

PUBLIC PARTICIPATION MEETING COMMENTS

3.6 PUBLIC PARTICIPATION MEETING – Application – 3493 Colonel Talbot Road (OZ-9049)

- *(Councillor S. Turner commenting that when he takes a look at it, the drive through for the restaurant seems appropriately located, the queuing lanes do not seem to create the potential for spill out into the roads; the car wash, however, is incredibly close to proposed town homes; recognizing there is a lot of discussion about the sound mitigation efforts including a fourteen foot wall and that is really tall, the car wash is really loud, is that going to be sufficient and adequate; it claims to be but he has a bit of skepticism about that.);* S. Wise, Senior Planner, responding that that is a concern that we also share so there are special provisions that are proposed in the By-law to ensure that what was requested was 5 meters what we are recommending is a 15 meter set back so the further off the boundary that car wash is, the less intensive noise mitigation would be required so we have addressed that through the By-law provisions; *(Councillor S. Turner imagining that staff had worked with the applicant to look for an alternate siting of that car wash perhaps like along the Colonel Talbot Road access or the Pack Road access the drive through speaker versus the air dryer blowers with the car wash magnitudes of scale and volume difference were there any options that to that could have been achieved that might have been more optimal.);* S. Wise, Senior Planner, responding that that is an option that we discussed just briefly with the applicant recently, there was also maximum noise wall permission attached to the site so nothing more than 2.4 meters which is what the by-law already contemplates relocating the car wash and also the orientation of the car wash to Colonel Talbot was also our preferred option and that would help eliminate some of the noise concerns on the adjacent future residential; *(Councillor S. Turner indicating that at this time we are looking at zoning but that would be something addressed through site plan.)*
- *(Councillor A. Hopkins speaking on the car wash and, as we know, car wash facilities use a lot of water and just wondering where the water drainage and how that is going to work in the car wash given that the Mathers stream is there and the sensitivity in the area; is that addressed through site plan or do we know what is happening with the water.);* Mr. M. Pease, Manager Development Planning, responding that the water is addressed a number of ways on site through stormwater management, firstly on site in the parking lot it is controlled through typical stormwater management treatment on site and then to the municipal outlet; internal to the car wash it does get managed as well through the building permit compliance process where there is control measures to ensure that it safely conveyed to the storm system and he believes at that point it actually goes through the sanitary system not the storm system.
- Ali Soufan, York Developments - indicating that their Planner, Laverne Kirkness, decided to take a last minute vacation with his entire family to Norway so he is going to step in for him here today; for the moment we agree with the staff recommendation, they have been working tirelessly over the last week since our meeting with staff to reorient the car wash so we keep it at least 50 meters away from the south boundary so we can limit the size of the noise wall to 2.4 meters, he thinks it is in the by-law, the standard by-law, so definitely and then flipping the car wash so it that the ingress would be off of Pack Road and the egress would be of Colonel Talbot Road so the dryers are closer to Colonel Talbot and they hope to reorient the building; indicating that he has Steve from Suncor Petro Canada corporate here so he thinks we both agree on that technical amendment here; thinking we all want to get to the same spot so it meshes from a traffic and noise perspective as close to Colonel Talbot as we can because we have future phases of development sort of surrounding this parcel as well.
- Glen Dietz, 3559 Loyalist Court - diagonally opposite the proposed development has so he is right on the corner of Colonel Talbot Road and Pack Road; thanking the Council for opening these are public session so that we do have input and he would like to acknowledge the vast amounts of build-up that the Planning department has put together, there is a very thorough amount and there is nothing in the report that talks about the effect on property values from gas

stations, convenience stores, drive through restaurants, have on property values; noting that he knows that is not the mandate of the Planning and Environment Committee; however, it is something that is very important to land owners; outlining that the second point is some there is a noise plan that has been created but it really only deals with the impact on houses that are adjacent to the property, there is no mention of the impact that the noise will have on existing residential properties in the region; reiterating that he is diagonally across from this and he is going to be directly affected by that so he has great deal of concerns about the noise level especially now that he hears that the car wash is being moved even closer to my property; the third point is the type of impact that at this type of business will have on the traffic flow in the region, Colonel Talbot Road is already a very busy road during peak hours and the additional traffic that could come and the additional interruption to traffic is people turn in and come out of this property certainly is going to have an effect on the traffic flow in the area; adding the additional services, the restaurant, the gas bar, it may also increase traffic flow for folks that would not be coming there otherwise; the report also does not address the noise levels that will occur as cars come to a halt in order to be able to turn into the property and as they accelerate away after they have had to stop behind somebody that is trying to turn so probably the most important concern that he has got is the safety concern, the need to turn left into that gas station when you are traveling northbound across two lanes of traffic, it is going to be dangerous for the folks that are traveling south and an unnecessary hazard and finally installing a drive through restaurant with no seats to sit people are going to be taking their meals, their coffee and so forth and it is going to be encouraging folks to eat while they are driving, drink while they are driving and there has recently been legislation changes that prohibits that so that also needs to be taken into consideration; certainly it is the drivers' responsibility when they are turning left into that property to do that in a safe manner; we all know that that is not going happen in all situations; thinking it is important for Council to not put something in place that does increase risks to the public and so forth and so he encourages the Committee to decline and to reject the application.