



Regular Council  
Addendum Items

**Date:** June 17, 2025  
**Time:** 9:30 am  
**Location:** Council Chambers, City Hall, second floor

Pages

**11. Delegations**

- 11.1 *Lisa and Michael Kosiancic regarding Request for the Minister of Municipal Affairs and Housing to Issue a Ministerial Zoning Order to Protect Green Space in the Millcroft Community (ADM-07-25)*
- 11.2 *Dennis Parass regarding Request for the Minister of Municipal Affairs and Housing to Issue a Ministerial Zoning Order to Protect Green Space in the Millcroft Community (ADM-07-25)* 1 - 4
- 11.4 *Tim Calibaba, President, Gallery Condo Corp regarding regarding Zoning By-law Amendment for 401-413 Brant St., 444-450 John St., 2002 and 2012 James St. (DGM-37-25)*

**18. Motions of Members**

- 18.1 Request for the Minister of Municipal Affairs and Housing to Issue a Ministerial Zoning Order to Protect Green Space in the Millcroft Community (ADM-07-25)
- a. *Correspondence from Liz Volk regarding Request for the Minister of Municipal Affairs and Housing to Issue a Ministerial Zoning Order to Protect Green Space in the Millcroft Community (ADM-07-25)* 5 - 6
- b. *Correspondence from Andrew, Millcroft resident regarding Request for the Minister of Municipal Affairs and Housing to Issue a Ministerial Zoning Order to Protect Green Space in the Millcroft Community (ADM-07-25)* 7 - 8
- c. *Correspondence from Claire Richardson regarding Request for the Minister of Municipal Affairs and Housing to Issue a Ministerial Zoning Order to Protect Green Space in the Millcroft Community (ADM-07-25)* 9 - 9

- d. *Correspondence from Cynthia and Peter Shanahan regarding Request for the Minister of Municipal Affairs and Housing to Issue a Ministerial Zoning Order to Protect Green Space in the Millcroft Community (ADM-07-25)* 10 - 11
- e. *Correspondence from Kristin Kramer and Family regarding Request for the Minister of Municipal Affairs and Housing to Issue a Ministerial Zoning Order to Protect Green Space in the Millcroft Community (ADM-07-25)* 12 - 14
- f. *Correspondence from Janet and John Hillman regarding Request for the Minister of Municipal Affairs and Housing to Issue a Ministerial Zoning Order to Protect Green Space in the Millcroft Community (ADM-07-25)* 15 - 16
- g. *Correspondence from Erik, Millcroft resident regarding Request for the Minister of Municipal Affairs and Housing to Issue a Ministerial Zoning Order to Protect Green Space in the Millcroft Community (ADM-07-25)* 17 - 17

Mayor Meed Ward and Councillors, thank you for this opportunity to speak with you.

My name is Dennis Parass. I am one of the executives of Millcroft Against Bad Development, commonly known as MAD.

First of all, we want to thank you, Mayor and Councillors, for your incredible and constant support over these last 5 years. You have worked with us, dealing with each issue as they arose. We recognize the significant time, effort, human and financial resources that have been dedicated to the Millcroft file. We believe your efforts will be rewarded.

When MAD formed in 2020 we represented a small number of Millcroft's residents. Prior to the OLT hearing in 2024 this had risen to over 7,000 supporters. In the last year, due to intense reaction to the outrageous OLT decision, our registered supporters have risen to over 17,000. We have also tracked over 900,000 hits on our social media releases.

Burlington and neighbouring communities recognize that the 2024 OLT approval to allow development on Burlington's Park and Open spaces is not a local issue but one that will affect the entirety of Burlington.

**This not about saving a golf course. It is about saving our Greenspace, here in Millcroft and throughout Burlington**

**Millcroft Greens is not a responsible developer**

This project became public in February 2020. Millcroft Greens, an Argo Development company owned by Gord Buck, was created to obtain permission to infill all of Millcroft's usable Park and Green space with housing. They announced their plans Feb 19<sup>th</sup> 2020.

They knowingly pursued the Millcroft infill project despite the opposition of the City, Region and Conservation Halton. They don't care about Community support nor the consequences of their action. Their plan to build expensive homes on the 6<sup>th</sup> hole right up against the official flood plain is irresponsible. Buyers will not be able to get flood insurance nor secure mortgages. The condo community will be responsible, not Millcroft Greens. The condo road there should be named "Flood Plain Lane".

Recently, without proper permissions, Millcroft Greens cut down over 400 trees during bird nesting season despite being prohibited by Provincial and Federal regulations. Then they used chippers to create several huge piles of chips. On Sunday the fire department was called in to add water to the piles to prevent the smoke to erupt into Canada's largest bonfire.

We met with Gord Buck to warn him that the residents would vigorously oppose his application. Despite the fact that the residents, the City, the Region and Conservation Halton opposed the project, he pushed ahead.

Why was he so confident? Because he knew that the OLT was deciding almost every application in favour of the developers. From my perspective the OLT is a "kangaroo court". The OLT stands in the way of professed Provincial policies.

### **What are the Provincial Policies?**

Premier Ford has clearly stated the principle "local municipalities know what's best for their community development"

The Housing Minister has stated its goal is  
“to work with local municipalities on key projects and send staff to consult with them.

Unfortunately, there have been three Housing Ministers in the last 5 years: Steve Clark to 2023, Paul Calandra 2023-May 2025 and recently Rob Flack.

In early 2023 Housing Minister Steve Clark was petitioned by Mayor Marianne Meed Ward to issue a MZO. Minister Clark simply denied the request and off loaded the issue to the Ontario Land Tribunal

In 2024 new Minister Calandra stated that it continues to be Ministry policy to

- avoid building homes in established communities
- to work with local government to resolve development challenges with developers.

### **Policy was Ignored.**

In the five years of this project, despite multiple invitations from the City of Burlington and the Regional chair. **not one person from the Housing ministry visited Burlington to help this project.** From my perspective it was more than oversight, it was intentional.

The pressures of other Ontario land use controversies probably contributed to the dismissal of Burlington’s requests by Clark and Calandra.

The Ontario Land Tribunal appointed two judges to handle the 16 day hearing. It is incredible that two people could determine the fate of the 10,000 residents of Millcroft . **Neither one considered it important enough to visit Millcroft before making a decision.**

### **Premier Ford Learns About the Project**

Following the OLT decision we spoke with Premier Ford on two occasions. He was not aware of the project, municipal frustration and public objection to the destruction of Park and Green space in Burlington. He was empathetic and suggested a course of action to take to resolve the issue.

Recently, Housing Minister Rob Flack has now become involved. We hope that this requested MZO will receive a positive response.

We support our City and Region's efforts to bring this before the Province's Premier and Housing Minister and stop this development.

Thank you

mayor@burlington.ca,

city@burlington.ca

angelo.bentivegna@burlington.ca

CC'd Effie Triantafilopoulos <effie.triantafilopoulos@pc.ola.org>

**Liz Volk**

[REDACTED]

Burlington, Ontario [REDACTED]

[REDACTED]

June 15, 2025

**To: Mayor Marianne Meed Ward and Members of Burlington City Council**

City of Burlington

426 Brant Street

Burlington, ON L7R 3Z6

**Subject: Strong Support for the Minister's Zoning Order (MZO) to Protect Remaining Millcroft Greenspace**

Dear Mayor Meed Ward and Members of Council,

I am writing to express my full support for the City of Burlington's renewed request for a Minister's Zoning Order (MZO) to protect the remaining greenspace of the Millcroft Golf Course lands, beyond Areas A to E. I deeply value the leadership Council has demonstrated in advocating for this irreplaceable community asset, and I encourage you to continue doing everything within your power to preserve these lands for the long-term well-being of our city.

The Millcroft greenspace is not just another parcel of land—it is a uniquely designed feature of Burlington's urban fabric. Woven like a figure-eight through a residential neighbourhood, it serves critical ecological and infrastructure roles including natural stormwater management, wildlife habitat, climate resilience, and community access to green space. These features make Millcroft fundamentally different from other golf courses and fully justify the special protection an MZO would provide.

I recognize that the Ontario Land Tribunal approved redevelopment for portions of Millcroft in June 2024, and I respect the City's approach to complying with that decision. However, I am especially encouraged that Council is not seeking to overturn that outcome, but rather taking a responsible and forward-thinking step to protect the balance of the lands that remain at risk.

This is a constructive, balanced approach that aligns with Burlington’s Official Plan, climate goals, and community values.

With over **44,000 housing units** already in the development pipeline—including more than 7,000 that have received planning approvals—it is clear that Burlington is doing its part to meet the Province’s housing targets. There is no need to sacrifice greenspace, nor to place further strain on ecologically sensitive areas such as Appleby and Sheldon Creeks, to achieve intensification goals.

Furthermore, Halton Region’s unanimous support of this initiative, the involvement of MPP Effie Triantafilopoulos, and the petition signed by thousands of residents all speak to the overwhelming local desire to protect this land. This is not a “Not In My Backyard” issue—it is a “Protect What Makes Burlington Livable” issue.

Issuing an MZO for the remaining greenspace would not set a provincial precedent, but rather serve as a measured, thoughtful decision that acknowledges the exceptional context and design of Millcroft. It would show that the Province is willing to collaborate with municipalities to balance growth with long-term environmental stewardship.

I urge you to continue pressing for Minister Rob Flack’s response and to pursue every mechanism available to secure this protection. Burlington deserves predictability, sustainability, and access to urban greenspace—not short-term development that puts our future at risk.

Thank you again for your dedication to this issue and to the residents you serve.

Sincerely,  
**Liz Volk**

# MZO Request for Millcroft

ADM-17-25 Council June 17, 2025



Dear Premier Ford, Minister Flack, and to anyone whom this may concern:

I'm writing to respectfully request that your office issue a Ministerial Zoning Order (MZO) to stop the Millcroft Greens development in Burlington.

This project should not move forward for several compelling reasons:

- **Loss of green space:** This would permanently destroy a vital natural area within an established community.
- **Overwhelming community opposition:** Petitions opposing the project have gathered 15,000 -20,000 signatures.
- **Unequal benefit:** This development enriches a few at the expense of thousands of residents.
- **Environmental risks:** Concerns about flooding, biodiversity, and tree canopy loss have not been adequately addressed.
- **Not required for housing targets:** Burlington can meet provincial housing goals without this development.
- **Precedent of acceptance:** Two other developments in the Millcroft area proceeded without public opposition.
- **Better options exist:** Large, underutilized greenfield areas elsewhere in Burlington (e.g., near Bronte) are far more suitable for growth and don't encroach on existing communities.
- **Technicalities should not outweigh public will:** While the City may or may not have met every administrative milestone in the 120-day review period, this should not be mistaken for a lack of public support or engagement.
- **Rules already being ignored:** The developer began cutting down trees without securing all necessary permits - an ethically questionable move that signals a willingness to sidestep regulations. This sets a risky precedent for the rest of the development and raises red flags for the entire community.
- **Safety concerns already apparent:** Trees were cutdown haphazardly with at least one crashing into a fence adjacent to a sidewalk, workers bypassed safety barriers to cutdown trees on the boulevard, and the leftover mulch was left as a massive fire hazard requiring fire department intervention. It's a troubling preview of the safety & oversight standards we can expect going forward which is extra concerning given this is all taking place inside a mature and established community.
- **A project veering into absurdity:** Taken together, the illogical development plan and the developer actions witnessed to-date highlight the sheer recklessness of this development. The fact that it's still moving forward defies logic, public interest, and basic standards of responsible planning.
- **Unelected decisions overriding local democracy:** The Ontario Land Tribunal's approval of this project - despite overwhelming local opposition - undermines public trust and democratic principles. This is exactly the kind of situation where provincial leadership can and should intervene.

**We're asking for fairness and a decision that reflects the clear will of the people. Please step in and do the right thing: protect Millcroft and issue an MZO.**

Sincerely,

**From:** [REDACTED]  
**To:** [CRM, Service Burlington; Mailbox, Clerks](#)  
**Subject:** Request for the Minister of Municipal Affairs and Housing to Issue a Ministerial Zoning Order to Protect Green Space in the Millcroft Community (ADM-07-25)  
**Date:** Monday, June 16, 2025 11:00:48 AM

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Request for the Minister of Municipal Affairs and Housing to Issue a Ministerial Zoning Order to Protect Green Space in the Millcroft Community (ADM-07-25)

**Subject:** Support for MZO Request (ADM-07-25) to Protect Millcroft Green Space

Dear Minister

I am writing as a concerned resident and community member to express my strong support for the City of Burlington's request (ADM-07-25) for a Ministerial Zoning Order (MZO) to protect the green space within the Millcroft Golf Course community.

The proposed development by Argo would irreversibly damage a vital piece of green space that serves not only as a recreational area but as a natural buffer, wildlife habitat, and essential stormwater management zone. Preserving this land aligns with the Province's stated goals around protecting the environment, encouraging smart growth, and maintaining the livability of established communities.

Millcroft was designed and marketed as a golf course community, and the sudden change in land use would set a dangerous precedent for intensifying development at the expense of green space and community planning principles. This development threatens to overwhelm local infrastructure, increase flood risks, and erode the quality of life that residents value deeply.

I respectfully urge you to issue a Ministerial Zoning Order to safeguard this important green space and uphold the wishes of the community and the City of Burlington.

Thank you for your time and attention to this urgent matter.

Sincerely,  
Claire Richardson - Millcroft Resident

**From:** [REDACTED]  
**To:** [Mailbox, Clerks](#)  
**Cc:** [REDACTED]; [Bentivegna, Angelo](#); [Meed Ward, Marianne](#); [REDACTED]  
**Subject:** Council Agenda June 17, 2025 Item 18.1  
**Date:** Monday, June 16, 2025 11:01:20 AM  
**Importance:** High

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**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Please accept this email as my delegation for subject agenda item.

We are in full support of this MZO. We are also in full support of getting the first MZO signed.

My family, and our two children, have lived in the community for more than 30 years.

Our house, [REDACTED], is the very first house occupied in Millcroft, in 1987.

The community has been built around this open space. Despite this open space being designed as the storm water control for the community and south Burlington, we suffered the devastating floods in August 2014 and many residents flooded in August 2024. Every time it rains, anxiety is heightened there could be more flooding. **“Fear”** is the word I would use today to describe our emotions, should the land be developed for residential. It is incomprehensible to allow homes to be built on floodplains.

Destruction of the 40+ year ecosystem in Millcroft is inevitable should this development continue. The picture pond, on old hole #6, supports much wildlife i.e. beavers, minks, trumpeter swans, etc. We can not tolerate such destruction.

With only 6 roads into Millcroft, development in the established community of more than 4500 homes, will truly affect everyone. As the course meanders throughout the neighbourhood, construction traffic will need to use the only 6 entrance roads to Millcroft, 3 of which have schools. This poses a significant safety concern. The construction will bring dust, noise and disturbance to this almost 40 year established neighbourhood. We experienced this just last week, when the developer used rural forestry equipment to chip the felled trees. The dust was unbearable. My lungs took a few days to clear, and that is with staying inside and having 3 high end air filters. The developer should have been mandated to use dust suppression i.e. water spray. Just yesterday, we had a fire in the chipped mulch pile the developer has left behind. With no hydrants on the property, the fire department experienced difficulty getting the water to the pile. This developer very easily, and more cost effectively, could have chipped and conveyed the chips directly into a truck and truck it away. Instead, their carelessness has exposed the nearby neighbours to potential fire. Again, how are these safety and construction best practices not utilized or mandated?

As you can see from the above, we whole heartedly support the City in its quest to stop this absurd development.

We thank you for your efforts.

Regards,

Cynthia & Peter Shanahan

Cynthia L. Shanahan CSCMP, CPSM





Dear Mayor Meed Ward and Members of Council,

As a concerned resident and members of the Burlington community, me and my family are writing to express our strong and united support for the City's renewed request for a Minister's Zoning Order (MZO) to protect the greenspace at Millcroft Golf Course.

This land is more than just open space—it is an essential part of open greenspace weaving throughout our neighbourhood and our quality of life. The Millcroft Golf Course provides natural stormwater management, supports wildlife, contributes to climate resilience, and offers everyday enjoyment of nature at its finest for thousands of families. It is a vital thread in the fabric of Burlington and developing this land would be an absolute assault on nature!

With the overwhelming support for protecting this land—from Halton Region, our local MPP, and thousands of residents who have spoken up, signed petitions, and stood together. This is not about blocking change—it's about protecting what makes Burlington healthy, livable, and unique. The residents of this united community will not back down and will not go silently.

With 100% support we urge you to continue advocating for a response from Minister Flack and to use every available tool to secure the protection Millcroft so clearly deserves. Our community is depending on your leadership to do what's right—not only for today, but for generations to come.

With sincere appreciation & our full support,

Kristin Kraner & Family



**From:** Janet Hillman  
**Sent:** Saturday, June 14, 2025 11:19 AM  
**To:** Mailbox, Office of the Mayor <[mayor@burlington.ca](mailto:mayor@burlington.ca)>; CRM, Service Burlington <[city@burlington.ca](mailto:city@burlington.ca)>; Bentivegna, Angelo <[Angelo.Bentivegna@burlington.ca](mailto:Angelo.Bentivegna@burlington.ca)>; Effie Triantafilopoulos <[effie.triantafilopoulos@pc.ola.org](mailto:effie.triantafilopoulos@pc.ola.org)>  
**Subject:** Strong Support for MZO to Protect Remaining Millcroft Greenspace

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**To: Mayor Marianne Meed Ward and Members of Burlington City Council**

City of Burlington  
426 Brant Street  
Burlington, ON L7R 3Z6

**Subject: Strong Support for the Minister's Zoning Order (MZO) to Protect Remaining Millcroft Greenspace**

Dear Mayor Meed Ward and Members of Council,

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Furthermore, Halton Region's unanimous support of this initiative, the involvement of MPP Effie Triantafilopoulos, and the petition signed by thousands of residents all speak to the

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I urge you to continue pressing for Minister Rob Flack’s response and to pursue every mechanism available to secure this protection. Burlington deserves predictability, sustainability, and access to urban greenspace—not short-term development that puts our future at risk.

Thank you again for your dedication to this issue and to the residents you serve.

Sincerely,

**Janet and John Hillman**

**From:** Erik  
**Sent:** Sunday, June 15, 2025 8:57 PM  
**To:** Mailbox, Office of the Mayor <[mayor@burlington.ca](mailto:mayor@burlington.ca)>  
**Subject:** Teen Support for Protecting Millcroft Greenspace

**CAUTION:** This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To:

Mayor Marianne Meed Ward and Burlington City Council

426 Brant Street

Burlington, ON L7R 3Z6

Dear Mayor Meed Ward and Council,

My name is Erik, and I'm 18 and live with my family in Millcroft.

I support and stand behind the urgent request for a MZO to protect our Millcroft neighbourhood and this essential greenspace.

I'm writing because this greenspace means a lot—not just to me, but to my family, friends, and everyone who calls Millcroft home.

Millcroft isn't just a golf course. It's where we enjoy green spaces, get active, watch wildlife, and enjoy the calm. It's a big part of what makes our neighbourhood feel safe and connected to nature.

So many people have already spoken up against the development. It's frustrating that it's still being considered. It feels like no one's really listening to the people who actually live here.

Thank you for supporting the MZO to help protect Millcroft. Please keep fighting for our neighbourhood and our future.

Sincerely,

Erik, Millcroft resident