

Hello Samantha,

I am writing to you in your role as the staff lead on the Waterfront Hotel Planning Study, to express my concern and to offer potential solutions to this concern.

There are already significant traffic delays and road closings on week ends in the downtown area during the spring, summer and fall (Parades, marathons, Spencer Park activities, cyclists, etc.). The large increase in downtown traffic over the next few years, because of the proposed condominium complexes, will cause a further increase in week end traffic jams and delays downtown as well. Something needs to be done to prevent week end public events from closing Lake Shore Road. There are also huge traffic jams every week end, caused by drivers from outside the downtown area blocking the intersections on a red light while traveling along Lake Shore Road on their way to Niagara. Most cannot stop for shopping, lunch or visit the park, even if they want to, due to the lack of parking in the down town area. This lack of parking space is also hurting down town restaurants and small retailers as well.

I am also concerned with the potential congestion of automobile traffic on Elizabeth Street where all Bridgewater residents (151 residential units + 6 commercial units) and hotel guests (Pearle Hotel) of the Bridgewater complex enter one parking garage at the bottom of Elizabeth Street near the traffic circle. Traffic is already at a high level here now that the hotel is in full operation and the condominium is almost fully occupied. Wait times are growing at the lights to turn onto Lakeshore Road in either direction, partly because Lake Shore Road drivers block the intersection on red lights. With the new complex, wait times will increase significantly. The current drawings show only one entrance/exit onto Elizabeth Street for the new complex, which has significantly more units than the Bridgewater complex.

In order to address this concern, may I suggest the following solution recognizing that others have offered suggestions to do the complete opposite. Here are the three adjustments that I propose:

- Move the new buildings further west, reduce the space between buildings and add space on the east side of Elizabeth. This will provide a sight line to Lake Ontario from Elizabeth Street where we also have condominiums and people living.
- Add an additional entrance to the development on either Brant Street or Lakeshore Road to ensure the sole access to the residences, commercial and hotel is not just from Elizabeth Street to avoid congestion and overburdening a small street.
- During construction, the development's staging location should be to the west away from Elizabeth Street, construction vehicles to be prohibited on Elizabeth Street and 8-10 foot solid hoarding fence to surround construction buildings to maintain cleanliness standards of the Pearle Hotel and Bridgewater Residences.

Thank you for considering my proposed solution to the concern.

Patric Murphy

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Burlington, On
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