

July 8, 2020

Emmalia Bortolon-Vettor

7798 Eastview Road

Guelph ON N1H 6J1

RE: 455 Watson Parkway North

To whom it may concern:

Please see the following comments on the Application for Minor Variances for the vacant site located at 455 Watson Parkway North in Guelph.

1. The applicant is requesting a minimum of 10 waiting spaces for the proposed single bay carwash. The Bylaw allows for 15 waiting spaces and 5 parking spaces for a proposed carwash. The average carwash (according to many sites on the Google search engine) lasts up to 7 minutes. The 10th vehicle waiting would technically be idling for up to 70 minutes. This idling time goes against Bylaw number (1998)-15945 Idling Bylaw:

IDLING PROHIBITED [amended by Bylaw (2012)-19390]

3. (a) No person shall cause or permit a vehicle to idle for more than three (3) consecutive minutes.
 - (b) Notwithstanding Section 3 (a), no person shall cause or permit a vehicle to idle for more than ten (10) minutes in any sixty minute period.

Unless this Bylaw is enforced by the owner or property manager, each vehicle in this waiting line will be violating this bylaw. Since the proposed carwash waiting area will be abutting two residential property lines, this level of idling will contribute a significant amount of pollution to the neighbouring residents.

2. The applicant is requesting to permit an outdoor patio on a property where two lot lines adjoin lands in a residential zone. This violates the Bylaw requirement that no outdoor patio shall be permitted where more than 1 lot line adjoins lands which are in a residential zone (Bylaw 4.17.2.1). This Bylaw was created to protect adjacent residential areas from unneeded littering, noise pollution, as well as both pedestrian and vehicular traffic. In addition, according to the QSR 2018 Drive Thru Study: Speed of Service report (data collected by SeeLevel HX), the average time waited in a McDonald's drive thru is 273.29 seconds, or around 4.5 minutes. Each vehicle in this proposed drive-thru is further violating the above Idling Bylaw 3(a).

For more information regarding this study, please see
<https://www.qsrmagazine.com/drive-thru/2018-drive-thru-study-speed-service-0>.

3. As stated by Mr. Wildeboer of 230 Severn Drive on July 1st (see page 6 of the Committee of Adjustment Comments from Staff, Public and Agencies <https://pub-guelph.escrimemeetings.com/FileStream.ashx?DocumentId=7195>), is a violation of Rear Yard Setback with the area pertaining to the proposed automatic carwash. The Site Statistics chart in the proposed site plan shows a Bylaw requirement of 15 meters. However, the Site Plan only shows that 7.5 meters are provided for carwash setback from the abutting residential property line. I too support this comment and request from Mr. Wildeboer that the carwash either relocates or is removed from the plan.
4. As a resident for close to 25 years down the road from this residential development, I have seen an increase in pollution along the side of the road. The items most commonly found along this side of the road consists of fast food containers and cigarette packages (which are purchased in convenience stores). If a fast-food chain and a convenience store is placed closer to my residence, will I see even more pollution?
5. If this development comes to fruition regardless of Bylaw violation, I am curious as to how this development will benefit a largely growing residential community. We all seem to know the continuous issue of not being able to secure a grocery store in the East end of Guelph. There are also three schools within 2 km of this proposed location. In what area would a daycare be of a possibility? The reason why I ask these questions is because this proposed development feels like an ad that came out of the 1960's rather than 2020. There are so many other commercial services that can be of aid to a growing residential community, many of which are growing families.

Thank you for taking the time in reading these comments. I will be watching the remote hearing on Thursday, July 9th, 2020.

Thank you,
Emmalia Bortolon-Vettor