

# Millcroft Greens' Development Proposal: Transfer of Wealth from Many to Few

The Bottom Line of the Millcroft Greens Development Proposal

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# The Millcroft Golf Course: a Speculative Investment

- The Liptay family acquired the Millcroft golf course, presumably to operate it as a golf course.
- The Liptay family sold 50% of the interest to Argo Development (together referred to as “Millcroft Greens” or “the Developer”).
- The mere fact that there is now an application to develop (part of) the golf course lands for residential use makes it clear that this is a speculative investment.
- The rezoning of the golf course lands is a critical step in order for the Developer to capitalize on its speculative investment.
- Millcroft Greens has a right to make an application to add residential development to Millcroft.

# The Reason for Millcroft Green's Application

- In its application for rezoning, Millcroft Greens essentially puts forward two main arguments as to why rezoning should be allowed;
  - The golf course can no longer be operated profitably
  - The issue of stray golf balls
- The remedy is to allow residential development of the golf course.
- Millcroft Greens' application puts forward arguments why rezoning and residential development should be allowed and omits or twists the facts that relate to the actual impact to the residents of Millcroft (e.g. measuring traffic impact by looking at the capacity of an intersection and assuming people leaving their home once a day, while real life impact is 200 more cars moving along Millcroft Park Drive and Country Club Drive daily).

# The Impact of Rezoning

- The focus in considering this application needs to be on the impact of the Developer's proposal on the residents of Millcroft.
- Not a single resident in Millcroft bought a house in Millcroft in happy anticipation of a zoning change that would allow further residential development.
- The City of Burlington approving the Proposal will directly negatively affect the value of the homes backing onto the golf course and result in years of construction traffic, noise, dust and other private nuisance affecting existing residents in Millcroft, followed by a substantial increase in traffic in the neighborhood once homes are completed.
- It paves the way for further development of the golf course, if the Developer's arguments are accepted.

# Rezoning Is Not The Solution/Realistically Available Options

- The Developer (The Liptay family and Argo Development) made an investment in a golf course and, if they cannot (or no longer) operate it profitably, the remedy is not to allow rezoning at the expense of the residents of Millcroft:
  - What is next, a resident of Millcroft can no longer afford their mortgage and applies for rezoning of their lot to allow a three story condo building?
- The only realistically available options are:
  - The Developer can sell the golf course to someone who can operate it profitably.
  - The Developer can donate the lands golf course lands to the City of Burlington, or the residents of Millcroft.

# The Bottom Line

- Allowing rezoning of the Millcroft golf course lands will exclusively benefit the Liptay family and Gord Buck/Argo Development at the expense of all residents of Millcroft.
- The City of Burlington is under absolutely no obligation to allow the rezoning.
- Rezoning will impact current and future Millcroft property values negatively, as well as private nuisance and result in claims for damages.