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Via email [lola.emberson@burlington.ca](mailto:lola.emberson@burlington.ca)

July 9, 2018

City of Burlington  
Planning and Building Department  
**Attn: Lola Emberson, Senior Planner**  
426 Brant Street, PO Box 5013  
Burlington, Ontario  
L7R 3Z6

Dear Ms. Emberson,

**Re: Tremaine Dundas (Evergreen) Secondary Plan | 520-02-08**  
**Statutory Public Meeting | July 10, 2018**  
**Penta Properties Inc./Paletta International Corporation**  
**Bronte Creek Meadows, Our File No. 13122**

We are counsel to Penta Properties Inc./Paletta International Corporation ("Penta") in this matter. Penta owns a large vacant site north of Mainway, west of Burloak Drive and south of Upper Middle Road known as Bronte Creek Meadows ("BCM").

On numerous occasions we have written to the City of Burlington ("City") and/or made submissions outlining Penta's position on planning for the Evergreen Community (Burlington) Ltd. lands ("Evergreen"). Copies of two of the letters are included in the City's staff report dated July 10, 2018 at Appendix D, pages 254-261.

It was, and remains, our position that if the City is considering designating any portion of the Evergreen lands for residential uses, it is duty bound to put that consideration in the proper context of the City of Burlington as a whole and consider the relative merits of BCM for residential uses.

As part of the public consultation on the Evergreen Community Secondary Plan ("Secondary Plan") we are writing to reiterate these concerns. To date, there has never been an

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analysis of the relative merits of the Evergreen lands for employment and residential uses versus the BCM lands. It is our view that the BCM lands are inferior employment lands with poor access to and no frontage on a 400 series highway and in a relative backwater from an employment perspective. Furthermore, the BCM lands are ideal residential lands given their proximity to other residential uses, natural areas and schools. Meanwhile, the proposed Secondary Plan for this area includes large areas of residential uses near to the 407. Our client welcomes any fair and independent comparison of the locational attributes of these two sites for employment and residential uses. In our view, the relative merits could not be clearer. Council should require a comprehensive comparative analysis before taking any further steps in respect of this Secondary Plan.

This is not simply a planning exercise. The only purpose behind designating lands for employment purposes is to attract jobs. Council must ask itself: which of these two sites is more likely to attract real employment users? To press forward without a clear answer to that question would not simply be unfair to Penta - it would do a great disservice to the people of Burlington. Residents of Burlington will not be able to find a job on vacant lands no matter what they are designated.

This Secondary Plan is premature at best and represents piecemeal planning.

We respectfully request to be added to the circulation list to receive copies of all notices with respect to the Secondary Plan. We also ask that all such notices continue to be provided directly to Penta as follows:

**Penta Properties Inc.**  
**Attn: Director of Real Estate Development**  
**4480 Paletta Court**  
**Burlington, Ontario L7L 5R2**

If you have any questions, please do not hesitate to contact us.

Yours truly,



Scott Snider

cc: Angelo Paletta  
Dave Pitblado

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