

# 4366 COLONEL TALBOT ROAD

## PROJECT SUMMARY

siv-ik.ca/4366ct | **Developer:** Kevlar Development Group

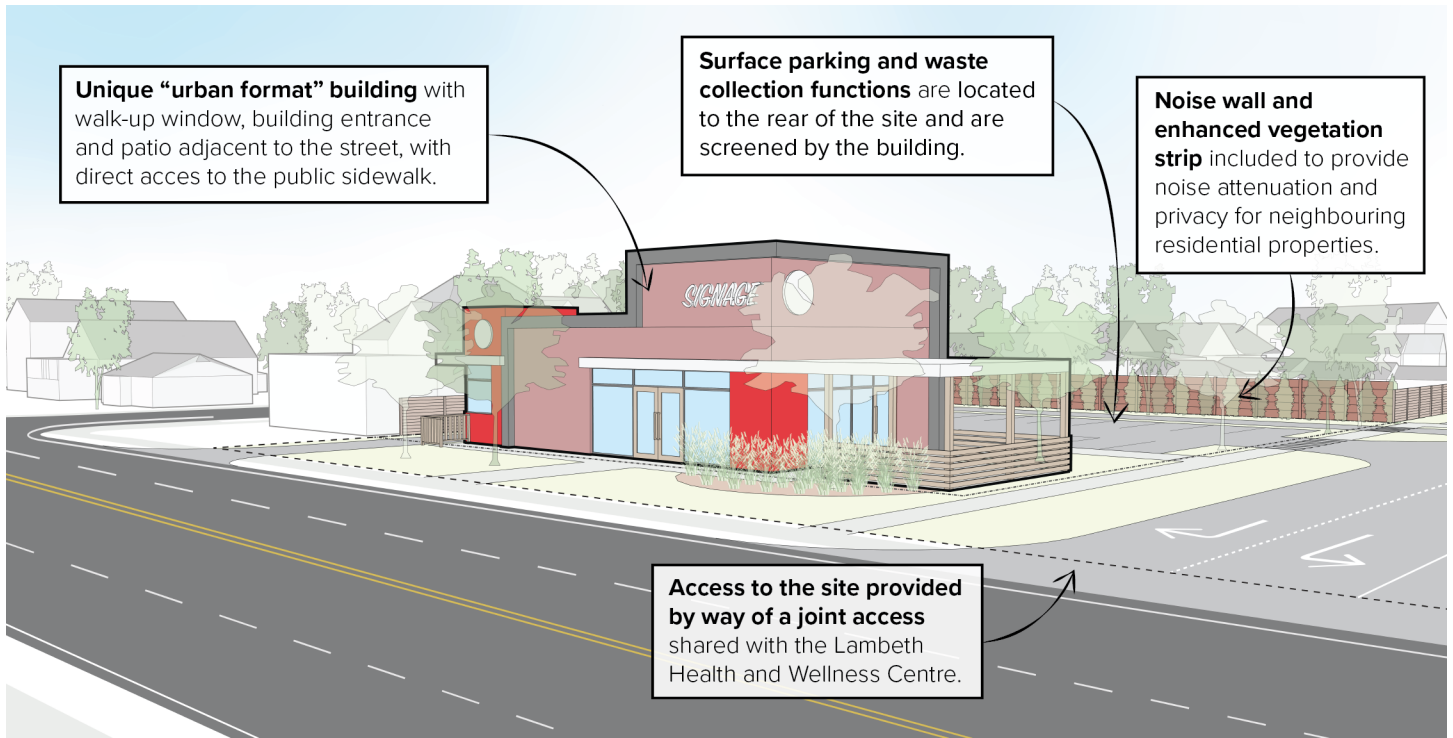
## Concept At-A-Glance



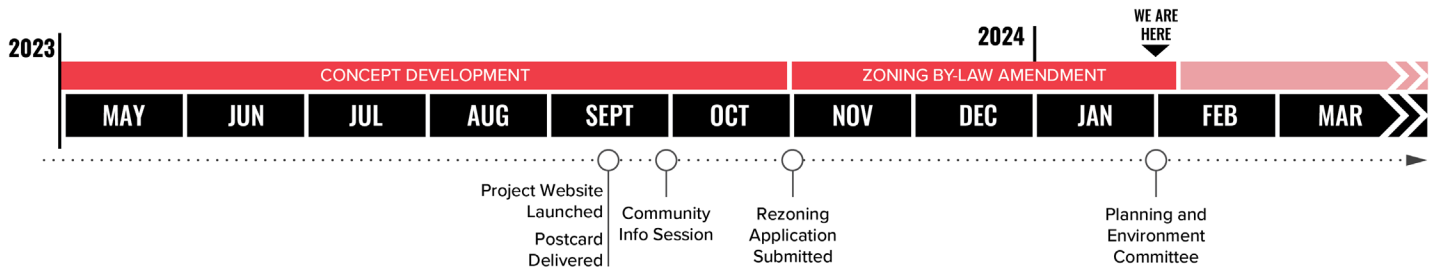
### 4366 Colonel Talbot Road

Site Area	1,630m <sup>2</sup> (0.163ha)
Frontage	32.9m
Depth	51.2m
Proposed Zoning	Business District Commercial (BDC(_))
Proposed Use(s)	Restaurant (209m <sup>2</sup> ) with Patio (55m <sup>2</sup> )
Height	1 Storey
Parking	1 per 17m <sup>2</sup> (15 Surface Spaces and 10 Stacking Spaces)

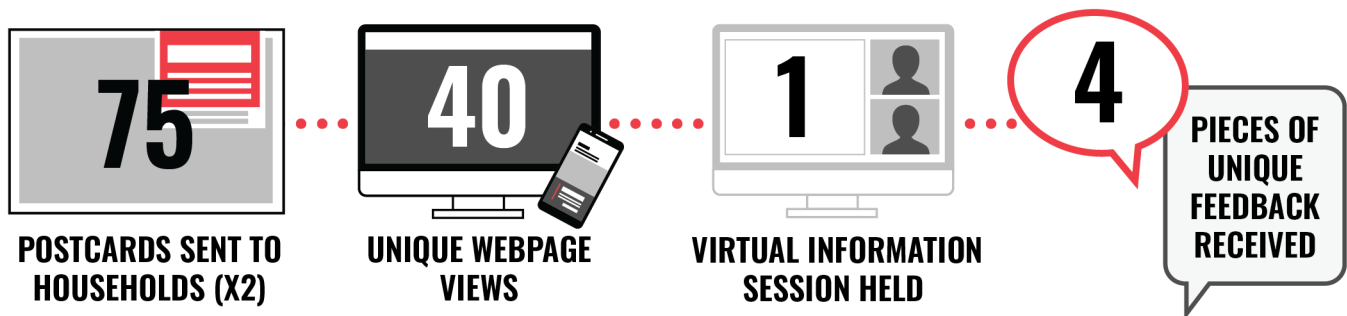
## Key Features



# Timeline



## Community Engagement by the Numbers



\*Includes feedback received from the Siv-ik project website feedback form and Virtual Community Information Meeting. The count does not include any feedback sent directly to the City.

## Key Themes Heard and Our Response

Traffic	Noise Attenuation
<ul style="list-style-type: none"> <li>Access to the site has been planned strategically by the developer by way of a joint access shared with the Lambeth Health and Wellness Centre.</li> <li>During the first phase of the Lambeth Health and Wellness Centre development, a traffic study was completed which informed the location and type of access required for this site.</li> <li>Traffic is planned to occur at this site, as it is already zoned for a wide range of commercial uses.</li> </ul>	<ul style="list-style-type: none"> <li>In accordance with the Noise Study completed as part of the background work to inform the project design, a 2.43m noise barrier will be developed along the east side yard.</li> <li>The placement and orientation of the order board has been strategically designed to minimize noise impacts on surrounding properties.</li> </ul>