

Partnering Aldershot Delegation.

Committee of the Whole March 05, 2024

Item 8.1 Corporate Services, Strategy, Risk & Accountability, 1200 King Road vision update
(ECDEV-02-24)

Good morning to you Chair, Mme Mayor, Members of Committee, Staff, BEDC and The Alinea Group, thank you for this opportunity to delegate on behalf of Partnering Aldershot regarding 1200 King Road and the Burlington Economic Development Corporation, Alinea Group high level draft proposal for that parcel of land in Aldershot.

Partnering Aldershot is a group of some 36 community, civic, business, faith, charity, educational, environmental and advocacy groups who come together to support and promote our Aldershot residential and business communities.

As such PA welcomes this proposal. We see it as a long awaited economic, social and community development in an area we have felt has been overlooked for too long. At first glance it seems to offer all the possibilities the West end has felt deprived of, educational potential, sports and entertainment possibilities, feature parks and open spaces and all in an area of unused lands with minimal impact on existing residential dwellings. Who could oppose such an idea?

Partnering Aldershot certainly doesn't, at first blush it is almost exactly what Aldershot needs.

Almost.

Those of us involved in the west end community know this idea has been bubbling under the surface for some time. Since the notion of the Commonwealth Games was first broached, PA and ABIA have kept abreast of this development over the years, so we have had some time to hear and understand what the Aldershot community would truly welcome in this space, what would be of lasting benefit and value to the community.

I said earlier that this proposal is ALMOST perfect. It is however missing one key element. If Alinea, Burlington Economic Development Corporation built the Taj Mahal, Maple Leaf Gardens and Disneyworld on this property tomorrow, on Thursday the first calls to councilor Galbraith would still be asking: "Where's the grocery store?"

Now everyone in this room knows neither Council, BEDC or Alinea can compel a grocer or any other business to open anywhere in the city. That does not stop that from being the number one issue in the hearts and minds of Aldershot residents.

What the city and Alinea can do, however, is to create the infrastructure, the physical space and the advantageous competitive environment where a grocery might thrive.

Businesses thrive when the local population is large enough to support them, when density brings people into close proximity with them, when transit infrastructure is in place to serve them and lastly when there is little or no nearby competition. The single weakness we see in this proposal is the placement of the Retail Area on the east end of the space.

The area designated for Retail/Mixed use on the east end of the plan is only 800 meters from Fortino's Aldershot Store and 1600 meters from Longo's Plaza. This proximity to other grocery outlets will

discourage potential grocers from considering the site. The area is also fronts on King Road, a very low-density employment area, with no plans for residential buildings in future. It is not on any transit route, reinforcing the ‘Driving to Shop’ Paradigm the city is working so hard to reduce.

If Alinea would consider moving that eastern end Retail Area to the west, by Aldershot GO, a world of possibilities opens up for a grocery chain to consider. The retail area would now be in the heart of the MTSA, a growth area supported by both municipal and provincial governments as an area of high intensification. It has currently some 9,000 residential units under planning consideration at various stages and close to 3,000 residential units already built, all of which are geographically west of Aldershot GO Station and within reasonable walking and active transportation distance. It would put the retail space right at the confluence of four public transit services, Burlington Transit, Hamilton Street Rail, GO Bus and Go Train. It would move the designated retail space to more than double the distance from existing major Grocery outlets than the current suggested location providing the potential competitive advantage a grocery chain might seek.

It is certainly not PA’s intention to pour cold water on this proposal, indeed we wholeheartedly support the concept in principle, as a much needed social and commercial infrastructure undertaking for Aldershot.

The committee should be aware that suitable real estate for any larger retail use is almost exhausted in Aldershot, consumed by the very residential construction that makes a grocery outlet, not just a resident’s wish but almost an essential service. It also provides the level of population that would support a grocery store and make it a viable proposition for major chains. This may be the last site west of Maple Avenue capable of achieving that, capable of accommodating the liveable, walkable, transit-oriented community of planner’s dreams. We fear that missing this opportunity now may mean missing it forever.

On behalf of Partnering Aldershot, the residents of the west and its thriving business community, I urge Burlington Economic Development Corporation, The Alinea Group, this Committee of the Whole and City Council when it receives this proposal, to consider reconfiguring the proposed physical features of this plan by moving the area currently designated retail to the west, adjacent to the GO Station, into the MTSA.

In closing, it would be remiss of me not to highlight the concerns of all Partnering Aldershot members surrounding housing affordability and attainability. While this proposal is a very high-level concept, when the time comes for council to consider implementation and the details of the residential component, we trust that consideration will be given to this affordability and attainability crisis.

Other than that, PA is in, let’s get it done. How can PA help get stakeholders involved and engaged?

Thank you for your time and attention today.

Jim Young, Chair,
Partnering Aldershot.

Appendices: Partnering Aldershot Members
Current and Recent PA Activities
Extracts from City Planning, Ward 1 Planning Applications List

Partnering Aldershot Comprises:

Aldershot Community Honour Roll, Aldershot Lions Club, Aldershot Village BIA, Burlington Foodbank, Burlington for Accessible Sustainable Transit, Burlington Public Library, Burlington Repair Café, Compass Point Bible Church, Compassion Society of Halton, East Plains United Church, Glenview Public School, Halton Catholic District School Board, Halton District School Board, Halton Learning Foundation, Halton Region Public Health, Holy Rosary Church, King's Road Public School, Knights of Columbus, LaSalle Park Retirement Community, Lighthouse for Grieving Children, Local-News.ca, Maplehurst School, Next-door Social Space, Our Community Cares, Our Kids Network, Partnering Aldershot Press, Partnering Aldershot Seniors Committee, Restorations Canada, ROCK: (Reach Out Centre for Kids), Society of St. Vincent de Paul, St. Matthew's Anglican Church, Warwick Surrey Community Association, YMCA of Hamilton/Burlington/Brantford, Ward 1 City and Regional Councilor.

36 Members at March 1 2024

(ABIA has Some 250 shops, restaurants, commercial and retail businesses)

Recent and Ongoing PA Initiatives.

Partnering Aldershot and Burlington Transit Rt4 review
Festivals and Events Burlington Food Truck fest.
PA / St Mathews Anglican Food drive 2020 to 2024
Dental Offices registering seniors for new federal dental plan.
Parks and Rec on Tyandaga Golf Course.
PFLAG Halton, PrideFest 24.
ABIA Promoting local businesses.
Aldershot Seniors and Parks and Rec Adult Programming.
Aldershot Seniors ongoing Outreach Effort.

Culled from City Ward 1 Planning Application List

Total under planning consideration close to 9,000.
Plus approx. 3000 already built close to MTSA

Masonry Court 1,139 residential units.
Gallagher Rd. 130
Downsview 600
1026 Cooke 335
1062-1074 Cooke Blvd. 809
Eagle heights 924
40-70 Plains Rd. E. 389 units.
134-1167 Plains Rd. E. 1,049 units,
141 -153 Plains Rd. W. 131 units
484-292 Plains Rd. East 117 units
292 Plains Rd E. 386 units

Plains Rd. E 72

92 Clearview Ave., 1082, 1086 & 1090 units.

St. Matthews Ave. 164 residential

53 Plains Rd E. 49

53-71 Plains Rd E and 1025 Cooke Blvd. No Details on web site

1029 & 1033 Waterdown Rd. 295 unit

1020 Emery Ave Number of Units 678.

