>We did not buy our home by accident. It was not a lucky break that we have open space behind our property. We DELIBERATELY went looking for this and SPECIFICALLY bought this home.</p> <p>The redevelopment will put an end to all of this.</p> <p>I have read Millcroft Greens’ justification. I understand that they have done a lot of expensive studies that tell them there will be no impact on the surrounding homes. They have done a “Shade Study”, and a “Drainage Study”, a “Traffic Study”, and an “Environmental Impact Study”, all claiming that the development will not have a significant negative impact on our lives. Clearly, their interpretation of “significant” is not the same as mine.</p> <p>The new homes with their wooden fences and tree buffer will change the way the breeze flows; they will change the way the drainage patterns work; they will affect the sunshine on our back yard; they will add noise where there was none; they will disrupt the wildlife that lived on the golf course; they will add traffic to quiet streets; they will take water from the water mains and reduce our water pressure;</p>
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			<p>they will put additional strain on all local infrastructure from snow clearing to garbage collection. Will each change be “significant”? Perhaps not. Will all changes together be “significant”? Absolutely.</p> <p>We are just entering our retirement years. We had planned and worked to make these years peaceful, quiet, enjoyable. Now we face 2 years of noise and construction dust and debris, mud on the streets, disruption in traffic, culminating in a development behind us that eliminates our oasis.</p> <p>Please consider the total effect this development will have on our community.</p> <p>Thank you for your consideration.</p> <p>Regards</p> <p>Patricia Cliff</p>
190	<p>Frances Smith</p> <p>2140</p> <p>Turnberry Road</p>	<p>January 25, 2021</p>	<p>Hello Rebecca Lau,</p> <p>The following are reasons why we oppose this development and the ways in which it will detrimentally impact the Millcroft community we all know and love ...</p> <ul style="list-style-type: none"> <li>•in the original city plan, Millcroft golf course is designated as open land green space parkland and we need to protect our remaining properly zoned green space and park from proposed development(s)</li> <li>•the Burlington 2020 official plan prohibits this kind of development regarding open spaces and golf course developments</li> <li>•the golf course green area is essential to Millcroft since this community was designed around the golf course as is with the purpose to provide the essential environmental needs of the development and an access to nature for Burlington residents</li> <li>•impact on character of our community, premium lots, density, traffic congestion, pollution, open spaces, sightlines with the additional hundreds of more people/houses/vehicles in this neighbourhood</li> <li>•environmental concerns re: water runoff, removal of open green spaces which promotes healthy living, destruction of 400! large mature trees</li> <li>•system capacity re: storm water management, green spaces converted to hard surfaces</li> <li>•constructions lead to air quality issues, dust pollution, noise pollution, unsightly portable facilities and interruption of existing services during the proposed 3-5 years to fully complete</li> <li>•approving this application will likely open door to further applications for developments by millcroft greens</li> </ul> <p>We are one of many concerned Millcroft residents, so kindly take the above points</p>

			<p>into consideration on how this (and any future) developments would adversely affect our lovely well-established community.</p> <p>Regards, 2140 turnberry rd resident in Millcroft Burlington</p>
191	<p>Peter &amp; Linda Triantafillou</p> <p>4286 Chasewood Court</p>	January 25, 2021	<p>Dear Rebecca:</p> <p>In addition to the letter below I would like to add as the original resident since 1999 at 4286 Chasewood Court on the 16th green I am directly impacted by this proposed development in that if approved there could be homes directly adjacent to my backyard. This was not part of the agreement that I entered into with the builder and the city when I purchased the home and property. The premium that I pay for the golf course lot is part of my assessment that determines what I pay (and have paid faithfully) in property tax each year. This proposed development will negatively affect the value of my home and property to a significant extent.</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate</p>

		<p>that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned</p>
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			<p>golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Peter and Linda Triantafillou</p>
192	<p>Audrey &amp; Peter McCallum</p> <p>Unit 22, 2141 Country Club Drive</p>	January 25, 2021	<p>Both my wife and I strongly object to the application to re-zone the Millcroft Golf Club property, to allow the development of residential units. The entire Millcroft community was developed as a golf course neighborhood. This development will affect all property values, not just the properties abutting the course.</p> <p>The applicant is a property developer, not a golf course operator. It is clear that the applicant’s request to re-zone the entire property is step one in developing the entire property in progressive stages. The existing golf course is reasonably attractive and well used. A committed operator with improvements to the course upkeep and service should experience a positive business return. We do not believe, however, that the post development golf course will attract the activity promoted by the developer. It will not generate a viable return and the developer will then have the justification to develop the balance of the property, i.e. a self-fulfilling prophecy.</p> <p>The applicant’s presentation is resplendent in mature trees and foliage. The current trees on the course have taken over 25 years to reach relative maturity. The developer has noted the safety concerns from errant golf shots. These mature trees, in their critical locations, have all but eliminated this concern. We must also consider the effect of the loss of every mature tree’s impact on the wildlife, and the reduced absorption of Green House Gases.</p> <p>The applicant plans to relocate a service garage near the current clubhouse. Its size, and actual location are not detailed. These details and the early morning noise activity are critical elements to the plan affecting the current neighbors of the clubhouse.</p>

PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

			Audrey and Peter McCallum
193	Dan Pio 4208 Kane Court	January 25, 2021	See attached letter.

January 25, 2021

By EMAIL to: [rebecca.lau@burlington.ca](mailto:rebecca.lau@burlington.ca)

Rebecca Lau  
Community Planning Department  
P.O. Box 5013  
426 Brant Street  
Burlington, Ontario  
L7R 3Z6

Dear Ms. Lau;

Good afternoon, my name is Dan Pio and my family and I reside at 4208 Kane Crescent. We have been a resident since Monarch built our home in 2005. We back onto the golf course off of the tee block to the current No. 1 hole and will be impacted by the proposed development in many ways. We have not been identified to my knowledge as an affected property owner and I strongly believe this is incorrect. I attended the virtual town hall (held September 21, 2020) and have been following the advancement of this development since then and wish to share my concerns. Below, I have identified several ways our peaceful enjoyment of our property and the community will be harmed irreparably and also how our investment and equity in our property will be negatively impacted and be rendered non-recoverable

**A. Traffic, on street parking, noise, pollution**

The proposed development will significantly increase vehicular traffic in a community where this is already a known issue. The City has attempted to install several traffic calming measures over the past several years in our community. The apparent installation of designated parking lanes on Millcroft Park Drive and Country Club Drive will encourage more on street parking and this coupled with more traffic will lead to unsafe roadways for Millcroft residents. The increased traffic will lead to a less safe community for walking and more road noise and emissions will lead to a more polluted environment for Millcroft residents. The proposed development will bring unwanted construction noise, dust, congestion and impacts to our daily lives for an extended period of time.



## **B. Storm water, realignment of creek, drainage and impacts on flood plain**

We heard that greater than 400 mature 35 foot trees would be removed and that the creek would be realigned as part of the development. The golf course serves a very important role in the management of excess storm water and acts as a flood plain for the community. The removal of mature trees and the realignment of the creek will serve to negatively impact the management of excess storm water leading to flooding events and losses for home owners. The creek has been overrun numerous times in our 15 years in the community and removing significant amounts of mature trees and vegetated land while realigning a creek that has had historical flooding issues stands to create greater issues for the residents of Millcroft. In particular, modifications to contours and available vegetated land for water to dissipate on hole number 1 is very concerning as our home backs onto this hole. We routinely see pooling of water at the rear of our home on the property boundary with the golf course. We have never experienced flood damage to our home but are concerned this development would significantly raise the risk of this occurring.

## **C. Strategic objectives of the City of Burlington OP**

The development does not assist the City and its residents in achieving any of the Four (4) strategic objectives contained within the OP.

1. **A City that grows** – this development does not ensure the long-term protection of the City's established neighborhoods.
2. **A City that moves** – As noted in A. above, the proposed development will add traffic to existing local streets. Four of the proposed parcels are not located on roads that provide routine Burlington transit service and two parcels in particular will add 75 homes adjacent to one of the busiest intersections within our Millcroft neighborhood. Serious traffic accidents with ambulance attending have occurred here.
3. **A Healthy and Greener City** – Removal of over 400 mature, 35 + year old trees, realignment of a creek and reconfiguration of a pond not to mention paving and building homes on open green space doesn't seem to us to fit. It is of note that the Appleby Creek tributary which is up for discussion is part of a regulated flood plain. This plan if approved will destroy parkland, open space and green space in our community and in the City.
4. **An Engaging City** – Millcroft is an active and well established community. It a vibrant community that has a great balance of green and developed space. The sort of

intensification should be directed to major transportation corridors and not a well-established subdivision

In short, this development does not meet the City's goals for future development in our community.

#### **D. Redesigned golf course concerns**

As noted above, our home backs onto the number 1 tee block, which is proposed to be the number 10 tee block. Currently we are not impacted by errant tee shots as our home is sufficiently back enough to avoid damage caused by this activity. Some of the artist depictions we reviewed indicate that those tee blocks will be moved back potentially putting our home and our neighbors homes at risk. We are looking for definitive information on what is happening with those Tee boxes and whether or not this will become an ongoing safety concern for our family and interrupt our peaceful enjoyment of our property. This has never been an issue we have had to deal with since when we purchased and built our home. The other item that was brought up at the town hall was the proposed new location of the maintenance shed. Very ambiguous answers were given by the developer indicating that it will be located near the clubhouse. Once again the visual and peaceful enjoyment of our property will be impacted depending on where that shed is placed. We are looking for confirmation of where the shed will be placed and from there determine what the impacts will be to our property. Lastly, a redeveloped golf course of this type is not interesting to golfers and therefore will not be viable. This development will destroy the existing master planned golf community. I see it as the first step in the elimination of the entirety of the parkland, open space and greenspace that is so vital to our community and City. It will impact all generations to come forever.

#### **E. Financial impacts**

When we built our home in 2005, we paid a lot premium of \$150,000 due to its location backing onto Millcroft Golf course which we understood would be preserved for the community of Millcroft for generations to come. I do believe the lands are designated as Major Parks and Open Space in the OP for the City of Burlington. The Millcroft Greens development will irreparably harm the value of our property. The developer has not included all of the homes that back onto the golf course as those who will be harmed. I find this incredibly disingenuous as I believe all of these homes paid premiums to back onto a premier golf course. At a minimum our request would be that we be included in the homes eligible for substantial financial remedies associated with the premiums we paid at the time of purchase.

In closing, I vehemently oppose this development. It does not meet any of the strategic objectives of the city of Burlington and does nothing but create significant nuisances, create real and significant safety issues and harm the equity homeowners have in their property in a wonderful and mature subdivision while the developer potentially reaps tens of millions of dollars in profits. This proposed development is not in the best interests of the City of Burlington, its current residents and its future residents. This development does not benefit the city of Burlington or the residents of Millcroft, it only benefits the developer.

Sincerely,



Dan Pio

cc. [info@millcroftgreens.com](mailto:info@millcroftgreens.com)  
[info@welovemillcroft.org](mailto:info@welovemillcroft.org)  
[contact@millcroftagainstdevelopment.com](mailto:contact@millcroftagainstdevelopment.com)  
[kyle.plas@burlington.ca](mailto:kyle.plas@burlington.ca)  
[mayor@burlington.ca](mailto:mayor@burlington.ca)  
[angelo.bentivegna@burlington.ca](mailto:angelo.bentivegna@burlington.ca)

PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

194	Doug & Debi Massey  Unit 18, 2175 Country Club Drive	January 25, 2021	See attached letter.
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Doug and Debi Massey  
18-2175 Country Club Dr.  
Burlington, ON L7M 4H9  
January 25, 2021

Community Planning Department  
Box 5013  
426 Brant Street  
Burlington, ON  
L7R 3Z6

Attn: Rebecca Lau  
Planner

Re: Planning Application submitted by Millcroft Greens Corporation

On January 7, 2021 we received notice via email from Mayor Meed Ward advising that the above application was received by the City and deemed complete. It also mentioned opportunities for input.

Over the last several decades we became familiar with and desirous of, golf course communities. The advantages were numerous: fully developed housing, defined community, more or less controlled traffic, scenery and of course, the gem of the community – the golf course.

Finally in a position to do so, we found Millcroft and bought a townhome backing on the golf course. We have been very happy in this community. There are numerous parks, beautiful well-kept homes and a comfortable amount of local traffic.

We do not support this application. If allowed it will change this small community in many ways.

- It will increase the number of people in the community making it much busier and noisier
- Every one of the new homes will have at least 2 cars (that is the standard in the existing homes). Therefore, traffic will be increased – safety compromised
- The plan calls for the destruction of over 100 established trees
- The plan calls for the destruction of several beautiful holes, one of which the club uses for advertising (the little mill)
- The plan will destroy the integrity of the course in that while it is currently a short 18 holes, the developer wants to change it to a very short Par 3 course
- Entry to the clubhouse and the parking lot is on a residential street. The plan is to move the club's maintenance building, which at times which is currently accessed appropriately by Dundas Street, to near the clubhouse, increasing commercial vehicle traffic on the residential street
- The construction of these buildings/dwellings and the associated changes to the infrastructure will put our community in turmoil for an unknown amount of time (we bought in an established neighbourhood)

Those homeowners who are directly affected by the building of the new homes feel the real kick in the teeth. First, the proposed plan calls for a treed “buffer” between the new homes and the existing ones. I can't believe they will plant mature trees, so the privacy benefit of the young ones they plant won't be realized for a couple of decades at least.

In addition, those bordering the course paid large premiums for the privilege of doing so. While I believe all home values will be negatively affected by the project, those bordering the course will be significantly affected; lost premiums and lost views of the course.

We can understand the modification of the Official Plan, if it's in the best interests of the community. We submit that to permit this project to go ahead will be a detriment to our community.

Doug Massey

Debi Massey

#	Name & Address	Date Received	Comment
195	Marcia Slater 2942 Singleton Common	January 25, 2021	<p>Greetings!</p> <p>I am writing this note to you to express my concerns about the proposed development of the Millcroft Golf Course to residential housing.</p> <p>I am very much against this development for these reasons:</p> <ul style="list-style-type: none"> <li>•I live in close proximity to the Golf Course and know first hand how the expanse of green space contributes to the health of our community. The fact is that the grass and trees are contributing to the health of the citizens and the eco systems it supports. The City initiative to put astro turf on the playing fields in this area means that there is less natural grass to absorb the heat of summer</li> <li>•Being at home during these Covid days we have been able to observe the abundance of wildlife in this area; Owls, Hawks and dozens of species of smaller birds are roosting in the large trees surrounding the course - the same trees that clean our air. The open space supports a diverse accumulation of mammals and the waterways and ponds are alive with Beavers, Otters any many others while providing a habitat for Ducks, Swans and Geese</li> <li>•The traffic on the main roadways such as Millcroft Park and Clubview will be overwhelming which is not at all what the residents of this area bought into nor did we buy into a congested residential area. The green space here and the Golf Course at its centre was a factor in our wishing to reside in NE Burlington</li> <li>•I feel like development of more housing in this area is purely a tax grab opportunity on the part of the City and I don't view it as in the best interests of the residents who live in this community.</li> </ul> <p>Regards, Marcia Slater 2942 Singleton Common Burlington, ON, L7M 0B4</p>
196	Olivier & Helen Joubert 4178 Kane Crescent	January 25, 2021	See attached letter.



## Da Silva, Mariana

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**From:** Olivier Joubert  
**Sent:** Monday, January 25, 2021 2:57 PM  
**To:** Lau, Rebecca  
**Cc:** Bentivegna, Angelo; Meed Ward, Marianne; Nisan, Rory; Sharman, Paul; kevin.galbraith@burlington.ca; Kearns, Lisa; Stolte, Shawna; Plas, Kyle; effie.triantafilopoulos@pc.ola.org; Carr, Gary; jane.mckenna@pc.ola.org; Millcroft Against Development  
**Subject:** Concerns re: proposed development of Millcroft Golf Course. Flood photos attached.  
**Attachments:** Aug 2014 #1.jpg; Aug 2014 #2.jpg; Aug 2014 #3.jpg

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Rebecca

We write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.

The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature - the epicenter; the heart of the community. Millcroft is synonymous with the golf course.

Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.

I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:

First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official

Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.

Second, the proposed development would harm Millcroft's ecosystems. There are almost 400 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond - and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development.

Another thing that would be displaced - stormwater. Millcroft is already flood prone. In one 2014 August storm, stormwater submerged the curbs on Hadfield Court which is sandwiched between holes 6 and 7 - two of the holes included in the developer's application. In this storm there was over 6 inches of water on holes 6 and 7. This situation was replicated at hole 1, behind our home. **Please see attached pics taken of the flooding on hole 1, August 2014.**

A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding.

Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This

contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.

Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.

Sincerely,

Olivier and Helen Joubert

4178 Kane Crescent, Burlington, On L7M 5B9







#	Name & Address	Date Received	Comment
197	Dennis & Fran Anderson  Country Club Drive	January 25, 2021	<p>Hello,</p> <p>Please forward to appropriate persons involved Thank you We have been residents of Millcroft for 25 years. Residents of 2141 Country Club Dr. In the early years of development, we could walk a few steps to see puddles filled with water birds, coyotes and deer in our back yard.</p> <p>We have been residing at 4160 Arbourfield Dr for 16 years and have had the privilege of enjoying a small lake on the second hole of Millcroft golf course. It is not a pond as a creek feeds it and the creek continues obviously towards Lake Ontario. The waters have been very much alive. Over these years we have enjoyed the presence of herons, terns, diving for fish!</p> <p>ducks and geese, bull frogs and some undefined water animals.</p> <p>Sadly we have noticed the absence of herons and terns in recent years.</p> <p>We love Millcroft but without the green space and nature.....it will be dead.!</p> <p>Dennis &amp; Fran Anderson</p> <p>Sent from my iPad</p>

198	<p>Leonard &amp; Florence Allain</p> <p>Unit 19, 2145 Country Club Drive</p>	January 25, 2021	<p>COMMUNITY PLANNING DEPARTMENT</p> <p>Attn Rebecca lau</p> <p>I am writing to provide feedback on the application of Millcroft Greens Corporation with respect to the redevelopment of Millcroft Golf Course. I hope that my input will be considered in making a recommendation to the Planning and Development Committee of Council and that ultimately the application will be denied.</p> <p>My wife and I live at 2145 country club dr and our townhome community driveway is next to the Millcroft Golf Course entrance. Our unit does not back onto the Millcroft Property however 18 of the units in our community do back onto golf course property.</p> <p>We purchased our home in 1992. At the time we lived in Mississauga and the main feature that drew my wife and I to Millcroft was the golf access and amenities. I normally use the golf course five days a week and have been a member for many years. Reducing the size of the golf course and adding housing will substantially alter the enjoyment of the course.</p> <p>I was on our condominium board the first few years we were here. In that position I had conversation with Mike Brown VP of Monarch who were builder of Millcroft in regards possible future development of the golf course property and he stated there would never be changes to the golf course due to various creeks running down on parts of the course and even then the shortage of green space in Burlington.</p> <p>Though we have considered moving over the years we have relied on these assurances in deciding to stay in Millcroft.</p> <p>My wife and I believe that the development application should be denied.</p> <p>Thank you for considering our comments and reasons.</p> <p>Sincerely</p> <p>Leonard and Florence allain</p>
199	<p>Karen Froude</p> <p>Country Club Drive</p>	January 25, 2021	<p>To: Rebecca Lau</p> <p>Community Planning Department</p> <p>P.O. Box 5013</p> <p>426 Brant Street</p> <p>Burlington, Ontario</p>

			<p>L7R 3Z6</p> <p>Dear Rebecca Lau,</p> <p>I am writing you today to offer feedback and voice my very strong objection to the proposed Millcroft Greens application to introduce residential development to the existing Millcroft golf course.</p> <p>I am a 15 year resident of Millcroft on Country Club Drive. We purchased our "forever home" at a time and place when Millcroft was the perfect little quiet location to raise our family; to enjoy the beauty of it's natural surroundings; to delight in the living alongside a variety of bird species and feel confident in the safety of the neighbourhood we had chosen above all others.</p> <p>Our community has changed in these past 15 years and I rue to say that many of these changes have not been positive. On a daily basis, we deal with the reality that our "perfect little quite location" is no longer so.</p> <p>I will now give voice to a number of my concerns regarding the proposed Millcroft Green Application:</p> <p>-Preservation of parkland and open space - I live directly across from Millcroft pond. I enjoy it's views from every window in my house facing northeast. Year-round, I gaze upon the wildlife that finds sanctuary there - I delight in the birth and growth of new life each season. The water calms, the trees beckon peace. This parkland is the beating heart of Millcroft, not just for the residents, but for the animals that consider it home.</p> <p>-This application does not meet the City of Burlington's goals for future development</p> <ul style="list-style-type: none"><li>• A City that Moves – not on transit</li><li>• A healthier Greener City – stewardship of the environment</li></ul> <p>-To destroy the existing master-planned golf community seems just that, an act of thoughtless destruction. For decades, our homes and lives have been built around this community. We love it as it is with all our memories and natural beauty intact.</p> <p>-Stormwater management in Millcroft is already flood prone. In 2014 storm water submerged the curbs on Hadfield Court (Holes included the developers application). 2020 saw a similar storm. If the developement is approved, owers of all home bordering holes 6 and 7 will be at increased risk of flooding.</p> <p>-The removal of mature 40+ year old trees almost causes my heart to stop. This sort of disregard for mature trees in an existing community should be illegal. I realize the words are forceful and emotional, but this is literally my front yard we are talking about. The destruction of this natural beauty on a parkland should never even be considered by persons who claim any compassion for the natural world or whom have the best interests of the community at heart. These almost 400 mature trees offer a level of air quality and reduction of noise pollution that</p>
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		<p>all of us in the community enjoy, and indeed, depend on - not to mention, these are almost 400 mature trees!!</p> <p>-Traffic congestion on Country Club Drive is a NIGHTMARE! I have been side-swiped in my truck trying to enter my driveway. My husband has been rear-ended in his car (two different vehicles) trying to exit our driveway. Neighbours on the left have been rear-ended trying to enter their driveway. Neighbours two doors down have been rear-ended (and their vehicle pushed up onto the boulevard) while trying to enter their driveway. Neighbours on the left have been side-swiped trying to exist their driveway - all of which I have personally witnessed. Not to mention the countless "nearly been hit" by all of us on a daily basis - and this on a street with a posted speed limit of 40 km per hour. We endure "flipped fingers", honked horns and verbal abuse because we are indeed driving the speed limit of 40 km. As our little community streets have become tributaries for adjacent communities and increased real esate surrounding Millcroft, the volume of traffic grows, grows, grows - and these drivers are in a hurry to get where they're going - residents be damned. There is no police presence to speak of - I haven't seen Police enforcement of speed limits on Country Club for some years now - and these drivers are having a hay day. Newly installed speed bumps have had no impact - they fly over them as though they weren't even there (because the faster one drives over it, it less impact it has). Morning, noon, night - speeders race past my house at easily double the posted speed - and soooooooo many of them. It's dangerous, it's noise pollution, it's well.... overwhelming. And we want to add MORE vehicles on this street, which will be the main entry street for this development????????? If there's one upside to this Covid-19 Pandemic it's that the number of cars on our street has reduced a little.... but just a little - and they all still speed!</p> <p>-The construction impact on the community is keeping me up at night. Not only has Country Club Drive become the Indy 500 but the prospect of heavy equipment vehicles up and down the street on the daily for the duration of the development - in a community that is ALREADY mature and completely developed - well, good-by "home sweet home", hello noise induced migraines. We did not purchase a home in a "new development" for a reason - we paid premium price for a home in a mature, developed, quiet neighbourhood where we could enjoy nature, a park across the street, and a well established natural habit for seasonal and over-wintering wildlife. It's heart-breaking to come face to face with the reality that after spending 15 years upgrading and improving your home, the face of your perfect little quiet neighbourhood can be pulled out from under you and tossed to the wind. I do not approve.</p> <p>With Sincerity, Karen Froude Country Club Drive Burlington, Ontario</p>
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200	Jennifer Doyle	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the</p>
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201	Linda & Mark Saltmarsh	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are</p>
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202	Mike Murphy	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its pre-application meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are</p>
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		<p>almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p>
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			Thank you for your attention, Mike Murphy
203	Sheryl & Mark Bates  4298 Clubview Drive	January 25, 2021	<p>Good Morning Rebecca,</p> <p>My husband Mark and I are eighteen year residents of Millcroft. We have enjoyed living here over the years as it a neighbourhood that has a lot of open spaces with all of its park, forested area as well as the golf course itself. This was part of the appeal of moving here from Waterdown. Our home backs on the 18th hole of Millcroft Golf Course. We have had our share of balls over time but this is what happens when you back onto a golf course and we were well of this when we purchased our home.</p> <p>What we did not know was that years down the road, the course would be sold to a developer who thinks he is doing us a “favour” by building more homes and taking away green space. Somehow adding more homes will make us safer. Our home will not be directly impacted but our overall lifestyle within the neighbourhood will be impacted. We have not had construction in a number of years. Millcroft as a whole is developed and not in need of more. It is an area that is home to a number of wildlife (including coyotes) that do not need to be displaced. An area where people walk all of the time and this does not need to be disrupted by big, messy trucks coming in to rip up green space, trees, forcing wildlife to flee to I do not know where. The areas designated for new housing are at parts of the neighbourhood where the main intersections happen to be. Traffic and chaos will ensue as a result. Total disruption for kids going to school, people walking their dogs, exercising and peoples’ everyday routines. For what?</p> <p>None of the development will enhance the quality of life of those who are already residents of Millcroft. Our homes will decrease in value, traffic will become an issue and we will be losing valuable green space. Other neighbourhoods in Burlington have walkways and forested areas. In Millcroft, we have our many parks and the golf course. Now, the developer, wants to take our green space, our privacy.</p> <p>We are well aware that there are not a lot of places to build home here in our city of Burlington. This should not an issue for the residents of Millcroft. Neither of us want to leave our home, but we may. The area is busy enough, we do not need to grow.</p> <p>Thank you for taking the time to read this and all of the letters and concerns for the proposed development. Please feel free to contact us at your leisure.</p> <p>Kind Regards,</p>



			Sheryl & Mark Bates 4298 Clubview Drive
205	Doug Bache  2057 Hadfield Court	January 25, 2021	<p>Dear Ms. Lau:</p> <p>We are long-time residents of the Millcroft Community and reside on Hadfield Court. As a result, we will be directly affected by the proposed redevelopment of the Millcroft Golf Course, specifically, Areas A and B.</p> <p>Although actively engaged through the ratepayer/resident coalitions, We Love Millcroft and Millcroft Against Development, respectively, I feel it is essential to directly share my views on the Millcroft Greens Planning Application. In this regard, I provide comments on the Planning Application submitted to the Community Planning Department, which highlight the deficiency in Millcroft Greens' development plan and the companion background and impact studies.</p> <p>As the planning application review and consultation process advances, I look forward to contributing further comments and feedback on the Millcroft Greens' Planning Application.</p> <p>Best regards,</p> <p>Douglas H. Bache</p> <p>--</p> <p>See attached letter.</p>

January 25, 2021

City of Burlington  
Community Planning Department  
PO Box 5013, 426 Brant Street,  
Burlington, ON L7R 3Z6  
Attn: Rebecca Lau

Dear Ms. Lau:

**Re: Millcroft Greens' Proposal to Redevelop the Millcroft Golf Course**  
**Planning Application, File: 505-07/20, 520-07/20, 510-02/20, (24T-20002/B)**

I am a long-time resident of the Millcroft Community and find it necessary to comment on the above-noted Planning Application. The comments on the planning application that Millcroft Greens Corporation ("Millcroft Greens" or the, "Proponent") submitted to the Community Planning Department are organized as follows:

- 1) Millcroft Greens Corporation ("Millcroft Greens" or the "Proponent") Planning Application as submitted is substantially inconsistent with the planning strategies and goals of the City of Burlington as referenced by:
  - i) the Official Plan; and
  - ii) new Official Plan;
- 2) The Planning Application contains design and engineering elements that are based on a narrow application and evaluation of the planning and environmental guidelines and run contrary to:
  - i) Effective and suitable planning as it relates to protection of environmentally sensitive areas, natural environment and heritage, and Western Lake Ontario watersheds.
  - ii) The City's community design as it applies to the integration of suitable residential and commercial development, management of transportation corridors, and promotion of access to public transit.
  - iii) The City's planning strategy and goals as it relates to use of open space and parkland for recreational activities, natural habitat and stormwater management.

**1. Planning Application and Document Review**

**a. Urban Design Plan and Impact**

The Proponent's Urban Design Brief for the residential development of the Millcroft Golf Course contains a number of comments that suggest the various impact studies apply narrow scope and limited sampling.

Further, the Planning Application lacks proper consideration for the combined and substantial impact of the development of the Millcroft Golf Course lands in conjunction with other developments in the North Burlington communities. For instance, the summary (Urban Design Brief, page 1) suggests the current planning application is a first phase to development of the entire Millcroft Golf Course property. However, the basic design and development principles are in themselves inconsistent with broad application of the community, environmental and transit and transportation guidelines outlined by the City of Burlington, Halton Region and the Province of Ontario.

Clearly, the limited goals and objectives for the urban planning and design suggest lack of emphasis on environmental protection and associated costs, community and traffic safety, infrastructure and transit development and costs, effective stormwater management and liability provision and the importance of suitable development within the West Lake Ontario watersheds and integrated floodplains.

Regarding site context and analysis (see pages 2 and 3), the residential properties along Hadfield Court and Parklane Crescent, proposed Areas A and B and the Millcroft Park form an integrated floodplain for collection and subsurface infiltration and evaporation of surface and flood waters channeled along the west side of the CN railway line and northwest of Upper Middle Road. Further to the northwest and north of the Millcroft Pond, Areas C and D, respectively provide secondary floodplains for the Appleby Creek watershed.



In addition, the gentle sloping topography, vegetation, and natural features of the golf course including the grass and weed berms, tree stands along the fairways,



sand and grass traps, out of bounds swales and ponds (as shown on page 4 and enclosed photos) are important elements for the Appleby Creek watershed and floodplain. A key indicator of the high level of moisture retained in the soil is that most trees on the property have moss growing on both the north and south facing trunk.





b. Natural Heritage and Environmental Protection

To evaluate the environmental impacts and risks, Millcroft Greens has prepared a Scoped Environmental Evaluation Report (EER) on the Millcroft Golf Course property and proposed areas of the development project ("Subject Property"). The Study Area includes the Subject Property as well as adjacent lands (i.e., those within 120 m of the Subject Property), including portions of the Appleby Creek corridor upstream and downstream of Area A and portions of the Sheldon Creek corridor adjacent to Area D. The proposed development parcels/areas have been ascribed the alphabetical identifiers Area A, B, C, D and E.

The Subject Property is currently designated as Major Parks and Open Space in the City of Burlington Official Plan and is zoned Open Space. The Subject Property is designated Urban Area and Regional Natural Heritage System (RNHS) in the Region of Halton Official Plan (ROP). The Proponent is proposing to redevelop and intensify the density of the Subject Property for residential uses.

The Subject Property consists predominantly of existing golf greens, fairways, out of bounds (natural vegetation areas) and associated landscaping. Appleby Creek flanks the western boundary of the Subject Property and flows into an essential online retention pond (Millcroft Mill Pond) at the corner of Country Club Drive and Upper Middle Road (Area A). Sheldon Creek flanks the eastern boundary of Area D and flows through a series of active ponds, including a large retention pond at the Canadian National Railway (CN Railway) line overpass of Appleby Line immediately north of Millcroft Park. The Millcroft Mill Pond is an important aquatic feature providing fish and wildlife habitat, golf course irrigation and although, not specifically designed for stormwater management, provides natural stormwater management functions in conjunction with the Appleby Creek flood plain for the existing residential properties adjoining Areas A and B.

Appleby Creek, Sheldon Creek and their associated floodplains are designated as part of the RNH and regulated by Conservation Halton (CH) pursuant to Ontario Regulation 162/06. Section 2.5 within Part II of City of Burlington Official Plan (OP) contains policies requiring that an environmental impact and evaluation study be prepared in support of development or site alteration applications that are located within or adjacent to watercourses and fish habitat, as well as CH regulated features such as valleylands, floodplains and wetlands.

Generally, and while detailed, the environmental impact and evaluation study approach took a narrow, unrelated, conventional and non-holistic approach to conducting the environmental evaluation and impact study, developing mitigation recommendations and conclusions.

For instance, the impact assessment matrices for the project development Areas A through E (Table 17 to Table 21, commencing on page 61, of the EER) apply a narrow interpretation and potential impacts within the key features and sections of the RNHS. Further, the mitigants recommended pertain to specific features within the subject area and fail to take into account the collective development within the Subject Property and other areas of the Millcroft Community. In fact, the EER provides an updated picture of a deficient level of environmental stewardship, natural heritage risk protection and recovery.



As noted previously, the Millcroft Golf Course property features a gentle sloping grade to the southeast with open areas and obstacles to the drainage of stormwater, natural vegetation and wildlife habitat that require an active recovery and enhancement program. These environmental and natural heritage features require active management by the operator of the golf course on behalf of the Millcroft Community, City of Burlington and Halton Region.

However, the loss of habitat for Ontario Species at Risk (Table 15, page 46) endangered species such as the Jefferson and Blue-spotted Salamander, Snapping Turtle, Barn Swallow, Monarch Butterfly (and its food source, the Four-leafed Milkweed) are strong indicators of degraded environmental health. These species were prevalent in greater numbers before the residential development in the Rose Community. Nonetheless, with proper management of the natural environment for the future there is hope for recovery. In fact, the City of Burlington took this approach with the construction of the CN Railway underpass at Upper Middle Road planting milkweeds in natural vegetation areas along the valleys of the underpass and the Monarchs are back in greater numbers.

In summary, to satisfy the various environmental protection requirements, Millcroft Greens determined it necessary for the design to be limited to those lands that are part of the golf course lands and located outside the boundaries of the proposed RNHS. By limiting development and the assessment to areas considered outside the RNHS, the EER has conveniently avoided study of the direct impacts. Therefore, the impact assessment presented in the EER focussed primarily on mitigating a subset of potential indirect impacts, reduced levels of risk, and fail to reflect the full and future impact on the regional environment and RNHS.

The City of Burlington Community Planning Department should consider the Millcroft Greens planning application in concert with other developments in North Burlington to assess the combined impacts and required mitigation of risks to the environment, natural heritage features, properties in the Study Area, the Millcroft Community and downstream properties in the Appleby and Sheldon Creek watersheds. It could be, however, that the level of residential development as a ratio of area coverage has reached the maximum level for neutral impact and sustainability of the environment.

c. Stormwater Management and Impact

The relevant stormwater management policies are:

Section 2.11 of the City Official Plan Functional Policies (Part II) includes policies related to storm water management. These policies require consideration of flooding, erosion, hydrogeology, storm water quality and sedimentation, and implementing stormwater management techniques that are naturalistic as opposed to artificial (man-made) for maintaining, and restoring the natural hydrologic and ecologic function of significant watercourses.

Conservation Halton (CH) regulates development, including site alteration, within and adjacent to wetlands, watercourses and valleylands under Ontario Regulation 162/06 (Regulation for Development, Interference with Wetlands and Alterations



to Shorelines and Watercourses) pursuant to Section 28 of the Conservation Authorities Act.

The Study Area includes regulated areas such as valleylands, flood plains, watercourses and wetlands. Under Ontario Regulation 162/06, any development or site alteration proposed within a regulated area requires a permit from Conservation Halton.

Millcroft Greens contends the study requirements and contents of the EER and companion technical studies, Functional Service Report (FSR) and Millcroft Hydrogeological Assessment (MHA), fulfill the requirements as outlined above in the definition of 'comprehensive study.' However, Conservation Halton staff have advised that, in addition to the requirements as outlined in the definition of 'comprehensive study' the Authority will also require demonstration that the proposed alteration is not only to facilitate more developable land but, that it also provides protection and additional upstream/downstream benefits and that watercourse alteration is in the public's best interest.

Further, a comprehensive study should include a combined environmental impact study to take into account the impact of increased surface and storm water flow and flow rates for further redevelopment of the Millcroft Golf Course lands, the Branthaven Homes planning application and any proposed development of the open space southwest of the intersection of Millcroft Park Drive and Taywood Drive.

The EER concludes proposed development of the Millcroft Golf Course will not negatively affect the specifically defined RNHS provided the Proponent undertakes appropriate implementation and management of the recommended mitigation measures specified in the EER (and companion technical studies). In addition, the proposed initial re-development of the Millcroft Golf Course lands complies with applicable environmental protection and planning policies at the federal, provincial, regional, Conservation Authority and municipal levels. Notwithstanding, a number of the impacts and proposed mitigation recommendations for surface and stormwater management are limited to the immediate area and increase the flow volume and rate downstream. For example, the study highlights Areas A, B and D indicating there will be insignificant alteration of existing drainage pattern into Appleby Creek. However, additional sediment is released into Appleby Creek and downstream due to increased rates of erosion or sedimentation relative to existing conditions from alterations in flow regime resulting from transformed land use and floodplain topography.

To mitigate, implementation of appropriate stormwater management measures, as outlined in the FSR are intended to mitigate the potential for increase rates of erosion and sedimentation within a portion of Appleby Creek that currently does not benefit from stormwater quality controls. With regard to surface water drainage, catchment areas and water quality, the Area B, Area C and Area D impacts the FSR results consider the existing drainage patterns acceptable and no significant alteration in the drainage system is proposed. However, for mitigation of the increased surface area coverage, integration of subsurface LID infiltration systems for stormwater management are proposed to reduce the temperature of stormwater discharged into receiving watercourses (in comparison to a

conventional end-of-pipe surface SWM model). This proposed mitigation strategy, primarily maintaining suitable surface water drainage and quality requires an active and diligent site management. However, the operator of the Millcroft Golf Club has failed to effectively manage the sustainability of the existing Millcroft environment and wildlife ecosystems and the Appleby Creek and Sheldon Creek watersheds.

d. Transportation Plan and Management

The Traffic Impact Study (the “Study”) conducted on the Millcroft Golf Course development project concludes, “the proposed development is expected to have a negligible impact on the surrounding road network as future total traffic is expected to operate in a similar fashion to the future background scenario in the horizon year 2025”. However, the Study performed no analysis and modeling on traffic safety conditions, accident incident rates and pedestrian safety.

In addition, recommended traffic management and mitigation measures focus on traffic signal light split optimization during peak periods with no consideration given to traffic calming or redirection measures and signage to discourage through traffic on the collector roads, Country Club Drive, Millcroft Park Drive, Taywood Drive and Turnberry Road during peak periods.

Further, Millcroft Greens suggested in the Urban Design Brief that it might consider developing additional Millcroft Golf Course lands. If the case within the required study timeframe (suggest the 5-year time horizon should commence from the anticipated full completion of the proposed development contained in the planning application), the Study should incorporate the combined vehicular traffic profile data.

Although the specified collector roads have existing traffic calming features, excessive speed, careless and unsafe driving practices continue to be prevalent and will be exacerbated with the proposed and future in-fill development of the Millcroft Golf Course.

In summary, the City of Burlington Community Planning Department should consider the Millcroft Greens planning application in concert with other developments in north Burlington to assess the capacity and suitability of the transit and road network to support the overall residential development for the community for the time horizon of the Official Plan. The costs associated with development of the transit and transportation network connecting the North Burlington communities with the gateway to downtown (Brant Street and Fairview Street) and regional transit hubs (Burlington and Appleby GO stations) creating a more efficient and sustainable transportation system should be factored into the proposed and entire development of the Millcroft Golf Course.



## 2. Conclusions

Initially, the Millcroft Community development plan featured a multi-density, residential development of the entire 650-acre site in the area known as the Rose Community. However, the project evolved into a golf course community to satisfy the City Council's goal of managing the growth and development in north Burlington. Since then, the Millcroft Community grew into a showcase of balanced development between residential and open space/parkland, and retention of natural features and habitat.

Superficially, Millcroft Greens' Planning Application as submitted and at a high level presents what appears to be an attractive residential development. However, closer examination reveals the initial phase of a project designed and assessed in a narrow, unrelated and non-holistic approach.

At a minimum, the level of impacts and mitigation recommendations contained in the EER study suggest that a broader, combined and holistic approach to assess the impact and risk to the Regional Natural Heritage System, area environment, Appleby and Sheldon Creek watersheds and integrated floodplains in the Millcroft Community and downstream communities.

Further, the Planning Application should include cost estimates assigned to the mitigation recommendations (to determine adequacy), future refurbishment to correct any deficiencies in the development plan including a compensation fund for damages to adjacent and downstream properties, on-going operating costs of enhancement and recovery programs for the effected RNHS.

Recognizing other development projects planned for Burlington communities, an integrated and comprehensive study of the transportation and transit infrastructure and systems should be undertaken. Moreover, an analysis of the capital and operating costs associated with infrastructure and transportation system modification and development necessary for the urban planning process.

Finally, a more in-depth and encompassing study, in all likelihood, could demonstrate that residential development in the Millcroft Community is at the limit for environmental quality and capacity, minimum habitat for species at risk in Ontario, sustainable design and compatibility, and economic sustainability.

In closing, I would appreciate your consideration of the foregoing comments and suggestions to assist with a more comprehensive study of the Planning Application, effective urban planning and decision-making. If you have any questions or comments, please do not hesitate to contact me.

Yours truly,

A handwritten signature in blue ink, appearing to read 'D. Bache', with a long horizontal flourish extending to the right.

Douglas Bache  
Millcroft Resident

#	Name & Address	Date Received	Comment
206	Sonja & Andy Marcolini	January 25, 2021	<p>Dear Rebecca,</p> <p>I'm writing on behalf of my husband, myself and my family. We've lived in Millcroft in one of the original model homes on Country Club Freeway since 1998. We've loved this neighbourhood from the beginning, everything from the beauty of the homes and streets, the friendliness of our neighbours and the proximity to anything you need. One thing that sets Millcroft apart is the beautiful golf course that winds through our neighbourhood. Unlike most other golf courses in subdivisions, Millcroft is almost completely surrounded by homes so it feels like it belongs to all of us and is the epicentre of our community.</p> <p>I don't have a fancy reason to protest the development other than to share with you that everyone I know in Millcroft (the list is long) absolutely loves our neighbourhood - just the way it is. And is a city not essentially the sum of it's residents? I don't know anyone in Millcroft that is for this development.</p> <p>I realize the argument on the cities end is lost tax dollars, however, if the golf course had not been sold, you wouldn't get the additional tax dollars anyway and we wouldn't be having these discussions.</p> <p>Please consider supporting our requests to stop this development.</p> <p>Kind regards,</p> <p>Sonja, Andy Marcolini and family</p>

207	Lorraine & Keith Morgan  2045 McKerlie Crescent	January 25, 2021	<p>Dear Rebecca</p> <p>My family and I have been Millcroft residents for over 27 years and we picked this neighbourhood for its unique character and iconic reputation for building the houses around the prestigious Millcroft Golf Course. Sadly we are writing to you regarding the proposal to build residential housing on the existing Millcroft Golf Course.</p> <p>My main concern is the disruption and endangerment to the current ecosystem and wildlife. My family and I walk around the neighbourhood regularly and in particular, enjoy the pond/mill located on the corner of Upper Middle and Country Club Drive, home to hundreds of Canada Geese. I have attached recent photos</p> <p>I took on one of our walks for you to witness the beauty.</p> <p>In addition, another concern is the increase in traffic on the already busy intersection of Country Club and Millcroft Park Drive that this proposed development would most definitely create. On a busy day/time there can be as many as 10-15 cars lined up on Country Club to enter that intersection. Further housing and construction traffic will compound that problem.</p> <p>Other concerns include reduced green space, removal of hundreds of trees, and overstressing an already fragile storm water management system that has flooded twice in the past.</p> <p>The application put forth by Millcroft Greens goes against the City of Burlington's Official Plan (zoned open space) and disregards thousands of residents of Millcroft who have voiced their opposition and have signed petitions. It is our hope that the City of Burlington will preserve our community's green space and reject Millcroft Greens' application and keep our beautiful city from becoming a concrete jungle.</p> <p>Sincerely, Lorraine Morgan</p> <p>--</p> <p>See attached email.</p>
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## Da Silva, Mariana

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**From:** Lorraine Morgan  
**Sent:** Monday, January 25, 2021 7:58 PM  
**To:** Lau, Rebecca  
**Cc:** Bentivegna, Angelo; Meed Ward, Marianne; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin  
**Subject:** re saving our Millcroft neighbourhood  
**Attachments:** IMG\_1350.jpg; IMG\_1351.jpg

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Rebecca

My family and I have been Millcroft residents for over 27 years and we picked this neighbourhood for its unique character and iconic reputation for building the houses around the prestigious Millcroft Golf Course. Sadly we are writing to you regarding the proposal to build residential housing on the existing Millcroft Golf Course.

My main concern is the disruption and endangerment to the current ecosystem and wildlife. My family and I walk around the neighbourhood regularly and in particular, enjoy the pond/mill located on the corner of Upper Middle and Country Club Drive, home to hundreds of Canada Geese. I have attached recent photos I took on one of our walks for you to witness the beauty.

In addition, another concern is the increase in traffic on the already busy intersection of Country Club and Millcroft Park Drive that this proposed development would most definitely create. On a busy day/time there can be as many as 10-15 cars lined up on Country Club to enter that intersection. Further housing and construction traffic will compound that problem.

Other concerns include reduced green space, removal of hundreds of trees, and overstressing an already fragile storm water management system that has flooded twice in the past.

The application put forth by Millcroft Greens goes against the City of Burlington's Official Plan (zoned open space) and disregards thousands of residents of Millcroft who have voiced their opposition and have signed petitions. It is our hope that the City of Burlington will preserve our community's green space and reject Millcroft Greens' application and keep our beautiful city from becoming a concrete jungle.

Sincerely,  
Lorraine Morgan

## Da Silva, Mariana

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**From:** Keith Morgan  
**Sent:** Monday, January 25, 2021 8:05 PM  
**To:** Lau, Rebecca  
**Cc:** Bentivegna, Angelo; Meed Ward, Marianne; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin  
**Subject:** Saving Millcroft  
**Attachments:** IMG\_1350 (1).jpg; IMG\_1351.jpg

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Rebecca

My family and I have been Millcroft residents for over 27 years and we picked this neighbourhood for its unique character and iconic reputation for building the houses around the prestigious Millcroft Golf Course. Sadly we are writing to you regarding the proposal to build residential housing on the existing Millcroft Golf Course.

My main concern is the disruption and endangerment to the current ecosystem and wildlife. My family and I walk around the neighbourhood regularly and in particular, enjoy the pond/mill located on the corner of Upper Middle and Country Club Drive, home to hundreds of Canada Geese. I have attached recent photos my wife took on one of our walks for you to witness the beauty.

In addition, another concern is the increase in traffic on the already busy intersection of Country Club and Millcroft Park Drive that this proposed development would most definitely create. On a busy day/time there can be as many as 10-15 cars lined up on Country Club to enter that intersection. Further housing and construction traffic will compound that problem.

Other concerns include reduced green space, removal of hundreds of trees, and overstressing an already fragile storm water management system that has flooded twice in the past.

The application put forth by Millcroft Greens goes against the City of Burlington's Official Plan (zoned open space) and disregards thousands of residents of Millcroft who have voiced their opposition and have signed petitions. It is our hope that the City of Burlington will preserve our community's green space and reject Millcroft Greens' application and keep our beautiful city from becoming a concrete jungle.

Sincerely,  
Keith Morgan





208	Rajan Chopra  2169 Berwick Drive	January 25, 2021	<p>Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington. I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p>
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			<p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens'</p>
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			<p>application without reservation.</p> <p>Kind regards, Rajan Chopra</p>
209	<p>Andy Grougrou</p> <p>4139 Arbourfield Drive</p>	<p>January 25, 2021</p>	<p>Hello Rebecca:</p> <p>I would like to comment on this application primarily on the development on the first hole. We live at the corner of Arbourfield &amp; Country club , which has become a very busy road . The alarming concern to add 16 homes , ( estimated 32 cars -2/home) requiring parking &amp; commuting in the neighborhood.</p> <p>I believe a study must be completed on the impact of vehicle traffic in the immediate area .I contacted the city in 2003 to request a stop sign (3 way ) to slow traffic at the corner of Country club &amp; Arbourfield. I was advised it was not necessary. I would encourage the City to revisit. I have added some highlights, how the area surrounding the first hole has developed since 1997 (Date we purchased our home)</p> <ul style="list-style-type: none"> <li>•Country Club is open to Walker's line</li> <li>•Berwick Road is open to Dundas</li> <li>•2 New Schools ( Sacred Heart &amp; Florence Meares )</li> <li>•Back 9 of the Golf Course built up</li> <li>• No Traffic Calming "bumps" added on Country club between Berwick &amp; Millcroft Park drive</li> <li>•Please verify map (attached) - Stop signs and Calming bumps - need to be added - for safety immediately</li> </ul> <p>The course was designed to ensure golf course flow and adaptable to the houses surrounding the initial design . Question: If the master plan was to add 16 homes impacting the first hole , why would Country Club Drive be designed as a bypass Road when the course was built . Huge safety concern .</p> <p>Aside from #1 Safety , the removal of vital greenspace will disrupt local wildlife, water management and the basic fabric of the Millcroft community. Burlington is a great city &amp; Millcroft area provides a wonderful community balance. I would encourage the city to investigate what is actually at risk - reach out to residents that do not back on to the course &amp; impacted with a new home in their backyard. These homes will not be receiving any remuneration from the developer- you will obtain unbiased feedback.</p> <p>Regards Andy Grougrou</p>
210	<p>Jennifer Sinstead</p>	<p>January 25, 2021</p>	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential</p>

		<p>development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for</p>
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		<p>many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Kind regards, Jennifer Sinstead</p>
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PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

211	Allan Green	January 25, 2021	See attached email.
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## Da Silva, Mariana

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**From:** Alan Green  
**Sent:** Monday, January 25, 2021 7:07 PM  
**To:** Lau, Rebecca  
**Cc:** Bentivegna, Angelo; Meed Ward, Marianne; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin; Kearns, Lisa; Stolte, Shawna; Plas, Kyle; effie.triantafilopoulos@pc.ola.org; Carr, Gary; jane.mckenna@pc.ola.org; admin@millcroftagainstdevelopment.com  
**Subject:** Opposition to the Millcroft Greens Development Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi all,

I hope all is well.

I am writing to voice my opposition to the proposed Millcroft greens development.

I have found it hard to find time to gather my thoughts and fully review the entire application given work commitments and also home schooling my 3 kids. I must say trying to push through a luxury home development proposal at a highly stressful time in many peoples lives does not seem very thoughtful of the developer.

I am glad that the MAD group have drafted a letter as a way for time stressed folks like me to express their opposition.

In addition to the MAD email I would like to add some more personal thoughts:

### Open Space

I note that the golf course is private land. That said during the pandemic, I have seen many folks (love to see a count it must be in the 100's per day) respectfully using the open space as a way to exercise and take in some fresh air. If this pandemic has taught us anything, to me it is that we need more not less open spaces. The course is a truly beautify space.

When searching for a place to live in the GTA, we were very surprised by the intense development of the newly built estates in the area. We picked Burlington and specifically Millcroft for the open space and thoughtfully spaced out housing. To me this is the reason why the place is so popular and why a developer would be looking to earn a short-term profit from that popularity. The development makes no sense for us as a community and does not seem to fit into any city or provincial plan that I have seen.

### Flooding

Having studied climate at university and seen the disastrous effects of building on floodplains in the UK, I am hugely surprised and unsettled by the proposal to build and alter a clearly interconnected flood plain system. Many successfully approved proposals in the UK had similar

studies showing water could be drained theoretically, but when it came to it large scale folding was the reality. I worry about further development on flood plain land, which may have consequences for those living up and down stream.

### Golf Safety

We are extremely fearful of the type of golfer the redesigned course will attract. Even the developer seemed to think less regular, experienced and perhaps less respectful (of the tight nature of the course) golfers will play the course more regularly. In our research this would mean more and not less stray balls.

### Traffic

Another reason we chose Millcroft is the ability to walk to multiple schools. We, along with hundreds of other families, walk to school each morning. We are terrified of increased traffic from further development plus many years of construction traffic going through streets that were not designed for it. Do we really think 100s of construction trucks driving past kindie kids is a good idea? To us this is an accident waiting to happen.

### Air Quality

Many of you will have seen that the UK recorded its first death caused by air quality recently. I suspect it will not be the last. I note that some areas of the course contain unknown waste. This seems rather worrying! The dust and pollution for many years will cause real health damage to residents who picked Millcroft for its quiet and clean air setting.

### Schools

There seemed to be very little mention of schools in the application. All the local schools to Millcroft have overflow classrooms that are being used. I can't see more homes helping this situation, especially with the other planned development in the area. The application says "modest" if my calculations are right, we are looking at potentially several new classes.

I also note that I asked many questions in an email to the developer after the September meeting. I received no reply or acknowledgement to this email. To me this is not a great sign, especially given the fact the meeting was virtual. It worked fine for a one way information flow but didn't allow all to participate and ask questions back. I had thought the developer was going to respond to questions before putting in the application.

I very much hope the council rejects the proposal and sticks by the commitment to "vigorously defend the official plan". I also encourage the council to think about long-term ways to preserve the space. I for one and I am sure there would be many, would be prepared to pay more in my taxes to see that happen. To me such a precious and rare asset should perhaps be in public hands for the good of the community.

Many thanks and best regards,

Alan

(Millcroft resident for 6 years, emigrated to Canada in 2013)

Dear Rebecca:

I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.

The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.

I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:

First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft

Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.

Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.

Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.

Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.



#	Name & Address	Date Received	Comment
212	Fructuoso & Bridget Sagolili  2128 Turnberry Rd	January 25, 2021	<p>Dear Rebecca:</p> <p>I am writing to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington. I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p>

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			<p>Regards,</p> <p>Fructuoso and Bridget Sagolili</p>
213	<p>Anis Abdalla</p> <p>4390 Millcroft Park Drive</p>	<p>January 25, 2021</p>	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the</p>

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214	<p>Joshua Prowse</p> <p>4348 Latimer Crescent</p>	<p>January 25, 2021</p>	<p>Hello Rebecca,</p> <p>I am a resident of Millcroft and oppose the application for rezoning by the Millcroft Greens Corporation, but I am not completely deaf to their concerns. Golf courses can be hard businesses to make profitable. But to purchase a course with the sole intent to destroy it for development, with the assumption that the City of Burlington would be bullied or coerced into rezoning, is an affront both to the families who have made this area their home, and to the politicians who represent them.</p> <p>Allowing a zoning change because an owner cannot make the golf course profitable will create a downward spiral; a shortened course is even less profitable than a regulation size course. In a year the owner would be back asking for more land to be converted to housing. The precedent the City would set would necessitate the eventual aggressive rezoning of the entire golf course, and the destruction of the character of the community. Not to mention that this would only enrich the developer, at the cost of all of the owners in the neighbourhood as their property values declined. And since taxes are based on property values, there would be no net gain in taxes to the City as the value of all of the homes in the newly gutted Millcroft community would drop precipitously.</p> <p>However, as I mentioned before I am not entirely deaf to the Millcroft Greens Corporation's concerns, and I am in fact very in favour of development that creates densification, which is in keeping with modern planning principals. Throwing up a few very expensive homes as part of a scheme to eventually destroy a key feature of our community serves no one's interests but the developer's. Creating densification that allows the developer to profit, while having minimal impact on the golf course and community, is the appropriate compromise.</p> <p>Therefore, I am in full support of the 6-story building in Area E. This will allow Millcroft Greens to generate revenue while maintaining the existing course. Any further rezoning would run counter to densification priorities set out by the City, the Region and the province's guidelines for growing urban centres. Any further</p>

			<p>rezoning would be a capitulation to developer profits that brought benefit to neither the City nor the Millcroft residents. Any further rezoning would be an act of utter disrespect of the tax paying families of Millcroft who depend on the City to defend them against those who would essentially consume the value of this community by destroying its central feature.</p> <p>Thank you for your time and considering.</p> <p>-Joshua Prowse</p>
215	<p>Richard Fiddian-Green</p> <p>Unit 16, 2103 Berwick Drive</p>	January 25, 2021	<p>We live on the second Hole at Millcroft Golf course overlooking the pond and watching golfers tee off on 3. We chose this beautiful location as we are both golfers. We love to watch golfers putt on 2 and see how much of a break there is on the greens!</p> <p>We have been living here since 2011 and purposely chose this location when we moved to Burlington from Montreal where we lived for 40 plus years.</p> <p>I joined the Seniors and ran the league for 3 years playing on Monday and Wednesday mornings.</p> <p>Millcroft is a perfect course for our nearly 100 Men Seniors. It has enough mix of easy and difficult holes.</p> <p>My wife plays with the Senior Ladies on Tuesday mornings. We also play in a mixed league on Friday afternoons.</p> <p>We will strongly vote against any changes to this lovely setup we have at Millcroft Golf Course.</p> <p>Our vote is AGAINST THE PROPOSED CHANGES.</p> <p>Thank you for your time.</p> <p>Richard Fiddian-Green</p>
216	linda Speck	January 25, 2021	<p>Please don't turn our beautiful golf course community into the congested Orchard community.</p>
217	Ladan Dadgar	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife</p>

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218	Paul & Virginia Minne	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. Having moved to Burlington from an area in Oakville where neighbourhood golf courses were sold off for residential development, I experienced firsthand the impact such development can have on a neighbourhood. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the</p>



		<p>character of one of Burlington’s most iconic neighbourhoods.</p> <p>When deciding to re-locate to Burlington we were drawn to the Millcroft area because of the sense of community and the openness and green space that the golf course offered. The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced –</p>
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			<p>without reservation.</p> <p>Respectfully, Virginia Minne Millcroft Resident</p>
219	Shari Tabata	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of</p>

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220	Elizabeth Cushing	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of</p>

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PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

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221	Stephanie Petit	January 25, 2021	I oppose the application as we need to preserve green spaces for the next generation. Signed Stephanie Petit
222	Dave Cliff 2002 Parklane Crescent	January 25, 2021	See attached letter.

## Da Silva, Mariana

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**From:** Dave Cliff  
**Sent:** Monday, January 25, 2021 2:20 PM  
**To:** Lau, Rebecca; Pat Cliff; Dave Cliff  
**Cc:** Bentivegna, Angelo; Meed Ward, Marianne; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin; Kearns, Lisa; Stolte, Shawna; Plas, Kyle; effie.triantafilopoulos@pc.ola.org; Carr, Gary; jane.mckenna@pc.ola.org; admin@millcroftagainstdevelopment.com  
**Subject:** Opposition to the Millcroft Greens Development Application  
  
**Follow Up Flag:** Follow up  
**Flag Status:** Completed

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

### Points I would like to make :

I live on Parklane Crescent and back onto the 7<sup>th</sup> green. The primary reason we bought this home in 2003 was the unobstructed view of the 7<sup>th</sup> green to enjoy the quiet green space and observe the golfers coming through. I am an avid golfer and love the game and this view provides me a peaceful sanctuary from the hustle and bustle of every day life. When we bought the house, we did not conceive of the possibility of the course being re-developed as the neighbourhood was designed around the golf course and it was there first. Also, growing up in Burlington, and living in Burlington as an adult since 1989, we knew the City of Burlington put a high value on land for recreation and open space for the people, including Tyendaga Golf Course, the Seniors Centre, many parks, the Pier, and generally the promotion of green space as the city grew. These two factors led us to believe that this lifestyle would be there as we moved into our retirement. We invested a lot of time and money into our back yard which we would never have done if we did not have the green space to look out on. Having a back yard that doubles as our “cottage” was a choice made to reduce our carbon footprint, reduce time and risk on the road and enhance the enjoyment of our lives within Burlington.

I am a business owner/operator of a very old family business in Dundas. As a business owner, I can appreciate that making a profit on what you do is essential. When Mr. Liptay purchased the golf course as a business from Monarch, did he plan to operate the golf course or re-develop the land for housing? I believe that if you buy an existing business it should be run as the business it was purposed for. If the effort and costs you put into it do not yield the returns you are looking for, then you should sell it as it is, not attempt to change its purpose, especially when it directly affects 80 homes and families as is the case here. While the owners have the right to attempt to do this, the rezoning of open space to residential should not be allowed to allow one person to make such a huge financial gain **at the expense of existing home owners such as ourselves.**

### City Involvement in the Project :

At the pre-consultation meeting on March 4<sup>th</sup>, “ In a staff report to City Council ( PL-34-20) City staff recommended that the blocks, which are the subject of this development application, be deregistered. A By-Law to deem the blocks to not being registered blocks was subsequently passed and approved by City Counsel on May 12, 2020 ( By-law 28-2020 ) “ Yes, it is depressing to feel that this is a “done deal” and has been all along.

How do you expect me to believe that the City of Burlington had not pre-approved this plan from the beginning? A developer does not spend the kind of money they have to date, unless they are 99% sure this will proceed. Even if the city turns it down, can the Region and/or the province overturn it?



I believe more than my fair share of tax money has gone to the downtown ward to preserve and create recreational opportunities and green spaces for them.

And just this week I read in the Burlington Post about the ward 4 counsellor touting the values of green space in Burlington, meanwhile these developers want to take that away from us.

I have no problem with the phase E of the development on Dundas St. It does not directly affect the golf course or the homes that are on it. This kind of intensification seems reasonable and a win-win for everyone. The City's and Region's recognition of intensification has already happened many times in our neighborhood. **Have we not done our part without building homes on green space?** The area between Walkers and Appleby Lines bordered by Upper Middle Road and Dundas ( Millcroft ) has seen multiple condominiums and complete new major developments to the north and east (Alton and the Orchard).

### **Golf Course :**

In reading the Planning Justification Report on page 3, Millcroft Greens justifies the development based on two main factors : **Declining Profits** and 'changing market conditions and : **safety concerns**. I have the following comments :

Millcroft Golf Course as it is now is a mixture of championship golf holes, and executive style holes. It is well maintained and a pleasure to play. As a 14 handicap, it both challenges me and allows me some opportunities for scoring. From a golfer's viewpoint, the holes they are planning to eliminate, 6 and 7, are two of the best holes on the course, and the redesign eliminates the other championship style holes, 9, 12, 13, 14, 18

If the golf course is not **profitable** enough now, how do they think changing the golf course into essentially **a par 3 course** will be profitable going forward? Less maintenance costs ? With the most expensive part of maintenance on the course being the greens, you still have 18 greens to maintain.

Increased revenue ? While the course as it exists now can demand a green fee comparable to other championship-style courses in the area, a shorter enhanced par 3 course will not, so revenue will decrease.

But, I think they know this and when the new golf course does not make the profits they expect, this will be their reason to re-development all the golf course land to residential.

**Safety :** By creating shorter par 4 holes, this will just encourage golfers to try to reach the green in one stroke, thus playing beyond their abilities. This is primarily what causes golf balls to fly wildly out of control and into people's yards. As well, beginner golfers who do not have control of their swing tend to gravitate to shorter courses like this new design. This will increase the risk of errant golf balls.

I would like to address some of the very obvious detriments to our lives if this goes ahead :

### **Value of Our Property**

Resale value will drop significantly for us. Much more than the 100K the developer has "suggested" as compensation.

### **Traffic**

Where as I'm sure the intersections of Country Club and Upper Middle Rd, and Upper Middle and Appleby Line can handle the new load of this intensification with a few minor adjustment to traffic light frequency, it is the local traffic on Millcroft Park Dr that cannot.

There will be four streets all trying to get out to Millcroft Park Dr. within roughly a 200 yard stretch. You can't have all the traffic upstream of Parklane / Turnberry trying to get to Upper Middle Rd via Country Club, waiting on 3 roads feeding into this within 100 yards. It doesn't take a genius to figure out that without 3-way stops at both Development A and Development B and at Hadfield, people will not be able to get out in a reasonable period of time...so who is the

lower priority in this case: the people in the rest of Millcroft trying to get out. This will create gridlock and very poor air quality due to products of combustion in a very small area.

### **Drainage**

Holes 6 and 7 act as a natural pond in times of severe rainfall. This was proven by severe weather events in the past. The development will take this away and make the basements of our homes much more likely to flood with water in the event of a severe rain fall. I did not see this addressed in the storm water management plan.

### **Water Pressure**

The homes on Parklane are fed by a 6" watermain tapped into the 12" main running down Millcroft Park Dr. which is fed from Upper Middle Road via Country Club Drive. The new development taps off this same 12" main with each having a 10" pipe feeding the new homes. As we are downstream of these homes, our water pressure on Parklane will be severely impacted by these new homes and their demand on the system. I'm sure that when the watermain were sized they did not account for these new homes as they were not in the plan.

### **The 6m "Green Buffer Zone"**

This will change our open southern exposure into something undesirable. The wood fence will prevent air flow and sunlight on our back garden. This will cause us to have to redesign this garden and its irrigation system. The trees that will be planted will shade the sun on our yard and swimming pool. The leaves from the trees will fall into our yard and into the pool causing much more maintenance. The green area will promote the possibility of persons hiding in this area and making our home more vulnerable to theft and vandalism. It will also promote the habitat of undesirable rodents such as skunks and racoons that are dangerous and can cause property damage. As well the concentration of virus-carrying mosquitos will increase.

This "buffer zone" was presented to us as a compromise, as a buffer zone between our property and the property of the homes behind us, but in fact it is part of the back yard of the homes behind us for their use.

In conclusion I **recommend the City, Region and Province do not allow the intensification on areas A through D and not allow the rezoning of open space to residential.**

Dave Cliff  
2002 Parklane Crescent  
Burlington, ON  
L7M 3V5

#	Name & Address	Date Received	Comment
223	Ron Dunsford	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p>

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224	Lydia MacIntosh	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions</p>

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			<p>Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.</p> <p>This proposal by Millcroft Greens, is clearly intended for it's own agenda of financial gains and not for the reasons it states for justification.</p> <p>Thank you for the opportunity for a voice in this process!</p> <p>Lydia MacIntosh Millcroft Resident</p>
225	<p>Iman Sangster</p> <p>4016 Alexan Crescent</p>	<p>January 25, 2021</p>	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major</p>

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226	<p>Bill Demopolis</p> <p>4318 Taywood Drive</p>	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be</p>

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227	<p>Gail Wiebe  2161 Hurley Drive Oakville, Ontario L6M3J6</p>	<p>January 25, 2021</p>	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands</p>

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228	Sherland Forde	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands</p>

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229	Andre Lamy	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area</p>

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230	<p>Jim Newman</p> <p>4167 Arbourfield Drive</p>	<p>January 25, 2021</p>	<p>Dear Rebecca:</p> <p>We have lived in Millcroft at 4167 Arbourfield Drive since 1997 and am concerned with this proposed development and the impact on this community.</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states</p>

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231	Anantha Kadiyam	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p>

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232	Linda Frenette	January 25, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for</p>

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233	<p>Norberto &amp; Judy Teixeira</p> <p>4269 Clubview Drive</p>	<p>January 25, 2021</p>	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is</p>

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Amedeo Neri

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			Yours truly Richard Wilson
237	Chris Parrish	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p>



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238	Rick Zajac	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions</p>

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240	Sandra Charman	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its</p>

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241	Yuxin Liu	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission.</p>



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242	Yirong Gao	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is</p>

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243	Sheila Chiappino	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover,</p>

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244	Kevin Benton  4144 Vermont Crescent	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course</p>

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245	Bonnie Soares	January 24, 2021	<p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be</p>
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246	Helen Gray	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the</p>
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			<p>without reservation.</p> <p>Regards,</p> <p>Helen Gray</p>
247	<p>Rob Beifuss</p> <p>4235 Amaletta Crescent</p>	<p>January 24, 2021</p>	<p>Dear Rebecca:</p> <p>In addition to the below great points on why the Millcroft Development should NOT happen, I would like to point out that Millcroft Golf Club/Green Space is comparable to Central Park in New York City. Do you think the citizens and Government in New York would approve eliminating green space in favour of housing developments to pad the wallets of developers and eliminate all the beautiful nature?? They would not, and you/we should not either. This application and plan is detrimental to the neighbourhood and the entire community and city of Burlington for so many reasons eloquently described below.</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate</p>

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248	Krissy Anzola	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.”</p> <p>Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for</p>
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249	<p>Ram Yerubandi</p> <p>2143 Turnberry Road</p>	<p>January 24, 2021</p>	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.”</p> <p>Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for</p>
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251	am  2126 County Club Drive	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p>

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			<p>without reservation.</p> <p>Andrew Lawson and Charlene Smith</p>
252	<p>Valerie &amp; Terry Kay</p> <p>4389 Latimer Crescent</p>	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p>



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			<p>without reservation.</p> <p>Regards,</p> <p>Val Kay</p>
253	Bonnie Di Adamo	January 24, 2021	<p>Dear Rebecca:</p> <p>I am a resident of Millcroft and write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. Our family has lived in this community for 14 years and it has been a wonderful place to live, raise our children, and enjoy a beautiful neighborhood surrounded by a Millcroft golf course and the natural environment it houses. We chose this neighborhood because of it's unique design and the perfect balance of residences and the golf course. It is an understatement to say that we are very upset about the development proposal that has been submitted by Millcroft Greens. We are extremely worried about the short and long term damage that this will do to the community, the environment, and everything that has made this Burlington community such a wonderful place to live.</p> <p>The addition of more residences to this area will unfortunately have a number of negative repercussions for the residents and environment. We already have seen an increase in traffic in the area, and we anticipate that the construction of these new developments will cause an extensive increase in community traffic congestion during and after construction. The damage to the natural wildlife, trees and plant life that Millcroft Golf Club has been home to will be severely impacted as well by the addition of these new residential developments. The question we keep asking ourselves is why on earth would our City Councillors and leadership ever consider this proposal? Are you really willing to sacrifice what is truly best for the residents, ecosystem and overall community experience in order to appeal to the request of Millcroft Greens' developers seeking to maximize their profits? I hope the answer is a resounding no. Our family has enjoyed our life in the Millcroft Community, and as with many others in this community will not provide any support to a Burlington representative who votes in favour of this development.</p> <p>Burlington has been my home for over 20 years. It was recently voted Canada's best place to live and I feel strongly that it has been very deserving of this recognition. I believe the Millcroft neighbourhood, with the golf course at its nucleus, as it was originally developed, epitomizes this honourable accolade. I hope that the Council and other decision makers will have the good sense to come to the right conclusion: that this application should be rejected without further consideration, and that the Millcroft Community should remain undisturbed.</p> <p>Thank you.</p>

			Best regards, Bonnie Di Adamo
254	Dave & Marie Kenyon	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p>

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255	<p>Carrie Trueland</p> <p>226 Brookfield Ave</p>	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p>

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			<p>Yours Very truly,</p> <p>Carrie Trueland</p>
256	John Doerffer	January 24, 2021	<p>Hi Rebecca.</p> <p>I have not been able to attach the pre made letter that I am sure you have seen many times, but I would also like to express my opposition to the Millcroft Greens Development .</p> <p>The letter very much covers my reasons and feelings in being opposed. Everything about this proposal is about putting money in the pockets of the developer at the expense of the residents of Millcroft and the city of Burlington while making a mockery out our core beliefs as a community.</p> <p>John Doerffer</p>
257	Pingyi Liu	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the</p>

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258	Sara Grabauskas	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the</p>
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#	Name & Address	Date Received	Comment
259	Randy Reeve	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods. The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the</p>

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260	Drew McGowen	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods. The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p>

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261	John, Juanita, Jordyn & Cameron Lang 3040 Ferguson Drive	January 24, 2021	<p>Dear Rebecca</p> <p>I want to start by saying we live in Burlington, but not in Millcroft</p> <p>I also understand why development is important - we have purchased 2 yet to be built condos in the Burlington downtown area</p> <p>Millcroft is considered one of the prestigious areas of Burlington to live in, but if your decision is to further develop it will lose its allure</p> <p>This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods</p> <p>The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances</p> <p>It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is limited</p> <p>Once you build, you can’t go back. Millcroft will be permanently ruined</p> <p>Thank you</p>

			<p>- John, Juanita, Jordyn &amp; Cameron Lang Alton Village homeowners</p>
262	<p>Jason Wu 4114 Vermont Cres</p>	<p>January 24, 2021</p>	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning.</p> <p>Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.”</p> <p>Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its</p>



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263	Linda & Steve Ryan 2300 Ridgeview Court	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield</p>
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264	Yannick Ruiz	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods. The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and</p>
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		<p>7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Best Regards, Yannick</p>
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265	Gary Waddell	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and</p>
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266	Stewart & Patricia Hembruff 4181 Arbourfield Drive	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the</p>
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		<p>developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.</p> <p>Stewart &amp; Patricia Hembruff</p>
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267	Jaroslaw Tomaszewicz 2059 Angus Court	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods. The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection</p>
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		<p>zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Sincerely,</p> <p>Jaroslav Tomaszewicz</p>
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268	Marc Avaria	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice.</p> <p>This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.”</p> <p>Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space.</p> <p>Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.”</p> <p>Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the</p>
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		<p>Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development.</p> <p>Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances.</p> <p>This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade.</p> <p>Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development.</p> <p>It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p>
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			<p>Marc Avaria Millcroft Resident</p>
269	<p>Ryan Tong 2071 Gordie Tapp Crescent</p>	<p>January 24, 2021</p>	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods. The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior</p>

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			Regards,  Ryan Tong
270	Angelo Palozzi 4190 Vermont Crescent	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is</p>



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271	Zhesi Liu Tong 2071 Gordie Tapp Crescent	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the</p>
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272	Ruth-ann Nothof	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its</p>

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273	Eileen Avaria	January 24, 2021	<p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the</p>

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275	Liz & Dave Volk 4323 Rosemead Court	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important</p>



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276	Jim Bell	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official</p>

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278	Ken & Theresa James	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection</p>
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279	Bonnie Beaudry	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the</p>
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280	Larry & Marilyn Bartlett	January 24, 2021	<p>Dear Rebecca:</p> <p>We are writing to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods. The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and</p>
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282	Binbin Liang	January 24, 2021	<p>Dear Rebecca:I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.I understand that the key criteria for evaluating the merits of an application is whether theproposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington OfficialPlan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands</p>
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283	<a href="#">Matti &amp; Linda Hukari</a>	January 24, 2021	<p>We appose the Greens Development. We have been residents over 20 yrs.</p> <p>Matti &amp; Linda Hukari</p> <p>Sent from my iPad</p>

284	Tom Laube	January 24, 2021	<p>Dear Rebecca:I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding. Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands</p>
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285	Brian Long	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection</p>
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286	Lizzie White	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the</p>
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287	Peter Saeglitz	January 24, 2021	<p>Being a resident of Milcroft Park we agree with the letter attached and oppose this proposed development</p> <p>Sincerely Peter Saeglitz</p>

288	Michael & Margaret Hutchinson 2028 Atkinson Drive	January 24, 2021	<p>Rebecca:</p> <p>I am opposed to the development of any of the current Millcroft Golf Course green space.</p> <p>There is little undeveloped free space left in Burlington and infill and increased density housing development/re-development over the coming years makes the current green spaces that much more precious to the cities residents.</p> <p>The golf course was part of a master plan and was the basis upon which many home owners made their purchase decisions. It is inherently unfair to now infringe on the owners privacy and enjoyment of their properties not to mention the devaluation.</p> <p>Kind regards,</p> <p>Michael and Margaret Hutchinson</p>
289	Jim Deakin	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2. (3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re-designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission.</p>

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290	Deanna Campbell	January 24, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the</p>
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		<p>developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.</p> <p>Sincerely,</p> <p>Deanna Campbell Millcroft resident for 8.5 years</p>
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291	Jeff Tkachuk 4208 Gleneagles Ct	January 26, 2021	<p>Dear Rebecca:I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.When we moved to Burlington 5 years ago we looked at numerous neighbourhoods and chose Millcroft because of the golf course and the additional green space it provided. The Millcroft Greens’ proposal puts all of that at risk.I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.Third, the application contradicts the original plans for the</p>
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		<p>subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame. Lastly, the claim that the realignment of the golf course will improve safety of the homes that border the golf course is completely unfounded. There is nothing in the Millcroft Greens proposal that proves the realignment will reduce the number of errant balls. In fact, the current layout will force more golf carts onto roads and shrink landing areas which is counterintuitive to safety. Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation. Thanks Jeff Tkachuk, CFA 905.399.5024 jtkachuk27@gmail.com</p>
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292	Anne & Gary Conrad 4347 Millcroft Park Drive	January 26, 2021	<p>Dear Rebecca: My husband and I live at the north end of Millcroft; we are the original homeowners and have enjoyed our beautiful home and golf course community for the past 21 years. We specifically chose to live in Millcroft because we are avid golfers and love the outdoors. The beautifully designed golf course includes numerous mature trees, plants and shrubs that attract and support a variety of wildlife. We believe a natural urban environment is necessary for a balanced lifestyle and purposely built our home in this neighbourhood for this reason. Also, my husband suffers from asthma, and living in a healthy environment was of great importance to us. Being original owners we paid a premium to live in this golf course community. We had initially lived through many years of construction; the original build out of our neighbouring streets, the development of Taywood Park, then the final build out of the north end of Millcroft. Since our neighbourhood has been completed, many of us have invested and upgraded our homes and surrounding property, and now live in what is considered to be one of the most admired and sought after communities in Burlington. Our parks and streets are safe, clean and well manicured and are bustling with neighbours and children walking, cycling and golfing. However, now we have been advised that "Millcroft Greens" wants to redevelop our golf course by proposing to build 98 additional homes in an established neighbourhood. They are asking us to live in a construction zone for the next 5 plus years, while reducing our much-loved golf course and admired green space, only to create havoc with years of dust and dirt. It is widely known that our green space (trees, grass and other green vegetation), provide wildlife habitat, prevent soil erosion, absorb air pollutants, and lower surface temperatures. Lack of green spaces leads to higher air temperatures and more ground level ozone. If the proposed development is approved, the builder will have to add new water mains, sewers &amp; storm drains, electrical &amp; IT services as well as new roads. All of which will be an added Tax Burden which the citizens of Burlington will have to incur. We cannot imagine doing this as my husband and I are closing in on retirement but especially now, when we're going through extremely difficult times with the COVID-19 pandemic. The Federal and Municipal governments have asked everyone to work and stay home, which may be extended for an indefinite time; however, if this proposal is approved we won't be able to use our backyards and parks and will be held hostage in our own homes. The additional traffic on our busy roads will be a danger to many citizens of this neighbourhood but especially the young and elderly. We along with so many of our neighbours enjoy daily walks and cycling through our neighbourhood and don't want years of construction with heavy traffic and lack of green open space to deter us from the reason we moved to this beautiful community. Lastly, we also believe that it is only a matter of time before the entire golf course is sold and redeveloped which will exasperate all the items mentioned above. Needless to say both my husband and I are completely opposed to the proposal presented by Millcroft Greens and hope the City of Burlington will protect this natural, vibrant and sustainable urban area for many generations to come. With hope, Anne and Gary Conrad</p>
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293	Erich and Ann Knebel 4102 Stonebridge Crescent	January 26, 2021	<p>Good morning on this snowy day Happy New Year</p> <p>Rebecca I live on the 9th hole on the millcroft golf course 4102 Stonebridge crescent I have lived here since 1998 one of the original owners. During the past 22 years we have had 13 broken windows and an average of 150 to 220 golf balls in our back yard on a yearly basis I have had many conversations with the owners of making this golf course more safe. All I get was were planting more trees. have made many suggestions are making this hole into a par 3 or a par 4 and 3</p> <p>This would make sure that we would be safe My wife will no longer sit out in our back yard due to flying golf balls</p> <p>Until I meet Frank from the Argo group and saw the plan which would make our place safe</p> <p>I support the project and the changes of the course which would make it safer for all of us</p> <p>Most of the golf balls hitting our house back yard etc some on weekends and later in the day. The members of male and female are not a problem but the outside golfers who don't care</p> <p>Hope you give them the go ahead with their proposal</p> <p>Erich and Ann Knebel</p>
294	Paolo Zulian 4354 Latimer Crescent	January 26, 2021	See attached email.

## Da Silva, Mariana

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**From:** Paolo Zulian  
**Sent:** Tuesday, January 26, 2021 11:53 AM  
**To:** Lau, Rebecca  
**Cc:** Daintry Klein; Sarah Logue; Isabel Zulian; Roy and Irena Poloni  
**Subject:** Millcroft Greens File # 505-07/20, 520-07/20, 510-02/20  
**Attachments:** MillcroftGreens.pdf

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning Rebecca,

Just wanted to make a few clarifications regarding what we were told and what is actually proposed.

I have been a resident of Millcroft since 1998 and I back onto one of the areas that is proposed to be developed. I've been selling real estate in Millcroft since 2003, and as far as real estate is concerned I can tell you that when future buyers search homes to live in, Millcroft is one of the most sought after areas of Burlington, mostly do to its unique design which will NEVER be duplicated in large GTA cities again mostly due to GREED now. I am sure Sarah who is cc'd on this email would agree.

As far as the development there are some major concerns, beyond the many issues of eating up parklands and the impact on the environment which I believe in the original Monarch application the golf course was designated park land so they could get the design they were looking for, I will focus on just three concerns I have, although there are many.

Lie number 1 :

At the original meeting before Covid, the meeting started out with the impression of redesign was based on safety of residents from golf balls exiting the course.

I can tell you that looking at their map and being an avid golfer and having talked to the company that replaces the windows in the past, the areas of development are in some cases the safest areas on the golf course with the lowest number of balls exiting the course.

Lie number 2:

Keeping the look of the homes consistent with current design. When Millcroft was first developed one of the first items that attracted buyers to Millcroft was lot sizes of 50, 60 and 70 foot lots, wide streets and sidewalks. You may ask how I know this because to this date that is one of the main reasons new buyers look to our neighborhood when they are looking to purchase. Also, a lot of original home owners moved from cities to the east of us for that specific reason. I have attached some colour coded graphs to illustrate this point the areas are approximately the same size:

Area A : Blue area - Existing Homes = 17  
New Homes + 22

Pink Area - Existing Homes = 7  
New Homes = 11

Area B : Yellow Area: Existing Home = 34

New Homes = 42- in this case new area is actually smaller than existing area.  
Area C and D again have the same design as A and B , not consistent with Millcroft design.

Lie number 3:

In each of these proposed areas there are private roads, nowhere in Millcroft is there a private road with single detached homes. In all these designs there are no sidewalks as well.

In conclusion, If history tells us anything, when you start a new relationship with three outright lies those relationships tend not to go well or last.

***Paolo Zulian***



Sketch No. 2c

## DETAIL SKETCH - OVERVIEW

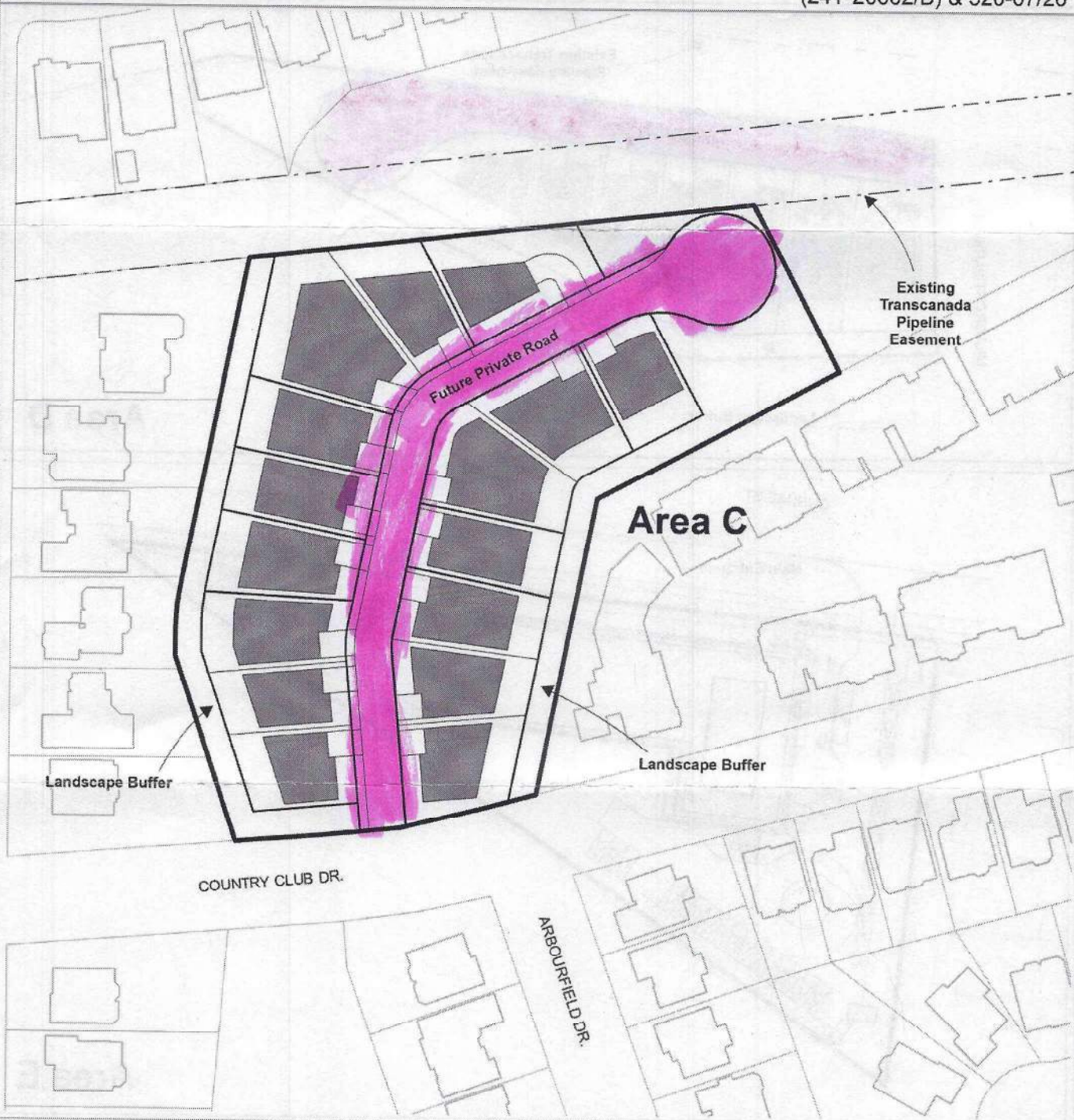


Applications to amend the Official Plan Amendment and Zoning By-law and for a Plan of Subdivision to allow portions of the existing golf course lands to be redeveloped with residential uses. 16 detached dwellings, and blocks for landscape buffers and a private road are proposed in Area C.



SUBJECT PROPERTY

File Nos. 505-07/20, 510-02/20  
(24T-20002/B) & 520-07/20



Date: December 23, 2020  
Planning and Building Department



Sketch No. 2b

## DETAIL SKETCH - AREAS A & B



Applications to amend the Official Plan and Zoning By-law and for a Plan of Subdivision to allow portions of the existing golf course to be redeveloped with residential uses. 33 and 42 detached dwellings are proposed in Areas A & B, respectively, along with blocks for a landscape buffer, creek/pond, CN berm, open space and walkways, easements, and private roads.



SUBJECT PROPERTIES

File Nos. 505-07/20, 510-02/20  
(24T-20002/B) & 520-07/20



Date: December 23, 2020  
Planning and Building Department



Sketch No. 2d

## DETAIL SKETCH - AREAS D & E

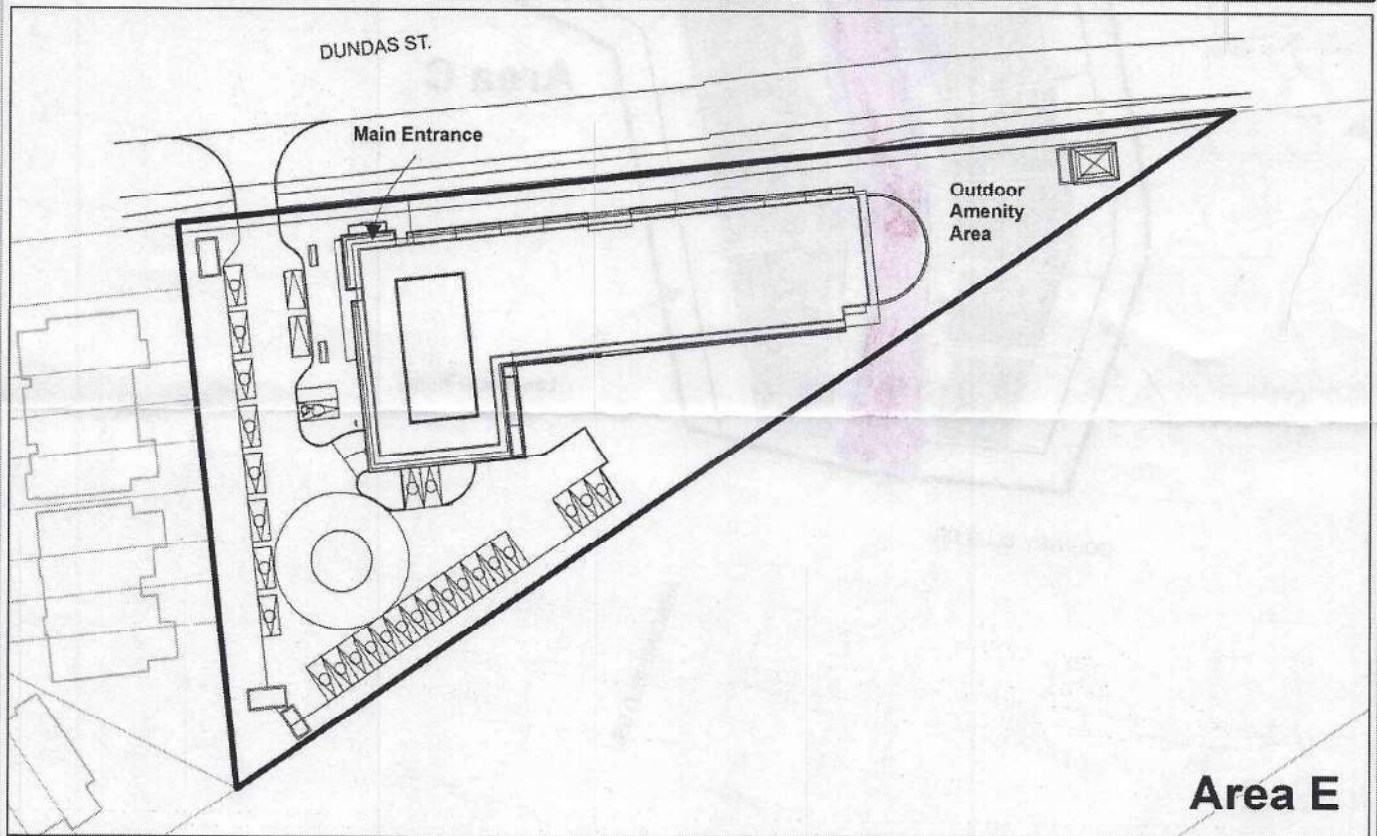
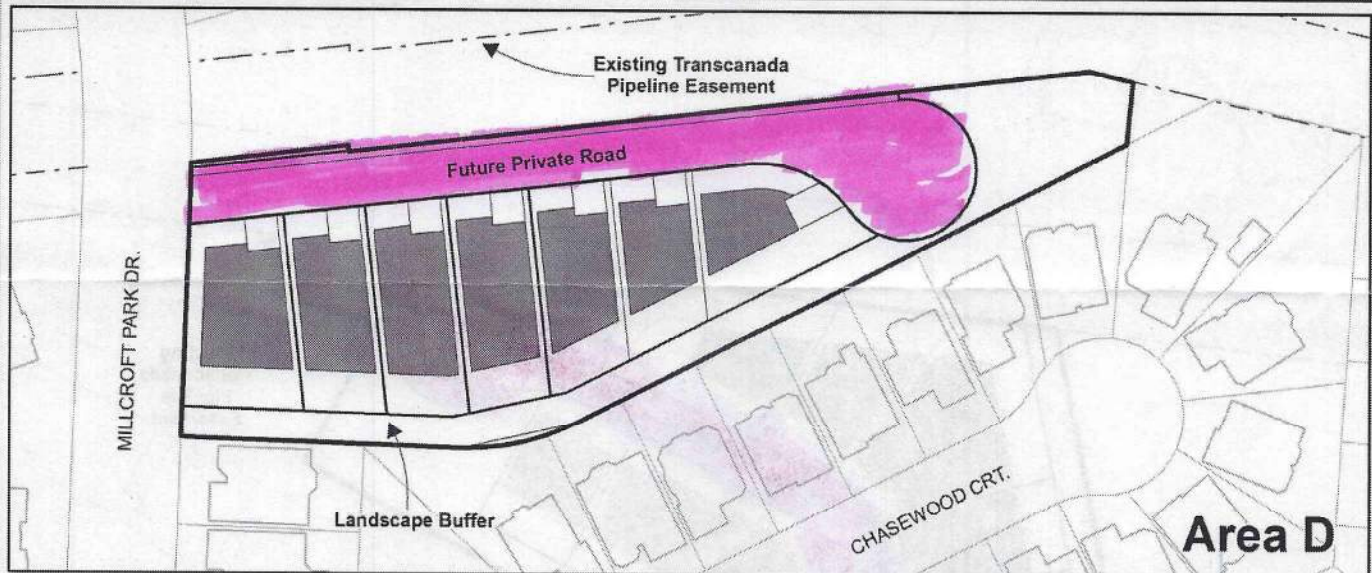


Applications to amend the Official Plan Amendment and Zoning By-law and for a Plan of Subdivision to allow portions of the existing golf course lands to be redeveloped with residential uses. 7 detached dwellings, and blocks for landscape buffers and a private road are proposed in Area D. A 6-storey apartment building, with 130 dwelling units, one level of underground parking is proposed in Area E.



SUBJECT PROPERTIES

File Nos. 505-07/20, 510-02/20  
(24T-20002/B) & 520-07/20



Date: January 04, 2021  
Planning and Building Department

295	Carolyn Buckland	January 26, 2021	<p>Dear Rebecca</p> <p>We purchased our home on Hadfield in the late 80's because the planning and design was aimed at providing open spaces and parkland that was attractive to Millcroft residents and to the people of Burlington. It's what makes Millcroft unique and adds a lot to the aesthetics and value to the residential area as well. But I wonder how preferential my house will be when I have a road in front and now, if allowed a road running directly behind my backyard! Not what I paid for. As a retired widow that will be a significant lost to the my retirement investment. And even worse, I will be faced with increased noise and air pollution and constant traffic front and back with no escape.</p> <p>As a nurse I am even more aware of how important open spaces are to the health and well being of everyone. Being closer to nature is a huge motivation to increase physical activities and greatly decreases stress. Every morning I step out the back door and I am greeted by birds chirping, squirrels running across the open land, a view with lots of older trees and get an occasional chance to point out a nesting turtle or a friendly possum seeking cover to my new grandson. So many memorable memories.</p> <p>Remember when you create open spaces in a residential project it becomes part of the city's eco system- a small one but it does contribute to the greenery of the city and ultimately makes Burlington a place to live and grow. For a Burlington that advertises they are striving for a greener city and trying to preserve trees, I hope that we can save the open spaces and trees we already have. And keep the unique Millcroft community unscathed.</p> <p>Thank you and sincerely Carolyn Buckland</p>
296	Ron Regier 2129 Berwick Drive	January 26, 2021	<p>Dear Rebecca,</p> <p>I am writing regarding Millcroft Greens' residential development proposal for the Millcroft golf course. I oppose this proposal.</p> <p>It will remove important green space from a city which has already removed many plant and animal habitats in its development over the years. It's important to preserve what is left as much as possible. We need to maintain the health of ecosystems as much as we can, but this development will degrade the ecosystems. We need to increase the tree canopy throughout southern Ontario, and removing healthy trees should be strongly opposed.</p> <p>This development will decrease the absorption of stormwater into the soil by replacing grassy areas with asphalt, concrete, and housing. This will increase runoff, making flooding more likely.</p> <p>It will also increase traffic in the neighbourhood, making for more impatient drivers.</p> <p>I also understand that the proposal violates current versions of the Official Plan for the city of Burlington.</p> <p>I add my voice to the many others that are asking City staff to reject Millcroft Greens' development proposal.</p>

			<p>Sincerely,</p> <p>Ron Regier 2129 Berwick Drive</p>
297	Karen King	January 26, 2021	<p>Hello Rebecca Lau and fellow interested parties,</p> <p>Thank you very much for your service to our community. It is greatly appreciated on an ongoing basis.</p> <p>We note that you are considering an application which will destroy the culture which our neighbourhood and community are built on and wanted to write to you to note what a horrible impact that would have on the people who live here.</p> <p>To say the golf course is central to the community is an understatement. You merely have to see the level of activity and sense of pride it brings to the neighbourhood to realize that developing it into unwelcomed houses that depreciate the neighbourhood and take away the central item the neighbour was literally built on and designed around would not be an ethical thing to do. To reduce the pride in the golf course, which is even named after our community, would not be representing the people that elected you. To represent us means to make Burlington our home and without that central icon of pride, it will destroy what you have worked so hard to protect and foster.</p> <p>The proper steps to make the golf course profitable were not taken. Community support was not requested and the sale of the golf course itself to the City was not addressed. To allow development would not be representative of the good service you have provided to our community. I ask you to please turn down the application and seek other means of preserving our homes.</p> <p>Thank you for hearing our concerns and acting accordingly, Karen King</p>
298	Bryan & Tammy Bramhall 4120 Vermont Cres	January 26, 2021	<p>DRIVE BURLINGTON ON</p> <p>FILE : 505-07/20,520-07/20,510-02/20 (24T-20002/B)</p> <p>Attn: Rebecca Lau</p> <p>We are writing to object to the above application . We purchased our home at 4120 Vermont Cres in 1994 in Burlington's Premier (Par 5) Golf Course Community . We feel that it is one of Burlington's Landmark Communities . The community has decent sized lots homes and driveways . The traffic is normal for a Golf Course Community . When we purchased our home from Monarch Homes. The Millcroft Community as it is now is why we purchased our home .</p>

			<p>Now we have a Golf Course land owner that is looking to make a large profit on green space park land . This land is not only a Golf Course but a water shed and a parkland back drop for over 100 homes that payed a premium to have the Golf Course in their back yards .</p> <p>Reducing the Golf Course to a (Par4) will attract more beginner golfers thus making a lot more stray golf balls in peoples yards .(Safety Hazard )</p> <p>The construction will turn the community upside down for a minimum of 5 years . We all lived the mess 20 years ago .(Who will pay to clean our cars ,driveways ,garage floors ,house windows? )</p> <p>The reduction of the large pond in area A will be a huge problem .I have witnessed in heavy rain conditions that pond overflow and the entire fairway flooded .</p> <p>Burlington has in recent years had large water shed problems . Building on these lands will amplify that .</p> <p>I also noticed that the traffic study was done in 2020 and was ok ! REALLY we are in a Pandemic 50 %-75% of the people are working from home . You could remove half the roads and the study would be good .</p> <p>The above is just a few points as there are 100s of issues with this application and none are for the good of the people who live in and built the community to what it is today .</p> <p>The Golf Course NEEDS TO STAY AS IS.</p> <p>Regards</p> <p>Bryan and Tammy Bramhall</p>
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299	Al Price #5 - 2165 Country Club Drive	January 26, 2021	<p>Hello Rebecca Lau,</p> <p>I am writing to voice my concerns regarding the pending application by Millcroft Greens for re-development of portions of the Millcroft Golf Course.</p> <p>One of the attractions to living in the City of Burlington is the green space. The Millcroft community is immensely enhanced by the inclusion of the Millcroft Golf Course as an integral part of the original development. While the golf course is not a high end "tournament" style course, it is perfectly suited to community it serves. Chopping the course up to allow for development as proposed by Millcroft Greens will, in my opinion, destroy the course and lead to the eventual demise. The argument that it will become a premier "short course" or "executive course" is specious. It will simply be a few golf holes here and there separated by long walks between them. It will not be attractive to the "executive" golfer [supposedly interested in playing in a shortened time period] or the junior golfer [due to the removal of any interesting "holes"]. The result will likely lead to closure in a few short years - perhaps leading to yet another request to modify the official plan to fill in the rest of the course with more houses.</p> <p>The golf industry is booming (in part due to the Covid-19 pandemic). Golf courses experienced an exceptional number of rounds played in 2020 and the next few years are unlikely to change significantly. The idea that reducing the size of the Millcroft Golf Course will make it more playable and hence increase the utilization of the course seems disingenuous. There are a fixed number of hours in a day and only so many "tee times" whether they shorten the course or not.</p> <p>The inclusion of green space - including golf courses - in the City of Burlington enhances the city. Shrinking the green space harms all of us - whether a golfer or not.</p> <p>I am a resident of Millcroft and, although not directly impacted by the proposed changes, I am opposed to re-purposing the green space for more housing.</p> <p>Best regards, Al Price</p>
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300	Erin & M.E. Ross Unit 47, 2243 Turnberry Road	January 26, 2021	<p>Good morning. A neighbour has encouraged us to reach out regarding our concerns with the Branthaven and Millcroft Greens developments. We live facing directly on Turnberry Road and are concerned about the additional traffic on the road that both of these developments will generate. In the almost 12 years we have resided in our home, we have seen the road in front turn from a quiet street to a busy cut through. At times, it has turned our home into a rather noisy and somewhat unpleasant place to live, so much so that we contemplate moving elsewhere. We now often have difficulty backing out of our driveway during the morning or evening rush hour. Many people in the subdivision cut down Turnberry and Millcroft Park Drive to exit via Country Club Drive if they wish to go south during busy traffic times because Appleby and Upper Middle is so clogged. The reverse is true if they wish to come north in the evening.</p> <p>Additionally, many vehicles from the south end of the subdivision use Turnberry to access all the shopping that is now available on Appleby Line. The last realistic traffic count in front of our home already showed 1500+ vehicles per day on what we understand is classified as a "secondary subdivision road". The city may have a traffic study showing fewer vehicles per day, but one study was rather absurdly performed while Turnberry Road was reduced to one lane. In conclusion, we are very concerned about the further increase in traffic these developments will undoubtedly generate.</p> <p>Thank you,</p> <p>Erin and M.E. Ross</p>
301	Rina Qu	January 26, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged."</p>



		<p>These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft</p>
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			<p>neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.</p> <p>Best regards,</p> <p>Rina Qu</p>
302	Regis Beauclair Unit 24, 2145 Country Club Dr	January 26, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p>

		<p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.</p> <p>Regis Beauclair, 24-2145 Country Club Dr</p>
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303	Chris Houston 28-2001 Atkinson Drive	January 26, 2021	<p>Hello Rebecca</p> <p>I hope all is well.</p> <p>I write you to express my disappointment and concern for the upcoming proposed development by Millcroft Greens.</p> <p>I'm a Burlington resident of 35 years and have lived in Millcroft for 10 years.</p> <p>The plan being proposed would make me reconsider my residency, something I had never thought of before.</p> <p>Losing such precious green space, and land to jam in a subdivision, in the pursuit of economic gain seems wrong on so many levels.</p> <p>It also must be clear that this is only the beginning, if this is allowed to proceed it is only a matter of time before the whole course and green space is replaced with homes.</p> <p>As a long-time resident and constant walker and runner outside I fail to see how the community could withstand such an influx of construction and residences.</p> <p>Could the current roads accommodate the massive influx of traffic caused by all the increased people? I'm not convinced it could.</p> <p>As a parent of two children under five I am concerned that this increased traffic will only make walking to school less safe.</p> <p>Please I/we beg you to make the right decision and deny this development.</p> <p>Allow this golf course, and green space to remain, and showcase what makes this city so special.</p> <p>To lose it we risk losing part of our identity and becoming like some of those other surrounding cities that are often jealous of what we have here in Burlington.</p> <p>I would love the opportunity to discuss further.</p> <p>Thank you in advance.</p> <p>Sincerely, in utter protest,</p> <p>Chris Houston</p>
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304	Ken & Alison McKenzie Unit 6, 2175 Country Club Dr.	January 26, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the</p>
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			<p>developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation</p> <p>Regards,</p> <p>Ken &amp; Alison McKenzie</p>
305	Sheila Finn & Don Green Unit 20, 2175 Country Club Drive	January 26, 2021	<p>Rebecca Lau, Community Planning Department P.O Box 5013, 426 Brant Street Burlington, ON L7R3Z6</p> <p>Thank you for requesting input from residents of Millcroft regarding this very important decision to change the Zoning and Official Plan designation for the Lands located at 2155 Country Club Drive and 4274 Dundas Street, and known as Millcroft Golf and Country Club.</p> <p>We purchased our home, #20 – 2175 Country Club Drive, in October 2002. We purchased in Millcroft as we saw it as a beautiful community to live in and eventually retire. At 2165 and 2175 Country Club Drive the majority of people are retired as well as those in 2141 and 2145. It provides us with a beautiful retirement community. At</p>

		<p>the time we purchased, we were made aware that building would take place on the north side of the 1st hole, directly across from our home but NO development could take place on the golf course due to the pipeline along the 1st, 16th, 17th and 18th holes as well as Hydro Lines on the 12th. Piece meal development would not likely be approved by the powers to be.</p> <p>We believe you should reject the proposal from Millcroft Greens to re-zone the property as it will negatively affect the Millcroft Community as we know and love. Here are some reasons you need to consider:-</p> <ol style="list-style-type: none"><li>1. Burlington was voted the best city in Canada for many reasons of which Millcroft contributed to this award due to its low density and green space. That will be lost if you allow the re-zoning.</li><li>2. There will be winners and losers in this decision.<ol style="list-style-type: none"><li>a. If you precede the winners will be the Lepty family and Argo Constructions known as Millcroft Greens Corporation.</li><li>b. The losers will certainly be the residents of Millcroft not only in the reduction of the value of their homes (particularly those in areas A,B,C and D) but also losing the golf course and green space as we know it today. This will also result in MORE pollution due to the loss of green space and trees as well as increased traffic.</li><li>c. The City of Burlington on one hand may gain increased revenue from the 288 houses to be built but will lose revenue from those homes that will be devalued. The City will also have to pay for the infrastructure, deal with the additional traffic and pollution issues and also provide more schools to meet the needs.</li><li>d. The City of Burlington 25 year Strategic Plan states “A Healthy and Greener City” a leader in its stewardship of the environment. Allowing these 288 homes will only add thousands of tons of CO2 per year with fewer trees and green space to absorb the pollution and certainly not aligned with your plan.</li><li>e. Millcroft Greens state they will provide an Executive like Golf Course – the success rates of Executive Golf Courses is very low due to the ROI. So they will likely want to develop the balance of the course in the future. They would win again and we the tax payers loose.</li><li>f. Millcroft Greens Corporation want to put a high rise where the existing maintenance shed is on Dundas, it is said they will put the maintenance shed near the existing clubhouse. This will cause further disturbance to the homeowners that back off the area. Think about it - they start working at 3 – 4AM utilizing various equipment which is very noisy.</li></ol></li></ol> <p>We beg you to NOT approve the development of homes on the existing Millcroft Golf Course and keep our Community as is.</p> <p>Please think of us – your taxpayers over the Greed of a few.</p> <p>Thank you.</p> <p>Don Green and Sheila Finn</p>
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306	Douglas H. Bache 2057 Hadfield Court	February 5, 2021	<p>Dear Ms. Lau:</p> <p>I am following up on the letter emailed (and attached for reference) on January 25th regarding comments on the Millcroft Greens' Planning Application and proposed redevelopment of the Millcroft Golf Course.</p> <p>In view of the major impacts, substantial deviation from and amendments to the City of Burlington Official Plan and Zoning By-laws that will be required to approve the Planning Application, I would appreciate an update on the status of the planning review and consultation process to ensure the effected ratepayers, Millcroft and north Burlington communities have full opportunity to voice their concerns.</p> <p>As the planning application review and consultation process advances, I look forward to contributing further comments and feedback on the Millcroft Greens' Planning Application.</p> <p>In the meantime, if you have any questions regarding the comment letter, please don't hesitate to contact me.</p> <p>Best regards,</p> <p>Doug</p>
307	Linda Ahrens	February 5, 2021	<p>My home backs onto Millcroft Golf Course but that's not the only reason I am against development on the property. Naturally, I am concerned about how my property values will be affected and other changes to the property will affect my quality of life. Long before I moved here, I was a Burlington citizen from south Burlington and I was impressed by the fact that the neighbourhood Was being planned with attention given to having green space incorporated. I didn't research it at the time but my feeling and hope was that Burlington was acknowledging That quality of life was important. This was all happening as Burlington was losing farmland and open spaces rapidly so it was a positive move. Monarch homes (and Millcroft golf) were being good citizens and Burlington worked with them.</p> <p>I realize that things change over the years but we can't allow quality of life to be changed for the worst. The ideal for Burlington would be more green space, not less. My request is that the City of Burlington refuse all requests to change any portions of our green space provided by Millcroft Golf .</p> <p>Thank you</p>
308	Chris Byrnes 2148 Country Club Drive	February 5, 2021	<p>Hi Rebecca</p> <p>I am writing to express my concern at the proposed residential development to the existing Millcroft golf course in North Burlington.</p> <p>I moved my young family from another country to Canada in January of 1998 to take up a job looking after a business with locations in Hamilton, St Catharines, and London. We rented an apartment in Burlington because we liked the feel of the city, and then set about looking for a house to purchase. We looked at several communities including Hamilton, Grimsby, St Catharines, Stoney Creek, but liked the feel of Burlington. We</p>

		<p>looked at a number of houses in Burlington but eventually decided to build a home with Monarch Construction and selected a location on Country Club Drive. One of the things that attracted us to this part of Burlington was the golf course and the green space and we paid more for a house in this area, than we would have paid in other parts of Burlington.</p> <p>We moved into our new house in April of 1998 and have lived on Country Club Drive ever since, raising children, and being actively involved in this community. We have watched the community grow and prosper. I started my own company in 2000 that today employs 25 staff in three locations and our corporate office is located in Burlington. I also travel extensively across Canada working with companies from Halifax to Whitehorse, so I get to experience lots of communities right across this amazing country. But I am always pleased to return to Burlington and Millcroft as I know it to be a safe community with lots of green space and has all the amenities, you would expect to find in a thriving city today.</p> <p>But over the past 23 years we have noticed this area has become busier and the roads are more congested. I can tell you from firsthand experience that Country Club Drive has become a “racetrack” as motorists race from one speed bump on Country Club Drive to the next. Many of them are not locals and are using this street as a short cut. I encourage the City to locate a police radar vehicle on Country Club Drive on any given day close to the entrance of the Millcroft Golf Course, and you would see just how many people are speeding down this street.</p> <p>Adding additional housing will only cause more congestion, noise, and safety issues. There are two schools close to where the proposed housing will be located on the existing hole #1. If the proposal is approved, that will create issues both during construction (where will all those construction vehicles park?) and after it has been finished with all the additional traffic on Country Club Drive. The other proposed housing on the existing holes 6 &amp; 7 will also result in a lot more traffic on Millcroft Park Drive and make the intersection with Country Club Drive more congested. Golf Carts sharing the footpath or road on Millcroft Park Drive as golfers move from the new proposed hole 15 to 16 will be dangerous to both pedestrians and vehicles.</p> <p>The Millcroft Golf Course had its best year ever this last year in terms of the number of rounds that were played. The notion that golfers want to play shorter games of golf is not believable in my opinion. This part of Burlington has barely enough green space and it needs to be preserved.</p> <p>If this development goes ahead, we will be selling our house and finding another community to call home and Burlington.</p> <p>Regards Chris Byrnes</p>
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309	Jeffrey & Elaine Sonoda Unit 2 – 4360 Millcroft Park Dr.	February 5, 2021	<p>Dear Rebecca Lau,</p> <p>As requested by your public notice, I am writing to you in regards to the proposed residential development of a portion of the Millcroft Golf Course.</p> <p>We have resided in the Millcroft community since 2007 and relocated here based on the many features and benefits of the community. This is a very prestigious area of Burlington with friends and family alike commenting on what a beautiful area this is that we share with many families.</p> <p>I am an avid golfer, recently retired and do play Millcroft on occasion. Along with the architectural attractiveness of the existing homes and green space, the golf course was one of the reasons for us to relocate to this community. One of the benefits of residing here is the distance to the club house. Although I find the course to be “short” compared to others I play, redeveloping the course from 5,700+ yards to less than 4,000 is of zero interest to me and I will seek other courses to play. We may even perhaps seek another area or city to live in should this development move ahead.</p> <p>My personal opinion is that the redesigned “executive” golf course will attract less experienced golfers that may result in more damage to existing homes than the current course set up. The driving range that existed beside the 1st hole has disappeared to make way for a cluster of homes. Review of the developers plans in Block ‘C’ to have a shared golf cart path and sidewalk travelling in front of the new homes is ridiculous. I do not know of any golf course that allows this and I certainly would not want to be a new home owner with or without children having walking golfers &amp;/or golf carts ride past the front of my house every 10 to 15 minutes during golf season. I do not believe that you or anyone else copied on this e-mail would welcome golf carts traveling along the sidewalk in front of their home.</p> <p>A simple scenario for you to consider. How would the residents along North Shore Blvd. and those on the perimeter streets of the Burlington G&amp;CC feel if a developer proposed 100+ new homes on the existing golf course property?</p> <p>Most likely the same as us and the hundreds of other Millcroft residents objecting this redevelopment.</p> <p>We reside on Millcroft Park Drive near the intersection of Taywood Drive. Traffic flow along Millcroft Park Drive is busy as it is and is further impacted during school hours having Charles Beaudoin School very near us. Increasing the number of residences will only add to the traffic congestion as Millcroft Park Dr. is a main artery of the community. There are currently traffic stop lights at the corners of Dundas Street and Millcroft Park Drive and Dundas and Tim Dobbie Drive. A distance of approximately 500 yards. With the proposed 6 storey condominium building on Dundas Street, are there plans to add another stop light at the entrance/exit to this new building between the two existing stop lights? If not, how will the condo residents be able to exit westbound along Dundas?</p> <p>We thoroughly enjoy the existing greenspace in our community and walk every day or as much as the weather allows during this most difficult time. I do not want to cite</p>
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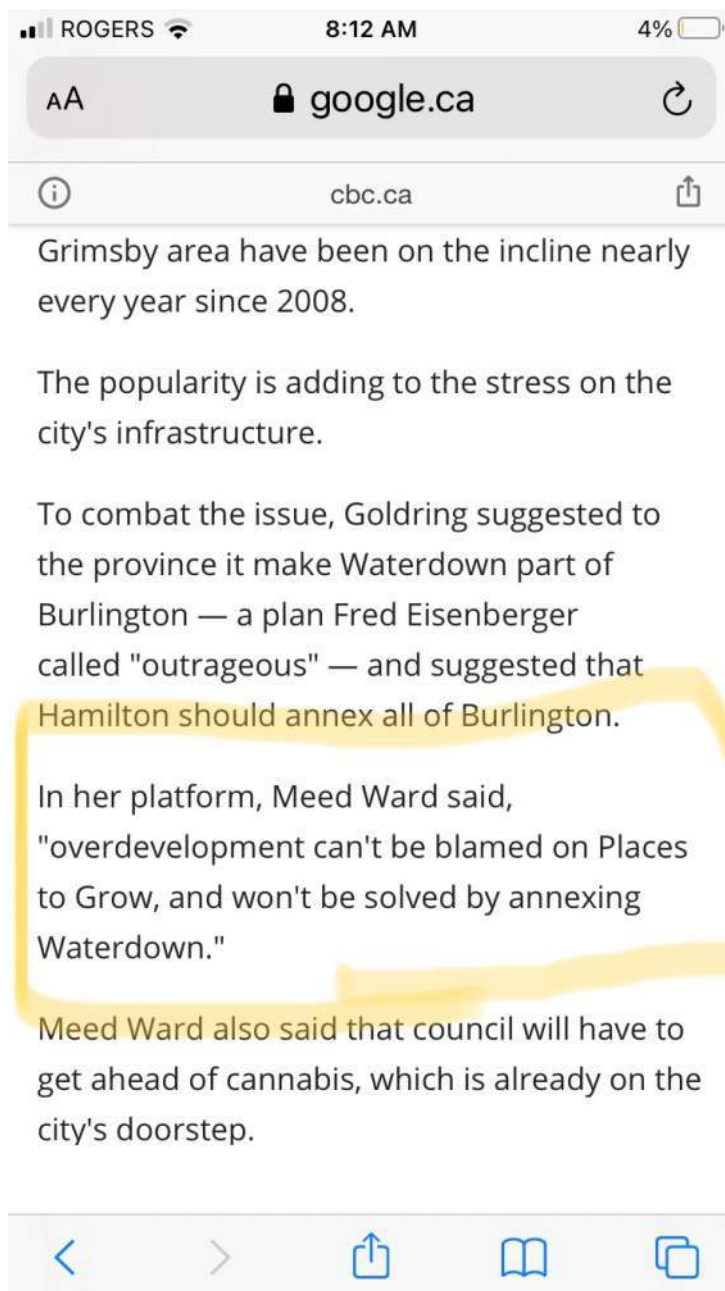
			<p>contradictions to the official city plan sections that I am sure you have received correspondence from other Millcroft residents. I do not know what value this e-mail correspondence will have on the potential future development that is proposed, but feel compelled to write to you with our feelings of this development. We certainly understand the needs for the city to grow and that Burlington's new home growth potential areas are limited. Millcroft is an existing golf course community and do not feel that the additional quantity of new homes warrant this redevelopment.</p> <p>Thank you in advance for taking the time to read our concerns.</p> <p>Sincerely, Jeffrey &amp; Elaine Sonoda</p>
310	Sarah Kucan	February 6, 2021	Millcroft Greens should not be approved and that is clear. STOP IT!!!!
311	Sarah Kucan	February 6, 2021	See attached email.

## Lau, Rebecca

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**From:** Sarah Kucan  
**Sent:** Saturday, February 06, 2021 8:14 AM  
**To:** Lau, Rebecca  
**Cc:** Mailbox, Office of the Mayor  
**Subject:** Millcroft

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.



PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

#	Name & Address	Date Received	Comment
313	Bill Johnson 4129 Millcroft Park Dr	February 6, 2021	<p>Hello all - I was going through some photos and came across this one of my grandson. It would be a shame to tell him that our open space lands that once were considered valuable resources to our community and were protected by our city plan under the Natural Heritage System, have been tossed aside for another housing development backyard.</p> <p>Please reject Millcroft Greens application so that my grandson can continue to enjoy his open spaces !!!</p> <p>--</p> <p>See attached email.</p>

## Lau, Rebecca

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**From:** Bill Johnson  
**Sent:** Sunday, February 07, 2021 8:31 AM  
**To:** Lau, Rebecca  
**Cc:** Meed Ward, Marianne; Bentivegna, Angelo; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin; Kearns, Lisa; Stolte, Shawna; Plas, Kyle; effie.triantafilopoulos@pc.ola.org; Carr, Gary; jane.mckenna@pc.ola.org; Millcroft Against Development; Judy  
**Subject:** Millcroft Greens - resident opinion  
**Attachments:** Cam - with bunny.jpg

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello all - I was going through some photos and came across this one of my grandson. It would be a shame to tell him that our open space lands that once were considered valuable resources to our community and were protected by our city plan under the Natural Heritage System, have been tossed aside for another housing development backyard.

Please reject Millcroft Greens application so that my grandson can continue to enjoy his open spaces !!!

*Bill Johnson*



#	Name & Address	Date Received	Comment
312	Paul Osborne	February 6, 2021	One of the many reasons we chose Burlington to raise our family was because of many of these cherished assets. Since we arrived in 1997, there has been both growth and many additions to add to our great city. However subtracting such assets would be a step in the wrong direction both for our eco- system and the beautiful neighborhoods surrounding it. That’s why we were voted Best City. 🍷
314	Mary Raquin & Norm Shogilev 2088 Simcoe Drive	February 7, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s</p>

		<p>4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.</p>
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			<p>Sincerely,</p> <p>Mary Raquin &amp; Norm Shogilev</p>
315	Paul and Monica Klawunn	February 7, 2021	<p>Dear City Council members,</p> <p>As Millcroft residents for the past 26 yrs we have witnessed the planned development of this community. Being almost built out now, except for a couple of parcels of land, we enjoy our special community in this great city.</p> <p>Now a major change is proposed which will fundamentally alter the character and function of this neighborhood. We are strongly opposed to this development and offer other alternatives.</p> <p>Having attended the first public meeting on this proposal it became clear that the developer cares not a hoot about what is best for the community nor about the desire of the majority of the residents. They want to make money.....period. The city is no doubt also looking forward to increased tax revenues. We don't profess to be knowledgeable in golf course operation and management but accept that the current owners operate this as a business and need to generate an income greater than expenses. The new golf course owner obviously is using the sale of land for development as part of their business model.</p> <p>While making money is not illegal, doing so by ignoring the will of the current community is callous and why we have a city council to adjudicate on our behalf. We offer the following considerations;</p> <ol style="list-style-type: none"> <li>1. The removal of more than 30 yrs worth of mature tree growth is criminal. The developer showed lovely pictures of treed buffer strips but it will take at least another 30 yrs to attain that level of treed ecological benefit after removal.</li> <li>2. We all remember the Burlington Flood of 2014. South Burlington was severely impacted. A significant contributing factor was all the new development north of the QEW coupled with aging infrastructure in the older south Burlington neighborhoods. More hardened surfaces will raise this specter again. The absorptive capacity of the golf course is significant and serves to dampen the flood effect of significant rainfall which, as climate change proceeds, we can expect with an increasing frequency.</li> <li>3. Increased traffic management issues. Millcroft Park Dr. is already quite busy with multi car waits at major intersections at peak times. Adding 2 cars per proposed household ( ~250+ vehicles) to this will cause safety issues and further increase wait times at key times.</li> <li>4. The current City council was elected in part to stem the tide of unwelcome development and this is clearly unwelcome.</li> </ol> <p>In order retain the unique character and lifestyle of the Millcroft community we propose the following suggestions;</p>



			<p>1. The residents first choice is to continue with the golf course as is but if this is not an option then.....</p> <p>2. If the current golf course owner feels a short course is more sustainable for profit and play then so be it but, the freed up land should be repurposed by the city as additional parkland or perhaps renewed urban forest. Yes there will be cost to the city to pursue this avenue. Perhaps some form of Lifestyle maintenance levy in the taxes for the entire community could serve to offset the cost and would be more acceptable to current residents of Millcroft .</p> <p>3. Consider significantly reducing the amount of homes the developer can build and increase the greenspace significantly. The developer will agree to build as long as he makes a profit but that does not mean he can build to maximize the profit they have envisioned. Negotiate them down to minimize the development and increase the greenspace potential.</p> <p>We feel that there are opportunities to be creative at this critical juncture. Perhaps we the residents won't get everything we want....but by the same token the developer shouldn't either.</p> <p>Paul and Monica Klawunn</p>
316	Ashlyn O'Gorman	February 6, 2021	See attached letter.

Feb 6/21

Community Planning Department  
PO Box 5013  
426 Brant St  
Burlington, ON  
L7R 3Z6

**Attention: Rebecca Lau**

My name is Ashlyn O’Gorman and I live on the first hole at Millcroft Golf Course. My family moved to our house on Kane Crescent in 2016 so that we could live on the golf course and not back onto houses. I love my backyard as we can watch golfers on the first hole and there are no houses behind us. It makes me very sad to think that we could lose this beautiful space to more houses. I am also worried about the loss of wildlife and the dirt and mess in our pool and backyard. I do not understand why the City would consider this proposal given that is supposed to be focused on preserving green space. As a grade 9 student, I am learning the importance of preserving green space, so I ask the Mayor and City Counsellors to please decline the application to redevelop the Millcroft Golf Course. I love it just the way it is! Please keep Burlington as the beautiful place I grew up in.

Regards,  
Ashlyn O’Gorman

317	Lorraine Green 4111 Stonebridge Crescent	February 8, 2021	<p>Dear Ms. Lau,</p> <p>My husband and I are relatively new to Burlington, more specifically to Millcroft, having moved here in April 2020. We were attracted to the area because of the beautiful and plentiful open greenspaces. Millcroft Greens application will reduce this greenspace, increase traffic and air pollution, and disrupt ecosystems and wildlife in the area.</p> <p>Do we really need more expensive single-family homes in this area?</p> <p>On April 23, 2019, Burlington City Council declared a “Climate Emergency”. Climate change is now an urgent crisis and has only intensified since this declaration. It is already causing massive damage in Burlington from floods and other weather events. Burlington needs to recognize that nature plays a key role in mitigating the climate crisis and this development will only exacerbate our already fragile stormwater management system and the health of its citizens. We cannot afford, during a climate crisis, to increase our carbon emissions! Four hundred old trees will be destroyed if this development is approved. We all know trees play an important role in the fight against climate change. They capture and store carbon in their biomass and soil, releasing oxygen into the atmosphere. Trees, especially older trees, provide many benefits to us every day. They offer cooling shade, block cold winter winds, attract birds and wildlife, purify our air, prevent soil erosion, clean our water and add grace and beauty to our homes and communities.</p> <p>Younger trees are more sensitive to the changing conditions of rainfall and sunlight than older trees. This application should be rejected just for the loss of these older trees, but it will also destroy other very precious ecosystems. We should be protecting our natural infrastructures, create and maintain wildlife habitats and areas of high ecological value, NOT destroying them.</p> <p>We must conserve and preserve Millcroft as it exists now. As citizens of one of the “best communities to live” in our country, we need to leave our children, grandchildren and great-grandchildren a “green legacy”.</p> <p>I am not an expert on applications, nor do I know all the various sub-sections listed in Millcroft Greens proposal, but I do know we are facing an existential crisis, and it is a crisis we cannot buy, build or invest our way out.</p> <p>We can however be bold and say “NO” to this very disruptive, unnecessary, single-family development.</p> <p>Together, as concerned citizens, we must reimagine our communities. We must reimagine our relationship to nature which has been so important to us during the COVID -19 pandemic.</p> <p>I urge the City of Burlington to reject the Millcroft Greens application. Preserve our greenspace now and for future generations.</p> <p>Yours truly, Lorraine Green</p>
318	Tadeusz(Ted)Jurczyk	February 8, 2021	<p>I,m against the golf course development in beautiful green, part of Burlington-Millcroft!!!</p>

319	Jasmine Soloman	February 8, 2021	<p>Dear Rebecca,</p> <p>I wanted to add my name and this email to the hundreds of concerned residents of the Millcroft Community and surrounding neighborhoods.</p> <p>I truly hope this request is denied. Besides a complete disruption to ecosystems, wildlife, reduced green space there would be a tremendous increase in traffic, congestion on the roads, and the increase of people and cars in this area is hard enough to deal with as it is - adding additional housing will only create more gridlock and even though I understand it helps with taxes it doesn't help Millcroft and the surrounding neighborhoods. Alton Village has already added an immense amount of traffic on Upper Middle Road, Walkers Line, and Dundas/Hwy5; all the new condos being at Walkers and Upper Middle will also have an impact. I believe this application fails to meet so many reasons and even though I am not completely on top of all of the rules, regulations, by-laws, official city plans I do know enough to bring to your attention the following:</p> <p>2008 and 2018 official plans, outlines goals for current and future planning and in that plan, it states that "lands identified as Natural Heritage System, Major Parks, and Open Space and a few other points - this application is a contradiction of that section of the plans.</p> <p>There is vegetation/trees that have been in place for years, we have been in Burlington for over 30 years and we have seen these trees grow and now you are going to remove those trees to add homes in surrounding areas of the golf course where wildlife has existed alongside residents for years without disruption to the ecosystem - you are going to destroy that if you allow this to go forth.</p> <p>I don't know what else is required to stop this application - to leave things as is; We love walking around Millcroft as is - the way people come together, enjoy the green space, the different species of birds and even the local geese are part of the environment; the pond(s) that would disappear = no one but the owners of the application would benefit from this.</p> <p>We were in South Burlington for years and then Condos were added left, right, and center so we move up to North Burlington and have loved living up here for over 20 years but the small City feeling we used to have is slowly being taken away by condos, Alton Village and now this application. Tom McBroom who was the original architect for the Millcroft golf course would be appalled and has commented that "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." What is it going to take to understand this green, recreational space and the neighborhoods around Millcroft are happy with the status quo - stop this before it is too late.</p> <p>So I really do hope the City looks at all aspects of this application and refuses it. Let us keep Millcroft as is, it is a beautiful community that is vibrant and safe and already has enough people.</p>
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			<p>Thank you for your consideration.</p> <p>Jasmine Soloman</p>
320	Bogdan Jedrzejewski	February 8, 2021	<p>Hi Rebeca,</p> <p>I have just learned about the changes planned for the Millcroft golf course. Please try to preserve this unique, tight golf course. I use this course to play with my grandchildren. It is very convenient for us since they live next to the golf course. This is a small and narrow golf course and reducing green space on this already tight course, will reduce it to the “urban golf course” status. From my observations, I know that the majority of golfers on this course are casual golfers (young and old) and ball flights are not always in their control. Making this course even tighter will raise the issue of players’ liability for broken windows or damages to parked cars to mention just a few. A single stray ball could be an expensive one capable of killing the pleasure of being outside.</p> <p>Regards, Bogdan</p>
321	Aidan Britnell	February 8, 2021	<p>Hello Rebecca,</p> <p>I’m a Burlington resident and concerned citizen with regards to the Millcroft Greens application to develop the Millcroft Golf Course.</p> <p>Approval of this application would result in a net adverse effect on all aspects of the community - including, but not limited to the environment, human health, and the City and Region's established Official Plans.</p> <p>Please preserve the original, existing, and planned-for zoning O1 - Open Space for the entirety of the golf course lands.</p> <p>Thank you,</p> <p>Aidan Britnell</p>
322	Genia & Alex Peto	February 8, 2021	See attached letter.

Monday, February 8, 2021

**Subject: Opposition to: Millcroft Greens Application**

Dear Rebecca;

The following is our thoughts and opinions on this development as resulted from discussions with MAD.

As 35+ year residents of Burlington, (the last 13 in Millcroft), we are writing to seriously oppose Millcroft Green's application to build 98 homes on the Millcroft Golf Course.

This truly unique 650 acre Millcroft development and community golf course was conceived and designed around a rich natural environment to include 4,000 homes, over 10,000 residents, schools, forests, parkland and well laid out traffic flow. This was done to preserve the integrity of, as well as conform to, an established plan for population densities approved by the city.

Having lived in north Burlington since 1987, Millcroft has been the envy of many residents and visitors to our city as a model residential living area. The reasons are evident- consistent architectural styles, reasonable traffic flow, compliant housing densities, accessibility to schools & parkland- not to mention an affordable, playable 18-hole golf course (for all ages and skill levels!) In addition, there is reasonable access to, and exits for, major thoroughfares and shopping.

Now, contrary to Millcroft community design, City of Burlington zoning and Regional/Provincial goals for environmental conservation, developers want to start filling in the golf course with houses. This, in addition to planned townhouses on vacant lots in Millcroft, has the potential to significantly detract from a truly remarkable community while adding little value.

Here are our major objections:

## 1. ENVIRONMENTAL

Killing our green-spaces dramatically impacts the environmental balance in Millcroft and adjacent areas. Loss of wildlife habitats (flora and fauna), cutting/eliminating trees, disrupting waterways and natural drainage flows serve to diminish the natural beauty of our community. In many ways the re-zoning to build additional housing is a contrast to Burlington's short- and long-term strategic goals!

## 2. SAFETY

Increasing housing by the 100's increases traffic flow, congestion, easy access (to schools, parkland and homes) and concerns for safety. Over the past several years, many, many streets have been transformed into "traffic controlled" areas because of increased automobile, bus and other transportation vehicles. Dangerous speeding and 'short-cutting' to access major thoroughfares has proven to be of grave concern to residents- both young and old. Many of these measures are in school areas designed to protect our children.

## 3. GOLFING

Significant impact to golfing community- taking an 18-hole, ~5,500 yard course to a mostly par 3, ~3,300 yard course is a self-fulfilling means to ultimately eliminate the course altogether. To argue that it's about safety- and then show the number of broken windows as the measure, while NOT touching the one hole with the most broken windows is a hollow & insincere argument! This is about financial gain & greed- pure and simple. Yes, golf in North America is transforming, but it's not disappearing. Eliminating city courses reduces access for golfers of all ages- (particularly the younger ones and retirees)- who benefit from easily accessible and affordable venues such as Millcroft Golf.

Millcroft Greens concerns for preserving green spaces, natural beauty and a shorter golf course are disingenuous at best and seem contrary to Burlington's well thought-out strategic community goals. Their motives for altering Millcroft's ecosystem to build houses- with the potential to alter stormwater management, increase flooding risks, diminish existing species habitats- while

Monday, February 8, 2021

significantly adding congestion and concomitant loss of green spaces- all serve to detract from the “original community design” where Millcroft families have come to live, grow, recreate and enjoy the benefits of one of Ontario’s truly unique neighbourhoods.

We ask that City Council consider these, and any other valid concerns, and vote against approving the Millcroft Greens application for developing our community golf course or any other green spaces.

Sincerely yours;

**Genia & Alex Peto**



#	Name & Address	Date Received	Comment
323	Andy Marcolini 2068 Country Club Drive	February 8, 2021	<p>Rebecca 2068 Country Club Drive.</p> <p>Will make it short and sweet. Moved here when there were only 4 houses on CCD. Loved the golf course and the uniqueness of the development. You'd be hard pressed to find 2 houses that were identical.</p> <p>I could also pull out of my driveway in seconds. Now fast forward 25 years and Country Club Freeway takes me a minute to jockey my way out of my driveway. We've put in speed bumps that really have done very little to slow traffic.</p> <p>Millcroft and the community is my home and that golf course was a HUGE reason we purchased here. This proposed development will absolutely destroy the essence of this community and what its intended purpose was.</p> <p>The traffic is all ready unbearable. The City gets more than its fair share of tax revenue from the area and most importantly, the mass majority of the residents do not want this development. What happened to the people have spoken. What happened to our elected officials representing their constituents concerns. What happened to enough is enough.</p> <p>2068 Country Club Drive, residents and small business owners in the area strongly object to the proposed dismantling of our perfectly planned community.</p> <p>Andy Marcolini.</p>
324	Kendall Wilson	February 8, 2021	<p>To those who are responsible for the vitality of the City of Burlington,</p> <p>My name is Kendall Wilson and I am a long-term resident of Burlington, specifically the Millcroft Community. I first moved to Burlington at the age of 9 and attended W.E. Breckon Elementary, then Florence Mears Elementary just down the road from my parent's home at 2138 Berwick Drive and went on to high school at Notre Dame. My mother and father, Dave and Jacquie Wilson, still reside at our family home on Berwick and my older sister, Kait, and I still consider it our home despite both of us growing up and leaving the nest at our respective times.</p> <p>As a kid growing up in Millcroft I was fortunate to have ample outdoor places to roam and play, whether it be creating a maze within the reed canary fields north of what once was the dead-end of Berwick Drive after school or meeting friends on weekends who lived on Hogan Court or McKerlie Crescent at Berwick Green or Millcroft Park to hangout and do whatever teenagers do. You could often find my Dad giving me tips on my swing on the first tee at Millcroft Golf Club or all the Wilsons having a family put-off on the 18th hole (Mom and sister Kait included). I feel incredibly privileged to have grown up in a quiet neighborhood with ample locations to find enjoyment in the outdoors where my parents could allow their youngest daughter out the door with peace of mind.</p> <p>The importance of protecting the few remaining green space areas within north Burlington cannot be overstated. When reviewing the Official Plan - Schedule B for the area north of the QEW between Appleby Line and Brant Street, very few pockets of green remain. The land that hosts the golf course, although it may be</p>

			<p>primarily purposed for golf, offers a great spot for a bike ride after dusk in the summer months and months of ample use in the winter for walks when the course is closed (especially during the pandemic this has been critical for our neighbourhood). Not only is it meaningful space for people, I've seen a Snapping Turtle in the pond on Hole 4 and countless unique birds using the stands of trees and ponds as stopover areas during spring/fall migration. Even if you don't even step onto the golf course lands themselves, the presence of nature meandering between the homes of Millcroft makes this community a great place to live.</p> <p>It is very apparent that the idea of squeezing homes into the existing footprint of the already limited green space in this area of Burlington is a poorly thought out concept from a planning perspective. In the eyes of the developer, this highly valuable land (if allowed to be rezoned as residential) is a get-rich-quick strategy without considering the social, economic and environmental impacts to those who call this community home and will for years to come.</p> <p>I'm gravely concerned due to the impending impacts should the Millcroft Greens proposed development be allowed to proceed:</p> <ul style="list-style-type: none"> <li>- Further loss of the limited green space widely enjoyed by the residents of Burlington year round <ul style="list-style-type: none"> <li>- Loss of one of the few remaining public and affordable golf courses in Burlington</li> <li>- Loss of walking trails in the winter which have been gravely important during the pandemic for mental health and physical wellbeing (go look at the club house parking lot in the winter, people drive to the course just to walk it!)</li> <li>- Loss of the community aesthetic that brought and retained the residents of Millcroft making it a desirable place to live</li> </ul> </li> <li>- Further loss of habitat for wildlife, we are bound by the 407 to the north and significant wildlife will be killed or displaced if this limited greenspace is developed</li> <li>- Increased traffic posing a risk to the many schools and their students located within the Millcroft Community</li> <li>- Increased traffic times in an already highly congested area with commuter traffic and school traffic from the multiple schools in the area</li> <li>- Poorly planned community being implemented into a very limited space without thought or consideration of long-term functionality (to the benefit of the developer's pockets ONLY)</li> <li>- Loss of value of the homes that currently back onto the course/greenspace that will be developed</li> <li>- Drastically reducing the length of the golf course making it far less appealing to golfers and therefore making what's left of the golf course open to further development and intensification when the course ultimately fails and closes entirely <ul style="list-style-type: none"> <li>- We all know this is just phase one and the beginning of the entire course being developed</li> <li>- The developer should be asked to show their plans and social, economic and environmental impacts for what this community looks like in 20 years when</li> </ul> </li> </ul>
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			<p>they've enacted their full plan to develop the entire course!</p> <p>I ask all addressed in this email to strongly oppose the Millcroft Greens Proposed Development as we have to protect and safeguard our few remaining pockets of greenspace left in Burlington and ensure our community functions well for its residents who call Millcroft and the surrounding communities home. Say NO to this get-rich-quick developer who will leave the Millcroft Community in complete disarray after they have filled their pockets and moved onto their next project!</p> <p>Thank you for your time and consideration!</p> <p>Kind regards,</p> <p>Kendall Wilson</p>
325	Brenda and Joe Vetrone	February 8, 2021	<p>Dear Rebecca:</p> <p>We looked for many years before we found our ideal community in Burlington – a place we could raise our son, enjoy a beautiful backyard, be close to many parks, bike safely through the neighbourhood and a place that brought a sense of calm through the greenspaces, ponds with blue heron, and spaces to share with animals and birds, and a golf course.....That place was Millcroft and we reviewed the community plans in great detail – could it be as nice as southern Burlington? We moved into our new house with our two year old son in March 1999 and we love the community and must stand up and say PLEASE do not let development build over the very things that make it special!! The letter below is not written by me but upon review it contains all the things I would like to say and so I will append it to our email letter. We are counting on you to stand up for us and stop this cash grab....you can never go back and I have no doubt if it gets started eventually the green spaces of the golf course will be gone and maybe worse. Please stop the proposal for more development!</p> <p>Sincerely, Brenda and Joe Vetrone</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several</p>

			<p>important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the</p>
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			<p>builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.</p>
326	Rob Sluban	February 9, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the</p>

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			<p>Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Rob Sluban</p>
327	Amanda Ward 4179 Vermont Crescent	February 9, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, over stress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods. Furthermore, my two young children and I love the nature and scenery the golf course has provided us.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands</p>

		<p>of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p>
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			Regards, Amanda Ward
328	Frances Smith 2140 Turnberry Road	February 9, 2021	<p>Rebecca,</p> <p>We would like to add the following to our reasons why we oppose this development:</p> <p>environmental concerns re: destruction of 400! large mature trees</p> <ul style="list-style-type: none"> <li>-removal of mature trees for this development is a really critical one and a big concern and as a community resource, we all have a role to play in protecting and maintaining this resource well into the future</li> <li>-the plan to replace them with much younger little baby "twigs" is just not OK</li> <li>-the Urban Forest is made up of hundreds of thousands of trees throughout the city, located along city streets and parks, woodlots as well as trees located on private property</li> <li>-the Urban Forest provides countless benefits to a community, including cooling the local environment, reducing the urban heat island effect, storing rainwater, cleaning the air, providing a home for wildlife and improving mental health</li> <li>-as of jan/2020 and living within the Urban Boundary, you will need to apply for a permit and on-site consultation to remove a tree (specific details to tree dimensions outlined in Private Tree Protection Bylaw)</li> <li>-under this bylaw, heritage trees and endangered species are also protected</li> </ul> <p>Regards,</p>
329	Clint Munro 2516 Nicklaus Court	February 9, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major</p>

			<p>Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official</p> <p>Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This</p>
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330	Liam [REDACTED]	February 9, 2021	<p>I am a grade 12 student at Hayden, and I am writing this letter because I am against the houses they want to build on the Millcroft golf course.</p> <p>I have lived in Millcroft for 5 years, and I don't want the golf course to change. I like having the golf course in the community, as there are not a lot of parks nearby. I like the golf course and my first job was volunteering at the golf course when I was in grade 10. It gave me good work experience that helped me get a paying job the next summer.</p> <p>I like having the trees and green space, and sometimes I ride my bike on the paths through the golf course. I hope they are not allowed to build houses on the golf course.</p> <p>Liam [REDACTED]</p>
331	Dave Wilson	February 10, 2021	<p>To those who are responsible for the vitality of the City of Burlington,</p> <p>I am writing today to voice the collective concern about the proposed development at the Millcroft Golf Club. We have lived in Millcroft since 2001 on Berwick Drive close to Country Club and raised our family there in what has been a truly wonderful place to live.</p> <p>Firstly, given the principle that nothing is forever and landowners have options, allow me initially to weigh in from the perspective of the golf industry which is the industry I have been in for 40 years. The idea that residents are concerned about safety is in short laughable, stray golf balls are a fact of life when you buy in a golf course community, additionally there are premiums on all of these lots that back onto the golf course so clearly people “want” to back onto the golf course. Further the golf course is still going to remain in place (for now) so effectively is it less dangerous with the new development. The facts supporting concerns with stray golf balls was entirely done by the ownership group. Essentially, what is the tipping that makes it “safer” from a golf perspective with the new hole designs,</p>

		<p>there is no science behind that, bad shots can be hit with every club in the bag so that whole concept that it is safer is NOT a worthy one and therefore should be removed as a support position for the project going forward.</p> <p>Next, in the longer term, this project is a first step of many to redevelop the land at Millcroft GC, let's be honest about that as Canada has seen more courses close than new ones being built for over 10 years. There are multiple courses closed or closing and primarily to developers for residential purposes. My point is, this does not stop here, that land is green space and filled with all of the wonderful species and greenery that are critical to our environment. The development group will tell everyone how they will protect the green space but does anyone really believe that the person running a bulldozer with no one is sight is that concerned, reality is that our entire population see the environment as an important issue today and for good reason and this development will be extremely disruptive to the existing environment. The development north of Upper Middle Road and further north of Dundas in Burlington has been off the charts aggressive in the 20 + years we have lived in Millcroft. Almost, every major retailer we know, is in the neighbourhood and now we want to squeeze in a few hundred more homes in Millcroft that has at least 4 schools, lots of children and families and high traffic volumes. The particular corner of Berwick and Country Club is mayhem every weekday getting kids into and out of the two nearby elementary schools, both within a few hundred yards of this corner. So is it a good idea to cause and advocate for more chaos and likely the safety of children within 50 yards of this intersection. I get that the city gains more tax revenue and the joint ownership group sell homes and win but really this transaction is exactly that, a "transaction" that is financially driven.</p> <p>Burlington is a wonderful community, beautiful lakefront, summer festivals and to me north of Upper Middle Road is being developed beyond it's limits. The south Burlington area remains reasonably spacious and a very desirable place to live with many quiet streets and expansive residential properties. The value of real estate has gone well past any expectations over 20 years in both the south and the north of Burlington and now a pandemic has given further proof that people are flocking to the suburbs for space. Great timing and luck for the ownership group that were planning additional residential real estate property but really bad news for the people that have watched every piece of land or close to it, (less the escarpment) developed. Ultimately, at what point does it stop and when does the idea that financial transactions are the motivator increasing traffic flow and chaos. I would argue that someone has a better chance of being hit by a vehicle or injured in an accident north of Upper Middle Road than being hit by a stray golf ball. I have seen more accidents with vehicles driving in and around Millcroft than news of a golf ball strike in a backyard of a Millcroft resident. Again, no science on that but Millcroft is closed to golfers for at least 4 months a year if not 5, November through March. Again, the safety argument from a golf perspective is NOT valid. I am sure the developers can find a resident or two that want the development to go forward but there is no chance it is more than 5% of the Millcroft residents.</p>
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			<p>In closing, let's be clear, using safety as a premise to build more homes is NOT valid, the development north of Upper Middle Road and Dundas has been off the charts aggressive and at some point north Burlington needs to be protected from development in the same manner south Burlington has and why south Burlington is such a desirable place to live. I would challenge all of the decision makers to ask themselves at what point does this stop and at what point do the people who live in north Burlington get to believe that enough is enough and there community will be respected versus squeezing every last dollar out of it.</p> <p>Regards,</p> <p>Dave Wilson</p>
332	Marion R. Gowing	February 10, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission.</p>

			<p>Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation. Marion R. Gowing</p>
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333	Lorraine Matthew	February 10, 2021	<p>am writing, as have hundreds of other concerned residents, to share my heartfelt opposition to this proposal.</p> <p>My husband and I moved to Burlington in 1997. He was hired as a sales rep, and his territory would cover Oakville, Burlington and Hamilton. As we didn't know anything about any of those cities, we picked the middle, and we've never looked back. Truth be told, I was a very reluctant transplant. My heart was in Montreal, and I never wanted to leave it. To say it was an adjustment is an understatement, but we feel so blessed to have accidentally ended up in this amazing city, more precisely in Millcroft.</p> <p>When we were looking for homes, the difference in price was staggering. We drove around feeling like we'd never be able to afford anything. We looked at a number of neighbourhoods, and we were feeling so deflated. Not only was the cost exorbitant, but the lot sizes were so small, and there was such a lack of green space compared to where we were from. We happened upon Millcroft, and it stole my heart. I remember distinctly calling my mother to say that I had found my new home; not literally, as we hadn't yet found an actual house, but I knew in my gut that this was where I wanted to start a family. My brother ended up buying in Tansley Woods, and he really tried to convince us to buy there also, but we preferred to buy something smaller so that we could be in Millcroft. That sounds elitist, but it wasn't like that at all. Millcroft had no prestige for us; we were new to the area, so we had no idea that it might be considered by some to be more upscale. It was plain and simply because of the green space, and the fact that it felt so much less crowded than other areas. It was somewhere I could imagine my children growing up.</p> <p>We now own our second Millcroft home, and we wouldn't live anywhere else. We have raised our 5 children here, and they love it here as much as we do. I am also a teacher at one of our local schools, so my life is intimately tied to this community.</p> <p>I could provide you with an extensive list of reasons why I am vehemently opposed to this proposal, but the bottom line is that if this proposed development is allowed to go through, Millcroft will lose everything that makes it special.</p> <p>Sincerely, Lorraine Matthew and family</p>
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334	Martin & Alexandra Lawrence 4168 Rawlins Common	February 10, 2021	<p>Dear Rebecca:</p> <p>Further to the extensive explanation and reasons outlined below from the Millcroft Against Development Group, we would like to add the following comments on behalf of our family.</p> <p>We reside on 4168 Rawlins Common which will be backing onto and directly affected by the proposed “BLOCK E” apartment building. While we understand progress and growth we do not feel all avenues for the existing residents in Rawlins Common have been explored. Areas such as noise, privacy, and traffic movement around proposed apartment.</p> <ol style="list-style-type: none"> <li>1. Parking- will the parking be situated away from the rear fencing of the yards from Rawlins Common. Same with visitor parking?</li> <li>2. Will balconies be positioned in a way to respect the privacy of the Rawlins backyards?</li> <li>3. Have sound barrier options been looked at such as higher barrier/ fence and addition natural sound barriers such as evergreen trees?</li> <li>4. Will exterior lighting (both build and property) impose on the existing Rawlin Common residents?</li> <li>5. A traffic survey for Dundas street (Halton region) was completed a few years ago, we have attended meetings regarding readdressing the traffic concerns. Is this proposed expansion for Millcroft greens included in the survey proposals? Will the Dundas street widening happen before the Millcroft Green development? If so, will this be made clear to the residents?</li> </ol> <p>Understanding an apartment complex will bring the above circumstances and others we have not mentioned is there a plan to provide improvements to Rawlins Common properties affected ( approximately 8 -12) if the development cannot alleviate the issues solely in their plans?</p> <p>Regards, Martin and Alexandra Lawrence --</p> <p>Millcroft Against Development general letter of opposition :</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course</p>
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335	Brett Maves	February 10, 2021	<p>Rebecca:</p> <p>I am writing to you and those c:c’d to outline our opposition for the Millcroft Greens Development Application.</p> <p>We have been residents of Millcroft for 20 years, first moving here in 2001. We were living in Cambridge, just had our second child and were looking to buy a larger home to raise our family in. Debbie and I were both avid golfers and I had always dreamed of living in a golf course community that are so prevalent in the southern US.</p> <p>As we travelled around southern Ontario, trying to find a new subdivision/city to call home, we stumbled upon Millcroft. Immediately, we decided this is where we wanted to live and it was 100% the golf course community aspect that drew us to settle in the City of Burlington. There really is very little, if anything that is similar to it in Ontario.</p> <p>We have now raised our children in Burlington and are Empty Nesters. Recently, we discussed downsizing, potentially moving downtown or to another community altogether as we no longer need the space we have. We have gone so far as to attending many showings and Open Houses. However, coming back to our backyard, with the beautiful view of the course, the privacy and the open space, the sense of community that is here, we have decided to stay forever as nothing</p>

		<p>else compares.</p> <p>While this proposed development maintains a golf course, I don't believe it will be the same attraction to Burlington that it was for us, as plans are for it to be an Executive course. It also does not impact our house significantly as we back onto hole #3. However, I feel terribly for the people on Hadfield and Parklane, that what they purchased and have enjoyed for so long will change significantly and will not be the same. Longer term, I fear that once the Developers get a taste of the financial windfalls of building more homes, it will just be a matter of time that future proposals will be made and the end of the Millcroft Golf Community, which is so special and unique to Burlington, will be gone.</p> <p>As elected officials, you can stop this development proposal and preserve a special place and a draw of new residents to this city. The 100 or so homesites that are proposed are not required to meet provincial growth rates for Burlington, it eliminates green space and will only anger thousands of your residents and voters. In addition, I can only assume Market value of those properties that will no longer back onto the golf course will come down, resulting in less property tax paid to the City by those people.</p> <p>Having said this, I do understand business owners also want returns on their investment. I do think there are many ways Millcroft GC can improve their financial position. Debbie and I recently walked to the club for dinner this summer...good food/service, not a soul there.</p> <p>Millcroft Golf Club really could be the hub of the community with more of an outreach program. Perhaps an investment/expansion in the clubhouse could mean a place for weddings and special events. Expansion/improvement in the facilities would allow a community outreach for Sunday brunches, trivia nights, viewing of key sporting events, neighbourhood dinner events etc.</p> <p>A focus on an improved Junior program would bring future, lifelong members to the club. Building an ice rink in the winter could continue to attract diners all season. Take a walk any day in Millcroft during this pandemic, where the golf course has been kind enough to allow residents to walk through it, and you will see the community spirit that can be brought back to life. It is clear there is a passion for this community, as can be seen by the opposition of the development proposal. Perhaps that passion could be used to assist the ownership group in improving their business by promoting Millcroft GC amongst their contacts and social media following?</p> <p>We urge you to reject this development proposal and allow Millcroft to continue to flourish as a community that has become an unmatched gem in all of Ontario.</p> <p>Regards</p>
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			Brett & Debbie Maves (with the support of our son Kyle and daughter Abby)
336	Bob & Erica Balon 4278 Clubview Dr	February 11, 2021	Hi Rebecca I sent a stock letter prepared by one of the groups that oppose these over development of Millcroft and in my opinion it's entirely motivated by greed. I watched the original presentation on line the whole idea is bazaar but what really stands out they going to create streets where there isn't any and call them private lanes this is something you see in third world countries and it's up to the residents to maintain them. I do believe if the city of Burlington approves any part of this proposal it just shows the greed of the city also looking for new tax revenue. Lastly there are lots of open space all over burlington why wouldn't that be developed first.
337	Susan Munden	February 11, 2021	<p>Dear Rebecca,</p> <p>Reference the Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice.</p> <p>We came to Canada just over ten years ago and not knowing the area at all we rented a house in Burlington. We searched from Oakville to Niagara on the Lake whilst looking for a property to buy.. After a search lasting over a year we purchased a property in Millcroft, as a result of our search we realised that Millcroft is quite unique and for us it was impossible to beat. Our property is not on the golf course and we do not play golf but we chose Millcroft because of its open spaces, the setting around the golf course and the maturity of the area, we never dreamt that anyone would be allowed to build on the golf course. If we had wanted to buy in an area that was not built around a golf course there are many options available both for older and new properties. Finding an area such as Millcroft is a lot harder.</p> <p>Millcroft is an established community and if this application goes ahead Millcroft will be changed forever and not for the better. Once this land is built on it will be lost, precious open space that cannot be reclaimed. I am sure that you have had other emails listing all the reasons why this development such be rejected such an increase in traffic and pollution (we imagine that each property will bring with it at least two vehicles), additional pressure on local schools (pre Covid our children were regularly in portable classrooms, shared lockers and ate lunch on the stairs due to lack of space in the cafeteria) and the impact on wildlife. We are in agreement with all those arguments but when it comes down to it we just think that this proposed development is wrong because of the loss of the open space in a mature and established residential area, open space that should be protected. We listened to the public meeting with open minds but were not convinced by any of the arguments we heard from the developers. If the new owners think that there are problems with the golf course why don't they fix them and make Millcroft a golfing destination that golfers from all around want to come to instead of reducing the size and likely making it less attractive to play on. If they have the community interests at heart why not invest the time in thinking of ways of making golf more accessible to local residents and schools, develop a coaching staff and maybe produce a champion of the future. I assume that there isn't</p>

			<p>enough money in such a venture. If this development is given the go ahead how long do you think it will be before we hear that the golf course isn't profitable and they will be submitting applications to build on the remaining area?</p> <p>During the pandemic we have been urged to keep our distance, we have seen the positive effects of less traffic on the roads to the environment and have valued the opportunity to be able to get outside to exercise. Now more than ever we should value our open spaces, we should not be building on them and trying to cram as many people as possible into a small area. It is not necessary to build on the golf course, it is not progress, it is greed.</p> <p>This is just the tip of the iceberg, many developers will be waiting for the outcome of your decision and if the green light is given to build on open space in a unique and mature area such as Millcroft before long you will be receiving applications to develop every piece of open space in Burlington and the aim will not be to improve the City of Burlington for its residents but for the developers to make a profit.</p> <p>Burlington is the best place in Canada to live for many reasons and one being the open spaces and unique communities such as Millcroft that Burlington has to offer. Please protect the open spaces of Burlington, please protect the residents of Millcroft and Burlington and reject this planning application.</p> <p>Regards,</p> <p>The Munden family.</p>
338	Wendy Watt-Visintini 9- 2175 Country Club Dr	January 26, 2021	<p>Dear Ms. Lau,</p> <p>I understand city planners will be reviewing the application of Millcroft Green to develop parcels of the Millcroft golf course.</p> <p>The planners have a big burden on their shoulders. I hope they choose wisely. When they review this application, I hope they consider the following:</p> <ul style="list-style-type: none"> <li>• Over 400 mature trees will be cut down to make way for new development. No matter how many trees are planted to compensate, it will take decades before these new trees attain the majesty and magnificence of the existing trees. All for the sake of 98 homes.</li> <li>• If this development is approved, the charm, appeal and beauty of this neighbourhood will be negatively altered impacting thousands of people. All for the sake of 98 homes.</li> <li>• Traffic density, air and noise pollution will be forced on existing residents of Millcroft for years during the construction period. All for the sake of 98 homes.</li> </ul> <p>Collectively, we are the guardians of this incredible neighbourhood. It is our duty to conserve and protect the green space we enjoy not only for us but for generations to come. It is our duty to carry the legacy forward and be proud of</p>

			<p>what future generations inherit from us. Will they inherit green space and beauty or 98 more homes?</p> <p>Please choose wisely.</p> <p>Wendy Watt-Visintini</p>
339	Phillip & Jeanne Psutka	January 26, 2021	<p>As a Millcroft homeowner for over 26 years,who's property backs onto the course,and as a member of the golf club for about 20 years,I want to add my name to the list of people who feel that the proposed development and changes to our neighbourhood are totally unacceptable and contrary to the vision that we had when we chose to invest and move to the Millcroft area.</p> <p>I will not repeat the various environmental,economic,and traffic problems that I know have already been pointed out,but I will express my disappointment with our elected representatives who have failed to make any attempt to gain input from the community,understandingly using the pandemic as an excuse to not have public meetings,but not eliciting feedback via mailed or emailed surveys.</p> <p>Also I hope I am wrong in my concern that if the developers are successful that this will only be the first step towards more development taking place,as I believe that the proposed "18 hole" course will fail due people like myself not wanting to play such a course with 10 Par 3's.</p> <p>Yours truly, Phillip &amp; Jeanne Psutka</p>
340	Judy Dainton 4129 Millcroft Park Dr	January 26, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the</p>

			<p>City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of</p>
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			<p>wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Regards</p> <p>Judy Dainton</p>
341	Deborah Lewis	January 26, 2021	<p>Dear Ms Lau:</p> <p>I am writing to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course and am writing to voice my opposition to this proposal. This development has the potential to disrupt and significantly impact and alter the character of one of Burlington’s most iconic communities. Not only will this result in an increase of traffic and safety of the community roads but also impact the ecosystems and wildlife that call this green space their “home”. There have been a number of significant storms over the past number of years and the green space is critical to ensuring that the properties that surround the green space continue to act as an absorber of the significant rainwater that even our storm system and creeks are challenged when these events take place. This significant weather events are becoming more common and are not going away.</p> <p>As a homeowner in Millcroft of almost 30 years, one of the key reasons for buying in this community and especially a golf course lot which was a premium property was it's uniqueness and that the green space would not be built on as it was zoned - Open Space. As a purchaser of the property, I bought in good faith that the zoning as approved by the city council would not be challenged with the potential for re-zoning at any time. This proposed development would negatively impact the value of my property and also impact the enjoyment of the property. If I had wanted to have a house “behind me” I would have purchased a different property and not the premium property that I did. I bought into a completed neighbourhood with large trees that have since grown significantly over the</p>



		<p>almost 30 years. This proposed development would result in Millcroft becoming a construction zone for years not the current liveable mature community that it is. This proposed development would also change the character of Millcroft.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as a key feature and one of the reasons why residents bought in Millcroft community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many wildlife species, providing green space and a wildlife haven in the predominantly concrete-laden and already heavily populated north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents (taxpayers), and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in</p>
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		<p>2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the developers' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing."</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development.</p> <p>Millcroft Greens' application is for the benefit of the developer who will "come and go" while the residents of Millcroft would have to deal with the aftermath of the increase in traffic which is already significant on the main streets in and out of Millcroft, the decline of wildlife which is abundant as well as having to address the potential water/flooding issues. This proposed development goes against every reason why I purchased the "premium" property and the City of Burlington, Mayor and Council should stand by the original planning decision and maintain the zoning as - Open Space. It is my hope that the City of Burlington will preserve our green space and reject Millcroft Greens' application without reservation.</p> <p>Best regards</p> <p>D. Lewis</p>
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342	Deborah Rapini 4186 Kane Crescent	January 26, 2021	<p>Dear Rebecca,</p> <p>Our home is located on Kane Crescent and backs onto the the golf course midway between the first tee and the putting green. We sought out our bungalow and have lived here for over ten years. We are very much against the proposed residential development in this area.</p> <p>To date, the golf course owners have maintained a beautiful and somewhat challenging course in this unique green space community. It has character. Trees have flourished and finally many species of birds and animals are visiting and inhabiting the area. We have seen large hawks, owls and even mink on our property along with the abundance of grey squirrels and the recent arrival of chipmunks. It takes time for trees to mature enough to canopy and support smaller animals who are threatened in open spaces. If anything, my wish would be to see nature gardens included on the golf course to aid the decline in the bee population.</p> <p>For the most part, golfers are respectful during their rounds. Over the winter months, people walk along the pathways and sidewalks that are connected throughout the course to get fresh air and exercise in a quiet, more natural setting. As we are all aware, this has been especially important during Covid-19 for our overall mental health.</p> <p>If the development goes through, the view in our yard will be the new location of the putting green and the turnaround circle. Our overall enjoyment of our property will be greatly reduced. Golfers and increased cart traffic will be directly behind us as well as cars turning around in the circle because of one-way street traffic. This will create a lot more noise. I am also concerned the developer plans to have golf carts use this new road to access the next golf hole. I know as a homeowner, I wouldn't want to have golf carts driving along the road at the end of my driveway all day long especially, if I had small children or pets or I was trying to back out of my driveway. Rainwater and its runoff flows out onto the course behind our home. If the putting green is moved, where will the water be redirected?</p> <p>There are homeowner benefits that come with backing onto this golf course and we appreciate having this privilege. Fencing is consistent and there are no gates allowing access to the course from individual property owners or vice versa. This also provides some home security. The trees are maintained and garbage and debris removed daily. The grass is cut and trimmed along fence lines regularly. All this adds to the enjoyment of our space and living in this unique Millcroft community.</p> <p>I am especially concerned about future plans for more development in this area. Golfers may not be interested in booking a tee time after holes are altered and shortened. So, I believe this is only the first stage of the overall plan and once it is completed the developer will move to close the golf course entirely and apply to</p>
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			<p>build on the remainder of the course. This will result in even more density, less and more crowded green spaces as well as reduced canopy in this community.</p> <p>I thank you for the opportunity to voice my concerns.</p>
343	Nick Sanscartier 2051 Parklane Crescent	January 26, 2021	<p>Dear Rebecca,</p> <p>I wish you and your family well during these trying times.</p> <p>I hope you would kindly take the time to consider my message below sent to Mayor Ward last year, which reflects my thoughts on the Millcroft development proposal.</p> <p>In addition, I also wanted to highlight why I believe Millcroft Golf Club and Argo's supporting case around golf's speculated decline and future economic viability, is no longer relevant.</p> <p>Anecdotally, I have 6 close friends who, catalyzed by Covid, took up golf in 2020 investing hundreds to thousands of dollars in equipment signalling their commitment to the sport. To put this in perspective, I had at most 6 friends who played golf prior to 2020, so there has been a full doubling of my golf circle going forward. But perhaps more objectively, GolfNow reported golf bookings up 60% YoY, and as we heard from a VP at Golf Town during the pre-application meeting, equipment sales have gone up astronomically since Covid - another testament to the long term commitment and support for golf. I believe Covid has not just been responsible for a temporary spike in golf, but truly has sparked a renaissance of the sport by attracting and securing thousands of new golfers. If this is not convincing enough, other macro factors such as the dramatic increase in WFH going forward will only further bolster golf's popularity.</p> <p>Zooming out to the bigger picture, I cannot foresee any scenario where the marginal benefit of adding less than 1% to the city's income, outweighs disenfranchising thousands of residents, both inside and outside the Millcroft community. As I am sure you are aware, the community petition alone has nearly 4,000 signatories. The only stakeholders benefitting from this proposal are a small handful of benefactors among the Argo and Millcroft Golf Club cohort, who do not have to endure the negative externalities that would arise from this development.</p> <p>Millcroft and Burlington are emblematic communities because of key intangibles, specifically the balance of nature that has always been thoughtfully considered in development. Let's please preserve this not just for the obvious interests of the community, but perhaps even more powerfully, as a beacon for future sustainable development in Burlington and beyond.</p>

			Sincerely, Nick Sanscartier
344	Ian Birnie	January 26, 2021	<p>I am against further development. I live in the Headon Forest area. The area north of Dundas, on Walker will be all developed. I sympathize with the people in Milcroft especially those that bought around the golf course. I appreciate that development assists in maintaining taxes but it also provides additional congestion and pollution.</p> <p>It's one of the reasons why I voted for Marianne. I heard she was against building high rises along the waterfront.</p> <p>I'll try to locate the letter.</p> <p>Best regards Ian</p>
345	Elizabeth Matecki 2013 Parklane Crescent	January 26, 2021	<p>There are so so many reasons why I am opposed to this Millcroft greens development as already more eloquently stated but I would just like to add that each day when I come home here to Millcroft I thank the Lord and am most appreciative of the VIEW of the golf course as I travel along Upper Middle road from Appleby Line to the entrance at CountryClub lane. That view is what distinguishes this as a beautiful community. It is the only view of the golf course from a road outside of the community! But with the proposed development in areas A and B, it will just be houses you see. Don't let them take this view away from the many commuters along this road.</p> <p>Burlington is looking to add green space and here, this developer is looking to take our free space away.</p> <p>It does not make sense.</p> <p>I have proudly lived on Parklane Rd for 33 years!!!</p> <p>I walk this community every day and am so grateful but the thought of the disruption and mess and traffic we will have to endure for as long as it takes if this development goes through will be unbearable.</p> <p>I thank you for your time and consideration in our opposition of the Milcroft green proposed development Sincerely Elizabeth Matecki</p>
346	Janice & Jim O'Reilly 2080 Turnberry Road	January 26, 2021	<p>Hello Rebecca;</p> <p>We are 20 year Millcroft residents who are opposed to the redevelopment proposal submitted by Millcroft Greens Corporation.</p> <p>Our main criticism of the proposal is the excessive number of single detached dwellings being planned for Area A and Area B. Should the City agree to change the Zoning and Official Plan Designation to allow the proposal to be considered further, the City must make changes to decrease the number of dwellings to be built in Area A and Area B to ensure the same density that currently exists in the immediate area.</p> <p>Please confirm receipt of our written comments. Thank you Rebecca.</p> <p>Kind regards,</p>

			Janice & Jim O'Reilly
347	Jianming Wang	January 26, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced –</p>

			<p>stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Thank you, Jianming Wang</p>
348	Alf and Anna Zeller	January 26, 2021	See attached email.

## Lau, Rebecca

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**From:** Alf Zeller  
**Sent:** Tuesday, January 26, 2021 6:05 PM  
**To:** Lau, Rebecca  
**Cc:** Bentivegna, Angelo; Meed Ward, Marianne; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin; Kearns, Lisa; Stolte, Shawna; Plas, Kyle; effie.triantafilopoulos@pc.ola.org; Carr, Gary; jane.mckenna@pc.ola.org; admin@millcroftagainstdevelopment.com  
**Subject:** Millcroft Development

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Good Morning,

When this development raised it's head, one was not aware that an alternative land-use for the established Millcroft GC could ever be considered. The facility was believed to be a sacrosanct permanent part of the Burlington much needed green space.

Millcroft residents bought into this green space vision and It is not difficult therefore to understand that the housing development is treading on the community's understanding and further, there is no evidence that any such development would be advantageous.

Therefore the sole purpose of the undertaking is big business profit driven. While we will never know, the real purpose might be that the Millcroft Golf course recently changed hands, due to financial difficulty and this development represents a business rescue opportunity, or the development was the purpose all along. There have been numerous attempts by the proponents to describe the purpose several different ways including "improving the Golf Course", "safety and property damage prevention", "contribute to the ambience of the community". Clearly these are simply mitigation considerations to justify the development. It is inconceivable that the Owners are embarking on a \$100 million plus project to achieve these mitigation considerations - a better course layout cannot be achieved through substantially reducing it's 18 hole capacity or preventing property damage incidents, (easily accomplished with planting 10,000 trees).

It is common knowledge that if this project is approved, it would set a very unwelcome precedent for the future green space protection, both in Burlington and all surrounding jurisdictions. I really despair at this prospect and it seems to be a continuous battle. Just when an area is maturing and the community is at peace then this happens. Isn't it ironic that the headlines in this weeks Burlington Post "Striving for a greener city" presented such an admirable position which defies everything that this development represents. In addition to being a pure green space and wildlife habitat, the Millcroft GC provides a great walking space during the lengthy closed season. I believe Council have a difficult task balancing approval of this project versus their goal of a greener city. All council have to do is reject the development

Notwithstanding the position that the project should not proceed, for any commercial undertaking of this magnitude, it is mandatory to assess alternatives to the undertaking. If the development is to be for reasons other than "make a profit", some alternatives that should have been presented could be

- a) do nothing and maintain the facility as current
- b) The city of Burlington could acquire the asset at the same price as previously established as market value, then either continue to operate as part of the much needed green space or use it as an opportunity to



implement substantive programs to expand the urban forest – both of which are sorely lacking compared to our Oakville neighbors

b) the development could be scaled back, including complete re-design to

- > limiting Parcel E from a 6-story building to a 3-story building.e.g. not to exceed height of adjacent buildings so views of escarpment are maintained

- > eliminate Parcel D

- > eliminate parcel C or at minimum reduce parcel C to 10 dwellings

- > reduce parcel B to 20 dwellings

- > reduce parcel A to the 11 dwellings next to the pond

I am sure the developer would scoff at this proposal but isn't that the point – they don't want anyone to tread on their feet, but happy to do it to others. There was a time when an owner could not even raise an antenna on the roof, but Millcroft Greens as single owner apparently has more power and can do whatever it chooses

The above probably addresses a Utopian situation where developers proposal would be rejected as it does not demonstrate appreciation and understanding of what impact they will have. However, given the activities we see around the area, one can only suspect that they are confident of the project being approved to proceed. Millcroft is a peaceful quiet community and the last thing it needs is the intrusion of a project the rips the community apart for several years with zero positive benefit. The City of Burlington now stands to lose established, valuable and pre-planned green space, which allows precipitation to soak directly into the ground. This loss is equivalent to the new concrete and asphalt foot-print area of the total development – this will have a huge impact on the drainage and flood control demands of the area.

Frankly, I do not understand how this project could be economically viable if executed with due consideration to the community so I suspect that the envelope of compliance reasonableness is really being pushed to the limit. I have not seen anything which addresses the obvious needs of this project, namely issues which I am confident the City who are well versed in these matters, will attend to including

- > Project planning compatibility – this was talked about in the presentations but nothing concise was established – lets not continue the development of expensive housing with 80%+ lot coverage and no area park space

- > Regulatory compliance e.g. road width, emergency, fire and waste removal access

- > documentation of the ecology of the area, including comprehensive wildlife audits (inventory and scope of turtle, bats, bird variety, coyote, fox, raccoon, otter)

- > Infrastructure assessment including Hydro, water, Sewage capacity and expansion

- > no construction between the hours of 5 pm and 8 am Monday to Friday, weekends and Public holidays

- > Heavy vehicles will be restricted access to the site between 10 am and 3 pm

- > No part of the existing Golf course property may be used for construction purposes or site access (including parking) – If the Golf Course property is used for construction, the facility should be closed down for the duration (being available for walking purposes of course would be welcome)

- > No parking of construction or worker vehicles will be permitted in Mill Croft

The proposed project would not be green field construction. It would be a complex multi-faceted and fragmented in-fill project, with significantly higher social impact During the construction phase, this project will be an absolute nightmare for those community members directly effected and will extend to several years. This is valuable time lost from their lives – think what this lost time means to the retirees and elderly. I do believe it would be prudent for Council to seek advice from a mental health expert regarding the impact of the project on the seniors and any other high risk members in the surrounding community.

How would the developers respond to the requirement of a project specific social contract which requires them to cover costs related to the following – if the developer believes the project will have minimum impact they would readily sign up;

> property taxes should be forgiven for the duration owners are so impacted.

> seniors should be afforded free accommodation away from the mess at critical stages including Hotels, cottage or vacation or whatever is their preference

> developer is obliged to purchase the property (at current market value and escalated for each subsequent year in accordance with market conditions) of any owner who wishes to sell from start of construction for a period of up to 5 years post completion as it will likely be difficult to sell during construction and after the “new normal” takes effect.

I am skeptical about the sincerity of MillCroft Greens, as I am on record having requested four trees to be planted to replace those cut down due to disease - I offered to contribute to cost. A half hearted effort saw two trees planted, and one died without being replaced. A request to put in place a visual barrier around the Maintenance facility on Dundas street received the response that it was too close to the hydro lines so not possible, and now they want a 6-story building. I seem to recall that another City Golf Course took it upon themselves several years ago to plant 25,000 trees to support the City’s urban forest objectives – a laudable effort indeed.

On this note, I may be wrong here, but I have not seen any documentation reference on where the existing maintenance building will be relocated. It should not be permitted to be located anywhere on the Millcroft GC property as that in itself will be another construction nightmare outside the proposed development concept. If I am wrong on this point I apologize.

In consideration of the all the above, I sincerely hope that Burlington City Council will give serious consideration to rejecting this proposal and thereby contribute to “creating a greener and more walkable city”

Thank you for your time and patience if you managed to read all the way through this – my negative side says I have wasted valuable time.

Sincerely,

Alf and Anna Zeller

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#	Name & Address	Date Received	Comment
349	Dr. Avantika Marwaha	January 26, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are</p>

		<p>almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances.</p> <p>This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Sincerely,</p>
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PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

			Dr. Avantika Marwaha
350	Gord & Susan Faulkner 2200 Snead Road	January 26, 2021	See attached letter.

January 26, 2021

To Community Planning Att: Rebecca Lau

We are new homeowners in Millcroft. We sold in Mississauga to go to Millcroft. Our address is 2200 Snead Road. What attracted us to this community was the attractive green spaces(golf course), the high level of maintenance of homes & the variety of unique home designs. There was also a reasonable amount of car traffic due to moderate density.

We paid more for our smaller house in Millcroft than we sold our larger house in Mississauga for and we are spending on renovation. We have heavily invested in this house because we felt Millcroft had higher quality homes and a great feeling of space & quiet.

We are concerned about new development. We are not as affected as other homes but any homeowner in Millcroft is affected to one degree or another. These developments will increase traffic and remove high quality green space.

What we also wonder is this just the beginning of future development? We fear the uniqueness of the community will vanish and it will become congested with traffic. It could become less desirable and homeowners will be less likely to invest on maintenance of their homes.

With respect to plan details, it says Areas A,B,C,&D will use private road. This seems unusual. What is the definition and implications of a private road vs. public road? Also are apartments rentals or owned. I hope owned.

Perhaps some development is inevitable but if goes ahead, it must offer features that both fit and benefit the community. Attracting street scapes with landscaping already done on the homes. High end homes with architectural features and attractive unique designs and larger lots than we see on the plan. Basically the development should be at least one step up from most of the existing homes. They would help preserve values of existing homes.

In conclusion, we ask that your decision gives priority to the homeowners who we see have great pride in their homes and their community

With respect yours sincerely.

Gord & Susan Faulkner

2200 Snead Road,  
Burlington, Ontario  
L7M 4X1



#	Name & Address	Date Received	Comment
351	Garth and Shannon Smith 4136 Millcroft Park Drive	January 26, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, located in the central heart of our community, as requested by your public notice. Myself, along with my husband of 25+ years have lived and raised our 3 children in Millcroft since 2001. We live on Millcroft Park Drive (we don't back onto the golf course) and have a real, hands on view of the hub of activity of our beloved neighbourhood. In 2017, I started the annual Millcroft Community Garage sale with proceeds going to Community Living Burlington. The annual event has been a great success and each year, we typically have from 70 - 90 participants in Millcroft that take part. The event has drawn people from as far as Mississauga, Grimsby, Kitchener, Hamilton, and of course, local citizens looking for a deal and an opportunity to take items out of landfill. The event feedback from non-locals has been amazing. So many people telling us how beautiful our community is, how spacious and well laid out it is, how fun it is to see golf carts cross the road on their way to the next hole, the lovely parks and how awesome it is to have a golf course in the centre of the community. People who never even knew this beautiful community existed absolutely fell in love with it. I can testify that it is ALL true. Most years, we hand deliver the flyers for the event and I get to meet our fantastic, kind neighbours. Every year, we admire how lovely our greenspace is, how lovely the mature trees are and how unique our neighbourhood feels.</p> <p>Our family would be devastated to see this application get approval. A project of this scale in the heart of the neighbourhood is unprecedented and would render accessibility within the community unsafe for years as construction traffic, construction parking, noise, etc. invades this community. The proposed building sites would impede traffic (pedestrian, vehicular, and cyclists). There are 3 elementary schools within Millcroft and two secondary schools just beyond our border, we have libraries, swimming pools and are surrounded by retail . This will be a HUGE disruption and certainly an unbearable load of traffic to the community from the start until once this project is completed, if approved....along with the already approved Taywood project. This development will disrupt ecosystems and wildlife, reduce green space, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for</p>

			<p>several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official</p> <p>Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its pre-application meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the</p>
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			<p>builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>With kind regards, Garth and Shannon Smith</p>
352	Ron Bottos 2024 Parklane Cres.	January 26, 2021	See attached letter.

Ron Bottos  
2024 Parklane Cres.  
Burlington, Ontario  
L7L 3V6

To Rebecca Lau  
Community Planning Department

Dear Ms Lau:

I have lived in Millcroft for 35 years. I am an original owner backing onto the 7<sup>th</sup> green. When we decided to purchase on the golf course we had paid a premium to enjoy the beautiful peacefulness and view of golf course from our back yard. Over the years our community has been losing precious green space as in fills occur around us. In our area alone there has been a significant increase in traffic and cars backed up and down Upper Middle Rd., Millcroft Park Dr. and Country Club Drive during rush hours. Adding more homes and more cars will not alleviate this congestion. Schools may increase in population which means more cars, school buses and public transportation which in turn also means more noise and air pollution. Each day more lands are developed, neighborhoods are over crowded and over developed and polluted and more habitats are destroyed. Has the city considered the combined traffic studies from the proposed Brant Haven Development along with the Millcroft Green development? Instead of permitting growth because developers are demanding to build, let us save growth for areas that have better future growth potential.

Once additional housing is complete, gone will be our green space, the nature scene, the birds and the wildlife. Our landscape and our quality of life will never be the same. What will happen in the future when the owners/developers of the golf course decide this is only phase one of the future plan to fully develop the golf course. This will obliterate what we once knew as green space, as a migration area for animals, plant life and birds and what they once called home, and we know as serenity. This would put us at risk of environmental destruction.

Keeping the green spaces and preserving them for ourselves and our future generations is necessary for the continuation of our society. I know ourselves what a stress relief it is to have the golf course as a release in playing golf, a place of serenity to watch the wild life and nature. In whole a place for our grandchildren to have somewhere and something near by to be a part of and be outside and grow up loving the sport and all the benefits that the golf course and the green space has to offer. Many cities are finding out too late that developing all their green space leads to finding ways to alleviate the congestion problems and find ways to get back their green space where people can walk and enjoy peacefulness and the air. Our golf course has been perfect in doing all that is good for its neighbors in providing the grass, the air, the paths, the animals, the bird, the trees, and the ponds and a great

course for relieving stress while bringing its members and neighbors closer together. This is especially true during these trying times. This proposed development is not in the best interest of the City of Burlington and its residents. As I am now semi retired and soon to be retired I come to find out the view from my beautiful tranquil back yard could be obliterated by a two story brick wall. Bottom line, this does not meet the criteria of the newly improved Burlington Official Plan.

Sincerely,  
Ron Bottos

PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

353	Susan Reis	January 26, 2021	See attached letter.
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January 26, 2021

Dear Community Planning Department,

My family and I are long-time residents of the Millcroft neighbourhood (23 years). I am writing to you to express our opposition to the Millcroft Greens proposed new development in our community.

This proposed rezoning of Open Space is quite frustrating. The Millcroft Greens has framed the argument that the proposed redesign of the golf course, and the subsequent addition of 98 new homes, will make it "safer for residents". This argument appears a sham given that if it truly is a safety issue then the solution is netting or more trees along the property line not more homes. Further, Millcroft Greens has grossly contradicted their own apparent concern for residential safety by designing a shared sidewalk/golf cart path that treks directly through the residential street of the proposed Block C (currently Hole #1). This appears quite dangerous for golf carts to share the same sidewalk as children and other residents. This sidewalk/golf cart path is located directly in front of 9 homes that will have cars pulling in and out of driveways. It is assumed that the beer cart, golf course marshal, greens keepers, and lawn mowers will also be sharing the same sidewalk and street. Will Millcroft Greens be able to acquire insurance for a condominium community where children and golf carts, etc. share a sidewalk? How do they plan to make Block C safe for the residents?

The redesigned beginner style par 3 golf course will attract beginner golfers, thus, making it quite dangerous for the surrounding homes as there will most definitely be an increase of errant golf balls. Take the proposed Hole #10 (currently Hole #1), as an example, this redesigned hole appears more challenging and dangerous. Due to the proposed shortened fairway, golfers will attempt to use one golf club/one shot to get the ball on the green. This will result in some golfers overshooting the green, thus, causing stray balls to land in the street that is directly opposite the green/flag in Block C. This is dangerous for children playing in the proposed cul-de-sac opposite the hole. It will also increase the chance of many homes along the fairway getting hit with stray balls.

If the Millcroft Greens apparent concern for stray balls in residents' backyards was the catalyst to redesign the Millcroft Golf Course and introduce new residential development, what then, will be their response to complaints of golfers, golf carts, and stray balls in people's front yards, in Zone C, as described above? Or perhaps, the redesigned beginner style par 3 golf course will be unappealing to experienced golfers who will most likely play golf elsewhere possibly making the golf course not profitable and subject to permanently closing. Thus, this feels the beginning of the eventual elimination of the golf course entirely. And, as a sad result, putting an end to a beautiful and significant area of green space in Burlington, driving out wildlife, disrupting natural ecosystems, and reducing the canopy in our City by destroying more than 400 mature trees. Will this set a precedent to eliminate the other golf courses in Burlington and their precious, rapidly decreasing, green spaces? What were the City's original intentions when the Millcroft Community was imagined and developed around a golf course that was originally and presently zoned as "Zone 01 – Open Space"? And, what are the City's current intentions about preserving Open Space given that the City of Burlington has declared a climate emergency?

Is the introduction of yet more low-density housing appropriate for Burlington? Should we not be looking at smarter ways to grow? Should we not be fighting to protect our precious and limited green space? Is it not more environmentally friendly to build upwards, in appropriate neighbourhoods, as opposed to spreading outwards on precious green space? How will building 98 homes ranging in price from \$1.7 million to \$2 million dollars address the need for more affordable housing in Burlington? How will adding more roads and traffic to a community with existing traffic issues and, to some extent, removed from adequate and frequent public transit options, be addressed?

The Millcroft Community is very special in its unique character of having close proximity to amenities, whilst having a quasi rural open green space setting at the same time. This proposed development will destroy the overall beauty of the community and devalue properties. For example, the proposed elimination of the existing 6<sup>th</sup> and 7<sup>th</sup> holes, and subsequent, construction of 75 homes will destroy the current beautiful views of the pond and green space located at the main entrance to the community (as seen along Upper Middle Road). Consequently, making the neighbourhood look congested and jammed and will dramatically alter one of the main appeals to live in this community; it's open green space.

Thank you for your attention.

Warm regards,

Susan Reis

#	Name & Address	Date Received	Comment
354	Josie Bufalino-Jasek Frank Jasek Lauren Jasek 4325 Rosemead Court	January 26, 2021	<p>Dear Ms Lau and other city representatives:</p> <p>We are writing to voice our strong opposition to the development proposed by Argo Developments. We moved to Millcroft after we were married. We chose Millcroft as our home because it was a Golf Club Community with amazing green space. We chose this community to raise our family and have lived here for over 21 years. We are very protective of the environment surrounding our home. My children have skated in the pond, and we have all golfed the course. Most recently we have enjoyed walking the course during the covid-19 lockdowns. The wonderful wildlife and natural greenspace is a commodity we do not want to lose. It is the spirit and heart of our community. We do not need new homes crammed into our mature neighbourhood, which is already experiencing traffic gridlock. We have already experienced flooding over the years, and this new landscape will only exacerbate that problem.</p> <p>Most of all, we do not want to change what the Millcroft Community has been built on. To quote a famous song: "Don't it always seem to go, that you don't know what you've got til it's gone" You pave paradise and put up a parking lot!" Once the development of the golf course goes through it's only a matter of time until the other half goes too. We will lose the wonderful community we all love.</p> <p>Please stop the development!</p> <p>The Jasek Family Josie Bufalino-Jasek Frank Jasek Lauren Jasek</p>
355	Stephen & Jane Skuda 4249 Millcroft Park Drive	January 26, 2021	<p>Hello Rebecca, In drafting this letter to voice opposition to the Millcroft Greens' proposed residential development on the Millcroft golf course, it was very timely to see the heading on the front page of the Burlington Post this week 'Striving for a Greener City'. We are deeply opposed to the Millcroft Greens' development plans. We purchased a home in Millcroft almost 23 years ago because it was visibly part of a golf course community. It is not just the existence of the golf course that makes Millcroft a sought after place to live, but also the presentation of the entrance on Country Club featuring the golf course/pond/watermill that defines the community. That image is featured in just about every picture you see of Millcroft, and it would no longer exist if this development proceeds. The extensive green space provided by the golf course visible from Upper Middle Road, Country Club and Millcroft Park Drive that are also key to the prestige and desirability of the community, would also be gone. If this development goes forward, we would never again consider paying for a home in a premium community in Burlington or within the region, and we would advise others similarly. Why invest hard-earned money in a premium location that could so easily be eroded by a development initiative later that has no consideration for</p>

			<p>the property owners. While developers are of course motivated by the potential profit of developments, somehow they need to be encouraged to engage collaboratively with residents of communities to come up with respectful plans that don't destroy designated green space and the character of specially designed communities. From the participation and feedback raised in the pre-application consultation meeting that was held in September, along with the extensive number of 'Millcroft Against Development' lawn signs that have been displayed in the community throughout this year, we believe that the residents have spoken loud and clear that they do not want to see this development go forward. We sincerely hope that the city and region support their citizens in that position. Thank you and regards, Stephen &amp; Jane Skuda</p>
356	J Silva	January 26, 2021	<p>Dear Sirs/Madams: I have resided in Burlington for over 12 years. It has been a great opportunity to find a wholesome place to get established and plant roots on a long-term basis as this city has a great balance in many aspects of quality living. I found this place very well located geographically to allow my access to Hamilton as I work at Hamilton General site of McMaster University. I have felt with a big dismay the issue about the proposed development as already known. There is no need to have a profound knowledge in any specific area of science and technology to readily appreciate that the impact of such a process on the well-established structure of this community from a physical and social viewpoint. Many aspects of this impact have been already alluded to by other neighbours with a very sound basis. Amongst them, I would like to comment on the environmental factor related to pollution and the relationship with several medical illnesses. Many countries, particularly from the developed world continue to struggle with the effect of pollution in general and more specifically on health. As I indicated before, we live at this present time in a rather privileged area of the province and country where we have found a balance between population and area occupied in relation to green zones. Socially there is a good sense of harmony and respect although we might not know each other well, but we can tell we are part of this big group of people that are proud and thankful of all of us as community. We do feel that we can go out and walk around knowing that we are in a safe and healthy atmosphere. I myself can experience that every morning when I step out to my backyard and smell the country side scent despite I am in the city. Any effort made to reduce or avoid pollution has significant repercussions on the quality of living of any place. Several conditions have been strongly linked to that including respiratory illnesses and now more and more recent evidence strongly links it to cardiac conditions and stroke. Further, last year more evidence came to light about its association with degenerative brain conditions which are at the front of causes of impaired quality of life in the older population. With the introduction of essentially 100 new houses, there will be an important increment in the proportion of pollutants in the area. It would not be out of range to assume that there will likely be one car per household and probably more than one in some of them at least. This has to be added to the service cars from the city and private companies that are heavier pollution producers. On average each car produces over 200 gm of CO<sub>2</sub> per kilometer. Assumingly each car would likely run that distance in the area daily on average or even more. This brings 7 Kilos of CO<sub>2</sub></p>



			<p>per year/car. If we multiply this by 100, we are looking at the very least 700 kilos to one Ton per year. I am not taking into account the other cars that can be coming from other places owned by friends and family members. Air pollution is mostly made of CO ( Carbon monoxide ) and other gases derived from nitrogen that are toxic. Cars are also the cause of around 75% of carbon monoxide in the air and nearly a third of the contribution to smog in general. I have not included the effect of heavier traffic on stress and mood which is well defined also..So, why bringing all of these to our area?. It is clearly detrimental. During the virtual meeting there was no specific information accounting for this very important factor that could impact the quality of health of our community. If we have this stable state here, we do not have to alter that as it will be nearly impossible to achieve a similar state later on. Another issue that called my attention was the fact that the proposal seems to indicate that the new houses will have a design "similar" to the current ones. Clearly, even the individual presenting this topic indicated that efforts have been made to make this happen but obviously the description does not reflect what we already have. We were led to believe that there is not much difference but it is far from the facts. We do not want to have in our community houses that mismatch the real concept of what we have here. Red circles are not red squares, both are red but they do not have the same shape. Those new models are not in tune at all with the main features of the neighbourhood. Overall, there is no benefit in any form to be obtained by this "development". It will not bring anything valuable to our community from any perspective, namely, physical, structural and health-related among others. It will be detrimental and devastating to all of us. It does seem to have more a unilateral benefit but not on our side. I am not sure if the city will see this as a source of revenue in taxes, however, I also see that the money obtained from this source has to be used to deal with all the consequences including mental health, physical health ( admissions to hospital for respiratory diseases, heart attacks and stroke, not to mention availability for nursing home for people with cognitive problems). No need to fix what is functioning well. I am planning to stay in this area ( house) the rest of my time as I do not see going to any other place that offers me a great balance in quality of living and security. We all hope to maintain this for a very long time. We are very thankful for your consideration to our genuine and realistic views on this matter. Our community clamors for your sincere understanding of our needs and values as part of this society. Many thanks for the opportunity to bring forth my comments to this important and landmark time of our city and community. Respectfully, J Silva MD</p>
357	Catherine Greenwood 2140 Turnberry Rd., Unit 8	January 26, 2021	See attached letter.

2140 Turnberry Rd., Unit 8  
Burlington, ON L7M 4L8

Community Planning Department  
426 Brant St., Burlington, ON  
L7R 3Z6

January 25, 2021

Attention: Rebecca Lau

Dear Ms. Lau

I am writing to express my concern regarding the Millcroft Greens Corporation building application to change zoning and Official Plan Designation to facilitate development throughout the Millcroft Golf Course.

By definition, the Official Plan is the “city’s blueprint for the future’, and Zoning by-laws contain “specific rules about how each property should develop”. In the case of the above application, there are practical, safety, environmental, and neighbourhood viability blueprints and rules that our community believes, should prevail. To request very significant variances to the zoning by-laws for the subject property for only the financial gain of the development company and the property owner is a flagrant abuse of the system and the trust that is given to our elected officials to follow through with those blueprints and rules, on our behalf.

How interesting it was to read the headline in our local newspaper last week: “Striving for a Greener City”, “highlighting the ways in which Council is exploring ways to create more parks within walking distance across Burlington”. It is ironic that Council is demonstrating the value of walkable greenspace within the city, while at the same time, being obligated to consider a request by Millcroft Greens to challenge the Official Plan designation from Major Parks and Open Space to Residential, including one of the five areas, re-designated to High Density.

The community of Millcroft is currently a showcase of the compatibility of green space and a mix of residential housing. Mature trees, natural water features, open spaces and walking paths in the golfing off-season, weaving throughout this community are a planning success story, both for its current density of mixed-use housing, and its determination of the value of green space in this community.

How shocking and egregious it would be to see the disregard of current zoning and our Official Plan for the approval of 98 single detached homes and an apartment complex, dropped into pockets of designated green space throughout this area. The impact of the removal of mature trees, and the subsequent loss of

natural features and habitat, and related serious concerns regarding watersheds and floodplains are some of the most serious, and long-term consequences contained within this application. Experts predict that flooding will be a significant challenge for large areas of the province. The present storm water system, which is already stressed, relies on the golf course for water absorption. Paving over this for residential development adds to that problem. Adding insult to injury is this developer's use of "screening" rather than landscaping, and replacing significant mature trees with ones of inconsequential maturity, losing bird and animal habitat, shade canopy the positive well-being that comes from seeing trees. To quote Councillor Paul Sherman: "They say If a child can see a tree from their bedroom window then that enhances their quality of life and mental development," and "I can see that", he commented. If "green" is one of the objectives of our Council, this is a perfect opportunity to demonstrate that leadership in action.

I have concerns, too, that the approval of this plan would set a dangerous precedent for further development within the Millcroft Golf Course. It is a public course, currently 18-hole, with a slightly shorter length. Changing it to an executive Par 3, could potentially change its economic viability. That would result in yet another application for further development and the potential loss and degradation of the original Millcroft community plan uniquely comprised of a golf course and green space as its backbone.

In a "contained", established community, adding housing and a height-contravention apartment complex into greenspace "pockets", requires changes to the well-researched and ideal density as indicated in the Official Plan. In addition, the apartment design has nothing that is compatible with the adjacent area or the larger community. Further changing the existing character of the neighbourhood design are: Changes to building setbacks, height, lot coverage, floor area ratio, and dwelling depth that have all been proposed by the developer. It seems simplistic, but I have to ask, "Why would we approve these changes?" Why would we want 98 houses, dropped into an established lovely community, when they are completely incongruent with all those around them, and contravene the intent included in our Official Plan?

Why would we increase traffic and congestion, and all the accompanying impacts on vehicular safety and pedestrian traffic within an established neighbourhood? The Official plan states: "Established neighbourhood areas shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." I think all households in the City of Burlington would agree with that rationale, and I believe we can rely on our elected officials to honour its intent.

In closing, I would like to say that I am not anti-development. In the area where I previously lived, we purchased a brand new home in a new development and I enjoyed many of its positive features. The neighbourhood was one similar to

Millcroft in its infancy, but without the crowning feature of a meandering golf course, mature trees and green space. To lose this jewel or any portion of it would not be "in the best interests of the City of Burlington, its current residents or future residents".

I am confident that our current elected representatives will honour the intent of both the 2008 and updated Official Plan and Zoning By-Laws. In addition, even during Covid limitations, hundreds and hundred of people have been engaged with this now infamous application and its many negative ramifications.

We will continue to reach out to you for follow up and questions, read your comments in the paper and online, and hope that this journey will be continued with the best outcomes for current members of your particular wards, and for the City of Burlington.

Regards

Catherine Greenwood

#	Name & Address	Date Received	Comment
358	Michael Zhuang 4314 Clubview Drive	January 26, 2021	<p>Dear Rebecca:I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.I understand that the key criteria for evaluating the merits of an application is whether theproposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington OfficialPlan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s</p>

			<p>application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding. Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame. Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.</p>
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359	S L	January 26, 2021	<p>Dear Rebecca, I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods. The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington. I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons: First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting. Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding. Third, the application contradicts the original</p>
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360	Richard Liu	January 26, 2021	See attached letter.



Dear Ms. Lau,

As a resident and a homeowner of the Millcroft community, I am writing to you to express my opposition regarding the proposed redevelopment of the Millcroft Golf Course. I am certain that many of my neighbours have already raised valid concerns on multiple fronts. Therefore, I will state my objection based on the original intention of the golf community as discussed below.

In OPA 117 and as cited by the developers on page 30 and 31 of the *6-Planning Justification Report*:

*"...It is also the intent of the Plan that, should the operation of the golf course discontinue, these lands will remain as permanent open space, since portions 31 | Page of these lands contain creek features which are part of the stormwater management system for the Community. The open space associated with the golf course will be an important element in the concept and therefore the marketing of the Community. It is also the policy of this Plan that the City neither intends nor will be obliged to purchase the golf course lands in order to ensure their existence as permanent open space..."*

*...The detailed design of the golf course will be finalized at the time of subdivision layout. It is considered that the boundaries of the golf course lands are flexible and may be modified without the necessity of a further Amendment to this Plan."*

Based on the above paragraphs, I understand the City originally intended the golf course as an open space for the community. In addition, should the golf course cease to operate, the land shall remain as an open space at the owner's expense. The city is not obligated to pay the land owner to ensure it remains vacant. Therefore, my opposition to the redevelopment resides in the understanding that should Millcroft Golf Course stop operating land parcel A, B, C, D, and E, these areas shall remain as open space.

I realise the developers cited the golf course boundary flexibility. However, I believe this was intended for minor adjustments with the formation of the subdivision. As the community has already been established for many years, the boundary flexibility should not be a valid argument for rezoning open spaces.

If the five parcels of land are being allowed to redevelop today, the golf course owner may return with the same arguments years later to apply for more golf course land being used for commercial real estate. As you can see, this may create a downward spiral where eventually, all of the golf course land will be turned into commercial developments. In this scenario, the golf course owner and developer will have successfully gone against the OPA 117 and the City's intention to keep the land as open space.

Therefore, in your review, I sincerely ask you consider the City's original intention on designating the golf course as permanent open space in its entirety.

Yours truly,

*Richard Liu*

Richard Liu

#	Name & Address	Date Received	Comment
361	Dale Mainville	January 26, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment</p>

		<p>of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.</p> <p>Sincerely,</p> <p>Dale Mainville</p>
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PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

362	Roy Poloni	January 26, 2021	See attached letter.
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## Lau, Rebecca

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**From:** Roy Poloni  
**Sent:** Tuesday, January 26, 2021 11:08 PM  
**To:** Lau, Rebecca  
**Cc:** Bentivegna, Angelo; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin; Plas, Kyle; Kearns, Lisa; Carr, Gary; effie.triantafilopoulos@pc.ola.org; jane.mckenna@pc.ola.org; admin@millcroftagainstdevelopment.com; Stolte, Shawna; Paolo Zulian; Daintry Klein  
**Subject:** Millcroft Greens File # 505-07/20, 520-07/20, 510-02/20  
**Attachments:** IMG\_2600.jpg  
**Importance:** High

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Rebecca,

I have been a resident of Millcroft and Burlington since 1998 and back onto to the golf course hole #14 new proposed hole #5.

Like many fellow Millcroft residents and friends I have major concerns with the proposed Millcroft Greens development proposal. As discussed, the proposed development will have many negative impacts such as environmental, parkland greening, conservation, flooding to name just a few. Although our area of Millcroft will not be impacted greatly by the Millcroft Green development plan at this time; I do want to point out one major concern I have with the new proposed executive golf course and lack of TURST, Argo Development is conveying to my concern, which is as follows:

- If you look closely to new proposed golf course layout, Argo has proposed to move the 14<sup>th</sup> Green, 88m forward directly adjacent to the pond. For over a year now and many phone calls and emails, Argo keeps telling me that the abandon green will become vacant grass land or sold back to the city! My fear, along with all my neighbors is the they will re-zone this tiny piece of land and drop in a bunch of townhomes! Of course they will never admit to that, but as with many developers they will find their way with money to greed to convince the City of Burlington and Region to squeeze yet again a bunch of townhomes in our backyard!
- The proposed movement of the green is on a flood plain! Whenever we experience heavy rain the pond overflows and floods the land exactly where the new proposed green is located. (See attached picture) I was the very first home in this part of the golf course over 20 years ago and the builder at the time Monarch Construction was forced to create an easement between our homes to accommodate for possible flooding. I sure hope you will NOT let Argo build homes at some point in the future on an easement and flood plain. That is simply wrong!

I sure hope Gord Buck and the Argo team are acting in good faith and sharing the full truth of their plan for Millcroft Greens! Is their ultimate agenda to abandon the entire golf course and drop homes on every piece of land the City of Burlington will allow for as they have done in other communities. As a long time Burlington resident and tax payer I sure hope this is not the case. As you case see below we are ranked # 1 in Canada for best coummuty to live in. Let's

keep it that way! What Argo's plans for Millcroft in my opinion will adversely affect our ranking by taking away our lush green parkland, golf courses and amenities.

## **Please STOP this development**

# CANADA'S **BEST** COMMUNITIES

2019

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Create your own ranking of Canada's best communities. Choose which features are most important to you. Move the sliders left or right to change the **weightings**. Left means that feature is less important, right means it is more important. You can also see the top cities in your province or region by using the **filters** below. Click or tap on the '+' to see even more stats about each city.

[Check out the methodology Maclean's used for this ranking.](#)

#### Filters >

#### Weightings v

Reset Weightings

WEALTH AND ECONOMY

AFFORDABILITY

	2019 rank	City name	Province	Top feature	Second feature	Third feature
+	1	Burlington	ON	🏛️	🌱	🍷
+	2	Grimsby	ON	🏠	🍷	☀️
+	3	Ottawa	ON	🏛️	🚗	🍷
+	4	Oakville	ON	🏛️	🌱	🍷
+	5	New Tecumseth	ON	🌱	🌱	🍷

Kind Regards  
Roy Poloni



#	Name & Address	Date Received	Comment
363	Ann Cunningham & Bill Brouwer	January 26, 2021	<p>Dear Rebecca Lau:</p> <p>We are writing to you to register our strong opposition to the Millcroft Greens proposal to construct 98 homes on the existing golf course. Of the 98 homes being proposed 38 will sit directly behind our property, if this permission is granted we will be extremely concerned on so many levels.</p> <p>In 2014 there was a huge amount of damage done to properties due to flooding, our home included. Building on this plot behind our home will only result in a much higher risk of future flooding, as well as denying us the privilege of observing the much loved wild life, by the destruction of their natural habitats.</p> <p>Also, from a safety perspective, we currently struggle to get in and out of our driveway at peak times. Even with the newly added speed bumps, and with many people now working from home. We can't begin to imagine what it would be like, having to deal with construction traffic and noise, adding to the current chaos for several years to come, should Millcroft Greens be successful. I am also conscious and very much concerned about the risk this puts our children at with all the added congestion in the area.</p> <p>Should the requested rezoning application be successful, it will without a doubt destroy the heart of our much loved community, not to mention the huge loss of wildlife and the destruction of hundreds of healthy trees. Last but certainly not least, from a financial view point, our homes will also be devalued if we lose the privilege of backing on to the golf course.</p> <p>We ask you to please consider our valid concerns, and vote against approving Millcroft Greens application for developing our community golf course or any other green space.</p> <p>Yours sincerely Ann Cunningham &amp; Bill Brouwer</p>

364	Jim Marshall 2111 Country Club Drive	January 27, 2021	<p>Dear Rebecca:I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes</p>
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365	Randy G Klein 2047 Hadfield Court	January 27, 2021	<p>Attn: Rebecca Lau</p> <p>I can understand and appreciate:</p> <ul style="list-style-type: none"><li>• The City's growth objectives</li><li>• The municipal and provincial desire for development intensification</li><li>• The incremental development fees and tax revenue that this would generate for the City</li><li>• The beneficence of capitalism and the Developer's profit aspirations</li><li>• The challenges inherent in balancing the desires of numerous stakeholders</li></ul> <p>However...</p> <p>Why would the City of Burlington, or LPAT, make a decision that:</p> <ul style="list-style-type: none"><li>• Undoes what has been a very successfully executed 'master-planned golf course community'?</li><li>• Violates the City's Official Plan?</li><li>• Contradicts the City's 2020 Climate Action Plan?</li><li>• Contravenes the wishes and consent of more than 4,000 residents that will be impacted?</li><li>• Supports a Developer that is probably misrepresenting its longer term objectives?</li></ul> <p>I have witnessed the evolution of our Millcroft community first-hand, having moved here from Toronto in 1988 – specifically to be in a golf course community.</p> <p>Rezoning 35 acres of golf course/greenspace to build homes will undoubtedly hasten the demise of the rest of the golf course. Then what?</p> <p>Contemplating Millcroft filled-in like so many other cookie-cutter developments really sucks!</p> <p>Randy G Klein Hadfield Court</p>
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366	Paulina Jedrzejewski 2091 COUNTRY CLUB DR.	January 27, 2021	<p>Hello Ms. Rebecca Lau,</p> <p>I am writing to you as a concerned resident of the Millcroft neighbourhood regarding the development proposal on the Millcroft golf course. In short, my husband and I are completely NOT in favour. We strongly believe that this would negatively affect:</p> <ol style="list-style-type: none"> <li>1. Traffic conditions, specifically at the intersection of Millcroft Park Drive and Country Club Drive which will see significantly more volume and therefore vehicle pollution</li> <li>2. Loss of green space and local wildlife; this is a special feature in Millcroft which enticed us to move here</li> <li>3. Loss of mature trees</li> <li>4. Our property value; we paid a premium for our home which backs onto the eighth hole. Upon our retirement, we will lose this premium if this development proceeds</li> </ol> <p>The open/green spaces in and around the golf course was the primary reason why we purchased our home and this is instrumental in the fabric of the community. Our fear is that this development will severely and irrevocably damage this community amenity. If this application is approved, it is our belief that the rest of the golf course will be eliminated and developed in the future.</p> <p>So, in summary, our family is not in favour of the application and we are asking the City Planning Dept and the City Council to deny the application.</p> <p>Sincerely, -- Paulina Jedrzejewski</p>
367	Daintry Klein 2047 Hadfield Court	January 27, 2021	See attached letter.

**Daintry Klein  
2047 Hadfield Court  
Burlington, Ontario  
L7M 3V5**

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January 27, 2021

Rebecca Lau, Marianne Meed Ward, Angelo Bentivegna, Rory Nisan, Kelvin Galbraith, Lisa Kearns, Shawna Stolte, Paul Sharman, Effie Triantafilopoulos, Gary Carr, Kyle Plas

I am writing to express my opposition to the application by Millcroft Greens which proposes development of residential homes on Millcroft Golf Course. My husband and I moved from Toronto to Burlington after we heard of this golf course neighbourhood. We are the original owners of our home, purchasing it from plans before it was built. We have looked at other properties over the years, but continue to call Millcroft our home because of the golf course. In 2018, we completed an addition and major renovation to our home to ready it for the next 10 to 15 year phase of our family life. Not only do we appreciate watching the golfers and walkers on the golf course but we also enjoy greeting our friends over the back fence as they pass by. It is an integral part of our community.

**Great City to raise a family**

I have often remarked to friends and acquaintances that Burlington is a great city to raise a family. Since moving to Burlington, we have raised our children to actively participate in recreational activities. Our children had golf lessons at the Millcroft golf course starting at their ages 3 and 5 and as a family, we continue to enjoy the game of golf. Our daughters have participated in swimming lessons at the Tansley recreational centre, figure skated and played soccer throughout their years at primary and secondary school. We have such fond memories of taking the folding chairs, our dog and having family evenings at the soccer fields after a day's work and quick dinner. I am an avid gardener and appreciate the courses offered by the Royal Botanical Gardens. I recently received acknowledgement that I have been a member/donor to that institution for 25 consecutive years.

As I mentioned, we were drawn to purchase our home based on the green space. We love the privacy and our view of the escarpment – watching it green up in spring and turn orange and red in fall. It is a familiar experience to the home I grew up in, in rural southern Ontario. Catching frogs, skating on our floodlit pond with our neighbours... everyday was a walk in the woods. I learned as a child the importance of balancing a busy career and family life with a calming appreciation of our natural surroundings. Living in Millcroft has provided the opportunity for my husband and I to pass along this appreciation to our children, and we trust that the City will safeguard this greenspace so that future generations and residents will have the same benefit. During this pandemic, the golf course was not only packed with golfers when it was open but there is a steady stream of walkers exercising to balance their needs throughout these difficult times.

**Development Done Well**

During the past 32 years we have witnessed significant change and development in the City of Burlington and in our own neighbourhood. We have embraced the benefits of growth and change and how they have enriched our lives. As the population grew, we have benefitted from the Tansley Recreational Centre. I remember the excitement of our children when the bricks with their names were installed at the entrance of that facility. It is a sense of community. The impressive Appleby Ice Centre was built where our children figure skated. Enhancements to transportation through increased Go train service and the 407 have enabled our family to travel easily to downtown Toronto and the airport as travelling for work was frequently required. This has been development done well.

While we have witnessed development, never have we felt the balance that this City has always embraced so threatened. The golf course, which is the focal point of our established neighbourhood, is now the subject of a development proposal.

### **Climate is a priority for Burlington**

The golf course is a master planned community that was designed with stormwater management as a principle of design. During “the rainstorm of 2014” our homes along the east and north sides of Hadfield Court were protected from flooding because of the series of berms between the fairway and our homes. These berms buffered the river of stormwater so that it could drain into and along the fairway to the stormwater drains. I note with interest that the grading Millcroft Greens is proposing for this same area is 2 to 5 degrees, significantly less than the current situation. When we renovated our home in 2019, we were required to replace the piers in the basement to support new structure. When the concrete was cut and cavity for the piers prepared, the groundwater was even with our basement floor. On January 18, 2021, a front page article in the Report on Business by the Globe and Mail highlighted the hefty payouts Insurers have been required to pay in 2020. “And now that we are hardening our surfaces, its harder for sewer systems to catch up.” The Golf Course provides a balance for our community to handle the absorption of rainfall but more importantly, this “sponge” reduces the flow to Appleby Creek and the flooding further downstream to other residential areas during these major events. The mature trees also help process the air and noise pollution.

### **This isn't Burlington**

When we received notification from Millcroft Greens, I sprung into action. It is clear that the Liptay family, who have previously sold a golf course for development purposes in the City of Oakville, are again looking to divest of a golf course property. Opposing the development is important not only from a stormwater management issue, but on a grander scale for the City of Burlington.

It is also clear from our research of the legislation and Burlington's Strategic Plan pertaining to this proposed development that it doesn't fit. Our City's #1 Ranking as a place to live by MacLean's is based on years of thoughtful planning. As we go forward, the City has created it's Strategic and Official Plan to address the Province's mandate for growth and planned for the needs of a more intense population. Requirements with respect to transportation issues and a reduced reliance on cars in this City, together with the need for an engaging City which provides for active and creative communities are outlined. The designation of “Uptown” in the 2008 Official Plan provides insight into the plan for growth along an important transportation corridor which connects the 407 highway, Highway #5, the QEW and the Appleby Go Station. We have just learned that the CN Rail Hub has now been approved which will also generate additional train and truck traffic along the Appleby Corridor adjacent to the Millcroft Golf Course. The update to the 2008 Official Plan identifying Uptown as a growth area of high density residential and mixed-use development is consistent with the goals of intensifying development in a walkable and transit accessible environment. These future residents, particularly in a higher density living space will rely more heavily on parks and open space for recreation and exercise. It is interesting to note that the City has publicly expressed their interest in developing new policies and strategies to ensure residents of the future have reasonable access to parks and greenspace. All of this points to the necessity of maintaining the existing Millcroft Golf Course as Major Parks and Open Space.

The City has been very transparent in identifying areas for potential development both in the 2008 Official plan amendments and the 2020 Official Plan. It is unfortunate that Millcroft Greens doesn't seem to respect the planning, oversight and direction that the City is offering to ensure that the City achieves its strategic goals and continues to be a desirable City to live in. The new Official Plan seems to prevent further opportunity to apply for rezoning of the proposed development lands. Their appeal of the new Official Plan reveals their intentions. Their suggestion that they would only develop the five parcels and redevelop the golf course was disingenuous. It strikes me that upon approval of this phase of the Millcroft Greens development, the golf course will not be redeveloped

at all but rather the application for the next phase will be submitted. Any golfer will identify that the proposed changes would lead to the ultimate demise of the golf course. The shortened course has a very limited, if any, appeal and will result in a piece of land that has limited value other than for continued development which is in their self interest. Safety issues are also merely a marketing ploy in their goal of development. When one looks at the length of ownership of the properties in the “high hit” areas that the developer identifies on Hadfield Court, it is obvious that these are desirable homes to live in contrary to their story. We believe that the City of Burlington should protect this recreational facility in its current format from development. The worst case scenario for the City is that Millcroft Greens carves out the developable land and then leaves the ongoing maintenance of the stranded parcels of watercourses and stormwater ponds for the City to maintain without a reasonable benefit to the City and it’s residents. Perhaps they should be required to have their entire plan submitted before any approvals are considered?

### **So what happens next?**

I believe that no development should be approved on the existing golf course lands. This golf course has been successful for many years although I understand that the current management has driven away some of the league play and membership with their policies. Encroaching on this recreational facility given new work environments that so many will continue to enjoy going forward, will only improve the demand for golf making it sustainable, particularly with an increasing population.

I have reviewed the report to the Environment, Infrastructure & Community Services Committee (RS-02-20) regarding the operations of the Tyandaga – Park and Golf Course. I also participated in the community virtual meeting last fall where a dialogue between City staff and the community about future possibilities for the property were discussed. I noted at least three occasions where City staff commented that the revenue from golf provided the cash flow for the City to maintain this park property and allows for the community to enjoy the park when the golf course is not open.

I have also looked into other golf courses under threat of development. I have spoken both with the Community Association and the planner who negotiated the transfer of ownership of the Stonebridge Golf Course in Nepean, Ontario from Mattamy homes. I believe this is a model that could be used by the City of Burlington to secure the Millcroft Golf Course as a park for the current and future of the City, consistent with the Strategic and Official Plans of 2008 and 2020. I am happy to provide an introduction for the City to these parties that found a creative solution to maintaining their community Golf Course. It is also possible that a charity may want to participate in this community park and open space.

As a member of We Love Millcroft, I look forward to the City finding a workable solution for the Millcroft Golf course as a Major Park and Open Space for current and future residents of Burlington.

I appreciate your consideration of my comments

Daintry Klein

368	Aldis Zandbergs	January 27, 2021	<p>Hello Ms. Lau,I reviewed the Phase 1 and 2 Environmental Site Assessment Reports and have attached my comments and questions in a pdf file. Ideally, they would be submitted to Argo's consultants for them to respond to.Apart from several clerical errors in the reports, there are some inconsistencies between the field investigations at the various sites. For instance, it was deemed that because of past pesticide use, groundwater should be sampled at Site A &amp; B and E but was not sampled at Sites C and D. Phase 2 Reports should characterize the soil and groundwater conditions at any site as a worst-case scenario and sampling locations should reflect that. It could be argued that the sampling locations selected for these Phase 2 ESAs did not do this. Publicly available reports submitted by the golf course indicate that the greatest amounts of pesticides/herbicides applied on the course are at the tee boxes, greens, collars and fairways. The sampled locations at the course were all in 'rough' areas. Consequently, we do not know if the soil and groundwater results reported are indicative of the overall subsurface conditions. If the City's reviewers agreed, they should recommend to Argo that additional soil and groundwater sampling should be completed and amended to the original reports. Regards,Aldis Zandbergs, P.Geo. (non-practicing)</p> <p>-- See attached letter.</p>
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## Questions/Comments on Phase 1 and 2 ESA's Submitted in Support of Millcroft Greens Application

1. The Phase 2 Environmental Site Assessment (ESA) for Sites A & B compares soil and groundwater analytical results to the Table 8 Site Condition Standards (SCS) which are used for properties with potable groundwater conditions. The Phase 2 ESA's for the Sites C, D and E compares the soil and groundwater analytical results to the Table 3 Site Condition Standards, which are used for properties with non-potable groundwater conditions. Why are potable water condition standards used for Sites A & B and non-potable water condition standards used for Sites C, D & E?
2. The Table in the Executive Summary in the Phase 1 ESA for Sites A & B identifies soil and groundwater as Media Potentially Impacted by importation of fill material of unknown quality. A similar table in Section 7.4 of the report identifies only soil as Media Potentially Impacted by importation of fill material of unknown quality. Which table is correct?
3. Tables in the Executive Summaries for the Phase 1 ESA's for Sites A&B and Site E identify soil and groundwater as Media Potentially Impacted by pesticide use at the property. The tables in the executive summaries for the Phase 1 ESA's for Sites C and D identify only soil as Media Potentially Impacted by pesticide use at the property. Why is groundwater potentially impacted by pesticide use at Sites A, B and E but not potentially impacted by pesticide use at Sites C and D?
4. The Table in the Executive Summary for the Phase 1 ESA's for Sites A&B identifies soil and groundwater as Media Potentially Impacted by importation of fill material of unknown quality at the property. The tables in the executive summaries for the Phase 1 ESA's for Sites C, D and E identify only soil as Media Potentially Impacted by importation of fill material of unknown quality at the property. Why is groundwater potentially impacted by fill material of unknown quality at Sites A & B but not potentially impacted by fill material of unknown quality at Sites C, D and E?
5. The Executive Summaries for the Phase 1 ESA's for Sites C and D state: "*...it is concluded that a Phase Two ESA would be required in order to investigate the aforementioned APECs and to assess the environmental soil and groundwater conditions on the Phase One Property*". The work completed for the subsequent Phase 2 ESA's for Sites C and D did not include any sampling or assessment of groundwater conditions. Why were groundwater samples not analysed for the Phase 2 ESA's reports for Sites C and D?
6. Page ii, paragraph 2 of the Executive Summary for the Phase 2 ESA for Site C states: "*Soil and groundwater samples were collected and submitted for analysis of...*" This contradicts Section 4.7 of the Report which indicates groundwater sampling was not completed as part of the investigation. Could you please clarify this discrepancy?

7. Field work for the Phase 2 ESA's for Sites A&B and Site E included the submission of groundwater samples for analysis of organochlorine pesticides. Although pesticides have also been used on Sites C and D, no groundwater analysis for organochlorine pesticides was completed for the Phase 2 ESA's for Sites C and D. Could you please clarify why groundwater at Sites A, B and E was tested for organochlorine pesticides but groundwater at Sites C and D was not?
8. Publically available annual reports (<https://ipmcouncilcanada.org/>) that are submitted by Millcroft Golf Club documenting pesticide/herbicide application indicate that the pesticides/herbicides at Millcroft Golf Club are applied in the greatest amounts on the tee boxes, greens, collars and fairways. None of the borehole/sampling locations at Sites A, B, C and D correspond to these locations. Rather the borehole/sampling locations are located in the 'rough' areas of the course where less pesticides have been historically applied. Could you please comment on how and why the borehole/sampling locations at Sites A, B, C and D were selected and why no sampling locations were selected corresponding to tee boxes, greens, collars and fairways?

#	Name & Address	Date Received	Comment
369	Shirley Dowd and Jim Crans	January 27, 2021	Please accept my written comments to the Community Planning Department. We are against the submission of further building on the Millcroft Golf Course property. Since Environment and green space is the forward thinking of this generation why is this green space allowed to change?We live near this beautiful green space where we enjoy the birds,wildlife, plants that are the natural habitats of over 100 yrs.The peacefulness and the beautiful landscaping of the area is why we bought our property. We are concerned re CO 2 emissions in the increased population of vehicle use in construction north of upper middle road and further north of Hwy 5. Environmentally friendly green space should be respected and held on to as it is a precious commodity in 2021.Why would the Millcroft Greens Corporation even think of disturbing this lovely space?The whole world is thinking green! Please do not build! Respectfully Shirley DowD and Jim Crans
370	Murray Holmes	January 27, 2021	See attached letter.



January 27, 2021

Attn: Rebecca Lau  
City Building Dept  
Burlington, ON

Dear Rebecca:

I am writing this letter in a response to a notice I received in the mailing regarding the Millcroft Greens Corporation's planning application.

Earlier this year I listened to the on-line session presented by the City of Burlington with representatives from Millcroft Greens as well as the two resident groups apposed to the plan. Although the city representative continually stated this application had not yet been considered, it was very clear the process was well on its way. No matter what the resident groups said the corporate group had an answer, none of which appeared to be in the best interest of the residents or, in some cases, even the truth. I left the meeting knowing full well this planning application will be accepted by the city no matter how much resistance and viable opposition the resident groups can put up.

With that said, this letter is more about what the city now plans to do once construction starts. Putting aside all the untruthful statements from the corporation and city regarding making the golf course safer, not effecting the environment and the so-called need to grow Burlington with few other options north of the highway, virtually nothing was mentioned about the effect this will have on the infrastructure within the existing Millcroft subdivision.

As a resident living on Vermont Crescent for more than 20 years, I have not only seen the elimination of residents walking over to the golf course, pulling their clubs behind them, but also a major increase in traffic on Country Club and Millcroft Park. In those 20 years the only improvement made by the city is a traffic light at Country Club and Upper Middle Road.

All plans within the submitted application show how the corporation plans to jam 98 additional single homes and 130 apartment dwellings into the subdivision however there appear to be no plans to modify or update the existing main roads entering and exiting the subdivision. If you drive around Millcroft you will see no less than two vehicles in every driveway, meaning this plan will increase the daily traffic flowing in and out of Millcroft by almost 500 vehicles. As one of the hundreds of residents using the 4-way stop at Millcroft Park & Country Club daily I cannot image what is going to occur once those 75 houses are added on either side of Hatfield Court. Since the current road system cannot handle the existing volume of traffic, I would like to know what the city plans to do to the road system to allow for the additional 500 vehicles.

The fact the City of Burlington is even considering adding four additional roads and 98 single family homes into an already crowded subdivision shows the residents of Burlington that greed and taxes are more important than the well-being of the residences. If increasing the density of the urban population is the requirement than I would like to know why the focus is not on more 6-story buildings instead of single-family homes. If single-family homes are required, then why where they not developed in other areas such as the space south of Upper Middle road.

As mentioned at the beginning, I am aware this will go through as planned however I felt the need to write a letter to voice my concerns. As contributing members of this community, the residences of Millcroft wanted the City of Burlington to be aware of how we feel and to state how disappointed we are with the city's planning department for lacking the ability to consider alternatives to this application.

Sincerely,

Murray Holmes

#	Name & Address	Date Received	Comment
371	Andrea and David McQueen 2042 Hadfield Court	January 27, 2021	<p>Dear Rebecca, We are writing this letter to communicate our strong opposition to the proposed Millcroft Greens Development. We have lived in Millcroft for eleven years, after moving to Millcroft from Alton Village. The abundance of green, open space, and mature trees, are exactly what attracted us to this neighbourhood years ago. We loved the feeling of space that the neighbourhood embodied, with mature trees and wide lots. We loved the privacy that the mature trees on the golf course afforded. I am not being dramatic when I state that this proposed development will destroy much of what the residents of Burlington love about Millcroft. The presence of poorly planned, entirely new subdivisions on the existing fairways will significantly and negatively affect the quality of life of the existing residents. Eliminating the hundreds of the mature trees to make space for more houses is frankly, irresponsible given the current global crises of climate warming. Burlington prides itself on being a "Green" city, and turning existing green space into subdivisions, with giant houses stacked so closely together is in direct contradiction to the city plan and the city's stated vision. These stately mature trees currently function to reduce air pollution, and the surrounding grasses and lands absorb rainwater, preventing potentially disastrous flooding to the immediate area and the residential areas to the south. Additionally, currently the significant noise generated by the CN rail line can be heard throughout Millcroft, many times each day and night. At this time, the noise caused by the trains passing by the perimeter of the neighborhood is significant, it is very loud. The plans to create the CN Rail hub will dramatically increase the amount of rail traffic and the subsequent noise level. Removal of hundreds and hundreds of trees that act as a noise buffer will render this level of noise pollution absolutely unbearable. The current proposal by Argo Developments clearly aims to cram as many large houses as possible onto small and narrow lots. This is in no way consistent with the existing character of the community. Millcroft was designed as a master planned golf course community, with wide lots and appropriately sized homes that make the community beautiful, and desirable. The mature tree canopy and appropriately sized lots, and space between the homes, provides privacy to homeowners. This privacy will effectively be destroyed if the current proposed development is allowed to move forward. The homes, as proposed by Millcroft Greens, are larger and taller than the existing homes they will back onto. The backyards, as proposed, vary from the rear setbacks established in the adjacent zoning. For many existing homeowners, there will be two lots (our backyard will have 3) bearing down on their backyards, with houses that are taller than our own, blocking the sunlight. This will directly and negatively affect our ability to enjoy our homes and our properties. Due to the current grading, it is quite possible that some of the new homes could have walk out basements, meaning there would be a balcony looking directly into existing backyards. As proposed, current residents could have a neighbors deck directly bearing down onto their pool or backyard, effectively destroying any privacy that we currently have. This is clearly unacceptable. The current berms on the golf course act to deflect water</p>

			<p>away from our homes effectively preventing flooding. The proposed development will eliminate these and will almost certainly cause flooding issues for the existing homes. In conclusion, the proposed development will destroy much of what makes Millcroft a wonderful community in which to live. Once precious green space is destroyed, you can never get it back. The very real dangers of flooding, decimation of mature trees, noise pollution, and loss of privacy, make Argo's proposed development a terrible idea for the City of Burlington. Please feel free to contact us should you have any additional questions. Sincerely, Andrea and David McQueen</p>
372	Samantha Tkachuk	January 27, 2021	<p>Dear Rebecca, I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods. The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington. I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons: First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting. Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and</p>

		<p>changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding. Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” There are many ways in which this golf course can increase it’s membership and participation. Youth programming for example, which it has yet to do. Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation. Millcroft is our home. This development is simply destructive and irresponsible and needs to be stopped. Kind regards, Samantha Tkachuk</p>
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373	Doreen and Joe Huston 2145 Country Club Dr. Unit 21,	January 27, 2021	<p>Good Morning Ms. Lau: We are residents living at 2145 Country Club Dr. , our Condominium Community driveway is right next to the Millcroft Golf Course entrance. We do not back onto the Millcroft Property, however 18 of the units in our Condo are along the fence to the golf course property. (the parking lot, putting area and the 9th Fairway). We moved to North Burlington in 1994 from Shoreacres Place in South Burlington. Our decision to move to Millcroft was not just because we could walk to the golf course, but because of the lack of density, less traffic, and open green space provided by the golf club property. Doreen and I believe you should reject the proposal from Millcroft Greens to re-zone the property for the following reasons: 1) There is not a specific location designated for the maintenance shed, but it is rumored plans are to place it somewhere close to the club house. It is not surprising that the location has not been disclosed as it would drastically affect not only the price, but the quality of life in the surrounding units. 2) If our math is correct, Millcroft Greens plan on squeezing in 228 units on the property (Including 130 in the Dundas complex). At an average of 2.5 cars per/unit that means there will be approx. 570 more cars all traveling on Country Club, Berwick, Turnberry, Millcroft Park streets during rush hour. 3) E.P.A. estimates that one vehicle emits 4.6 metric tons (887grms of CO2 per gallon) into the atmosphere each year. Millcroft residents will be exposed to an additional approx. 2,622 Metric tons of CO2 per year with less trees and green space to absorb these pollutants. This may seem trivial to some, but baby steps and lack of consideration for our climate in the past has created a climate emergency for all of us today. 4) It would be grossly unfair to the people who purchased properties in areas A) B) C) D) that back on to the beautiful golf course and will now have that greenspace eliminated and new housing squeezed in. These people paid for the beauty and privacy aspects of their properties and no amount of remuneration offered to them could replace those attributes. 5) Burlington was voted the best city in Canada for many reasons, the Millcroft Community contributes significantly to the many attributes of Burlington such as the low density provided by spaces like Millcroft Golf Club, adequate schools and infrastructure to accommodate the current population and low traffic in the areas of our schools and parks. 6) We urge you to consider the climate, conserve green space, limit additional automobiles on residential streets by considering and promoting alternatives , like re-invigorating old Malls instead of re-zoning existing green spaces. Doreen and I are totally opposed to Millcroft Greens proposed expansion, thank you for asking us for input. Doreen and Joe Huston</p>
374	Chris Lambeck 2074 Annette Court	January 27, 2021	See attached letter.



**January 27, 2021**

Community Planning Department  
PO Box 5013,  
426 Brant Street  
Burlington, ON  
LYR 3Z6  
Attention: Rebecca Lau

**Re: MILLCROFT GREENS APPLICATION - 2155 Country Club Drive**

Dear Rebecca,

I am writing in response to the Millcroft Greens Application as requested in your public notice. I urge Council to vote against this application.

**Background**

We have been Millcroft residents since 2002 and have raised our 2 teenage sons in this wonderful community that was the mid point of my work in Toronto and Mississauga and my wife's work in Waterloo. Both boys completed JK – Grade 8 at Sacred Heart and are now attending Corpus Christi High School. We were attracted to the character of the homes in Millcroft and since the COVID shut down we have enjoyed walking on the golf course lands and experience this unique green space that is intertwined in our community. We do not golf and live on a quiet cul-de-sac away from the golf course. The proposed development would affect us and many North Burlington's residents by initiating the dismantling of a well-planned community.

**Past Decisions**

In the mid-80's Monarch was able to have Millcroft developed by explicitly integrating a golf course into the design of the subdivision to create an exclusive community. The City's approval was clearly linked to the construction of the golf course and the City went so far as to secure the obligation with a letter of credit. The approval of these plans by the City and Ministry of Municipal Affairs was subsequently used as a shield by Monarch to defend against the Province's Housing Policy Statement that sought to mandate affordable housing. An extract from the 1989 Staff Recommendation Report to approve Phase II without applying the affordable housing guidelines is reproduced below.

Monarch Construction has expressed concern for having to meet the Province's proposed affordable housing policies. They point out that both the City and Ministry of Municipal Affairs approved the Rose Community Official Plan in 1985 and 1986 respectively, thus committing to the development of an exclusive golf course community, similar to the prestigious Tyandaga community.

In staff's view, the City, in adopting the Rose Community Official Plan in 1985, clearly expected that Monarch would be developing a high quality, low density residential community consisting primarily of large (and therefore expensive) single family lots surrounding a golf course.

However, in the February 11, 1986 approval of Millcroft as a Residential Subdivision and Private Golf Course, the City did not make the golf course a permanent feature, but rather a commitment to maintain it only existed until 2000.

11) Carry out the following to the satisfaction of the City Solicitor:

- i) provide a written undertaking by Monarch to guarantee the operation of the 18 hole golf course until the year 2000, such undertaking to be registered against the golf course lands;

Millcroft is by no means the only community now facing the loss of its golf course. Private golf courses in housing developments are a real estate investment, not a business investment in golf. Monarch went so far as to state this publicly.

*"Real estate development has to take priority over the golf course because if you see how much money a golf course makes compared to how much we make on a house or a lot there is no comparison. It's simply a park that generates a little bit of money, whereas the real estate is where the big money is and a lot of people just don't understand that."* 2006 - Brian Johnston, President Monarch Corporation

Unfortunately, the City subsequently decided to not acquire the golf course when it was sold by Monarch in 2005 or 2006. Many original homeowners and subsequent purchasers are now facing the realities that residents in Aurora, Kanata and countless other communities are facing. The changes to those affected neighbourhoods are devastating (**Appendix 1**).

### **Why preserve this Green Space**

We cannot easily create more green space. Millcroft Greens is not proposing any meaningful enhancements to offset or mitigate the loss of green space and mature trees, rather it is rumored to have embarked on providing compensation to residents directly adjacent to the development. Keeping this green space is our community's opportunity to contribute locally to addressing the environmental challenge and something that financial compensation does not address. Millcroft is an integral community within Burlington and 4,000+ signatures have been received from residents opposed to the redevelopment, many of whom do not live on the golf course. I believe the proposed redevelopment would permanently detract from our entire community and the approach taken by Millcroft Greens is less than transparent and not in keeping with the actions of a good corporate citizen.

The layout of the golf course is also unique. It weaves through our community and provides environmental benefits such as clean air, ecological habitat, carbon sink and helps to mitigate the effect of flooding events – all of which I am sure you are aware of. The anticipated increase in extreme weather events, including flooding, will expose Millcroft and downstream residents to increased property damage, which I believe will only be further increased if new housing is permitted on the golf course. I would strongly recommend that the City of Burlington consider an independent hydrogeological assessment rather than relying on the report prepared by RJ Burnside & Associates Limited for Millcroft Greens. Such report should include a detailed and critical assessment of the assumptions and potential shortcomings in the current accepted methodology used for the determination of the post development water balance. Furthermore, the City should require the developers to post adequate security and remain financially responsible in the event the run-off post development exceeds the projected amount.

## Current Decision

The developer has retained experienced consultants that clearly understand the development requirements and has submitted a comprehensive application. The city has limited opportunities to be proactive in its defense of the residents of Millcroft but must ensure it pursues all its options and should not place reliance on the consultants retained by Millcroft Greens.

Unfortunately, the developer appears to be weaponizing the Provincial governments intensification targets (in direct contradiction to 1989 position taken by Monarch), circumventing the City's recently adopted Official Plan and going against the will of the majority of Millcroft residents while giving disingenuous representations about the future of the golf course. At a minimum, Burlington residents need to be presented with the overall cumulative intensification implications of the various local developments, not only Millcroft Greens. The developer has circumvented residents receiving this information by submitting its application prior to the community benefiting from the New Official Plan that requires a change to the "Major Parks and Open Space" designation only be considered in conjunction with a statutory Official Plan Review, which would conceivably have provided such a consolidated overview.

I urge today's Council to take the concerns of the residents seriously and to have the courage, commitment, and creativity to work to a permanent and sustainable solution for the Millcroft Golf Course lands and, therefore, I ask that you reject the current Millcroft Greens application.

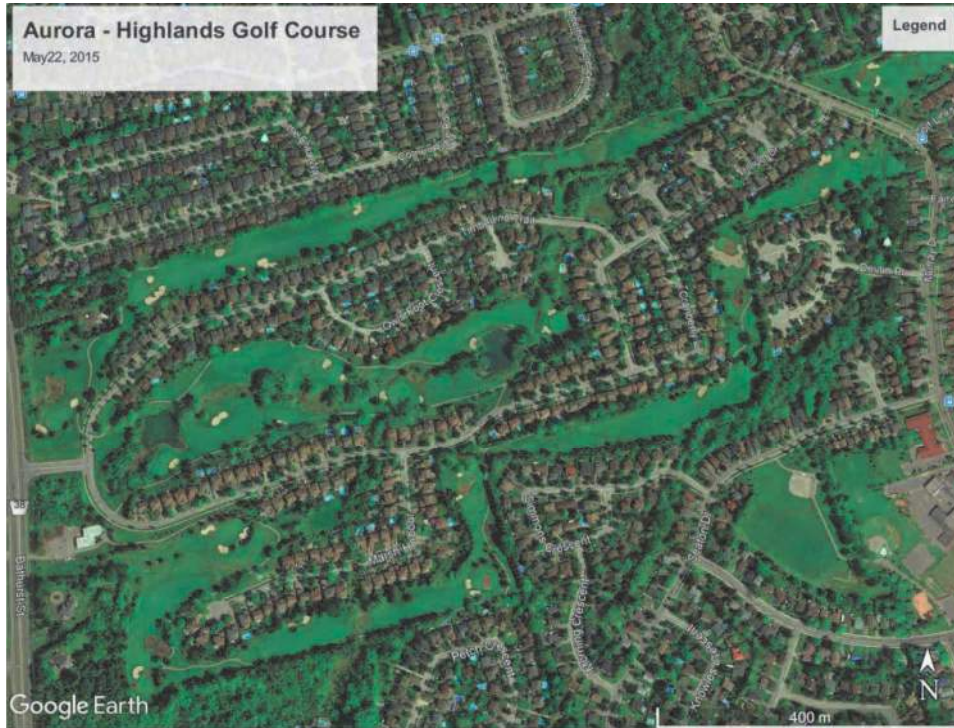
Thank you.



Chris Lambeck

## Appendix 1

### Aurora Highlands





## Appendix 1 - Continued

### Saginaw Golf Course Approved Re-Development





Appendix 1 - Continued

Kanata Golf Course Proposed Re-Development



#	Name & Address	Date Received	Comment
375	Alicia Lauwerier	January 27, 2021	<p>Good morning Rebecca,</p> <p>I am a resident of the Millcroft community, residing on Parklane Crescent and wanted to share my concern with this development application. I don't understand why we need to destroy and take away perfect green space to build houses when there are plenty of open abandoned fields not only in Millcroft but within a 2 minute drive of the neighbourhood. Example the big open field beside Taywood Park. This will inevitably be housing - why are we pulling apart the golf course when this field is wide open?</p> <p>Part of the application near Dundas makes sense where it is currently open fields but I am struggling to see the rationale of over populating the Millcroft community with putting so many houses close together.</p> <p>There is also a HUGE open field available for development at Appleby Line and Mainway - why not develop there? There are no trees/wildlife/water etc.</p> <p>It just doesn't make any sense on how these new developments will be benefiting Burlington besides overpopulating the neighbourhood and giving the developers \$\$ in their pockets. There is SO much land in Burlington to develop - we shouldn't need to tear down and ruin perfectly good green space/wildlife habitat. Burlington is seen as an "elite" city - I would hate to see 10 years from now it is just as condensed as Mississauga and not seen this way.</p> <p>Your concerned Burlington resident, Alicia Lauwerier</p>
376	Carly Ferrier 17 Bastion St.	January 27, 2021	<p>Dear Burlington Mayor Meed Ward, Councillors, City officials, Premier, Ministers &amp; MPPs Reference: Millcroft Greens' proposal to redesign the existing Millcroft Golf Course and introduce select parcels of residential developmentI write in connection with the subject proposal. This development has the potential to disrupt ecosystems and wildlife, reduce green space, overburden infrastructure, lead to the rezoning of existing school districts, significantly decrease existing property values, increase traffic, and alter the character of one of Burlington's most iconic neighbourhoods. I wholeheartedly and vehemently object to the proposed development.The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature - the epicenter; the heart of the community. Millcroft is synonymous with the golf course. The street names feature famous golfers and allusions to green space - several including the words "field" or "park." Moreover, the golf course is home to many species of wildlife. It is not unusual to find turtles emerging from the pond located on the 6th hole, families of ducks waddling along the footpaths, swans swimming in the ponds, and fox darting through the</p>

			<p>trees. Millcroft's signature feature - the golf course - provides green space and a wildlife haven in the predominantly concrete-laden north Burlington. I urge you to be mindful of all of the numerous detrimental effects that accompany the proposed development, but most notably disrupting ecosystems and wildlife, reducing green space, and defiling the character of the neighbourhood I chose to call home. Our City's green spaces are in dire need of protection. Once we develop green space, we can never go back. I have reviewed the City's Official Plan, in conjunction with the golf course's current zoning of O1 (Open Space), with most sections designated as part of the Natural Heritage System. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." This is in line with the City's January Private Tree By-law, which has an objective "to protect, prohibit and regulate the injury or destruction of trees and encourage the preservation and planting of trees within the Urban Planning Area Boundary of the municipality." The first phase of the proposed development eliminates a staggering 411 mature trees from an area designated as part of the Natural Heritage System. In an era where citizens are begging governments to take decisive, urgent, and exhaustive action in the global climate crisis, the thought of destroying an established, mature ecosystem and displacing or destroying precious wildlife is unfathomable. I trust that you are of the same mindset, given that the City Council unanimously passed a motion to declare a climate emergency just last April. This proposed development exacerbates an already dire circumstance. Recently, the community meeting with the developer and the City was postponed due to the COVID-19 pandemic. A digital meeting was proposed in place of an in-person gathering. A digital format does not allow for meaningful public consultation. It removes the ability for citizens to engage in a productive dialogue. Although we can send questions in advance, doing so gives the developer the upper hand by allowing them to script calculated answers and precluding the opportunity for follow-up questions, should the response be lacking in some material way. If the purpose of this meeting is consultation with the residents, the means to spread the message must be interactive. It must also be accessible. With many original owners living in this neighbourhood that was built over 30 years ago, streaming precludes those less tech-savvy among us from access to information. I understand that the City has protocols to follow, deadlines to satisfy, and is in an impossible predicament with this state of emergency. Despite this, I urge you to ensure that regardless of the way in which this meeting proceeds, all members of the Millcroft community have a meaningful, interactive, accessible opportunity to have our voices heard on an issue that impacts us so deeply. Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood epitomizes this honourable accolade. I zealously oppose any change to the golf course's current zoning as O1 (Open Space) and implore you to protect the green space that defines our beloved community. With hope, Burlington resident</p>
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377	Jennifer Ferguson-Jenkins 4194 Kane Crescent	January 27, 2021	<p>Dear Rebecca Lau,</p> <p>Our names are Jennifer Ferguson and Jeff Jenkins and we have lived in the Millcroft community for over 16 years. We are original home owners on Kane Crescent. It was our dream to finally be able to afford a home in Millcroft and be on the golf course.</p> <p>Our home is situated on the fairway of the first hole. The proposed development will drastically impact our view, privacy and mature tree line. At the time of purchase, we paid a large premium to be on the golf course. As golfers, we selected our lot knowing golf ball trajectory would not be an issue. I now have significant safety concerns that the new “par three hole” proposed, raises greatly the probability of the trajectory of balls directly at our home.</p> <p>We also have some significant concerns with regard to altering the storm water management. We’ve seen over the years, some very concerning pooling and back up of storm water after storms. Enclosed are some photos supporting a rain storm on August 4th , 2020. The pooling in the pictures is directly on the location on the proposed development. (Block C)</p> <p>We have enjoyed all that our community has to offer. We frequently walk to and enjoy the master planned 18 hole golf course. The existing golf course is an integral part of our community. The community also offers us safety for our children with existing planned traffic levels, green space and beautiful wildlife.</p> <p>We have so much to loose without any significant gain. We ask that city council consider our concerns and vote against approving the Millcroft Greens application. Please preserve Burlingtons green space.</p> <p>Kind regards,</p> <p>Jennifer Ferguson</p>
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**Lau, Rebecca**

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**From:** Jennifer Ferguson-Jenkins  
**Sent:** Wednesday, January 27, 2021 10:50 AM  
**To:** Lau, Rebecca  
**Subject:** Opposition to Millcroft Greens Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Rebecca Lau,

Our names are Jennifer Ferguson and Jeff Jenkins and we have lived in the Millcroft community for over 16 years. We are original home owners on Kane Crescent. It was our dream to finally be able to afford a home in Millcroft and be on the golf course.

Our home is situated on the fairway of the first hole. The proposed development will drastically impact our view, privacy and mature tree line. At the time of purchase, we paid a large premium to be on the golf course. As golfers, we selected our lot knowing golf ball trajectory would not be an issue. I now have significant safety concerns that the new "par three hole" proposed, raises greatly the probability of the trajectory of balls directly at our home.

We also have some significant concerns with regard to altering the storm water management. We've seen over the years, some very concerning pooling and back up of storm water after storms. Enclosed are some photos supporting a rain storm on August 4th , 2020. The pooling in the pictures is directly on the location on the proposed development. (Block C)

We have enjoyed all that our community has to offer. We frequently walk to and enjoy the master planned 18 hole golf course. The existing golf course is an integral part of our community. The community also offers us safety for our children with existing planned traffic levels, green space and beautiful wildlife.

We have so much to loose without any significant gain. We ask that city council consider our concerns and vote against approving the Millcroft Greens application. Please preserve Burlingtons green space.

Kind regards,

Jennifer Ferguson



#	Name & Address	Date Received	Comment
378	Ethan [REDACTED]	January 27, 2021	<p>Dear Mrs. Meed-Ward and Ms. Lau</p> <p>My name is Ethan [REDACTED]. I am 9 years old and I am in Grade 4. I live in Millcroft on [REDACTED] with my family and my dog named Scout.</p> <p>I love living in Millcroft and I have lived here since I was born. It is the best place to live because it is safe, the people are friendly, and we have lots of room to play and ride our bikes and have fun. It is also a really nice place to live because there are a lot of green trees that are tall and beautiful.</p> <p>I am writing you to let you know that I do not think that the golf course in Millcroft should be developed for more houses. There are many important reasons that I feel this way and they are:</p> <p>1. THE ENVIRONMENT: You can't cut down hundreds of trees! I learn a lot about global warming in school. The trees on the golf course help to keep our air clean and reduce pollution. The green space on the golf course also makes sure that when it rains a lot that our houses and backyards do not flood. Once you cut down hundreds of trees and replace them with houses, we can never get that green space back. That means that you are robbing me and the other kids my age of the right to enjoy our community as we grow up. Also, you adults are smart people and you know that Global Warming is a BIG problem. Why would you let anyone destroy the environment that is so important to the health of our planet? The choices that you grown-ups make now will affect my future and the future of your children too. Please don't destroy the nature that is in our backyard. If you do, you are robbing me and your own children of our right to live in a world that is green and healthy and safe. I think that you should make the golf course into a park so that it can be enjoyed by families and children now and in the future.</p> <p>2. SAFETY: Right now I cannot go to school because of the pandemic. For the last year, my friends and I have been stuck inside our homes and we have not been able to have friends over to our houses. We have to stay 6 feet apart and wear masks. I know that this is for our health and safety and even though it is hard and we are really lonely we follow the rules. BUT I hate not seeing my friends. The one thing that makes me happy in my day right now is being able to ride my bike and my scooter and go for walks with my family on the golf course. Getting out into nature has brought me happiness because otherwise I stare at my screen all day when I am in school. We can't play sports and we can't see our friends. But I can go for a walk and visit the geese on the pond behind my house.</p>

			<p>And I can play hide and seek with my brother and my mom out on the course in the trees. It would be so sad to destroy the land that is the only thing making so many kids and people in the neighborhood happy. If you destroy the habitat of the animals that live in the green space, where will they go? Also, when we are supposed to be social distancing it would be very irresponsible to add MORE population to our neighborhood with people smashed in closer together! Please do NOT destroy the nature that is in my backyard and please do not build more homes! It would also increase traffic and make it less safe for kids like me to ride our bikes and scooters outside!</p> <p>ALSO- If you build THREE houses in my back yard like the plan shows, I will have three different families right up against my backyard. It will destroy the privacy that we have to enjoy our backyard and our pool. I will feel creeped out and unsafe with all of those people looking into our private backyard because also there will be NO TREES because the developer is going to cut them all down! This is just not right.</p> <p>In conclusion, once green space is gone, you can NEVER get it back. Destroying the green space in Millcroft will have many negative effects, the most important one being the destruction of a natural space that helps eliminate pollution and reduce green house gasses. Please listen to kids like me when we say that our future can't be traded for short term profits.</p> <p>Please KEEP MILLCROFT GREEN FOR THE FAMILIES AND CHILDREN AND THE ENVIRONMENT!!</p> <p>Sincerely,</p>
379	Brian Nelson 2209 Greenway Terrace	January 27, 2021	See attached letter.

**Ms. Rebecca Lau**  
**City Planner**  
**Planning Department**  
**City of Burlington,**  
**Ontario,**  
( By Email)

**RE: Application by Argo Dev. for the Proposed Construction of Private Residences Along the Millcroft Greens Golf Course**

Dear Madam:

I am writing this letter to you on behalf of both my family and as a Street Captain representing scores of nearby neighbourhood residents for the M.A.D. organization in Millcroft. M.A.D. is formally on the public record as being profoundly opposed to this application.

On a purely personal level, my wife and I moved to Burlington's Millcroft community seven (7) years ago, after a careful study of a number of retirement area possibilities, in both south central and south western Ontario. We chose the Millcroft residential area for its wide array of benefits that flow from both its layout and design around an attractive 18- hole private golf course. The visual offering of green space and the extent of tree density was a significant factor in our selection of the area. The City of Burlington has been truly a great place to live and a tremendous compliment to the Millcroft's integrated golf/residential experience, for a wide number of friends and neighbours, as it stands today. We have invested over \$ 170,000. in both our home's interior and exterior, since we have moved here. That is an indication of the firm and long- term commitment to complete the remainder of our life here. Also, as a result of our decision, our daughter and her family decided to make their home in the Burlington area, as well.

To Argo Development Corp., this is just another one of a number applications to invest available capital funding (I believe the bulk of their funding is coming from the USA) to invest in a number of residential or commercial developments, while

under the typical model of “optimize their costs and maximize profits”. It is simply an Excel spreadsheet exercise. The cost of an expected legal fight to be able to build in Millcroft has already been factored into the cost of the development. They obviously have no civic attachment nor sensitivity to the future significant disruption, nor the total impact of the consequences of what they are proposing to do in Millcroft.

It was very obvious during the” public” conference call with some of their executive and consultants last fall (2020), that they had NOT done their homework on important issues to do with water course/storm drain, tree canopy loss, the true impact on visual loss by adjacent home owners, long-term noise from the complete construction cycle, traffic congestion. (the main access roads are already very busy). Most of their responses were out of a standard script used by developers all over the province to “talk-over” people who are not professional urban planners etc. and a feint attempt to make them “feel good”. It was so transparent.

When they were asked the simple question “how long will it take Argo Dev. and its sub-contractors to complete the construction”, three (3) different representatives offered three varied opinions, essentially trying to skirt the issue. It typically takes about two (2)- years (from initial surface ground stripping to place utility services to the final sod lay-down) to complete such a project, regardless as to how small this “First Phase” is. The President of Argo Dev., who attended the call was in a “foul” mood and obviously not pleased with being challenged by the number of well-researched and thoughtful questions.

What really disturbs me is that this “First Phase Build” is actually just the start of the ACTUAL long-term plan, intended for this decade. That is to completely overbuild the Millcroft Golf Course with homes. In ten plus years, if allowed, there will be hundreds of new homes with probably a few hectares of green space left, with token clumps of low green bush remaining. There will be a host of water control issues for the home owners to deal with and a significant decline of the overall environment, the green scape and the high level of pride people have in their properties. This current build application is a test by Argo Dev. to see if they can start this “First Phase”, get the units in, then turn around and declare the Millcroft Golf Course insolvent. Just watch! The complete phased-in planning and cost projections to develop the entire Millcroft golf course has already been calculated and completed by their planners and consultants. Its that obvious!

Argo Dev. has been informed by the residents of Millcroft that they are strongly opposed. If this application is accepted by the City of Burlington, that will kick-start the beginning of a significant decline in the number of wonderful aspects of this community, once this developer is allowed to proceed. Residents, in the end will “vote” with their feet and slowly start to move out. That would certainly be our decision.

We have previously moved from north York Region, due to a larger scale development but with similar environmental circumstances. The very large land-bank developer (Metrus) was then preparing to rip up hundreds of surrounding hectares of prime green belt and place hundreds of small- to- medium density homes with token greenspace, poor traffic planning, row housing and a host of drainage/flood control issues. It was going to place extreme pressure on the local water table, grid energy supply and simply destroying the entire environmental setting. We departed, along with dozens of friends and neighbours.

We are asking you to carefully weigh the “short-term” potential profitability of Argo Dev Corp against the multiple life-quality benefits that thousands of Millcroft residents receive from having chosen Millcroft as their home.

Quoting an old chorus line from an Joni Mitchell song “ they paved paradise and put in a parking lot “.

As history has frequently recorded, the human race will disfigure, destroy or pollute the majority of everything we touch,.... given enough time and money. Lets respect and continue the past work of numbers of great insightful people who have gone before us and have fought this fight. For now, lets just concentrate on the small and immediate place we live and try our best to draw the line.....like the one around Millcroft.... and protect it !

Thank you for your kind attention and consideration!

**Yours truly,**

**Brian D. Nelson/Carole B. Nelson/Jesse- the Bichon**

**2209 Greenway Terrace**

**Burlington, Ontario. L7M 4K8**



#	Name & Address	Date Received	Comment
380	Phil Snowdon	January 27, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment</p>

			<p>of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Lastly my major concern is the watershed. My understanding is that when the neighborhood was built they couldn’t put ‘any more homes’ on the block for these exact watershed considerations. Nothing had changed other than there being more severe and water runoffs since with the more drastic weather.</p>
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			<p>I'm so tired of seeing big money drive the decisions of our politicians instead of the community that elected them.</p> <p>Phil Snowden</p>
381	Tony Lo Presti 2078 Hadfield Court,	January 27, 2021	<p>Dear Ms. Lau, Mayor Meed Ward, Councillor Bentivegna and all recipients of this email letter,</p> <p>My name is Tony Lo Presti and I am a retired educator living in Millcroft. Occasionally, I contribute opinion articles to the Hamilton Spectator newspaper. I am writing to you in response to the City's request for feedback from residents of the Millcroft community regarding Millcroft Greens' application for a zoning amendment that would enable it to introduce housing in the Millcroft golf course it owns.</p> <p>At the outset let me say that I vigorously oppose this application for the reasons that will follow below.</p> <p>But let me begin with what we all know -- that the City is the guardian and protector of municipal Official Plan regulations and gatekeeper of our municipality in deciding what developers can or cannot do in a community. The City's duty encompasses the protection of both publicly and privately owned lands, especially those designated as Parks and Open Spaces because these are valuable assets that provide a calming community presence, recreational opportunities, and health-enhancing physical and psychological benefits to residents in reducing the stress of work and urban life.</p> <p>Therefore, the City has a duty of stewardship towards the Millcroft community because the fate of the golf course and its open spaces is inextricably linked with the fate of the Millcroft area and its community. If City Council permits Millcroft Greens to reduce the open spaces of the Millcroft golf course, its decision will result in an increase of housing density and a degradation of the quality of life of the Millcroft community. The sad reality is that by eliminating open spaces from the golf course for the purpose of cramming more housing and people in the area, the Millcroft Greens' development proposal will not improve but retrogress the Millcroft area.</p> <p>Residents who bought into the Millcroft area did so with the understanding that the golf course and its parcels of lands were protected from housing developments because of Zoning and Official Plan regulations that designated the golf course as Open Space. As evidenced by the pre-consultation meetings held by Millcroft Greens and the close to 4,000 signees of a Millcroft Against Development petition, the overwhelming majority of Millcroft residents oppose the introduction of housing on golf course land. Yet, despite this opposition, Millcroft Greens has submitted its application for a zoning amendment, clearly and nakedly demonstrating that it puts its own profit above the will and the welfare of the Millcroft community. Consequently, its residents hope that the City will neither approve nor modify the Millcroft Greens' application.</p> <p>The City needs to keep in mind that there is no real and pressing justification for the developer's housing proposal other than profit-making. Typically, developers justify such zoning amendments by some authentic and compelling reason –</p>

			<p>such as offering evidence that the golf course is on the verge of bankruptcy or that more housing is needed in the area because of a housing crisis. But Millcroft Greens has advanced no such substantive justification in its proposal – except the flimsy pretext of addressing errant balls to houses surrounding the golf course. The errant ball justification is an issue that can easily be rectified by installing protective netting.</p> <p>The City also needs to be wary of Millcroft Greens’ future intentions. The approval of an amendment application for partial conversion of open spaces into housing opens the door to full conversion of the Millcroft golf course into housing subdivisions in the future. I, therefore, plead with the City recipients of this letter to keep in mind that if they approve the zoning amendment application of Millcroft Greens that would allow it to demolish part of the golf course now, how will the City be able to stop Millcroft Greens or any other new Millcroft golf course owners if and when they decide to demolish the whole golf course in the future?</p> <p>Finally, I would like to point out a few of the negative impacts that will befall the Millcroft community if the Millcroft Greens’ application is approved. Firstly, turning parcels of golf course land into housing is a bad idea; it is important to preserve green open spaces in the golf course because they help in reducing carbon emission levels, thus contributing to cleaner air for area residents, not to mention lower temperatures and less air pollution.</p> <p>The Millcroft Greens’ partial conversion of the golf course into housing will also disrupt existing ecosystems and wildlife habitats in the golf course because trees and plants will be removed. Additionally, Millcroft Greens’ proposed development will overtax the current storm water and drainage system and make pre-existing homes and new ones to be built more vulnerable to flooding, to water damage, and to repair costs that will raise liability issues.</p> <p>What’s more, the Millcroft Greens’ development proposal will wreak havoc on the community from the noise, vibration, dust, traffic detours and driving delays that the construction of housing will cause in the community. Factor into this mix the planned CN Rail Hub development (which projects 1600 truck trips a day accessing the QEW Niagara and 403 corridors via Millcroft’s Appleby Line and Dundas St.) and the City will create a traffic nightmare for the community if it approves the Millcroft Greens’ development, which will add more car-owning residents in Millcroft.</p> <p>Ultimately, the big question that the City needs to consider is this: Whose best interests will the approval of this amendment application serve -- those of Millcroft Greens whose real motive for attempting to insert housing developments on the golf course is profit, or those of the Millcroft community which will lose open spaces now and, likely, the whole golf course in the future to its recreational, environmental, ecological, infrastructural, and vehicular traffic detriment?</p> <p>For all the above reasons then, I strongly oppose the Millcroft Greens housing development and exhort the City not to approve or modify its application.</p> <p>Yours sincerely, Tony Lo Presti</p>
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PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

382	Michael and Wendy Ward 4144 Continental Drive	January 27, 2021	See attached letter.
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## Lau, Rebecca

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**From:** Wendy  
**Sent:** Wednesday, January 27, 2021 12:03 PM  
**To:** Lau, Rebecca  
**Subject:** Re: MILLCROFT GREENS APPLICATION

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rebecca Lau  
Community Planning Department  
PO Box 5013,  
426 Brant Street  
Burlington, ON

Dear Ms. Lau:

- Summary action requested
  - We are writing to register our strong opposition to the Millcroft Greens proposal to construct 98 homes on the existing golf course. We believe it is contrary to the Provincial, Regional, City of Burlington and the Millcroft community goals.
  - The requested rezoning application will destroy the essential environmental role of the golf course, is not necessary for the City of Burlington to meet its residential intensification goals and will degrade the safety and lifestyle of our community.
- 550 Homes- Millcroft Green's Long Term Goal
  - This application is not simply about 98 homes. Its approval will open the door to further applications by Millcroft Greens to add up to 450 homes on the golf course.
  - The truncated golf course is designed to fail. Millcroft Greens is appealing the 2020 Official Plan, revealing their objection to the restriction it will place on golf course and open space development. Their long term goal is to replace the essential role of this green area, that is the backbone of this community, with houses.
- Facts about the Millcroft community
  - Construction in Millcroft began in 1987 and was essentially complete in 2007. Presently there are approximately 4000 homes and 10,000 residents. There are two significant large residential lots, which when developed will add close to 200 Town homes. The architectural style of the homes are consistent throughout.
  - Millcroft was designed around the golf course, which winds through the center of the community following Appleby Creek. Its purpose is to provide the essential environmental needs of the development and at the same time an access to nature for Burlington residents. The golf course green area is essential to Millcroft.
  - Millcroft is not the only neighbourhood that has limited green space. With the further development of Uptown Burlington and continued development above Highway 5, just North of Millcroft, we need to protect our remaining properly zoned Green space and parks.
- The Goal of Burlington/Halton/Provincial legislation

- The rising importance of environmental protection and the desire to accommodate population intensification is a challenge for the City of Burlington. The City has a development plan for the future to meet the intensification goals that does not include nor require the Millcroft Green project to be approved.
- The specific clarifications regarding open spaces and golf course development is addressed in the Burlington 2020 Official plan. It prohibits this kind of development.
- Specifics objections to the Millcroft Greens Application
  - Environmental impact
    - Their proposal requires the destruction of 400 large, mature trees, the elimination of wildlife habitat due to the realignment of the Appleby Creek, significant earth moving that creates noise, dust pollution and eliminates 90% of the present open green space.
    - The golf holes 6 and 7 have witnessed flash flooding of increasing severity. The present Stormwater system, which is already stressed, relies on two defenses; the open golf course to absorb much of the water and a discharge line from holes 7 to 6 into the holding pond. Filling these golf holes with homes is a major obstacle to this reality
  - Economic collapse of the Golf course
    - Our golf course has a loyal following, serving our community and the larger regional area. It is already a short 18 hole course attractive to young and casual players. Shortening the course further to a quasi Par 3 course is doomed to failure, which I believe is the real goal of Millcroft Greens. This will position them, in a couple of years to apply for added housing on the remaining course.
  - Design clash with existing community
    - The Branthaven development at Turnberry and Taywood has raised a good deal of opposition because the contemporary design of the Townhomes clashes with the style of the adjacent community. We believe the homes Millcroft Greens will design will reflect current modern homes exteriors that will clash with the greater Millcroft Community This project will have much smaller lots, with front and back setbacks much less than surrounding homes. In addition, the height of their 2 story homes will be higher than existing neighbours
  - Disruption with daily living
    - This 98 home Millcroft Greens project will take 3-5 years to fully complete. During this construction period the entire community will be disrupted due to noise, truck traffic, unsightly contractor's portable facilities and interruption of existing services.
    - This development will result in damage to the roads and services that the City provides. Aside from the costs involved, there will be the unending annoyance of residents to Millcroft Green's invasion of this established community.
  - Safety concerns
    - You must not ignore the added safety risks to our community. The increased traffic of contractors, the parking of trucks on adjacent streets obstructing vision and the traffic 200 additional cars from the new homes will impact the community More importantly, we have hundreds of children walking to and from school each morning along Millcroft Park Drive that will be at risk during construction.

**I ask that the Council take these points into consideration and vote down the Millcroft Greens application.**

Sincerely,

Michael and Wendy Ward

4144 Continental Drive

#	Name & Address	Date Received	Comment
383	Matthew [REDACTED] [REDACTED] Hadfield Court	January 27, 2021	<p>Dear Mrs. Meed-Ward and Ms. Lau,</p> <p>My name is Matthew [REDACTED]. I am in Grade 7 at Fern Hill School and I live on [REDACTED] in Millcroft, Burlington.</p> <p>I am writing to you to express my belief that the proposed development of the Millcroft Golf Course should be stopped immediately. The proposed development will result in the complete destruction of acres of green space which is home to many species of animals and most importantly, hundreds of mature trees. As adults, you are aware of what Science has been telling us for decades- we are in the middle of a CLIMATE CRISIS. We must act now to protect our environment and our green spaces, to ensure that they exist for future generations.</p> <p>To quote climate activist Greta Thunburg:</p> <p>"I want you to act like our house is on fire, because it is.</p> <p>We need to focus every inch of our being on climate change because if we fail to do so then all our achievements and progress have been for nothing. All that will remain of our political leaders' legacy will be the greatest failure in human history.</p> <p>Some people say that we are fighting for our future, but that is not true. We are fighting for everyone's future.</p> <p>I'm sorry but saying everything will be alright while continuing to do nothing at is not hopeful to us. In fact, it's the opposite of hope. Yet this is exactly what you keep doing."</p> <p>The Golf Course is home to hundreds of mature trees that clean our air and filter pollutants out of the environment on a daily basis. These trees, shrubs, and plantings also absorb odors and pollutant gases (nitrogen oxides, ammonia, sulfur dioxide and ozone) and filter particulates out of the air by trapping them on their leaves and bark. Once these trees are gone, it will take years to replace them. If you allow this proposed development to go through, you will be directly contributing to global warming and it is just not right. You will be trading our future for short term "progress". Think about your own children and grandchildren and the legacy that you want to leave them. Once the beautiful, open, green spaces of Millcroft are bulldozed and destroyed, we can never get them back.</p> <p>Destroying this precious green space in the name of profit and "progress" puts our future at risk.</p> <p>So I ask you, Ms. Lau, Mrs. Meed-Ward, and the rest of the planning committee:</p>



			<p>You know the risks that global warming and the destruction of precious green space pose to your own children and generations to come... so, what side of history do you want to be on?</p> <p>Please, Keep Millcroft Green.</p> <p>Sincerely,</p> <p>Matthew [REDACTED]</p>
384	Sarah Logue	January 27, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against</p>

			<p>Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.</p>
385	Mike Ramsay	January 27, 2021	See attached email.

## Lau, Rebecca

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**From:**  
**Sent:** Wednesday, January 27, 2021 2:08 PM  
**To:** Lau, Rebecca  
**Cc:** Bentivegna, Angelo; Meed Ward, Marianne; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin; Kearns, Lisa; Stolte, Shawna; Plas, Kyle; effie.triantafilopoulos@pc.ola.org; Carr, Gary; jane.mckenna@pc.ola.org; admin@millcroftagainstdevelopment.com  
**Subject:** Opposition to the Millcroft Greens Development Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Rebecca:

This is in regards to the Millcroft Greens' proposal to rezone some of Burlington's key Major Parks and Open Space designation and change it to residential development on the Millcroft golf course, as requested by your public notice. Not only does this development have the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods, but it also lacks any key beneficial factors to the community or the City.

The Millcroft community has already seen infilling and development in non-Open Space designated areas in alignment with the City's official plan. This new application seems to disregard the official plan and the plans of the duly elected officials for the city and the region by disregarding the desire of the residents of the city for a greener and more walkable city <https://www.insidehalton.com/news-story/10309601-the-master-plan-to-make-burlington-a-greener-more-walkable-city/>. The city elected officials are already trying to undo years of mistakes made in zoning and changes to bring our City back to the official plan's principles in section 2.1 for Natural Heritage features <https://www.insidehalton.com/news-story/9733296-the-unforgivable-sell-off-of-burlington-s-waterfront-and-the-100-year-plan-to-get-it-back/>.

When reviewing this request from a builder to make money at the expense of the community, the City and the environment, please take the time to consider the Principles of the official plan, the desires of the residents of the City through their elected officials, and the long-term effects of zoning changes. During this pandemic it has made it abundantly clear to everyone that our choices in the past for growth based on the quantity of people has been misplaced and that we need to focus locally on quality of life and community. As the Mayor has stated "Canada's best mid-sized city deserves a better plan – including reasonable, respectful growth, and sufficient parkland."

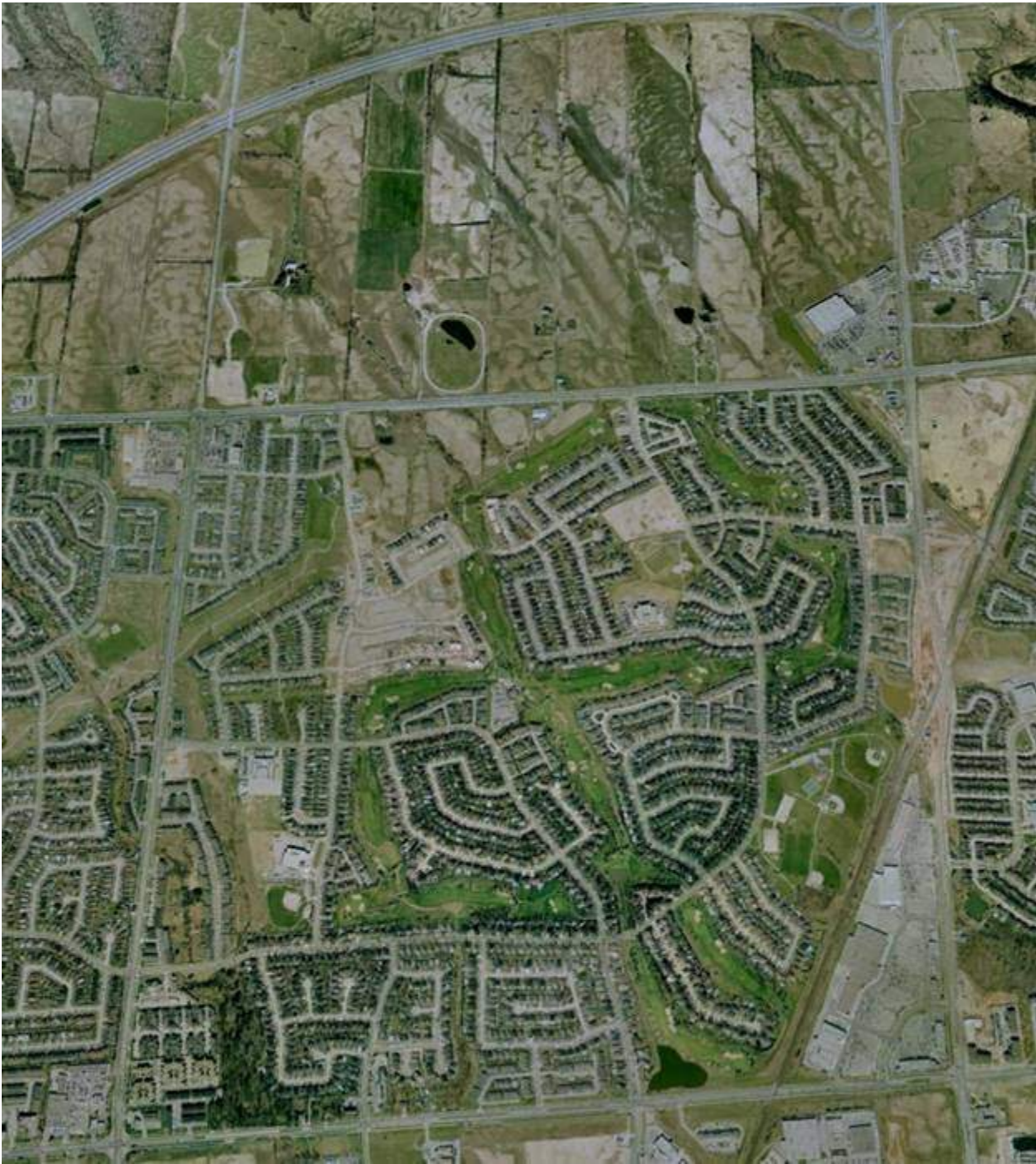
Burlington is in dire need of more green space and we already fall behind our City Neighbours in terms of park space, [ww.parks4burlington.com](http://ww.parks4burlington.com) and our own elected Mayor's view Video: <https://mariannemeedward.ca> Video: Burlington's downtown is getting many more people - not enough parks | Marianne Meed Ward . While the Golf course is not a park the benefits are similar for the environment and nature living there. According to Parks for Burlington our Park Hectares per 1,000 residents is only 0.6. Can we really afford to lose 11.7 hectares, or 22% of the current golf course zoned land, to satisfy the builder's need?

City	Park Hectares per 1,000 residents
Burlington	0.6
Mississauga	1.2
Oakville	2.2

Thank you for taking the time to read this and please note that throughout all the submissions from the developer I saw no reference to the benefits to the community, the City and the Environment. The whole Millcroft community purchased housing in the past based on the golf course and the official plan's designation of the land as Major Parks and Open Space. Of note was the Developer also purchased into the Golf Course knowing this designation as well but was willing to take the risk in order to make a profit. Also missing was the reason for the change and why the golf course would be better situated to provide continued service in the future. A business plan for the new course, or even a survey from existing members, was missing leaving the door open for future requests for changes.

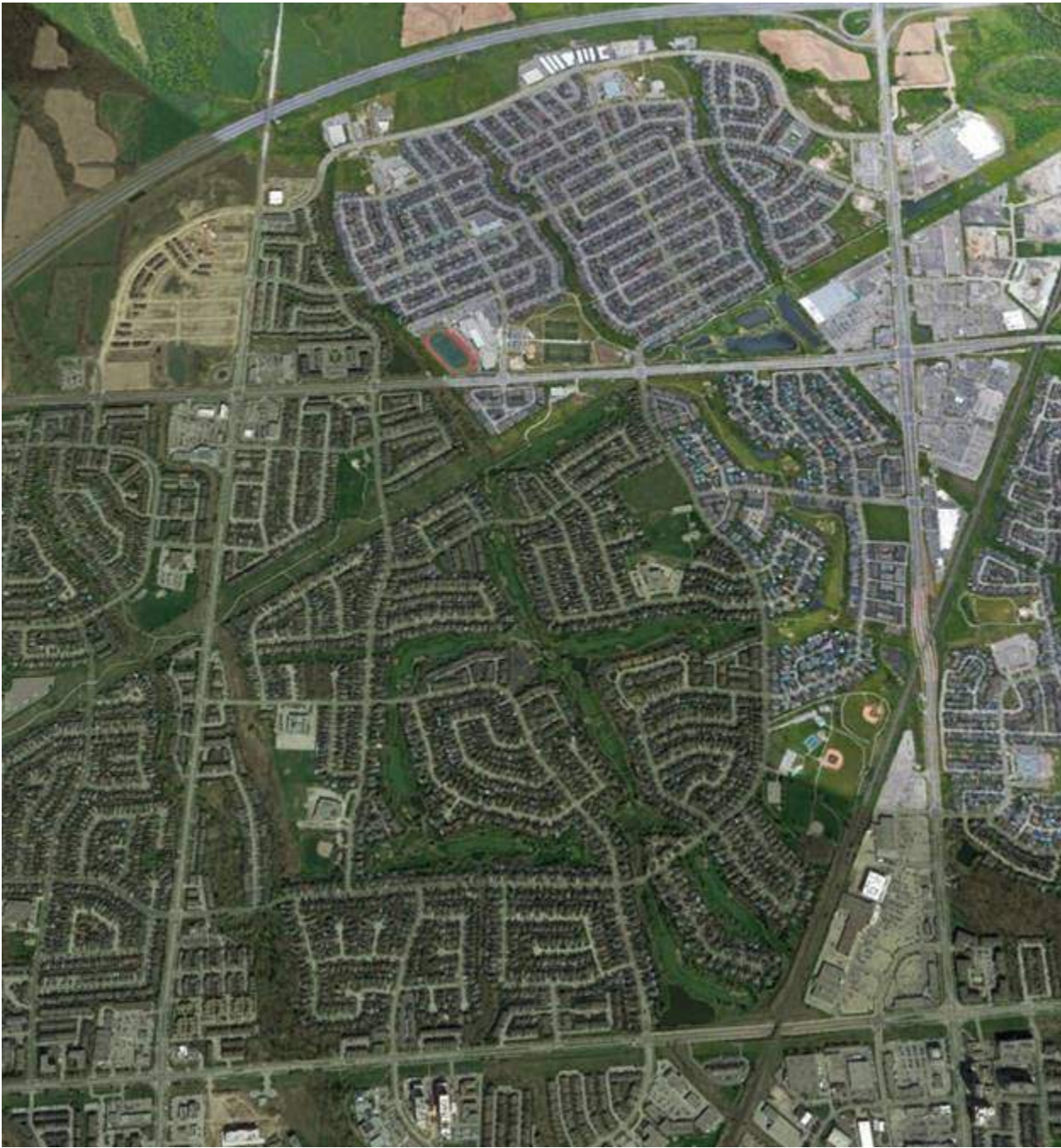
As citizens on this great City I am not against development but just development that does not enhance our City or our quality of life living here. I have included two google earth pictures approx. 15 years apart of our community to show just how much land has been developed and is in the process of being developed. The Branthaven town homes are being constructed in Millcroft at Taywood and Appleby Line, zoning changes are being sought on Upper Middle for further town home construction, all of which make sense given the official plan. The change of zoning for the Golf course does not meet this simple requirement of the Official Plan.

Millcroft Area 2005



Millcoft Area 2018





Mike Ramsay

#	Name & Address	Date Received	Comment
386	Adam Blackmore 2020 Parklane Crescent	January 27, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its pre-application meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be</p>

			<p>displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>My wife and I have lived and worked in Burlington since 2002. We love it here. We moved to the Millcroft community in 2010 achieving a goal we had for a number of years, and hope to spend many more years here. We live on Parklane Cres and count ourselves fortunate to back onto hole number 7, but now find ourselves directly impacted by this application. Parklane offered us a quiet crescent in a sought after community to raise our two boys. The benefits of backing onto the golf course (privacy, view, home value) did require a market premium to be paid when we purchased the property. That premium, and it's appreciated value since, will be lost should homes be developed behind us. While this is a personal, and possibly deemed a selfish argument, it means real dollars to our personal financial plan. The dollars being offered to the impacted homeowners by Millcroft Greens' in order to bridge the gap in lost value, I will say is creative, but is insufficient. Even if Millcroft Greens' could bridge this financial gap entirely, the character of my community and our home within it would never compare to what we enjoy today. I also question the validity of the expected market value of the new homes proposed by Millcroft Greens' of \$1.7M to \$2.1M. These homes are on smaller lots and clearly do not have the added value of backing onto the golf course. This valuation is in contradiction to market conditions. If the argument is that the proposed homes will be larger in order to achieve these valuations, then that would not be in keeping with the</p>
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			<p>characteristics of the community.</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.</p> <p>Regards, Adam Blackmore</p>
387	Vikki Blackmore	January 27, 2021	<p>Dear Rebecca,</p> <p>I'd like to start off by saying I'm very disheartened and against the proposed application made by Millcroft greens. I fully support Millcroft Against Development and their letter.</p> <p>We purchased our home over 10 years ago specifically in Millcroft because of the way it currently is today; the "Millcroft Feel" and community. To have this disrupted is very unsettling. I feel that by building new homes having a new look contrasting with the existing homes on our street and area of 35 years will give the community an overall very disjointed feel. The optics of new and established together will not be very pleasing.</p> <p>We moved here from a newer developed area where we lived through construction. The noise and dirt and traffic that comes with all that is extremely unpleasant and I don't want to have to put my family through that again. At the end of all the proposed construction in Millcroft I will no longer have the privacy I so excitedly purchased. Backing onto the golf course currently provides us with serene nature, open space and all the wildlife that comes with it. It is a beautiful snapshot of the beauty Burlington has to offer. That in itself is healing to everyone that spends time in their yards. I know that we are not alone by having these feelings and I can't imagine wanting to create chaos and extreme upset to all of the Millcroft community and surrounding communities. I believe this will only create unhealthy turbulence to all these people's lives that live in these areas. To add to this emotional upheaval we paid a premium to back onto the golf course and part of our financial stability will instantly be taken from us.</p> <p>To conclude this, there is nothing about this proposed development that I support.</p> <p>Thank you so much for your time.</p>
388	Doug Reid	January 27, 2021	<p>Good afternoon and thank You for the opportunity to communicate with you.</p> <p>Our family roots in Burlington go back to the 40's. I have watched this city grow and mature, and for the most part, it has become a better place to live with each passing decade.</p>

			<p>The area I live in now - Millcroft, is one of the very positive additions to our city, but unfortunately it is being threatened.</p> <p>The proposal to further develop this area has, as you are aware, invoked numerous objections, many based on sound and serious environmental issues and many based on lifestyle concerns. However, I have yet to hear one positive that this proposal offers to either our community or our City. There is absolutely nothing in the 'Pro' column. It only serves to benefit the developer.</p> <p>Golfers have made it clear the new course design is of little interest. It's both too short, and not in the least challenging. The developers have stated the reason for development is financial losses, and their solution is to build more houses. The abbreviated course will, in all likelihood do the same, as usage drops. As the precedent will have been set, further development will follow, perpetuating the deceit on the current and future residents, as well as the total loss of this unique area of our city.</p> <p>Green space is critical to a healthy community, and once it is gone it there is no way to put it back. Mississauga has become an over crowded, monotonous array of boring residences that is appendaged to Toronto. Even though we are in the 'GTA' Burlington is not Mississauga. We are a healthy balanced city, that is the envy of many - not because we have lots of houses, but because we are a place where you can live, work and recreate. It is a city that as our children grow into adulthood, want to stay and raise families of their own. I think we take that for granted. But we can't, or we'll lose it.</p> <p>I am not current on the City's official plan, but I do know that one of the goals calls for more trees, for a healthier environment. This plan flies in the face of that by cutting down hundreds of trees, that will never be back, and replacing them with roofs and pavement.</p> <p>Millcroft is a beautiful community that, as it matures, becomes nicer every year. I can only imagine how amazing it will look and feel in 20 years. If we plow under the green space, that beauty is gone forever.</p> <p>If denied, the developer will likely sell the course, only to be purchased by another developer who will start the process again, exhausting the residents, the city governance, and other valuable resources.</p> <p>Surely there are options that the city, the local community, and possibly the golf course can explore that do not involve this type of destruction.</p> <p>At the risk of repetition if this goes forward as planned there will be no stopping further development and no recovery from the unredeemable loss of this unique and valuable asset to Burlington.</p> <p>Sincerely; Doug Reid</p>
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389	Cathy Lo Presti 2078 Hadfield Court	January 27, 2021	<p>Dear Rebecca:</p> <p>My name is Cathy Lo Presti and I am sending you this email from my husband's computer because mine is out for repairs.</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its pre-application meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm,</p>
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			<p>stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Sincerely, Cathy Lo Presti</p>
390	Wendy and Shawn Burant 2074 Hadfield Court	January 27, 2021	See attached letter.

## Lau, Rebecca

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**From:** wendy raiké  
**Sent:** Wednesday, January 27, 2021 3:07 PM  
**To:** Lau, Rebecca  
**Cc:** Bentivegna, Angelo; Meed Ward, Marianne; Welovemillcroft Info; Millcroft Against Development  
**Subject:** Opposition to the Millcroft Greens Development Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

**January 27, 2021**

Rebecca Lau

Community Planning Department

PO Box 5013,

426 Brant Street

Burlington, ON

LYR 376

### **Re: MILLCROFT GREENS APPLICATION**

Dear Rebecca,

We are writing to register my strong opposition to the Millcroft Greens proposal to construct 98 homes on the existing golf course.

The requested rezoning application will destroy the essential environmental role of the golf course, is not necessary for the City of Burlington to meet its residential intensification goals and will degrade the safety and lifestyle of our community.

I moved to Burlington over 17 years ago. At that time, I was still in my 20's and my goal was to live in the beautiful neighborhood of Millcroft. My husband and I, and our two daughters moved to Millcroft just over 4 years ago. We specifically purchased a home on Hadfield Court because it backed on to the golf course. The appeal of the beautiful landscape, a private backyard and a residential street that only had traffic flowing for the street itself is why we moved to Hadfield after viewing several homes in the Millcroft area. We never imagined that all the reasons we moved to the home may be taken away from us.

We believe it is contrary to the Provincial, Regional, City of Burlington and the Millcroft community goals.

- 550 Homes- Millcroft Green's Long Term Goal
  - This application is not simply about 98 homes. Its approval will open the door to further applications by Millcroft Greens to add up to 450 homes on the golf course.
  - The truncated golf course is designed to fail. Millcroft Greens is appealing the 2020 Official Plan, revealing their objection to the restriction it will place on golf course and open space development. Their long term goal is to replace the essential role of this green area, that is the backbone of this community, with houses.
- Facts about the Millcroft community

- Construction in Millcroft began in 1987 and was essentially complete in 2007. Presently there are approximately 4000 homes and 10,000 residents. There are two significant large residential lots, which when developed will add close to 200 Town homes. The architectural style of the homes are consistent throughout.
- Millcroft was designed around the golf course, which winds through the center of the community following Appleby Creek. Its purpose is to provide the essential environmental needs of the development and at the same time an access to nature for Burlington residents. The golf course green area is essential to Millcroft.
- Millcroft is not the only neighbourhood that has limited green space. With the further development of Uptown Burlington and continued development above Highway 5, just North of Millcroft, we need to protect our remaining properly zoned Green space and parks.
- The Goal of Burlington/Halton/Provincial legislation
  - The rising importance of environmental protection and the desire to accommodate population intensification is a challenge for the City of Burlington. The City has a development plan for the future to meet the intensification goals that does not include nor require the Millcroft Green project to be approved.
  - The specific clarifications regarding open spaces and golf course development is addressed in the Burlington 2020 Official plan. It prohibits this kind of development.
- Specifics objections to the Millcroft Greens Application
  - Environmental impact
    - Their proposal requires the destruction of 400 large, mature trees, the elimination of wildlife habitat due to the realignment of the Appleby Creek, significant earth moving that creates noise, dust pollution and eliminates 90% of the present open green space.
    - The golf holes 6 and 7 have witnessed flash flooding of increasing severity. The present Stormwater system, which is already stressed, relies on two defenses; the open golf course to absorb much of the water and a discharge line from holes 7 to 6 into the holding pond. Filling these golf holes with homes is a major obstacle to this reality
    - Rework of the rest of the entire golf course will have similar impacts on the environment and affect the dust and noise for those residents
  - Economic collapse of the Golf course
    - Our golf course has a loyal following, serving our community and the larger regional area. It is already a short 18 hole course attractive to young and casual players. Shortening the course further to a quasi Par 3 course is doomed to failure, which I believe is the real goal of Millcroft Greens. This will position them, in a couple of years to apply for added housing on the remaining course.
  - Design clash with existing community
    - The Branthaven development at Turnberry and Taywood has raised a good deal of opposition because the contemporary design of the Townhomes clashes with the style of the adjacent community. We believe the homes Millcroft Greens will design will reflect current modern homes exteriors that will clash with the greater Millcroft Community This project will have much smaller lots, with front and back setbacks much less than surrounding homes. In addition, the height of their 2 story homes will be higher than existing neighbours
  - Disruption with daily living
    - This 98 home Millcroft Greens project will take 3-5 years to fully complete. During this construction period the entire community will be disrupted due to noise, truck traffic, unsightly contractor's portable facilities and interruption of existing services.
    - This development will result in damage to the roads and services that the City provides. Aside from the costs involved, there will be the unending annoyance of residents to Millcroft Green's invasion of this established community.
  - Safety concerns
    - You must not ignore the added safety risks to our community. The increased traffic of contractors, the parking of trucks on adjacent streets obstructing vision and the traffic 200 additional cars from the new homes will impact the community More importantly, we have hundreds of children walking to and from school each morning along Millcroft Park Drive that will be at risk during construction. I have two children that will be greatly impacted by this.

It is my view, based upon the points above, that the Millcroft Greens application dealing with the elimination of Holes 6 and 7 as well the truncation of holes 1 and 16 is not in the best interests of the City of Burlington, its current residents and its future residents.

**I ask that the Council take these points into consideration and vote down the Millcroft Greens application.**

Sincerely,  
Wendy and Shawn Burant

PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

#	Name & Address	Date Received	Comment
391	Serena Bowker	January 27, 2021	See attached letter.



Dear Rebecca,

Please accept this letter as support and action towards keeping Burlington Green and more specifically, keeping Millcroft Green. As residents of Burlington we are opposed to development the Millcroft golf course.

We are a passionate family and feel very strongly that Burlington should be a leader in Halton by keeping Burlington Green by preserving the existing green and open spaces. This letter will express several points that will highlight the value and importance of keeping Millcroft green and protecting nature and preserving the environment for the next generations.

- *Land development through agriculture, mining, forestry, high population density or a combination of these (mixed pressures) tends to have a negative impact on water quality*

<https://www.canada.ca/en/environment-climate-change/services/environmental-indicators/water-quality-canadian-rivers.html>

#### Population Density Impact

The proposed development off an additional 70 plus residential homes (existing holes 6 & 7) will have significant impact on our standard of living, mental health, air quality/physical health, traffic congestion, loss of habitat and put stress on water quality. A global pandemic has taught the world that open space and social distance is KEY to reducing the spread of COVID-19 – now is not the time to increase population density by adding more homes, more people, reducing space, putting our community at a greater risk of infectious viruses and additional pressures on the healthcare system and our mental health community.

*Urban green spaces, such as parks, playgrounds, and residential greenery, can promote mental and physical health, and reduce morbidity and mortality in urban residents by providing psychological relaxation and stress alleviation, stimulating social cohesion, supporting physical activity, and reducing exposure to air pollutants, noise and excessive heat.*

<https://www.euro.who.int/en/health-topics/environment-and-health/urban-health/publications/2016/urban-green-spaces-and-health-a-review-of-evidence-2016>

#### Nature Impact

The creek that runs along existing hole 6 that gathers in the pond off of Upper Middle is home to many of nature's creatures, such as ducks, geese, turtles, frogs, fish, salamanders, worms and spiders – all playing a vital role in a healthy ecosystem.

*Healthy ecosystems provide services that are the foundation for human well-being including health. Ecosystem services are the benefits people obtain from ecosystems: provisioning services (also known as goods) such as food and water; regulating services such as - food, pest, and*

*disease control; cultural services such as spiritual and recreational benefits; and supporting services, such as nutrient cycling, that maintain the conditions for life on Earth.*

<https://www.cbd.int/doc/bioday/2008/ibd-2008-factsheet-01-en.pdf>

The open green space also acts as home to squirrels, coyotes, foxes, owls, mice, and raccoons. The creek that filters into the pond is not only valuable to the creatures that live or use it daily, it is aesthetically pleasing to the community who will often stop for a photo to capture its natural beauty in Burlington. The pond also serves as an overflow to rain runoff and prevents residential flooding.

*Land development can drastically alter waterways. Storm water runoff normal increases with development and often begins a chain of events – flooding, erosion, stream channel alteration, ecological harm and property damage to streamside landowners, and roadways. Combined with an increase in manmade pollutants, these changes result in degraded waterways no longer capable of providing good drainage, health habitat or the processing of natural pollutants.*

<https://mdc.mo.gov/sites/default/files/downloads/6035.pdf>

### Mature Trees Impact

#### ***The Benefits of Trees***

- *Clean air: Trees produce oxygen, intercept airborne particulates, and reduce smog, enhancing a community's respiratory health. ...*
- *Climate change: Trees sequester carbon (CO<sub>2</sub>), reducing the overall concentration of greenhouse gases in the atmosphere. ...*
- ***Energy conservation:***

<https://canopy.org/tree-info/benefits-of-trees/>

The proposed plan of cutting down and removal of more than four hundred mature trees is unfathomable. The tree population is already in a sensitive state due to the invasion of the emerald ash borer beetle. The city of Burlington's strategic plan included the protection of mature trees and maintain a health tree canopy.

Thank you for your attention to my letter. I am a concerned resident of Burlington that is motivated to protect what is natural and what benefits everyone!

Regards,

Serena Bowker

PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

392	Brian Tataryn	January 27, 2021	See attached letter.
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## Opposition to: Millcroft Greens Application

January 24, 2021

Rebecca Lau  
Community Planning Department  
426 Brant Street  
Burlington, Ontario  
L7R3Z6

Dear Rebecca,

I am writing this letter to state my opposition to the proposed redevelopment of the Millcroft Golf Course by Argo Development Corporation.

Our family of four has lived in Burlington since 2002 and in Millcroft since 2003. Our home backs onto the 6<sup>th</sup> fairway.

My opposition is on the following grounds:

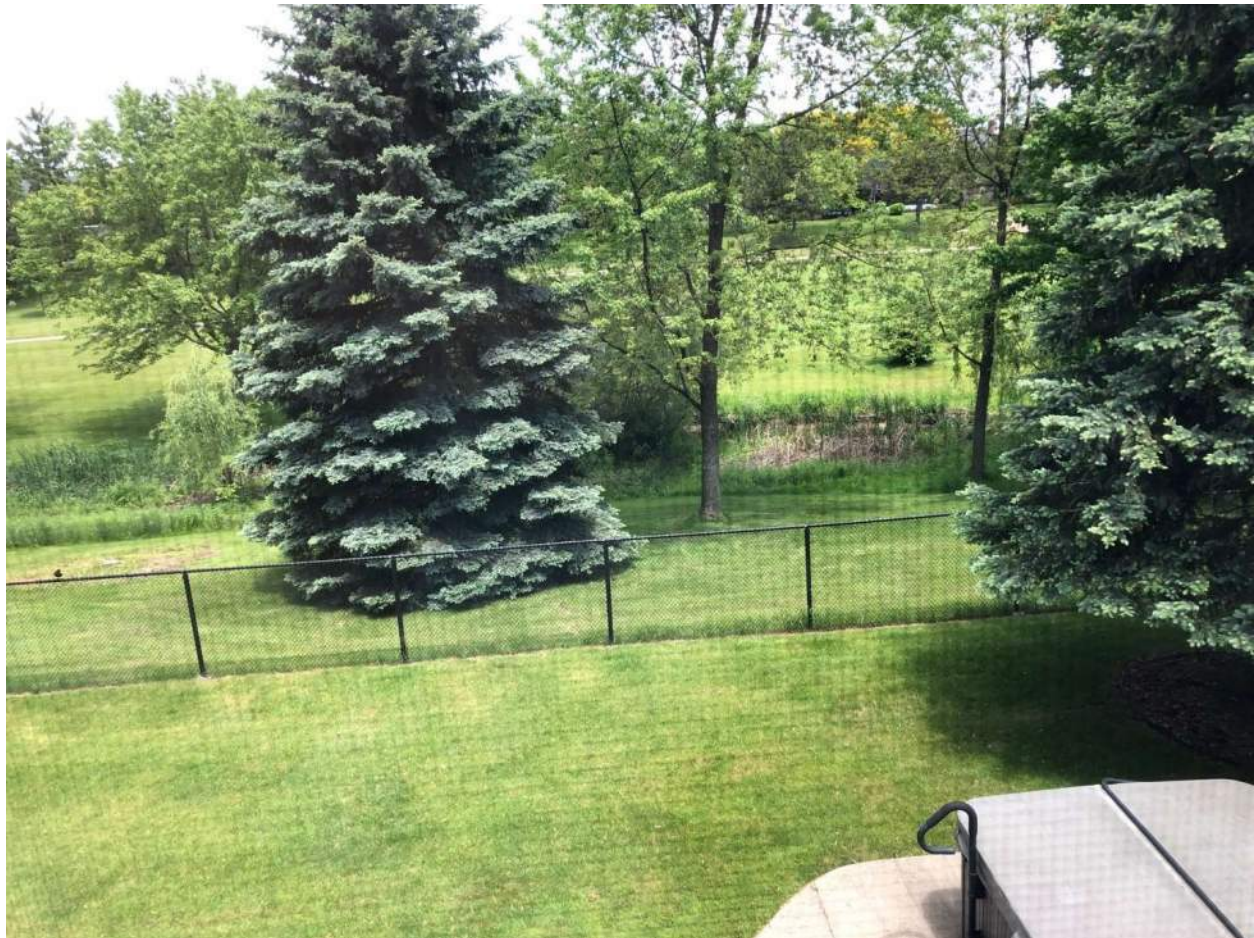
- Loss of greenspace in the community and in Burlington as a whole
- Loss of trees proposed to be removed for construction
- Flooding caused by change in elevation or contour of land. The creek I back onto swells significantly when it rains. See photos
- Loss of small animal and bird habitat
- Concern about safe and adequate sewer capacity
- Environmental and noise pollution during the 2 -3 year initial construction period
- Danger to children and adults during construction in an established neighborhood
- The likely development of the remainder of the golf course green space as the proposed course changes will not be popular with most golfers (of which I am one). I drive by the parking lot of the clubhouse almost daily and it is always near capacity throughout the golf season. I have trouble believing the club's stated financial difficulties.
- Schools in the neighborhood have outdoor trailers for overcrowding. Development will worsen overcrowding and negatively impact the quality of education for our children
- Traffic congestion within and around Millcroft

- Argo Development Corporation executives stated the main reasons for redevelopment were for home safety and poor golf course revenue. Redevelopment, an unimaginative way to address safety, addresses safety for the homes on the holes that will be redeveloped and not the remainder of homes on the course. Based on the daily number of cars in the parking lot the club should be as successful as any other local golf course.

This proposed development is not in the best interests of the City of Burlington, its current residents and its future residents.

Sincerely

Dr. Brian Tataryn







PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

393	Peter & Cynthia Shanahan 2061 Hadfield Court	January 27, 2021	See attached letter.
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**PETER & CYNTHIA SHANAHAN**

2061 Hadfield Court  
Burlington, ON L7M 3V5  
[cynthiashanahan35@gmail.com](mailto:cynthiashanahan35@gmail.com)  
[pshanahan@cogeco.ca](mailto:pshanahan@cogeco.ca)

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SENT VIA EMAIL

January 19, 2021

City of Burlington

Attention: Rebecca Lau  
Planner

Cc: Marianne Meed Ward, Mayor  
Tim Commisso, City Manager  
Angelo Bentivegna, Councillor  
Kyle Plas, Senior Planner  
Kelvin Galbraith, Councillor  
Lisa Kearns, Councillor  
Rory Nisan, Councillor  
Paul Sharman, Councillor  
Shawna Stolte, Councillor  
Effie Triantafilopoulos, MPP  
Jane McKenna, MPP  
Steve Clark, MPP, Minister of Municipal Affairs and Housing  
Doug Ford, Premier of Ontario  
Gary Carr, Halton Regional Chair & CEO  
Pam Damoff, MP

Dear Rebecca,

**Subject: Opposition to Application by Argo Development to Develop Open Space**

We are writing to advise our opposition to subject application.

We have been residents of Millcroft for 25 years, living on Hadfield Court. We are the second owners of our home. We chose our home 25 years ago based on the green space, currently the golf course. 25 years ago our vocabulary regarding green space and the environment was not as sophisticated as it is today. However, we did research the zoning of the golf course, the risks, the benefits, traffic, space, etc. before purchasing. The last decade has broadened both ours and public awareness and articulation of environmental issues. Today, our original reasoning for buying our home is still valid, bordering on open green space. For your information, our home is the first occupied home in Millcroft!

We are one of many residents on our court and in Millcroft, who have experienced serious flooding in August 2014. The storm's extreme overland flooding and our basement windows not being able to hold back the water, resulted in severe damage to our basement. We are fortunate to have a landscape architect in the family and therefore, we regraded our



entire yard to help protect from future storms. Each time we have a serious rainfall, we nervously watch. Flooding is still an issue, even a 20 minute rainfall as recently as this summer caused a flooding issue for some of our neighbours.

The current stormwater system is not sufficient for climate change and as we are all aware a 1 in 100 year storm is now 1 in 20 year storm, if not more often. Development, even with storm water engineering, will only exacerbate this issue. City and Regional staff have seen our home, the storm water drains and witnessed how a 20 minute rainstorm causes flooding on the 6<sup>th</sup> and 7<sup>th</sup> holes. The City has videos and photos of the vast flooding throughout Millcroft in 2014 and 2020.

We chose our home in Millcroft to raise our children for many reasons: quaint neighbourhood, quiet, green space, less traffic, all of which will be destroyed if Argo's application is approved. As we stated at MAD's street captain meeting in August, 2020 where Marianne Meed Ward, Angelo Bentivegna and Rory Nisan were present, we feel betrayed by the City should Argo's application be approved. We did our research prior to purchasing. We bought and paid a premium for our home based on the Official Plan and it's zoning of "O1 – Open Space". Never in our wildest dreams would we suspect the zoning would not be abided by. Even when Monarch sold the golf course to Ed Liptay, again we had faith the City of Burlington would uphold its zoning. Hence, our investment to landscape to stay in our home despite the heavy flooding from 2014. The City of Burlington approved Millcroft's development in the 1980's with the zoning of the golf course as "O1 – Open Space". This zoning was put in place for reasons, still valid today. It is noted the revised official plans since the 1980's have also maintained the O1 – Open Space zoning. It is unimaginable one developer is wiser than the years of urban planning put into the City's and Region's official plans. The old saying "buyer beware" not only applies to home owners in Millcroft but also Argo Development. It is a shame so much attention is being given to 1 owner (Argo Development) versus the thousands of residents of Millcroft and the City who oppose this development. Argo Development bought the land knowing the zoning... the same as we did. Now, let's uphold the zoning, the fairest and most responsible solution to all.

We are what some folks call "tree huggers". On our property we have planted numerous trees, the youngest now being 23 years old, the oldest 34 years. As arborists and tree enthusiasts know, Millcroft's clay soil proves a challenge for trees to prosper. We have seen the small saplings on the golf course mature slowly to the trees today – the trees on the golf course being almost 40 years old. With the City of Burlington's Tree By-Law being introduced in 2020, it is an insult to the environment and hypocritical to the purpose of the tree by-law to allow Argo Development to kill these 40 year old trees even if replaced with multiple saplings to be compliant. While the tree by-law allows for replacement of these trees, it is an assault on the environment to cut down these mature trees knowing their replacement saplings will take at least 30 years to mature, if they survive. How can we allow this travesty to occur? Especially when we know the positive affects the tree canopy brings to Millcroft and the City of Burlington. We cannot allow the trees to be cut down, even if replaced, knowing we are in a Climate Emergency, as declared by the City of Burlington.

The Federal Government's Climate Plan, the US Government's re-joining the Paris Accord and the City of Burlington declaring a Climate Crisis Emergency all support the need to protect the environment. If all levels of government and residents of Canada were as wise back in the 1980's when Millcroft started development, it is expected the City would have negated today's application review by purchasing the Open Space or ensuring any future owner must abide by the zoning. How can we as a City allow the decimation of Open Space? We cannot. We need to respect our Climate Crisis Emergency and support reducing our negative effects on the environment. If we do not, we will pass our problems onto future generations. Trees and open



space are integral to saving the environment. We must not review a development in "parcels of legislation" but look at them in totality. For example, how do we allow the developer to cut down trees, in accordance with Burlington's Tree By-Law knowing it contradicts the City's declaration of a Climate Crisis Emergency? How do we review the developer's storm water plan from the vantage point of the Halton Region's Natural Heritage plan in isolation of the Halton Region's Climate Change plan? We must fulfil our promise to our children and future generations and protect the environment by saying "no" to this application.

We have also been taught such a hard but valuable lesson in the last year with the world pandemic – how necessary the environment and open space is to humankind for controlling disease and mental health. The City of Burlington reinforced its position on keeping Open Space in its recent Office Plan in December. The City of Burlington has it right! As per Professor Jules Pretty, University of Essex:

*"Irrespective of where we come from in the work, it seems that the presence of living things makes us feel good. There are three levels of engagement with nature. The first is viewing nature, as through a window, or in a book, on television or in a painting. The second is being in the presence of usually nearby nature, which is incidental to some other activity, such as walking or cycling to work, or reading on a garden seat or talking to friends in a park. The third is active participation and involvement with nature, such as gardening or farming, trekking or running. There is now strong evidence that all these levels deliver mental health benefits. The evidence also suggests that green spaces and nearby nature should be seen as a fundamental health resource. Physical activity is now known to be a co-determinant of health. Yet there has been a dramatic fall in physical activity in recent decades, with severe health consequences. Exercising in the presence of nature (green exercise) thus has important public and environmental health consequences."*

Millcroft's green open space, with its mature trees, creeks and waterways, have created a ecosystem which will be destroyed if this proposal is approved. When we purchased our home, we did not see much of the natural wildlife because of the newness of the development. However, the neighbourhood has matured allowing wildlife to make Millcroft their home. We now seen night herons, foxes, turtles, etc. which all will be disrupted for decades should Argo's application be approved. As found in the research paper noted above, nature plays an important role in human health. Central Park in New York City was found to be a life line during the Spanish Flu. Millcroft golf course is used regularly each day during Covid for physical exercise and connecting with nature. Living cohesively with wildlife is too beneficial to the environment and human health to allow one developer to destroy it.

We encourage the City to not approve Argo Development's application to develop Millcroft's golf course. Point the developer to the Official Plan where it clearly states where development is needed and appropriate in Burlington, without destroying Open Space. Do not let 1 owner destroy the place 4400 residents call home – Millcroft. The City of Burlington has it right, now let's walk the talk.... "Respect the Official Plan, Save the Environment, Keep the City of Burlington one of the Best Communities in Canada" and say "No" to Argo's application.

Respectfully,



Peter & Cynthia Shanahan



PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

394	Maurice Mankarious 4338 ROSEMEAD COURT,	January 27, 2021	See attached letter.
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# Response by Owner of the Millcroft Greens Development Application

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January 27, 2021

Community Planning Dept  
PO Box 5013, 246 Brant St., Burlington  
On L7R 3Z6  
Att.: **Rebecca Lau**

Dear Rebecca:

The following is a response to the planning application submitted by Millcroft Greens Corporation for the Site Address Ward 6, 2155 Country Club Drive & 4274 Dundas Street.

1. As an original resident of this community, we were made aware of the existing plan including schools (such CRB Elementary) in the area and the current Golf Course development being part of the community. This is the reason we decided 22 years ago to make Milcroft Burlington home for our family. We did not anticipate nor thought feasible that it would be possible for some developer to re-develop what was already developed, and change landscape of this beautiful area that is enjoyed by all residents and the natural habitats that made this area their home. Milcroft is a neighborhood that is enjoyed by all residents of Burlington.  
We hereby voice our opposition to the plan to move forward.
2. We are generally concerned about the added noise and traffic / resident safety due to the additional number of deswellings that would be added, during and after construction. More specific points are outlined below.
3. As indicated on Sketch 2b (DETAIL SKETCH - AREA A & B), the addition of two private roads would cause further interruptions to the current traffic on MILLCROFT PARK DR, and thus causing further traffic safety concerns to an already busy corner. Furthermore, the

1<sup>st</sup> private Rd (i.e. the private road closest to the intersection) , creates a hazard due to its close proximity to the oncoming traffic turning North on Millcroft from Country Club. i.e. the traffic proceeding North, may not have sufficient warning to see the cars pulling out of the planned “private road” (and turning on Millcroft Park).

Has the traffic study been completed to assure safety in this area?

4. With respect to Area A & B, what is the impact on the natural habitat that gather in this area, especially around the existing Pond on the corner of Uppermiddle and Country Club ?
5. What is the impact on the area flooding, given the additional development being planned? We have had several home floods in the area over the years, with insurance rates are steadily rising due to the increasing risk of flooding.  
Will this development make things worse (increase risk of flooding) for the residents?  
Have studies been done to show this?
6. With respect to the Construction of Area D, our concern is the safety of children who would be walking to/ from school on the East side of Millcroft Park, and encountering construction trucks and equipment. What provisions did the developer provide in their plans to ensure the safety of CRB students who would be walking to school or other students getting off their bus and walking home?
7. With respect to Area E (6-Story Apt Building). How will traffic accessing the proposed development be controlled? Will there be another traffic light at this intersection? How will this be safe for the east-bound cars on Dundas that require access to the existing dedicated right-turn lane to Millcroft Park?

Sincerely,

Maurice Mankarious, Ann Mankarious and Rachel Mankarious

#	Name & Address	Date Received	Comment
395	Roger Brown	January 27, 2021	<p>I am writing to express my objection to the redevelopment of the Millcroft Golf Course proposed by the Millcroft Greens Corporation.</p> <p>Yet another application fueled by greed with no regards to the continued beautifying of Burlington.</p> <p>The fact that Burlington has this beautiful golf course community sets it apart from most other sub divisions in the GTA and we are proud to live in and enjoy this sought-after distinction.</p> <p>It is quite probable that this application is just the thin end of the wedge and the total future of the golf course could well be in jeopardy. By taking out a large section of the course and making it somewhat shorter than it presently is just makes the club a less than desirable course to play. This would result in a reduction in revenue for the owners which in turn would encourage them to seek the sale of the remaining course to be developed into even more housing.</p> <p>Last year the city of Burlington introduced a "Save the trees" bye law charging homeowners large fees should they wish to cut down a single tree on their own property. This golf course lies within these protection boundaries and it should be noted that if this redevelopment goes through dozens if not hundreds of trees will be destroyed. Where is Burlington's concern for saving the tree canopy here.</p> <p>Burlington is a wonderful place to live and having golf course communities like Millcroft adds to a feeling of pride in residing here. I can see no advantage of turning this desirable neighbourhood in to a housing jungle. Most residents moved into Millcroft to be part of a Golf Club community and we are all very proud to be residents here. Why are we considering bulldozing the beautiful park like views to make room for more houses to be constructed.</p> <p>Keep Burlington beautiful. Save the golf course community.</p> <p>Roger Brown.</p>

396	Meena Andiappan	January 27, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods. The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development.</p>
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			<p>Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame. Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p>
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397	Leslie Barbetta Goodram Drive	January 27, 2021	<p>Dear Ms Lau</p> <p>I am writing today not as a resident of the Millcroft community, but as an engaged citizen with deep concerns about overdevelopment in Burlington. With respect to the Millcroft Greens development application, I submit to you the following:</p> <p>1) Thousands of Burlington residents have already indicated their opposition to this project.</p> <p>2) Many of the residents of the Millcroft community purchased homes backing onto the golf course/green space, with the expectation that it would remain as such. The reconfiguration of the golf course would eliminate this feature for many homes, impacting their property value and the privacy - or view - to which they have become accustomed.</p> <p>3) Now that we have experienced life in a pandemic world, it would seem that golf is one of the easiest activities in which to participate safely, and efforts should be maintained to preserve any and all recreational opportunities. The shortened course will not be of interest to a wide range of golfers, so it is therefore unrealistic to think that the development will stop at just the proposed phases. Once land owners reap the benefits of development, and tax revenues begin to trickle in, a precedent will have been set and the door will be open for further development on the remaining land.</p> <p>4) The removal of trees and re-direction of creek waters will impact wildlife habitats. Even with preservation accommodations and new tree plantings, the disruption will be significant for a project of this size.</p> <p>5) With stormwater events becoming more common, those of us in south Burlington are greatly concerned about the impacts that this development will have downstream. The underground network of streams and the water table are constantly getting disrupted by infill development, whether that be large-scale, or individual projects. Basements are being dug deeper, and the footprint of new homes has become more expansive, seemingly causing water to negatively impact existing properties. Are the City of Burlington and Argo Developments and their stakeholders willing to assume any risk &amp; responsibility associated with the negative impacts of development?</p> <p>For these reasons, and the many others expressed by Millcroft residents,</p>
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			<p>please consider rejecting the Millcroft Greens application.</p> <p>Thank you.</p> <p>Leslie Barbetta Goodram Drive, Burlington</p>
398	Millcroft Resident	January 27, 2021	<p>Dear Ms. Lau</p> <p>Before I get into the specifics of my concerns I must say that I was shocked by the degree of inconsistencies, prevarication and outright “gaslighting” by the representatives of the Argo Land Development (Argo) in their Preapplication Consultation Meeting of September 21st, 2020 to the representatives of the City of Burlington, the Millcroft Against Development Group and the We Love Millcroft group representing over 3,000 Millcroft residents. Argo’s contempt for the resident activist groups appeared very thinly veiled.</p> <p>My concerns and reasons for my (and my wife’s) strong opposition to this development of Millcroft Golf Club (GC) by Millcroft Greens Corporation are listed in the order of their importance to us..</p> <p>1. Community Character</p> <p>My wife and I moved to Millcroft in 2015 to enjoy one floor retirement in a bungalow on Country Club Drive. It only occurred to us later how</p>

		<p>retirees that gravitate towards bungalow ownership help secure a community. To put it succinctly, retired people are around 24/7 whereas busy young families who prefer the extra floor space of two-story homes are at work or school or kid's extracurricular activities or simply running errands. Retired people are the extra eyes, the community watch that encourage intruders to look elsewhere. And we have the low crime rate to prove it! (Anecdotally when we moved to Millcroft the ADT security rep assured us that Millcroft is one of the most secure areas of Burlington and GTA).</p> <p>How will 50-foot wide lots (as proposed by Argo for Areas A, B, C and D), one third narrower than most existing Millcroft freehold lots, accommodate the larger footprint of bungalows favored by the elderly? Under Argo's site plan there will be no bungalows because the lots are too small to accommodate the typical sized bungalow footprint. So, Argo's contention that the character of the community will be unaffected is simply false. There will be few if any retirees attracted to their proposed development!</p> <p>The proposal for private roads to access the freehold properties on Areas A, B, C and D is also an uncharacteristic aberration for the Millcroft community. Is it possible that this will lead to gates controlling access to the homes in these areas? How could the City of Burlington prevent security gates from being installed on the entrances of private roads? Argo's relationship to its American based counterpart may make it i.e. Argo comfortable with gated communities but is this really a desirable improvement for the Millcroft community?</p> <p>2. Payoffs</p> <p>Argo representatives have admitted that some existing property owners were being offered payola for their support of the development. How did Argo arrive at the \$100,000 kickback identified? What non-prejudicial arbiter conjured up this amount and this blatantly biased scheme? Why were some owners of Millcroft community included in this offer and while most are excluded? The very fact that a myriad of engineering and technical studies were undertaken by Argo's consultants indicates that these developments WILL undoubtedly alter Millcroft. Why am I excluded from the group of Millcroft residents who will financially benefit from the development when I and many others have made Millcroft the admired community that Argo recognizes it to be? There is no social equity in this ploy to unfairly influence some and not others who collectively form the fabric of the Millcroft community!</p> <p>3. Traffic</p> <p>My Millcroft bungalow is located one lot away from the busiest intersection in the community: Country Club Drive and Millcroft Park Drive. Hence the traffic report generated by Argos consultants is</p>
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		<p>bewildering to me. Every weekday from 4:30 PM to 6:00 PM (before the Covid 19 pandemic) my wife and I would observe traffic backups of 8 to 10 cars long along Country Club Drive trying to navigate northwestward through intersection into the Millcroft community. Many motorists wait at least a minute to get through the intersection which also has to accommodate pedestrian traffic trying to access two mail boxes on north-bound Millcroft Park Drive near this intersection.</p> <p>C.F. Crozier &amp; Associates depiction of “p.m. peak period with average delays per vehicle of 20.0 seconds and 18.6 seconds” at this intersection is a gross misrepresentation of reality; traffic is so backed up at the corner during the period 4:30 PM to 6:00 PM on weekdays that my wife and I find ourselves having to lock-right to back our vehicles out onto the southeastern bound lane of Country Club Drive and drive around the block on Mckerlie Crescent just to get onto Millcroft Park Drive, which is one lot distant from ours.</p> <p>The additional houses proposed by Argo will only intensify the traffic-jams and hazards to pedestrians trying to cross the Country Club Drive and Millcroft Park Drive intersection.</p> <p>4. Flooding</p> <p>Flooding has already been an issue for homeowners adjacent to Appleby Creek tributaries draining the Millcroft community. Any contention that more paving and housing development on the golf course will mitigate this effect is a serious delusion. If not, then will Argo and the Liptay family commit to a covenant that they will pay homeowners for the damages and increases in insurance premiums when their new flood mitigation measures fail and damaging floods occur? I’ll wager not!</p> <p>5. Deterioration of Golf</p> <p>Argo’s contention that Millcroft CG will be improved by the proposed real estate development is quintessential “gaslighting”.</p> <p>Case in point; if errant golf balls are as big an issue as Argo says why hasn’t the club prohibited the use of drivers i.e. #1 woods which have the lowest loft of any golf club (except the putter) and are therefore prone to delivering the most widely dispersed ball-flight pattern. I suggest the reason is that that Millcroft GC knows exactly what all the golf club manufactures recognize; the disproportionately high popularity of the driver golf-club (witness all their ad expenditures) and also knows that golfers desire to play courses long enough to accommodate driver length shots. A par 62 course virtually eliminates the need for a driver for MANY men and will concomitantly reduce the popularity of Millcroft GC to an unsustainable business.</p> <p>Which brings me to my final point:</p> <p>6. Planned Failure of the Executive Length Millcroft GC.</p> <p>I put it to you that Argo and the Liptay family would be non-too</p>
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399	Selina Da Silva	January 27, 2021	<p>Dear Rebecca:I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens</p>

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			Millcroft Greens’ application without reservation. Respectfully, Selina Da Silva
400	Claire Snowdon 2049 Hadfield Court	January 27, 2021	<p>Dear Rebecca Lau,</p> <p>I write to you with regards to the Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. I would like to express my strong opposition to the proposed development by Millcroft Greens. As a resident of Millcroft for 11.5 years, I strongly believe that building homes on the proposed holes of the golf green will be detrimental to the community, the city, and the environment. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overcrowd our schools, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington. From our backyard, we are able to watch all various types of wildlife all year round. During the off-season, we go on long walks on the golf course trail to listen and watch for other wildlife.</p> <p>I understand that the key criteria for evaluating the merits of an application are whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.”</p> <p>Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re-designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and has similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions</p>

			<p>and counting and through the more than 800 upset participants in its pre-application meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year-old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development.</p> <p>Another thing that would be displaced – stormwater. Millcroft is already flood-prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there were over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, the executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without</p>
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			<p>reservation.</p> <p>Thank you for your time and consideration.</p>
401	Erin Taylor 2063 Country Club Drive	January 27, 2021	<p>Dear Ms Lau</p> <p>My parents moved to Burlington, specifically Millcroft, when I was only 7 years old. I came with them and my three older siblings. They all got to stay in their old schools, but I was enrolled into the local school system. I made friends and got involved in the neighbourhood and all its activities right from the beginning. I finished my elementary and high school years in all the local schools. I came back to live at home after my undergraduate degree.</p> <p>I love this area. A lot of my friends still live in the area and I can walk to my best friend's house. Our house is right on the golf course (backs on the 6th fairway). I love having my friends over to sit on the deck and enjoy the sun and catch up with each other. I have celebrated many personal and family events out in the back yard.</p> <p>I couldn't believe it when I heard that a developer had plans to destroy this peace - to take away the green space behind us to put in houses! How can they put houses on this area when we watch the stream overflow to a raging river when it storms? How can they take away the only green space?</p> <p>I am looking to move in the next year to my own home. I will be staying in this area. I cannot imagine how noisy and dirty it will be with all this construction going on if the developer gets their way.</p> <p>I would ask you to seriously consider the terrible decision it would be to agree to let this beautiful green space be filled with houses.</p> <p>I love Millcroft and want my voice added to the list of residents that oppose this development</p> <p>Thank You</p>
402	Tom & Irene Petch	January 27, 2021	<p>Would be very disappointing to see more development in this very mature area.</p> <p>Irene and I have spent too many years driving through a sea of mud to get to our house in many new housing developments, and we had many over the years, too many corporate transfers to too many Canadian cities. Those days are long gone and we stayed in Millcroft because the area was completed and we did not have to deal with the mess and noise of construction any more.</p> <p>We also enjoy the well planned community, with lots of open space. Do not want to see this change.</p> <p>On top of everything else that's happening this year this is like the final straw.</p> <p>I have a few other thoughts about this whole process that I will keep to myself because folks of my generation do that but suffice to say the</p>

			<p>disappointment and frustration is very strong.  Let's think very carefully about this whole process before we proceed I am old enough to know this will not end well.  Thanks for listening.  Tom and Irene Petch</p>
403	Roy Pertil	January 27, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods. The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded</p>

		<p>the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame. Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance,</p>
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404	Sey Hun	January 27, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land</p>

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405	Bahar Edem	January 27, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land</p>

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			<p>cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p>
406	Tom & Betty Dinadis 2202 Turnberry Rd.	January 27, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods. The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official</p>



			<p>Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame. Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between</p>
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			urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.
407	David Dettbarn 2099 Country Club Drive	January 27, 2021	See attached email.
408	Steve Haggarty 2083 Country Club Drive	January 27, 2021	See attached email.
409	Ron Mulder Country Club Drive	January 27, 2021	See attached email.

## Lau, Rebecca

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**From:** David Dettbarn  
**Sent:** Wednesday, January 27, 2021 9:45 PM  
**To:** Lau, Rebecca; thomas@thomasmcbroom.com  
**Cc:** Bentivegna, Angelo; Meed Ward, Marianne; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin; Kearns, Lisa; Stolte, Shawna; Plas, Kyle; effie.triantafilopoulos@pc.ola.org; Carr, Gary; jane.mckenna@pc.ola.org; admin@millcroftagainstdevelopment.com; Kaiti Dettbarn  
**Subject:** Millcroft Greens Corp. Application (Millcroft Golf Course Destruction)  
**Attachments:** FullSizeRender.heic  
  
**Importance:** High

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello!!!! (+ Thomas McBroom)

My wife and three young sons moved to Burlington in 2019 and live in Millcroft at 2099 Country Club Drive. We were residents of Milton for 10+ years and decided to make this move to significantly improve the schooling quality for our kids and join a neighborhood with a community feel. This is missing in many cities and I urge you not to take this for granted, because it's special. We are extremely happy with the culture that we have joined in Millcroft and are proud to call it home!

We joined the March 23 conference call and I was optimistic with the opening statement provided by Marianne and Angelo. Thank You!! Frankly, I joined the call without any preconceptions and approached the entire conversation with curiosity. However I heard the word investment in golf course and safety as the driving force behind the application however, my summation is that this is a transfer of wealth from individual home owners to a developer, so the city can make more money in property taxes. Tom McBroom is one of the preeminent golf course designers in Canada and change would be like defacing an original piece of art. Tom McBroom has designed Canadian golf course masterpieces like Beacon Hall, Crowbush Cove, Lora Bay, Port Carling, Rocky Crest, Tobiano and marginalizing Millcroft GC would hurt the culture and the foundation of our community – that we could never get back.

By approving this development you will significantly marginalize the Millcroft Golf Course and the Millcroft community as a whole. Removing this green space will be detrimental to all of Burlington when the current developments south of the 407 are complete. Many of you ran on a platform based on **1) Managed Develop (Not Over Development) 2) Environment Stewardship 3) Culture/Community Enhancement** and I believe the Millcroft Greens Development is against the principles most of you ran on and stand for.

We are extremely opposed to Area A/B/C/D and slightly opposed to Area E. We hope that you will consider the 5000+ people that signed this petition and 800ish families that live in this neighborhood when making this decision. An approval will pave concrete over very coveted green space and reduce the community quality and culture of Burlington overall. Changing a traditional par 72 golf course to par 62 is not a small item for golfers. The golf course should be invested in further and be an attraction to draw people and revenue in from outside the community. We should get Tom McBroom Golf Design to come back and make real enhancements and embrace or lean into this special opportunity rather than having a gimmick/novelty golf course.

**Please vote NO on the Millcroft Greens Application!**

I'm open to having conversations with anyone on my opinions and helping build out and build up our community. Please let me know if you have any questions and thank you kindly for reading 😊

Thank You,  
**David Dettbarn** | mobile [REDACTED]  
2099 Country Club Drive, Burlington ON L7M3V3



## Lau, Rebecca

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**From:** Steve Haggarty  
**Sent:** Wednesday, January 27, 2021 10:14 PM  
**To:** Lau, Rebecca  
**Cc:** Bentivegna, Angelo; 'marianne.meedward@burlington.ca'; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin; Kearns, Lisa; Stolte, Shawna; Plas, Kyle; 'effie.triantafilopoulos@pc.ola.org'; Carr, Gary; 'jane.mckenna@pc.ola.org'; 'admin@millcroftagainstdevelopment.com'  
**Subject:** 2083 Country Club Drive - Opposition to the Millcroft Greens Development Application

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi Rebecca:

I trust that you and your colleagues are keeping well despite these very strange times that we are living through. We can all only hope that better times are ahead.

As a homeowner at **2083 Country Club Drive**, this letter is written in opposition to design concepts associated with the intended expansion referred to as Area "A" on preliminary development concepts from Millcroft Greens Corporation. There are a number of fundamental issues that my family and I are concerned about which responsible urban planning should study to avoid or mitigate. The key points that I would like to register as points of concern include:

1. Increased groundwater level and the potential for water damage

- Any intention to raise the water level within the drainage channel between the water pond adjacent to hole #8, which flows south, under Millcroft drive towards the water storage pond at the corner of Upper Middle Road and Country Club Drive will potentially increase the groundwater level adjacent to every house along this corridor. An increase in water table elevation will in turn increase phreatic water level against the floor slabs and foundation walls of homes that were constructed up to 35 years ago. None of these homes were equipped with sump pumps and the drainage tiles surrounding these older homes have become less efficient over time due to siltation. A detailed and thorough hydrogeology study should be completed and provided to each homeowner that may be influenced by the higher water table to identify potential impacts.
- Why do I think this? Just three years ago the golf course had a break in their irrigation line adjacent to my home for a period of 2-3 days and promptly repaired it once the water was detected and freely running across the surface. It is no coincidence that I had water damage to that side of my basement that fall and the following spring since phreatic water level in the clayey soil had increased. While I completed repairs at considerable cost, any intentional increase in water table elevation in the surrounding area could create additional drainage issues around my home or for my neighbors.

2. Public safety and the potential for accidental drowning

- Increased water level within this same drainage channel between the water pond adjacent to hole #8, which flows south, under Millcroft drive towards the water storage pond at the corner of Upper Middle Road and Country Club Drive will increase the standing water level and attract the curiosity of many of the younger children who live in the area. If they were to enter or fall into the water for any reason, the water flow in the culvert under Millcroft Drive could easily entrap an adult or children. Increasing water level so close to a sidewalk and busy street does not consider the best interests of the public or their safety. While decreasing the size of the receiving pond towards Upper Middle Road may require building surge capacity elsewhere, raising the water level in this drainage channel would be a step in wrong direction.

3. Removal of existing vegetation and wildlife impacts

- Any intention to raise the water level within this same drainage channel between the water pond adjacent to hole #8, which flows south, under Millcroft drive towards the water storage pond at the corner of Upper

Middle Road and Country Club Drive will flood the root systems of established cottonwood trees along the entire water way which serves to limit erosion and provides a habitat for local wildlife (an active beaver, ducks, geese, cranes, owls, and hawks).

- We have watched with interest and joy each year as the geese and ducks find nesting areas along the short stretch of this canal to raise their young. This small eco-system would be wiped out with an intention to raise the water level.

4. Increased traffic density

- The intended additional street between Country Club Drive and Hadfield Court is within 100 feet of the intersection of Millcroft Park Drive and Country Club Drive. With multiple other entries onto the same street from the townhouses on the north side of Millcroft Park Drive, as well as from existing residents on Hadfield Court and Parklane Crescent, there would be increased congestion and the potential for accidents if one were to then consider all the new residences intended between Country Club Drive over to Parklane Crescent.
- This is further compounded by school buses at the corner of Country Club Drive and Millcroft Park which is a logical stopping point, the concern being an increasing number of intolerant, misguided and impatient drivers with many already driving too fast on streets in this area.

The City of Burlington is a great place to live. While the need to expand is understood from the perspective of tax payroll and an expanding population, continued growth should be in conjunction with sound urban planning guidelines. It is an absolute tragedy from my perspective to see free standing homes where a person must almost turn sideways to walk between them, with a backyard where adjacent neighbors would have no problem identifying what you normally have as a breakfast cereal. Is this really the City Council's and the Urban Planning departments perspective for zoning and community growth?

I appreciate you time and look forward to hearing back from you on the concerns that I have outlined.

Sincerely,

Steve Haggarty  
2083 Country Club Drive  
Burlington, Ontario  
L7M 3V3

**Lau, Rebecca**

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**From:** DC-2004  
**Sent:** Wednesday, January 27, 2021 11:48 PM  
**To:** Lau, Rebecca  
**Cc:** Bentivegna, Angelo; Meed Ward, Marianne; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin; Kearns, Lisa; Stolte, Shawna; Plas, Kyle; effie.triantafilopoulos@pc.ola.org; Carr, Gary; jane.mckenna@pc.ola.org; admin@millcroftagainstdevelopment.com  
**Subject:** Objection to Millcroft Greens Development Proposal

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms. Lau,

I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course (further 'the Proposal'), as requested by your public notice. **My objection is focussed on the financial impact of the Proposal and the unfair result the acceptance of the Proposal would have for the residents of Millcroft, while exclusively benefitting the partners/beneficial owners of Millcroft Greens (further referred to as 'the Developer')**. I will also highlight other aspects of the Developer's proposal that use inaccurate assumptions and/or simply try to justify the Proposal without considering the real-life impact on Millcroft residents. Other submissions from residents will no doubt highlight the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods. I fully agree with those concerns, but will focus on the financial impact.

First I want to acknowledge that it is perfectly acceptable for someone to make an investment and seek to financially benefit from that. One would in principle expect that the Developer's choice to invest in the Millcroft golf course was driven by the decision to (profitably) operate a golf course. However, from the Developer's application and involvement in similar golf course redevelopments, it is reasonable to conclude that the investment in the Millcroft golf course was a speculative investment which seeks to maximize the Developer's profit by introducing additional residential development in Millcroft. Clearly the rezoning is a critical step in order for the Developer to capitalize on its speculative investment.

In order to judge the Proposal, of course the Developer's rights to make an application to add residential development to Millcroft needs to be respected. However, when judging the proposal it would be a gross injustice to merely focus on the rights of a speculative investor who has armed himself with numerous impressive looking studies that exclusively seek to justify its proposal. The focus in considering this application needs to be on the impact of the Developer's proposal (as a result of the required rezoning) on the residents of Millcroft. To state the obvious, there is not a single resident in Millcroft who bought a house in Millcroft in happy anticipation of a zoning change that would allow further residential development. The reason for that is evident: anyone purchasing a home in Millcroft did so in anticipation of the Millcroft neighbourhood retaining the character it had on the day of purchase and how this status quo would affect future appreciation of value. It goes without saying that the result of the City of Burlington approving the Proposal will directly negatively affect the value of the homes backing onto the golf course. Their value is instantly reduced, and therefore also the basis for future appreciation.

Residents of Millcroft who do not own a home that backs onto the golf course will perhaps not see a direct impact on the value of their homes, but it can certainly not be argued that it will somehow increase the value of their homes or living enjoyment. What these residents will have to contend are more intangible but not lesser impacts, i.e. years of construction traffic, noise and dust, and additional resident traffic once the new homes have been built. While one can maybe not directly express these impacts of accepting the Proposal in dollars, they certainly have a negative effect on many Millcroft residents. I live close to the Millcroft Park Drive/Country Club Drive intersection and it is evident that anyone living on these streets will see a significant impact on their living enjoyment.

It is on the point of traffic increases that I want to point out the self serving studies that the Developer has provided as part of its Proposal. The Transportation Impact Study the Developer provided as part of its application is flawed and I will provide some examples below. I point out that I focused on the additional traffic resulting from the proposed development in Areas A and B as per the Proposal as that represent the majority of the proposed development.

- For the Millcroft/Country Club intersection, the study claims there are no concerns resulting from the additional traffic by looking at average delay per vehicle at the intersection and capacity of the intersection. These measures are of course meaningless, as an intersection with stop signs can probably handle double the volume without issue. The real life impact is an increase of 20% more cars coming through this intersection on a given day. Anyone living on Country Club between Upper Middle and Millcroft Park Drive knows this is already a very busy road, and a 20% increase in traffic is only going to make that worse.
- The additional traffic resulting from Areas A and B is estimated based on new residents leaving their house with one car, once a day and returning. This is a completely unrealistic assumption as most people own two vehicles and do not make just one trip per day on average.
- The study does not consider traffic resulting from delivery vans, contractors, lawn keeping companies etc. etc.

In addition to the above, I also want to address the Developer's claims during the public consultation last year regarding making "investments" in the Millcroft community/golf course: these are nothing more than a smoke screen to hide their true intentions: profiting off a forced zoning change and having the Millcroft residents deal with the fall out. If the Developer's concern is that they cannot operate the golf course at a profit or fix areas with a lot of stray golf balls, then why would they not simply donate the lands to the City of Burlington and take their loss? Why do the current residents have to make up for any problems the developer encounters in operating the golf course in its current form? A speculative investor is just that: a speculative investor. They can profit and they can make a loss. It is not up to the City of Burlington to help remedy losses of investors and it is certainly not for the residents of Millcroft to give up their living enjoyment and see home values reduced for the benefit of the Developer.

Building on the points I made above and in conclusion I want to point out the following: if the City of Burlington approves the Developer's proposal, this will directly impact the residents of Millcroft with direct quantifiable damages as well as indirect impact on the quality of life in Millcroft. Current residents of Millcroft did not sign up for that when they purchased their homes as they could have a justifiable trust in the zoning of the Millcroft golf course lands to remain the same. The effect of an approval of the Developer's proposal will be for the developer to realize a significant return on its speculative investment at the direct expense of the residents of



Millcroft. Their simply is no fairness in a speculative investor trying to capitalize on the collective goodwill created by the current residents of Millcroft by trying to force a zoning change.

It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.

Kind regards,

Ron Mulder

Country Club Drive, Burlington.

#	Name & Address	Date Received	Comment
410	Andrew & Carolyn Galbraith	January 28, 2021	<p>Hello,</p> <p>I am writing to let you know that as 12 year residents of Millcroft in Burlington, we are vehemently opposed to development of further green space in our neighbourhood.</p> <p>The short sighted proposal to develop green space is clearly an attempt to cash in on real estate prices - at the cost of our beautiful community. Further, it erodes the future viability of the golf course - a longer term plan to sell the entire golf course and build.</p> <p>It benefits no one but the developer.</p> <p>You have been elected to govern on our behalf and the people of this community are overwhelmingly opposed.</p> <p>This issue is very important to us and we will be voting for officials who protect the environment and represent our interests. We will also draw attention to those who have not.</p> <p>Please reject plans to harm our neighbourhood!</p> <p>Thank you Andrew &amp; Carolyn Galbraith</p>
411	Sue Moorcroft	January 28, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington. I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which</p>

			<p>outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its</p>
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		<p>operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Sue</p>
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412	Rob Publicover 4128 McCleary Ave.	January 29, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' "PHASE 1" proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to ruin one of Burlington's most attractive neighbourhoods and destroy everything I have worked for in my entire life. How? By devaluing my property, removing the pride I feel from living in a golf course community, increasing traffic in a neighbourhood that already has traffic levels and speed to the point the city has added speed bumps and signs. This development will also disrupt an already fragile ecosystem, reduce green space at a time when Burlington and the world need to protect the green space we have.</p> <p>I have lived in Burlington since 1998. While moving from Montreal, I chose Burlington over other communities because of the golf course in Millcroft. I moved into a home on Berwick Drive, which was a two minute walk to the driving range, which I loved. It was a shame the driving range was turned into a housing development but thankfully the golf course has survived. Other than 2 years living in the Tyendaga Golf Course community, I have lived in Millcroft for the entire time (21 years), including 2 years in a Condo on Country Club as it was a 30 second walk to the golf course, and now on McCleary Ave since 2010.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. If you look up the history of this community, you will see that it wasn't until the developer proposed a community with a golf course, and hosted a trip with councillors to see a similar community, that the development proposal was approved.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails miserably in these regards.</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate</p>
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413	Cathy Pinder	January 30, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p>

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414	Marta Shaughnessy 2131 Berwick Dr,	January 30, 2021	<p>Hello Rebecca</p> <p>Thank you for your email. Please find our address below.</p> <p>2131 Berwick Dr, Burlington, ON L7M 4B2.</p> <p>We now have a beautiful view of the 1st green from my master and kitchen window. I can see golfers putting when I wake up in the morning and if this application gets approved and the first hole gets reduced, I will be looking at a side of a house and a street with cars coming in and out.</p> <p>This is unfair to families who have homes here, who have spent a lot of money to live here and it is just unbelievable that the City would even consider this application. Why are the developers more important than the families who have made a life in this community? Why is filling their pockets more important than our property values, our privacy and our green space?</p> <p>Reducing the golf course is just the beginning and it will not end there. Little by little the golf course and green space will be reduced until eventually the beauty of Millcroft will be gone and City of Burlington will be responsible for that.</p>

			Marta Shaughnessy
415	Martin Grech	January 30, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods. I have lived in this neighborhood for 16 years and the reason we located here was for the added space and the greenspace the golf course has provided my family and I.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>The burden of adding this many new homes with vehicles to our existing infrastructure is a serious concern of mine. Storm water runoff will only get worse especially with the added weather events we are all experiencing. I believe if the city allows this development to go ahead you will be opening yourselves up to future lawsuits from flooded homes. I know I for one will immediately reference this development if a flooding occurs after this permit is allowed to continue. Also, the added traffic in our neighborhood will make it a more dangerous place for our children along with the unhealthy air quality and water quality densification will cause in Millcroft. At a time when the City of Burlington is trying to add more green space this development runs completely contrary to what you are attempting to tell our residents. Honestly, I can’t believe that this development is even being considered at this time. We need more greenspace and you’re proposing we reduce greenspace in an area that actually has some.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.”</p>

Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official

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Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf.

I honestly believe that this is the tip of the iceberg for the developer. Once they make a shorter course less people will use it and 5-10 years down the road they will be going back to the city stating the course is no longer viable and they will ask for further development.

My family truly enjoys calling Burlington, specifically Millcroft, their home. We have a great balance of urban and natural habitats. We are far enough from Toronto that we aren’t influenced by that densification while also being close enough to enjoy their amenities. This development if it was to proceed would simply make us another neighborhood where people don’t want to call home. Please feel free to reach out if you have any questions about the above. I pray that you and your fellow councilors

PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

			and the Mayor can do all they can to stop this huge mistake from starting.  Martin Grech and Family
416	Paul Petit 2010 Parklane Cres.	January 30, 2021	See attached letter.

## Lau, Rebecca

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**From:** Paul Petit  
**Sent:** Saturday, January 30, 2021 4:15 PM  
**To:** effie.triantafilopoulos@pc.ola.org  
**Cc:** Lau, Rebecca; Bentivegna, Angelo; Meed Ward, Marianne; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin; Kearns, Lisa; Stolte, Shawna; Plas, Kyle; Carr, Gary; jane.mckenna@pc.ola.org; M.A.D. Admin; Tom Gardiner; Steve & Colleen Williams; Bob & Judy Wilson  
**Subject:** Millcroft Greens Planning Application.

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Ms Effie,

I thank you for your email. A copy is attached. The author of the letter that you refer to is Ms Anne Duff, Anne asked me to forward it on her behalf which I did. Anne's email is,

[aduff@cogeco.ca](mailto:aduff@cogeco.ca)

I am very pleased to hear that our message is being heard and below is a copy of my objection letter.

It is important to the Millcroft residence that all of our representatives are kept informed, we are not going to allow this development and most likely at some point we will be asking you for support.

Yours truly,

Paul Petit  
[pauljpetit@gmail.com](mailto:pauljpetit@gmail.com)

**January 18 2021.**

**Paul Petit**

**2010 Parklane Cres.**

**Burlington Ontario L7M3V5**

***"In regards to the Millcroft Greens Corp Application for zoning and other changes".***

***I address this to those involved and affected by this application.***

***Frankly I'm not sure where to begin, the arrogance of this application is beyond my comprehension and here's why. To negate the massive effort, and very real cost to develop our City's Official Plan would be highly demeaning to all those involved. The very real cost to so many (all property owners in Millcroft) for the benefit of so few (the developers) would be very difficult to justify!***

***I learned a long time ago that to be respected and successful one had to work to mutually beneficial outcomes, a win-win for all concerned. Where is "the win" for the residents of Millcroft? Where is the "Win" for all those who developed past and present Official Plans? Not one part of this application is respectful to the achieved great success of our Millcroft community. It is not even respectful to past Official Plans and the current one recently unanimously***

*passed by Burlington City Council and I believe endorsed by Halton Region. Whilst on the subject of the Official Plan' I understand that the new plan was over two years in the making. I've no idea how many man hours were involved or the financial cost to us all, but I am confident that it was substantial. What I do know is that to negate all the effort to negotiate these official plans is dismissive and disrespectful to all those involved in their development. This includes the professional planners, Burlington's councillors, Mayor and the Halton Regional officials/employees.*

*I cannot find a win- win in any part of this application. The only area that comes vaguely close is Area 'E currently zoned Residential-Medium Density. I use the word "vaguely" as I think such a change to be unreasonable. Is a 6 storey apartment building medium density? This seems overly generous to me. To request that presently zoned park land be deemed to become residential is totally beyond unreasonable! To dismiss the objections of the great majority of stakeholders who will be negatively impacted should this application be approved is unjustifiable!*

*If this proposal is in any way approved, then those that approve it are not being respectful to the residents of Millcroft or those who developed the above noted plans, but also, frankly, of Burlington as a whole. I believe that such approval would be indefensible!*

*Respectfully Your,*

*Paul Petit*

*Email:* [REDACTED]

**Triantafilopoulos, Effie**

29 Jan 2021, 16:28 (23 hours ago)

[REDACTED]  
Dear Paul,

Thank you for writing to me about your opposition to the proposed redevelopment of the Millcroft Golf Course in Burlington. Your letter is one of many I have received from people in the Millcroft community indicating their strong opposition to this proposal.

Since I became your MPP about two and a half years ago, no other community issue has aroused so much opposition as this redevelopment proposal. Residents in Millcroft love their community, and many have told me that the beautiful green spaces are the reason they chose to live there.

The City of Burlington is following the legal process to consider this application and Mayor Meed Ward informed residents earlier in January that the application is now deemed complete.

The City maintains a web page where you can find out more about this specific proposal and Burlington's planning process, at <https://www.burlington.ca/en/services-for-you/millcroft-greens-2155-country-club-drive.asp>. The City must make a decision within 120 days on whether to refuse, recommend, modify or seek more time to review the proposal. There will also be more opportunities for public input, which the City will publicize.

I encourage you to continue to express your views on this project. I know how important quality of life is to people in our Millcroft community and this must be preserved.

Thank you for letting me know how important this issue is to you. Please keep me in touch with your comments and questions on this issue or any other. I enclose a copy of the letter I wrote last fall to my Millcroft constituents about this proposal.

Sincerely,

Effie Triantafilopoulos, MPP  
Oakville North-Burlington

#	Name & Address	Date Received	Comment
417	Toby Petit	January 31, 2021	<p>Short and sweet.</p> <p>The only people I believe that are benefiting from the development is the developer. I don't believe anyone in the area is for it! The entire neighbourhood will be disrupted.</p> <p>In my opinion you should force all land developers that get approval to give back to the city.</p> <p>Maybe donate to hospital or build a proper community center with a proper rink/stadium to also have shows, sports etc for girls/boys + pool, gyms etc.</p> <p>Regards Toby</p>
418	Ted & Karin Barker 2549 Boros Road	January 31, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile storm water management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be</p>



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419	Earl & Virginia MacNeil 4300 Taywood Drive	January 31, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans,</p>

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420	Krzysztof Olak	January 31, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that</p>
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421	Harry Sun	January 31, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that</p>
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422	David Munoz Azuero 2055 Walkers Line	January 31, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the</p>

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423	Jonah Scrymgeour	January 31, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is</p>

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<https://www.cwp.org/reducing-stormwater-runoff/>

Sincerely,  
Jonah Scrymgeour

424	Tab Buckley 2028 Parklane Crescent	January 31, 2021	<p>Respectfully to those in Stewardship of the City and community of Burlington</p> <p>My name is Tab Buckley . I have been a resident of Millcroft since 1987 .My wife and I purchased our home from builders' plans ( Arthur Blakely ) in the early stages of Millcroft's development , and we have been the homes only residents for almost 35 years .</p> <p>Our home backs onto the tee and fairway on the 7th hole and as such , we would be dramatically impacted by the proposed golf course development .</p> <p>Being such long time residents, we have had the benefit of watching ( and being part of ) the growth of this community into the proud and vibrant community we hoped it would become , when , as young parents , summoned the courage to make the substantial ( for us ) investment we did in 1987 .</p> <p>We did so , because we viewed Millcroft as a unique balance of community and environment , and because , with zoning and other protections in place , we were secure that we could mature together .</p> <p>Millcroft is that wonderful , rare , example of what results when City planners hold developers accountable for their vision of what makes a community beyond brick and mortar .</p> <p>Quite apart from re-development , the City should showcase the Millcroft community as the model for what planners , developers , residents and the environment can achieve, when it is done exactly right .</p> <p>With respect , I am opposed to any re-development of the Millcroft golf course. Any changes to this long-standing natural habitat and community design , will irreparably harm its original intent and its existing balance .</p> <p>I hope I and my equally concerned neighbours , can rely upon the integrity of the City and the Council to honour the understanding that we commonly held when purchasing our homes in Millcroft .</p> <p>Namely , that Millcroft would be retained unaltered , as an environmentally important island of natural habitat surrounded by a community that is very sensitive to its importance and increasingly , its need .</p>
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			<p>Please hold out Millcroft as a working example of what developments of the future should strive to achieve when planners , developers , residents and the environment have equal seating at the table .</p> <p>Please do not allow for the development of Millcroft . Enough is enough . Millcroft is quite simply too important a symbol to lose .</p> <p>Yours Sincerely</p> <p>Tab Buckley</p>
425	Hugh Turner 2075 Hadfield Court	January 31, 2021	<p>Please don't allow this to happen. It will change the Millcroft community forever and for all families and children who live here. We love our neighbourhood, and that is why we choose to move here. This is a natural park like setting, that provides a healthy place to live.</p> <p>Regards Hugh Turner</p>
426	Vladimir Stoyanov	January 31, 2021	<p>Dear Rebecca,</p> <p>We write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>We understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where</p>



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427	Brad Nickorick 4224 Saunders Crescent	January 31, 2021	<p>Hello Rebecca, and City of Burlington Planners,</p> <p>We moved as a family from Quebec City into the Millcroft neighbourhood many years ago, and it was the best decision among several options. We have been charmed by what the neighbourhood has to offer in green space through Millcroft Park, the existing full golf course layout, and, as avid walkers, by the space to walk and breathe without being overwhelmed by busy traffic. This is a neighbourhood where resident tax payers can enjoy the pride of ownership shown by so many fellow residents who truly value the place where they live. It is not just a bedroom neighbourhood like so many, rather is a collection of neighbours who have invested into making their home part of the healthy outdoor lifestyle available in Millcroft.</p> <p>We are therefore disappointed that development pressures are being applied to make the neighbourhood more densely populated, and eliminating areas of green space. This would be a degradation of our lifestyle, and as I understand, a changing of the original planning intent to maintain healthy, sustainable neighbourhoods.</p> <p>We trust the City of Burlington will make the decision to reject the developer's proposal without reservation.</p> <p>Thanks.</p>

			Brad Nickorick
428	Leonard and Mary Phillips 10-2165 Country Club Drive	January 31, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements</p>

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429	Sunira & Ravi Tripathy	January 31, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be</p>

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430	David Munoz Azuero 2055 Walker's Line	January 31, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an</p>

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On top of that, I can list more and more reason to reject this project:

- Millcroft is surrounding by high-density condominiums
- Millcroft cannot support more people in less area without affecting traffic, commerce, parking lots, entertainment, restaurant capacity, pollution and more.

Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighborhood, with the golf course at its nucleus, epitomizes this honorable accolade.

Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development.

Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.

All the best for or city

Sincerely

			David Munoz
431	Amir Ghabraee	January 31, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly:</p>

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432	Robert McKelvie	January 31, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where</p>

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433	Linda Boyko #11-2175 Country Club Dr.	January 31, 2021	<p>To Everyone</p> <p>We moved here to downsize after 32 yrs in Mississauga. We very carefully looked for a new home for over almost 2 yrs before deciding on our condominium townhouse backing onto the 1st green 5 yrs ago. We love watching the golfers, retrieving golf balls, plus the peace and quiet! We are avid / recreational golfers so the location is perfect for us for our retirement!</p> <p>We would hate to see a series of 2 1/2 story homes looking over us, blocking the amazing sunsets and missing watching the golfers &amp; chatting with them!</p> <p>The construction process would be very messy, very disruptive , and as we all know construction ALWAYS takes longer than suggested! We DEFINITELY are against the building of homes.</p> <p>We also find that any law/documents/bylaws can be overcome by mega builders which is disturbing that they are above the law!</p> <p>Trust you will push to prevent these changes!</p>

434	Brenda McKelvie	January 31, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing</p>
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			<p>Sincerely, Brenda McKelvie PhD</p>
435	Shapour Pahlevan	January 31, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the</p>

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436	John M. Boag 4151 Arbourfield Dr.	January 31, 2021	<p>To Whom This May Concern,</p> <p>I am writing you in connection with Millcroft Greens’ proposal to add residential development to the existing Millcroft golf course.</p> <p>As the past President of the Millcroft Ratepayers Association, I wish to express my opposition to this Proposal. Our Association worked countless hours with Monarch Development, City And Regional Staff and elected School and municipal officials during the development of our Community over a 10 year period. The green spaces were sacred to the development of our Community and we worked tirelessly to preserve these spaces. The green spaces are the cornerstone of our Community and the reason that so many Home Owners invested and decided to raise their families in Millcroft.</p> <p>It would indeed be an insult to our Community to proceed with this Proposal and believe MAD has carefully formulated all the development arguments against the Proposal.</p> <p>I trust we will have all your support in rejecting this Proposal.</p> <p>Sincerely,</p> <p>John M. Boag Past President - Millcroft Ratepayers Association (1990-2000)</p>
437	Lynn Ianniello	February 1, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section</p>

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438	David Rudge 2536 Hogan Court	February 1, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the</p>

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439	Mike & Celia Tolton 2123 Berwick Dr	February 1, 2021	<p>Dear Rebecca;</p> <p>As 26+ year residents of Burlington, all within Millcroft, we are writing to seriously oppose Millcroft Green's application to build 98 homes on the Millcroft Golf Course.</p> <p>Recently the Burlington Post reported on how the City of Burlington is "Striving for a Greener City" and how council is exploring ways to create it. Here is a nouvel idea, DO NOT DEVELOP EXISTING GREEN SPACE.</p> <p>I happen to be fortunate enough to back onto the golf course. I can attest to the use of the pathways and green space for family walks, with children and furry friends. In the warmer months, the golfers and late night walkers.</p> <p>As for the Branthaven townhomes, that land is set aside for</p>



			<p>housing, so I have no issue with residential buildings there. However; I expect the city council to keep the developer within the current guidelines and not approve the variances. I expect the developer to be kept to the same strict building codes as I am, if I asked for a variance on my property, Say an extra wide driveway, or an oversized storage shed.</p> <p>We ask that City Council consider these, and any other valid concerns, and vote against approving the Millcroft Greens application for developing our community golf course or any other green spaces.</p> <p>Sincerely yours; Mike &amp; Celia Tolton</p>
440	Ladan Dagar	February 1, 2021	<p>Good morning Everyone,I wanted to thank you for taking the time to respond to my email regarding Millcroft Against Development (M.A.D.) Application.</p> <p>As you see, this community is very special and important to its residents and their families. We have lived here for many years peacefully, in harmony and safe.</p> <p>We love our golf course and the greens. The reason most of us moved here is because it is quiet, green, peaceful, safe and contained.</p> <p>I greatly appreciate your consideration regarding the next steps for the redevelopment proposal and the negative impacts it will have on its residents and the community as a whole.</p> <p>There are various locations in Burlington that are potentially ready for redevelopment, and Millcroft is not one of these areas as it is already nicely developed, and the wishes of its residents should be considered fully and seriously.</p> <p>Greatly appreciate your thoughtful consideration, Ladan Dadgar</p>

441	Daniel Berniker	February 1, 2021	<p>Good morning Rebecca,</p> <p>I am writing to let you know that I am strongly opposed to the further development of Millcroft Greens. One of the best parts of living in Halton is how green and full of life it is. This opinion is shared by my neighbours and many residents I speak to. Trees, green space and all the critters that call our community home are what makes Burlington so great.</p> <p>Developing Millcroft will leave us with less green space, more traffic, more congestion etc etc etc.</p> <p>Each individual proposal like this one may not seem like a big deal, but with every piece of green space that is paved over or developed, a small piece of what makes Burlington great dies with it.</p> <p>Please keep our green spaces green and keep Halton the beautiful place it is to call home.</p> <p>Thanks,</p> <p>Daniel Berniker</p>
442	Tony Palmer 2103 Berwick Drive	February 1, 2021	<p>Dear Ms. Lau:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and</p>

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443	Richard Howatt 2030 Waterbridge Drive	February 1, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s</p>

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444	Deb & John Knowles	February 1, 2021	<p>To Everyone</p> <p>We moved here to downsize after 32 yrs in Mississauga. We very carefully looked for a new home for over almost 2 yrs before deciding on our condominium townhouse backing onto the 1st green 5 yrs ago. We love watching the golfers, retrieving golf balls, plus the peace and quiet! We are avid / recreational golfers so the location is perfect for us for our retirement!</p> <p>We would hate to see a series of 2 1/2 story homes looking over us, blocking the amazing sunsets and missing watching the golfers &amp; chatting with them!</p> <p>The construction process would be very messy, very disruptive , and as we all know construction ALWAYS takes longer than suggested! We DEFINITELY are against the building of homes.</p> <p>We also find that any law/documents/bylaws can be overcome by mega builders which is disturbing that they are above the law!</p> <p>Trust you will push to prevent these changes!</p>

445	Scott Jamieson 23-4220 Sarazen Drive	February 1, 2021	<p>I moved to Millcroft 4 years ago and have a beautiful townhouse backing on the 10st hole. The primary reason for my move to Millcroft was the green space and an unobstructed view which I paid a premium to own.</p> <p>I agree with all that has been said by other residence in the community and I also realize I am not directly affected by the initial proposal to develop 6 parcels of land. I say initial Proposal because there will be more unless we do something now.</p> <p>The reason for my email is to make a comment. Argo is not in the golf course business, although they will be a 50% ownership of Millcroft Golf and Country Club. They are saying and doing all that is the right things to push through the current project saying they will continue to run a golf course. Designated Flood plains and creeks which they avoided in Phase 1 are easily shored up by the Land Planning Consultants they hire.</p> <p>If development is not stopped now it will just be a matter of time before Argo Development and the Liptay family are back at your door with further proposals to develop more parcels of land the golf course will cease to exist. This is not just my opinion but also that of some very senior Land Use Planning Consultants I know familiar with the project and Argo Development as a company.</p> <p>Millcroft is a very special place to live and I hope it remains a golf course community.</p> <p>Scott Jamieson</p>
446	Cathy Thomson	February 1, 2021	<p>Hello Rebecca;</p> <p>We have been long time residents of Millcroft's beautiful neighbourhood and wish to share our story of why we oppose the redevelopment of Millcroft.</p> <p>My first ever home was a new build known as Park Place (2nd phase) in 2002. My husband and I were starting our lives together. My husband proposed to me in our new home as it was being built. We loved this quaint condo development and our neighbours became our life long friends, that our daughters call grandparents! Our family grew and with our growth we needed to find ourselves another home.</p> <p>We did not wish to move, as fate would have it, the model home on Millcroft Park Drive was going up for sale.</p> <p>I stood at the front steps on the first day of the listing and with our offer in hand, the house became our new home!</p> <p>We have been in our home for the past 15 years. We have grown and changed as a family, we updated our home to make it OURS. We have a beautiful backyard which is located on the 12th hole. We</p>

		<p>watch the wildlife from here; the beautiful hawks and owls, the multiple species of birds nesting in our evergreens. The occasional otter that passes by and uses our pool. Also, we have had numerous litters of bunnies that have made our backyard their home.</p> <p>We have neighbours who are an extension of our own family, we talk, we share stories and we cherish these friendships. We have a great relationship with the golf community, whether it is the staff who provide a seamless connection of our backyard to the golf green, or the golfers who wander next to our fence looking for their golf ball or just to say hi!</p> <p>We also have had both our girls attend school in Millcroft's Charles R Beaudoin PS. During their time the volume of kids surpassed the size of the school, creating a need for portables. This has since settle and the school is now perfect and the portables have been removed. Why would we want to recreate overcrowding in our school again?</p> <p>More houses mean we lose the intimate nature of our community. We have watched the growth of Burlington, and with that the noise of traffic and congestion of roads takes a little away from our backyard oasis.</p> <p>It also changes our neighborhood. Our road has become a quick short cut for those in a hurry. Now we are presented with redevelopment of the golf course for the gain of what, money? Who's pockets are we lining?</p> <p>Residents of Millcroft take pride in there neighbourhood, they have made life long memories. As some residents move away new families come and older homes are transformed. These families continue to maintain the curb appeal of an already amazing , peaceful, loving place.</p> <p>Millcroft residents are kind and respectful. We will fight for what is right. We have invested in this neighbourhood for our families to have a home and a place for future generations to enjoy. A community that looks after each other!</p> <p>Respectfully, Cathy, Greg, Nicole, Reese and our 10 year old Bernese Mountain Dog- Merlot! The Thomson's Millcroft Resident since 2002!</p>
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447	Iain Dunbar	February 1, 2021	<p>Rebecca</p> <p>I heartily endorse this letter, not just specifically in regards to this ridiculous proposal, but to the idea of endangering the concept of useable, functional, and logical greenspace within both our city and our region. The growth and enhancement of access friendly green and recreation spaces of many types, needs to be enhanced as a focus of urban planning, not something to always be pushed to bare minimums fitted in where the developer wishes. In these days of urban intensification, which is plausible and agreeable in theory, the requirements for enhanced, expanded, protected, and conserved green and recreation spaces at a city, regional, provincial and federal level requires a higher level of importance then is currently being demonstrated by governments in general.</p> <p>There are far too many of the developing community whose goals in life are the more immediate acquisition of personal wealth at the long term expense of community growth and lifestyle.</p> <p>This is a good place to start saying NO to this proposal.</p> <p>Sincerely,</p> <p>Iain Dunbar Burlington, Ontario</p> <p>--</p> <p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which</p>
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			<p>outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are</p>
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		<p>ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p>
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448	Doreen Sebben	February 1, 2021	<p>Hi Rebecca,</p> <p>I am writing to you today to share my concerns about Millcroft Greens' Development Application for residential housing in existing green space. Allowing any developer to build in a well established neighbourhood and disrupt/remove green space of any kind will set a precedent for other builders that Burlington is easy fodder for reclaiming green space.</p> <p>We understand there are only 5 parcels on the table today but the writing is on the wall. These 5 parcels will be the beginning of the end of the Millcroft Community as it is today. It will be a matter of time that they will develop the entire golf course. This first application can set the precedent for future development in existing neighbourhoods with green space. Let's make sure we look at all the facts and make the right decision to preserve this mature area in the state for which it was originally planned.</p> <p>There are many reasons why so many people chose to live in Burlington, one of the top cities in Canada to live, work, and play. To date, we have a good mix of residential and commercial development, retail, manufacturing, health care, and professional services. We are fortunate to have green space, parks, golf courses, natural habitat and a wonderful lakefront to complement our city and to keep our residents active. Access to other major urban centres, airports, rural areas, are less than an hour away. Major highways (403, 401, 407, QEW) all lead to Burlington.</p> <p>In addition to the above, there are many reasons why thousands of people chose to live in Millcroft:</p> <ul style="list-style-type: none"> <li>• A friendly and vibrant community</li> <li>• A great neighbourhood to raise a family</li> <li>• Mix of builders who developed premium homes</li> <li>• Green space, parks, and the golf course are contributing to it's beauty and balancing the density of the neighbourhood</li> <li>• Walking distance to elementary schools and close proximity to secondary schools</li> <li>• Natural habitat</li> <li>• Close proximity to retail, commercial, professional services, and rural communities within 2 km</li> <li>• Minimal traffic</li> </ul> <p>We paid a premium to live in this community. We pay very high taxes to support our infrastructure and services. We maintain a high standard of keeping our community clean, manicured, and vibrant. Do we really want to turn our neighbourhood and our city into a "Mississauga or Brampton" - a bedroom community, a concrete jungle, a city that is so intensified and congested that it has no sense of community?</p>
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			<p>Our Mayor says that she and Council are in favour of "Smart Development" We have confidence that Council will conclude that this proposal is anything but smart.</p> <p>Here are my biggest concerns and why my family and I do not support the Millcroft Greens Development application:</p> <p>1. Official Plan</p> <ul style="list-style-type: none"> <li>We are deviating from the Official Plan and spending unnecessary, time, money and energy, entertaining an application that conflicts with the Official Plan. This application is in direct contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning.</li> <li>Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged."</li> <li>Section 8.4.2.2(d) in the new Burlington Official Plan confirms this premise: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review."</li> <li>These sections remain unchanged from the 2018 Burlington Official Plan, yet Millcroft Greens submitted an application that contradicts the City's Official Plan, goes against the original plan of the community, and opposes thousands of voices of Millcroft residents.</li> </ul> <p>2. Flooding</p> <ul style="list-style-type: none"> <li>The August 2014 rainfall impacted Millcroft just as it did South Burlington. Basements on Rosemead Court were flooded and ruined. On many occasions our Court has been submerged in over 2 feet of water. The sewers cannot keep up with the heavy rainfalls. The original infrastructure has been challenged because of all the development around us and the change in weather patterns. Heavy rainfalls are becoming a regular occurrence. This past August we had pools overflow, our Court was submerged again.</li> <li>Disruption of the floodplains will cause even more flooding.</li> <li>Adding more development to an existing area that is already</li> </ul>
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			<p>taxed with compromised draining will cause even more flooding and damage to our homes and neighbourhood. This will be very disruptive and very costly for the Millcroft Community.</p> <ul style="list-style-type: none"> <li>• There are already examples of class action lawsuits due to poor municipal planning, resulting in flooding. We can avoid this costly exercise and ensure we collectively plan for “Smart Development.” The focus should be on upgrading existing infrastructure to meet the current, future requirements of our existing community, including the anticipated climate change, and develop in an area that can accommodate additional density.</li> </ul> <p>3. Taxes</p> <ul style="list-style-type: none"> <li>• Who will support this new development? Our taxes are very high with existing services. Many of us pay &gt;\$8000/year. We cannot absorb the infrastructure and services required to support this development in its infancy stage or at maturity.</li> </ul> <p>4. Density, Traffic, Congestion, Pollution</p> <ul style="list-style-type: none"> <li>• 68 townhomes are being developed at the north east corner of Millcroft. Each of those dwellings will have on average 2 vehicles, causing more traffic, congestion, pollution. The city infrastructure was not designed to absorb and service this extra density. I believe the original plan for that location was a Church. Allowing the developer to build homes and a multi-dwelling, multi-story building will completely tax our existing infrastructure causing more flooding, and negatively impacting traffic flow, congestion, and pollution.</li> </ul> <p>5. Greenspace &amp; the Golf Course</p> <ul style="list-style-type: none"> <li>• We have had the luxury of living in this well designed community for over almost 22 years. We are extremely grateful that we have the opportunity to enjoy our neighbourhood regardless of the age of our family and the time of year.</li> <li>• We may not be avid golfers but we also benefit from the parks, a leisurely round, and take advantage of the numerous paths along the course especially during the colder months. It gives us the opportunity to see the neighbourhood from the inside out and reinforces our desire to live here during retirement. We should have time to golf by then.</li> <li>• The golf course and the green space help maintain the quality of life, density, and service levels that the Community was designed for.</li> <li>• Disrupting the existing plan and the ecosystem may be in line with the developer's plans, but it does not align to our Official Plan and will be a financial and environmental burden for a very large community of voters.</li> </ul>
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			<p>Thank you for your thoughtful consideration and assistance in collecting the facts and feedback from the residents, subject matter experts, and Council. We trust you will present a case that maintains Millcroft as status quo, and encourages developers to align their development plans with our Official Plan.</p> <p>Thank you, Doreen</p>
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449	Amal Chauhan	February 1, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing</p>
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			<p>the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, the executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Regards,</p>
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450	Terene Orr 4165 Stonebridge Cres ,	February 1, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing</p>
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		<p>the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p>
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PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

			Thankyou T.Orr
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451	James Watson 2087 Country Club Drive	February 1, 2021	<p data-bbox="735 233 1338 260">To: The Mayor and Members of Burlington Council</p> <p data-bbox="735 306 1555 653">Burlington has been my home since 1958. I was raised and schooled here and after getting married raised our own family initially in south Burlington, ( Elizabeth Gardens), and moving to Millcroft 25 years ago. I mention this only to demonstrate that I have obviously seen lots of growth and projects in Burlington, some good and some bad. I have also seen various councils make some decisions on development that are not within our sense of community and small town environment that initially attracted many people to move to Burlington. This is what helped make the reputation of being one of the best places to live in Canada.</p> <p data-bbox="735 699 1555 1045">The current Mayor and most Council members were elected because most long time Burlington residents were fed up with developers calling the shots over the years in terms of getting increased exemptions to Official plans. These projects added more densification to parts of Burlington and increased traffic that are making us start to become like other over-populated parts of the GTA. At times Walkers and Appleby Lines and Upper Middle are like the QEW during rush hour. I realize that this has little to do with the golf course development proposal other than to demonstrate that further densification will only exacerbate the current problems.</p> <p data-bbox="735 1092 1555 1577">Our MAD committee has already clearly articulated the contradictions to the official plans and environmental impacts so I won't repeat those details. However, I would point out that in the initial development of the Millcroft Community in the early 80's there was not the mature trees that we have today that serve as homes to larger birds and squirrels. Our Millcroft community has evolved as being "park like" in atmosphere. Even if you do not back onto Golf course property, one has a sense of open space. We see hundreds of people walking our side walks and being friendly to one another that they meet. I believe that the openness of our community facilitates that sense of being neighbours as opposed to more concrete and pavement keeping people house bound. To now remove the vegetation that took so long to grow is a step backwards.</p> <p data-bbox="735 1623 1555 1898">I am a golfer who has played Millcroft many times over the years. On many occasions I have been paired with golfers who have come from outside Burlington to play this unique course that they have heard about. I and every one of our Golf league friends when told about the plans say that they would not play an "Executive – shortened" course. They enjoy the uniqueness of the current layout. Given the expectation of reduced members and declining profit, one can only speculate that eventually the developers will</p>
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		<p>want to add more houses in the future and get rid of the course completely.</p> <p>I am retired but expect to continue to live in Millcroft. I would have expected at some point to sell my house based upon our current environment. I and every other house owner may not get the same selling prices as the proposed plans will denigrate the attractiveness of our community. As I suggested earlier even if you do not back on to golf course property, there is a perceived benefit in the overall community due to the open spaces that make us a value added place to live.</p> <p>I understand the difficulty that Council and staff have in getting sufficient revenues to provide quality services to our residents but in the urge to look for more sources of development charges coming through new homes being built, let's not forget those taxpayers and voters who have contributed their taxes over many years and who may now face a changed environment. It is a breach of trust to change our local community and the market value of our homes in which we invested several years ago on the premise that we would continue to have the same golf course layout and open space.</p> <p>If we wish to maintain this reputation as a great place to live, I urge the Mayor and Council to follow through on their pledge that got them elected to stand up for our Community and say "No" to this type of development that not only tears the heart out of Millcroft but adds more traffic issues.</p> <p>Yours truly,</p> <p>James Watson</p>
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452	David and Jocelyn Ramage	February 1, 2021	<p>Good Day Rebecca,</p> <p>My husband and I moved into our house at 2051 McKerlie Crescent on February 1, 2017. We were first introduced to this lovely neighborhood 26 years ago when my husband's parents moved into a semi-detached house on Country Club Drive. Over these many years, we have enjoyed golfing at Millcroft Golf Course and walking around the peaceful neighborhood. When the golf season comes to an end, we have really appreciated being able to walk on the paved pathways from hole to hole, especially during this COVID pandemic. The golf course's landscape, with its numerous trees, ponds, and wildlife, is soothing to our eyes and comforting to our souls. We encounter many other residents of all ages walking these pathways and even skating on the frozen ponds. Many residents are accompanied by their dogs. We are patiently waiting for the arrival of our Labrador Retriever puppy this fall and are looking forward to taking him with us on our golf course and neighborhood walks.</p> <p>As you well know, the existing golf course's original and current zoning is "Zone 01 - Open Space". Obviously, the owners of Millcroft Greens are trying to override this zoning system by proposing to redevelop portions of the golf course. Our home does not back onto the golf course, but if it did, we would certainly not want to look at someone's backyard. Over 400 mature trees would be removed from the golf course which would have a detrimental effect on air quality and wildlife. We are also concerned about the number of construction trucks that would be coming in and out of the area during the lengthy construction period of a whopping 98 new homes. Once the homes were built, there would be more cars on the roads. Our quiet neighborhood would just not be the same! We believe that redevelopment of Millcroft Golf course would affect the property value of our homes negatively.</p> <p>Have any of you elected officials driven around our neighborhood and seen all the "Keep Millcroft Green" signs displayed on peoples' properties? The vast majority of Millcroft residents do not want you to allow this proposed development to take place. I hope you will listen to us.</p> <p>Sincerely,</p> <p>David and Jocelyn Ramage.</p>
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453	David Vyse	February 1, 2021	<p>Hello, I'm writing in to support keeping Millcroft Golf course green and to STOP the proposed development.</p> <p>I have a fair bit of experience here as the President of the Field and Stream Rescue Team (<a href="http://www.streamrescue.com">www.streamrescue.com</a>) and a long time Burlington resident (35 years). I currently live in Millcroft on White Birch Circle (15 years here) with my wife and 2 teenage daughters. We were attracted to Millcroft because of the green space and golf course (although we are not golfers).</p> <p>I've dedicated the last 19 years (since 2001) volunteering my time along with hundreds of Burlington volunteers to help clean, protect and improve Burlington's streams and creeks (green spaces). Our community group has been rehabilitating all the tributaries that flow into the Great Lakes and we work hard to ensure all green spaces stay clean and protected for years to come.</p> <p>One fact is Burlington has limited intercity green spaces and natural walking trails. We need to keep a close eye on this as it's important for wildlife to maintain corridors to move about. This golf course acts as a corridor for wildlife and I assume development would have an significant impact on environmentally sensitive plants, birds and wildlife that rely on the outlying greenspace.</p> <p>Our group has always been a big supporter of city council, urban planning and the need for progression but this is one cause that is pretty straight forward.</p> <p>A development here would send a clear message to residents, volunteer groups and others about urbanization vs. the environment. Progression and urbanization is necessary but not in this particular instance.</p> <p>I'm happy to have a further conversation but speak on behalf of 1000+ environmental volunteers in Burlington and the outcome will definitely persuade our organization moving forward.</p> <p>Thank you for listening.</p> <p>Dave</p> <p>David Vyse President Field and Stream rescue Team</p>
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454	Lilian Eden on behalf of Make A Positive Step Today	February 1, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents.</p> <p>This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000</p>
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Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.

Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf.

This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.

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455	Hadia Mo	February 2, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official</p>

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456	Doug and Joanne Walton 4162 Vermont Cres	February 2, 2021	<p>Hello Rebecca.</p> <p>As 25 year residents of Millcroft and 41 year residents of Burlington, we are writing to voice our utmost concern and opposition to the Millcroft Development Application. The overwhelming opinion of our community, residents and neighbours clearly informs council of the negative impact such a development would have. The environmental impact alone of such a development cause one to stand up and take action. I won't recite the known alterations to our community of this application, as they are understood and they are substantial.</p> <p>If this past year has taught us anything, it is to appreciate what we do have, including the community we live in. The Millcroft community is an asset to the City, and is known as one of the most desirable communities to live within southern Ontario, let alone Burlington. To wedge more homes into certain corners of the community is by definition "greed."</p> <p>We are resolute and certain this community will impact the 2022 election with whatever decision is made on this particular file.</p> <p>Thank you</p> <p>Doug and Joanne Walton</p>
457	Sarah Jacklin	February 2, 2021	<p>Hi Rebecca &amp; Burlington Councillors --</p> <p>My husband and I are residents in Millcroft, directly adjacent to one of the holes on the course and like so many other families in this community, we would be directly and negatively impacted by the proposed development.</p> <p>The proposal to develop the course is clearly an attempt by a small group to enrich themselves at the expense of a much larger group</p>

		<p>of residents. The city must step-up and do what's right by the Millcroft homeowners who've worked hard to purchase their homes and take great pride in the uniqueness of the community, which the golf course is central to maintaining.</p> <p>This is clearly the first step in a process by the developers to build over the course in time. Today it's a full 18 hole course, with the current proposal it will be a very short 18. Soon it will be a request to build further, creating a 9 hole course. And finally a request to pave over whatever is left and forever remove any semblance of the course forever.</p> <p>The reality is that the proposed development is only a benefit to the developers and a negative event for the rest of the community. The only ones who want, or stand to benefit from, this development are a small group of owners, investors, and developers. The vast majority of the rest of Millcroft doesn't want to see, nor do they benefit from, the course being slowly dismantled and green space eliminated. To the contrary, home values, quality of life, and satisfaction with the neighbourhood will only decrease.</p> <p>Other factors like the reduction to green space, unwanted intensification on infrastructure (i.e. roads, pipes, water, etc), and the elimination of neighbourhood differentiator which makes the community unique are not to be understated. Simply put, any development of the course permanently and negatively changes the face and fabric of our community. And all for a one-time benefit of a small group of developers and investors who have no allegiance or ongoing economic interest in the community after their plans are executed.</p> <p>My husband and I worked tirelessly through school, graduate school, and in our careers to finally have the opportunity to purchase a home last year in a neighbourhood which we could feel proud to be a part of and with unique amenities such as schools, parks, and the golf course. How the City of Burlington chooses how to handle this will be the #1 factor in determining how we, our families who are also residents of Burlington, and our neighbours will be voting in future elections.</p> <p>Thank you for taking the time to read and consider this email.</p> <p>Regards,</p> <p>Sarah Jacklin</p>
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458	David Guirguis	February 2, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighborhoods.</p> <p>The Millcroft neighborhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighborhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re-designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and has similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its pre-application meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing</p>
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459	Nina Truscott	February 2, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p>

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460	Donna Rose-Tam 176-2120 Itabashi Way	February 2, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official</p>

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461	Tom Cauley	February 2, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, over stress an already fragile storm water management system, and alter the character of one of Burlington’s most iconic neighborhoods.</p> <ul style="list-style-type: none"> <li>· The safety issue is a joke <ul style="list-style-type: none"> <li>o People paid 100 grand extra to live on the golf course</li> <li>o Judge Judy uses living on a golf course as an analogy, “People who buy on a golf course expect to take on the risk”</li> </ul> </li> <li>· On the other hand, I live on a corner where 90-95% of the cars do not come to a stop. Incredibly some will actually floor it through the stop sign. My street is used as an alternate so save time by skipping Walkers Line. Sometimes they put up a radar sign and cars have passed me doing 90 when out for my walk. More houses = more traffic = more danger</li> <li>· When we bought our house we paid to live in a golf course community and we value the green space. It’s precious. Burlington and the rest of Southern Ontario is way too high density</li> </ul> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as</p>

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462	Barb Cauley	February 2, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, over stress an already fragile storm water management system, and alter the character of one of Burlington’s most iconic neighborhoods.</p> <ul style="list-style-type: none"> <li>· The safety issue is a joke <ul style="list-style-type: none"> <li>o People paid 100 grand extra to live on the golf course</li> <li>o Judge Judy uses living on a golf course as an analogy, “People who buy on a golf course expect to take on the risk”</li> </ul> </li> <li>· On the other hand, I live on a corner where 90-95% of the cars do not come to a stop. Incredibly some will actually floor it through the stop sign. My street is used as an alternate so save time by skipping Walkers Line. Sometimes they put up a radar sign and cars have passed me doing 90 when out for my walk. More houses = more traffic = more danger</li> <li>· When we bought our house we paid to live in a golf course community and we value the green space. It’s precious. Burlington and the rest of Southern Ontario is way too high density</li> </ul>

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Sincerely,  
Barb Cauley

463	Peter Bridger Montrose Crescent	February 3, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing</p>
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464	Beverley Graham	February 2, 2021	<p>To the City of Burlington,</p> <p>I have been a resident of Millcroft since 1994.</p> <p>The primary reason for my selecting Monarch's Millcroft Development, was the fact that the homes were being built surrounding a picturesque golf course. I paid a premium for the opportunity to purchase a golf course lot.</p> <p>When I selected a home, I was assured that Millcroft had no plans to develop the land that the golf course occupied. The course was on a flood plain, and would never be developed, for that very reason. This fact has not changed. To build on the course, is to place all homes surrounding the course at risk.</p> <p>The open spaces of the course offer homes to wildlife, which were, and still are, a huge part of the appeal of living in Millcroft. To develop any hole on the course, is to endanger the wildlife and numerous mature trees that reside there.</p> <p>Finally, the density of Millcroft, and therefore, the pedestrian and vehicle traffic, are already so great with Millcroft Park Drive open to Dundas Street, that a stop sign has been needed at Turnberry Road. Safety of children, adults, and pets will be placed at high risk with even greater density in this area.</p> <p>It is the home owners of Millcroft that have paid a huge price to have a tranquil golf course in their backyard. It is the homeowners that will be inconvenienced, and made to deal with the added stress of development, congestion, traffic, and destruction.</p> <p>I could not be further opposed to the development of any part of the Millcroft golf course.</p> <p>Regards,</p> <p>Beverley Graham</p>
465	Michelle Jagers	February 4, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE</p>

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466	Kimberly Staples	February 4, 2021	<p>I am opposing the Millcroft Greens Development Application. When our house was purchased, it was under the assumption it would be on a golf course. We paid a premium to be on a golf course.</p> <p>Stop the development! Kimberly Staples</p>
467	Paul Loosemore	February 4, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce</p>

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468	Frank Marando	February 4, 2021	<p>Dear Rebecca,</p> <p>I write to you today to strongly request the denial of the proposed development by Millcroft Greens. We have very much enjoyed our 20+ years as residents of Millcroft. Our family moved here many years ago to "escape" the crowding of homes, the traffic and the overall congestion of a rapidly growing city. Millcroft, as I understand is an award winning community with a diversity of homes built around a short, but well manicured golf course. To further shorten it, and more importantly remove such valuable green space would be a travesty. With the growing development in and around our area, especially north of Dundas, the city is constantly adding to traffic and increased density. What it is not doing is protecting the natural habitat of birds, rabbits, foxes, coyotes and all of the other wonderful animals that NEED this space to live. More and more we see the encroachment of foxes and coyotes into our back yards attacking and killing our pets.</p> <p>I understand better than most that most that most golf course owners are really in the land development business having been a Golf Professional for over 40 years. All too often I've seen golf courses sold to developers who remove 100+ acres of green space only to build high density housing which drastically affects the ecosystem.</p> <p>You have the opportunity to stop this and allow the residents of Millcroft to live in their chosen community in the condition which we all thought would be maintained while allowing Burlington residents to enjoy a nice golf course.</p> <p>Please do the right thing - not everything in this world should be about money!</p> <p>Best Regards,</p> <p>Frank Marando PGA of Canada Life Member</p>
469	Anastasia Panoulis	February 4, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p>

			<p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan." Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6</p>
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and 7 will be at an increased risk of flooding.

Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This

contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.

Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.

Sincerely,

Anastasia Panoulas

470	Liam Sharman	February 11, 2021	<p>Rebecca Lau,</p> <p>I am writing this to you to express my concern over the Millcroft Green's proposal. I have lived in Millcroft my entire life from the time I was born. I am now 26. I have watched this community blossom into a beautiful, mature, and picturesque place that I am lucky to call home. Some of my first memories as a child were learning to ride my bike as well as walking my first dog, Rudy, on the golf course path. When I was 12 I learned to play golf with my dad on this course. I can still remember walking by our backyard and pointing out our house from the tee.</p> <p>The thought of this amazing piece of nature, that I feel so blessed to have in my own backyard, to be threatened, quite honestly makes me heartbroken. Over the past 26 years I have lived here, we have done renovations, put in a swimming pool and invested so much time, money and effort into our home and property. This would not only negatively affect the land, nature and wildlife, but a lifelong financial investment we would have never thought would have been in danger.</p> <p>With that being said, I am hoping that my voice can help put an end to this devastating proposal and allow the legacy of this wonderful community to carry on for years to come.</p> <p>Regards, Liam Sharman</p>
471	Michael & Pam Clark	February 12, 2021	<p>Hi Rebecca My wife and I reside on Clubview Drive in Millcroft and wish to add our names to be kept informed on this application . We have concerns about added traffic flow etc for this development. Please communicate to my wife Pam's email address above . Thank you Mike and Pam</p>

472	Graham & Dawn Prentice	February 13, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.”</p> <p>Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of</p>
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		<p>Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting. City planners should depict the future development, not the land owners.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community." The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.</p>
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			<p>Another concern is the traffic at the corner of Millcroft Park Dr. and Country Club Dr. The traffic is very heavy at that corner now, and with the additional number of homes we anticipate further problems and potential accidents. Can you please address how the additional traffic will be addressed and not compromise pedestrian safety?</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomises this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.</p> <p>Graham &amp; Dawn Prentice</p>
473	Taryn Simms	February 13, 2021	<p>The proposed changes will lead to negative environmental and economic outcomes, and will be bad for the residents of this neighbourhood and city at large.</p> <p>Taryn Simms</p>
474	<p>Michael Sanscartier Judy Sanscartier Nicholas Sanscartier Jaclyn Sanscartier 2051 Parklane Crescent</p>	February 14, 2021	<p>To all-</p> <p>My wife &amp; I have made Millcroft our home and community since the very beginning back in 1989. We have raised two children here, and made life long friendships with our neighbours.</p> <p>Over the years, our family has enjoyed the green space which includes walking around Millcroft Park and our children playing there including soccer &amp; tennis. Our children took golf lessons at Millcroft Golf Club when they were very young. To this day, we still play golf here.</p> <p>At home, Millcroft Park, and on the golf course, we have also enjoyed watching the wildlife that includes a wide variety of birds, rabbits, squirrels, and chipmunks. Anyone visiting Millcroft, can see that homeowners have shown pride in how they take care of their homes and property. The Millcroft community truly exemplifies the beautiful harmony between people and nature.</p> <p>So it should come as no surprise to anyone on this email, that the entire Millcroft Community is vehemently opposed to the proposed</p>

		<p>development by Millcroft Greens. This overwhelming sentiment by our community has been clearly expressed by the Millcroft Against Development (MAD) signs posted on the lawns, the vast number of emails, letters, phone calls, and concerns communicated during the town hall meeting.</p> <p>Millcroft Greens plan is nothing more than a desire to carve up a significant part of the existing green space. Then to pave asphalt and pour cement over five major portions of Millcroft, wedged between established homes and streets.</p> <p>We are already dealing with high traffic volume, hence the addition of traffic calming zones, and a fragile water table. The proposed 98 homes and apartment building will do nothing, but leave a scar and compromise the entire Millcroft community and eco system.</p> <p>Furthermore, the directly affected home owners who back onto the golf course , will have their property rights violated. They will have to endure construction noise, with the ultimate insult of wiping out their beautiful view of the golf course.</p> <p>There is nothing noble about the planning application by Millcroft Greens. It flies directly in the face of one of the City of Burlington's four strategic initiatives - "A Healthy &amp; Greener City". This is simply pure greed with no regard to the people and wildlife who made Millcroft community their home.</p> <p>Please do the right thing and decline this application by Millcroft Greens.</p> <p>Sincerely,</p> <p>Michael Sanscartier Judy Sanscartier Nicholas Sanscartier Jaclyn Sanscartier</p>
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475	Glen Field	February 14, 2021	<p>Hello Ms. Lau - I am writing to put in my protest about the Millcroft Golf Course adding new homes on some of the current fairways. I do not live any where near the Millcroft area, but I am disappointed in the direction that Burlington is taking. One of the reasons I voted for our current mayor is because she wanted to put a stop to the building of high rise condo buildings in the Burlington area. This is not the Burlington that most of chose to live in. We came here for green space, get away from crowds and a quiet lifestyle and Burlington has gone in the other direction recently.</p> <p>I have lived in Burlington since 1958. I see lots of new homes being built, but I don't see any new major roads being built:, Plains rd., Lakeshore, Brant street, Guelph line, Walkers line, Appleby line were here in 1958 and except for the change in Fairview St. no other major Burlington roads have been built. How is that possible?</p> <p>The other concern is the golf course, I play there a couple times a year and enjoy it immensely but now the course is going to be very different and not in a good way.</p> <p>I can't believe that the people who live in Millcroft now are for these changes.</p> <p>Regards, Glen Field</p>
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476	Sabine Lay 4292 Chasewood Court	February 14, 2021	<p>Dear Ms Lau,</p> <p>I am a concerned resident of Millcroft and I oppose the proposed development for several reasons:</p> <ol style="list-style-type: none"> <li>1. The golf course is a habitat for a lot of wildlife.</li> <li>2. Millcroft residents chose to live here because of the green space the Golf Course provides.</li> <li>3. An increase in approximately 400 more residents (average 4 per dwelling) and 200 more cars (average 2 per dwelling) will put an additional burden on the already busy roads in Millcroft.</li> <li>4. Property Owners directly affected by the proposed development will face a decrease in property value. In a time where people are losing jobs and business are closing, a decrease in property value will add to peoples financial hardship.</li> </ol> <p>While I am opposed to the development, I am concerned about the alternative.</p> <p>If the Planning application is rejected, what will happen to Millcroft Golf Course?</p> <p>Will the Golf Course have to be closed for financial reasons?</p> <p>What would that mean to the Millcroft Neighbourhood?</p> <p>I am proposing the following alternative solutions:</p> <ol style="list-style-type: none"> <li>1. Area E (6-storey apartment building) could be approved – it does not directly impact any Millcroft properties.</li> <li>2. Area B could be purchased by the City of Burlington and maintained as a green space. It might not be in this year's budget, but it could be planned for.</li> <li>3. Areas C and D shall remain green space OR the number of dwellings in these areas be reduced and a requirement for Millcroft Greens to compensate Homeowners accordingly.</li> <li>4. Alternatively the City of Burlington could purchase Millcroft Golf Course and continue running it similar to Tyandaga Golf Course OR the City could maintain it as a green space for residents of Millcroft to enjoy.</li> </ol> <p>All of the above have financial implications, but I am certain that a solution can be found to satisfy the owners of Millcroft Golf Course and Millcroft residents.</p> <p>Yours sincerely, Sabine Lay</p>
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PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

477	Chris Nicholson 2076 Hadfield Court	February 15, 2021	See attached letter.
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## **Subject: Opposition to: Millcroft Greens Application**

**Chris Nicholson**

February 13<sup>th</sup>, 2021

Rebecca Lau

Community Planning Department

rebecca.lau@burlington.ca

426 Brant Street

Burlington, ON

LYR 376

Dear Rebecca;

In the mid/late 90's my wife and I happily started to plan the family phase our lives. I worked downtown Toronto and my wife was working on her PhD at University of Toronto. We considered moving downtown and/or settling somewhere closer to Toronto to save the commuting time, however were unable to find a community similar to that of Millcroft. We therefore chose to remain living in Burlington and move into the Millcroft community as we viewed Millcroft as one of if not the best locations in the GTA to put down roots and raise a family. Our decision was solidified when we purchased our first home within the community in early 1997. As a newly married couple we worked extra hard to afford our first home in Millcroft. The range of homes in this community enabled us to purchase a wonderful home, yet also aspire to potentially being able to move to a home with a larger lot within the community rather than uprooting a young family.

After 5 years of extra hard work, diligence and continued commitment to focus on providing the best home and community that we could for our growing family our aspirations became within reach. This resulted in us moving onto Hadfield Court in the fall of 2001. We chose a home on this street as it was one of the most mature in Millcroft, would accommodate a future pool, backed on the golf course, and had the safety benefits of being on a quiet court. Living on this street and within Millcroft has forever reconfirmed that we made a terrific decision at the time. The fact that new construction within and around the Millcroft community was completed a few years after helped confirm our decision as we could now look forward to Millcroft further



becoming a more mature neighborhood. The benefits of mature tree's, being able to enjoy a round of golf within the local community etc., was wonderful. So wonderful in fact that we chose to continue to invest further in our property here rather than considering a cottage to enjoy our summer evenings and summer holidays. Like many people living within this community we proceeded to put in a pool and invest significantly in semi extensive landscaping to best compliment the benefits of living within Millcroft and especially backing onto the golf course. Our decision to do so, further resulted in my wife's family purchasing a home that also backs onto the Millcroft golf course for when they come to Canada from the US south to enjoy Canadian summers here in Millcroft Burlington. As long-time residents of Millcroft and 20 year residents on Hadfield Court, I am writing to firmly oppose Millcroft Green's application to modify the golf course to accommodate their wishes of replacing it with many homes.

Millcroft, has proven to provide a rare and unique balance that makes this community the envy of many residents and visitors from other locations. Our golf course community is a very special one in that it offers a natural environment with 4,000 homes of varied sizes yet consistent Architectural style, a nice 18-hole golf course that accommodates a wide range of skill levels for all ages, wonderful walking paths, forests, parkland, and generally balanced traffic flow leaving the community safe for both adults and children to enjoy. (walking, jogging, biking or playing catch, ball hockey, soccer or similar in front and/or rear yards)

These factors are all greatly valued by residents as visibly evidenced by how residents maintain and continue to heavily invest in their properties. The original planning of this area was very well done and one that has proven to provide a rarely crafted balance of housing, all while providing the benefits of nature to support healthy living and fit within the population densities approved by the city.

I was shocked when I heard that there were plans being proposed to modify and/or in anyway develop the green space that is currently our community golf course. My shock is based on my full understanding that this community was one where the development had been completed around or prior to 2010 other than a couple of remaining parcels for possibly another school or similar if required to serve the community. Further to this it was my understanding that when Monarch sold the golf course to the current owners, residents did not object in any way as a result of statements made by the new owners that they had no intentions of developing the golf course rather wished to make some improvements to the grounds and green's conditions etc.



Now, contrary to the Millcroft community design, the City of Burlington zoning and Regional/Provincial goals for environmental conservation, the developers want to start filling in the golf course with additional homes, starting with 2 fairways and greens of the course where the most established and many of the most valuable homes with the most mature trees within the community back onto. The developer's intentions may not be to hinder the community however as a long-time resident can assure you that the proposed changes will significantly detract from a truly remarkable community while adding little value other than to the pockets of the developer and their partner.

The fact that the current proposal from Millcroft Greens would cause the residents of Hadfield Court to accept the removal of the golf course from their backyards is very disturbing. Many homeowners as the plan proposes would have a road directly behind their rear yards where they had made significant investments in extensive landscaping, pools, lighting and related structures.

### **Formal Requests**

- Register my adamant opposition to making zoning changes and/or modifications to the Millcroft Golf course to enable the construction of additional homes within the community.
- Register my adamant opposition to Millcroft Greens proposal to construct 98 homes on the existing golf course. I believe their proposal is contrary to the Provincial, Regional, City of Burlington and the Millcroft community goals.
- Register my view that the modifications requested by Millcroft Greens will destroy the essential environmental role of the golf course.
- Register my view that the modifications required are in no way necessary for the City of Burlington to meet its intensification goals and will significantly degrade the safety and lifestyle of our community.
- Request the City of Burlington and related parties in the planning department acknowledge and recognize the fact that this application is not simply about the current proposal of adding 98 homes. Granting approval for the development currently proposed will grant precedent for further applications by Millcroft Greens and/or others to develop other and/or additional portions of the Millcroft Golf Course in order to accommodate the development of additional homes throughout the Millcroft community.

- Request the City of Burlington and related parties in the planning department acknowledge that the developer misrepresented the timeline(s) of construction on our Community Consultation web conference call. When asked about the length of time required to complete the development the representative for Millcroft Greens made comment about it being an 8 to 10 month period. I believe his comments were related to the construction of roads and services only, rather than what was implied as being the timeline for full completion of the project.
- Request that Millcroft Green's be required to provide a true timeline for them to complete the currently proposed development, including a schedule of timelines of related milestones, e.g. Modification of Golf Course, Road Construction, Services (Hydro and Sewer), Building of Homes, Installation of landscaping and Sod) be provided to the City of Burlington, and also to residents of Millcroft and greater Burlington.
- Request that Millcroft Green's be required to provide an updated and accurate value of the proposed monetary concessions that each of the respected homeowners would be provided, and a timeline on when these payments would be provided.
- Request that the City of Burlington consider the substantial impact that Construction will bring to the current Millcroft and surrounding community. There will be an increased risk of accident to children and citizens walking, riding their bikes, and driving in the community for many years as heavy equipment vehicles and Construction related trucks will have a commanding presence on the roads and over sidewalks etc.
- Request the City of Burlington to also consider the impact of Noise and Air Quality Construction will have on the community. There will be substantial noise due to heavy equipment, and a great deal of soil and subsequent construction dust that will impact the air quality in the area as well as pollute most of all surfaces while the construction phase is ongoing and even after sod and landscaping is completed. Estimated as 3-6 Years or more.



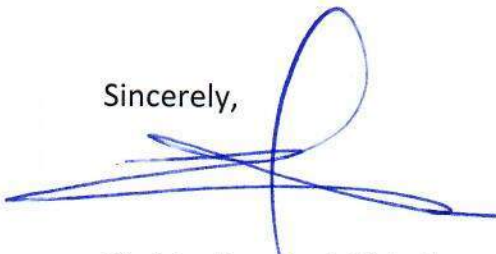
- Request the City of Burlington consider the impact on traffic and related safety of citizens if an additional 100 homes are added to the area's that will prominently need to use Millcroft Park Drive and Country Club as methods to reach other primary road arteries. The traffic on Millcroft Park Drive and Country Club is already normally semi constant and quite busy during commuting times. If the additional homes are approved there will be far too many vehicles traveling on these small roads, and on Upper Middle Road and around the intersections of Upper Middle Road with Walkers Line, and Appleby Line.

## Conclusion

Based on the reasons provided above and others that have been put forth by many others within this community **I request the Council to not approve this application for development.** I respectfully ask you to please yield to the experience of those who live or have lived within the community, invested heavily, and are proud to call Millcroft home and **Vote to disallow the application of Millcroft Green's development.** Keep the Millcroft Community as was originally designed, approved as it has proven to be such a successful community.

Keeping Millcroft as originally planned and in keeping with Burlington's development plan supports why Burlington Ontario has been voted one of the best cities to raise a family in Canada.

Sincerely,

A handwritten signature in blue ink, consisting of a large loop at the top and a horizontal line extending to the left.

Christopher Paul Nicholson



Here are my key objections:

### 1. ENVIRONMENTAL

Killing our green-spaces dramatically impacts the environmental balance in Millcroft and adjacent areas. Loss of wildlife habitats (flora and fauna), cutting/eliminating trees, disrupting waterways and natural drainage flows serve to diminish the natural beauty of our community. In many ways the re-zoning to build additional housing is a contrast to Burlington's short- and long-term strategic goals!

### 2. SAFETY

Increasing housing by the 100's increases traffic flow, congestion, easy access (to schools, parkland and homes) and concerns for safety. Over the past several years, many, many streets have been transformed into "traffic controlled" areas because of increased automobile, bus and other transportation vehicles. Dangerous speeding and 'short-cutting' to access major thoroughfares has proven to be of grave concern to residents- both young and old. Many of these measures are in school areas designed to protect our children.

### 3. GOLFING

Significant impact to golfing community- taking an 18-hole, ~5,500 yard course to a mostly par 3, ~3,300 yard course is a self-fulfilling means to ultimately eliminate the course altogether. To argue that it is about safety- and then show the number of broken windows as the measure, while NOT touching the one hole with the most broken windows is a hollow & insincere argument! This is about financial gain & greed- pure and simple.

Yes, golf in North America is transforming, but it is not disappearing. Eliminating city courses reduces access for golfers of all ages- (particularly the younger ones and retirees)- who benefit from easily accessible and affordable venues such as Millcroft Golf.

Millcroft Greens concerns for preserving green spaces, natural beauty and a shorter golf course are disingenuous at best and seem contrary to Burlington's well thought-out strategic community goals. Their motives for altering Millcroft's ecosystem to build houses- with the potential to alter stormwater management, increase flooding risks, diminish existing species habitats- while significantly adding congestion and concomitant loss of green spaces- all serve to detract from the "original community design" where Millcroft families have come to live, grow, recreate and enjoy the benefits of one of Ontario's truly unique neighbourhoods.

We ask that City Council consider these, and any other valid concerns, and vote against approving the Millcroft Greens application for developing our community golf course or any other green spaces.

Sincerely yours;

#	Name & Address	Date Received	Comment
478	Bill and Margaret MacDonald 4350 Latimer Crescent	February 15, 2021	<p>Dear Rebecca</p> <p>I am writing this email to voice our opposition to the proposal to develop part of Millcroft Golf Course as residential.</p> <p>We moved back to Burlington to be closer to our family and our business that has always been here. We left a large property in Campbellville with a 100 trees looking for a house in Burlington that was close to nature.</p> <p>We bought at a premium cost a house on Latimer Crescent that backs onto the 16th green of Millcroft Golf Course. It is amazing to enjoy this picturesque golf hole from almost every room in our house. We have the trees , greenery, wildlife and the entertainment of the golfers. We spend a lot of time in our backyard with my grandson enjoying playing and teaching him about golf and nature. It is also a place to share with our friends the enjoyment that comes from backing onto a golf course.</p> <p>Even though living on a golf course comes with its restrictions, it is well worth it.</p> <p>For my family this housing development means the loss of greenery, wildlife, etc and the addition of 7 houses stuffed into a small area replacing our view with a road and the fronts of other houses in our back yard. Traffic will also increase at a busy Millcroft Park Road and Latimer Crescent intersection just down from the school.</p> <p>I know that you have all the information from Millcroft Against Development and others outlining the reasons that we are all against this residential building of the golf course so I won't repeat them in this letter. Just know that we support MAD and are against all the proposed housing developments for the same reasons.</p> <p>I find it hard to believe that at a time when green space is being lost and development is all around us, that the city of Burlington would allow this building proposal to go through. I hope that the Mayor, you and your colleagues have the foresight to turn this proposal down and show that you support the community and its need to preserve green space such as the Millcroft Golf Course.</p> <p>Best regards</p>

			Bill and Margaret MacDonald
479	Jennifer Bowers	February 15, 2021	<p>January 27, 2021</p> <p>To whom it may concern,</p> <p>This letter is to petition the development of land currently being used by the Millcroft Golf Club in Millcroft, Burlington. As a homeowner in nearby Headon Forest, I am aligned with the residents of Millcroft and their frustration over the pending development. I have three children that attend Florence Meares Public School, in Millcroft, and will continue to do so for the next 4 years.</p> <p>I have outlined my reasons to reject the development below to clearly understand from a homeowner's perspective, and as a neighbouring community ally.</p> <p>1. Environment. The Millcroft Golf Course is home to many natural wildlife species, and enjoyed not only by the residents that directly back on to the golf course, but by the surrounding residents that enjoy the space in off-peak times. The animals will be uprooted and sent from their homes, disrupting the natural ecosystem that has been building since Millcroft's inception. This ecosystem did not happen overnight; it is a delicate balance for the community and requires the animals to stay in their homes to ensure food and balance for the rest of the animal community. This development will put unnecessary pressure on the existing biodiversity of the area, thereby crowding the greenspace and effectively forcing out the wildlife that currently resides in the area.</p> <p>2. Safety. With every construction project we can expect many trucks, diggers, and various other large machines and vehicles on a daily basis. This community has a large population of young families that currently enjoy the safety of their streets. As well, our children walk back and forth to school from Headon Forest and the introduction of that many large vehicles will bring a safety concern for all of the pedestrians and cyclists in the area. Our school zone is already tightly filled during drop off and pick up hours, we cannot handle the additional congestion due to construction vehicles.</p> <p>3. Loss of green space. Burlington is well known for being a top community in Canada to reside, due to our plentiful amount of green space in our community. The residents of Millcroft made a calculated decision to purchase their home within the Millcroft boundaries, in large part because of the golf course and surrounding green space. As a resident of Burlington since 1981, I</p>

			<p>remember this development being constructed and how excited the residents were to have a prime spot of land that backed onto the golf course. We do not need more homes. We must protect the space that makes our community unique, desirable, and uphold the reason why Burlington is an ideal community in which to reside.</p> <p>I ask that you reconsider the development of this land. The residents of Millcroft deserve better, and we look forward to future generations enjoying the wildlife, open space and quiet neighbourhood that we have come to love.</p> <p>Regards,</p> <p>Jennifer Bowers</p>
480	Dora & Johannes Broersma	February 15, 2021	<p>Hello,</p> <p>My husband and I are longtime Millcroft residents, having moved here in 2003. We were one of the first families to buy a house to be built by Monarch Homes here on Couples Crescent. We enjoyed the idea of living in a "Golf course" community during our retirement years. We take long walks daily throughout Millcroft and even after all these years, we just love this community the way it is. So we would like to add our voices to the hundreds of residents of Millcroft who are also objecting to the proposed development of parts of our golf course. If they start developing the golf course, Millcroft will no longer be able to call itself a "Golf course" community, it will become just an ordinary neighbourhood like any other. I will not repeat at length, the many problems that this development will cause such as overcrowding, traffic congestion and also the environmental effects such as habitat loss, increased pollution, etc. In addition, this development will lower our property values as well. Many other letters will have detailed the problems in a far more eloquent way than we can. Please stop this needless development and leave our wonderful neighbourhood as is.</p> <p>Thank you,</p> <p>Dora and Johannes Broersma Members of Millcroft Against Development</p>

481	Christine & Paul Rice	February 15, 2021	<p>Mayor of Burlington: Marianne Meed Ward Ward 6 Councillor: Angelo Bentivegna and City Council, City Planning Department, Residents of Millcroft and Citizens of Burlington</p> <p>How do you measure quality of life within a neighbourhood? Please allow us to express our family's view.</p> <p>25 years ago, Christine and I became residents of Burlington and Millcroft. It was a new venture for ourselves, recently married and eager to experience a beautiful city by Lake Ontario. The Niagara escarpment almost in our backyard. Perfect for cycling and hiking. An essential quality was our privilege and frankly luck to reside in Millcroft. Worth every penny returning home after enduring the long commutes to offices. The opportunity to relax after a stressful day and stroll through the neighbourhood. Watch the mist burn off the greens in the morning or catch the sun setting around the club house. Residents were happy. Dog walkers, runners, families, retired couples all enjoying the neighbourhood. Proud to say we lived in Millcroft.</p> <p>Urbanization is every present and it would be foolish to deny the benefits including jobs and amenities. Yet it comes at a cost. When we first moved to Millcroft, a large portion of the neighbourhood was undergoing construction. We endured the noise, the dirt and garbage and construction traffic because it was fleeting. It would all be worth it once completed.</p> <p>Since our arrival the City has grown up around us. City council promised that Upper Middle and Appleby would be an intersection of distinction. Hardly that at all. Dundas and Appleby, our planners said would be the Gateway to Burlington. A welcome to our city that as citizens we would be proud. Really, how can you tell it from the myriad others across the GTA. As a result, we are now immune to the exhortations of the benefits of this new development. Tired of the rehearsed lines from Millcroft Greens we have heard so many times previously.</p> <p>The City made a commitment to the residents when they purchased their homes and contributed to the tax base. At what point does urbanization trump resident's quality of life? I imagine earlier risers, drinking a cup of coffee and listening to birds chirping in spring. Oh wait. It's not birds but the sounds of nail guns. In the evenings, we can enjoy the sunset through the swirls of dirt blowing down the street. The beeping of trucks moving sand and concrete. Eventually even more traffic on these already busy streets. And once it's done, what next? Let's plough the rest of the course under. Why have parks and green space at all? It takes only a moment online to find</p>
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			<p>articles extolling the benefits of green space on the physical, emotional and psychological well-being of individuals.</p> <p>We are aware some readers of this note will say it is all hyperbole. An overly melodramatic view of the neighbourhood. Not to ourselves and our neighbours. Witness the community's engagement. What is hyperbole are Millcroft Greens arguments in favour of their proposal. If this development proceeds it's a win for Millcroft Greens and a loss to the residents of this beautiful neighbourhood. The City should strike down this proposal and similar future proposals. Now if a portion of the Golf Course were re-imagined as a beautiful walking trail then perhaps the residents and citizens of Burlington would enthusiastically support.</p> <p>Sincerely Christine and Paul Rice.</p>
482	Mavis Kyler 9-4275 Millcroft Park Drive	February 16, 2021	<p>Hello,</p> <p>I am writing to request to receive any and all information, regarding the application of Millcroft Greens.</p> <p>Thank you.</p> <p>Mavis Kyler</p>
483	Ed Thomas 2175 Country Club Drive Unit 8	February 16, 2021	<p>Rebecca Lau</p> <p>I disapprove of this proposal for the modification of the Millcroft Golf Course for the following reasons</p> <ol style="list-style-type: none"> <li>1- this is going to add at an additional 200 to 250 additional cars on the road of our community</li> <li>2- this will cut down on green spaces in the community</li> <li>3- I am a senior and bought in this area three years ago for it was quiet and peaceful.</li> <li>4- if approved, it will mean additional construction traffic, noise and dust from this construction for the next two to three years, if not longer. We also will be driving on muddy roads for this same time frame and cars will have to be washed more often.</li> </ol> <p>I lived through in Oakville the addition of 26 homes on the QE Park on Bridge Road. The noise from construction, the muddy streets and dust. I had to wash my car just about every week during the summer for three years. This application is for 98 additional homes.</p> <p>I would like to be informed on the progress of this application.</p> <p>Thank you</p> <p>Ed Thomas</p>

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484	Judy Dainton 4129 Millcroft Park Dr	February 16, 2021	See attached letter.
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## Lau, Rebecca

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**From:** Judy Dainton  
**Sent:** Tuesday, February 16, 2021 4:50 PM  
**To:** Lau, Rebecca  
**Cc:** Bentivegna, Angelo; Meed Ward, Marianne; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin; Kearns, Lisa; Stolte, Shawna; Plas, Kyle; effie.triantafilopoulos@pc.ola.org; Carr, Gary; jane.mckenna@pc.ola.org; M.A.D.; Judy Dainton  
**Subject:** Millcroft AGAINST Development  
**Attachments:** 20200718\_120120.jpg

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Rebecca,

As a homeowner in Millcroft, I enjoy walking through the neighborhood and seeing the beautiful greenspaces and nature the golf course provides. The greenspaces create such a peaceful feeling and the ponds and trees attract different species of birds, many of which we can see from our backyard. I have attached a picture of an Osprey which landed on our fence last summer.

It is my hope that the golf course is not developed as it truly would be a shame to lose this beautiful greenspace in our community.

Sincerely

Judy Dainton



#	Name & Address	Date Received	Comment
485	Geoff & Fernanda Haddock 2268 Turnberry Road	February 16, 2021	<p>Hello all,</p> <p>Like many other Millcroft community residents, we would like to formally state our objection to the re-development of the Millcroft Golf Course.</p> <p>We have lived in the beautiful Millcroft community for four and a half years. We specifically picked this community and the beautiful view we have of the 15th and 16th holes as part of our downsizing strategy, as we approach our retirement years. As golfers, we looked forward to playing this beautiful regulation 18 hole golf course for many years to come. We have enjoyed many summer evenings admiring the beautiful sunsets and pastoral setting, as well as taken advantage of the short drive to the clubhouse to play a round.</p> <p>Millcroft is an established community and well within the official city plan. The natural water drainage and ponds running through our community and the golf course provide the right balance between urban living and nature. Re-developing the golf course will alter that in a negative way. This will also result in a loss of green space.</p> <p>Furthermore, it compromises the spirit of the community, which has enjoyed the co-existence of suburban living and open spaces. We enjoy the fact that Millcroft offers a lifestyle that is conducive to family walks, couple strolls and children playing and cycling in a beautiful setting. The Millcroft G.C. has always added to this setting.</p> <p>The owners of the golf course understood full well that they were buying a golf course set in a suburban development. The community housing was built around and integrated with the golf course. It has co-existed extremely well for the community and the owners. Changing the relationship now is driven purely by greed. We, the homeowners, agreed to pay the market premium, higher taxes, property upkeep, and to expect some errant golf balls, for the privilege of living on a golf course. In return, the Millcroft G.C. gets an exclusive location, a golf clientele that can literally walk to the course and play (as opposed to driving kilometers away), and can further market social gatherings as a good corporate citizen.</p> <p>Many of the golf course community homeowners will suffer from this re-development, namely those losing their backyard views of the first, sixth, seventh, and sixteenth hole. The monies being offered to these</p>

			<p>homeowners by the developer as compensation can never fully make up for their loss. We are here to support their concerns, as well.</p> <p>In the initial community meeting, the developer tried to make the case that their re-development would make the case that their revised layout would make homeowners safer from errant golf balls. T=yert what did they do for all these many years to make the course safer, or was that even a real concern for the homeowners themselves?</p> <p>Finally, while the proposal is to make the golf course smaller, it is also setting it up for future failure. This means that if the current proposed development goes ahead, the second development, completely eliminating the golf course, is not far behind. The owners of the "revised" Millcroft G.C. will simply complain that they are no longer profitable, and that they need to re-develop the land further.</p> <p>This is a sad precedent you may be establishing by approving this proposed development. Please look to the future: how you envision the Millcroft community and Burlington: a unique balance of nature and suburban living or a landscape to be exploited by over-zealous developers.</p> <p>Regards,</p> <p>Geoff &amp; Fernanda Haddock 2268 Turnberry Road (15th &amp; 16th holes)</p>
486	John Rydzewski 4141 Millcroft Park Drive	February 17, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens' proposal to introduce residential development to the existing Millcroft Golf Course, as requested by your public notice. I am one of the original Millcroft homeowners, i believe my home was the 6th home built on Millcroft Park Drive, and I moved into my home in January 1988. I have witnessed the growth of the development with my family for over 33 years.</p> <p>I taught my children to ride their bikes on Waterbridge before the homes went in, built a rink in my backyard and taught them to skate in our backyard, explored new homes going in during the early years, decorated our home for Thanksgiving, Halloween, Christmas and Easter holidays, taught them how to drive and parallel park. Even now my daughter comes home to walk in the evenings with me on a route through Millcroft that we have walked together since she was in high school. To my family and I, Millcroft is more than our home, it is a very special community that has been intertwined with our lives for over 33 years.</p>

			<p>This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>The original development plan for Millcroft did not contemplate the level of development that has taken place to date. Economic downturns resulted in alterations to the original plan to address the weak market conditions and put greater densities in the area. Most recently, development of blocks identified for churches and other community uses have been released for development (block on Taywood at Appleby Line; block adjacent to school on Millcroft Park Drive at Taywood). All of these changes has intensified the population and demands on road network, water, sewer, storm drainage, parks and other municipal and educational services.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City's goals for current and future planning. Section 2.3.5 of the Official Plan states that: "Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City's Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan."</p> <p>Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods "shall be recognized as a distinct area with the city's Urban Area where intensification is generally discouraged." These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: "A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review." Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City's objectives prior to their submission. Nonetheless, Millcroft Greens</p>
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		<p>submitted an application that entirely disregards the City's Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development's 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft's ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer's application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: "The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community."</p> <p>The only thing that will be enhanced by building houses on the golf course is the builders' bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: "It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing." I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada's best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes</p>
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			<p>this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens' application is the antithesis of smart development.</p> <p>It is my hope that the City staff will preserve our green space and reject Millcroft Greens' application without reservation.</p> <p>Thank you for your consideration in this matter.</p> <p>Sincerely,</p> <p>John Rydzewski</p>
487	Jill Yokoyama 4059 Medland Drive	February 17, 2021	<p>Dear Rebecca,</p> <p>I am writing to express my opposition to the development of a portion of the Millcroft Golf Course. There are many reasons why this development is a bad idea. The development will not adequately reimburse affected homeowners who currently back onto the golf course for their decreased property values. The amount of construction traffic and noise will adversely affect a great many residents of this community for an extended period of time.</p> <p>Of particular concern to me is the access off Dundas Street for the proposed condo at site E. I feel there is a safety concern with that access. When one adds up the number of condo units in that building times one or two residents in each unit with vehicles trying to get out in the morning onto Dundas St. to drive to work in Mississauga or Oakville it could represent 100+ vehicles. Then there is the return at the end of the day with the same number of vehicles attempting to turn left into the condo - good thing the fire station is close by because I see the potential for many serious accidents. This doesn't even take into consideration vehicle use during the day and evening for errands etc. At the very least this condo access on Dundas Street will slow down traffic on a very busy stretch of roadway and the worst-case scenario is serious injury or loss of life to Burlington residents. A traffic light is not a solution because there is already one a half-block away at Weslock Common. A condo building in this location will create a hazardous traffic situation on Dundas Street.</p> <p>I have faith in the current mayor and councillors to reflect carefully on this development and make decisions that are in the best interests of Millcroft residents and the community at large. The previous mayor and many councillors were voted out in the 2018 municipal election as a response to Burlington residents' opposition to plans for uncontrolled density and highrise development in the downtown core and the same logic applies to the proposed Millcroft development. Just because development is allowed</p>

			<p>does not mean it is a good idea. Burlington is a great community to live and work in and we want to maintain the character of the Millcroft community and guard against unnecessary development and urban sprawl.</p> <p>Kind Regards, Jill Yokoyama, Medland Drive</p>
488	Bernarda & Jim Hertslet 18-4211 Millcroft Park Dr	February 17, 2021	<p>Good morning</p> <p>We would like to strong voice our opposition to the Millcroft Greens Proposed Development.</p> <p>Having so much green space in the community makes life so much less hectic. The number of people who walked the course during COVID restrictions is an example of the importance of maintaining the status quo. Millcroft Park Drive is already subject to a constant stream of traffic, and there have been a number of traffic calming measures put in place over recent years. Adding more residences and therefore more vehicular traffic will only exacerbate this situation.</p> <p>Surely there is more open space available in and around Burlington for a development, without having to tear down half the golf course.</p> <p>We oppose the Millcroft Greens Proposed Development.</p> <p>Thanks</p> <p>Bernarda &amp; Jim Hertslet</p>
489	Patti Sorrell and Brian Stevens 2165 Country Club Drive, Unit 17	February 17, 2021	<p>Dear Ms. Lau</p> <p>We live at 2165 Country Club Drive, Unit 17 which abuts the current fist tee and the Mill Croft Golf Club parking lot. We have previously expressed our general opposition to the proposed development for reasons of increased noise, traffic and loss of green space.</p> <p>We are particularly concerned about the possible relocation of the huge equipment shed which is currently located just off Dundas beside the hydro right of way. It appears to us that the current location is where the 6 storey apartment building is planned. When we last asked, we were told there had been no decision yet about a replacement location for the shed. We are worried that the developer may choose to attempt to relocate this large structure into the area of the club house. We would be totally opposed to such a relocation. We suggest their decision on this should be announced before the rest of the project is formally considered. It should be part of the overall application.</p> <p>This may be a small point, but we believe that the enclosed Detail Sketch (2a) under represents the actual density of the present Millcroft development by not showing the current condo townhouses, many of which abut the golf course. This gives the illusion that there is currently</p>

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			more green space than there truly is. Thank you, Patti Sorrell and Brian Stevens
490	Allan Ramsay (Allan Ramsay Planning and Associates), on behalf of Millcroft Against Development	February 17, 2021	See attached letter.





## Ramsay Planning Inc.

(Email Only)

February 17, 2020

Ms. Rebecca Lau  
Planning Department  
City of Burlington 426 Brant Street  
PO Box 5013  
Burlington, ON L7R 3Z6

Dear Ms. Lau:

**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**  
**Our File No. 2027**

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We are land use planning consultants retained by Millcroft Against Development (“**M.A.D.**”) regarding the above-noted planning applications at 2155 Country Club Dr. and 4274 Dundas St. (the “**Subject Lands**”). As you may be aware M.A.D. is a community organization made up of residents in the Millcroft community with a mission to preserve the integrity of the existing Millcroft golf course. On behalf of M.A.D. we submit the following additional comments.

We were approached by M.A.D. to evaluate and provide a planning opinion on the appropriateness of the above-noted applications. The proposal by **Millcroft Greens Corporation (“Millcroft Greens”)** seeks to amend the Official Plan and Zoning By-law and register a plan of subdivision to allow five portions of the existing Millcroft Golf Course (“Areas A-E”) to be developed with residential uses. A total of 98 detached dwellings and one mid-rise apartment building containing 130 dwelling units are proposed. The subject lands are currently designated “Major Parks & Open Space” (Areas A-D), and “Residential – Medium Density” (Area E) in the City’s Official Plan. Millcroft Greens is proposing to redesignate Areas A-D to allow low-density residential uses, and redesignate Area E to allow high-density residential uses with a maximum density of 200 units/ha. All of the subject lands are currently zoned “Open Space (O1)” in the City’s Zoning By-law.

In preparing our planning opinion we have undertaken an examination of the following:

- i) the application submission and supporting documentation;

- ii) neighbourhood context applicable to the subject property;
- iii) the policy context; and
- iv) the appropriateness of the application.

The following outlines our evaluation and conclusions in relation to these matters and concludes with the opinion, as professional planners, that the applications should not be approved.

1. Neighbourhood Character – the Millcroft community was planned as a prestige residential area built around a privately operated golf course. Inherent in the community concept is the integration of residential areas with the golf course and other forms of open-space and recreation areas.<sup>(1)</sup> Some of the defining residential characteristics of the community are the large lots, spacious setbacks and separations between dwellings and an abundance of open space. The Millcroft Greens proposal will result in development that is not in keeping with the established character of the existing community. The proposal, if approved, will facilitate an undesired change in the character of the area. For example:

- i) Development Standards – As illustrated below Millcroft Greens is proposing significant reductions to the zoning regulations in comparison with the R2-3 zone found on most of the abutting and adjacent properties.

Zoning Regulation	R2-3 Standard on Adjacent Lands	Proposed R3-2 Exception Zoning
Min. Lot Frontage	18 m	15 m
Min. Lot Area	680 m <sup>2</sup>	425 m <sup>2</sup>
Min. Front Yard (Dwelling)	7.5 m	4.5 m
Min. Side Yard <sup>(1)</sup>	1.8 m or 10% of lot frontage	1.2 m
Min. Rear Yard <sup>(2)</sup>	9.0 m	7.5 m
Min. Building Height <sup>(2)</sup>	10 m	12 m
Min. Lot Coverage <sup>(2)</sup>	25%	n/a

Note: (1) Based on a dwelling with an attached garage.

(2) Based on a 2 storey dwelling.

The proposed zoning standards will result in development that is not in keeping with the character of the existing area. The new lots will be significantly smaller and narrower with much smaller front, rear and yard setbacks. Millcroft Greens is also proposing taller dwellings with no restriction of lot coverage.

- ii) Separation Between Buildings – one of the defining characteristics of the Millcroft community is the spaciousness between dwellings as seen from the street. Many of the existing dwellings are separated from dwellings on the opposite side of the street by large front yards and the full width of the

<sup>1</sup> See Official Plan Amendment 117 (1986).

municipal road. The separation distance from the front door of one dwelling to the front door of the dwelling on the opposite side of the street is typically between 34 m and 44 m <sup>(2)</sup>. Millcroft Greens is proposing both reduced front yard, side yard and rear yard setbacks and narrow private streets. As a result the separation between dwellings on opposite side of the street will be reduced to 19.3 m. The visual difference between a separation of 19.3 m and a separation of 34 m to 44 m is dramatic. The existing situation is one of openness while the proposed situation will be seen as tight and cramped.

- iii) Lot Coverage – Millcroft Greens is proposing a zoning exception to the normal requirement of a maximum 25% lot coverage. For Areas A to D, Millcroft Greens is proposing that there be no maximum lot coverage. The elimination of the lot coverage regulation is required in order to accommodate larger dwellings that would not normally be permitted. This situation is indicative of the overdevelopment of the lots and is not in keeping with the character of the area.

- 2. Loss of Open Space –The Millcroft community was planned in the 1980s with the approvals occurring through Official Plan Amendment 117 (OPA 117). According to OPA 117 the community plan was based on the integration of residential development within the open space land of the golf course and other natural features. Specifically OPA 117 indicated:

“...It is also the intent of the Plan that, should the operation of the golf course discontinue, these 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 open space associated with the golf course will be an important element in the concept and therefore the marketing of the Community. It is also the policy of this Plan that the City neither intends nor will be obliged to purchase the golf course lands in order to ensure their existence as permanent open space.” (Emphasis Added)

Although OPA 117 is no longer in force and effect and it is not applicable policy it clearly demonstrates the intention of the City to maintain the open space lands in the community as a permanent feature.

The Millcroft Greens proposal represents a significant loss of open space in the community and City. The adverse impacts include the loss of tree canopy, increased runoff due to additional roads, buildings and hard surfaces and the loss of wildlife habitat and natural features.

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<sup>2</sup> For example, the separation between 2071 Hadfield Dr. and 2072 Hadfield Dr. is 34 m and separation between 2071 Hadfield Dr. and 2072 Hadfield Dr. is 41 m.

3. Flooding and Stormwater Management Issues – The Millcroft community was designed on the basis that the golf course lands would provide a benefit in dealing with rainfall and storm water by providing open storage of stormwater. Recent storm events have identified several flooding and storm water management issues in the Millcroft community. Homes and rear yards located adjacent to several golf course fairways and creeks have experienced significant flooding.

The redevelopment of the fairways in the Areas A-D with housing, roads and other hard surfaces will, according to our stormwater management review, increase runoff and worsen the flooding potential. In particular, Millcroft Greens' proposed mitigation measures such as increasing the topsoil to 300 mm and disconnecting downspouts to rear yards will not likely achieve effective stormwater management.

On behalf of M.A.D. we request the City investigate and report on the following:

- (i) What strategies have been put in place to compensate for the loss of the golf course on river flooding?
  - (ii) Have the proponents conducted an assessment of potential basement flooding within the areas where foundation drains are connected to storm sewers?
  - (iii) What is the volume (cubic meters) of storage currently available for stormwater in the golf course and what is the volume of storage proposed through the developers functional servicing report? (and later why aren't they the same?)
  - (iv) Will residents be compensated in the case that basement flooding damages occur?
4. Reduced Right-of-Way Widths – Millcroft Greens is proposing to develop Areas A – D using private roads instead of the standard municipal road. According to their submission these private roads have right-of-ways of 10.3 m rather than the 20 m right-of-ways found on the nearby municipal roads. These reduced right-of ways provide 8.3 m of pavement width and may not accommodate on-street parking. Although private driveways are found in many condominium developments the use of private roads having reduced right-of-ways is new to the Millcroft community. As discussed above, the reduced right-of-ways will result in development that is not in keeping with the character of the area.
5. Roads Introduced Along Rear Property Lines – Millcroft Greens is proposing development along a single loaded road in Area A. In this situation the new road is located near the rear lot line of the adjoining properties on Hadfield Crt. The new street will create a “sandwich effect” for several existing properties. Homeowners in this location will now have streets running along their front and rear yards. This situation raises issues of noise, privacy and nuisance for the abutting residents and will undoubtedly impact their use and enjoyment of their back yards.

6. Conflict Between Golf Traffic and Motor Vehicle Traffic (Area C) – Area C is proposed to be developed for 16 lots located along the private cul-de-sac street. In order to maintain a pedestrian/golf cart connection from the tenth green to the eleventh tee it is proposed that golfers travel through the new subdivision along the condominium road. According to the plans submitted by Millcroft Greens a lane will be designated as a golf cart pathway within the condominium road and the sidewalk will be used for golfers travelling on foot. The situation is not desirable and will lead to safety issues and conflicts between golfers walking/driving carts and motor vehicles on the subdivision road.
7. Loss of Housing Adjacent to Golf Course - The Millcroft Community is one of only three locations in the urban areas of the City that provides a unique opportunity where housing is located adjacent to a golf course. The proposed redevelopment of the golf course lands will mean that approximately 65 dwellings that currently back onto the golf course will back onto new housing or a new subdivision road. The loss of this unique housing adjacent to golf courses is not desirable and significantly reduces the supply of this unique form of housing.
8. Redevelopment of Additional Golf Course Lands - At this time Millcroft Greens has not indicated if it has any plans for any further redevelopment of the remaining golf course lands. However, in considering the current proposal it is important to understand how the remainder of the golf course lands could be used and/or redeveloped. In particular, an assessment is required in order to ensure that the current proposal does not preclude the continuing use or orderly redevelopment of any adjacent lands.
9. Functionality of the Remaining Golf Course – The proposed realignment of the golf holes to accommodate the removal of some lands from the golf course use may create issues with respect to the functionality and viability of the golf course. One issue relates to extended distance and travel required to get from one green to the next tee. In several instances the distance and travel has increased significantly. For example, the distance from the tenth green to the eleventh tee will be approximately 230 m and the distance from the fifteenth green to the sixteenth tee is approximately 471 m. Another issue involves the overall desirability of the re-aligned and much shorter golf course. These factors are directly related to the long term viability of the golf course and the need to assess its future in a comprehensive rather than ad hoc or piecemeal basis.
10. Maintenance Building Relocation – Redevelopment Area E necessitates the relocation of the existing golf course maintenance building located on this site. Millcroft Greens has not indicated where the maintenance building will be relocated. While we understand the maintenance building is a permitted use under the zoning by-law on all the golf course lands, the future location of the facility is an important consideration and should be evaluated when considering the redevelopment of Area E and the re-alignment of the golf course resulting from the proposed residential development. The future location of the

maintenance building may have traffic, noise, dust and other impacts.

11. Proposed 6m Buffer – the proposed draft plans of subdivision identify 6 m buffer blocks adjacent to the rear property lines in Areas A to D. The proposed buffer blocks are also shown on the Conceptual Open Space Plans submitted by Millcroft Greens. According to the Planning Justification Report the proposed buffer blocks will be a common element in a future condominium application and will be owned by the future condominium corporation(s). The purpose of these buffer blocks is not clear nor is it readily apparent the nature of the landscaping that will be provided, how maintenance of these areas will take place, what, if any, fencing will be provided and whether or not there will be any public or private access to the blocks.

Additional information about the proposed buffer blocks is required in order to assess their suitability or impact on adjacent properties.

12. Area E Density – the proposal to redesignate Area E from Medium Density Residential to High Density Residential will create an isolated high-density block that will not be well integrated with the surroundings.
13. Conformity with the Existing Official Plan - the applicant's proposal does not conform with various policies of the City's Official Plan dealing with density (Part III, Section 2.2.2 c)) and the intensification criteria (Part III, Section 2.5.2 a)).

Official Plan Policy	
Part III, Section 2.2.1 (Objectives)	Comment
a) To <i>encourage</i> new residential <i>development</i> and residential <i>intensification</i> within the Urban Planning Area in accordance with Provincial growth management objectives, while recognizing that the amount and form of <i>intensification</i> must be balanced with other planning considerations, such as <i>infrastructure</i> capacity, <i>compatibility</i> and integration with existing <i>residential neighbourhoods</i> .	• The proposed development is not compatible or well integrated with the existing residential neighborhood. The proposal is not in keeping with the established character of the existing community that includes large lots, spacious setbacks and separations between buildings and an abundance of open space.
b) To provide housing opportunities that are <i>compatible</i> with the protection of the <i>natural environment</i> .	• The redevelopment of the golf course fails to protect the storm water management function the fairways provide to the existing community.
g) To require new residential development to be compatible with surrounding properties.	• As discussed above, the proposed development is an overdevelopment of the site and is not compatible with



Official Plan Policy	
	surrounding properties.
Part III, Section 2.5.1 (Housing Intensification, General Policies)	Comment
a) To encourage residential intensification as a means of increasing the amount of available housing stock including rooming, boarding and lodging houses, accessory dwelling units, infill, re-development and conversions within existing neighbourhoods, provided the additional housing is compatible with the scale, urban design and community features of the neighbourhood.	<ul style="list-style-type: none"> <li>The proposed development is not compatible with scale, urban design and community features of the neighbourhood. The proposed zoning will facilitate an overdevelopment of the Subject Lands in comparison to the established pattern of development on the abutting and adjacent properties.</li> </ul>
Part III, Section 2.5.2 a) (Housing Intensification, General Policies, Evaluation Criteria)	Comment
(i) adequate municipal services to accommodate the increased demands are provided, including such services as water, wastewater and storm sewers, school accommodation and parkland.	<ul style="list-style-type: none"> <li>Municipal services are adequate.</li> </ul>
(ii) off-street parking is adequate;	<ul style="list-style-type: none"> <li>Off-street parking is adequate however, the narrow private roadways may limit opportunities for on-street parking.</li> </ul>
(iii) the capacity of the municipal transportation system can accommodate any increased traffic flows, and the orientation of ingress and egress and potential increased traffic volumes to multi-purpose, minor and major arterial roads and collector streets rather than local residential streets;	<ul style="list-style-type: none"> <li>Some residents of the Millcroft community have expressed concerns with traffic issues along Millcroft Park Dr., during the AM and PM peak periods. We request that the City investigate these issues.</li> </ul>
(iv) the proposal is in proximity to existing or future transit facilities;	<ul style="list-style-type: none"> <li>The Subject Lands are not well served with existing transit services. Route 48 provides very limited services along Millcroft Park Dr. (i.e. 2-4 buses per day). Route 12 provides regular 30 minute weekday service along Upper Middle Road, but the nearest bus stop is well beyond a</li> </ul>

Official Plan Policy	
	typical maximum 400 m walking distance to a transit stop.
(v) compatibility is achieved with the existing neighbourhood character in terms of scale, massing, height, siting, setbacks, coverage, parking and amenity area so that a transition between existing and proposed buildings is provided;	<ul style="list-style-type: none"> <li>• The proposed residential development is not compatible with the well established character of the existing area. Millcroft Greens is proposing significant reductions to the zoning regulations in comparison with the existing R2-3 zone found on most of the abutting and adjacent properties.</li> <li>• The proposed zoning standards will result in development that is not in keeping with the character of the existing area. The new lots will be significantly smaller and narrower with much smaller front, rear and yard setbacks. Millcroft Greens is also proposing taller dwellings with no restriction of lot coverage.</li> </ul>
(vi) effects on existing vegetation are minimized, and appropriate compensation is provided for significant loss of vegetation, if necessary to assist in maintaining neighbourhood character;	<ul style="list-style-type: none"> <li>• The proposed development will result in significant loss of mature tree canopy.</li> </ul>
(vii) significant sun-shadowing for extended periods on adjacent properties, particularly outdoor amenity areas, is at an acceptable level;	<ul style="list-style-type: none"> <li>• The proposal does not raise issues relating to sun-shadowing.</li> </ul>
(viii) accessibility exists to community services and other neighbourhood conveniences such as community centres, neighbourhood shopping centres and health care;	<ul style="list-style-type: none"> <li>• The proposed development is within close proximity to community services and other neighbourhood conveniences.</li> </ul>
(ix) capability exists to provide adequate buffering and other measures to minimize any identified impacts;	<ul style="list-style-type: none"> <li>• As noted above, the proposed development includes reduced building setbacks that will contribute to rather than mitigate adverse impacts on adjacent properties.</li> </ul>
(x) where intensification potential exists	<ul style="list-style-type: none"> <li>• As noted above the applicant has</li> </ul>



<b>Official Plan Policy</b>	
on more than one adjacent property, any re-development proposals on an individual property shall demonstrate that future re-development on adjacent properties will not be compromised, and this may require the submission of a tertiary plan, where appropriate;	not assessed the implications of the proposed development on the potential redevelopment of the remainder of the golf course or any adjacent properties. This is significant since the owners of the golf course may have future redevelopment plans for the remainder of the golf as evident by its appeal of policies in the new Official Plan that restrict applications to redesignate Major Parks and Open Space applications to another land Use designation.
(xi) natural and cultural heritage features and areas of natural hazard are protected;	<ul style="list-style-type: none"> <li>• The proposed development will not affect cultural heritage features in the immediate area.</li> <li>• As noted above, the redevelopment of the fairways in the Areas A-D with housing, roads and other hard surfaces will, according to our stormwater management review, increase runoff and worsen the flooding potential.</li> </ul>
(xii) where applicable, there is consideration of the policies of Part II, Subsection 2.11.3, g) and m); and	<ul style="list-style-type: none"> <li>• Not applicable.</li> </ul>
(xiii) proposals for non-ground oriented housing intensification shall be permitted only at the periphery of existing residential neighbourhoods on properties abutting, and having direct vehicular access to, major arterial, minor arterial or multi-purpose arterial roads and only provided that the built form, scale and profile of development is well integrated with the existing neighbourhood so that a transition between existing and proposed residential buildings is provided.	<ul style="list-style-type: none"> <li>• Not applicable to Areas A to D.</li> <li>• The redevelopment of Area E for a mid-rise development will be isolated rather than well integrated with the existing neighbourhood.</li> </ul>

14. Conformity with the New Official Plan – the City's new Official Plan has been

adopted by the City and approved by the Region of Halton but has been appealed and is not in force and effect. The policies in the new Official Plan are not applicable to the proposed development. However, the policies of the new Official Plan are informative of the City's emerging planning policies.

An evaluation of the key policies of the new Official Plan that are relevant to the Millcroft Greens applications is provided below:

Official Plan Policy	
2.3.4 Residential Neighbourhood Areas	Comment
b) Any <i>development</i> occurring in these areas <i>shall be compatible</i> and <i>should</i> enhance the <i>physical character</i> of the surrounding area, in accordance with subsection 2.4 and the applicable policies of Chapter 8: Land Use Policies – Urban Area of this Plan.	<ul style="list-style-type: none"> <li>The proposed development is not compatible and does not enhance the physical character of the surrounding area that includes large lots, spacious setbacks and separations between buildings and an abundance of open space.</li> </ul>
8.4.2 Major Parks And Open Space Designation	Comment
(2)d) A proposal to re-designate lands within the Major Parks and Open Space designation <i>shall</i> only be considered by the <i>City</i> in conjunction with a statutory Official Plan Review.	<ul style="list-style-type: none"> <li>Under the new Official Plan the proposed re-designation of Areas A – D from Major Parks and Open Space designation to Low Density Residential could only be considered in the context of a comprehensive review of the Official Plan. Such a review allows a broad range of factors to be considered. We understand that this policy has been appealed by the owners of the golf course.</li> </ul>
8.3.1 Residential Neighbourhood Areas (General Objectives)	Comment
a) To <i>encourage</i> new residential <i>development</i> and residential <i>intensification</i> within the Residential Neighbourhood Area in accordance with Provincial, Regional and <i>City</i> growth management objectives, while recognizing that the density and form of new <i>development</i> must be balanced with other planning considerations, such as the availability of <i>infrastructure</i> and <i>public service facilities</i> , and also ensuring that new <i>development</i> achieves <i>compatibility</i>	<ul style="list-style-type: none"> <li>The proposed development is not compatible or well integrated with the existing residential neighborhood. The proposal is not in keeping with the established character of the existing community that includes large lots, spacious setbacks and separations between buildings and an abundance of open space.</li> </ul>

Official Plan Policy	
and integration within existing residential neighbourhoods.	
h) To ensure that <i>development</i> within the Residential Neighbourhood Area is <i>compatible</i> with surrounding properties.	<ul style="list-style-type: none"> <li>• As discussed above, the proposed development is an overdevelopment of the site and is not compatible with surrounding properties.</li> </ul>
7.3.2 (2) Urban Design - Established Neighbourhood Areas	Comment
<p>a) In Established Neighbourhood Areas, as shown on Schedule B-1: Growth Framework, of this Plan, <i>development should</i> be designed to enhance the existing <i>physical character</i> of the surrounding area within which it is situated.</p> <p>(i) the design of <i>development</i> in Established Neighbourhood Areas <i>shall</i> address the policies of Subsection 7.3.2 a) of this Plan, where applicable, and additional considerations such as, but not limited to, the following:</p> <ul style="list-style-type: none"> <li>a. the local pattern of <i>lots</i>;</li> <li>b. the building typologies of nearby residential properties;</li> <li>c. the heights and <i>scale</i> of nearby residential properties;</li> <li>d. the setback of buildings from the street;</li> <li>e. the pattern of rear and side-yard setbacks; and</li> <li>f. in the case of <i>Neighbourhood Character Areas</i>, the policies of Subsection 8.3.6 of this Plan.</li> </ul>	<ul style="list-style-type: none"> <li>• As discussed above, the proposed development will result in development that does not maintain the established pattern of lots, scale of development and front, rear and side yard setbacks found in the neighbourhood.</li> </ul>
7.3.2 Existing Community Areas	Comment
<p>a) In areas identified on Schedule B-1: Growth Framework, and subject to the policies of Subsection 2.4 of this Plan, <i>development shall</i> address considerations such as, but not limited to, the following:</p> <p>(i) ensuring site and building design are <i>compatible</i> with the surrounding area and considering how it contributes to maintaining and enhancing the <i>physical character</i> of the surrounding</p>	<ul style="list-style-type: none"> <li>• (i) the proposed development is not compatible with the surrounding area and will result in overdevelopment of the</li> </ul>

Official Plan Policy	
area; (ii) providing appropriate built form transition in <i>scale</i> between buildings, the <i>public realm</i> and abutting <i>development</i> , through a variety of design methods including angular planes, stepping height limits, location and building orientation, and the use of setbacks and stepbacks of building mass;	subject lands.  • (ii) The development proposal in Area A creates a situation where some existing homeowners will now have streets running along their front and rear yards. This situation raises issues of noise, privacy and nuisance for the abutting residents and will undoubtedly impact their use and enjoyment of their back yards.

15. **Provincial Policies and Plan** – in our opinion the proposed official plan and zoning ballot amendments and draft plan of subdivision are not consistent with the Provincial Policy Statement and do not conform with the Place to Grow: Growth Plan for the Greater Golden Horseshoe. While these provincial plans and policies encourage residential intensification they also direct municipalities to establish intensification strategies identifying appropriate locations for intensification within the local community context.

## Conclusion

The proposed development is not compatible with the well established character of the area. Though compatibility does not necessarily mean “same”, it also does not mean out-of-step with a stable environment. The proposed zoning regulations seek significant reductions in minimum requirements for lot area, lot frontage and front, rear and side yard setbacks. As well, the proposal seeks to eliminate lot coverage requirements. Collectively these zoning changes will result in an overdevelopment of the Subject Lands.

The proposed development will result in a loss of open space for the community and the City. When the Millcroft community was developed in the 1980’s it was clearly the intention of the City that the open space afforded by the golf course use was to be a permanent feature or resource even if the golf course ceded operations. The adverse impacts associated with the loss of open space include the loss of tree canopy, increased runoff due to additional roads, buildings and hard surfaces and the loss of wildlife habitat and natural features. It is important to note that the stormwater management design for the original community plan relies on the open space of the fairways as open storage for stormwater runoff.

In our opinion the proposed development does not represent good planning and should not be approved. The proposal does not conform with key policies in the existing Official Plan. The City’s existing planning policies do not support intensification of this

extent in areas such as this. As well, the proposal does not conform with the City's emerging policies in the new Official Plan.

Please let me know if you have any questions regarding the above.

Yours truly,



Allan Ramsay, MCIP, RPP  
Principal,  
Allan Ramsay Planning Associates Inc.

Cc. Client

PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

491	We Love Millcroft (c/o Daintry Klein) 2047 Hadfield Court	February 17, 2021	See attached letters.
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Mayor, Members of Council, Planning Staff and Residents of Burlington

We Love Millcroft, a community group of Millcroft and Burlington residents, are participating in this meeting to support the passing of the Burlington Official Plan of April 2018 as proposed.

We understand that the City of Burlington and the Region of Halton have carried out a robust process over the past few years including several opportunities for the public to provide their feedback in the development of this Official Plan. This Plan implements the vision of the strategic plan to provide a well-balanced City while addressing the needs of the future. It is critically important in guiding development and amenities in the future to maintain this City's number 1 ranking in our country. This Plan fits together the important pieces of a puzzle that, when assembled in a deliberate fashion, result in an efficient, liveable City.

This official Plan addresses the directive from the Province to accommodate our City's share of the provincial growth targets and the requirement for additional housing. It has incorporated growth through zoning residential areas to guide future housing development in a way which should continue to exceed the Province's targets while ensuring that communities have access to all the amenities.

Efficient transportation of a growing population through targeted growth along established transportation corridors is consistent with the goal of reducing emissions. Proposed zoning in this plan which intensifies housing along transportation corridors and adjacent to business districts, including groceries and pharmacies for example, allows residents the opportunity to walk or use public transit to reach these facilities.

The proposed official plan also addresses the importance of maintaining recreation, parks and open space. Parks and Open Space not only allows residents the opportunity for exercise but also provide balance of the natural environment with development. Our tree canopy, green land open space, creeks, storm water ponds and respect for floodplains are critical as the weather intensifies and flooding in our community becomes a greater issue.

The implementation of the tree by-law acknowledges the importance of maintaining the Burlington tree canopy. This tree canopy assists with the reduction of CO2 from transportation vehicles and also mitigates the City noise that is generated from sources including roads and rail lines. Millcroft has experienced significant losses because of diseased trees in the last few years making protection of our existing parks and open space, which house a substantial part of the remaining very mature and healthy tree canopy, critical.

The importance of both efficient transportation and maintaining a balance between development and Major Parks and Open Space show the City's commitment to climate change initiatives and a sustainable environment.

The members of our Millcroft golf community group appreciate our unique neighbourhood both as a place to live and/or because we play golf. In speaking with fellow golfers, it is apparent that this is a golf club that not only serves City of Burlington residents but also residents of the Golden horseshoe. It is communities such as ours, which blend housing with park and recreation space, that contribute to this

City's number 1 ranking. The combination of the existing housing development together with a substantial tree canopy and natural environment provide balance.

Interestingly, as we consider the future with this proposed official plan, we also reflect on the current master planned Millcroft community. The proposed official plan contemplates increased housing through mixed use and high-density housing in the area of Upper Middle Road and Appleby Line adjacent to Millcroft such that we can expect an additional 4,000 to 4,500 new residents. Further development will also occur on the borders of our neighbourhood which will result in more population growth. With this intensification, no new parkland is planned. This fact makes protection of our existing park and open space zoning critically important in maintaining the balance and liveability into the future.

We Love Millcroft, as a community association, was formed in response to a proposal by Millcroft Greens to build homes on the existing open space which is intertwined with the existing homes in our community. The objective of our group is to preserve the existing golf course property as Major Parks and Open Space. We are aware that, by way of an email dated November 17, 2020, Millcroft Greens is requesting that they be exempted from Section 8.4.2(2) b or alternatively that the wording be revised. Secondly, they are requesting that section 8.4.2.2(d) be revised or deleted. It is our understanding that the wording in this plan of section 8.4.2(2) as it exists today has not been altered from the original 2018 Official Plan. Millcroft Greens should have been aware of the City's intentions before it was formed in January of 2020. It is inconceivable to us that the City, after years of extensive work and planning, would alter these policies at the outset of a Plan which would disrupt an intentional balance between the zoning for planned higher residential development and Major Parks and Open Space. We strongly urge this Council to maintain the original wording for these sections in the Official Plan.

Upon a review of the announcement of Canada's best City to live in, one can't help identifying with the Mayor's comment "The City offers access to the natural environment, something that is hard to come by without spending hours in the car in other parts of the GTA." When asked on the on-line survey, "Of the four Strategic Directions, which is the most important to you?" city residents voted first and foremost "Healthy and Greener City 41%". We are asking this City Council to stand by the intentional language of the Official Plan and preserve what makes us #1.

#### References:

8.4.2(2)            b) New golf courses and golf driving ranges, and expansions to existing golf courses and driving ranges requiring additional land, shall not be permitted.

                      d) A proposal to re-designate lands within the Major Parks and Open Space designation shall only be considered by the City in conjunction with a statutory Official Plan Review





May 12, 2020

**Presentation to: Community Planning, Regulation and Mobility Committee**

**Presentation by: We Love Millcroft , Supporting Bylaw 28-2020  
De-register plan of Subdivision for Millcroft**

We Love Millcroft is a group of concerned Burlington citizens, and more specifically the Millcroft Neighbourhood. In this time of the Covid 19 pandemic, we would like to acknowledge and show our appreciation for all who are working on the front lines to serve our community.

We are participating in this meeting today to ask for your support of Bylaw 28-2020 which is intended to de-register the plan of subdivision for Millcroft. The importance of the by-law is to ensure that the full impact of the proposed development on the Millcroft Golf Club is reviewed using the entire planning process.

Millcroft Greens has come forward to a group of neighbouring residents and City officials with their intent of shortening the Millcroft Golf Course to build new housing. There are many stakeholders to this decision including the city, residents, golfers, charitable organizations and corporations who currently host events at the Golf Club, and commuters who pass through the development to access Highway 407, the QEW and or the Appleby Go Station. This by-law will ensure that the concerns of the stakeholders together with other considerations such as the environment and other pending development plans will be properly addressed. We Love Millcroft as a group are opposed to the proposed development and will be engaged to influence the municipal planning process for a positive outcome for residents.

I feel honoured to be able to speak on behalf of a group of Citizens of Burlington which is currently ranked #1 by MacLeans magazine. As a 31 year owner and taxpayer of a property which abuts the land of proposed development, I share concerns with many others in our neighbourhood about the proposed changes.

Our Millcroft Neighbourhood, including the golf course, is a master planned community that was conceived and largely built by Monarch Construction over a period of roughly 20 years. The golf course and its clubhouse were specifically laid out to have homes and townhomes interwoven throughout the 18 holes. In speaking with our neighbours, I realize that a large number of us moved from other municipalities because of the Golf Course and accessibility as

major attractions. When I speak about accessibility, I am referring to proximity to Toronto, Hamilton, the airports and the inherent benefits that lower density offers to the amenities the City has to offer including recreational facilities and cultural attractions, restaurants, shops and services. These are all beneficial to well-rounded individuals and family life. The neighbourhood is an integral part of Burlington which provides a unique character that appeals to citizens who are teachers, medical professionals, lawyers, business owners, police officers and executives of corporations to name a few. As a group, we also represent a cross section of age and it is as likely to encounter a stork as a happy retirement sign on a front yard. Our newer neighbours, who moved from Oakville, made the comment that they had lived on a court previously and during that 10 years didn't recognize what their neighbours looked like. In a matter of weeks, they had met a large number of neighbours in our community. We are a friendly active group who are out walking, running, cycling, golfing, enjoying private or street parties and our local parks.

Millcroft is a neighbourhood that demonstrates pride of ownership as evidenced by Civic Rose Award winners and homes generously donated for the Junior League House Tour charity. The current housing including townhomes have been built with setbacks and proportional building to lot sizes that allow us to enjoy our private yards and greenspace, a sought after feature for our lifestyles.

The location of Millcroft Golf Course within the City limits makes it attractive because of accessibility and convenience for busy people, corporate and charitable events. The existing "target" course has RCGA ratings from red tees to blue tees of par 62.3 to 66.9 compared to a championship course of par 72. It is already considered a short course and the proposal of making it even shorter will make it less desirable to golfers and questionably viable on an ongoing basis. The removal of the driving range a number of years ago has already negatively impacted demand at the club. Our children attended group golf lessons, and a cadet program that involved young teenagers cleaning clubs, caddying and learning to play golf in an organized summer program ended with the elimination of the driving range. These community programs were important for engaging our children and their love for the game. It was an integral part of family life in the community and also contributed to the ongoing success of the club. Over the years, the clubhouse has been a destination for community functions such as meetings, brunches with Santa and weddings. Our golf course community delineated by stone pillars and the Mill, which had a working water wheel and an aerating fountain in the main pond, has been the background of many milestone photographs. We recognize that this is a business and the golf course needs to be successful. The proposed changes will logically lead to yet another phase of development and the death of this unique golf course community.

We Love Millcroft is encouraging Council to carefully consider and respect the original design of this community and how it has contributed to the City's status as the best City to live in. In summary, housing development on the original golf course property which eliminated the driving range has already had a negative impact on Millcroft Golf Course. We believe that proper and thorough review of any future development facilitated by the de-registration of the existing subdivision plan through by-law 28-2020 is an important step for the City of Burlington to define the future of one of its signature neighbourhoods.

#	Name & Address	Date Received	Comment
492	Nancy Ruth 2140 Greenway Terrace	February 17, 2021	<p>Dear Rebecca:</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a</p>

			<p>destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame. Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Nancy Ruth</p>
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493	Cal [REDACTED]	February 15, 2021	<p>My name is Cal [REDACTED] and I am 12 years old, we moved here 11 years ago because my father was interested in the Millcroft Golf Course. My dad went golfing every Sunday until COVID - 19 hit. When Covid - 19 hit our town I spent a lot of time going on bike rides on the path when the golf course was closed.</p> <p>If the houses are added the schools will be flooded with new students, and that would not be very good considering there is a pandemic.</p> <p>My dad really loves golfing and it makes him very happy and is very sad about the development threats. Millcroft is a very unique area and building houses in the golf course would ruin the area. I am not a big fan of golf but the idea of houses being built on the golf course upsets me. The golf course has brought many people joy.</p> <p>I think before you build houses or even think about it you should consider how other people feel. Thank You.</p> <p>From - Cal [REDACTED]</p>
494	Rhyan [REDACTED]	February 15, 2021	<p>Hello, My name is Rhyan. I am 14 years old and I live in Millcroft. I am writing because I am protesting the development of 93 houses being put into hole 6,7,1 and 16. I have lived here with my mom, dad, and brother for 10 years. Before moving to Burlington, my dad and his friend fell in love with Millcroft golf course. The golf course is what made my family decide to move to Millcroft in 2010. Over the past 10 years my father and some of his friends who live in our court have gone golfing every Friday afternoon, and Sunday mornings. After their game, our families meet up for breakfast/lunch. Because of Covid-19, my family and I had gone golfing regularly in the summer of 2020, for something fun to do. Please, don't build more houses in Millcroft. I don't want more cars in my neighbourhood. I attend school at Dr Frank J Hayden, It is a great school, but is very overpopulated. Right now there are 1510 Students, the capacity is 1500. Adding 93 houses, there is a chance for a highschooler to attend Dr Frank J Hayden creating the school to be more overpopulated. In the winter my friends and I love to skate in the pond in hole 6, it has helped us with our mental health. If you build houses that experience is gone. In 2020 I graduated grade 8 from Florence Meares Public School. I was disappointed because of my graduation being cancelled, but meeting up with a few of my classmates on the night of the grad made me feel much better. I would be very upset if the place that memory took place was destroyed. In quarantine my brother and I took many bike rides through the golf course to keep in shape, if you build houses I will no longer be able to do that. :(Lastly, as I previously said, Millcroft golf course is what attracted my family to move here in 2010. If the golf course is altered, my family will have a discussion of moving. I do not want to move. I've grown up in this house, and I would hate to move because you have decided to destroy the beautiful golf course, and all of the animals living there, because your company wants money. Stop being so selfish, stop only thinking about money, start thinking about the 3500 people who live in Millcroft, who will have their beautiful neighbourhood changed because</p>

			you want money. Please think about other people, and not just the money you will be making.
495	Tim & Sandy Golden 2142 Berwick Drive	February 12, 2021	<p>Attn: Ms. Rebecca Lau – Planner on File Dear Rebecca,</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official</p> <p>Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems.</p>

			<p>There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false. Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame. Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>Sincerely,</p> <p>Tim &amp; Sandy Golden</p>
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496	Mary Alice St. James	February 17, 2021	<p>February 17, 2021</p> <p>4 basic reasons for my family's opposition to this first projected Millcroft Green Subdivision:</p> <ul style="list-style-type: none"> <li>• Loss of green space</li> <li>• Flooding experiences of many abutting neighbours in established neighbourhoods such as Millcroft when just one infill house is built let alone there is an entirely new subdivision</li> <li>• Concern that building to the max. changes livability for the foreseeable future due to construction and then the resulting houses imposition on livability in the neighbourhood and getting in and out of the neighbourhood's through streets</li> <li>• Fear that when a few holes are made into one subdivision this time it sets a precedent and an inevitability that future subdivisions will occur in years to come</li> </ul> <p>Thank you for including my family's concerns.</p> <p>Mary Alice St. James</p>
497	Vaughn C. Embro-Pantalony	February 17, 2021	<p>Dear Rebecca:</p> <p>In response to your public notice request, I would like to comment on Millcroft Greens' proposal to initiate residential development on the existing Millcroft Golf Course.</p> <p>Our family moved to Burlington in 1995 after I was transferred to my Company's Mississauga location. During the previous 15 years we lived in London, Sarnia and Waterloo enjoying a strong sense of community in each city. To maintain this sense of community, we decided to move to Burlington and to purchase a home in the Millcroft neighbourhood. At the time we believed the city was very progressive in establishing such a large housing development with extensive green space that promoted an active and healthy lifestyle for our family.</p> <p>We have not been disappointed; Burlington has exceeded our expectations. The City is continuously recognized in national polls as the best place, or among the best places, to live in Canada. This rating is not lost on our large network of friends and family throughout southwestern Ontario. I believe Millcroft, with its unique characteristics, is one of several distinct neighbourhoods in Burlington that contributes to the City's ongoing superior ratings in this national poll.</p> <p>The proposed Millcroft Greens development would be regressive and completely out of step with the carefully executed vision over several decades by successive City Councils. Why would the City want to eliminate green space, disrupt ecosystems, increase neighbourhood traffic volume,</p>

			<p>and compromise stormwater management along a sensitive watershed? Why would the City agree to downgrade one of its few remaining regulation golf courses, essentially converting it to a 'pitch and putt' and forcing many golfers to leave the City to enjoy their recreation? The golf course was 'purpose built' and, although it is privately owned, any residential repurposing of this property will create unreasonable density and awkward hybrid adjacencies especially given the contiguous layout of the fairways. This proposed development is a significant threat to the character of our neighbourhood, and for our family, it would be an extremely disappointing direction for the City to adopt 25 years later. Thank you for this opportunity to share my opinion.</p> <p>Sincerely, Vaughn C. Embro-Pantalony, Millcroft Resident</p>
498	Kathrin Forrest 2021 Parklane Crescent	February 18, 2021	<p>Dear Rebecca,</p> <p>I commend the City of Burlington for inviting additional feedback on the proposed Millcroft development.</p> <p>My husband and I used to live in Toronto, working downtown as young professionals and living in Bloor West where we loved the vibrant neighborhood. As we started to think about raising a family, we made the conscious decision to not just move out into the 905 area – we specifically selected Burlington. We understood the somewhat longer commute compared to Oakville and Mississauga, but the family friendly feel, low density, distinct neighborhoods, green spaces and proximity to nature made it well worth it for us.</p> <p>We have lived in Burlington for almost 12 years now. Our two kids, aged 7 and 9, spend lots of their free time outside, playing basketball and hockey in the street, walking to school and neighborhood parks and having many of their friends within walking distance. We know many of our neighbors and have formed lots of new friendships. It's a tightly knit community where we help each other walk our kids to school, watch them play outside and grow up together. We love going to the downtown area, walking along the Burlington Waterfront and exploring downtown shops. But Millcroft is where we live and play. It's where we raise our family – every day.</p> <p>We urge you to not take this away. The development may seem immaterial from a distance. It is not for us.</p> <ul style="list-style-type: none"> <li>• We worry about the construction phase, where increased traffic will make local roads less safe for our children.</li> <li>• We worry about increased congestion around the neighborhood, where during normal rush hour a drive up from Appleby Go Station can easily</li> </ul>

			<p>take 30 minutes already.</p> <ul style="list-style-type: none"> <li>• We worry about how reduced green space will impact the local environment and natural diversity.</li> <li>• We worry about how these changes will impact neighborhood turnover and weaken the fabric of the community.</li> </ul> <p>You invited us to comment. It tells me that you are not taking this decision lightly. I hope the above was helpful in bringing a number of our concerns to light. I know my neighbors share these – some have additional ones. We trust you consider these as you decide on the proposal.</p> <p>Sincerely, Kathrin Forrest</p>
499	Anna Paffrath	February 18, 2021	<p>I'm writing to object to Millcroft Greens' proposal to add residential development to the existing Millcroft golf course.</p> <p>This golf course is a Gem that is not found in many communities. It was established as a figure eight golf course with houses all around it. With its beauty, it envelopes wildlife and ecosystems. This development will destroy the design, disrupt the ecosystems and wildlife, reduce green space, overburden infrastructure, lead to the rezoning of existing school districts, significantly decrease existing property values, increase traffic. Most importantly, it will alter the character of one of Burlington's most iconic neighbourhoods.</p> <p>It is worth noting that the owner of Millcroft Golf Course has previously bought two Golf Courses in Oakville (Saw Whet and Richview) and had then rezoned them for residential development. Thus it eliminated the golf courses completely. The difference was that these courses did not have existing homes on them. Changing Millcroft Golf Course to develop more homes is driven purely by greed and not for the betterment of the community of Millcroft. The Millcroft Golf Course will then be doomed for failure and then a second development would eliminate this course all together. The writing is on the wall.</p> <p>Our City's green spaces are in dire need of protection. Once we develop greenspace, we can never go back.</p> <p>Say NO to this development.</p> <p>Regards, Anna Paffrath</p>

500	Scott Sharman	February 19, 2021	<p>Good afternoon Rebecca,</p> <p>I hope you are doing well. We are writing to you to voice our concerns and provide some perspective regarding the proposed changes/ development within our neighbourhood and community of Millcroft. We have kept ourselves informed along the way through the several newsletters and emails, and by talking with many neighbours.</p> <p>As a young couple starting out, my wife and I had previously lived in a 'starter' home outside of the Halton Region. As we began to start a family, we wanted to settle in a location and community that we could raise our children in for many years to come. We didn't want to move again once the kids were born. We wanted them to stay in the same neighbourhood, keep going to the same schools, and live in the 'family' home. We had heard about the Millcroft community and spent numerous days visiting this new community. It was 1992 and very little development had begun. We were there right at the beginning. We did purchase a home in Millcroft and loved the golf community. Our oldest son went to Florence Meares Public School when it first opened. Our second son was the first cohort that started and graduated from Florence Meares. Both our sons continue to have extremely close friendships with kids that we were neighbours with. Our youngest son is currently studying at Carleton University in Ottawa and shares a house with two boys that he went to kindergarten with at Florence Meares.</p> <p>When our sons were young, we would take a few golf clubs with us and walk over to the course when there was a driving range there. When the kids were young we practically lived at Millcroft Park.</p> <p>Two years ago, we wanted to downsize our home. We thought about moving to downtown Toronto or Oakville. In the end, we decided to stay right in the Millcroft community. We purchased a home backing onto one of the fairways. It is like having a park in our own backyard. We love sitting on our deck and watching the golfers.</p> <p>Now a proposal is being made to change all of this. We know that this proposal states that the golf course is going to remain intact, but we also know that it's the slippery slope. Once development begins, in the name of money, then the end of the Millcroft Golf Course Community will begin.</p> <p>Can you imagine, having invested so much in this community and to live in a beautiful and mature neighbourhood, to have to now put up with and listen to the construction of new homes being squeezed into an established neighbourhood.</p> <p>We know this issue has garnered a lot of tension and that you and the city have heard from many concerned people, but please consider our input</p>
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			<p>and perspective. We thank you for your time.</p> <p>Sandy, Scott, Liam and Gavin Sharman.</p>
501	Al Greyson 4166 Vermont Crescent	February 19, 2021	<p>Dear Ms. Lau,</p> <p>I noticed on the signs posted in our neighbourhood that you were the point person on this issue. Below are some concerns I have submitted to Millcroft Greens and City Council.</p> <p>Sincerely,</p> <p>Al Greyson, Millcroft</p> <p>---</p> <p>See attached email.</p>

PL-12-21 – Statutory Public Meeting and Recommendation Report (505-07/20 & 520-07/20 & 510-02/20)

502	Peter & Wendy Vankessel 2061 Country Club Drive	January 26, 2021	See attached letter.
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CITY OF BURLINGTON

January 26, 2021

Community Planning Department

P.O. Box 5013

426 Brant Street, Burlington, ON

L7R 3Z6

Attention: Rebecca Lau, Planner II

Re: Millcroft Greens Development Application

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

Dear Rebecca:

Further to the Application Submission Notice provided by the City on the subject above, we wish to provide the following comments in relation to the Application Documents submitted by the Proponent (Millcroft Greens Corporation) and accepted by the City of Burlington in December 2020.

#### PLANNING JUSTIFICATION REPORT

##### Background

This Background statement clearly recognizes the intent of the total community design under OPA 117 that the golf course (and therefore the associated open space) is a **“central feature of the community”**. The fact that the open space is privately held is not relevant to the issue as open space is open space once zoned. The obligation rests on the property owner to maintain this space.

The City, through its Planning and Development Committee chose to retain the option to require adjustments during later phases of the development. To our knowledge, this option was never exercised over the course of the final development phases in the completion of homes that currently co-exist with the course. Clearly the concern about the potential for conflicts between the two land uses did not sufficiently materialize to warrant any action on the part of the City. Remember that this conflict concern was raised when the course was very young and the planted trees quite small on this greenfield initiative. Today, the maturity of the bounding trees plays a significant role in reducing instances of potential conflict due to their height and density during playing season, thereby mitigating safety concerns.

It appears that the reference to a *decline in membership, reduced profit margins and increased operating costs* is laid solely on the referenced market conditions. A material factor in this issue should also include a statement describing what ownership/ management measures have been taken to counter this alleged change in market conditions. This speaks to the issue of intent on the part of the current ownership who must have been aware of the obligations and community planning intent associated with this property prior to its acquisition and therefore, understood all of the relevant issues associated with operating a property of this nature.

City Staff Report PD-243-85 is referenced as describing the original course as an *“executive golf course”*, yet the stated development intent here is to re-develop the course for *“a more executive style”* of play.



It can't be both and for what its worth, we doubt many executives would choose to play and entertain clients on the shortened course in favour of other available options.

### **Burlington's Strategic Plan**

If the City is growing in place with added intensification, how does it make sense that the City agree to eliminate any zoned open space, especially when that open space *is an integral part of the vision for the community*, not to mention its functional purpose in neighbourhood storm water management envisioned in the original design?

There is reference on page 8 indicating that *"Millcroft GC has historically provided a green space feature within the community"*, yet it goes on to indicate an access restriction to paying golf users, rather than being publicly accessible. There are two issues with this point, the first of which is the fact the golf course is accessible to the public for use as a recreation choice. The second point is, if the concern is with pay for access, then why does this developer propose to retain any golf course at all unless the longer term intent is to continue with additional development and loss of our community open spaces.

The concept of a firm urban boundary and housing choices is a planning consideration contemplated by the City of Burlington for many years. The need for smart, thoughtful planning in this context makes eminent sense, however, **it does not justify the elimination of limited, zoned open space of any kind within municipal boundaries**. In fact, it indicates the contrary as there will not be any additional open space to support a mandated, growing population, especially in the adjacent Uptown node. We agree with the strategy of encouraging development that best utilizes existing infrastructure systems, but **not at the expense of a finite resource of open space**. Apparently, the City of Burlington and the Region of Halton support this approach as this is a specific requirement in the newly approved Burlington Official Plan.

### **Growth Plan: A Place to Grow (2019)**

This policy is a broad policy for the entire Greater Golden Horseshoe that **should not be narrowly interpreted to justify compliance of a single proposed development**. The Vision Statement also reinforces the need for "open spaces providing people with a sense of place". What could better meet this definition than the existing community whose vision does exactly that?

### **Provincial Policy Statement, 2020**

The Vision of this policy statement distinguishes between parks and open spaces.

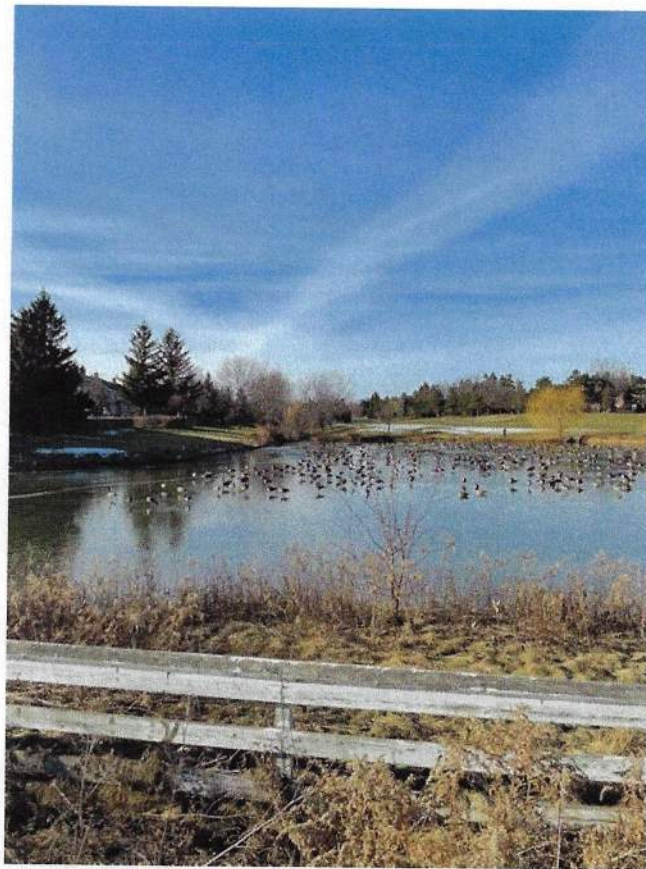
Reference to *Settlement Areas* in the Millcroft Greens explanation indicates that these areas are "designated in the local official plan for long term development". **The subject parcels in this application do not meet this definition as they remain zoned, open space.**

Taking the millpond off-line as proposed presents some concern regarding the water quality of this pond. It would appear that isolating the pond with no constant flow could result in stagnant water sufficient for breeding of mosquitos and a potential West Nile virus threat. Retained suspended solids in this pond may create increased sediment in the pond over time unless this pond is actively managed. This pond could also be loaded with dissolved road salts that could increase over time. The reverse pipe outlet design of this pond (reference Storm Drainage Plan-UrbanTech December 2020) sets the permanent pond elevation, likely through controlled overspill into a built-in outlet structure. Although



not clear in the documentation provided, this pond design, if it follows the requirements for stormwater management planning and design provisions of the Province of Ontario, also includes a submerged, flow-controlled maintenance pipe also draining into the same outlet structure. This would suggest that periodically this pond could be fully emptied over a period of six (6) hours. Not aware of what this fully means, but it raises several questions as to what maintenance is required, how often and who is accountable to manage this pond system, etc. Residents should know there are times when there is actually no pond feature while maintenance is in progress and until stormwater from local overland flow and the Hadfield easement can replenish the lost volume. Not sure this is an attractive sight during these periods. Certainly no where near what we see today.

The reduced size of the pond also diminishes attractiveness to the large bird population that have come to be part of the wildlife fabric of Millcroft that includes hundreds of geese, ducks, Trumpeter swans and various other waterfowl. In fact, at times this habitat will in fact disappear.



### **Region of Halton Official Plan (HOP)**

We would argue that **Section 72 (1) of the HOP fully supports retention of the existing Millcroft community identity and its open space designations permanently**. This has also been supported recently by Regional approval of the new Burlington Official Plan in December 2020. Had it been otherwise, the Burlington Official Plan would not have been supported by the Region. Section 76 reinforces this point further.

Once again, **the HOP sets guidelines for targets impacting the entire Region and does not imply that every settlement area in the Region must comply with the stated targets**. This is not in any way

realistic to expect as Burlington has quite a different context in terms of remaining, developable land from that of other settlement areas within the Region. The planning justification here is being stretched to accommodate this application without the broader regional context considered.

### **City of Burlington Official Plan**

The intent stated in OPA 117 was clear.

The argument about change in golf course configuration was in our view, tied to fine tuning during the course of completing the build out of the Millcroft Community as a whole, at least as much as it impacts the boundary properties directly. **Any boundary modifications were tied to the final design at the time of subdivision layout, not now.** To my knowledge, the only thing that changed was the elimination of the driving range (which no doubt had a negative effect on the attractiveness of Millcroft as a golf venue choice for members and the public) and the movement of the blue tees on Hole 12.

It is also clear that the intention remained that the open space of the golf course remain open space, permanently.

Should operation of the course discontinue, there are always options outside of municipal acquisition to deal with this condition through re-sale, etc. This does not mean a re-zoning of the open space is required.

The “*Infill*” definition does not give license to the destruction of zoned, open space. In fact, it requires “conformity with existing zoning” under Part VIII, as stated. Why then would this application be approved? Open space is not to be considered vacant lands from the standpoint of compliance with existing zoning.

The “*Intensification*” definition in our view contemplates a zoning evolution along similar lines. For instance, higher densities may be considered within an existing residential classification, but not the complete elimination of one type (open space), in favour of another (residential).

It is clear from the submitted documentation with this application that the lots proposed are not in fact consistent in size with existing lots in the surrounding area, as stated on page 34. This is particularly true in Areas A and B. The proposed lots are significantly smaller. This is understandable as there is no doubt a desire to maximize the number of units into the confined area contained in these land parcels. This appears to be a mis-characterization of what is being presented here.

### **Technical Studies**

#### **Hydrogeological**

The Burnside report clearly states that “the proposed development will result in decreased infiltration without mitigation”. LID methods are recommended to promote infiltration. While methods are being suggested, this report concludes by recommending that any LIDs approved for the development be monitored to see “*how well they function*”. This statement does not instill confidence in the proposed solutions and as such brings into question what happens if they do not?

#### **Transportation Impact Study**

In particular, the Country Club Drive/ Millcroft Park intersection analysis raises a question here relative to the observation in the photo below taken on November 26, 2020 at 3:33 p.m. looking north along



Country Club Drive to this intersection point. This is not an uncommon observation as we often have long delays attempting to exit our driveway, has occurred during COVID conditions of less traffic overall and does not appear to support a 15.2 second delay at peak (supporting measurements taken in 2018 based on a single day sample). The expected increase in both inbound and outbound trips can only make this worse and less safe for pedestrians at this intersection.



### **Conceptual Open Space Plan**

It is not clear how the replacement of 398 mature trees equates to 1500 new trees which we highly expect will be a small caliper standard to facilitate planting and reduce cost. It will be many years after destruction before these mature trees can be matched in scale or presence. This does not support the concept of compatibility.

### **Snow Removal**

There is no discussion in this report that addresses this topic. The nature of the proposed roads with the narrowed road allowances and monolithic sidewalks is interesting till you consider the lack of ability to store snow on boulevard spaces before overspill onto these sidewalks creating a temporary hazard for residents. We have lived under this same condition in a past residence and this required ploughing to a centre windrow and then removal from site in a road clogging and dangerous manner with large equipment. This would beg the question of where to export the cleared snow?

### **Planning Considerations**

#### **Public vs Private Open Space**

Much emphasis is placed on the distinction between public and private open space in this report. This is not a relevant argument in the sense that open space is open space as long as it is zoned as such. Use of

the private open space in its planned tenure as a permitted use for golf activity is simply a part of the spectrum of open space use opportunities in the community. It is what makes Millcroft unique and distinct.

This was the initial intent that is significantly diminished by this development proposal and there is no reason whatsoever why this intent needs to be arbitrarily set aside to satisfy a singular commercial objective at the expense of the community as a whole.

### **Condominium Tenure**

It appears from the statements made that the intent is individual homeowners will own their property, yet the condominium corporation will be liable for maintenance of the buffer zone. There are no stated standards of maintenance and the interests of the private condominium corporation will always be to keep costs as low as possible unless standards are defined and enforced, especially when those areas are behind fenced lots. What are the enforced standards intended to be?

### **Growth Targets/ Intensification**

The statement that *"Millcroft is not exempt from intensification"* completely ignores the argument and stated intent on the part of the City of Burlington to retain the existing, finite inventory of zoned open space.

### **Golf Course Safety/ Design Issues**

Retaining the right to make refinements to the final layout of the golf course was done so to the point of completing the plan of subdivision. The City requested no discernible changes over that time-period and as such could not have seen reason to do so, given the noted concern of conflict between land uses.

In our view the proposed changes will result in a drastic change to the attractiveness of Millcroft as a golf venue choice that will only support the argument to terminate operations in the long term and continue with development and destruction of even more zoned open space. Permitting this to happen is completely contrary to the City of Burlington's stated intent.

### **Construction Impacts**

This section of the submission is incomplete as it does not identify expected duration or sequencing of construction activities including land development followed by housing construction. Residents have a right to know how this proposal is expected to impact the community from a traffic obstruction, noise, dust generation, mud and duration perspective.

### **Maintenance Facility Relocation**

While it may seem on the face of the entire application, that Area E is the most easily justifiable location for development, **an approval on this block effectively becomes a simultaneous approval to relocate the maintenance facility to the proposed location adjacent to the clubhouse**, as suggested. The suggestion that, what is effectively an industrial use, be placed in direct proximity to the existing residential uses adjacent to the existing clubhouse is questionable from a planning standpoint. **This use and built form is totally inappropriate to be sited at this location at the locus of the golf course in the midst of the residential community.** No doubt it is the precisely the reason this facility is located where it currently resides.



## URBAN DESIGN BRIEF

### Introduction

Contrary to the Applicant's prior statements regarding the intent to continue operating an 18 hole golf course, this Introduction contains the following paragraph:

***"Should additional lands within the Millcroft Golf Club be redeveloped in the future, they shall adhere to the community goals, objectives and design criteria established within this Urban Design Brief and may be subject to an Addendum to address site specific design matters."***

We clearly see here an expectation to continue with development beyond this application and continue with the deletion of acres of zoned open space in the community. This is further supported by the indicated plans for Areas C and D that indicate open ended cul-de sacs that would permit an unobstructed extension of the proposed roads into additional areas of development, notwithstanding the existence of current rights-of-way.

The fact this provision is contrary to prior representations by the Applicant brings into question the credibility of other representations and statements of intent in this application.

### Proposed Development Plan

Site design and land use plans are suggesting lots that are significantly smaller than those immediately surrounding and as such will set off an impression of after thought design with the intent of compressing as many units as possible within the available space. There will definitely be an impression of a difference, so we question the context of compatibility as presented.

The issue of integral sidewalk/ cart paths sharing the same space immediately generates questions of safety especially when passing in front of shortened residence driveways, children playing and reversing vehicles.

The proposed landscape buffer is part of the individually held properties. These properties can be fully fenced. The indication is that the condominium corporation will be accountable for maintenance of the landscape buffers. How are these to be maintained by the condominium corporation and to what standard? How will the standards be enforced on the condominium corporation and how is performance secured?

**Responsibility for maintenance of open space areas not part of the landscape buffer is not clear.** This includes maintenance of the stormwater management pond in Area A. Where does this responsibility lie and how is it to be secured.

In the case of Area A and to some extent Area B, there are lots that have **significant mid-lot grade changes** represented on the Storm Drainage Plan dated December 20, 2020. These grade changes will end up creating potential rear lot walk-out scenarios that will result in the presentation of the rear home façade as up to three storeys in the case of a two-story home. On these compact lots, this vista will present as out of scale to adjacent existing homes relative to heights proposed in this application which also suggests generally flat lot grading.

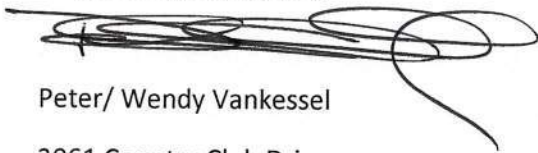
This report is overall full of platitudes used in the form of words such as "should", "should be", "may", "may be", etc. These are not words that secure the stated intent on things such as architectural

guidelines and controls. If the intent is firm, the words supporting this intent should be firm. These might include the word "shall" or, at least "will" that can be used to enforce intent. These words are used sparingly in the document. This brings into question how firm the intent truly is to enforce the suggestions contained in this brief.

#### **Architectural Control Process**

Appreciate the willingness to suggest such a control process, but it is not clear as to whom the Control Architect is accountable. The concern here is conflict of interest should either the applicant or subsequent builder be the payee for these services even though the related cost will end up in the price of the homes. It is also not clear who selects this Control Architect (except in dispute conditions where it is the applicant) and this in turn may suggest an additional potential conflict of interest.

Respectfully Submitted,

A handwritten signature in black ink, appearing to be "Peter/Wendy Vankessel", written over a horizontal line.

Peter/ Wendy Vankessel

2061 Country Club Drive

Burlington, ON L7M 3V4

#	Name & Address	Date Received	Comment
503	Lauren Jasek 4325 Rosemead Court	February 23, 2021	<p>Dear members of the City of Burlington:</p> <p>I am writing to express my opposition to the Millcroft Greens Development Proposal. My name is Lauren and I am 21 years old. I have lived in Millcroft my whole life. I love living here because I am a passionate walker. I do not belong to a gym because I prefer to walk in my neighbourhood. The golf course and the green space it gives us provides a wonderful atmosphere for health and active living. I notice so many others that are the same as I walk. The peaceful tranquility of the natural environment is such an integral part of our community. I know that is one of the main reasons my parents chose this area to raise our family. In recent years I have noticed a real increase in traffic and I cannot imagine what it will be like with the addition of hundreds of more vehicles on our roads. Congestion and pollution are not synonymous with Millcroft.</p> <p>The green space and natural environment are central to our community. Please do not let them become a casualty of overdevelopment.</p> <p>Millcroft is a special place. Please help us keep it that way.</p> <p>Sincerely,</p> <p>Lauren Jasek</p>
504	Christian Jasek 4325 Rosemead Court	February 23, 2021	<p>Dear Members of the planning committee:</p> <p>My name is Christian and I am 19 years old. I have lived in Millcroft all my life. I love living in our community because I am very active. I love to golf with my friends on the golf course during the year. It is wonderful to have a full course right in my neighbourhood. In the winter I love to play pond hockey. This is one of my most favorite things to do during our long cold winters!</p> <p>I hope you do not allow the new homes to be built on the golf course. This will ruin our neighbourhood as we know it. There are not a lot of things for young people to do outdoors and it would be awful for you to take this away from us. My friends and I are not interested in a shortened course, so we would be forced to go elsewhere to play. Pond hockey is a great winter activity- please don't take this away from us.</p> <p>My parents chose a golf course community to raise our family. My sister and I have embraced this lifestyle, and we would be saddened to see the amazing green space gone forever.</p>

			<p>Please help save our green space. Vote NO on the development.</p> <p>Yours truly,</p> <p>Christian Jasek</p>
505	<p>Sue &amp; Scott Masterson 4143 Millcroft Park Drive</p>	<p>February 24, 2021</p>	<p>Dear Rebecca:</p> <p>I know that this letter expressing my personal opposition to the Millcroft Greens' proposal is being sent after the February 17th deadline. I do hope that you will still give it due consideration.</p> <p>After being Oakville residents for 40+ years, my husband and I chose to move to Millcroft two and a half years ago for several reasons.</p> <ol style="list-style-type: none"> <li>1. We wanted to live in a safe urban area with greenspace and amenities nearby.</li> <li>2. We wanted to be in a 'walkable' community.</li> <li>3. We had already helped our younger daughter and her family move to Alton Village, as their first step in home ownership, with their next goal being a detached home in Millcroft. Since we moved to Millcroft, our older daughter and her family followed suit. This location gives us the enviable opportunity to be walking distance to our four grandchildren.</li> <li>4. We wanted to live in an area that was home to a variety of wildlife. We love watching the animals and birds that inhabit the area and delight in teaching our grandchildren about their environment.</li> <li>5. As one's home is their single largest investment and we are self-employed as realtors, we wanted to live in an area that we anticipated would continue to appreciate in market value. After all, as recent seniors – this would be our retirement 'nest egg.'</li> </ol> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents.</p> <p>I do not see how these criteria could be met, and they certainly do not support our reasons for moving here.</p> <p>Intensification will increase the already heavy traffic on the arterial roads within the neighbourhood. This will make the neighbourhood more dangerous for our precious grandchildren – aged 5, almost 4, 3, and 17 months. It will also disrupt the current ecosystem and destroy the habitat of so many species. What do we tell our grandchildren when they ask what has happened to all their beloved animals and birds?</p> <p>My husband and both of my sons-in-law have respiratory health issues. How will the removal of so many trees and the pollution associated with ongoing construction affect their respiratory health?</p> <p>If the development goes through, I believe that my daughter's home and many others on Hadfield Court would suffer further water issues.</p> <p>A shortened golf course is NOT the answer. While the developer has cited 'safety issues' as the rationale to remove certain holes, they would actually be creating safety issues by shortening the golf course and attracting a</p>



			<p>different caliber of golfer. Instead, why not plant more mature trees along the perimeter of those holes? That would reduce the number of balls in backyards and enhance the environment.</p> <p>Finally, we make our living selling homes, so you might think that we would favour more homes being built. That could not be any further from the truth. Taking away the golf course significantly devalues these beautiful existing homes. The developer COULD NEVER COMPENSATE the residents for the premiums that they paid to purchase a home backing the golf course. And the financial aspect is secondary to the lifestyle benefits of backing greenspace.</p> <p>Respectfully,</p> <p>Sue and Scott Masterson</p>
506	Chris Harley	January 25, 2021	See attached email.

## Lau, Rebecca

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**From:** Chris Harley  
**Sent:** Sunday, January 17, 2021 6:25 PM  
**To:** Lau, Rebecca  
**Cc:** Bentivegna, Angelo; Meed Ward, Marianne; Nisan, Rory; Sharman, Paul; Galbraith, Kelvin; Kearns, Lisa; Stolte, Shawna; Plas, Kyle; effie.triantafilopoulos@pc.ola.org; Carr, Gary; jane.mckenna@pc.ola.org; admin@millcroftagainstdevelopment.com  
**Subject:** Millcroft Golf Course  
**Attachments:** PastedGraphic-1.tiff

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

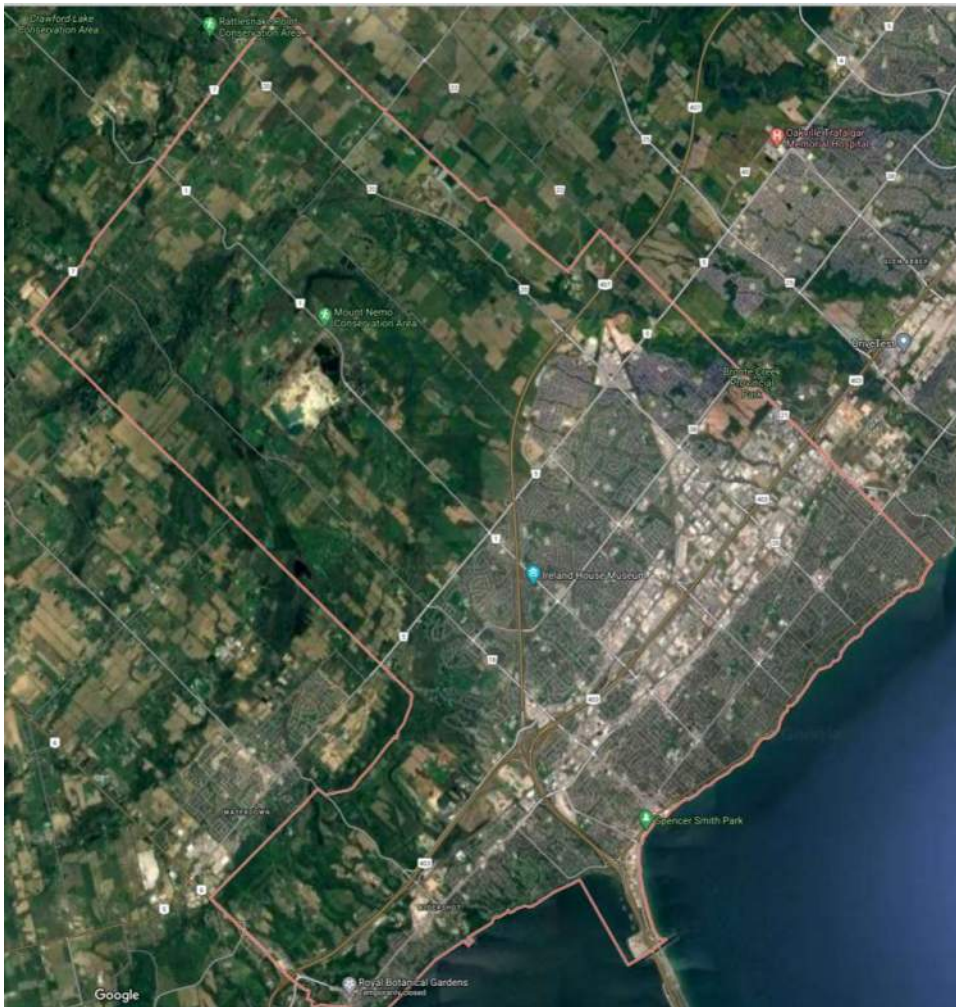
**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I would like to know why the push to re-zone the Millcroft Golf Course? Have you pushed back on the developer to develop North of Dundas Rd?

One the reasons why Burlington is a great place to live is the green space and smart urban planning. Allowing this development would reduce green space, decrease recreational space and create further intensification. This would have a negative effect on people's well being in the community.

North of Dundas is full of farmer fields, and would be a much better place to develop. The need for more homes is very high. A much better outcome would be for smart urban planning north of Dundas and make it mandatory to incorporate the natural green space/trees. The land owners north of Dundas would welcome any developer.



Regards,

Chris

#	Name & Address	Date Received	Comment
507	Brian Carey 2297 Ridgeview Court	February 24, 2021	<p>To Whom It may Concern,</p> <p>I've only lived here 14 months &amp; we chose Millcroft because of the golf course, so Yes!... I'm a golfer. In fact, as we were sitting in front of our new home last January waiting for the keys, my boys, my dog &amp; I ended up walking the front nine holes. We knew we had made the right decision! I'm writing to you because we firmly believe that the course is the spine of this neighbourhood &amp; you could easily make the argument that the residents here get far more use out of it when the golf club is closed. I walk my dogs there regularly, just in the last month I've seen:</p> <p>Hikers Dog walkers Runners Cyclers!! Cross-country skiers Snow-shoers Toboganers Bird watchers</p> <p>&amp; lots of skaters on the ponds,... some with pucks &amp; sticks,... some without. Last spring when all we were allowed to do was walk in a park, ...the course/open space was a godsend. And, ...it was busy!</p> <p>I've just read the report compiled by Ramsay Planning Inc., it does an excellent job of fact checking the rosy picture painted by Argo:</p> <p>A) contrasting what Millcroft looks like compared to the density/setbacks/road widths in the proposed development B) explaining how Millcroft depends on the run-off the fairways provide. C) pointing out that the routing issues &amp; amount they are proposing to shorten the course, which will severely effect business.</p> <p>If you've played there or read any reviews of Millcroft GC, the one knock on it; is that it is short. I truly believe that this proposal would negatively effect the course so much that it would in fact end up being just Phase 1 of redevelopment &amp; ultimately, the closing of the course. I watched this exact scenario play-out in Brampton at Castlemore GC &amp; Woodlands GC.</p> <p>As far as the developers go, their motivation here is obvious, ....&amp; it is certainly NOT about safety, as they have claimed. Also, having clandestine meetings with those residents who would no longer back onto the course &amp;</p>

			<p>essentially offering them bribes in exchange for support of the proposal, ...speaks to their integrity or lack thereof.</p> <p>I'll close with this: When I first saw the proposal I felt that the developer's endgame &amp; main priority was to build the condo on Dundas, anything the city gives them the approval to build in the middle of the subdivision is gravy. So, the easy compromise here is to allow a height variance &amp; give them a couple of extra floors &amp; the condo fees that will accompany it. This makes way more sense than digging up an established neighbourhood.</p> <p>Bryan Carey</p>
508	David Wootten	February 22, 2021	<p>Good Morning Rebecca,</p> <p>I hope this email find you well and keeping healthy during the pandemic. Let's hope things can return to normal soon.</p> <p>Let me start by saying that I do not live in Millcroft but I am writing you this morning regarding my concerns surrounding the proposed re-development of the Millcroft GC. When I first heard the news that plans had been submitted to the city to redevelop parts of the course to include roadways and additional homes, I couldn't help but think - what a dreadful shame. I fully understand and respect any business owner wanting to cash out his/her business but when that personal decision impacts so many other people, I believe the City of Burlington and our elected officials must stand up and do the right thing for the greater good of our city.</p> <p>I golf about forty rounds a year in Burlington and at least ten of those rounds would be at Millcroft GC. Any re-development that results in Millcroft GC becoming a shortened executive style course means that I would not return nor would many of my golfing friends.</p> <p>Any changes to the Millcroft GC will be the beginning of the end of this course meaning that future for what's left will eventually be in question. The City of Burlington must protect this wonderful open green space.</p> <p>Thank you.</p>
509	David Wagstaff 4179 Millcroft Park Drive	February 25, 2021	See attached letter.

February 25, 2021

City of Burlington

Community Planning, Regulation & Mobility Committee,

As a delegate for Millcroft Against Development (MAD), as well as a 24 year resident of the Millcroft community, I have serious concerns regarding the proposed development of portions of the Millcroft Golf Course (MGC) by Millcroft Greens (a partnership between ARGO Developers and Ed Liptay). There have been suggestions that Ed Liptay is unhappy with the return on investment of the golf course in its existing form and the partial re-development will assist in that respect. Mr. Liptay's motives are quite clear from his past actions, a prime example being his purchase of Richview Golf Course in Oakville with which he profited substantially by replacing it with homes. Another example was intercepted by the City of Oakville when he tried to do the same to Deerfield Golf; a venture which was unsuccessful for him.

Enter Millcroft! I would suggest his purchase of MGC was for the sole purpose of developing the land. The profitability of MGC in its current form could be accomplished through more effective management and a greater focus on several ancillary revenue sources. The years 2019 and 2020 are not representative financial measures due to weather (2019) and Covid19 (2020). In the interest of full disclosure, Mr. Liptay should be willing to share the financial results from 2015 to 2018 in adequate detail to ascertain the true reasons for deterioration of the MGC profitability (if there was any). This would reveal whether the deterioration was business levels or management disinterest, or whether the deterioration existed at all.

Quotes from the September 21, 2020 Community meeting in which the representative of Millcroft Greens stated "The plan to keep the golf course is an objective of both parties." (ARGO and Liptay) (p22/145 lines 10 & 11); followed by the statement that "...it is a key principle...it will **remain** an 18 hole golf course." (p22/145 lines 13 & 14) (emphasis added).

Based on the "commitment" of Millcroft Greens in the above quotes, and in the interest of full disclosure, they should be compelled to produce a comprehensive business plan with detailed assumptions supporting that a par 62 alternative 18 hole course is **truly** viable in the long term ("**remain**" from above). This should then be independently evaluated for reasonableness of assumptions.

I would suggest that moving to this format will have a devastating impact on the financial results of MGC as well as serious safety implications to all residents abutting the new golf course. A few points on these topics follow:

- Intermediate and above golfers will mostly have little interest in a par 62 executive course of less than 4000 yards driving customer numbers of fairly skilled golfers down;
- Green fees for this style course would likely be half of MGC rates currently and there is no way rounds can be doubled to make up the lost revenue. Oak Gables near Ancaster has 3 nine hole courses any two of which are over 4000 yards and their maximum 18 hole green fee is \$36;
- The shorter format would attract beginners and novice golfers with more limited golf skills and less awareness of community golf etiquette (including when to yell "FORE").

Based on the loss of customers with skill and the significant drop in green fee revenue, I would suggest that the replacement 18 hole course would **NOT** be viable in the short term, let alone the long term, and we would see the next development application for the remaining open space within 3 to 5 years. I would further suggest that Millcroft Greens is fully cognizant of these facts and chose to exclude any information on viability of the par 62 course in their submission. I would suggest their intent long term is full redevelopment.

In addition to the development concerns, there will be an intervening period of significant danger to all residents abutting the golf course. The video on golf ball spray on Millcroft Green's website is, in my opinion, significantly flawed. With very unskilled beginner golfers ultimately becoming the majority customers of the Par 62 course, there will be significantly more tendency for spray to worsen, not improve as claimed by Millcroft Greens in their video. I would suggest the yellow spray they present will actually be a much deeper shade of red than the existing course. The worsening of the spray will likely result in more injuries to residents enjoying their back yards as well as increased property damage.

Based on the above, Millcroft Greens should be required to produce or fund the following:

1. An independent evaluation of the 2015 to 2018 financial results of MGC to ascertain the true deterioration in profitability (if any);
2. An independent evaluation of the Par 62 golf course viability based on their detailed business plan submission (yet to be submitted); and
3. A comprehensive safety assessment by an independent party in the golf industry evaluating the golf ball spray risk to the Millcroft residents resulting from a substantial reduction in golfer skill levels typically attending a par 62 3900 yard course.

It is the City's responsibility to ensure any development within its boundaries does not endanger the safety of its residents. That alone should support the need for the above evaluations/studies. Although funded by Millcroft Greens, selection of evaluators should be the responsibility of the City.

Sincerely,

David Wagstaff, CPA, CA ACC

4179 Millcroft Park Drive

Burlington, ON L7M 3V3

#	Name & Address	Date Received	Comment
510	Nicole Sykes	February 25, 2021	<p>Dear Rebecca,</p> <p>I write to you regarding Millcroft Greens’ proposal to introduce residential development to the existing Millcroft golf course, as requested by your public notice. This development has the potential to disrupt ecosystems and wildlife, reduce green space, increase traffic, overstress an already fragile stormwater management system, and alter the character of one of Burlington’s most iconic neighbourhoods.</p> <p>As a longtime resident of Millcroft I strongly and vehemently oppose this development and resulting destruction of our neighbourhood and community. To think about the beautiful views of the golf course landscape as you drive in from Upper Middle, or pass by, the gorgeous open spaces along many of the roads throughout the community that provide peace, calm and serenity being replaced by housing development is not only heartbreaking it is monstrous. The destruction of the golf course and the green space it provides is not only of tremendous harm to the residents, but also to the wildlife and species that rely on it for survival. To do so for unnecessary development and sheer profit is cruel and deplorable; and by the very obvious community outcry, unwanted.</p> <p>The Millcroft neighbourhood is unique in that, rather than including a golf course as a feature, it was built around the golf course as THE feature – the epicenter; the heart of the community. Millcroft is synonymous with the golf course. Moreover, the golf course is home to many species, providing green space and a wildlife haven in the predominantly concrete-laden north Burlington.</p> <p>I understand that the key criteria for evaluating the merits of an application is whether the proposal is in the best interests of the City of Burlington, its current residents, and its future residents. This application fails to meet such criteria for several important reasons:</p> <p>First, it is in contradiction to the 2008 and 2018 Official Plans, which outline the City’s goals for current and future planning. Section 2.3.5 of the Official Plan states that: “Lands identified as Natural Heritage System, Major Parks, and Open Space, include the City’s Natural Heritage System and lands designated for Major Parks and Open Space. Together they are essential components of a healthy and sustainable urban area and are intended to be protected in accordance with the policies of this Plan.” Moreover, Section 2.4.2.(3)(a)(ii) states that established neighbourhoods “shall be recognized as a distinct area with the city’s Urban Area where intensification is</p>



		<p>generally discouraged.” These statements substantiate that the City does not intend to introduce residential development on lands designated as Open Space. Section 8.4.2.2(d) in the New Burlington Official Plan confirms this premise explicitly: “A proposal to re designate lands within the Major Parks and Open Space designation to another land use designation shall only be considered by the City in conjunction with a statutory Official Plan Review.” Because these sections remain unchanged from the 2018 Burlington Official Plan, Millcroft Greens was aware of the City’s objectives prior to their submission. Nonetheless, Millcroft Greens submitted an application that entirely disregards the City’s Official Plan, and have similarly disregarded the opposition of thousands of Burlington residents, both through Millcroft Against Development’s 4,000 petitions and counting, and through the more than 800 outraged participants in its preapplication meeting.</p> <p>Second, the proposed development would harm Millcroft’s ecosystems. There are almost four hundred 35+ year old trees that will be removed, a realignment of the Appleby Creek, and changing the pond – and with it, a destruction of habitat for many wildlife species that have called Millcroft home for decades, which would be displaced by the development. Another thing that would be displaced – stormwater. Millcroft is already flood prone. In one 2014 storm, stormwater submerged the curbs on Hadfield Court, which is sandwiched between holes 6 and 7 – two of the holes included in the developer’s application. In this storm, there was over 6 inches of water on holes 6 and 7. A similar storm occurred in 2020. Fortunately, the golf course acted as a collection zone for the stormwater, reducing the number of homes to experience flooding. If the development goes through, owners of all homes bordering 6 and 7 will be at an increased risk of flooding.</p> <p>Third, the application contradicts the original plans for the subdivision. Upon the sale of the golf course to the Liptay family in 2006, David George, Senior Vice President, Legal and Corporate of Monarch Corporation (which designed the Millcroft neighbourhood around the golf course) stated: “The lands on which the golf course is sited are zoned Open Space in the official Plans of both the City of Burlington and the Region of Halton. Accordingly, concerns that the golf course lands might be used for some other purpose are ungrounded. Ownership by a professional golf course operator with a long-term commitment to its operation and improvement should lead to enhancements in the golf course, to the benefit and enjoyment of both golfers and residents of the Millcroft community.” The only thing that will be enhanced by building houses on the golf course is the builders’ bank account balances. This proposed application is to the detriment of wildlife, current and future Millcroft residents, and golfers alike. Contrary to assertions by avid golfers, golf professionals, and numerous published studies, Millcroft Greens claims that a shortened, executive course would drive membership and participation in golf. This contention is simply false.</p>
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			<p>Tom McBroom, a renowned golf course architect and the original Millcroft golf course architect for Millcroft, states: “It would be an utter shame to begin to dismember a fine and cherished community asset in an era where green and recreational space is quickly disappearing.” I agree – it would certainly be an utter shame.</p> <p>Burlington was recently voted Canada’s best place to live. I believe the Millcroft neighbourhood, with the golf course at its nucleus, epitomizes this honourable accolade. Our City strikes the perfect balance between urban convenience and access to green space. We retain this balance, despite being ahead of provincial population targets because our City planners choose smart development. Millcroft Greens’ application is the antithesis of smart development. It is my hope that the City staff will preserve our green space and reject Millcroft Greens’ application without reservation.</p> <p>I implore you to please listen to the community, and stand up for and protect the values and principles this city holds dear and was built upon. Open/green space is imperative to healthy communities and they need to be preserved and protected. As does the community's trust and faith in our leaders, elected officials and city staff to not only uphold laws, rules and regulations but to also act in the best interest of the community. This development is not in the best interest of Millcroft nor the City of Burlington. This city is a wonderful, highly sought after place to call home, and for good reason. Well planned and laid out communities, open space, preserved nature, sprawling lakefront, lovely businesses - big and small, a sense of pride of community and so much more. This golf course and all it represents is a cornerstone of all of what Burlington is, I trust you will protect what we collectively value and hold dear.</p> <p>With Thanks, Nicole Sykes</p>
511	Louis Blanchette 2226 Heidi Avenue	February 12, 2021	<p>In my humble opinion, I think that this project should be cancelled for several reasons. First, Burlington seems to have several building project for the near future. Second, our roads networks are already overcrowded, not to mention all our schools that already have too many portables.. Millcroft constitutes a beautiful landmark for Burlington and I firmly believe that it should stay as it is.</p> <p>Louis Blanchette</p>
512	Millcroft Against Development	February 24, 2021	<p>Good afternoon Rebecca,</p> <p>I have a great number of our residents that have brought up their concerns about the floods of 2014 and 2020. Many have sent in their personal videos to MAD and would like us to share them with the City. Many residents had major damage to their basements in both floods and are concerned that taking away our green space will just make this situation worse.</p> <p>A large portion of our green space was replaced with homes when the</p>

			<p>driving range was removed. A number wonder if this could be the cause of the flooding.</p> <p>Rosemead Crt, McKerlie, Hadfield Crt and Millcroft Park Dr have been the hardest hit streets.</p> <p><a href="https://drive.google.com/drive/folders/15uX7zN0UQYZ56QgoezPYnxE5QpHkQ6RL?usp=sharing">https://drive.google.com/drive/folders/15uX7zN0UQYZ56QgoezPYnxE5QpHkQ6RL?usp=sharing</a></p> <p>Sincerely,</p> <p>Sonia</p>
--	--	--	--







































