



HUMBER BAY SHORES CONDOMINIUM ASSOCIATION

2240 Lake Shore Blvd West Suite 227 Toronto, Ontario M8V 0B1 416-792-4964

Dear Councillor Morley

Please find attached a copy of the letter setting out the comments of the HBSCA on the final report of the Park Lawn Lake Shore Transportation Master Plan. As noted in the letter, we have serious concerns regarding some of the plans.

We hope that you will support our position. Also, whether you support our position or not we would appreciate a response setting out your position so that we can share it with our members.

The key points in the letter, which are supported by details in the letter, are as follows:

- **The HBSCA believes the City should take a long-term view to our transportation needs (not just to 2041) and maximize flexibility to deal with future unknowns.**
 - With ongoing development limiting future transportation options, our community will have to deal with what the City is currently planning for the next 100+ years. About the only options in the future will be to reduce traffic lanes.
- **The assumed development, population growth and associated traffic underlying the TMP, underestimates what our community will eventually face.**
 - There have already been significant changes in planned development (e.g., the ESSO site) and the trend is for actual development to significantly exceed what was previously planned / permitted.
- **The HBSCA wants the Gardiner ramps that currently connect to Lake Shore Blvd. at Brookers Ln. (which includes Lake Shore westbound traffic) reconfigured so they connect with the new Street A (the proposed street that will pass on the north and east side of the Christie Property from Park lawn to Lake Shore Blvd.)**
 - This will help to keep traffic to the north side of our community and away from Lake Shore Blvd.
 - It will significantly reduce pressure on the section of Lake Shore Blvd. between Street A / The Marginal Blvd. and Brookers Ln., along with the streets connecting to this section of Lake Shore Blvd.

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- **The HBSCA opposes the proposed new two-lane road that would connect Lake Shore Blvd. to the Queensway at Brookers Lane. With this proposal, the Gardiner ramps would connect to this new road.**
 - The new road would tend to bring traffic into our community.
 - The new road would reduce our communities access to and from the Gardiner which connects our community to the east and northeast, and from Lake Shore Blvd. westbound (from the east side of the Humber River). According to the TMP, in the PM peak hour there would be an **8.5-minute delay** on the ramp from the Gardiner and Lake Shore westbound.

- **The HBSCA opposes reducing Park Lawn to a two-lane road.**
 - Park Lawn is essentially the only artery that connects our community with the north and west, and building both Street A and the Legion Rd extension will not divert traffic from Park Lawn north of Street A.

 - The City can always reduce the number of traffic lanes in the future, but it will likely be impossible to ever increase them back to four-lanes.

- **The HBSCA wants Street A constructed as a four-lane road or at least to have space reserved so that it could be a four-lane road if needed in the future.**

- **The HBSCA wants bypass traffic from the Gardiner Expressway eastbound restricted / deterred by restricting traffic from the off ramp at Legion Road in the peak AM period.**
 - Adjust the timing for the traffic lights at Legion Rd. and the offramp to restrict traffic passing Legion Rd. in the morning peak period.

 - Install a sign warning drivers that the timing of the traffic lights at Legion Rd. are designed to restrict through traffic at specified times.



Jim Reekie
President HBSCA