

I have read over the documents available for this development at [guelph.ca/development](http://guelph.ca/development), and I have concerns about the traffic study as it does not mention the proximity to a school/school zone and the traffic and safety impact on an already congested area during school operation hours.

With this in mind, I'm wondering why the entrance to the development is not on Elmira road, at the NE corner of the development, as this would eliminate any significant impact on the school zone and associated safety issues, God forbid there is an accident or a child is struck by a car due to safety issues caused by congestion.

The proposed development of 126 units will add a significant amount of traffic to Willow Road during morning and afternoon rush hours in the proximity of the Mitchell Woods school zone which becomes heavily congested at those times of day, cars park illegally, blocking existing bike lanes, and making it challenging to enter and exit roads that intersect with Willow Road in the area.

Please consider moving access to the new development to Elmira Road at the NE corner of the development site. Please consider the following:

- The safety concerns of the volume of traffic generated by the development during morning and evening rush hours and its proximity to Mitchell Woods school zone would be better managed.
- One-way lights could be installed on Elmira Road at the entrance to the development (like the existing lights at Bonar Place and Willow Road), to control access from the development to Elmira Road. This would also have the effect of calming Elmira South traffic coming down the hill in the area which often travels more than the speed limit. *To note - a one-way light has been installed at the intersection of Bonar Place and Willow Road that provides controlled access from Bonar Place to Willow Road in respect to pedestrians crossing Willow Road, from the school. These one-way lights are located relatively close to the intersection of Willow and Imperial Roads which has a full set of two-way lights and speed camera in operation. If the access entrance to the development was moved to the very NE point in the development, the distance from a proposed one way light (Elmira Road and the development) to the nearest intersection at Elmira and Willow Roads would be approximately the same as the distance from the intersection of Willow and Imperial Roads and the one way light at the intersection of Willow Road and Bonar Place.*
- Installing another set of one-way lights on Willow Road at the existing planned entrance to the development would further add to congestion and safety concerns during the rush hours in the school zone.

Please forward my concerns and suggestions to the appropriate parties and thank you for your time.

Best regards

Michael Sandor

