

# Millcroft Golf Course Re-Development



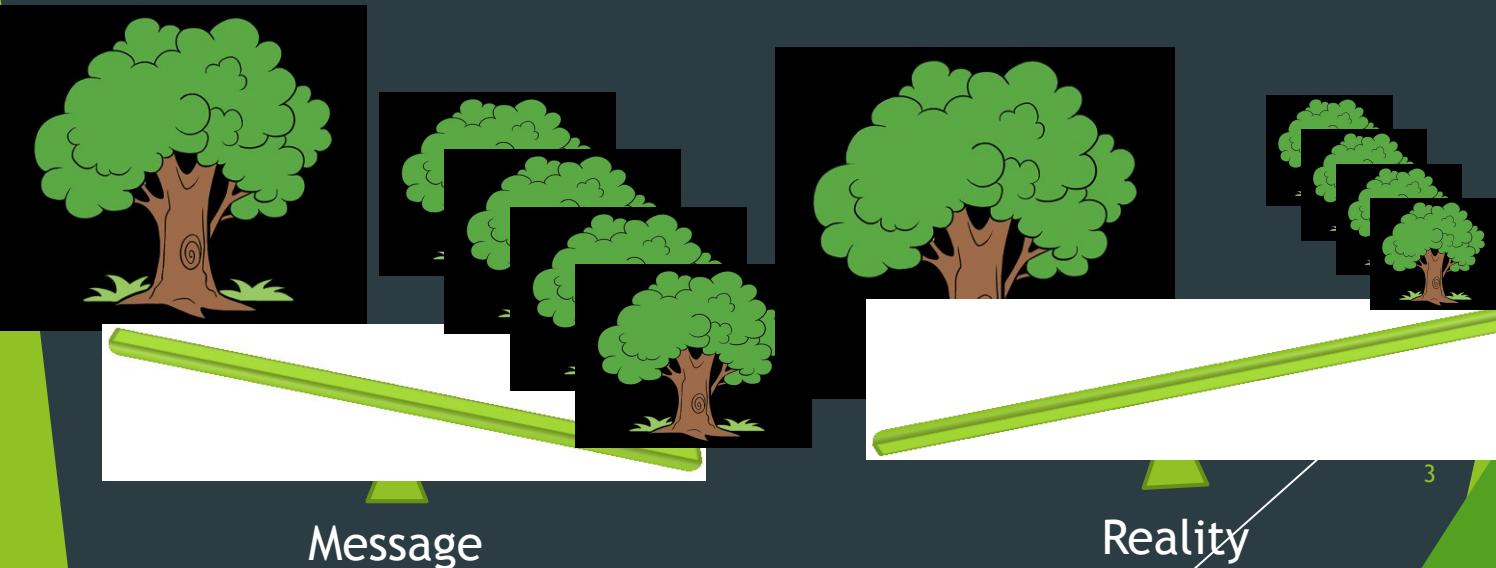
# Introduction

My name is Chris Lambeck and I have been a resident of Millcroft since 2002. I am passionate about the environment and have participated in infrastructure development since 1996. Most recently I was engaged in developing and operating hydro electricity projects throughout Canada and I am currently on the board of Our Energy Guelph.

The purpose of this document is to highlight the risks inherent to the Millcroft Greens re-development.

# Consequences - Carbon

- 398 trees to be removed for the proposed development
- Developer estimate of the tree planting expected to occur - approximately 1,500 new trees planted ~3.8 : 1 tree removed
- trees accumulated more than 40 per cent of their lifetime's worth of carbon in just the last quarter of their lives
- Conclusion: No firm commitment / No improvement





# Re-Development - Water Consequences

[https://www.burlington.ca/en/services-for-you/resources/Planning\\_and\\_Development/Current\\_Development\\_Projects/Ward\\_6/Millcroft-Greens/dec-23-uploads/6-Planning-Justification-Report.pdf](https://www.burlington.ca/en/services-for-you/resources/Planning_and_Development/Current_Development_Projects/Ward_6/Millcroft-Greens/dec-23-uploads/6-Planning-Justification-Report.pdf)



# Flooding



McKerlie  
Crescent  
(Aug 2020)

- ▶ Argo documentation implies Status Quo acceptable
- ▶ Water balance runoff calculations do not reflect reality
- ▶ Large fairways and greens unable to absorb major precipitation events



- ▶ Expect increase in extreme events  
Source: <https://www.pnas.org/content/117/24/13308>
- ▶ New flooding mitigation required to a higher standard than current 1/100 year standard



Hole #2  
(Aug 2020)

# Consequences - Water

- Infiltration is maintained to the pre-development level by means of the application of low impact development (LID)
- LID stated as intentions only
- Consultant has limited confidence in LID

*“Quantification of these surficial LID techniques is challenging and there are no widely accepted quantification standards”*

- With LID, material increased runoff (184% vs 166% increase runoff)
  - Extra runoff = 8-10 Olympic sized swimming pools
  - Additional pressure on storm water infrastructure
- Ontario Stormwater Management Planning and Design deals with both water balance and SWM quality
  - Developer assigned to two different consultants
- Conclusion: No firm commitment / No improvement



# Consequences - Water

Mill Pond will be reconfigured and will have active storage

- Increased risk of unsafe ice
- Threat of habitat loss for existing shore wildlife

Table 4-10 Proposed Reconfigured Offline Pond Characteristics

Operating Level	Elevation (m)	Area (m <sup>2</sup> )	Cumulative Volume (m <sup>3</sup> )
Pond Bottom	134.3	3721	0
	135.3	4615	4168
Permanent Pool	136.3	5597	9274
Top of Berm	136.8	6083	12194



Pond is being moved east



# Consequences - Water

Higher Risk

- Flooding
- Environment
- Recreation



Risk Message



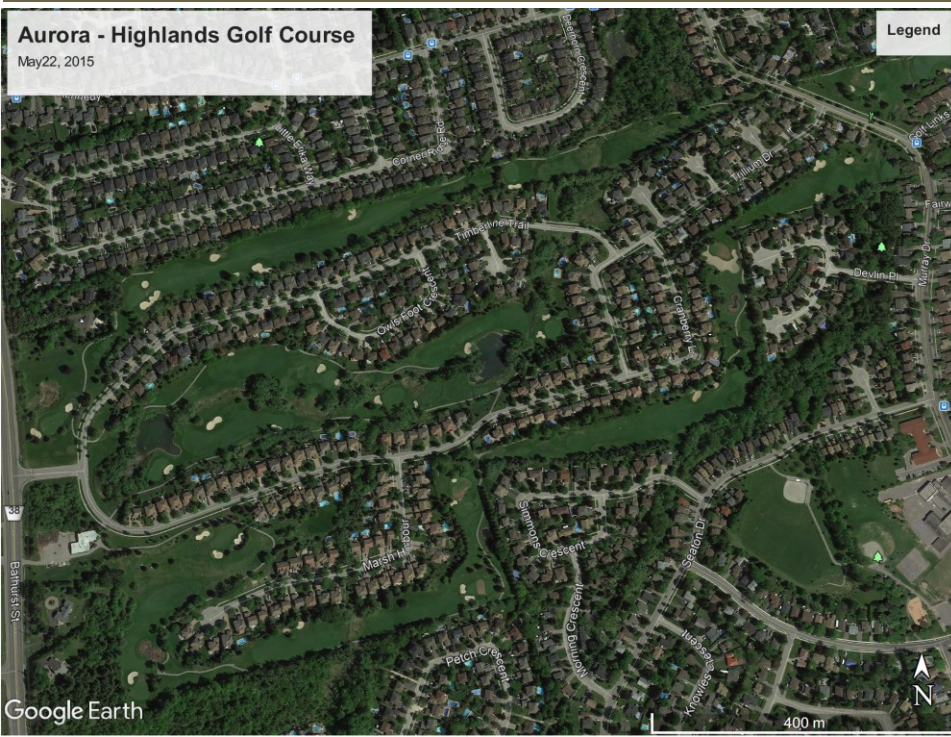
Risk Reality



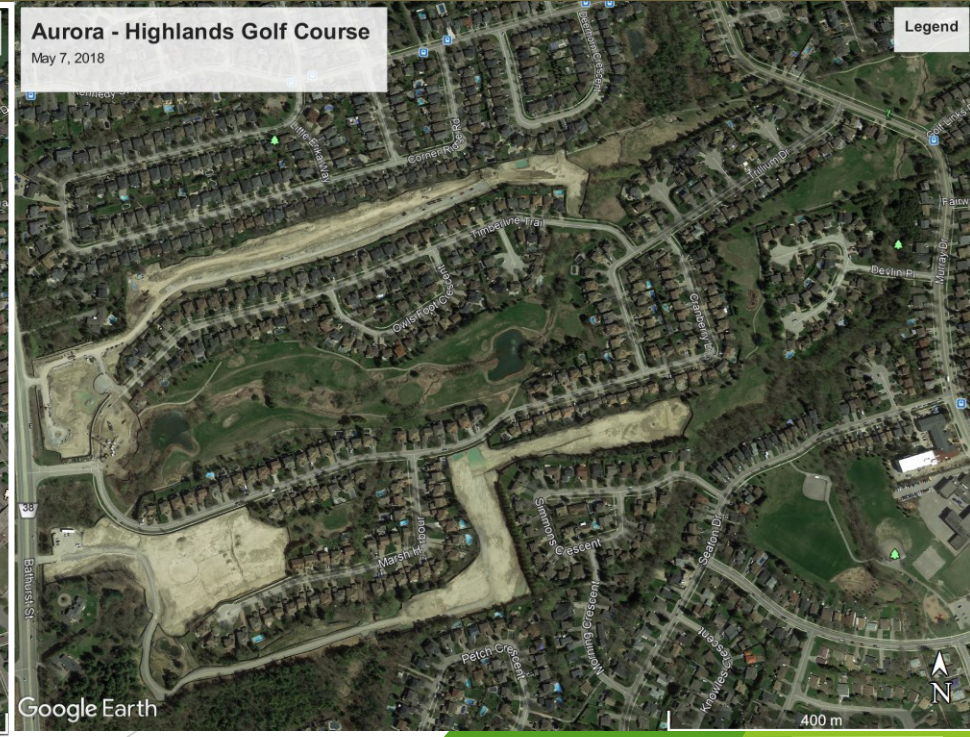
# Golf is not part of a sustainable future

- “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 (<https://scoregolf.com/news/long-term-development/>)
- Following the trend of golf courses such as Aurora, the economic viability of the Millcroft Golf Course will deteriorate with proposed changes and Burlington will be asked for further land use amendments in the near to mid-term future.

2015



2018



Thank you!