

From: [Hordyk, Debbie](#)
To: [Gillies, Suzanne](#); [Clements, Shelby](#)
Subject: FW: Email for Committee of the Whole - Sept 8, 2025 re Report DGM-76-25
Date: Friday, September 5, 2025 9:43:28 AM

From:
Sent: Thursday, September 04, 2025 9:57 PM
To: Mailbox, Clerks <Clerks@burlington.ca>
Cc: Meed Ward, Marianne <Marianne.MeedWard@burlington.ca>; Bentivegna, Angelo <Angelo.Bentivegna@burlington.ca>; Stolte, Shawna <Shawna.Stolte@burlington.ca>; Sharman, Paul <Paul.Sharman@burlington.ca>; Kearns, Lisa <Lisa.Kearns@burlington.ca>; Nisan, Rory <Rory.Nisan@burlington.ca>; Galbraith, Kelvin <Kelvin.Galbraith@burlington.ca>
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To: The Committee of the Whole, City of Burlington

My name is Cynthia Shanahan. My husband Peter and I have lived in Millcroft for 30 years. I serve on the executive committee of Millcroft Against Bad Development (MAD).

The Committee of the Whole is aware of the efforts and support MAD has received over the past 5.8 years. The group has more than 20,000 supporters throughout Burlington and Ontario who advocate against development on the Millcroft Golf Course, the loss of much needed green space and building on floodplains. Supporters are provided with updates via our website and social media.

Millcroft Against Bad Development was named to reflect its position. The group supports development that it views as responsible but opposes the current development, which involves building on open space intended for

storm water management, designated floodplains, and property integrated into the neighborhood landscape.

Throughout the application and appeal process, MAD has conducted itself respectfully and professionally. Conversely, there have been incidents reported by residents involving interactions with the developer and its contractors that were described as concerning. For example, some residents stated they were addressed inappropriately or received dismissive responses when asking questions about the project timeline or activities such as drilling near the old 16th hole where there is a natural gas pipeline. In another instance, a resident who approached a vehicle with workers wearing high visibility vests was sworn at. Halton Regional Police has advised our community to be vigilant with unknown vehicles and individuals wearing high visibility vests. One resident, in their 80's, asked the contractor about the hoarding just metres in front and beside their house, only to receive the response "lady, don't worry, you will be dead before this is removed". These incidents were reported to the city, which the city has responded by stating, "The City will be following up with the developer about the reported conduct of their trades."

The group believes that increased communication from the developer and/or the city regarding their activities could address residents' concerns. Some residents have also noted challenges receiving responses to their communications with the developer with no response to their emails or voicemails.

Subject report states, page 4, "The draft plan approval issued by the OLT contains conditions relating to works that need to be completed in order to prepare the site for its eventual development, including but not limited to, tree removal, site grading, earthworks, water/wastewater/storm servicing, etc. In certain instances, municipalities may allow developers to begin limited site works – such as grading, tree removal, installation of underground services, or road construction – before a plan of subdivision is formally registered, provided specific conditions are met."

We do not support any latitude with this developer. This developer has not shown respect for the community, and it is feared work may be done haphazardly and once damage is done, what can the city do. An example is cutting down 425 40-year-old trees on May 1st. Once done, the damage is done. We strongly recommend no work commence until all “t’s” are crossed and “i’s” dotted.

There is concern about safety during any construction work. We witnessed heavy equipment cutting down trees, outside the hoarding, on May 1st when students were walking to school, with no traffic control. Our community only has 6 roads into the neighbourhood, with 3 schools. How can we be assured safety and best practices will be applied?

In summary, this is not a “typical” development. This is affecting the lives of 4500 homes with 10,000 residents for years to come. We recommend every detail be finalized before any further approvals are had.

Without knowing details of the mediation, it is hoped the developer recognizes this is not the right development, in the right place, at the right time. We welcome your questions, should you have any for the community, throughout the mediation process. Our community is still holding out that our nightmare will end positively.

Thank you for allowing our input into your committee meeting.

Please note I have copied all of Council at the request of councillors on July 15, 2025.

Cynthia L. Shanahan CSCMP, CPSM