

**Aldershot Go Mobility Hub Concepts**  
Comments

December 4, 2017

Hello all,

My name is Dayna Walker and my family owns three units at 1050 Cooke Boulevard and runs an internationally successful company, Primary Fluid Systems Inc., out of these units. We have been in the Cooke Business Park for nearly twenty years, and my parents had the pleasure of working with Bill Cooke, who wanted to ensure that the Business Park remained commercially-oriented.

In case you are unaware, the businesses in the Cooke Business Park are long-term and stable. Many of the businesses have been here for over ten years, and some for over twenty. Our businesses vary in size and scope, but one thing I can say is that the Cooke Business Park has and continues to serve us well for our business needs, our employees' needs, and our location needs.

When the Mobility Hub Concepts were initially released, I was extremely concerned about the total replacement of Cooke Business Park shown in both concepts. Cooke Business Park is shown to be replaced with mid-rises, tall buildings, and high-rises. Two roads are shown going through our lands, which would be ridiculous in practical use.

I have recently performed research into alternate locations for our business elsewhere in Burlington, and I can tell you for a fact that there are few, if any, suitable locations for our business to move to. Our options range from: Buildings in poor condition, oversized warehouses, poorly located buildings, or buildings with insufficient parking for our employees. Like any business, in order to attract the best talent, we have to hire a number of our staff from other cities and towns. This means that they are likely to rely on cars to get to work.

A recent proposal for a commercial park on King Road is so grossly under-planned for parking space that it can't even be suggested as an alternate. I mention this development because this is a **new** commercial development, still in Aldershot, which would fail to meet the needs of any of the businesses in the Cooke Business Park. If even new commercial development in Burlington fails to provide adequate space for our business and employees, then I get the impression that Burlington does not want our businesses to remain.

We are already seeing it in downtown Burlington, with the lack of options for Kelly's Bake Shoppe to move to, and if these preferred concepts become the plan for Aldershot, I can guarantee that the Cooke Business Park businesses will have no choice but to leave Burlington entirely.

I would like to take issue with one particular statistic provided by City Staff for the Aldershot Mobility Hub. They are suggesting that, at full build out, Aldershot would have

2.3 people per each new job that was created. With the way developments are being completed in Aldershot recently, I can assure you that the retail businesses are unlikely to provide a wage that could sustain a local Burlington resident. Most retail positions do not pay well enough for someone to afford to live in Burlington.

I seem to remember that Burlington used to use the “Live, Work, Play” slogan, but a quick Google search suggests that you have downsized the slogan to merely “Live and Play”. This seems apt since I don’t get the impression that retaining present businesses in the area is all that important when compared to residential intensification.

The people of Aldershot are losing their bigger retail stores that they count on to intense residential development. Some examples include: Dollarama, Home Hardware, and likely in the future, RBC. What space is being provided as an alternative for these businesses? What planning and development is being done to ensure that space is left and zoned for these companies to thrive?

I see all of these studies included in the Planning report, but I do not see any study regarding the impact on local businesses. What planning has been done to ensure that there are places for these local businesses to move to, whether inside or outside of the Mobility Hub?

Regards,

Dayna Walker  
Primary Fluid Systems Inc.