

**OFFICIAL TRANSCRIPT  
PRE-APPLICATION CONSULTATION MEETING  
MILLCROFT GREENS**

**SEPTEMBER 21, 2020**

**Completed by Victory Verbatim**

KK/sr

CITY OF BURLINGTON  
COMMUNITY MEETING  
RE MILLCROFT GOLF CLUB  
SEPTEMBER 21, 2020

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MR. POTHIER: Thank you, everyone. There are a lot of things that compete for your time and attention, and your interest in your neighbourhood, in the City of Burlington and, of course, in your community is very much appreciated. I believe that people who take time from their busy personal and professional lives to contribute constructively to matters of civic and societal interest are always most deserving of our gratitude and respect. So thank you again for joining us and I look forward, as I am sure do you, to a productive and informative session.

Let me introduce myself for those whom I have not yet met. My name is Glenn Pothier. I am the head of a firm called GLPI and it is my pleasure to serve as the independent facilitator for the meeting. So, again, it might be important for you to know that I am not an employee of Millcroft Greens or of any level of government or of any planning consultant firms who are assisting with this initiative. In fact, I am a trusted resource that has worked with the City of Burlington, in fact with all of the municipalities in Halton Region on multiple projects over the years. And the only bias

1 I bring to the session, if I can call it that, is  
2 toward achieving the best result for us all and that  
3 is what I will set out to do.

4 Now, I mentioned the name Millcroft Greens.  
5 They are the group sponsoring the proposed  
6 development. And more specifically, Millcroft  
7 Greens is a joint partnership between the Millcroft  
8 Golf Club that is owned by the Liptay family and  
9 Argo Development Corporation. Each entity owns a 50  
10 percent stake in the golf course. And the  
11 partnership was formed with the mandate to continue  
12 operating an 18-hole golf course while introducing  
13 select parcels of potential new development to the  
14 site. And by the way, for those of you who may not  
15 know this, Argo Development Corporation is a  
16 Burlington land development company operating  
17 throughout the Greater Toronto Area.

18 So, let's talk a bit about what it is that  
19 we are up to this evening. It is really important,  
20 first of all, to understand that this is a pre-  
21 application community consultation session. In  
22 other words, the development application has not yet  
23 been submitted. As you will hear shortly, once it  
24 is submitted, there is a formal process that must be  
25 followed and which invites significant and ongoing

1 public comment. Given where we are at in the  
2 process, tonight is an information sharing session.  
3 You will hear about potential changes to the  
4 Millcroft Golf Club including plans to introduce  
5 some new pockets of residential development. The  
6 City and Millcroft Greens will also address key  
7 questions, take comments, and outline next steps.  
8 It is important for Millcroft Greens to obtain  
9 community feedback prior to submitting any  
10 development application. So as a pre-application  
11 consultation meeting, everyone understands that this  
12 is an early step in what needs to be an ongoing  
13 community dialogue and conversation that hopefully  
14 will foster understanding and some context-sensitive  
15 approaches.

16 With that as a backdrop, let's move to the  
17 session agenda. And by the way, the meeting agenda  
18 and approach were worked out with and agreed to by  
19 all parties. And by "all parties", I mean the City  
20 of Burlington, both staff and elected officials,  
21 Millcroft Greens, and the two residents groups whom  
22 you will hear from later, Millcroft Against  
23 Development and We Love Millcroft. Both of them, as  
24 many of you know, have been very active in the  
25 initiative.

1                   So in terms of tonight's agenda, first we  
2                   will hear from our esteemed elected officials, both  
3                   the mayor and local councillor, who will share some  
4                   words of welcome and some observations. Next, there  
5                   will be a presentation by City of Burlington  
6                   planning staff covering the development application  
7                   review process, including ongoing opportunities for  
8                   public participation as things unfold. Then we will  
9                   hear from a planner acting on behalf of Millcroft  
10                  Greens who will provide an overview of the changes  
11                  that are proposed to the Millcroft Golf Club lands,  
12                  including their vision for the initiative, the areas  
13                  in which pockets of residential development are  
14                  proposed, including housing types and lot sizes and  
15                  so forth, the implications for the golf course  
16                  itself and for neighbouring properties.

17                  And as you will see, the project is only at  
18                  the conceptual stage. Again, no development  
19                  application has been formally submitted. There are  
20                  details still to be determined. We will also hear  
21                  about the schedule and timeline and what is upcoming  
22                  in terms of next steps.

23                  Then different members of the Millcroft  
24                  team and Burlington staff will look to address  
25                  questions and comments about what is being proposed.

1 We will begin by giving both We Love Millcroft and  
2 Millcroft Against Development the opportunity to  
3 share their comments and questions relating to the  
4 development proposal. Each group has been allotted  
5 a set amount of agreed upon time for this. We will  
6 then open things up to comments and questions from  
7 the general public and more about how we will do  
8 that a little bit later.

9 We will conclude with a Millcroft overview  
10 of next steps and some observations from Mayor Meed  
11 Ward and a formal closing adjournment from me. And  
12 we are looking to wrap things up roughly around 9:30  
13 or so.

14 So a couple of process-related items.  
15 First, please note that tonight's meeting is being  
16 recorded. So it will be available for those who may  
17 not have been able to join us tonight but who have  
18 an interest in the issue. Depending on the number  
19 of people who are interested in sharing questions  
20 and comments, we may not get to all of them this  
21 evening. Please be assured that there are other  
22 avenues for sharing your valued thoughts, both  
23 online and otherwise, and please be assured of the  
24 commitment to address all of the questions and  
25 comments post meeting on the Millcroft Greens

1 website. Any questions or comments can be sent to  
2 Millcroft Greens by directing them to...and I will  
3 read this slowly in case you want to jot it down.  
4 The project e-mail address, which is  
5 info@millcroftgreens.com. Again,  
6 info@millcroftgreens.com. You can also visit the  
7 project website, which is www.millcroftgreens.com.  
8 Again, www.millcroftgreens.com or by calling (289)  
9 208-7543.

10 So as you know, the mayor and council feel  
11 very strongly about the importance of civility and  
12 respectful dialogue. And to that end, I just want  
13 to give you a heads up, there will be no tolerance  
14 this evening for profanity, inappropriate language,  
15 personal or character attacks or anything of that  
16 nature. And I know that We Love Millcroft and  
17 Millcroft Against Development share that desire for  
18 a very meaningful and constructive exploration of  
19 the issues.

20 So as mentioned, we will begin by hearing  
21 from both City of Burlington mayor, Marianne Meed  
22 Ward, and City of Burlington Ward 6 councillor,  
23 Angelo Bentivegna. And we are pleased as well to  
24 have them join us this evening to both share their  
25 valued perspective and to be keen listeners to

1           tonight's conversation.

2                       I know that we have some other esteemed  
3           City of Burlington elected officials joining us this  
4           evening. I won't single them all out but I will say  
5           welcome to all and thank you for your interest in  
6           this initiative.

7                       I will now invite the mayor and local  
8           councillor to share some thoughts. Mayor Meed Ward,  
9           let's start with you, please.

10                      MAYOR MEED WARD:        Thank you so much,  
11           Glenn, and it is great to be here and to be with all  
12           of you. If you all recall, this meeting was  
13           originally scheduled for March 23rd. And then our  
14           world turned right upside down. So, we are doing it  
15           a new way and this is...we are really pioneering a  
16           new method and some new technology to make sure that  
17           the public voice is still given an opportunity to  
18           shape applications before they are made. And that  
19           is a keen interest of us at the City and me  
20           personally. So, thank you to everyone who worked  
21           really hard over the past few months to come  
22           together to find a way for us to come together  
23           tonight and hear from each other, ask questions,  
24           receive information, and share your input.

25                      My role and the councillors' role here this

1 evening is fairly simple. It is to listen to what  
2 you have to say and to learn more about this  
3 proposed application. As Glenn said, the best way  
4 for us all to be heard and to have effective sharing  
5 of information is in a respectful environment. And  
6 so what is really most helpful, I know to the  
7 proponent as well as to myself and the other elected  
8 officials who are on the call, I know Councillor  
9 Nisan for sure is here and others, is to be specific  
10 about both your questions and any feedback that you  
11 wish the proponent to hear. The more specific that  
12 you can be in terms of what you think about the  
13 proposed application, the more they will be able to  
14 incorporate that into a future application. So that  
15 is really important.

16 Just for folks who may be new to the  
17 planning process, I know our staff will go through  
18 that in detail, but council does not take a position  
19 one way or another about an application before it  
20 has gone through a review process. So you won't  
21 hear an opinion from us at this early stage. We  
22 want this application to be given the same treatment  
23 as all applications here in the city. So, really  
24 appreciate you all being here and working together  
25 and I look forward to the rest of this evening.

1                   MR. POTHIER:        Thank you, Mayor.  Now  
2                   let's hear from Councillor Bentivegna.  Go ahead,  
3                   sir.

4                   MR. BENTIVEGNA:        Thank you, Glenn, and  
5                   thank you, Mayor, for basically mentioning...I am  
6                   not going to repeat myself, so they will just get on  
7                   with it.  I just want to say hi everyone.  For those  
8                   that don't know me, I am Angelo Bentivegna.  I am  
9                   your Ward 6 councillor.  And I just want to say good  
10                  evening to the ratepayers group, the representatives  
11                  that are here, Millcroft Against Development and We  
12                  Love Millcroft.  I have spoken to many of you over  
13                  the last six or seven months and I want to thank you  
14                  for your participation here tonight in respect to  
15                  the Millcroft Greens...in respect to the Millcroft  
16                  Greens consultation tonight with the Q and As.

17                  I don't want to take up too much time, so,  
18                  you know, without further ado I think we just want  
19                  to get on with the evening and take it away, Glenn.

20                  MR. POTHIER:        Great, thank you.  Thank  
21                  you again to both the mayor and Councillor  
22                  Bentivegna.  Much appreciated, your opening  
23                  comments.  So now we will hear from Burlington  
24                  planning staff who will provide an overview of the  
25                  development application review process, including

1 opportunities for public participation. For that,  
2 we will hand things to Kyle Plas, who is the City's  
3 coordinator of development review in the community  
4 planning department. Kyle has a pre-taped  
5 presentation that has been available over the past  
6 number of weeks and we will run it now.

7 MR. WELLINGS (on tape): Hello,  
8 everyone. Thanks for joining us. My name is Glenn  
9 Wellings, planning consultant for Millcroft Greens  
10 Corporation. The purpose of my presentation...

11 MR. POTHIER: If I can...David, if I can  
12 jump in, I think that is the next presentation.  
13 There should be one before that which is Kyle Plas,  
14 again from the City's community planning department.  
15 And he is going to provide an overview of the  
16 planning process. So, we will just get our  
17 technical folks here to re-queue that up and let me  
18 know, Dave, as soon as you are ready.

19 MR. PLAS (on tape): Hi, everyone. My  
20 name is Kyle Plas and I am the coordinator of  
21 development review with the City of Burlington's  
22 community planning department. This presentation is  
23 intended to provide you with an overview of the pre-  
24 application community meeting process as it relates  
25 to the development proposal being put forward by

1 Millcroft Greens for portions of the Millcroft Golf  
2 Course.

3 In addition, this presentation will provide  
4 you with a high level overview of the development  
5 application process and outline how you can get  
6 involved in the planning process.

7 The proponents are hosting a pre-  
8 application meeting on September 21st in advance of  
9 the submission of any planning application. There  
10 are a number of reasons why community meetings are  
11 held in advance of application submissions and I  
12 will touch on a few of these reasons. First, this  
13 meeting is an opportunity for City staff to provide  
14 residents with information about the planning  
15 application process and explain to residents how you  
16 can get involved and participate in the application  
17 process.

18 Second, this meeting will allow the  
19 proponents an opportunity to provide the public with  
20 information about their development proposal while  
21 it is still in its infancy.

22 And, thirdly, this meeting will allow  
23 residents to ask questions and provide feedback to  
24 the proponents on their development proposal. Doing  
25 so early in the process allows proponents to listen

1 to public feedback and refine their development  
2 proposal as needed prior to the submission of any  
3 formal planning application.

4 Finally, please note that no applications  
5 have been submitted at this point and no decisions  
6 have been made on this proposal. Again, we are very  
7 early in the planning process and there is much more  
8 information to be received, analysis to be  
9 undertaken, and further opportunities for public  
10 participation will also be available, as outlined  
11 later in this presentation.

12 I will now provide a brief overview of the  
13 planning process as it relates to the processing of  
14 development applications in the Province of Ontario  
15 and how residents can get involved to participate in  
16 this process. To set the stage, on this slide you  
17 can see the planning hierarchy that currently exists  
18 in the Province of Ontario. All planning  
19 applications are reviewed against policies at the  
20 provincial, regional, and municipal levels and all  
21 planning decisions must conform to the hierarchy  
22 planning documents.

23 Starting at the provincial level, the  
24 Planning Act sets the ground rules for land use  
25 planning in Ontario and describes how land uses may

1 be controlled and who may control them. There are a  
2 number of provincial documents which guide land use  
3 development in the province. These include the  
4 provincial policy statement, growth plan, and other  
5 related provincial policies. These policies provide  
6 clear policy direction on land use planning to  
7 promote strong communities, a strong economy, and a  
8 clean, safe, and healthy environment.

9 At the regional level, Halton Region has an  
10 official plan which sets out a policy framework for  
11 land use and development for local municipalities  
12 within Halton Region.

13 This brings us to the municipal level,  
14 where the City's official plan describes City  
15 council's vision for land and how it should be used.  
16 It has been prepared with input from the community  
17 and helps to ensure that future planning and  
18 development meets the specific needs of the  
19 community. The proposed development would require  
20 an amendment to the City's official plan.

21 Below the City's official plan is the  
22 City's zoning bylaw, which regulates specific land  
23 uses and development requirements. The City's  
24 zoning bylaw includes permitted uses and regulations  
25 for each of those permitted uses. The proposed

1 development would also require an amendment to the  
2 City's zoning bylaw as provided for by the Planning  
3 Act.

4           You may be wondering, why would the City  
5 allow its plans for the future to change? The  
6 primary reason is that the Planning Act, which is  
7 provincial legislation, allows property owners to  
8 submit applications for development proposals that  
9 do not meet current policies or zoning permissions.  
10 The City is required to process these applications  
11 and make decisions in a timely manner. The official  
12 plan and zoning bylaw may be amended only if it has  
13 been determined that the proposed changes comply  
14 with the applicable policies at the provincial,  
15 regional, and local levels and would result in  
16 development that is compatible with the surrounding  
17 context and established neighbourhoods.

18           There are a number of steps in the  
19 application process, as shown in this flow chart,  
20 and a number of areas in which you can participate  
21 and have your say. The first step is the technical  
22 pre-consultation process in which proponents meet  
23 with City staff and external agencies to determine  
24 the required planning applications and supporting  
25 documents that would need to accompany a development

1 application. The technical pre-consultation for  
2 this proposal was held back in March of this year.

3 The community meeting on September 21st is  
4 the pre-application community meeting which, as  
5 outlined earlier, is a way for staff to explain the  
6 planning process and opportunities for public  
7 participation, provide an opportunity to developers  
8 to outline their proposal, and allow the public to  
9 ask questions and provide feedback. This is  
10 currently where we are at in the planning process.

11 The next step is the application submission  
12 followed by the public and technical circulations.  
13 Once the applications are deemed complete, we send  
14 out circulations and notices to various departments  
15 and agencies as well as the public. These  
16 circulations request detailed comments about the  
17 applications. Notice is sent to all property owners  
18 within a minimum of 120 metres of a development site  
19 describing the submitted applications and requesting  
20 input.

21 Following the initial circulations, there  
22 will be a statutory public meeting and  
23 recommendation report which is required by the  
24 Planning Act. At this meeting, staff present the  
25 applications, relevant policies, and technical and

1 community comments to City council. In addition,  
2 staff will either recommend to council that City  
3 staff continue to work with the applicants or staff  
4 will make a recommendation to council that the  
5 applications be refused within the legislated time  
6 frames.

7 The public is welcome to delegate to  
8 committee with their feedback on the submitted  
9 applications. The committee will then discuss the  
10 proposal and provide direction on how the  
11 applications should proceed. If the committee  
12 directs staff to continue to work with the  
13 applicants to resolve outstanding matters, there  
14 will be a second subsequent committee meeting where  
15 planning staff will present a second and final  
16 recommendation report to committee to approve,  
17 modify, or refuse the applications. Both the  
18 committee meetings are public meetings in which the  
19 public is welcome to delegate to committee and  
20 provide their input.

21 Following the committee meetings, staff's  
22 recommendation report will be presented to City  
23 council for a decision and City council meetings are  
24 also public meetings whereby the public is able to  
25 delegate.

1                   The council decision is subject to appeal  
2                   to the Local Planning Appeals Tribunal, also  
3                   referred to as LPAT. The LPAT is an independent  
4                   administrative tribunal responsible for hearing  
5                   appeals on a variety of contentious municipal  
6                   matters and the public is also able to participate  
7                   in this process.

8                   As outlined in the solid blue arrows on the  
9                   flow chart, there are a number of opportunities for  
10                  you to participate in the planning process and have  
11                  your voice heard.

12                  If you would like to stay informed with  
13                  respect to this development proposal and application  
14                  process, I would encourage you to subscribe to the  
15                  City's project webpage, which is  
16                  www.burlington.ca/millcroftgreens. By doing so, you  
17                  will receive automatic e-mail notification any time  
18                  there is an update to the applications or to the  
19                  webpage. Subscribing to the City's project webpage  
20                  will allow you to track the status of the proposal  
21                  and the applications when they are submitted, give  
22                  you the opportunity to review all technical reports,  
23                  studies, and plans submitted with the application,  
24                  provide you with notice of future committee and  
25                  council meetings, provide you with planning staff's

1 contact information, as well as copies of planning  
2 reports.

3 On this slide, you can see a screenshot of  
4 the City's project webpage for this proposal. You  
5 can subscribe to this webpage by clicking the blue  
6 "subscribe" button that is located in the top right  
7 corner of the webpage. This webpage is currently  
8 live so you can subscribe to this webpage at any  
9 time to stay informed.

10 If you would like any further information  
11 about the planning process, please feel free to  
12 reach out and contact me. My contact information is  
13 available on this slide. In addition to the project  
14 webpage I described earlier, you may also visit the  
15 City's planning process webpage which includes more  
16 detailed information about the City's planning  
17 process and how you can get involved.

18 MR. POTHIER: So, first of all, our  
19 thanks to Kyle and to the City of Burlington for  
20 putting that together. Much appreciated. So, let's  
21 move now to our next presentation and, as mentioned  
22 earlier, we will hear from the planner acting on  
23 behalf of Millcroft Greens who will provide an  
24 overview of the changes that are proposed to the  
25 Millcroft Golf Club lands. And this, again, will

1 include a vision for the initiative, the areas in  
2 which pockets of residential development are  
3 proposed including housing types, lot sizes, the  
4 implications of the golf course or for the golf  
5 course and for the neighbouring properties and so  
6 forth. This is the same pre-taped presentation that  
7 has been available in the weeks prior to this  
8 meeting and you will be hearing from Glenn Wellings,  
9 the president of Wellings Planning Consultants, as  
10 he takes us through the material. And I will invite  
11 the Burlington technical team to run the video now,  
12 please.

13 MR. WELLINGS (on tape): Hello,  
14 everyone, thanks for joining us. My name is Glenn  
15 Wellings, planning consultant for Millcroft Greens  
16 Corporation. The purpose of my presentation is to  
17 provide further information with respect to planning  
18 applications by Millcroft Greens.

19 At this point, no formal applications have  
20 been filed with the City of Burlington. This is the  
21 first step in the public engagement process. I can  
22 assure you that there will be further opportunities  
23 to further consult with respect to these  
24 applications down the road.

25 The slides that I will refer to this

1 evening will be posted on the Millcroft Greens  
2 website at [www.millcroftgreens.com](http://www.millcroftgreens.com).

3 Several development companies had expressed  
4 an interest in purchasing the golf course property.  
5 Millcroft Greens is a 50/50 partnership between the  
6 Liptay family, the current operator of the golf  
7 course, and Argo Development Corporation. Argo is a  
8 developer based in Burlington with projects  
9 throughout the GTA. The Liptay family are  
10 experienced golf course operators. The plan to keep  
11 the golf course was an objective of both partners.

12 The Millcroft Greens partnership is based  
13 on the following key principles: Millcroft Golf  
14 Course will remain an 18-hole golf course.  
15 Millcroft Greens is proposing five individual  
16 parcels for development. The new homes abutting the  
17 golf course and existing development will be single  
18 detached homes. Those parcels will be subsequently  
19 referred to as parcels A through D.

20 I should note that there is a mid-rise  
21 building also proposed on the site of the current  
22 maintenance facility fronting Dundas Street. This  
23 parcel will later be referred to as parcel E.  
24 Millcroft Greens will implement a 20-foot landscape  
25 buffer between new and existing homes.



1 parcel A. It is a north view from Upper Middle Road  
2 and the Country Club Drive intersection. The colour  
3 shows the proposed development while the ghosted out  
4 portions identify existing development. The pond  
5 would remain with some minor reconfiguration and  
6 Appleby Creek would be realigned.

7 Parcel B is currently hole number 7. The  
8 parcel is located between Hadfield Court and  
9 Parklane Crescent. The parcel being approximately 9  
10 acres in size. The proposal for this parcel is 42  
11 single detached homes on a private condominium road  
12 with access from Millcroft Park Drive.

13 The next slide shows an aerial view of  
14 parcel B. This is a north view showing the proposed  
15 development in colour between existing residential  
16 on Hadfield Court and Parklane Crescent, both of  
17 which are ghosted out.

18 Parcel C is located on the west half of  
19 existing hole number 1. This parcel is located at  
20 County Club Drive at Arbourfield Drive east of  
21 Berwick Drive. The parcel is approximately 3.6  
22 acres in size and the proposal for this parcel is 16  
23 single detached homes on a private condominium road  
24 with access from Country Club Drive.

25 Hole number 1 would be shortened from a par

1 4 to a par 3. However, the golf cart path  
2 connection will be maintained.

3 The next slide shows an aerial view of  
4 parcel C. This is a view looking west-southwest.  
5 Again, the proposed development is shown in colour  
6 while the existing development is ghosted out. The  
7 slide shows the proposed new green and cul-de-sac in  
8 the foreground with the golf cart path connection.

9 Parcel D is currently hole number 16. This  
10 parcel is located northeast of Millcroft Park Drive  
11 below Latimer Crescent and above Chasewood Court and  
12 Turnberry Road. This parcel is approximately 1.9  
13 acres in size and the proposal for this parcel is  
14 for 7 single detached homes on a private condominium  
15 road with access from Millcroft Park Drive.

16 The next slide shows an aerial view of  
17 parcel D. This is a view looking in a southerly  
18 direction.

19 This slide shows the existing pond, the  
20 relocated green, as well as a proposed cul-de-sac  
21 for the seven homes.

22 With respect to parcel E, as mentioned  
23 previously, it is the current location of the  
24 existing maintenance facility. This parcel has  
25 frontage and will be accessed from Dundas Street.

1 The parcel is approximately 1.6 acres in size and  
2 the proposal for this parcel is a 6-storey  
3 condominium building with approximately 130 units  
4 with both surface and underground parking.

5 This slide shows an aerial view of parcel  
6 E. The aerial view is looking in a southeasterly  
7 direction. The left side of the slide shows the  
8 existing playing fields on the opposite side of  
9 Dundas Street, the hydro corridor to the rear of the  
10 proposed building, and the existing townhouses,  
11 Rawlins Common, to the west on the right side of the  
12 slide.

13 Parcel E will provide a mid-rise  
14 development adjacent to the existing townhouses to  
15 the west and the hydro corridor to the south and  
16 east. It would replace, as mentioned, the existing  
17 golf course maintenance facility, which will be  
18 relocated closer to the clubhouse facility.

19 The proposed building would front and be  
20 accessed from Dundas Street. It will not introduce  
21 additional traffic to local roads within the  
22 community. The building is situated as far easterly  
23 as possible on the parcel to provide enhanced  
24 setbacks and a buffer to the existing townhouses.

25 With respect to built form considerations,

1 as previously noted, the built form chosen for each  
2 development parcel is respectful of existing  
3 development. The intent is to manage the community  
4 fabric and avoid any potential land use conflict or  
5 compatibility concerns. The goal is to ensure that  
6 any new development will contribute to the existing  
7 high quality development in the Millcroft community.

8 This slide is an example of parcel C.  
9 Parcels A through D will provide compatible large  
10 lots with a minimum of 50 feet of frontage with some  
11 lots being larger. These lots will provide for  
12 single detached dwellings comparable with the  
13 existing homes. It is expected that house prices  
14 will be consistent with the value of existing homes.  
15 The proposed development parcels will include a 6  
16 metre landscape buffer where proposed development  
17 abuts existing development. The proposed 6 metre  
18 landscape buffers are illustrated in red on the  
19 slide.

20 Parcel A, the landscape buffer will be  
21 abutting the existing homes on Hadfield Court.  
22 Parcel B landscape buffers will be provided abutting  
23 the existing homes on Hadfield Court as well as  
24 Parklne Crescent. Parcel C, the landscape buffer  
25 will abut homes on Burwood Drive and Country Club

1 Drive. Regarding parcel D, the landscape buffer  
2 will abut homes on Chasewood Court and the flankage  
3 of the existing home fronting Millcroft Park Drive.  
4 And, finally, parcel E, the landscape buffer will be  
5 abutting the existing townhouses on Rawlins Common.

6 This slide provides an example showing an  
7 overhead view of the landscape buffer between  
8 backyards. The six metre buffer would be in  
9 addition to the traditional backyard. The buffer  
10 would be appropriately zoned as open space for long-  
11 term protection. No buildings or structures would  
12 be permitted within this buffer. The intent of the  
13 landscape buffer is to address mitigation, privacy,  
14 and compatibility concerns. The six metre buffer  
15 would be privately maintained by the condominium  
16 corporation. There would be no cost to existing  
17 homeowners.

18 This slide illustrates the current course  
19 design. The present layout is approximately 5,700  
20 yards, par 70, over 18 holes. Holes 1 to 9 play in  
21 a counterclockwise direction on the south half of  
22 the property, while holes 10 through 18 play in a  
23 clockwise direction on the north part of the course.  
24 The proposed course design would be approximately  
25 4,000 yards consisting of a par 62 executive style

1 golf course. It would still be at 18 holes. The  
2 routing of the golf course would change; however,  
3 the clubhouse and parking facilities would remain in  
4 the same location. A smaller maintenance facility  
5 would also be located closer to the existing  
6 clubhouse. The routing of the redesigned golf  
7 course would be holes 1 through 9 running clockwise  
8 on the north half of the course, whereas holes 10  
9 through 18 would run counterclockwise on the south  
10 half of the course. The course redesign would  
11 account for the development parcels but will also  
12 address some existing design and safety concerns.  
13 Golf course architects Baker Turner have been  
14 engaged to address the course redesign as well as  
15 the existing design and safety concerns and any  
16 course improvements.

17 With respect to the design concerns,  
18 presently the golf course is too tight for its  
19 current length. This has been known since the day  
20 it was constructed. The course receives numerous  
21 complaints, requests for compensation, and in some  
22 cases legal action has been taken against the golf  
23 course operators. Broken windows, balls in  
24 backyards, in pools and on streets is unfortunately  
25 a common occurrence. The next two slides illustrate

1 concerns regarding errant balls. This slide shows  
2 existing spray conditions of errant balls for hole  
3 number 1. The red indicates the potential spray  
4 area. What this slide shows a modified new hole  
5 number 10, formerly hole number 1. This hole has  
6 been converted from a par 4 to a par 3. The hole  
7 has been shortened with new green being proposed.  
8 Shortening the holes will address some concerns of  
9 errant balls and result in improvement to existing  
10 conditions. A detailed hole by hole breakdown of  
11 the golf course redesign is available on the  
12 Millcroft Greens website.

13 Several approaches have been recommended by  
14 the golf course architect to address course  
15 improvements and existing design and safety  
16 concerns. Some of the improvements include moving  
17 the tee boxes forward. This would reduce the length  
18 of the hole with improved decks. Additional tree  
19 planting at strategic locations to enhance buffers  
20 between the course and existing residential. Design  
21 for wider landing areas as well as fairways. This  
22 would decrease the amount of errant balls. Reducing  
23 and/or removing some of the bunker hazards. More  
24 strategic layout areas to break up the hole. And,  
25 finally, more strategic hazard placement with the

1 intent to direct shots away from residential areas  
2 wherever possible.

3 What is interesting to note with the  
4 existing golf course is that the shorter holes  
5 consisting of seven par 3s do not have the same  
6 issues or concerns as the longer par 4 and par 5  
7 golf holes.

8 To recap, an 18 hole golf course will  
9 remain. The redesign would involve significant  
10 investment by Millcroft Greens to account for the  
11 development parcels and address any existing design  
12 concerns. The development applications would be  
13 restricted to five developed parcels, each proposing  
14 a compatible built form and a six metre landscape  
15 buffer would be included where new development abuts  
16 existing development.

17 Thank you for listening. As previously  
18 mentioned, this pre-application consultation meeting  
19 is the first step in public engagement. There will  
20 be additional opportunities for public engagement  
21 following the submission of formal applications with  
22 the City. Clearly any further public engagement  
23 will have to respect all COVID-19 protocols.  
24 Millcroft Greens and their consulting team will be  
25 available throughout the application process to

1 respond to any questions or concerns of the  
2 residents. We have already received a number of  
3 comments from the community, most recently concerns  
4 with respect to stormwater management. Those  
5 concerns will be addressed by the Millcroft Greens  
6 consulting team and any technical reports will be  
7 required as part of any future applications.

8 Formal applications will be filed with the  
9 City following the pre-application consultation  
10 meeting on September 21st. Thank you for listening.

11 MR. POTHIER: Okay, so we have heard  
12 from Mayor Meed Ward and Councillor Bentivegna. We  
13 have heard from City staff about the development  
14 review process. And now from Millcroft Greens about  
15 the proposed development itself. Now it is time to  
16 hear from the community members and the public.  
17 And, as mentioned earlier and as agreed to by all  
18 parties, we will begin by hearing from the two  
19 neighbourhood groups that were formed in response to  
20 the Millcroft Greens application. First up will be  
21 We Love Millcroft followed by Millcroft Against  
22 Development. Each has been allocated a set amount  
23 of time to do two things. First, to share any  
24 opening comments or observations about the proposed  
25 development and, secondly, to ask a number of

1 questions of fact and/or clarification. Both We  
2 Love Millcroft and Millcroft Against Development  
3 have shown a keen interest in the development  
4 application and kudos to both groups for their  
5 community engagement and involvement.

6 After hearing from each of the groups, we  
7 will be opening things up to all of the participants  
8 in tonight's session and more later about how you  
9 can participate and raise a hand to ask a question  
10 and/or share a comment.

11 Just before I invite each of the community  
12 groups to share their thoughts, let me quickly  
13 introduce the team from Millcroft Greens that you  
14 will be hearing from during the question and answer  
15 portion of the meeting. And as I do so, I will  
16 invite each of them to just say a very quick hello  
17 so that you can put a face to the name. And I will  
18 start with Gord Buck, who is the principal of  
19 Millcroft Greens.

20 MR. BUCK: Hello, everyone.

21 MR. POTHIER: We also have Frank Bon,  
22 who is the Millcroft Greens initiative project  
23 manager.

24 MR. BON: Good evening, everyone.

25 MR. POTHIER: We have Glenn Wellings,

1           you saw him in the video. Again, he is the  
2           president of Wellings Planning Consultants and the  
3           lead planner on behalf of Millcroft Greens.

4                       MR. WELLINGS:        Good evening, everybody.

5                       MR. POTHIER:        We have Kevin Singh, who  
6           is the director of development working with  
7           Millcroft Greens.

8                       MR. SINGH:         Good evening, everyone. It  
9           is nice to be here.

10                      MR. POTHIER:        We have David Leighton,  
11           who is the president of Urbantech Consulting.

12                      MR. LEIGHTON:       Good evening.

13                      MR. POTHIER:        We have Aaron Wignall, who  
14           is a transportation technologist with Crozier  
15           Consulting Engineers. Aaron, are you there?

16                      MR. WIGNALL:        Hi, everybody. Sorry  
17           about that.

18                      MR. POTHIER:        Thanks, Aaron. And we  
19           have Ash Baron, who is a senior ecologist and  
20           arborist with Beacon Environmental. Ash?

21                      MS. BARON:         Good evening, everyone.

22                      MR. POTHIER:        We have Stephen Johnston,  
23           who is a founding partner of GGA Partners, an  
24           international consulting firm to golf courses around  
25           the world.

1                   MR. JOHNSTON:        Good evening, everyone.  
2                   Good to be here.

3                   MR. POTHIER:         And we have Ted Baker,  
4                   principal at Baker Turner Incorporated, which among  
5                   other things is a landscape architecture and golf  
6                   course design and evaluation firm, and we also have  
7                   Michael Thistle from Baker Turner.  So, Ted and  
8                   Michael, please jump in.

9                   MR. THISTLE:         Hi, everyone.

10                  MR. POTHIER:         Ted, are you there?  Ted  
11                  Baker, are you there?

12                  MR. BAKER:         I am here.

13                  MR. POTHIER:         Great.  Welcome.  And we  
14                  have a number of other Millcroft Greens  
15                  representatives who are here to assist and to listen  
16                  to what you have to say.  So, a couple of reminders  
17                  before we open things up.  Again, I am sure you  
18                  would do this anyway, but we are looking to have a  
19                  respectful, civil, and on point discussion of the  
20                  issues.  As mentioned, the mayor has been very clear  
21                  on this, I have been very clear on this, there will  
22                  be no tolerance for inappropriate language or  
23                  conduct this evening.  And I know that the two  
24                  community groups share a passion for wanting this to  
25                  be a constructive meeting.

1                   I will be providing periodic time checks so  
2 we know where we are at in the process and I will  
3 ask each of the community and neighbourhood groups  
4 to adjust their presentations and questions  
5 accordingly. If a question you were planning to ask  
6 has already been addressed, please ask a different  
7 one. We don't want to spend the time available this  
8 evening repeating things that have already been  
9 covered. And please note, again, that the Millcroft  
10 Greens team has committed to addressing any  
11 questions they cannot answer this evening by posting  
12 answers to their website following the session.

13                   So let's begin by hearing from We Love  
14 Millcroft. And I will invite Daintry Klein to begin  
15 with some comments and then we will move into the  
16 questions. And I understand that we will be hearing  
17 from both Daintry and perhaps from some of her  
18 colleagues as well. I will invite Daintry and her  
19 colleagues to share the questions one by one with  
20 Millcroft team members responding to each as they  
21 are asked. Daintry, welcome to the session. Please  
22 go ahead.

23                   SPEAKER:       Daintry, you are muted.

24                   MR. POTHIER:       Yes, Daintry, we need you  
25 to unmute, please. If you look at the lower left of

1 your screen, you should see a symbol there where you  
2 can mute and unmute. We will give you a moment to  
3 do that. So, Daintry, we are not hearing you at the  
4 moment. We will see if our technical moderator can  
5 perhaps unmute you from here. Again, Daintry, on  
6 our end we are seeing your mic as being muted at the  
7 moment. So, we are just going to try something  
8 here, Daintry. Again, our apologies everyone. If  
9 you will bear with us for a moment. Daintry?

10 MS. KLEIN: Sorry.

11 MR. POTHIER: Yes, we have got you now.  
12 Go ahead.

13 MS. KLEIN: Great.

14 MR. POTHIER: You are all set. Thank  
15 you.

16 MS. KLEIN: Thank you and good evening.  
17 We would like to thank the City planning staff and  
18 officials for enabling this meeting and their  
19 interest. Also, we appreciate the insights gained  
20 through the presentation by Millcroft Greens.

21 We Love Millcroft is a group of concerned  
22 Burlington residences of the Millcroft  
23 neighbourhood, some of whom are the original  
24 homeowners. We care deeply about our community and  
25 are actively engaged in understanding the proposed

1 developments and the short and long-term impact.

2 Millcroft is a planned community developed  
3 in 1987. It is an established neighbourhood  
4 designed with 18 golf holes interwoven throughout  
5 the existing 3,500 homes and townhomes. Around 700  
6 of the residents border on the existing course.

7 The current Millcroft community is unique  
8 and adds positively to the diversification of  
9 housing choices available in Burlington. As  
10 residents, we are wondering how one can justify  
11 these proposed developments on lands zoned as major  
12 parks open space. This zoning is consistent as a  
13 part of a larger area, including uptown, which is  
14 established in the City's official plan to become a  
15 higher density area. In our view, none of the four  
16 specific areas of the City's strategic plan fit with  
17 this proposal.

18 This is not really a discussion about  
19 proposed homes on golf holes but, rather,  
20 preservation of an existing major park which  
21 contributes to the overall liveability of the area  
22 and the City of Burlington. We are not aware of any  
23 other development where individual golf course holes  
24 are infilled with paving and homes. Other golf  
25 courses that have been developed, such as Richview

1 and Saw Whet, previously owned by the Liptay family,  
2 consisted of an entire block of land with relatively  
3 few homes on the perimeter. Even Glen Abbey is the  
4 same, where there are about 40 homes surrounding the  
5 proposed golf course development.

6           Going forward as residents of Burlington,  
7 we look to find a resolution that will ensure the  
8 long-term viability of the existing golf course and  
9 perhaps enhanced utilization throughout the year.  
10 This could include a neighbourhood ice rink near the  
11 clubhouse that would allow the neighbours to gather  
12 in the winter, skate, and enjoy a snack or dinner at  
13 the clubhouse. The golf paths could become walking  
14 trails in the winter that encourage healthy  
15 lifestyles.

16           We have looked into the model of Tyandaga  
17 Golf Course with interest and it is our passion that  
18 the existing Millcroft golf course be maintained as  
19 a recreational hub for the city.

20           We note that it is a part of the official  
21 plan that the City will work with other orders of  
22 government to coordinate strategies and funding  
23 opportunities to acquire and preserve parks and open  
24 space. We would hope the City would consider doing  
25 this with respect to the existing Millcroft golf

1 course.

2 Burlington's approved strategic and the  
3 official plans commit to four strategic directions.  
4 A city that grows. The first objective of the plan  
5 comments on the long-term protection of the City's  
6 established neighbourhoods. We know that Millcroft  
7 Greens even referred to the long-term protection of  
8 the proposed 20 foot buffer since it would be  
9 classified in the official plan as natural heritage  
10 system, major parks, and open space.

11 If you follow the premise that Millcroft  
12 Greens put forward in respect of why no development  
13 would occur on the buffer zone, there would be no  
14 infill on the golf course at all since it currently  
15 is classified as major parks and open space in the  
16 Burlington official plan.

17 Second, a city that moves. The proposed  
18 development will add traffic to the existing local  
19 streets that have already been studied and equipped  
20 with traffic calming measures. Four of the proposed  
21 parcels are not located on roads that provide  
22 routine Burlington Transit service and two parcels  
23 in particular will add 75 homes adjacent to one of  
24 the busiest intersections within our Millcroft  
25 neighbourhood. Serious traffic accidents with

1 ambulance attending have occurred here.

2 Third, a healthy and greener city. Removal  
3 of over 400 35-plus-year-old trees, realignment of a  
4 creek, and reconfiguration of a pond, not to mention  
5 paving and building homes on open greenspace doesn't  
6 seem to us to fit. It is of note that the Appleby  
7 Creek tributary, which is up for discussion, is part  
8 of a regulated flood plain.

9 Finally, an engaging city. It is defined  
10 to be one that encourages the building of active and  
11 creative communities. Millcroft as an established  
12 neighbourhood fits this description. The  
13 presentation by Millcroft Greens provided an  
14 interesting angle on the course design. We couldn't  
15 help noticing the suggestions of wider fairways,  
16 additional trees, and reconfigured bunkers. We  
17 don't see any additional land being added to the  
18 course for wider fairways. Under the current  
19 ownership, we have seen many trees cut but many  
20 fewer replanted and we don't understand why bunkers  
21 couldn't have been reconfigured already. Let's be  
22 honest. People who buy homes on the golf course  
23 understand the risk and most are golfers. As for  
24 errant balls, broken windows, and complaints,  
25 perhaps it is that the homeowners are now required

1 to follow up with the individual golfers to cover  
2 damages if they so choose. When Monarch owned the  
3 golf course, \$1 from each green fee was accumulated  
4 to cover property damage. This made it easy for the  
5 homeowners to resolve any issues we had. While  
6 Millcroft Greens would like us to believe that  
7 homeowners are unhappy, the turnover of property  
8 ownership including the areas of spray tell a very  
9 different story.

10 We want to share the following comments  
11 received from Tom McBroom, who is the original golf  
12 course designer and is a renowned Canadian golf  
13 course architect. Twelve of Tom's courses are rated  
14 in the top 100 of Canadian...Canada's golf courses  
15 by Score Magazine. And I quote:

16 "...Looking back over time, it occurs to me  
17 that Millcroft has been an extraordinarily  
18 successful development, both from the golf  
19 and residential perspectives. The  
20 community was well planned and executed by  
21 Monarch, the original developer. The golf  
22 course was envisioned as the primary  
23 recreational amenity within the community  
24 and thus would form the recreational hub of  
25 the overall development. It was the heart

1 of the community, recreationally, socially,  
2 and environmentally. Interesting to note  
3 as well that the golf course was also  
4 cleverly designed to aid in the overall  
5 stormwater detention from the entire  
6 community. There were a number of high  
7 quality engineering and design  
8 professionals involved at the time. It was  
9 state of the art. Millcroft is not a long  
10 championship destination type of golf  
11 course but, rather, a short regulation  
12 length layout of some 5,700 yards and a par  
13 of 71. It was well designed for the needs  
14 of community, kids, family, seniors, and  
15 all. From what I understand of the  
16 development application, the design intent  
17 is to shorten the course and reduce its  
18 overall par value. In my mind, this  
19 devalues the golf course and reduces its  
20 stature as a full length course. Its  
21 appeal could lessen and thus its viability  
22 as a club could be threatened. It would be  
23 an utter shame to begin to dismember a fine  
24 and cherished community asset in an era  
25 where green and recreational space is

1                   quickly disappearing..."

2                   In conclusion, discussions with members and more  
3                   casual golfers of the Millcroft golf course confirm  
4                   the view that the proposed changes will only ensure  
5                   the demise of golf in our neighbourhood. We do not  
6                   believe the Burlington official plan should allow a  
7                   change in zoning of this park land, as it does not  
8                   meet any of the four strategic directions  
9                   underpinning the plan. In our opinion, it is not in  
10                  the best interests of the present or future  
11                  residents of Burlington, nor the residents of  
12                  Millcroft. Thank you.

13                  MR. POTHIER:        Thanks, Daintry. So, just  
14                  to give you a heads up time-wise, you have got about  
15                  12 more minutes. I think you and your colleagues  
16                  have some questions. Please feel free to share them  
17                  whenever you are ready.

18                  MR. BAKER:        Thank you, Glenn. The first  
19                  question, Monty Baker. As Daintry outlined in her  
20                  remarks, the current golf holes being proposed for  
21                  infill development are classified in the Burlington  
22                  official plan as major parks and open space in an  
23                  established neighbourhood. Why would Burlington  
24                  council change this classification when it is not  
25                  consistent with any of the four strategic directions

1 in the adopted Burlington official plan or the  
2 approved Burlington strategic plan? What are the  
3 benefits to the citizens of Burlington and Millcroft  
4 neighbourhoods that offset losing this open space,  
5 increasing traffic congestion, and harming the  
6 environment?

7 MR. POTHIER: So I think, as the mayor  
8 said earlier, they are not commenting on the  
9 specifics of the application until it has actually  
10 been submitted for review. But I will look to the  
11 planning folks here at the city whether they have  
12 anything to add at this point or whether there is  
13 anybody from Millcroft, perhaps Glenn Wellings who  
14 is involved in the planning on that end who might  
15 want to comment on Monty's question, again,  
16 wondering why there might want to be changes made to  
17 this...this notion of major parks and open space in  
18 the existing designation. Kyle, anything? Please  
19 go ahead, sir.

20 MR. PLAS: Thanks for the question,  
21 Monty. And what I would say just from a city  
22 perspective is that the Planning Act in Ontario  
23 allows for a private property owner to amend both  
24 the City official plan as well as the City's zoning  
25 bylaw to facilitate a development proposal. And so

1 that is the proposal that is before us. An  
2 application has not been submitted at this point but  
3 a property owner does have the ability to submit  
4 that application.

5 If and when an application is submitted to  
6 the City, the City does require a number of  
7 technical studies, including a planning  
8 justification report. And essentially the onus is  
9 on the developers or the applicants to make a case  
10 that what they are proposing is appropriate and does  
11 represent the interests of the City moving forward.  
12 And then ultimately the City will consider their  
13 application on those merits.

14 So, hopefully that kind of sums up the  
15 application process for you and I would throw it  
16 over to the applicants to provide any specifics that  
17 they would have.

18 MR. POTHIER: I will invite, again,  
19 Glenn Wellings or someone else, please, go ahead.

20 MR. WELLINGS: Sure. Thanks, Glenn. I  
21 can certainly try and answer Mr. Baker's question.  
22 There are a number of documents that are considered  
23 as part of an application review and as Mr. Plas  
24 mentioned, the Planning Act of Ontario does entitle  
25 landowners to make application to amend official

1 plans and zoning bylaws and those applications are  
2 considered through due process. There is many  
3 documents that are factored into that review,  
4 provincial planning documents, as Mr. Plas had  
5 mentioned, the provincial policy statement, the  
6 growth plan, the regional official plan, and also  
7 the City's strategic plan as well as their official  
8 plan documents are all documents that will be  
9 reviewed through the planning justification report  
10 and it will be considered as these applications move  
11 through the process.

12 MR. POTHIER: Thank you. So, let me  
13 hand it back to Monty, Daintry, others. What is the  
14 next question, please?

15 MR. BAKER: Changing to an executive  
16 golf course is going to drive away a number of  
17 golfers and we do not believe is going to attract  
18 any new golfers, as playing from the red tees of the  
19 existing course is similar to playing an executive  
20 course. In light of this, isn't this going to make  
21 it uneconomical to operate? Further, Millcroft  
22 Greens is a 50/50 partnership between Argo and the  
23 Liptay family. With an uneconomical golf course and  
24 a development firm continuing to own 50 percent,  
25 will this not result in further development and

1 stranding the land that cannot be developed? So  
2 this is really just the first phase.

3 MR. POTHIER: So there is a few things  
4 in there. Maybe we can start with Stephen Johnston.  
5 The question from Monty, in part, was about whether  
6 we are making or the Millcroft Greens application is  
7 going to...development is going to make the golf  
8 uneconomical and is this just going to lead to  
9 something down the road. Let's start with you,  
10 Stephen, and then maybe get Kevin Singh in from  
11 Millcroft to talk about the last part of it. Go  
12 ahead, sir.

13 MR. JOHNSTON: Thank you. Two things  
14 that people should understand is that the golf...  
15 basically, the demand for golf is changing and has  
16 been changing over the past probably 10 years. We  
17 have been doing...right now we do over 3,000 clubs  
18 in North America. And we have seen what is  
19 occurring within the industry from the point of view  
20 of play. And so one of the key things is that,  
21 quite frankly, people want to play in a shorter  
22 period of time. We have looked at a number of  
23 executive courses. There has been actually a number  
24 of courses that have been developed which are 12  
25 hole courses. And we have been working actually

1 with the USGA right now and the R&A on basically  
2 looking at pace of play and distance.

3 The key observation is, quite frankly, that  
4 when we have done and looked at the feasibility in  
5 the market study is that the executive course will  
6 actually do better financially than the existing  
7 course. And there are a number of metrics that  
8 create that. The demand is there. There are a  
9 number of executive courses that have gone in in the  
10 past few years. They have all done well. And then  
11 the last component is what COVID has done. COVID  
12 actually has increased rounds of golf across the GTA  
13 and across North America, quite frankly, anywhere  
14 from 25 to 30 percent. We are seeing an uptick and  
15 it is, quite frankly, as a result of people having  
16 more time, being at home, and the ability because it  
17 is one of the sports that you can play.

18 We have been doing major studies and  
19 research right now of a number of individuals, et  
20 cetera, throughout North America and, in particular,  
21 the GTA. And what we already are seeing is that  
22 even post-COVID we believe because there is going to  
23 be a change and the fact that there will be more  
24 people staying at home to work, even if it is one or  
25 two days, that we actually see that this demand...a

1 portion of it is going to stick. So the bottom line  
2 is executive courses actually are more efficient to  
3 operate. The costs are more reasonable. The  
4 revenue lines are quite sustainable. And as a  
5 result, they actually produce a greater  
6 profitability, not a lesser profitability.

7 MR. POTHIER: So, Stephen, let me jump  
8 in. Kevin, is there anything quickly to add? I  
9 want to go back to Monty because we are into our  
10 last five or six minutes for this segment. Kevin,  
11 anything?

12 MR. SINGH: Absolutely. Thanks, Glenn,  
13 and thanks Monty for the question. I want to put it  
14 this way. Ed Liptay decided to partner with us, as  
15 in Argo, mainly because we have a commitment with Ed  
16 to maintain an 18-hole golf course. It is the  
17 reason why he wanted to partner with us. And I  
18 think that, you know, for us we are dedicated to  
19 doing that. We are investing millions of dollars  
20 into a redesign of the golf course to keep it an 18-  
21 hole golf course, and that is our intent. And we  
22 are trying to reimagine the executive golf course  
23 from an economic standpoint and also trying to  
24 understand how we can incorporate different groups  
25 in golfing, potentially partnering with junior

1 partnerships, and making golf a little bit more  
2 inclusive.

3 MR. POTHIER: Monty, back to you.

4 MR. BAKER: I have got one last question  
5 but, with all due respect to both your responses, it  
6 is already a quasi-executive course so I think it is  
7 quite economical right now. And with the golf  
8 rounds picking up, it blows my mind away. But that  
9 being said, the third question I have, will this  
10 traffic study take into account that volumes are  
11 temporarily down due to COVID as well as the impact  
12 of future development areas in the Burlington  
13 official plan? Branthaven is already proposing  
14 development on Taywood and there is another tract of  
15 land slated for development on Millcroft Park Road.  
16 In light of Daintry's comments around having one of  
17 the busiest sections as well as all this other  
18 development that is in the Burlington official plan  
19 and is consistent with the strategic plan, how are  
20 we going to take into account this additional volume  
21 that isn't there yet and that you can't measure  
22 right now?

23 MR. POTHIER: So, maybe we will give  
24 that one to Aaron. I know he is involved in the  
25 transportation work. So, how do you account for

1 some of the volume that may not be there now because  
2 of COVID but that needs to be considered? Aaron,  
3 please jump in.

4 MR. WIGNALL: Thank you for your  
5 question, Monty. So, a part of our job was to  
6 collect data about a year ago and we were working  
7 with the City to make sure that data is consistent  
8 and what we do as a part of our process is we grow  
9 that data to look into the future to see based on  
10 growth rates in the area to see kind of how things  
11 are operating and then we add our development  
12 traffic on top of that. So, also working with the  
13 City, we take into account all development  
14 applications that are active within the area and  
15 incorporate that within our analysis as well.

16 MR. POTHIER: So let's see if we can  
17 shoehorn in one or two other quick questions.  
18 Anything else from Monty, Daintry?

19 MR. BAKER: Dennis.

20 MR. POTHIER: Over to Dennis? Great.  
21 Come on in, Dennis. Again, if you would be so kind  
22 as to unmute and ask your question, sir.

23 MR. PARAS: We are concerned about the  
24 impact of this project on all Millcroft owners.  
25 Major construction inside this mature community will

1 affect the safety and quiet enjoyment of all  
2 residents due to construction traffic noise,  
3 especially with the 400 trees coming down, and air  
4 pollution. From project start to 100 percent  
5 completion, how many months are you planning to need  
6 before you exit Millcroft?

7 MR. POTHIER: Let's get perhaps Kevin  
8 Singh back in on that one. So, a question about  
9 construction impacts and how long this will last and  
10 safety-related concerns and so forth. Kevin?

11 MR. SINGH: Thanks for the question,  
12 Dennis. So, we understand that Millcroft is a  
13 mature and prestigious community and we want to  
14 treat it as such. So, our strategy would be to get  
15 in from a construction perspective and get out as  
16 quickly as possible. We do have extensive  
17 experience in doing this in other areas in the GTA  
18 and a lot of what we predicate our program on is  
19 controlling dust, noise, and any construction  
20 activities that may be hindering, you know,  
21 potentially hindering traffic. We will have an  
22 organized traffic management plan to help facilitate  
23 traffic throughout the community. But most  
24 importantly, safety is the biggest issue and it is  
25 the biggest thing that we are going to, you know,

1 ensure that we are...we have a solid plan on  
2 executing...on execution.

3 MR. PARAS: Excuse me, but I haven't  
4 heard how many months from the beginning to end that  
5 we would have to deal with this inside of Millcroft.

6 MR. SINGH: So if it was under one  
7 phase, Dennis, we would try to have that start let's  
8 say in the spring and go to a fall. That would be  
9 consistent for an earthworks program. So the  
10 grading that needs to happen and the servicing. So  
11 you are looking at early spring to late fall.

12 MR. PARAS: Thank you.

13 MR. POTHIER: Dennis, is there one more  
14 you want to get in quickly?

15 MR. PARAS: Yes, quickly. Exactly where  
16 is the maintenance shed being relocated near the  
17 clubhouse and how will trucks access this location?  
18 In light of the size of this area, the community is  
19 concerned about truck traffic, noise from operations  
20 and chemicals located right in the centre of our  
21 residential area.

22 MR. POTHIER: So, Kevin, I don't know if  
23 that is you or Glenn Wellings. Who can speak to the  
24 maintenance shed and traffic going to and from it?

25 MR. SINGH: Sure. So, the maintenance

1 shed is going to be located closer to the actual  
2 clubhouse. But I know Frank has...might have a few  
3 more details on that, so I will turn it to him.

4 MR. BON: Thanks, Kevin. The only thing  
5 I would really add to that is, yes, it is going to  
6 be relocated somewhere adjacent to the current  
7 clubhouse and that the existing facility right now  
8 is about 40 percent larger than it has to be, so it  
9 is also going to be coming down in size. The exact  
10 specific dimensions and locations of where it is, we  
11 have not finalized on. But it will definitely be  
12 something smaller and we will obviously make it look  
13 more in keeping with the clubhouse and its  
14 surroundings.

15 MR. POTHIER: Let me jump in and say  
16 thank you very much for sharing both the comments  
17 and questions. That concludes the allocated time  
18 for this part of the meeting. What we are going to  
19 do now...and I should mention, of course, I am sure  
20 there are probably some other questions that you may  
21 not have gotten to. Again, I want to give you an  
22 assurance that Millcroft Greens looks forward to  
23 receiving other comments or questions through other  
24 channels and they will answer them and address them.  
25 So, thank you for We Love Millcroft's interest in

1 your community and in the proposed development.

2 So, let's hear now from Millcroft Against  
3 Development and I will invite Cynthia Shanahan to  
4 begin with perhaps some comments or observations.  
5 And then I understand, again, we will be hearing  
6 from both Cynthia and some of her colleagues and I  
7 will let Cynthia introduce them at the appropriate  
8 time. As before, if we can take the questions one  
9 by one and we will give the Millcroft team the  
10 opportunity to respond to each as they are asked.  
11 Cynthia, welcome to the session and please go ahead.

12 MS. SHANAHAN: Thank you, Glenn. I just  
13 want to clarify that as per Mr. Plas from the City,  
14 we have five minutes opening remarks [inaudible]  
15 clarify that, is that correct?

16 MR. POTHIER: We lost you for a moment.  
17 Sorry, we lost you for a moment, Cynthia. I heard  
18 you say something about five minutes for opening  
19 remarks and?

20 MS. SHANAHAN: And 15 questions.

21 MR. POTHIER: Well, we will take as many  
22 questions as we can fit in the allotted time which  
23 has been given to your group. So I can't  
24 guarantee...

25 MS. SHANAHAN: We haven't been given an

1 allotted time, Glenn. The format of the meeting is  
2 15 questions. There was not an allotted time. So  
3 that is what I wanted to clarify.

4 MR. POTHIER: I actually think some of  
5 your members were part of the pre-meetings for this  
6 and we did discuss that.

7 MS. SHANAHAN: Yes, that's right.

8 MR. POTHIER: Okay, so anyway I will  
9 give you some time checks but go ahead, Cynthia.

10 MS. SHANAHAN: Thank you. Thank you.  
11 So, Mr. Peter Shanahan is going to open up the  
12 opening remarks for Millcroft Against Development.

13 MR. SHANAHAN: I am Peter Shanahan. I  
14 am a 25 year resident of Millcroft and I am here  
15 today on behalf of Millcroft Against Development,  
16 commonly known as MAD, and its 3,000 petitioners who  
17 support our cause.

18 The City's announcement of tonight's  
19 meeting was titled "Respectful Debate". The words  
20 "respectful" and "debate" are laden with meaning.  
21 Let us discuss the word "debate" in tonight's  
22 context. A debate is a formal discussion in which  
23 opposing arguments are put forward. A debate  
24 customarily includes a question that is, by nature,  
25 debatable. If tonight is a debate, what would be

1 the question? Should an owner of a golf course,  
2 partnered with a developer, with profit as motive,  
3 develop lands to the detriment of a neighbourhood  
4 and the City against the wishes of thousands of  
5 residents and without regard to the environment  
6 because he legally can? This would not be much of a  
7 debate. Tonight is not a debate. Tonight is a  
8 parade of businessmen attempting to convince a  
9 neighbourhood into believing that the developer's  
10 financial gain is in the residents' best interests.

11 This leads us to the second word,  
12 "respect". Respect is defined as a feeling of deep  
13 admiration for someone or something elicited by  
14 their abilities, qualities, or achievements or due  
15 regard for the wishes, rights, and traditions of  
16 others. Based on the foregoing definition, while  
17 the developer may be entitled to civility, we at MAD  
18 feel the developer is not deserving of our respect.  
19 And civility does not mean passive or without  
20 passion.

21 MAD would like to ask a rhetorical question  
22 to Millcroft Greens' partners, Gord Buck and Ed  
23 Liptay, regarding respect. Why will Millcroft  
24 Greens not respect the City's official strategic  
25 plan for growth which already places Burlington far

1 ahead of population targets and recommends  
2 intensification near the GO train line and not in  
3 existing neighbourhoods? Why will they not respect  
4 the City's official plan which currently designates  
5 the subject parcels as open space? Why will they  
6 not respect that the removal of over 400 mature  
7 trees flies in the face of Burlington's recent tree  
8 bylaw and Burlington's climate emergency  
9 declaration? Once we develop green space, we can  
10 never get it back.

11 Why will Ed Liptay, owner of Millcroft Golf  
12 Course, not respect commitments made when the Liptay  
13 family purchased the golf course from Monarch  
14 Development in 2006? We quote the words of David  
15 George, senior VP legal and corporate, Monarch  
16 Corporation. Quote:

17 "...The lands on which the golf course is  
18 sited are zoned open space in the official  
19 plans of both the City of Burlington and  
20 the Region of Halton. Accordingly,  
21 concerns that the golf course lands might  
22 be used for some other purpose are  
23 ungrounded. Ownership by a professional  
24 golf course operator with a long-term  
25 commitment to its operation and improvement

1                   should lead to enhancements in the golf  
2                   course, to the benefit and enjoyment of  
3                   both golfers and the residents of the  
4                   Millcroft community..."

5           Let me repeat. They stated word for word:

6                   "...Concerns that the golf course lands may  
7                   be used for some other purpose are  
8                   ungrounded..."

9           Why will Gord Buck of Argo Corporation not respect  
10           his own words? Referring to its Bronte Green  
11           development, Argo writes:

12                   "...Parkland and open space are integral to  
13                   creating a complete community, promoting a  
14                   healthy lifestyle through active and  
15                   passive recreation, contributing to the  
16                   preservation of open spaces for current and  
17                   future generations, and nurturing a sense  
18                   of place for local residents. Delivering  
19                   these green spaces is an Argo priority..."

20           Delivering these green spaces is an Argo priority.  
21           Let us pause and let the irony and hypocrisy sink  
22           in.

23                   In conclusion, will Millcroft Greens'  
24           partners, Gord Buck and Ed Liptay, respect the  
25           community enough to put an end to this application?

1           Respect. In the proper use of the word, respect the  
2           wishes, rights, or traditions of others, such as the  
3           residents of Millcroft and Burlington, who are  
4           passionately opposed to this development  
5           application.

6                        To those in this meeting, please join our  
7           3,000 plus petitioners at Millcroft Against  
8           Development in our fight to save Millcroft and  
9           Burlington's green space and preserve our  
10          environment for future generations. Thank you.

11                   MR. POTHIER:        Thank you, Peter. And I  
12          think you said those questions were rhetorical, so  
13          we will move now to the questions that some of the  
14          other members of your group might want to ask.  
15          Cynthia, back to you to direct that.

16                   MS. SHANAHAN:        Thank you. And I have  
17          the first question. With safety at the forefront of  
18          your presentation, we are puzzled that some of your  
19          plans have the potential to [inaudible] golf balls.  
20          As an avid golfer and former vice-president of the  
21          board of directors of the Burlington Golf and  
22          Country Club, I am well aware that a shortened  
23          course can decrease safety in many ways. First, it  
24          attracts novice golfers who are more likely to have  
25          poor aim. Second, it encourages all golfers to try

1 to drive the green, thereby increasing the speed and  
2 force of the drives but not necessarily their  
3 accuracy. How does your plan take these well-known  
4 safety risks of executive courses into account?

5 MR. POTHIER: So why don't we invite  
6 Stephen Johnston or Ted Baker to respond to  
7 Cynthia's question relating to golf course safety  
8 and the many points she made. Stephen and/or Ted,  
9 either of you jump in, please.

10 MR. JOHNSTON: Ted, it may be prudent  
11 for you.

12 MR. BAKER: This is not the first time I  
13 have been involved with Millcroft. And I would  
14 comment that the safety of the course is directly  
15 related to the dimensions of the right of way for  
16 the course. The right of way at Millcroft from the  
17 centre line to the property line varies from 45  
18 metres to 50 metres, which is substandard and it was  
19 in 1985 and it is today. The length of the course  
20 in relationship to the width of the right of way.  
21 And the golf course architect that eventually  
22 designed the course had nothing to do with the right  
23 of way. The right of way was already established.  
24 I was asked by the City of Burlington in 1985 to  
25 review the plans for what was to be called Millcroft

1 in relationship to safety and that came from work we  
2 were doing at Tyandaga. And where the center line  
3 of a fairway is less than 50 metres, there are going  
4 to be problems. And those were the problems they  
5 had at Tyandaga.

6 The plans that Monarch came up with had  
7 distances from the centre line to the property lines  
8 on both sides of 18 holes. And I recommended at  
9 that time and I cautioned that the plan was not  
10 safe, and that eventually the developer would leave  
11 and the use of the property would be revisited. I  
12 don't want to be here as the bad guy. I am trying  
13 to save golf at Millcroft. And the best way to do  
14 that is to shorten the length of the course, to  
15 increase the number of par 3s, which are far safer  
16 and can fit within the 95 to 100 metre corridor that  
17 exists, and not eliminate all the risk but greatly  
18 reduce it, thus ensuring the viability of the golf  
19 course. And that is what I think has been done  
20 here.

21 MR. POTHIER: Ted, just quickly, what  
22 about Cynthia's point about a shorter course  
23 inviting novices who might be more likely to spray  
24 balls and so forth?

25 MR. BAKER: That I would...I would

1 deflect to Steve Johnston. I am not aware that that  
2 is the case. Novice golfers don't spray the ball as  
3 far as more advanced golfers.

4 MR. POTHIER: So, Stephen, can you just  
5 address it quickly? I want to make sure we have  
6 time for other questions.

7 MR. JOHNSTON: Well, there is two  
8 things. Two things. With an executive golf course,  
9 you do get older people, you get new younger people  
10 playing the course, but you also get families  
11 wanting to play more as well. Two other things that  
12 you...so, in other words, you will find a variety of  
13 golfers. The one thing that you should be aware of,  
14 because we just finished the major study for the  
15 distance for the R&A and the USGA, is that since the  
16 date that this golf course was built, the golf ball  
17 has travelled close to 18 to 19 percent further and  
18 therefore the dispersion patterns are much greater  
19 today than they were before when this was built.

20 The other thing that you should be aware of  
21 is, as Ted said, par 3s actually are much safer than  
22 par 4s. So the reduction to an executive course  
23 will actually make it safer. From the point of view  
24 of novices, people who don't hit the ball typically  
25 don't hit the ball long way. And especially the

1 people that would be playing that golf course, you  
2 are going to find that the dispersion patterns...  
3 typically what we have seen when we have done  
4 studies is that they decrease, they don't increase.

5 MR. POTHIER: Okay, let's go back to  
6 Cynthia and/or her other team members. Go ahead,  
7 please.

8 MS. SHANAHAN: Hello, Glenn. Next up is  
9 Chris Skirrow, one of our supporters.

10 MR. POTHIER: Thank you. Go ahead,  
11 Chris.

12 MR. SKIRROW: Thanks very much, Glenn.  
13 I have got a couple questions that follow on in  
14 terms of the safety issue. The presentation talks a  
15 lot about steps that are being done to improve the  
16 safety on the course, but there seem to be a couple  
17 of anomalies. When you look at people going between  
18 holes 10 and 11 on parcel C, it looks like golfers  
19 and golf carts are actually going to be going along  
20 the sidewalk, interacting with pedestrians and with  
21 people backing out of driveways. In addition to  
22 that, you have holes 15 to 16 where because the  
23 course is shortened in parcels A and B, you are  
24 going to be crossing over Country Club Drive as you  
25 normally expect to like it is now. But then it

1 takes a...up to the left and actually crosses over  
2 the fairway. And I am not too sure how these  
3 particular situations actually enhance the safety  
4 for golfers and even for residents. I mean, it  
5 raises questions of legal liability if a car hits a  
6 golf cart or vice versa.

7 So, we have seen the positive side but what  
8 about the negative sides of safety that are inherent  
9 in the shortening of the course and how do you  
10 address them?

11 MR. POTHIER: So, again, let's invite  
12 either Ted or Steve or maybe even Kevin Singh in on  
13 this one. Chris has put on the table issues of  
14 potential conflicts between golf carts and  
15 pedestrians and vehicles and driveways and so forth.  
16 So, how are they addressed in the course design?

17 MR. SINGH: So why don't I start, and I  
18 might actually call on Frank to fill out any of the  
19 details that I may miss. But with respect to pocket  
20 C, what we are looking at doing...and, again, more  
21 of a detailed design component, but we are looking  
22 at how the vehicular traffic interacts with the  
23 carts along with pedestrians and cyclists, like you  
24 noted. So, we have looked at different variations  
25 where there may be a specified cart lane associated

1 with the asphalt with the roads. We have also  
2 looked at it in how we pair it with potentially, you  
3 know, another lane in addition to cyclists. Again,  
4 Frank, I will turn it to you for maybe a bit more of  
5 the detail but it is something that needs to be  
6 established further along in our detailed design but  
7 it is definitely a key and it is something we need  
8 to visit.

9 MR. POTHIER: Again, Frank, if you could  
10 be brief. I want to make sure that...

11 MR. BON: I think what Kevin is quickly  
12 summarizing is there is definitely various options  
13 that we can look at. We can go down the road. We  
14 tried to stay outside of the space in between  
15 existing residents and the new residents where the 6  
16 metre buffer is. I have asked our actual designers  
17 to look at a variety of different options on that  
18 specific issue and widening...as Kevin mentioned,  
19 widening the proposed path that we have shown  
20 through the course itself. But it is a fair point  
21 and definitely something we are going to have to  
22 look at in conjunction with the City of Burlington.

23 MR. POTHIER: So, Chris, Cynthia, who is  
24 next?

25 MR. SKIRROW: I had a follow-up question

1 from that because it does deal with the errant golf  
2 course and novice golfers. I probably won't be  
3 playing this course because I am not a golfer, but I  
4 tell you, when I am on a par 3 my golf balls can go  
5 way to the left and way to the right. So, hooking,  
6 slicing, whatever it is. People like me are going  
7 to be a problem on a shorter course. But the point  
8 about the errant balls, there was a meeting with  
9 the...some people from MAD and the guys from  
10 Millcroft Green. We pointed out that errant balls  
11 were still going to be an issue but we were told  
12 specifically that the redesigned golf course  
13 wouldn't just reduce them but it would eliminate  
14 them. Which, of course, is counter to what is in  
15 the presentation. But I guess if you are looking at  
16 this, is Millcroft Greens prepared to commit to  
17 actually ensure or underwrite the personal property  
18 damage that might come from errant balls on the  
19 redesigned course?

20 MR. POTHIER: So, Kevin, maybe that one  
21 is best put to you. Is that something Millcroft  
22 would consider doing, underwriting damage that was  
23 caused by errant golf balls?

24 MR. SINGH: Sorry, could you repeat the  
25 question just so I understand clearly what's going

1 on?

2 MR. SKIRROW: I will paraphrase myself.  
3 Errant golf balls were in a meeting with MAD  
4 executives were...MAD executives were told that they  
5 would be eliminated. That is counter to what is  
6 actually in the presentation and I guess common  
7 sense. But the question is, would Millcroft Greens  
8 be prepared to either insure or underwrite property  
9 losses for people as a result of errant balls on the  
10 new course?

11 MR. SINGH: So, with our redesign, we  
12 believe that we are going to significantly reduce  
13 the amount of errant balls but we know it is not  
14 going to solve the issue entirely. So, we think  
15 that with our redesign, we are looking to, again,  
16 make it safer but as far as relieving any liability  
17 issues, that is something we are not prepared to do  
18 at this point.

19 MR. POTHIER: Chris or Cynthia, who is  
20 next? Just a time, heads up, we got about 12 more  
21 minutes so we want to...

22 MS. SHANAHAN: Glenn, I just want to  
23 confirm that we have 15 questions. There is no time  
24 limit as per the City of Burlington.

25 MR. POTHIER: No, that is not my

1 understanding from the City of Burlington.

2 MS. SHANAHAN: Well, maybe you want to  
3 clarify.

4 MR. POTHIER: I am looking at the  
5 individual right now who is confirming that there  
6 was a set amount of time that was allocated for this  
7 part of the meeting and was also allocated to We  
8 Love Millcroft. And we want to make sure that we  
9 have time to open it up to the rest of the folks who  
10 have joined us this evening and get them in before  
11 we wrap up. So, I am happy to...

12 MS. SHANAHAN: Glenn, maybe we want to  
13 bring Kyle [inaudible] involve Kyle and Angelo  
14 Bentivegna because the format of the meeting was  
15 very clear. But I will turn it...maybe in the  
16 background you can work through it. We even  
17 received an e-mail last week confirming the details.  
18 But in the meantime while you are working with Kyle  
19 in the background and Angelo, I will turn it over to  
20 Louise.

21 MS. TAYLOR: As a medical professional  
22 who has dedicated my career to studying and treating  
23 respiratory illnesses, I have substantial concerns  
24 with your proposal. As a well-established  
25 neighbourhood with no ongoing construction,

1 Millcroft is an ideal choice for those with  
2 respiratory issues. Chronic lower respiratory lung  
3 conditions, including asthma, are the fourth leading  
4 cause of death in Canada in 2018. How will you  
5 address the air quality concerns of these residents  
6 during construction?

7 MR. POTHIER: So, we have got a question  
8 about air quality related concerns. Ash, I am not  
9 sure if you are best to address that one. Go ahead.

10 MS. BARON: Thanks, Glenn. While Beacon  
11 is looking at the ecology of the site, we are not  
12 looking at air quality. And I think the air quality  
13 might be linked to traffic, so I would like to punt  
14 this question over to Aaron if I may.

15 MR. WIGNALL: Thanks, Ash. We are not  
16 anticipating any air quality issues. We are looking  
17 at this development generating about 151 new trips  
18 in the peak hour. So, I would...something that we  
19 definitely need to look into and something we could  
20 probably circle back at a later date.

21 MR. PLAS: If I could, I could add to  
22 that that the City of Burlington's process through  
23 the pre-consultation process did require that we  
24 prepare an air quality report with our submission.  
25 Unfortunately, that individual who prepared that

1 report isn't on our call tonight but we  
2 will...sorry, we will have as part of our submission  
3 there will be a report that will be submitted on air  
4 quality.

5 MR. POTHIER: Cynthia, who is next?

6 MS. SHANAHAN: Elizabeth.

7 MS. MURPHY: Hello, everybody. Thank  
8 you. My neighbour, Tony Lopresti, is unable to ask  
9 a question tonight due to a lack of access to  
10 technology, like so many people who are  
11 unrepresented at this meeting. So I am going to ask  
12 the question on his behalf and he writes:

13 "...Mr. Buck, at the end of the February  
14 19th, 2020 meeting [inaudible]..."

15 We have a freezing issue here. We have frozen.

16 MR. POTHIER: Yes, we lost just about  
17 everything you said. You mentioned you were asking  
18 a question on behalf of a neighbour.

19 MS. MURPHY: I will start again.

20 MR. POTHIER: Yes. And what was the  
21 question on behalf of your neighbour?

22 MS. MURPHY: So, the neighbour writes  
23 the question:

24 "...Mr. Buck, at the end of the February  
25 19th, 2020 meeting at the Burlington

1 Convention Centre [inaudible] standing near  
2 the microphone podium and I came up  
3 [inaudible] development proposal depended  
4 on the approval of the Millcroft residents.  
5 And you told me that many factors  
6 determined whether a development gets the  
7 green light from a municipality and it is  
8 not just the approval of the residents.  
9 You then qualified your statement and you  
10 added that if there was very strong  
11 community opposition, you would not proceed  
12 with your development proposal. This is  
13 what you said at the Burlington Convention  
14 Centre. That if there was strong  
15 opposition, you would not proceed with your  
16 development proposal. Mr. Buck, the MAD  
17 group has already got well over 3,000  
18 Millcroft residents who oppose your  
19 project. This is, by definition, strong  
20 opposition. So, Mr. Buck, let me ask you:  
21 Do you stand by your word?..."

22 MR. POTHIER: So, let's go to Gord Buck  
23 for that one. Gord, you heard the question. If  
24 there is strong opposition from residents, would you  
25 proceed with the application?

1                   MR. BUCK:       Elizabeth, every time we  
2                   develop a new project in a new community, there is  
3                   opposition but there is also those that are looking  
4                   to buy homes that are in favour of the project. I  
5                   see this as no different. We believe our  
6                   application is the best thing for this community.  
7                   The golf course was for sale. It was going to be  
8                   bought by a developer. Our proposal is to keep the  
9                   golf course open. To keep it 18 holes, make it an  
10                  executive golf course. We are spending...we plan to  
11                  spend millions of dollars making it one of the  
12                  finest golf courses in the area. With that, we will  
13                  develop five pockets of land. In those pockets, we  
14                  are only going to build single family homes. We are  
15                  going to have a green space buffer backing on to all  
16                  the existing homes against the new homes.

17                  MS. MURPHY:       Yes, I think we have heard  
18                  this, Mr. Buck. I think you have answered the  
19                  question. I will take that as a "no", but thank  
20                  you.

21                  MR. POTHIER:       And who is next, Cynthia?

22                  MS. SHANAHAN:       Peter VanKessel.

23                  MR. POTHIER:       Peter, go ahead. Please  
24                  remember to unmute.

25                  MR. VANKESSEL:       Can you hear me?

1                   MR. POTHIER:        I can hear you now. Go  
2 ahead, sir.

3                   MR. VANKESSEL:       Great. Thanks, Cynthia.  
4 I have a technical question that I would like to  
5 ask. Our understanding is that the entire  
6 stormwater management system design for the  
7 Millcroft neighbourhood is reliant on the absorptive  
8 capacity of the zoned open spaces. If this is  
9 correct, this means that the catchment area of these  
10 spaces act in retention of stormwater. Replacement  
11 of the large portions of the zoned open space with  
12 hard surfaces will eliminate a large part of this  
13 absorptive influence, resulting in decreased times  
14 of stormwater concentration into the drainage  
15 system. The net result could be potential increased  
16 peak cresting levels of existing overland storm  
17 drainage pathways. The only way to deal with this  
18 is to provide increased system capacity. The  
19 presentation materials provided to date do not  
20 address these measures. What measures will you use  
21 to increase system capacity and what guarantees do  
22 we have as residents bordering these already flood-  
23 prone areas that the measures will be both practical  
24 and effective?

25                   MR. POTHIER:        So, Peter has got some

1 very direct and technical questions. I think  
2 probably Dave Leighton you are best to address those  
3 with regard to stormwater management and guarantees  
4 to residents and the capacity to deal with all of  
5 that. And, again, I will ask the folks from  
6 Millcroft Greens to be as concise as possible in  
7 your responses so that we can get to as many  
8 questions as there is time for. Go ahead, Dave.

9 MR. LEIGHTON: Thank you. I think there  
10 was three questions there. The first one was  
11 regarding water balance where today you are seeing  
12 water entering the golf course and infiltrating.  
13 And if that golf course hole is being replaced by  
14 hard surface, your concern is where does that water  
15 go. So, part of our analysis is we have to do what  
16 they call a water balance where we look at how much  
17 runoff is there today and how much is in the future.  
18 If there is additional runoff, we have to store it.

19 So that leads me to your next question  
20 about capacity of systems. So, we cannot send any  
21 more flow into a pipe or a water course. We can't  
22 get approval from the City or the Conservation  
23 Authority, so we have to hold that water back. That  
24 can be held back in a number of ways. It can be  
25 infiltrated. It can be underground storage. And

1 those will all be laid out in our stormwater  
2 management report in support of this application.

3 You had a concern, I recall, about flooding  
4 in the water courses. So, today, as you may be  
5 aware, the way these water courses work is when a  
6 large storm comes along, they flood and do their job  
7 to prevent flooding of the residential lots. We  
8 can't change that. We can't increase water levels.  
9 We can't create any more flooding that exists today.  
10 So, we have to pass these tests from the  
11 Conservation Authority and the City and that is all  
12 part of our technical submission supporting this  
13 application.

14 MR. POTHIER: David, just quickly, there  
15 was a question about guarantees. What guarantees,  
16 if any, can be provided to the community?

17 MR. LEIGHTON: Sure. Sure. So, as  
18 part of the approval process, not only do we need an  
19 approval from the City, we need an approval from the  
20 Ministry of the Environment called an ECA. We also  
21 need the Conservation Authority's permit. So the  
22 Conservation Authority will not issue a permit for  
23 any activity if we are increasing flooding or  
24 increasing risk to public. So, there is at least  
25 three mechanisms here that safeguard the residents

1 of Millcroft from any flooding concerns and that is  
2 the City...the Ministry of Environment, or MECP now,  
3 and the local conservation authority, Conservation  
4 Halton.

5 MR. POTHIER: Thanks, Dave. And  
6 Cynthia, just quickly, I have conferred with my  
7 colleagues from the City. Here is what we are going  
8 to do, and it is probably sawing it off in the  
9 middle. We are going to go a little bit longer than  
10 anticipated for this item but I cannot guarantee you  
11 that we are going to get all of the questions in. I  
12 will ask again the Millcroft team to answer the  
13 questions as quickly as possible. We want to make  
14 sure that we have time to open this up to others.  
15 So, Cynthia, who is next, please?

16 MS. SHANAHAN: Thank you, Glenn, and  
17 just so you know we have...we are cutting out some  
18 of ours as well and trying to speed it up for you.

19 MR. POTHIER: Appreciate that, thank  
20 you.

21 MS. SHANAHAN: No problem. The next is  
22 Steve Shuta.

23 MR. POTHIER: Great. Steve, go ahead,  
24 sir.

25 MR. SHUTA: Hello, everyone. Burlington

1 has already exceeded its population target for 2031  
2 by approximately 15,000 residents. Furthermore,  
3 Millcroft does not fall in the uptown urban growth  
4 corridor along Appleby Line for which the provincial  
5 growth plan mandates intensification and infill  
6 development. Why are you putting forth a proposal  
7 that ignores the provincial plan and the City's  
8 official plan for where and how much development  
9 should occur?

10 MR. POTHIER: So, that sounds like a  
11 planner question to me. Maybe we should give it to  
12 Glenn Wellings to start us off. And you have heard  
13 the question from Steve. Go ahead, Glenn.

14 MR. WELLINGS: Yes, I can start off and  
15 then Kyle may have some further comments. I gather  
16 Mr. Shuta is referring to the provincial growth plan  
17 where there are population targets. Those  
18 population targets are minimums, and that is very  
19 clear in provincial policy that those figures are  
20 minimum requirements for a municipality to meet and,  
21 in my opinion, that will have no bearing on the  
22 consideration of this application. So, Kyle may  
23 have some more comments to add.

24 MR. POTHIER: Kyle, quickly go ahead,  
25 sir.

1                   MR. PLAS:        Thanks, Glenn. I don't have  
2                   too much more to add to that. At this point, we  
3                   don't have an application before us. If and when an  
4                   application is received, we would then do an  
5                   assessment as to whether or not it is appropriate  
6                   ultimately to amend the City's official plan to  
7                   allow for that sort of development to proceed. And  
8                   as I set out in my presentation, we would do a  
9                   review of the applicable policy framework which  
10                  includes, as Glenn mentioned, provincial policies  
11                  including A Place to Grow as well as regional  
12                  policies and City policies. So, that review in  
13                  conjunction with the other inputs, including public  
14                  comments, would ultimately allow us to provide a  
15                  recommendation to City council.

16                 MR. POTHIER:        So let's get a few more  
17                 questions in from our friends at MAD. Who is next,  
18                 Cynthia?

19                 MS. SHANAHAN:       Victoria Romero-Garcia.

20                 MR. POTHIER:        Thank you. Go ahead,  
21                 Victoria.

22                 MS. ROMERO-GARCIA:    Your plan proposes  
23                 to remove 411 trees that are just now maturing after  
24                 35 years. But your presentation shows a 20 foot  
25                 landscape buffer with trees that are bigger than the

1 existing 35 year olds. How is that possible? Are  
2 your artist renditions for what we can expect in the  
3 year 2060? Please include in your answer how many  
4 and what size trees you will be planting to replace  
5 the ones that you are killing.

6 MR. POTHIER: So that sounds like a  
7 question for Ash Baron. Again, there is a number of  
8 components there. How many trees, size of the  
9 trees, how many will you be replacing and so forth.  
10 Ash, go ahead, please.

11 MS. BARON: Sure. And thank you for the  
12 question, Victoria. So, we have revised the plan a  
13 little bit since we last presented to the public in  
14 Burlington and we are taking down just under 400  
15 trees right now. There is no grading proposed in  
16 that six metre landscape buffer, so most of the  
17 trees that are there now will remain unless they  
18 need to be removed due to condition. So, for  
19 example, there are a lot of ash trees on the course  
20 that are being affected by the emerald ash borer.  
21 Those are going to be proposed to be removed. And  
22 then there are a few trees that are on the outer  
23 edge of that buffer that may need to be removed for  
24 that.

25 So, as far as plantings go, the trees and

1 shrubs that are proposed to be planted are going to  
2 be a variety of sizes. And there is a good reason  
3 for that. One, we want to minimize the amount of  
4 root damage to existing trees to the extent  
5 feasible. And also, you know, having a variety of  
6 pot sizes or tree sizes planted gives us an  
7 opportunity to have a greater diversity of species  
8 and those trees also have a greater chance of  
9 survival and lower maintenance required as part of  
10 those. So, you see, there are a couple of things  
11 going on there.

12 Now, Glenn, did I answer all of the  
13 questions? I think there was one...

14 MR. POTHIER: I think there was a  
15 question about the actual number of trees, trees  
16 lost, trees that are being planted. Can you give us  
17 a sense of the volumes?

18 MS. BARON: So, Beacon Environmental  
19 inventoried 577 trees on the property. Not all of  
20 these trees are mature trees. They range in size  
21 from 10 centimetres all the way up to, you know,  
22 around 40 at the higher end. Of those, 179 are  
23 being proposed to remain on site and 398 are being  
24 proposed to be removed. Now, as part of the  
25 plantings in the buffer and along the creek and some

1 of the landscaped areas, Millcroft Green will be  
2 planting over 1,500 trees to compensate for those  
3 that are lost. So, that number is well above what  
4 could be required by the City of Burlington and it  
5 is our view that all of those plantings will, in  
6 fact, benefit the urban forest canopy in the City of  
7 Burlington as well as provide wildlife habitat for  
8 the urban adapted wildlife that are already there  
9 and provide, you know, an aesthetically pleasing  
10 landscape within Millcroft.

11 MR. POTHIER: So, Cynthia, let's get a  
12 couple more questions in if we could. Whom would  
13 you like to go to next?

14 MS. SHANAHAN: Victoria has another  
15 question.

16 MR. POTHIER: Okay. Go ahead, please.  
17 Victoria, go ahead. I think you are muted. If you  
18 could unmute, please, Victoria.

19 MS. ROMERO-GARCIA: Can you hear me now?

20 MR. POTHIER: Yes, I can. Thank you.

21 MS. ROMERO-GARCIA: Perfect.

22 Environmental sustainability is defined as  
23 responsibly interacting with the planet to maintain  
24 natural resources and avoid jeopardizing the ability  
25 for future generations to meet their needs. Last

1 year, the City declared a climate emergency, stating  
2 that they would work towards a community and all  
3 levels of government towards the goal of being net  
4 carbon neutral. The City is currently losing more  
5 green space than it creates. So any development  
6 will disrupt thousands of ecosystems in both Appleby  
7 and West Sheldon Creeks. In your proposal, how will  
8 you address the destruction of this habitat, the  
9 importance of environmental sustainability, and the  
10 fact that we are in the throes of climate emergency?

11 MR. POTHIER: So that is probably again  
12 back to Ash for that one. So, impact on habitat,  
13 issues of sustainability and so forth. Ash, go  
14 ahead.

15 MS. BARON: Certainly. And those are  
16 all very valid concerns, Victoria, and I am glad  
17 that they are being raised at this meeting. In  
18 terms of the habitats that are present within the  
19 development parcels and adjacent to them, we have  
20 been able to characterize those using standard  
21 methodologies. We have done extensive surveys for  
22 aquatic and terrestrial wildlife as well as  
23 extensive background surveys in consultation with  
24 Conservation Halton. And we know that what  
25 is...what natural heritage features are there are

1 not particularly sensitive or rare. We are looking  
2 at, you know, an actively managed golf course within  
3 an urban matrix. So we don't really see rare  
4 species or very sensitive habitats that are present.

5 However, through the development we have  
6 looked at opportunities to enhance water quality  
7 along Appleby Creek and also increase some of the  
8 riparian plantings that are on there. So, overall,  
9 it is our view that there will be an overall benefit  
10 to the system. That will address, you know, the  
11 habitat piece.

12 As far as sustainability goes, there are a  
13 number of things to consider when you are thinking  
14 about sustainability and the open spaces or even  
15 plantings. So, you know, Beacon is going to be  
16 working with the landscape architect on the site to  
17 share some of the research that we have been doing  
18 as part of another project to address long-term  
19 sustainability of urban forests. So, not all  
20 trees...you know, in a nutshell, not all trees that  
21 are native to this area right now are going to be  
22 able to be reproduced on the landscape in 2040.  
23 Worst case scenario, climate change of RCP 8.5. So  
24 what we have done is we have done some climate  
25 modelling which allows us to understand which

1 species that are here now in Southern Ontario and to  
2 the south a little bit will be able to persist on  
3 the landscape in 2040 and beyond. So we are going  
4 to be taking some of those key points from that  
5 study and talking with the landscape architect in  
6 making sure that what is going to be put in at  
7 Millcroft Greens is going to survive in the long  
8 term.

9 MR. POTHIER: So, Cynthia, if I could,  
10 let's take two more questions from your group. And,  
11 again, there may be time afterwards to get them in  
12 with the general public but I do want to make sure  
13 that we open things up to everyone else. So, two  
14 more questions. Whom would you like to go to,  
15 Cynthia?

16 MS. SHANAHAN: Steve Shuta.

17 MR. POTHIER: Back to you, Steve. Go  
18 ahead.

19 MR. SHUTA: Thank you. Your  
20 presentation suggests that you will be submitting a  
21 separate [inaudible] for each parcel. How will you  
22 proceed if some of the applications are approved and  
23 others are rejected? In other words, will you  
24 renovate the golf course according to your plans  
25 regardless of whether all parcel applications are

1 approved? How will you change your plan if some  
2 parcels are not approved?

3 MR. POTHIER: So I don't know if that is  
4 a Kevin question or a Glenn Wellings question. So,  
5 if only some aspects of the development are approved  
6 and not others, what impact will that have on how  
7 you go forward?

8 MR. SINGH: So, I will start off and I  
9 will let Glenn add anything that he may feel  
10 necessary. But just so it is clear, it is one  
11 application with five development pockets. So it  
12 would be one draft plan that has the five blocks  
13 that we are intending on developing. And with that,  
14 we are confident that we are...our application is  
15 consistent with the criteria that we allow for, you  
16 know, planning existing...aligning fabric with what  
17 is there right now. So, in other words, we are  
18 providing like residential development and we think  
19 that that is going to be consistent with the  
20 criteria that we are able to adhere to but I will  
21 let Glenn add anything from a planning perspective.

22 MR. WELLINGS: Yes, just to add to the  
23 question or to the response of Kevin, it is a  
24 hypothetical and to be perfectly frank, it is not  
25 something we have considered at great length and it

1 is a bridge we would have to cross if we got to that  
2 point. And that is just being perfectly honest. It  
3 is not how we are thinking at this stage but if that  
4 does happen then we will certainly have to cross  
5 that bridge when we come to it.

6 MR. POTHIER: Thank you. Cynthia, who  
7 has got the last question on behalf of your group?

8 MS. SHANAHAN: Two questions by Mo  
9 Shahin. Sorry, Mo.

10 MR. POTHIER: Go ahead, Mo.

11 MR. SHAHIN: No problems. Thank you,  
12 Cynthia. My first question is, you state that your  
13 houses will be maintained or maintains the character  
14 of the existing Millcroft community. Can you please  
15 advise where in Millcroft the lot sizes for the  
16 attached homes are as narrow as your plan, which  
17 appears to be approximately two-thirds of the size  
18 of existing lots that the new homes border? And  
19 where else in Millcroft are there detached  
20 condominiums with private roads? And the last part,  
21 where else in Millcroft are there roads in front and  
22 behind homes as in parcel A?

23 MR. POTHIER: So, Glenn Wellings, maybe  
24 you are the best one to jump in on this. A number  
25 of questions relating to community character and

1 fit. Everything from lot sizes to private roads and  
2 so forth. Go ahead, sir.

3 MR. WELLINGS: Yes, there was a lot in  
4 that question. First of all, let's first of all  
5 talk about community character and compatibility.  
6 And that is something that Millcroft Greens looked  
7 at very early and addressed very early in this  
8 process when we were evaluating applications and  
9 built forms and lot sizes. In this case, the  
10 proposal for parcels A through D is a compatible  
11 built form in terms of the single family home...  
12 single detached home on a larger lot. And there are  
13 several examples in the Millcroft community where  
14 you have lots backing on to lots, so this is not an  
15 unusual circumstance if you look at the fabric of  
16 the Millcroft community. But it is something we  
17 carefully looked at very early in the process in  
18 terms of compatibility and fitting with the  
19 character of the community.

20 Parcel E is a bit of a different animal in  
21 that it does abut Dundas Street, which is a major  
22 formerly provincial highway, now a regional road,  
23 and it does abut existing townhouses as well as a  
24 hydro corridor. So, it was felt that a different  
25 built form was more appropriate in that location and

1           hence the reason for the proposed six storey  
2           apartment building. But, again, the compatibility  
3           issues have been addressed in that case by  
4           separating the building significantly from the  
5           townhouses to the west and also providing a six  
6           metre buffer similar to the singles abutting the  
7           singles. So, if you look at the lot fabric in the  
8           Millcroft community, you will see that there are  
9           different sized lots abutting one another back to  
10          back. In this case, I believe that Millcroft Greens  
11          has gone one step further, is proposing a six metre  
12          buffer between lots backing on to lots. To me, that  
13          is over and above the requirement to address  
14          compatibility. So I am hoping that answers the  
15          question. Did I miss anything, Glenn?

16                   MR. POTHIER:        I think Mo was also asking  
17                   where else in Burlington would one find similar  
18                   circumstances to what is being proposed here with  
19                   private roads and different sized lots and so forth.

20                   MR. WELLINGS:        Good point. Thank you.  
21                   Thank you. It is important to note when Millcroft  
22                   was developed as a community back in the late  
23                   eighties, this form of development wasn't something  
24                   that was available. It is actually a new form of  
25                   condominium development referred to as a common

1 element condominium where the...it would have a  
2 condominium road or a private road with freehold  
3 lots. So, it is more of a new development  
4 phenomenon. But something different doesn't  
5 necessarily mean it is incompatible. Like, it is a  
6 compatible built form. And the private road will  
7 not impact existing...the existing community or  
8 existing development.

9 MR. POTHIER: And, Mo, I think you had  
10 one more question to close this part off.

11 MS. SHANAHAN: May I just ask Glenn?  
12 Glenn, I don't think you answered the question about  
13 where in Millcroft is there a road in front and  
14 behind detached homes today.

15 MR. POTHIER: So, Glenn Wellings, are  
16 you aware of a place in Burlington where such a  
17 condition exists?

18 MR. WELLINGS: I'm sorry, I am not sure  
19 I understand the question. I thought the question  
20 was where you have lots backing onto lots basically.

21 MS. SHANAHAN: No, the...thanks, Glenn.  
22 One of the questions that Mo presented, where in  
23 Millcroft currently today are there roads in front  
24 and behind...immediately in front and immediately  
25 behind single detached homes such as what you are

1 proposing on parcel A?

2 MR. POTHIER: Does that clarify, Glenn?

3 MR. WELLINGS: Yes, yes. Yes, it is a  
4 unique situation but, again, because it has never  
5 been done or it is different doesn't mean it is  
6 incompatible. And that is...the planning test is  
7 really compatibility and character and for something  
8 to be different or that it has not been done in the  
9 past does not equate to incompatibility or out of  
10 character. So that would be my answer. We will  
11 address it in the planning justification report but  
12 something different doesn't mean it is incompatible.

13 MR. POTHIER: Mo, I think you had the  
14 last question. Go ahead, sir.

15 MR. SHAHIN: Thank you for a bit of  
16 clarification but I don't think, Glenn, you answered  
17 the question that it fits within existing Millcroft  
18 character. My second question is what benefit is  
19 there will be to Millcroft, the city, Halton Region,  
20 and its residents to change zoning from "O" open  
21 space [inaudible]. What happens in two years after  
22 this development is in place and the golf business  
23 is failing and we have not addressed the safety  
24 concerns? Are we going to do further development?

25 MR. POTHIER: So, again, I will maybe

1 ask Kevin and/or Glenn to jump in. What are the  
2 benefits of what you are proposing to the community,  
3 to the City, to Millcroft and the other things that  
4 Mo just mentioned? Go ahead, Kevin.

5 MR. SINGH: Thanks, Glenn. And thanks,  
6 Mo, for the question. I think.. would like to start  
7 off by saying that Argo, we only really pinpoint and  
8 identify, you know, not only prestigious markets to  
9 invest in but prestigious neighbourhoods. This is a  
10 community that we are proud to be a part of and we  
11 are really happy and hopeful that we can make  
12 something that everyone is proud of.

13 So, to address the first item of how are we  
14 going to make this a benefit for the City, the  
15 region, one of the things we are trying to do is we  
16 are trying to figure out how we can make the golf  
17 course an asset that is more enjoyable to the  
18 community, the existing community. You know, what  
19 can we do from an infrastructure standpoint that  
20 allows for more enjoyment for not only the proposed,  
21 you know, new homeowners but the existing  
22 homeowners. So, we are...again, we are taking that  
23 back and we are looking at how we can add more value  
24 in that sense. Sorry, Mo, I can't recall the second  
25 part of the question.

1                   MR. SHAHIN:       The second part is what  
2 happens if this development didn't add value to the  
3 golf course and it still didn't solve the revenue  
4 issues and the safety issues. Are we going to see  
5 more development in Millcroft?

6                   MR. SINGH:       Well, again, our intent as  
7 of tonight and we continue to say it, that we are  
8 investing millions into the golf course. We really  
9 want to make it a viable asset, a thriving asset as  
10 far as golf is concerned. So that is really our  
11 intent right now. Our proposal is, again, with a  
12 50/50...

13                  MR. SHAHIN:       How are you going to be  
14 ensuring that?

15                  MR. POTHIER:       I guess Mo is asking is  
16 there any guarantee here, Kevin.

17                  MR. SINGH:       And there are no guarantees.  
18 We can't guarantee anything but what we are  
19 committed to doing is making this a success.

20                  MR. POTHIER:       So, let me jump in. First  
21 of all, I just want to say to Cynthia and her  
22 colleagues at Millcroft Against Development, thank  
23 you very much for sharing your comments and  
24 questions. We may get others from you as we proceed  
25 into the next part of the meeting where we are going

1 to open it up to the general public to hear any  
2 comments or questions that they might want to share.  
3 And, again, I want to stress that there are other  
4 avenues and opportunities for submitting questions  
5 to the group.

6 So now, as promised, we are going to open  
7 things up to those who have joined the meeting  
8 either through the Zoom platform or by phone.  
9 Again, some of you have heard me say this earlier.  
10 We are looking to have a respectful, civil, on point  
11 discussion. If a question you were planning to have  
12 asked has already been addressed, please ask a  
13 different one or lower your hand and then we will  
14 take you out of the queue. Please also note that  
15 the Millcroft Greens team has committed to  
16 addressing any questions they cannot answer this  
17 evening.

18 Now, if you would like to share a question  
19 or comment and you have joined by computer, by a  
20 tablet, by a smart phone with screen capability, you  
21 need to raise your hand by clicking the "raise the  
22 hand" button at the bottom of your screen. And if  
23 you have simply joined by telephone, you need to  
24 raise your hand by pressing \*9. Again, it is \*9 to  
25 raise your hand by telephone if you are not familiar

1 with the Zoom protocols.

2 The technical manager from the City of  
3 Burlington will be randomly selecting every nth hand  
4 that has been raised and inviting those individuals  
5 to share their questions and comments. And this  
6 randomized approach helps ensure an unbiased  
7 approach to speaker selection. And those selected  
8 will be temporarily moved from being a meeting  
9 attendee to being a meeting participant, and that  
10 will allow you to be both heard and seen if you have  
11 video capability and want to avail yourselves of  
12 that option.

13 If you are selected to speak, please be  
14 sure to enable your microphone. That is, make sure  
15 that the device that you are using is set so that  
16 your microphone can be used and that, of course, it  
17 is not muted. You can mute and unmute your phone by  
18 pressing \*6. So, again, \*9 to raise your hand, \*6  
19 if you are, again, using a simple telephone to mute  
20 and/or unmute. And you can do that on your computer  
21 tablet or smart phone, you can mute or unmute by  
22 using the buttons that you will typically find at  
23 the bottom of your screen. Once you have shared  
24 your thoughts, you will be re-muted by the technical  
25 team and returned to being a meeting attendee so

1 that you can continue to be a part of the session.  
2 And please do lower your hand after you have asked  
3 your question.

4 If you lose the connection or we are unable  
5 to hear you, we will be moving to the next  
6 participant. We have got to keep things going in  
7 the next 30 minutes or so. We invite you to  
8 reconnect by Zoom and/or the telephone and hopefully  
9 we will get you in afterwards. But, again, we  
10 likely won't get to everyone this evening so please  
11 remember that you can submit your question and  
12 comments through the Millcroft Greens' website and  
13 other means.

14 So let's move to hearing from some of those  
15 who have already raised their hands. I will  
16 respectfully ask that each speaker be as concise as  
17 possible and limit yourself to just a key question  
18 or two. Again, we want to ensure that we can hear  
19 from as many people as possible within the time  
20 frame for tonight's meeting. And I will invite each  
21 speaker to just quickly introduce themselves and/or  
22 their location. So let me ask our technical  
23 manager, who is our first speaker this evening? I  
24 think you were muted there, technical manager. We  
25 will get you back in again. I think you said

1 Lillian. So, Lillian, if you are there go ahead,  
2 please. Lillian, are you there? Again, please  
3 remember to unmute your device. We will give it a  
4 few more seconds. Lillian? Lillian, I am seeing  
5 your device still being muted on our end. And,  
6 again, just checking with our technical manager. We  
7 are not hearing you well on this end. Are you sure  
8 you are unmuted?

9 TECHNICAL MANAGER: I have not been able  
10 to unmute Lillian.

11 MR. POTHIER: Okay, so thank you. Now  
12 we can hear you as well. So if we can't get Lillian  
13 in, if we could please go to the next speaker. Who  
14 do we have next?

15 TECHNICAL MANAGER: We have Courtney  
16 joining the line.

17 COURTNEY: Yes. Hello.

18 MR. POTHIER: Yes, go ahead. We can  
19 hear you, Courtney.

20 COURTNEY: Yes, I have a question for  
21 Gord Buck particularly. Can you hear me?

22 MR. POTHIER: Yes, we can. Go ahead.

23 COURTNEY: Since Millcroft Greens is  
24 proposing to monetize the social goodwill equity of  
25 our admired, according to Kevin, community, what

1 proportion of that equity will be shared with the  
2 existing Millcroft residents if this proposed  
3 development goes ahead? And I pose this for all the  
4 ratepayers and voters. Thank you.

5 MR. POTHIER: Thank you, Courtney. So,  
6 Mr. Buck, let's get you in. I believe Courtney has  
7 asked if you are monetizing the social goodwill and  
8 equity of the community, are there any plans to  
9 disburse any of that back to the residents of the  
10 community?

11 MR. BUCK: Glenn, I think I understand  
12 the question. One, we plan to spend millions of  
13 dollars upgrading the golf course, making it one of  
14 the finest executive golf courses in the area. Two,  
15 we are going to plant and keep a buffer against all  
16 the existing homes that are directly affected. And  
17 in February I met with all those directly affected  
18 property owners and I offered a compensation package  
19 that is substantial and is something that has never  
20 been done before that we know of anywhere in Canada.  
21 So, yes, we are giving back to the community.

22 MR. POTHIER: Thank you, and let's go to  
23 our technical manager. Whom do we have next?  
24 Again, if you could just make sure, Technical  
25 Manager, that we can hear you clearly.

1 TECHNICAL MANAGER: We have Peter  
2 joining the line.

3 MR. POTHIER: Peter, please go ahead.  
4 Again, a reminder if you can unmute yourself.  
5 Peter, are you ready? If you are, please join us  
6 now.

7 PETER: Can you hear me now? Can you  
8 hear me now?

9 MR. POTHIER: Yes, I can hear you. Go  
10 ahead now, Peter. Thank you.

11 PETER: Hi, I'm Peter Racco. I am a  
12 realtor. I have been established for the last 33  
13 years. I have been in Millcroft since 1991. I have  
14 been selling homes in Millcroft for all these years  
15 and I am still a current resident of Millcroft. My  
16 concern is maybe as far as values go for the  
17 neighbourhood. I am going to have a question here  
18 as about what is going to happen for all those  
19 people who paid anywhere from \$80,000 to \$150,000  
20 premium for the golf course lots that were  
21 originally sold by Monarch Homes and the other  
22 builders that were here? I don't know if that far  
23 outweighs the compensation or any kind of  
24 remuneration for the costs of having the buffer  
25 behind the homes. And I think it also will start to

1 dilute the, you know, prestige values of people  
2 wanting to pay that premium or get that vista view  
3 beyond the backyards of their homes.

4 MR. POTHIER: Okay, thank you, Peter.  
5 So I think maybe we will start with Kevin Singh and  
6 perhaps get Gord back in as well. So, there are  
7 questions about the impact on land values and home  
8 values and the degree to which Millcroft will be  
9 compensating those homeowners who back onto the golf  
10 course and for the premiums they paid to have that  
11 right. So, Kevin, go ahead, please.

12 MR. SINGH: Sure. Thanks for the  
13 question, Peter. So, what I would say is, you know,  
14 we...we are not going to debate land values or home  
15 values tonight. There is a lot of driving factors  
16 with home values as of today, especially given that  
17 we are living in a pandemic, but we are...and,  
18 again, aside from the premiums we do feel that the  
19 compensation package along with the 20-foot buffer  
20 is, you know, something that is not seen on a daily  
21 basis and, like Gord says, we feel that we are doing  
22 what is best for everyone involved.

23 And the other thing that we, you know, we  
24 do and we commit again to doing is we build high-end  
25 communities and we also, you know, add to high-end

1 communities. We have done this tremendously...I  
2 guess we have done this on a few cases where we feel  
3 we have added value through the urban design, the  
4 architecture, upgraded street furniture. And a lot  
5 of the...you know, the added landscaping features  
6 that we intend on providing this community and this  
7 development. So that is sort of where I would go to  
8 on that. We are definitely committed to adding  
9 values to the entire community.

10 MR. POTHIER: Thank you, Kevin. And  
11 let's go to our technical manager. Who is up next?  
12 Who is in the queue?

13 TECHNICAL MANAGER: We have Jack.

14 MR. POTHIER: Jack, please go ahead.  
15 Again, if you can ensure that you are unmuted and go  
16 ahead whenever you are ready. Jack, are you there?  
17 Jack, we are continuing to see you as being muted on  
18 our end. Is there anything you can do with your  
19 device to unmute it? We will give you a few seconds  
20 to see if you can do that on your end otherwise we  
21 will have to go to our next speaker. Jack, are you  
22 able to unmute? Are you there? Last call, Jack.  
23 Okay, we will see if we can try to come back to you  
24 a little bit later, Jack. Maybe we can go back to  
25 our technical manager and see who is up next after

1 Jack.

2 TECHNICAL MANAGER: We have Colleen.

3 MR. POTHIER: Colleen, please go ahead  
4 as soon as you are ready.

5 COLLEEN: Hi. I just had a question. I  
6 keep hearing...can you hear me?

7 MR. POTHIER: Yes, we can. Thank you,  
8 Colleen.

9 COLLEEN: I keep hearing millions of  
10 dollars are going into the renovation of the golf  
11 course and that is all well and good. What is that  
12 compared to the actual profit that the development  
13 company will be making from this renovation of the  
14 golf course? I just want to know in terms of, like,  
15 percentage.

16 MR. POTHIER: I am not sure who, if  
17 anybody, is able to address that this evening but,  
18 Gord, there is a question about profits and what the  
19 percentage is and so forth. Maybe Gord you are the  
20 most appropriate. Go ahead.

21 MR. BUCK: Thanks, Glenn. Yes, our  
22 company will make a profit on this development. But  
23 if it was all about profit, we would be developing  
24 the whole golf course.

25 MR. POTHIER: Are you able to give a

1 percentage, though, I think which is what was being  
2 asked by our speaker. Again, I don't know if you  
3 are at liberty or able to do that this evening,  
4 Gord.

5 MR. BUCK: Not at this time.

6 MR. POTHIER: Thank you. So let's go to  
7 our technical manager. Whom do we have next?

8 TECHNICAL MANAGER: We have Chris.

9 MR. POTHIER: Chris, please go ahead as  
10 soon as you are ready. Again, if you would be so  
11 kind as to unmute. Thank you.

12 CHRIS: Hi, thank you guys very much for  
13 your time this evening. Two part question here. We  
14 have heard a lot about golf course safety this  
15 evening. I am sure this has been...the development  
16 has been planned for a number of years now. What  
17 has been done to date to improve the safety of the  
18 existing layout, if that is one of your biggest  
19 concerns? And also with respect to parcel E of the  
20 development, which appears to be the most lucrative  
21 portion of the development, what exactly is that  
22 protecting in regards to errant golf balls at the  
23 moment?

24 MR. POTHIER: So let's start with the  
25 first one, if we might. Thank you, Chris, for the

1 question. So the question is, as I understood it,  
2 what has been done to date around golf course  
3 safety? And Kevin and/or others, do you want to  
4 jump in?

5 MR. SINGH: Sure. So we know in  
6 obviously conversing with Ted, he has been planting,  
7 you know, trees in where he feels there are some  
8 problematic areas. So that is one of the things  
9 that he has done. Aside from the fact that we have,  
10 again, worked with Ted Baker on the design of the  
11 golf course, one of the things that has been very  
12 effective is the fact that we have heard from  
13 members of the public that have been affected by the  
14 errant balls and we have taken those comments and we  
15 have incorporated them into our design. So, it is  
16 great in the sense that, you know, we have come up  
17 with what we thought was a great design, but we have  
18 also taken the input from the community to make it  
19 better. And we are going to continue to do that,  
20 you know, with more working sessions and figuring  
21 out what is the best way to address what we feel are  
22 the concerns from the community. And the only way  
23 we can do that is, you know, to continue to have the  
24 working sessions that we are more than happy to  
25 have.

1 MR. POTHIER: And there was a second  
2 question relating to parcel E and what is being done  
3 there with regard to safety. Can you speak to that,  
4 please?

5 MR. SINGH: Yes. So, parcel E isn't...  
6 isn't mitigating any safety factors. It is  
7 essentially...it is designated for medium  
8 residential development right now. What our  
9 application does is it essentially takes that and it  
10 requests the ability to permit apartment buildings  
11 on the site so it would be a mid-rise block that we  
12 would be proposing. I hope that answers the  
13 question.

14 MR. POTHIER: Thank you, Kevin. Let's  
15 check in with our technical manager and see who is  
16 next.

17 TECHNICAL MANAGER: We have a caller by  
18 phone.

19 MR. POTHIER: So again, caller, if you  
20 can make sure that you are unmuted using \*6 if you  
21 haven't done that already. And please go ahead as  
22 soon as you are ready.

23 BILL: Yes, my name is Bill Johnson. I  
24 live on Millcroft Park Drive.

25 MR. POTHIER: Yes, go ahead.

1 BILL: Yes, fortunately or  
2 unfortunately, I am not part...I am not affected  
3 directly so I don't get the \$100,000. But there is  
4 now a new tee box that is 20 feet from my swimming  
5 pool that wasn't there today. So, where is my  
6 \$100,000 or \$180,000 that I paid a premium on on my  
7 lot?

8 MR. POTHIER: Thank you very much for  
9 the question. Let's go back, perhaps, to Gord Buck.  
10 This is an issue, again, of people wanting  
11 compensation for changes that are affecting their  
12 property. Go ahead, Gord.

13 MR. BUCK: The compensation package that  
14 we offered is to those that are directly impacted by  
15 the development. Meaning if you back on to open  
16 space and we are proposing to put a new home behind  
17 your house, we have offered compensation to those  
18 people. Any other compensation along the golf  
19 course...we are making changes to the golf course  
20 that we believe have an overall improvement, not  
21 only safety but improvement to the course.

22 MR. POTHIER: Thank you. So, who is up  
23 next? Who is in the queue? We will look to our  
24 technical manager.

25 TECHNICAL MANAGER: We have Shannon.

1                   MR. POTHIER:       Shannon, go ahead as soon  
2 as you are ready, please.

3                   SHANNON:        Hi, there. Can you hear me  
4 okay?

5                   MR. POTHIER:        Yes, I can.

6                   SHANNON:        Okay, great. Mine is just  
7 kind of a comment and an observation. I live on  
8 Millcroft Park Drive as well. I do not back onto  
9 the golf course. But we moved here in 2001 and  
10 before Berwick was open to Dundas Street and before  
11 all the building north of basically where Kane  
12 Crescent all the way to Dundas sort of occurred. So  
13 I guess what my biggest concern is with all of this  
14 is the increase in traffic in Millcroft. There is  
15 three schools to...three elementary schools in  
16 Millcroft. We have golf carts passing through the  
17 streets along Millcroft Park Drive, along the  
18 Country Club and there's...and I guess what I am  
19 really concerned about is the huge increase in  
20 traffic that is going to be there.

21                   Along Dundas Street we have got new lights,  
22 since I moved here, on Berwick and Dundas, to where  
23 the new high school is, where Hayden is. There is  
24 also one at Millcroft Park Drive. I can only assume  
25 that at some point there is also going to be a new

1 light where the new development on parcel E is. So,  
2 Dundas is a really busy area and...that, like, it  
3 just ends up if there is any kind of backup, rush  
4 hour, we actually see a lot more increased people  
5 cutting through Millcroft to get where they need to  
6 go. There is a lot of students that walk within  
7 Millcroft, not to mention all the bus routes that  
8 are coming along.

9 So, there is a lot more traffic that is  
10 actually coming...that is going to be, you know,  
11 adding to Millcroft Park Drive, Country Club, and I  
12 have lived here for long enough. The new stop signs  
13 they have put up, the speed reduction...the speed  
14 bumps that they have, they have narrowed the roads  
15 to try and get the traffic to slow down or even pay  
16 attention to stop signs has not been hugely  
17 effective in my opinion from having lived here for  
18 20 years.

19 So, my big concern is that additionally  
20 also the...with how long the construction is going  
21 to take place. It is obviously not going to take  
22 place in six to nine months. You are going to have  
23 additional traffic with all the workers that are  
24 going to be coming in and out. I am not sure where  
25 any of them are going to park. So that is going to

1 be in addition to everything else. And, you know,  
2 even post construction, you know, what that is going  
3 to look like long-term on the community.

4 So, I think those are pretty significant  
5 issues. The children that live here, the green  
6 space, the golfers, and it is a pretty big impact.  
7 And that is just a comment that I wanted to say. I  
8 am not sure how I heard I think 150 I think were  
9 estimated as far as the high traffic goes or counts  
10 go, and maybe the City can talk to that...speak to  
11 that because I am not sure how they gather their  
12 information. But, anyway, it is significant. So,  
13 you know, obviously you expect that as construction  
14 happens but with this...I already kind of feel like  
15 we are maxxed and it is not being managed terribly  
16 effectively as from somebody who lives here, who has  
17 raised three children here. So, that is just my  
18 comment and observation that I bring to the  
19 developer and to the City to consider regardless.

20 MR. POTHIER: Shannon, thank you very  
21 much for the comment. And I won't do justice to  
22 your eloquence, but there were a few points in there  
23 about traffic numbers and safety for children and  
24 students. And maybe I will invite Aaron Wignall to  
25 speak to that. And then maybe afterwards we will

1 get Kevin in to talk about the construction related  
2 traffic and the parking of construction vehicles and  
3 the impact that that might have on the community.  
4 And I know those were just a couple of the important  
5 issues that were put on the table. But, Aaron,  
6 let's go to you first quickly and then we will go to  
7 Kevin and then we will get some more folks in.

8 MR. WIGNALL: Hi, Shannon. All great  
9 points and things that we are going to have to work  
10 with the City to review. I invite you to send an e-  
11 mail or visit the website to further let us know  
12 about your concerns and that is something we will  
13 definitely take to the City and work with them on  
14 solutions or coming up with different options for  
15 traffic mitigation.

16 MR. POTHIER: And, Kevin, let's get you  
17 in around construction traffic and parking. It is a  
18 pretty tight community there. Where do the vehicles  
19 go? How do they get in and out? You know, ingress,  
20 egress and so forth.

21 MR. SINGH: Yes, so, as part of, again,  
22 the detail design in which we go through at the time  
23 of figuring out how we actually service the site,  
24 one of the things that we will put a lot of  
25 attention to is the traffic management plan and

1 understanding how we safely move construction  
2 vehicles in and out of the sites with, again, as  
3 least amount of disturbance as possible.

4 I just wanted to circle back on one point  
5 of clarity on the construction program. You know,  
6 with respect to the time period of which the site  
7 would be under construction, we would hope that we  
8 would be able to have the development program go  
9 within one year. But then again, obviously there is  
10 the house construction aside from that. So I don't  
11 want to give anyone any false hope that we are going  
12 to be here for less than a year. It is going to be,  
13 you know, longer than that. But, again, we are  
14 committed to doing this as quickly as possible to  
15 avoid any, you know, unnecessary disturbance to the  
16 community.

17 MR. POTHIER: Thanks, Kevin. Just a  
18 heads up, everybody, we are at about 9:22 right now.  
19 We had planned to wrap up around 9:30 but we  
20 recognize that some of the earlier components went a  
21 bit longer than anticipated. So, we are going to  
22 extend this for those who are so inclined and able  
23 and willing to 9:45 tonight. So that will give us  
24 another 20, 25 minutes or so to get some more  
25 questions in. I think that is the fair thing to do.

1                   So, let me ask our technical manager, who  
2                   is our next speaker?

3                   TECHNICAL MANAGER:       We have Rodney.

4                   MR. POTHIER:       Rodney, go ahead as soon  
5                   as you are ready.

6                   ROD:        It is Rod, by the way, it is not  
7                   Rodney.

8                   MR. POTHIER:       Rod, great. Go ahead,  
9                   Rod.

10                  ROD:        My name was Rodney but I changed  
11                  it to Rod.

12                  MR. POTHIER:       Go ahead, Rod.

13                  ROD:        Thank you all for all the  
14                  conversation. Great presentation on both sides, by  
15                  the way. I just want to go over the timelines with  
16                  Glenn on the...all the studies to be completed and  
17                  the construction timelines. And when this...when  
18                  these buildings, when these houses will start  
19                  construction in the future. Allowing for the fact  
20                  that we'll probably have an LPAT added, so that  
21                  could be a year or two after that. So, have you an  
22                  anticipated plan for this whole schedule? Is it  
23                  five years out? Is it three years out? Can you  
24                  give me an idea of the whole process to a certain  
25                  degree? You have answered my questions on the...I

1 had some questions on the pro forma financials, but  
2 you have already answered...you kind of alluded to  
3 them but we can run our own profile of financials  
4 anyway. It would be pretty easy to do. So, maybe  
5 we can get you to speak to a little bit the  
6 completion of all the studies, when they will be  
7 done, because obviously there are very extensive  
8 studies to be done, as you know, right?  
9 Particularly the stormwater, which is a huge issue.  
10 But I would like to get some comments on that.

11 MR. POTHIER: So let's start with the  
12 timelines for the studies, as Rod has said, and we  
13 will invite Glenn to comment on that. And then I  
14 think Kevin is probably the one who is better able  
15 to talk about the timelines for construction. But  
16 Glenn, kick us off on the timelines for the studies,  
17 please.

18 MR. WELLINGS: Yes, just in response to  
19 the question, there are a lot of studies that are  
20 required, a lot of technical reports. Those are all  
21 identified...as Mr. Plas had mentioned, there was a  
22 pre-consultation meeting held back in March. And  
23 all those requirements were identified back in  
24 March. So, there is a number of studies including a  
25 traffic impact study, a construction management

1 plan, stormwater management reports, planning  
2 justification. There is a fairly extensive list and  
3 I could go on for the next ten minutes going through  
4 that.

5 The work has commenced on those studies and  
6 it is expected that they will all be pulled together  
7 in the next few weeks and the application submission  
8 will follow shortly thereafter. I don't have a  
9 specific timeline on when the application will be  
10 filed. There is a lot of balls in the air. First  
11 of all, we have to take the comments we receive  
12 tonight and regroup as a team and go through those.  
13 So there is a lot of balls in the air, still a lot  
14 of studies ongoing, and I am hoping they can be  
15 wrapped up in the next few weeks.

16 In terms of the construction, I will turn  
17 that one over to Kevin for sure.

18 MR. POTHIER: Yes. Kevin, as Rod said,  
19 there is a lot of variables here, whether there is  
20 LPAT hearings and so forth, but can you give us any  
21 sense of the estimated timelines for construction?

22 MR. SINGH: So, again, yes, I mean,  
23 there is a lot that is predicated in that and, you  
24 know, this is a lengthy process, as I am sure  
25 everyone knows. But, again, from a servicing

1 standpoint, to go through the grading and the  
2 servicing, putting the pipes in the ground, we would  
3 like to be in...you know, from, again, using one  
4 construction year as we as well call it beginning in  
5 spring and sort of ending in the fall. And then you  
6 have the house construction that takes place after  
7 that, of course, which, you know, typically ranges  
8 from 8 to 10 months depending on the type of house.  
9 And then, again, you know, we would come back and  
10 sort of do the landscaping, the second stage of  
11 servicing, the above ground component of the top  
12 curb and the top asphalt which, again, would be, you  
13 know, hopefully done in a season. So, again,  
14 through that process that is sort of what you are  
15 looking at in terms of timeline.

16 MR. POTHIER: Thank you. Technical  
17 manager, who is next? Who do we have in the queue?

18 TECHNICAL MANAGER: We have a phone-in  
19 caller.

20 MR. POTHIER: So, phone-in caller, go  
21 ahead. You should have seen a message on your  
22 screen inviting you to speak. Again, if you would  
23 unmute using \*6 if you haven't already. Go ahead,  
24 please.

25 CATHY: Hi, my name is Cathy and I am a

1 resident in Millcroft. And I just have a comment to  
2 make. I don't have a question.

3 MR. POTHIER: That's fine. No problem,  
4 Cathy. Go ahead, thank you.

5 CATHY: So, from what I have heard this  
6 evening, what I see here is the social injustice of  
7 the development proposal. The Millcroft residents  
8 walk away with hundreds of thousands of dollars in  
9 losses because of the depreciation of their homes,  
10 while the developer walks away with millions of  
11 dollars in profits. This, to me, is social  
12 injustice. It sounds to me that this development is  
13 a cash grab for the developer at the expense of the  
14 residents. And the residents lose and the developer  
15 wins.

16 MR. POTHIER: Thank you.

17 CATHY: That is all I have to say.

18 MR. POTHIER: Thank you. You mentioned  
19 it was a comment so I won't invite any response from  
20 Millcroft Greens. We appreciate the comment and I  
21 will check in with the technical manager again.  
22 Whom do we have next?

23 TECHNICAL MANAGER: We have Philip.

24 MR. POTHIER: Philip, are you there? Go  
25 ahead, please.

1 PHILIPPE: Yes.

2 MR. POTHIER: Yes, go ahead. Is it  
3 Philip or Philippe? We are not sure. We are seeing  
4 you as muted at the moment.

5 PHILIPPE: How is this?

6 MR. POTHIER: Yes, we can hear you now.  
7 Go ahead. And, sorry, we are not sure if it was  
8 Philip, Philippe, go ahead.

9 PHILIPPE: It is Philippe.

10 MR. POTHIER: Philippe.

11 PHILIPPE: My question is have you, the  
12 developer, in the context of an attempt to monetize  
13 the club property, approached the City, the region  
14 or the province with the object of creating an  
15 ecological green zone with the club property?

16 MR. POTHIER: Okay, so let's check in  
17 perhaps with Kevin on that one. Has there been any  
18 outreach to the region or the province or anyone  
19 else to create, I think Philippe said, an ecological  
20 green zone. Kevin, any response to that? Kevin?

21 MR. BUCK: Glenn, can you...I think it  
22 is probably best if maybe Ash could answer that.

23 MR. POTHIER: Sure, whoever is best  
24 positioned. I thought Kevin might be good but, Ash,  
25 if you are ready go ahead, please.

1 MS. BARON: Hi, thank you for the  
2 question, Philippe. What we are going to be doing  
3 as part of the development is planting more trees  
4 and actually increasing the amount of tree coverage  
5 that is currently on the site. Now, again, we  
6 haven't submitted a formal application yet to any of  
7 the planning authorities but we have been in  
8 consultation with them. We will be following  
9 standard protocols and we have already identified  
10 those features within the development parcels and  
11 adjacent that would qualify as natural heritage  
12 systems per the region's OP and City of  
13 Burlington's. So, again, what we are going to be  
14 proposing is actually a net benefit and a net gain  
15 in the area of natural areas and tree cover.

16 MR. POTHIER: Just again on behalf of  
17 Philippe, if I understood the question correctly, I  
18 think he was asking if Millcroft Greens has  
19 approached the City, the province, the region to  
20 establish what he termed, I believe, an ecological  
21 green zone. Has that happened, yes or no?

22 MR. SINGH: Sorry, I am not sure I  
23 understand the question. And to be honest, I  
24 stepped out. But with respect to the buffer, what  
25 we can say is we are zoning it as open space so that

1 it wouldn't be touched. So I hope that answers the  
2 inquiry.

3 MR. POTHIER: Yes, I don't think it was  
4 about the buffer. And I will just ask one more time  
5 and then we will move on. I think the question was  
6 whether Millcroft Greens has reached out to the  
7 City, to the region, or the province to establish  
8 what was termed an ecological green zone. Has that  
9 happened?

10 MR. SINGH: No.

11 MR. POTHIER: No? Okay, thank you. So  
12 let's go to our technical manager. Who is up next?

13 TECHNICAL MANAGER: We have Martha  
14 joining the line.

15 MR. POTHIER: Martha, please go ahead as  
16 soon as you are ready. And, again, if you would  
17 unmute, please, Martha. Martha, we are seeing you  
18 as still being muted. Again, if you are using a  
19 laptop or a tablet, if you look at the, sort of,  
20 lower left of your screen there should be a place  
21 there where you can unmute your mic. Again, what  
22 sometimes happens is people haven't unmuted or  
23 enabled their microphones in the first place and  
24 unmuting won't fix that. Martha, we are still  
25 seeing you muted. We will give you a couple more

1 seconds to see if it can be rectified otherwise we  
2 will go to our next speaker. Any luck, Martha?  
3 Okay, so, again, we will try to come back to you if  
4 time permits, Martha. Let me ask our technical  
5 manager who is next.

6 TECHNICAL MANAGER: We have Christopher.

7 MR. POTHIER: Okay, Christopher, please  
8 go ahead as soon as you are ready.

9 CHRISTOPHER: Hi, can you hear me?

10 MR. POTHIER: Yes, I can. Go ahead.

11 CHRISTOPHER: Hi, I am a senior  
12 executive with Canadian's largest golf retailer, so  
13 you can imagine who that is. I had a couple of  
14 questions to Stephen. The NGCOA is probably the  
15 most accurate golf data that we can get in Canada.  
16 We are not in the U.S., we don't have that at our  
17 fingertips, but the NGCOA gives us a really good  
18 report. So, rounds were up in July 25.5 percent.  
19 So, that is across the board, all over the nation,  
20 so we are seeing a really I would say a resurgence  
21 in the game of golf. So, you know, pre-COVID, yes,  
22 there was some negative numbers that we saw, you  
23 know, in my business and in green grass.

24 My question is, what are the enhancements  
25 proposed to, I guess, better the golf course? You

1 know, what we see in my company is that, you know,  
2 my business is up 25 percent right now. It is a  
3 great year, you know, with COVID aside,  
4 unfortunately that is the scenario. So, I guess  
5 there is a couple of things I would like to state is  
6 that so with the development, the golf course will  
7 be closed for a minimum of a year, correct, because  
8 there is going to be major construction.

9           There was a comment made about, you know,  
10 there is 20 percent in distance but there is  
11 also...in club technology, but there is also a 25  
12 percent more in forgiveness. So, the comment that  
13 it is going to be...it is going to reduce risks,  
14 there is issues with somebody that is hitting a new  
15 7 iron that goes almost 200 yards now, a 5 iron  
16 going 225 yards, and so forth. So, you know, I  
17 don't know if that holds muster but, you know, I  
18 would like to hear what the enhancements...specific  
19 enhancements to the golf course are going to be.  
20 Because I will say, as an avid golfer, it does not  
21 appeal to me to play a...you know, an executive  
22 course where, you know, you are surrounded by  
23 excellent courses in the Burlington area, you have  
24 Club Link down the road, Hidden Lakes, Rattlesnake  
25 and so forth.

1                   MR. POTHIER:        So, Christopher, thank  
2                   you. Let me jump in. So maybe we can start with  
3                   one of your later questions first. You mentioned  
4                   that your assumption was that they would close the  
5                   entire course. Let's start with that one because I  
6                   am not sure that is the case. Kevin, do you want to  
7                   speak to that? And then we will get Stephen in on  
8                   some of the other questions about enhancements to  
9                   the course and the implications of new technology  
10                  and equipment that can add distance and so forth.  
11                  But Kevin, if you would jump in on the first part  
12                  about closing the course during the construction.

13                  MR. SINGH:        Yes. Thanks, Christopher,  
14                  for the question. I will be short. We still  
15                  haven't figured out what is the most...best way to,  
16                  you know, have our development program run in tandem  
17                  with the redesign of the golf course. So it may be,  
18                  you know, a permutation of the fact that we keep  
19                  nine holes open, which we would like to do,  
20                  especially Ed. And, you know, we develop the other  
21                  pockets. It is, again, it is going to be down to  
22                  the details once we are there in terms of what is  
23                  best for the community and what is best for the  
24                  golfers that play there.

25                  MR. POTHIER:        So, let's get Stephen in

1 now. Christopher was mentioning that rounds are up,  
2 there has been a resurgence in golf, that there is  
3 new technology that is resulting in people hitting  
4 the balls greater distances. And I think his  
5 specific question was what enhancements are proposed  
6 for the course. Stephen, jump in. Stephen, we are  
7 seeing you being muted. If you could unmute,  
8 please.

9 MR. JOHNSTON: Sorry about that. One of  
10 the observations that was made was that, yes, the  
11 clubs hit the ball further but they are more  
12 forgiving. All I can tell you is that we have  
13 worked extensively with the USGA, as you know. They  
14 are the ones...the holder of technology and what  
15 clubs...the changes in clubs that can be made. And  
16 with them we have been doing a number of yields or  
17 disparity studies which dated back actually to 1975  
18 and gone forward. So, all I can tell you is that  
19 that pattern, because we have tracked it over the  
20 years, has gotten greater. So, that is a fact.  
21 That is not conjecture.

22 From the point of view of taking a look at  
23 the changes and also I think there were two  
24 questions. One was what will happen to the golf  
25 course to make it so that people will want to play

1           it more and, second of all, I think your comment was  
2           alluding to the fact that there are a lot of great  
3           golf courses around there, why would I want to play  
4           an executive golf course. So, those comments, first  
5           of all, it sounds like you are a golfer, which I can  
6           understand, and therefore this golf course may not  
7           be attractive to you. The second component to that  
8           is the golf course becomes more attractive based  
9           upon demand. And as you know, the number of people  
10          that play golf well is at the lower end. The second  
11          thing is that COVID has actually brought a number of  
12          people into the game who never played the game and  
13          that is why we are starting to see the demand go up,  
14          but also the fact that people are at home more and  
15          therefore they have more time.

16                        The issue with executive courses is that  
17                        you don't take as much time to play and, therefore,  
18                        that opportunity increases. The COVID situation, we  
19                        are not going to maintain the full 25 to 30 percent  
20                        post-COVID. We know that. We know that we will  
21                        keep a portion of it. Best guess right now is we  
22                        will keep about 10 percent of it...

23                        MR. POTHIER:        Stephen, if you could just  
24                        wrap up quickly. I want to make sure we get some  
25                        more questions in. Thank you.

1 MR. JOHNSTON: Sure. Okay. The bottom  
2 line is that we believe that the golf course will be  
3 attractive to a greater demand of population who  
4 play the game, period.

5 MR. POTHIER: Thank you. I appreciate  
6 the brevity. So back to our technical manager.  
7 Whom do we have next?

8 TECHNICAL MANAGER: We have circled back  
9 to Cynthia from Millcroft Against Development.

10 MR. POTHIER: Okay, go ahead Cynthia.  
11 Welcome back.

12 CYNTHIA: Hi [inaudible]

13 MR. POTHIER: Cynthia, we are losing  
14 you. We had you for a moment.

15 CYNTHIA: Sorry, Glenn?

16 MR. POTHIER: We lost you. We heard you  
17 for a moment and now you are back. Go ahead.

18 CYNTHIA: Thank you. Assuming the golf  
19 course will fail because executive courses have  
20 failed, would you please tell us what the plans are  
21 for this property for the new course, the proposed  
22 new course? And also it is quite...it is quite  
23 disturbing that we do not have the partner of  
24 Millcroft Greens on this call, who is responsible  
25 for the success of this course. So there is two

1 questions there. When the golf course fails, what  
2 is going to happen with those lands? And why do we  
3 not have the partner on this call?

4 MR. POTHIER: Okay, thank you Cynthia.  
5 Let's start with...I am not sure, Kevin, if you are  
6 the best one to start with the first part of the  
7 question.

8 MR. BUCK: Why don't I jump in, Glen?

9 MR. POTHIER: Go ahead, Gord. So there  
10 is an assumption about whether or not or if or when  
11 the golf course might fail. Go ahead, Gord.

12 MR. BUCK: We are spending a substantial  
13 amount of money building a new course. Our experts  
14 tell us that it is the right thing in this  
15 community. That is our commitment. Like all  
16 businesses, if it fails, we will deal with it at  
17 that time. But our plans are that it won't fail.  
18 It will be an improvement. It will be an  
19 improvement to the golf and to the community.

20 And the second question was why is Ed not  
21 here? Argo's job is to process the application of  
22 the development. Ed's job is to manage the golf  
23 course and he is one of the best golf course  
24 managers there is.

25 MR. POTHIER: Thank you, Gord. Whom do

1 we have next? I look to our technical manager  
2 again.

3 TECHNICAL MANAGER: We have Paul on the  
4 line.

5 MR. POTHIER: Okay, Paul go ahead as  
6 soon as you are ready, please. Again, Paul, if you  
7 could make sure that you unmute.

8 PAUL: Hi, I wanted to know if the City  
9 of Burlington had considered purchasing the golf  
10 course in efforts to preserve the greenspace  
11 allocated to this ward of Burlington and what the  
12 process is in that regard and how that comes into  
13 the application that Argo is making.

14 MR. POTHIER: So perhaps for that one...  
15 thank you, Paul...we will look to City staff. I  
16 don't know if they will be able to answer it, given  
17 the stage that we are at in the application process.  
18 But let's put it to perhaps Kyle can address that  
19 one on our behalf.

20 MR. PLAS: Yes, thanks for the question.  
21 So when the Millcroft area was originally developed  
22 in the eighties, that would have been the point at  
23 which the City would have done an assessment as to  
24 the park needs that would have been required to  
25 service the level of intensity that was proposed as

1 part of the original application. And so that  
2 assessment would have been done previously as part  
3 of the development of the Millcroft area.

4 Moving forward in terms of what we are able  
5 to do through a development application, under the  
6 Planning Act there is the ability for a municipality  
7 to secure a certain portion of land as park land  
8 dedication through a development process. And that  
9 ability is based upon the number of residential  
10 units that are being proposed. And so if and when  
11 an application is received, the City will do a  
12 review as to the appropriateness of acquiring a  
13 portion of that land for park land purposes to serve  
14 the new residents that would be introduced into this  
15 area.

16 MR. POTHIER: Thank you, Kyle. So let's  
17 get a few more in quickly if we can and then we will  
18 invite Millcroft Greens to talk very briefly about  
19 next steps. And then I will invite the mayor to  
20 share some closing observations and then I will very  
21 quickly wrap things up and adjourn the meeting. But  
22 let's get a couple more questions in. Whom do we  
23 have next?

24 TECHNICAL MANAGER: We have Michael,  
25 Judy and Nick.

1                   MR. POTHIER:       Not all together, I  
2                   gather. So, Michael, you are first and then Judy  
3                   and Nick.

4                   MICHAEL:         We are all part of the same  
5                   family.

6                   MR. POTHIER:       You are all together?  
7                   Okay, so I was wrong. Go ahead, then, please.  
8                   Welcome all three of you.

9                   MICHAEL:         Thanks. We have lived here  
10                  since 1989 and our son, Nick, has actually been  
11                  golfing on Millcroft Golf Course since he was five  
12                  years old. He is now in his 28th year. So you are  
13                  looking at 23 years. And he enjoys it passionately  
14                  more than you could possibly imagine. We have had  
15                  friends that line the course, would play along and  
16                  say hi to us and actually...had actually friends  
17                  even dish out lemonade. We have observed wildlife  
18                  and the changing of the seasons. So, we are all  
19                  most of us in this call basically Baby Boomers. He  
20                  is a Millennial. How do I explain to him that this  
21                  is such a noble development to proceed with, given  
22                  he has lived here all these years, he has enjoyed  
23                  the life here, and he is not alone. He has got a  
24                  lot of friends that live here and they have only  
25                  seen a little part of what is going on. They have

1 not even wrapped their arms around exactly what is  
2 going to happen to this development if it should get  
3 approved. How does Gord Buck and his team address  
4 these concerns? Because there are going to be very  
5 practical concerns going down the road, should this  
6 development get approved.

7 MR. SINGH: I would like to start, Gord,  
8 and then maybe you can add anything in that I might  
9 miss. But what you just described, Michael, is  
10 great community and we want to add and bring more of  
11 that to this community. With the executive golf  
12 course, we are hoping that we can get more kids  
13 playing at an earlier age and, again, establishing  
14 those connections to golf and bringing more people  
15 to experience that. The strength of this community  
16 is very apparent and that is what we want to build  
17 on.

18 MR. POTHIER: Gord, did you have  
19 anything to add?

20 MR. BUCK: I just would like to add that  
21 I raised my children here too and my son golfs at  
22 the golf course. And the reason why we bought this  
23 golf course is because we wanted to keep it open.  
24 We didn't want to see the golf course torn down and  
25 taken away from this community.

1 MR. POTHIER: Thank you. And to our  
2 technical manager, we will take two more and then we  
3 will need to start to tie things up. Who is our  
4 second to last speaker this evening?

5 TECHNICAL MANAGER: We have Frank.

6 MR. POTHIER: Frank, please go ahead if  
7 you can be sure to unmute if you haven't already.  
8 Thank you. Frank, we are continuing to see you as  
9 being muted on our end. Again, if you can check and  
10 make sure that your device is unmuted. We will give  
11 you a second to try to do that.

12 FRANK: There, how is that? Can you  
13 hear me?

14 MR. POTHIER: Yes, we got you now,  
15 Frank. Go ahead.

16 FRANK: Okay, great, thank you. Glenn,  
17 first of all, thanks, you have done a great job as a  
18 moderator tonight so we appreciate your efforts  
19 there.

20 MR. POTHIER: My pleasure, thank you.

21 FRANK: Long time resident of the  
22 community. Seventeen, eighteen years now. Heard a  
23 lot of stuff going back and forth about golf course,  
24 technology, rounds of golf, loss of green space,  
25 construction, safety. There is a lot of opinions

1           that are put forth about what is best for the  
2           community members of Millcroft. I think the mayor  
3           in an earlier letter to the residents said that she  
4           wanted to do what is best for the residents of the  
5           community. Councillor Bentivegna and at least one  
6           member of the panel representing the golf course  
7           construction have all said that they want to do what  
8           is best for the members of the community. And we  
9           have I think it was 3,000 petitions, signed  
10          petitions, saying we don't want this construction.  
11          So why would the City even entertain the thought of  
12          changing the zoning to allow the construction when  
13          all the residents clearly don't want it?

14                       MR. POTHIER:        So, thanks, Frank, I am  
15                       going to put that one to Kyle because this is a  
16                       process-related question and there are requirements  
17                       under the Planning Act for this kind of approach.  
18                       Kyle, you know this stuff better than I do. I will  
19                       let you speak to what Frank has put on the table for  
20                       us.

21                       MR. PLAS:        Yes, thanks for the question,  
22                       Frank. I think the simple answer to your question  
23                       is why would the City accept an application and, as  
24                       has been alluded to earlier, is we have a legal  
25                       obligation to accept applications. We are not able

1 to refuse a proposal or a development application  
2 that comes before the City. Under the Planning Act,  
3 private property owners have the right to submit an  
4 application to amend the official plan and/or zoning  
5 bylaw to facilitate a development proposal. And it  
6 is the City's obligation to review that application,  
7 to review the merits of that application. And as  
8 planners, it is our responsibility to provide  
9 council with a recommendation as to what we feel  
10 represents the public interest and that is what we  
11 would do moving forward.

12 MR. POTHIER: Thanks, Kyle. And so I  
13 will go to our technical manager for our last  
14 speaker this evening. Again, I want to assure all  
15 of those who may have been in the queue and did not  
16 have an opportunity to share your questions or  
17 comments, that there is an opportunity to do so  
18 through other means, including the website and so  
19 forth. And I hope that you will avail yourselves of  
20 that opportunity and thank you for your patience  
21 this evening. It has been greatly appreciated. But  
22 who is our last speaker?

23 TECHNICAL MANAGER: We have Andrea.

24 MR. POTHIER: Okay, Andrea, please go  
25 ahead and if you could make sure that your device is

1 unmuted, please. Andrea, we are seeing your device  
2 still being muted at this point. If you can double-  
3 check.

4 ANDREA: Hello, can you hear me?

5 MR. POTHIER: We can hear you now. Yes,  
6 go ahead.

7 ANDREA: You can hear me now?

8 Wonderful. Well, thank you so much for taking my  
9 call. My name is Andrea McQueen. I am a resident  
10 of Hadfield Court. The question that I have is,  
11 currently with the railroad tracks and the proximity  
12 to Upper Middle Road, most of Millcroft can hear the  
13 significant sounds of traffic and railway noise  
14 throughout the community. Currently, the mature  
15 trees on the golf course contribute to a...serve as  
16 a buffer, a sound buffer, to dampen the noise from  
17 the tracks and the traffic. Once construction on  
18 the proposed development starts, with the removal of  
19 over 400 mature trees, the current corridors along  
20 Hadfield Court and between Park Lane and the rest of  
21 the development are going to act as sound  
22 amplifiers. How do you propose to address this huge  
23 problem? The question is for the developer. And  
24 also, to the mayor, how do you think that the  
25 significant increase in noise pollution contributes

1 to Millcroft being a desirable neighbourhood to live  
2 in?

3 MR. POTHIER: So let me begin by  
4 putting...thank you, Andrea...putting these  
5 questions to the developer team. The mayor will be  
6 on in just a moment with some observations before we  
7 wrap up and I will let her speak to whatever issues  
8 she has heard tonight that she would like to. But I  
9 don't know if this is an Aaron or an Ash or a Kevin  
10 question, but this notion of a reduced buffer by the  
11 trees and so forth are a buffering of sound that is  
12 done by the trees to help mitigate noise in the  
13 community. Which of you...maybe Kevin, you would  
14 like to...

15 MR. BON: I am happy to take that if  
16 you'd like.

17 MR. POTHIER: Go ahead, Frank, if you  
18 would prefer.

19 MR. BON: Sure. Andrea, thank you for  
20 the question. As part of what we need to submit, we  
21 actually need to do both a noise and vibration  
22 analysis and we do have a consultant retained to  
23 prepare a report to deal with the issues that you  
24 are actually speaking to. It will be evaluated by  
25 both, I believe, the Region of Halton and the City

1 of Burlington. So, noise issues are definitely on  
2 the agenda and they always are in scenarios where  
3 you are close to a regional road, a major road, and  
4 a railway track. So, Burlington will be looking  
5 into that I am sure.

6 MR. POTHIER: Thank you, Frank. So I  
7 will just say quickly thank you so much to all of  
8 you again for participating, for sharing your very  
9 thoughtful and articulate questions and comments,  
10 and for engaging in very much a respectful and civil  
11 dialogue this evening. That is greatly appreciated,  
12 I think, by all of us. Just before we formally wrap  
13 up, as mentioned, I will invite Millcroft Greens to  
14 very, very quickly share an overview of next steps  
15 and where things go from here. And then I will  
16 invite the mayor to jump in and share some  
17 observations. But for the next steps, we will go  
18 back to Glenn Wellings, again the lead planner  
19 acting on behalf of Millcroft Greens. Glenn?

20 MR. WELLINGS: Yes, thank you, Glenn. I  
21 will be very brief. And thank you, everybody, for  
22 participating and listening in this evening. Just a  
23 few brief comments regarding additional public  
24 consultation before we wrap up. You have heard that  
25 this is the first step in public engagement. Just

1 to be clear, Millcroft Greens has not made formal  
2 applications to the City of Burlington.

3 Following tonight's meeting, Millcroft  
4 Greens' team will regroup to review the comments  
5 received tonight as well as the comments that were  
6 received prior to this evening and it is expected  
7 that the submission of formal applications will  
8 occur in the next few weeks. We are probably at  
9 least a few weeks away.

10 After formal applications are submitted,  
11 Millcroft Greens hopes to arrange two to three open  
12 houses, of course COVID permitting. I am not sure  
13 anybody really knows what is going to be happening  
14 over the next few months. But these open houses, we  
15 are hoping to have more intimate discussions with  
16 residents, have display boards available with the  
17 Millcroft Greens consulting team. And that would  
18 facilitate more one-on-one discussions. So, details  
19 of these open houses, we don't have those now but  
20 those will follow hopefully shortly.

21 In terms of the two ratepayer groups,  
22 Millcroft Greens will reach out to the two ratepayer  
23 groups directly to arrange future discussions and  
24 dialogue. And, of course, those who didn't get to  
25 be heard tonight, of course Millcroft Greens and the

1 consulting team is always available by phone, by e-  
2 mail, or through the Millcroft Greens website to  
3 answer any questions and/or have one-on-one  
4 discussions with residents. So you don't have to  
5 wait for the future open houses. You can pick up  
6 the phone, send an e-mail, or get on the website and  
7 ask questions or provide comments.

8 I can assure you on behalf of Millcroft  
9 Greens that the public consultation will be  
10 thorough, it will be inclusive, and there will be  
11 plenty of opportunity down the road for further  
12 dialogue after tonight.

13 We will also ensure that the offices of  
14 ward Councillor Bentivegna as well as Mayor Meed  
15 Ward are kept apprised of any future consultation  
16 efforts. They would normally have newsletters and  
17 postings on their social platforms.

18 So thank you again for listening and have a  
19 good rest of the evening and back to you, Glenn.

20 MR. POTHIER: Thank you, Glenn, and  
21 thank you again everyone for joining us. As  
22 mentioned earlier, this pre-application submission  
23 community meeting is early in the process. There  
24 will be multiple opportunities to stay engaged and I  
25 invite you to do so. Just before I invite the mayor

1 to share some closing observations, I wanted to  
2 thank everyone again for participating. A special  
3 thank you to those who shared questions and comments  
4 and to the neighbourhood and community groups who  
5 have been so active on this. And thank you again  
6 for the very respectful dialogue this evening. I  
7 think you have given the applicant and the City much  
8 to think about, and that is really the purpose of a  
9 pre-application session.

10 I also again wanted to thank all of the  
11 elected officials for joining us this evening, not  
12 only for their interest in tonight's topic but for  
13 their ongoing and valued service to the community,  
14 which is greatly appreciated. It has been a  
15 pleasure from my perspective serving as the  
16 independent facilitator and, again, working with  
17 such a thoughtful, knowledgeable, and articulate  
18 group.

19 So, over to Mayor Meed Ward for some  
20 observations and then I will come back to very, very  
21 quickly wrap things up. Mayor, please.

22 MAYOR MEED WARD: Thank you so much,  
23 Glenn, and on behalf of Angelo, who has been a great  
24 advocate for the community throughout this process,  
25 and myself and the other council members that have

1           been on the call, I really want to thank everyone  
2           for putting this together. This has been months in  
3           the making and this is the City's first virtual  
4           pre-application public consultation meeting and it  
5           has been wildly successful. I did check in at one  
6           point. There were over 755 attendees, 25 panelists  
7           for close to 800 people. We don't have a venue big  
8           enough in the city to bring all of that group  
9           together, so this has been a true...amazing success  
10          of giving people access to ask their questions, pose  
11          concerns, and exchange of information and not a  
12          debate, a dialogue, as was said earlier and very  
13          civil. So I want to thank everyone for doing that.  
14          And people calling in, people bringing questions on  
15          behalf of their neighbours who couldn't even be  
16          here. So, kudos to everyone in the community for  
17          making sure that every voice was heard and will  
18          continue to be heard throughout this process.

19                 Just a couple of thoughts from me in terms  
20          of what I heard. I know I was listening intently  
21          for close to three hours and I know Angelo equally  
22          so and the others that were on this call. Just in  
23          terms of how we approach...we at council, your  
24          elected officials, approach development applications  
25          from a principled standpoint, we are the local level

1 to determine where growth goes. Even, you know, the  
2 provincial policy statement will say that generally  
3 communities need to intensify, but it also says that  
4 local plans are the best determinant for that. And  
5 we have exceeded our population targets in  
6 Burlington, wildly exceeded them 12 years early, so  
7 we are in the driver's seat at the local level to  
8 determine where growth goes. And that is exactly  
9 what we are talking about here. And so that  
10 principle will inform all of our dialogue.  
11 Intensification is not a free-for-all. Minimums can  
12 be exceeded where appropriate. That is an important  
13 caveat. And so the considerations that we will take  
14 into account are the things that you and the  
15 community have raised through your questions and  
16 your comments; noise, green space, stormwater  
17 management, wildlife, compatibility with the  
18 neighbourhood, roads in front and back of your  
19 house. All of those things will be looked at by our  
20 staff and through in some cases technical study  
21 before any decision is made and, as was said  
22 earlier, your council has an obligation to fairly  
23 process this application and keep an open mind  
24 throughout in terms of what the information is. But  
25 those are some of many of the considerations that we

1 will look at. So, thank you so much for raising  
2 those. Those are extremely important. Please  
3 continue to stay involved in this process. There is  
4 still a very long way to go yet. Thanks, everyone.

5 MR. POTHIER: Thank you, Mayor Meed  
6 Ward. I will now formally adjourn the session.  
7 Just before I do so, I wanted to thank the technical  
8 and other personnel who made this session possible,  
9 so thank you to the City of Burlington staff for  
10 assisting this evening and our technical manager for  
11 the wonderful job that you did. And, again, thank  
12 you to all for your participation. Enjoy the rest  
13 of the evening or what is left of it and have a good  
14 night, everybody. Take care. Bye bye.

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accurate  
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understanding.

I hereby certify the foregoing to be a true and  
transcription of the above-noted proceedings held via  
videoconference on the 21ST DAY OF SEPTEMBER, 2020,  
taken to the best of my skill, ability and

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} Kiara Kartel  
} Verbatim Reporter

