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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

tonight's conversation.

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

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

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

My role and the councillors' role here this

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

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

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

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

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

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

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

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

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

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

Millcroft Greens for portions of the Millcroft Golf Course.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

contact information, as well as copies of planning reports.

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

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

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

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

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

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

The slides that I will refer to this

evening will be posted on the Millcroft Greens website at www.millcroftgreens.com.

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

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

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

This slide identifies the proposed development parcels labelled A through E. Parcels A and B are situated northeast of Country Club Drive and Upper Middle Road, west of the existing rail line. Parcel C is located northeast of Berwick Drive and Country Club Drive. Parcel D is located northeast of Millcroft Park Drive between Latimer Crescent and Chasewood Court. And, finally, parcel E is located at the site of the existing maintenance facility fronting Dundas Street and backing on to the hydro corridor.

I will provide a brief overview of the proposed golf course redesign and the development proposed on each individual parcel.

Parcel A is currently hole number 6. The parcel is located southwest of Hadfield Court with a site area of approximately 14.5 acres. The residential component is approximately 6.9 acres excluding the existing pond and Appleby Creek. The proposal is for 33 single detached homes on a private condominium road with access from Millcroft Park Drive. Millcroft Greens will implement a 20 foot landscape buffer between new and existing homes.

The next slide shows an aerial view of

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

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

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

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

Hole number 1 would be shortened from a par

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

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

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

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

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

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

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

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

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

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

With respect to built form considerations,

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

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

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

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

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

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

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

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

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

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

intent to direct shots away from residential areas wherever possible.

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

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

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

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

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

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

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

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

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

MR. BUCK: Hello, everyone.

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

MR. BON: Good evening, everyone.

MR. POTHIER: We have Glenn Wellings,

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

MR. WELLINGS: Good evening, everybody.

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

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

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

MR. LEIGHTON: Good evening.

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

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

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

MS. BARON: Good evening, everyone.

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

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

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

MR. THISTLE: Hi, everyone.

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

MR. BAKER: I am here.

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

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

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

SPEAKER: Daintry, you are muted.

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

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

MS. KLEIN: Sorry.

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

MS. KLEIN: Great.

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

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

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

developments and the short and long-term impact.

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

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

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

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

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

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

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

course.

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

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

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

ambulance attending have occurred here.

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

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

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

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

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

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

quickly disappearing..."

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

partnerships, and making golf a little bit more inclusive.

MR. POTHIER: Monty, back to you.

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

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

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

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

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

MR. BAKER: Dennis.

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

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

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

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

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

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

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

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

MR. PARAS: Thank you.

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

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

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

MR. SINGH: Sure. So, the maintenance

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

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

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

your community and in the proposed development.

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

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

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

MS. SHANAHAN: And 15 questions.

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

MS. SHANAHAN: We haven't been given an

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

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

MS. SHANAHAN: Yes, that's right.

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

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

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

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

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

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

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

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

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

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

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

Let me repeat. They stated word for word:

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

MR. SKIRROW: I had a follow-up question

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

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

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

on?

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

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

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

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

MR. POTHIER: No, that is not my

understanding from the City of Burlington.

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

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

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

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

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

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

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

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

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

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

MR. POTHIER: Cynthia, who is next?

MS. SHANAHAN: Elizabeth.

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

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

We have a freezing issue here. We have frozen.

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

MS. MURPHY: I will start again.

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

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

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

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

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

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

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

MR. POTHIER: And who is next, Cynthia?

MS. SHANAHAN: Peter VanKessel.

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

MR. VANKESSEL: Can you hear me?

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

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

MR. POTHIER: So, Peter has got some

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

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

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

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

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

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

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

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

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

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

MR. POTHIER: Appreciate that, thank you.

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

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

MR. SHUTA: Hello, everyone. Burlington

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

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

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

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

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

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

MS. SHANAHAN: Victoria Romero-Garcia.

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

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

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

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

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

So, as far as plantings go, the trees and

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

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

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

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

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

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

MS. SHANAHAN: Victoria has another question.

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

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

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

MS. ROMERO-GARCIA: Perfect. Environmental sustainability is defined as responsibly interacting with the planet to maintain natural resources and avoid jeopardizing the ability for future generations to meet their needs. Last

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

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

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

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

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

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

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

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

MS. SHANAHAN: Steve Shuta.

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

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

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

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

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

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

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

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

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

MR. POTHIER: Go ahead, Mo.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

proposing on parcel A?

MR. POTHIER: Does that clarify, Glenn?

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

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

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

MR. POTHIER: So, again, I will maybe

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

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

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

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

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

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

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

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

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

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

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

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

with the Zoom protocols.

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

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

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

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

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

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

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

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

TECHNICAL MANAGER: We have Courtney joining the line.

COURTNEY: Yes. Hello.

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

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

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

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

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

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

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

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

TECHNICAL MANAGER: We have Peter joining the line.

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

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

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

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

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

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

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

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

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

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

TECHNICAL MANAGER: We have Jack.

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

Jack.

TECHNICAL MANAGER: We have Colleen.

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

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

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

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

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

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

MR. POTHIER: Are you able to give a

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

MR. BUCK: Not at this time.

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

TECHNICAL MANAGER: We have Chris.

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

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

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

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

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

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

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

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

TECHNICAL MANAGER: We have a caller by phone.

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

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

MR. POTHIER: Yes, go ahead.

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

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

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

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

TECHNICAL MANAGER: We have Shannon.

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

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

MR. POTHIER: Yes, I can.

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

TECHNICAL MANAGER: We have Rodney.

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

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

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

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

MR. POTHIER: Go ahead, Rod.

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

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

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

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

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

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

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

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

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

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

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

TECHNICAL MANAGER: We have a phone-in caller.

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

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

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

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

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

MR. POTHIER: Thank you.

CATHY: That is all I have to say.

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

TECHNICAL MANAGER: We have Philip.

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

PHILIPPE: Yes.

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

PHILIPPE: How is this?

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

PHILIPPE: It is Philippe.

MR. POTHIER: Philippe.

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

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

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

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

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

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

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

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

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

MR. SINGH: No.

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

TECHNICAL MANAGER: We have Martha joining the line.

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

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

TECHNICAL MANAGER: We have Christopher.

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

CHRISTOPHER: Hi, can you hear me?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

CYNTHIA: Hi [inaudible]

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

CYNTHIA: Sorry, Glenn?

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

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

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

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

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

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

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

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

MR. POTHIER: Thank you, Gord. Whom do

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

TECHNICAL MANAGER: We have Paul on the line.

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

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

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

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

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

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

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

TECHNICAL MANAGER: We have Michael, Judy and Nick.

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

MICHAEL: We are all part of the same family.

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

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

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

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

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

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

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

TECHNICAL MANAGER: We have Frank.

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

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

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

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

MR. POTHIER: My pleasure, thank you.

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

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

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

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

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

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

TECHNICAL MANAGER: We have Andrea.

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

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

ANDREA: Hello, can you hear me?

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

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

to Millcroft being a desirable neighbourhood to live in?

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

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

Certified Correct:

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Kiara Kartel
Verbatim Reporter