



October 5, 2016

City of Burlington
Committee of the Whole
Attn: Committee Clerk, Ms. Lisa Palermo
426 Brant Street
Burlington, Ontario
L7R 3Z6

Attn: Committee of the Whole Chair, Jack Dennison & Members of Committee c/o Ms. Palermo;

**Re: Official Plan Project: Employment Land Conversion
Preliminary Recommendations and Policy Directions
Report No. PB-30-16; File No. 505-08-02
Date to Committee – October 6, 2016
Paletta International Corporation / Penta Properties Inc.**

We have reviewed the staff report and recommendations that will be presented at the Committee of the Whole Meeting on October 6th, and wish to provide our initial comments for your consideration.

With the document being well over 300 pages long, making it available to the public after 4pm on the Friday before the meeting did not leave much time to complete a thorough review. We have therefore had to focus strictly on the recommendations made for our specific conversion requests.

1200 King Road – We are in agreement with the recommendation to remove the employment designation on the western portion of this property within the Aldershot GO Station Mobility Hub area, and look forward to continued discussions to implement appropriate uses within that area.

4445 Fairview Street – We are in agreement with the recommendation to remove the employment designation on this property, within the Appleby GO Station Mobility Hub area, and look forward to continued discussions to determine appropriate future uses along with maintaining the existing permissions to ensure our tenant can remain at this location through the term of their lease.

4415 Fairview Street - While we had submitted a request for this property so that it could be reviewed alongside our neighbouring 4445 Fairview Street property, staff have chosen to leave it out. Perhaps the existing Mixed Use designation is the reason, but regardless we request that this property be reviewed in conjunction with 4445 Fairview Street and be included in the Appleby

GO Station Mobility Hub. These two properties are under single ownership and present a great opportunity for future intensification, and a variety of uses within this planned intensification area. Whether through this process or the Official Plan Review process, this property should be included in the discussions for high density uses, including residential.

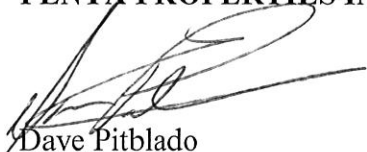
3309 Harrison Crescent – We do not agree with the recommendation to retain this small parcel as employment land. This land is within an existing retail node, adjacent to the existing Lowes and retail development, and would be better suited for retail uses. The staff report states that this property is not currently included in the City of Burlington's Vacant Employment Land Inventory, and we see no justification to include it now.

Bronte Creek Meadows (5164, 5366, 5470, & 5900 Upper Middle Road, and 5201 Mainway – We will submit our comments on these properties separately, through Turkstra Mazza Associates.

We would be pleased to speak with you further regarding the opportunities that these properties present, should you wish to engage in those discussions.

Yours truly,

PENTA PROPERTIES INC.



Dave Pitblado

Director, Real Estate Development

Cc: Mary Lou Tanner – City of Burlington
Andrea Smith – City of Burlington
Alison Enns – City of Burlington