

**Comments for Camarro Developments Inc .****Files: 505-08/22 & 520-09/22****Statutory Meeting: Feb 28, 2023.**

On behalf of the Aldershot BIA Board of Directors, and my Co-Leader, Andrea Dodd, we would like to provide comments on the proposed development by Camarro Developments at 1062 – 1074 Cooke Blvd.

The Aldershot BIA is an organization under the Municipal Act, representing business and property owners within the Business Improvement Area.

- Cooke Blvd connects the main artery to the major transit station. For the Aldershot community and the ABIA area, the presence of multi-purpose retail/commercial space is vital to continue growing and supporting our members and community.
- The Aldershot BIA supports development that includes retail and commercial space on strategic streets, such as Cooke Blvd (located within the Aldershot MTSA), to support a wide range of amenities in the ABIA. We must consider grocery, full-service restaurants (including venting), daycare, services, and other uses to serve the day-to-day needs of businesses and residents in re-development.
- According to the current proposal, retail/commercial space is only allocated in one of the two towers. The ABIA wants more retail space allocated within the two towers to ensure existing square footage is maintained or increased in new developments within the MTSA with zoning and bylaws to allow for multi-use retail/commercial space.
- The ABIA encourages and supports ample commercial parking close to retail/commercial space to ease access to business owners. The current proposal provides 1:1 parking; However, additional parking for commercial space with appropriate wayfinding is strongly encouraged to attract future business tenants.
- Future changes to the development proposal should include improved beautification facing the street fronts to encourage walkability and add to the complete streets.

The Aldershot Village BIA anticipates working positively with the City of Burlington's community.

Regards,

Tiffany Budler

Co-Leader, Special Events & Membership

Aldershot Village BIA

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