PENTA PROPERTIES | **Penta Properties Inc.**, 4450 Paletta Court, Burlington, Ontario L7L 5R2 [redacted]

July 22, 2020

Mariana Da Silva
City of Burlington
Planning & Building Department
426 Brant Street
Burlington, Ontario
L7R 3Z6

*** Submitted by email to mariana.dasilva@burlington.ca ****

Dear Ms. Da Silva:

Re: 961 & 970 Zelco Drive and 4425 South Service Road (File 520-06/20)

We are in receipt of the Notice of Planning Application for the proposed Zoning By-law Amendment for the properties located at 961 & 970 Zelco Drive and 4425 South Service Road, and would like to express our opposition to this application.

We own the adjacent lands at 4450 and 4480 Paletta Court which directly abut the subject property, and are in large part included within the Appleby GO Mobility Hub boundary. As you know, Mobility Hubs and major transit station areas are considered by the Province as important higher density mixed-use growth nodes where future prestige office, commercial and residential uses will allow for the development of complete communities within close proximity to transit stations. While we understand some of the local planning policies and zoning designations for these hubs remain under review, the general intent of the future of these areas is clear.

Permitting a motor vehicle wrecking yard right next to a Mobility Hub will have a negative impact on the ability of surrounding landowners to achieve the Province's vision due to incompatible land uses and potential environmental and ground contamination. The approval of these lands years ago as a salvage yard has done nothing to improve the area, and in fact has hindered many opportunities for high class office development because of this unsightly use. While we agree this type of land use should be permitted somewhere in the city, this is not the proper location as even the current use is not compatible with the surrounding prestige light industrial and office buildings.

As the Province and City of Burlington are placing an emphasis on future growth and intensification within the Mobility Hubs and major transit stations areas, it is important that the planning of these areas and surrounding land uses are supportive of that vision.

Please include us on the distribution list for the eventual notice of decision so that we may take appropriate action as needed to ensure our interests and the interests of the City of Burlington are protected.

Yours truly,
PENTA PROPERTIES INC.

Dave Pitblado
Director, Real Estate Development

Da Silva, Mariana

From: Kathy Fatt <[redacted]>
Sent: Wednesday, July 29, 2020 9:04 AM
To: Da Silva, Mariana
Cc: 'Christina Murdoch'
Subject: 961 & 970 Zelco Drive and 4425 South Service Road

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Good Morning Mariana

RE: File 520-06/20 – 961 & 970 Zelco Drive and 4425 South Service Road

This application for a zoning amendment has only recently come to our attention and I would like to voice our major concern which is traffic.

There is often a line of trucks waiting to enter the facility (referenced above) causing the constant stream of transport trucks on this short road which often disregard the speed requirement. This is an additional danger when they are trying to maneuver the curve in the road.

It can be a difficult and dangerous situation as it currently stands but additional volume should definitely be addressed as an area of concern.

Yours truly,

Kathy

Kathy Fatt
[redacted]
STANMECH Technologies Inc.
944 Zelco Drive
Burlington, ON L7L 4Y3
[redacted]