



Motion Memorandum

Subject: Millcroft Greens
To: Mayor and Members of Council
Lead: Mayor Marianne Meed Ward,
Co-sponsor: Ward 6 Councillor, Angelo Bentivegna
Date to Committee: n/a
Date to Council: September 26, 2023

Motion for Council to Consider:

Whereas applications have been made by Millcroft Greens Corporation to the City of Burlington for a plan of subdivision and to amend the City's Official Plan and Zoning By-law to develop portions of the Millcroft Golf Club golf course, identified as Areas A, B, C, D on the attached map, with 90 single detached homes; and

Whereas the same applications also propose the development of a separate parcel that has been designated in the City's Official Plan as 'Residential – Medium Density', identified as Area E on the attached map, with a 6-storey residential apartment building or townhouse development; and

Whereas the applications have been appealed to the Ontario Land Tribunal and scheduled for a four-week hearing in March 2024; and

Whereas Burlington City Council at its December 13, 2022, meeting unanimously declared its opposition to the proposed residential development of Areas A, B, C, and D of the Millcroft Golf Club golf course, and its support in principle for the proposed residential development of Area E of the Millcroft Golf Club golf course, in recognition of the importance of these lands to the City and its residents; and

Whereas portions of Areas A, B, C and D are critically important to the management of storm water and flood prevention in the Millcroft neighbourhood; and

Whereas Areas A, B, C and D serve individually and collectively as vital pockets of existing green space for residents of the City; and

Whereas the protection of existing greenspace within the City is crucial for the City to be able to provide opportunities to access both public and private green space for both existing residents and future residents; and

Whereas Burlington City council is committed to accommodating its share of growth and has unanimously signed on to the Municipal Housing Pledge for 29,000 homes by 2031. The proposed development on the golf course is not needed to meet or exceed this housing pledge, ample land is available to accommodate new growth within our urban area around GO stations, aging retail plazas and major transportation corridors that don't compromise existing greenspace; and

Whereas the Millcroft Golf Club golf course is part of a stable residential neighbourhood known as the Millcroft Community, and Millcroft Golf Club can continue to operate the golf course on the subject lands and benefit from existing uses; and

Whereas Oakville-North Burlington Member of Provincial Parliament Effie Triantafilopoulos has formally declared her support for maintaining the Millcroft Golf Club golf course as greenspace, and has presented in the legislature several thousand signatures on a petition from residents across the city of Burlington and beyond asking the Province to preserve this greenspace; and

Whereas Burlington City Council at its December 13, 2022 meeting unanimously directed the Mayor to work with the Ward Councillor and Deputy Mayor for Housing to bring forward a resolution to Burlington City Council and Regional Council to request the Province to declare a provincial interest in the Millcroft Golf Club golf course; and

Now therefore be it resolved that Burlington City Council request the Minister of Municipal Affairs and Housing:

1. to advise the Ontario Land Tribunal under section 22(11.1) and section 34(27) of the Planning Act that a matter of provincial interest is, or is likely to be, adversely affected by the amendments in respect of which the appeals are made regarding Millcroft Greens' proposed Official Plan and Zoning By-law amendments and related plan of subdivision (OLT-22-004149); and
2. to attend the Ontario Land Tribunal hearing in support of the City's position; and
3. to use all resources and tools at its disposal to confirm the Province's interest in the Millcroft Golf Club golf course, including introducing legislation and preparing a development plan under the Ontario Planning and Development Act to protect and preserve the existing uses of Areas A to D; and
4. to issue a Minister's Zoning Order under Section 47 of the Planning Act to facilitate appropriate residential development in Area E and ensure the protection of the greenspace and natural areas from re-development of Areas A, B, C and D on the Millcroft Golf Club golf course; and

5. to confirm that the Minister has the authority to issue a community infrastructure and housing accelerator order under section 34.1 of the Planning Act to (i) facilitate appropriate residential development in Area E, and (ii) protect and provide community infrastructure in Areas A to D, including green space that supports the quality of life for residents of the City, upon receipt of a resolution passed by Burlington City Council requesting such an order; and

Further, that this resolution be circulated to the Honourable Doug Ford, Premier of Ontario; the Honourable Paul Calandra, Minister of Municipal Affairs and Housing; the Honourable Doug Downey, Attorney General; the Honourable Parm Gill Minister of Red Tape Reduction; Natalie Pierre, MPP Burlington; Effie Triantafilopoulos, MPP Oakville North-Burlington; Halton Regional Council; Millcroft Greens; and Conservation Halton.

Reason:

In December 2022, Burlington City Council unanimously declared its opposition to the proposed residential development of Areas A, B, C, and D of the Millcroft Golf Club golf course, and its support in principle for the proposed residential development of Area E of the Millcroft Golf Club golf course. At that meeting the Mayor was directed to work with the Ward Councillor and the Deputy Mayor for Housing to bring a resolution to Burlington City Council and Regional Council seeking the province declare a provincial interest in Millcroft Greens.

Outcome Sought:

The Province of Ontario declare a provincial interest in Millcroft Greens.

Vision to Focus Alignment:

(check those that apply)

- Increase economic prosperity and community responsive city growth
- Improve integrated city mobility
- Support sustainable infrastructure and a resilient environment
- Building more citizen engagement, community health and culture
- Deliver customer centric services with a focus on efficiency and technology transformation

Motion Seconded by: Councillor Shawna Stolte, Ward 4
Share with Senior Staff

Approved as per form by the City Clerk,

Reviewed by the City Manager - In accordance with the Code of Good Governance, Council-Staff Relations Policy and an assessment of the internal capacity within the City to complete the work based on a specific target date (quarter/year).

Comments:

City Clerk: Approved as per Form

City Manager: Approved