

I have read over the documents available for this development at 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



105 Elmira Road - File #OZS25-003

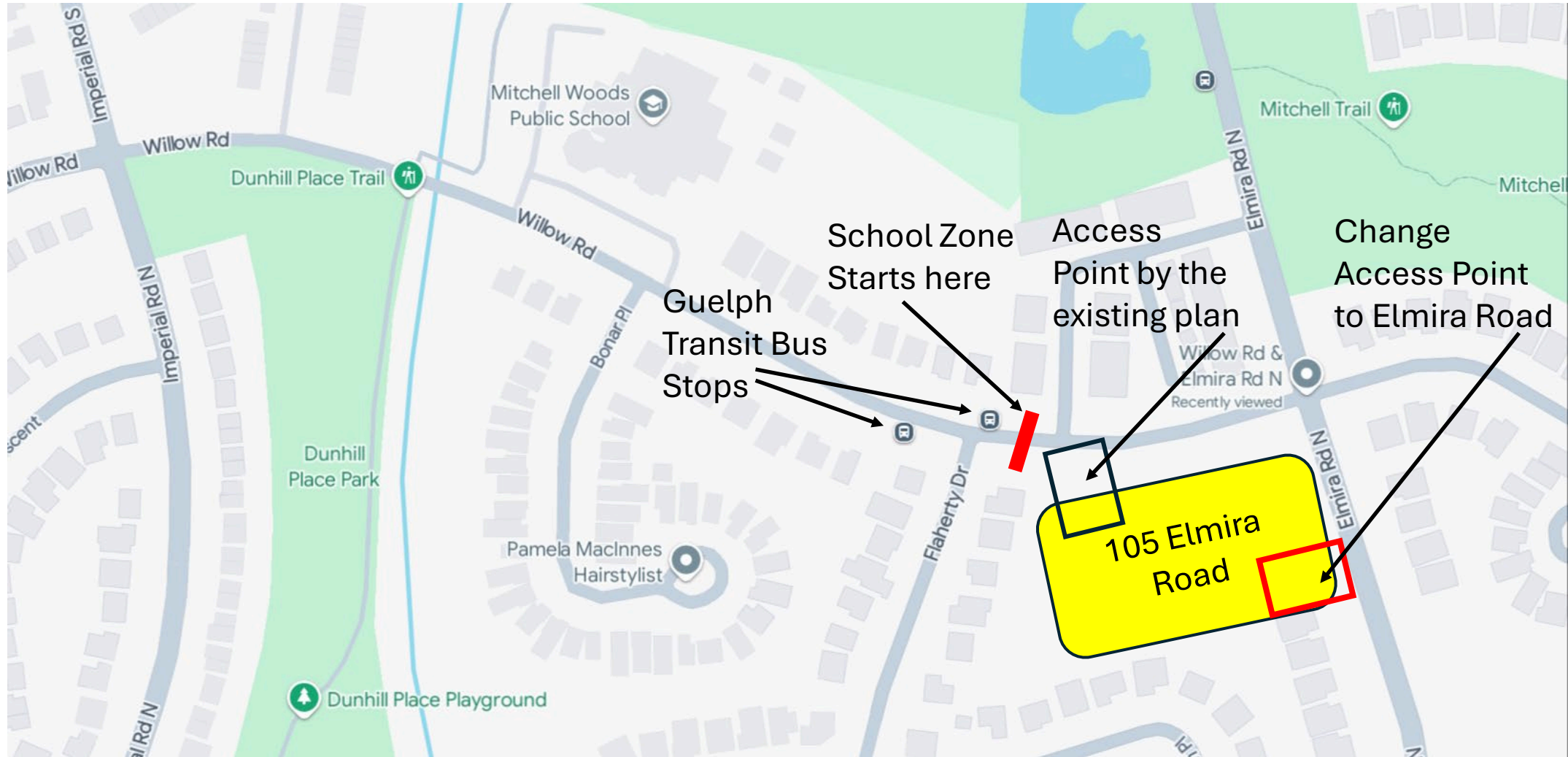
Michael Sandor

Access to 105 Elmira Road and Traffic concerns on Willow
Road

Agenda

- Clarification of Error on Submitted Document – NW not NE corner of the development site
- Existing Congestion Issues on Willow Road During School Rush Hours
- Summary of concerns regarding impact on Willow Road
- Changes Suggested
- Wrap Up

Clarification - NW not NE corner of the development site



Congestion on Willow Road

- Willow Road is already **very congested** with pedestrians and parents dropping off their children during morning and afternoon rush hours
- The proposed **entrance to 105 Elmira Road on Willow Road** is extremely close to the Mitchell Woods Public School zone
- **Guelph Transit currently has 2 bus stops** which are also very close to the proposed entrance to 105 Elmira Road
- **Illegal parking** by parents dropping off and picking up children blocks bike lanes forcing cyclists onto busy Willow Road
- **Access to the intersections** of Willow Road, Bonar Place, and Flaherty Drive can be very challenging and dangerous during these times

Summary of Concerns

- **Existing Traffic Study Oversight:**

- The traffic study that was completed for 105 Elmira Road does not consider the nearby **Mitchell Woods school zone**, or the impact on existing congestion on Willow Road during school rush hours

- **Safety Risks:**

- Increased traffic from the 126 units being proposed could significantly increase the danger to:
 - Parents and their children
 - Pedestrians
 - Cyclists
 - Existing traffic on Willow Road in the proximity of Mitchell Woods Public School

Changes Suggested

- **Move the entrance to Elmira Road at the NW corner of the development**
 - This would dramatically reduce the impact of traffic from 105 Elmira Road on the school zone and associated congestion on Willow Road
- **Traffic Light Control**
 - Install **one-way on demand traffic lights** at the proposed NW entrance to the development on Elmira Road
 - Controls traffic flow safely onto Elmira Road from 105 Elmira Road
 - Calms traffic on Elmira Road which is fraught with speeders both north and south bound

Wrap Up

- Mr. Mayor and Council - Thank you for your time and allowing me to clarify the errors in my submission and make this presentation to you
- Questions, thoughts or comments