

To: Planning Committee clerk@hamilton.ca

CC: John-Paul Danko, Chair ward8@hamilton.ca

Jason Farr jason.farr@hamilton.ca

Maureen Wilson ward1@hamilton.ca, maureen.wilson@hamilton.ca

Chad Collins chad.collins@hamilton.ca

Maria Pearson maria.pearson@hamilton.ca

Brenda Johnson brenda.johnson@hamilton.ca

Lloyd Ferguson lloyd.ferguson@hamilton.ca

Judi Partridge judi.partridge@hamilton.ca

RE: For May 4th Planning Meeting re: 354 King Street West/Hotel portion – UHOPA-20-003/ZAC-20-008

Dear Planning Committee,

My name is Jennifer Burt and I am a Strathcona resident and I live at the corner of Ray St N and Market St, which is on the block adjacent to the above-noted property. I am writing to state my concerns about the hotel project in general, as well as the request for an additional 2 storeys (to a total of 12), specifically.

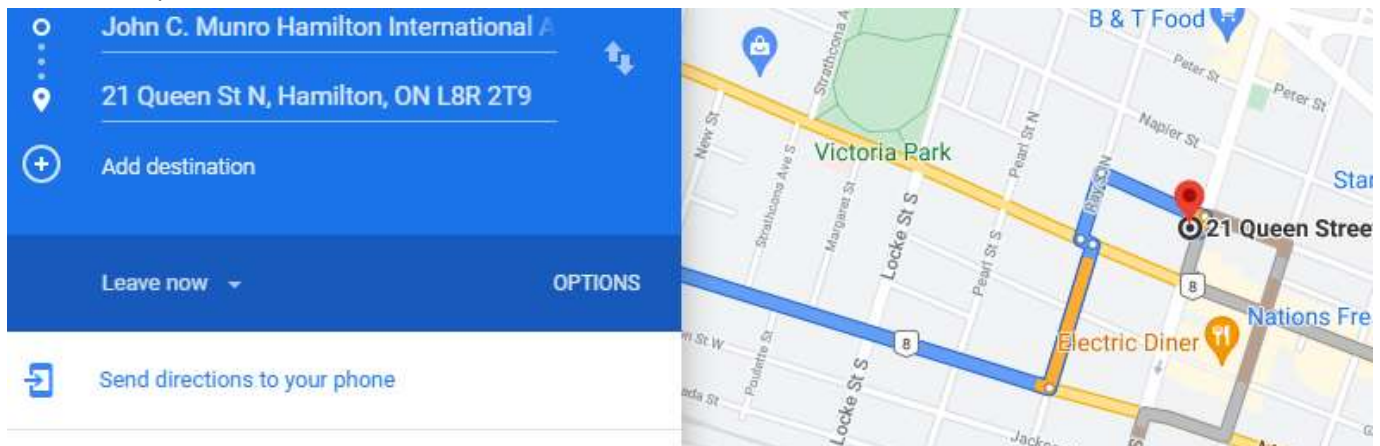
My concerns with expanding the height of the hotel are as follows:

1. Increased traffic in an already busy residential neighbourhood

The entrance to the hotel as well as the underground parking garage for the hotel are on the West side of Queen Street N. Given that King is one-way westbound and Queen is one-way Southbound, nearly everyone looking to gain access by vehicle (taxis, ride share, food delivery and airport limo) to the hotel will have to come around the block via Ray Street North, northbound, and Market Street, eastbound.

I have searched several popular destinations that hotel patrons may visit, and then mapped the shortest suggested route using Google maps. I have used 21 Queen St. N for this purpose, as it is directly adjacent to the hotel entrance.

From the Airport:



From McMaster University:

McMaster University

21 Queen St N, Hamilton, ON L8R 2T9

Add destination

Leave now

OPTIONS

Send directions to your phone

via Main St W/ON-8 **8 min**
Fastest route, lighter traffic than usual 3.9 km

Map showing the route from McMaster University to 21 Queen St N, Hamilton, ON L8R 2T9. The route is via Main St W/ON-8, taking 8 minutes and 3.9 km. Landmarks include Esso, Shell, McDonald's, and Nations Fresh.

From First Ontario Concert Hall:

FirstOntario Concert Hall, 1 Summers

21 Queen St N, Hamilton, ON L8R 2T9

Add destination

Leave now

OPTIONS

Send directions to your phone

via King St W/ON-8 **5 min**
Fastest route, despite the usual traffic 800 m

DETAILS

Map showing the route from First Ontario Concert Hall, 1 Summers to 21 Queen St N, Hamilton, ON L8R 2T9. The route is via King St W/ON-8, taking 5 minutes and 800 m. Landmarks include Drop Off Cleaners & Laundry, Grand Lodge Canada, Scottish Rite, Coop Wicked Chicken Hamilton, Big Bee Food Mart, and Electric Diner.

(Note this route suggests using Hess/Market, however if the turn is missed at Hess – easy for a driver unfamiliar with Hamilton to do - the next mostly likely route would be around the block on Ray/Market).

“Drop-off” traffic (taxis, food delivery, etc), specifically, will dramatically affect traffic in the neighbourhood. You will note that the current site plan makes no accommodation for drop-off traffic directly from King St W, and the updated plans have eliminated the layby on Queen. There are a meagre 4 temporary spots off the Queen St. driveway. Short term drop off will most likely instead take the path of least resistance and simply stop on either King or Queen, impeding the flow of traffic.

Our residential side streets are all legacy width streets, and many of the house rely on street parking. With cars parked as currently allowed on the South side of Market, two cars cannot pass side by side. Add to this the already prevalent rat-running westbound from Queen to Ray to King during rush hour, not to mention the very busy entrance to the Good Shepherd apartments and Martha House at Ray and Market, and this is a dramatic

increase in traffic around this block. I have personally witnessed several vehicle collisions at the corner of Ray and Market over the years, and many near-misses as cars barrel around the corner.

I do not believe the traffic study has properly accounted for the pattern and frequency of hotel traffic, and how it will impact the high volume of foot traffic. The applicant has commissioned a traffic study that the city has taken at face value. Was due diligence done by the city to ensure that there was no bias in these findings?

2. Parking

The proposed plan does not include sufficient additional parking for the number of units being added – specifically for the hotel. While many may choose to forgo car ownership or arrive at the hotel by other means, I don't believe the allotted parking is sufficient, leading to vehicle drivers to be sent in search of other parking spots, again increasing traffic further to my concern in #1 above. Again, the city seems to be taking a study purchased by the applicant at face value.

In summary, while the first 10 storeys of the hotel are already built, I do not believe adding a further 2 storeys would benefit the neighbourhood.

Thank you for considering my concerns,
Jennifer Burt