

Confirmed Delegate at 1 pm: [Doreen Sebben](#)

**Original email**

Sent to: Rebecca Lau, [rebecca.lau@burlington.ca](mailto:rebecca.lau@burlington.ca)

CC:

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Hi Rebecca,

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.

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.

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.

In addition to the above, there are many reasons why thousands of people chose to live in Millcroft:

- A friendly and vibrant community
- A great neighbourhood to raise a family
- Mix of builders who developed premium homes
- Green space, parks, and the golf course are contributing to it's beauty and balancing the density of the neighbourhood
- Walking distance to elementary schools and close proximity to secondary schools
- Natural habitat
- Close proximity to retail, commercial, professional services, and rural communities within 2 km
- Minimal traffic

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?

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.

Here are my biggest concerns and why my family and I do not support the Millcroft Greens Development application:

## 1. Official Plan

- 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.
- 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."
- 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."*
- 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.

## 2. Flooding

- 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.

- Disruption of the floodplains will cause even more flooding.
- Adding more development to an existing area that is already 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.
- 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.

### 3. Taxes

- Who will support this new development? Our taxes are very high with existing services. Many of us pay >\$8000/year. We cannot absorb the infrastructure and services required to support this development in its infancy stage or at maturity.

### 4. Density, Traffic, Congestion, Pollution

- 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.

### 5. Greenspace & the Golf Course

- 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.
- 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.
- The golf course and the green space help maintain the quality of life, density, and service levels that the Community was designed for.
- 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.

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.

Thank you,

*Doreen*

Doreen Sebben  
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