

## Correspondence from Daintry Klein, Millcroft Greenspace Alliance

Millcroft Greenspace Alliance is presenting at this statutory meeting regarding the Branthaven Development Application for Oval Court to make suggestions and raise our concerns as citizens and taxpayers of the City. My name is Daintry Klein and I represent this community organization.

It is noteworthy that the studies for Appleby and Sheldon Creeks conducted in the early 1980s, not only documented the stormwater storage importance of the Millcroft Golf Course for the residents of South Burlington, but Sherwood Park adjacent to this development is also referenced. Both of these Parks and Open Space locations are documented as recreational facilities that may become unusable during periods of significant rainfall. This was long before we recognized the impacts of climate change making it even more important.

The close proximity of two creeks and the drop in elevation from the top of the escarpment to Lake Ontario, particularly in this area of proposed development, raise concerns for potential flooding. And here we have an application that is planning to cut mature trees on public property and regrade the Appleby Creek. Have we lost sight of the function of the Appleby Creek? As residents, we are requesting a very careful consideration of the implications, not only of the changes requested to the creek but the adjacent deep underground “iceberg” garages which will dramatically change the hydrology in the area. This will affect both the significant train infrastructure to the north and homeowners to the south. How much stormwater are we planning for? How much energy will be expended to pump this area and how many GHGs? What is the potential liability to the City’s taxpayers?

The proposed development will establish approximately 2000 homes in addition to the commuter traffic for the Go Station on a court across the Appleby Creek from Appleby Line. If this area were to flood, how would emergency vehicles access such significant development and infrastructure?

Let us also not lose track of the significant cost to the taxpayers of the mitigation work that is underway for the Appleby Creek erosion. We have been assured by City staff that the channelization of creeks that was allowed in yesteryears will not be allowed going forward. The work that has been completed in south Burlington creating walls of stone that are not wildlife or environmentally friendly, seem to be an unfortunate reality for dealing with the risks of increasing rainfall and flooding as the effects of climate change progress. Let’s paint a different picture on this canvas.

At the very least, we will lose the Co2, stormwater and cooling benefits of these mature trees for the next several decades while any replacement saplings are trying to grow. But if we keep cutting these mature trees which cool our environment to allow more heat holding concrete structures, will the new trees even be able to grow? This is a tedious balance. The news is factual, the climate emergency is now, not 2023 and we can’t keep kicking it down the road to 2050. Excessive heat in some areas, significant rainfall as witnessed here this summer, and rising or cancelled insurance premiums create liveability challenges for the City and its residents.

On the positive, we have a proposed brownfield development that will provide a very limited amount of affordable housing, a library and a daycare facility. But Branthaven is asking for a reduction to employment lands and proposing commercial retail space smaller than the proposed library. For approximately 2,000 homes and the significant commuter traffic in the vicinity, common retail amenities such as a full-sized grocery store, pharmacy, small hardware store, drycleaner, LCBO/Beer Store to name a few, should be required as part of the complex. This will limit the Green House Gases generated by the homeowners and commuters to obtain the necessities of life. Other amenities such as a walk-in medical

clinic, dental office and optometrist would also contain the need for additional vehicle traffic flow from this development and make the community walkable.

How will the proposed construction including cranes, construction workers parking and amenities, delivery of supplies etc impact the daily flow of commuters accessing the Go Station and the train corridor? Interruptions to hydro, internet and signalling for the trains?

While the concept of locating housing adjacent to a transportation corridor is admirable, current lease rates in Burlington equate to those in downtown Toronto. With 75% of the proposed apartments being one-bedroom units, the cost of these units in addition to Go Train expenses would make living here unattractive for commuters. This may not result in the intended transportation and GHG efficiencies.

We are led to believe that there is a housing shortage and these additional units are desperately needed. One can't help but notice that units adjacent to the Aldershot Go Station have been available "for quick closing" for more than a year. What is the vacancy rate of the units at the Burlington Go Station? Are we really addressing housing needs or are we building these units for real estate speculators?

It is interesting that the application suggests the Fortinos at Appleby Village as the nearest grocery yet this commercial space is scheduled for redevelopment and reduced parking.

The application lists Robert Bateman as a local high school although this school is closed. What other inaccuracies should we notice?

Does the City restrict the height of these proposed buildings and the shadows they will cast over the adjacent parkland?

Residents of this City will remember the cross-country running competitions and soccer events, including team picture days at Sherwood Park. Equally as memorable are the parking challenges. How will the proposed development help mitigate these challenges for group events?

We look forward to the City and the developer addressing these concerns during the application process and making this proposed development contribute to our #1 City in a positive way.