

Delegation to Burlington City Council (Sept 26, 2023)

**Re: Millcroft Greens application for Residential Development of the Millcroft Golf Course**

Thank you to the Mayor and City Councillors for the opportunity to delegate regarding the Millcroft Greens application.

There are an incredible number of very technical reports and studies presented in this proposal. In all honesty they are virtually incomprehensible to the layperson. However, from the ones I have read each of these specialists try to present the impact of this development as benign or, at a minimum, no worse than situations existing today. With all of these reports we run the risk of getting lost in the detail and not being able to see the forest for the trees. We need to step back and look at the big picture. From my perspective, one of the more worrying aspects of these studies and reports is not the numbers or their opinions, it's that these reports are all caveated in ways that are intended to result in the complete elimination of responsibility (and liability) for the outcome should the actual post development situation not conform with their assumptions. If the end results are actually disastrous they, and the developers, just point to where their assumptions turned out to be inaccurate and shrug their collective shoulders. At that point the developers and all of their consultants will have disappeared and it's the City, Burlington's taxpayers and the resident of Millcroft who will be left with the fallout. To me this is a completely unacceptable risk for the City to even consider.

My previous submission on March 2, 2021 provided a very detailed explanation of the reasons why I strongly oppose this development project. In the interests of time I would like to simply summarise the key points for Council's consideration.

If this application is approved, regardless of what the consultants say we face:

- Increased uncertainty and risk beyond current levels for flooding, erosion and safety- with no guarantees of the outcome of the proposed runoff and waste water impacts.
- Loss of green space forever and loss of mature tree canopy that will take years to replace
- Offloading of financial obligations for erosion and flooding to the city and taxpayers
- Tremendous disruption to the community during construction, damage to newly paved roads from heavy trucks and, going forward, significantly increased residential traffic volumes
- Setting a precedent for the development of remaining golf course land.

All this for a minimal number of expensive houses that do nothing, even remotely, to address overall housing shortages

In my opinion, the risks associated with this proposal far outweigh the rewards touted by the developers and their consultants. If you take the application as a whole, we just cannot accept Millcroft Greens assertion that there will be no negative implications. This project is massively disruptive to our community for no benefit to anyone other than the proponents.

Burlington has met all of its obligations for increased housing, this development is not required, it's not needed and it's not wanted. I urge Council to reject the application.

Sincerely, Chris Skirrow