

Comments – New Development at 112 Elgin Mills Road West

1, I would like to confirm the ownership of Dickson Street.

Is Dickson Street a private road belonging to 100 Elgin Mills Road W (The Towne Manors of Elgin Pond)?

2, Does the new development at 112 Elgin Mills have the right to open the access onto Dickson Street?

If Dickson Street is not a private road belonging to 100 Elgin Mills Road W (The Towne Manors of Elgin Pond) and/or if new development at 112 Elgin Mills has the right to open access onto Dickson Street, then:

3, According to the new development layout plan (**Fig. 1**), although the opening is 30m away from Elgin Mills Road W, the turning distance from Elgin Mills Road is too short and creates a rushed turning situation, as shown in **Scenario 1** and **Scenario 2**.

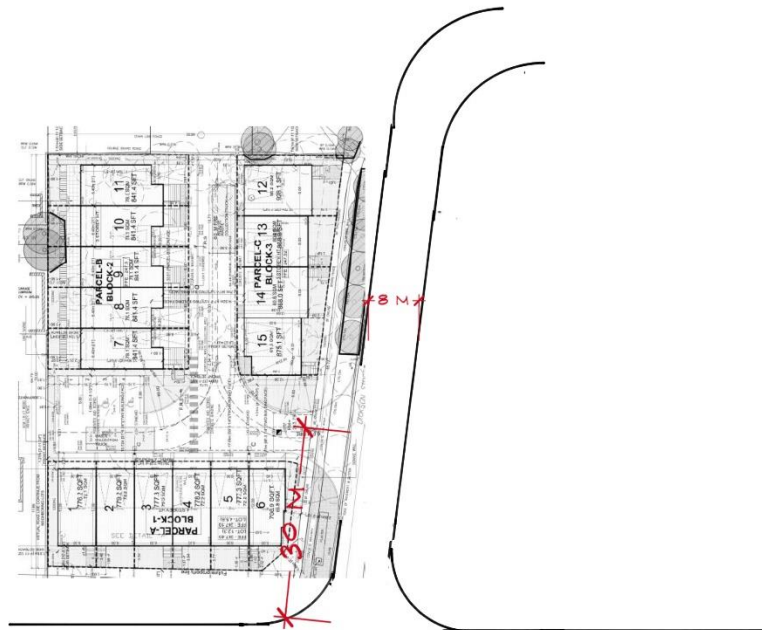
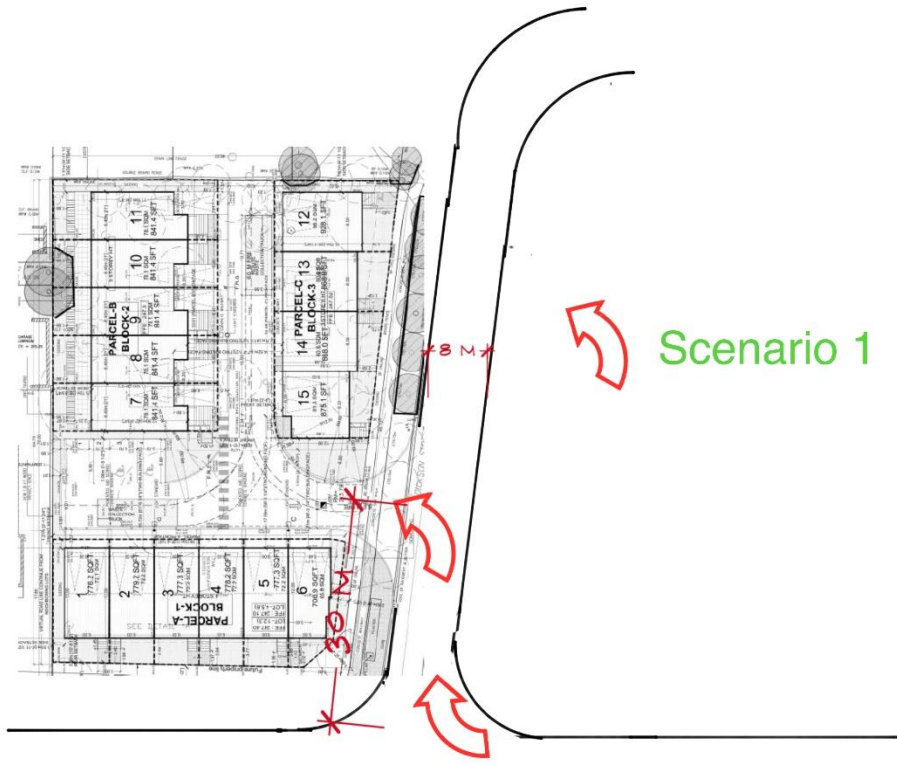
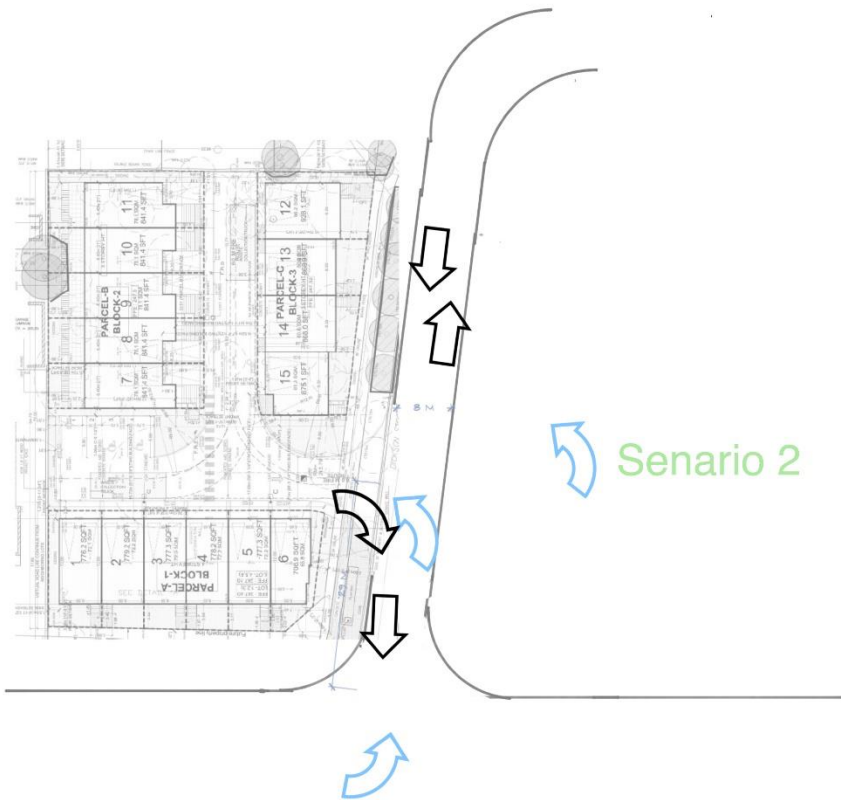


Fig 1



Scenario 1



Scenario 2

4, On the westbound side of Elgin Mills Road W (**Fig 2**), two lanes merge into one in front of lot 90, which is only 25m away from the Dickson Street. Vehicles turning into Dickson Street need to slow down while vehicles in merging lanes may speed up at that point. This increases the risk of accidents if more vehicles are turning into Dickson Street.

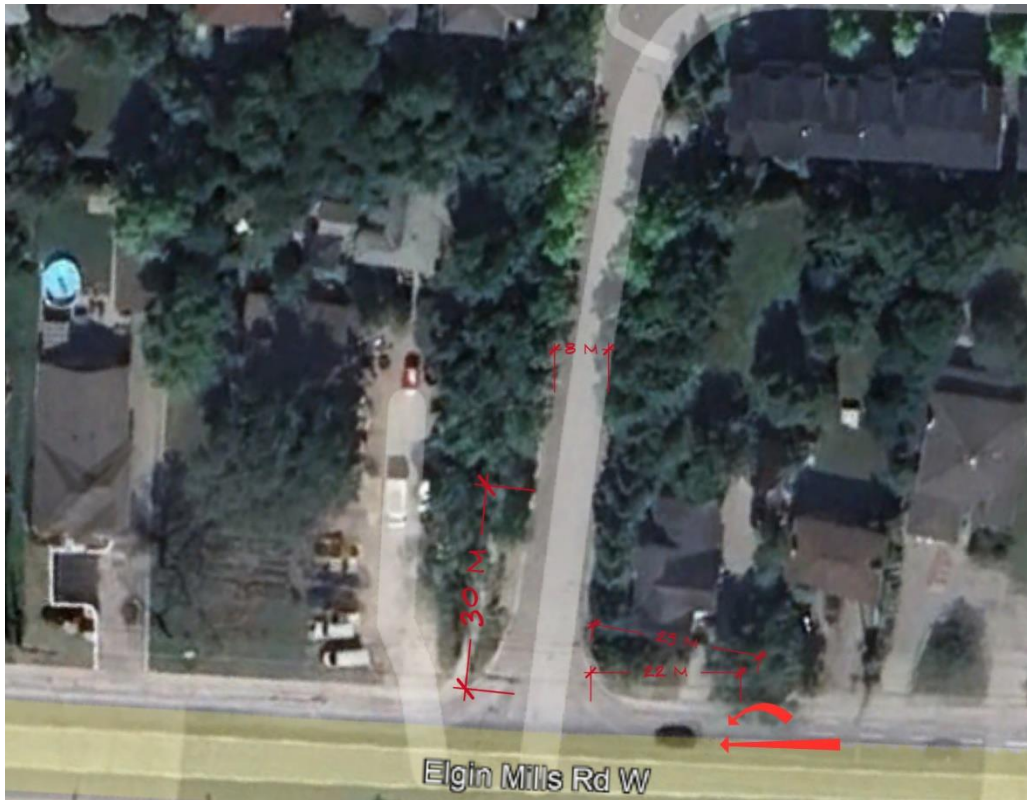


Fig 2

5, If vehicles stop and wait to turn into the new townhouses at 112 Elgin Mills, the 30m distance may be too short for vehicles behind them to stop safely (**Fig 3**), raising the chances of congestion and rear-end collisions.

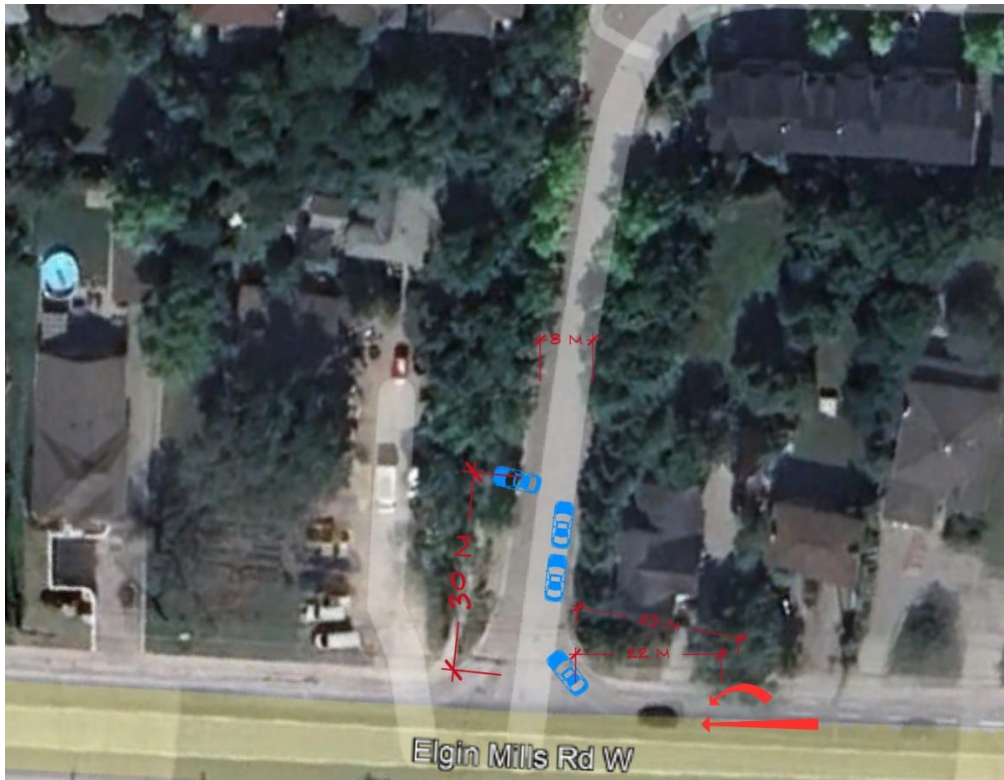


Fig 3

6, The entrance of Dickson Street currently serves as a landmark and main access for **The Towne Manors of Elgin Pond** at 100 Elgin Mills Road West. If the entrance is shared with the new development at 112 Elgin Mills, it may negatively impact the property value of **The Towne Manors of Elgin Pond**, which would be unfair to its current homeowners.