

Clerks

From: Lori Gray [REDACTED]
Sent: Thursday, February 3, 2022 11:06 AM
To: Clerks
Cc: Lindsay Sulatycki
Subject: 145 Speedvale Avenue West (File: OZS21-013) – Ward 3

Categories: Correspondence

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Hi, I have a few concerns/observations about this proposed gas station expansion/car wash addition:

- There are already 2 existing car washes within a 1 km distance of this proposed new location. There is another just 1.6 km away and yet another located within 3.5 km. Is this one truly necessary?

- Noise: The homes abutting this location were in place long before the gas station and the now proposed automated car wash. As already experienced at the Petro-Can car wash at Imperial/Paisley, the blower fans at the car wash exit are quite noisy. In fact, the hours of operation were restricted after noise complaints. If this proposed project does proceed, the same operating hour restrictions must be put in place for this location.

The engineer report states that noise may be a factor for those in the apartment building and the 2nd storey of near-by homes. This is an older neighbourhood, and not all homes have air conditioning. As well, in keeping with environmental considerations, many limit air conditioning use and try to use the night air to keep homes cool as much as possible. Sleep will become impossible with those fans blowing throughout the night, unless windows remain tightly shut and, increase the energy demand/related greenhouse emissions. Putting up a noise barrier seems good, in theory, but noise travels upwards so the apartments and 2nd story homes will still be impacted and, what impact will the height of a noise barrier have on sunlight to gardens/homes abutting the station.

- Traffic: As seen at several other car wash locations at peak times, there is often a long line of idling vehicles, sometimes snaking around the lot, other times lined on the road. Edinburgh & Speedvale are both main thoroughfares and the Edinburgh sidewalk is used by many neighbourhood kids walking to St. James and Willow Rd. It is also frequently used for driving tests. How will the potential line of vehicles onto Edinburgh or Speedvale or hanging over the sidewalk be addressed? What about the air quality - not of the few cars who currently idle while waiting for a gas pump ... it's the 15 or so car wash vehicles idling in a residential area, with fumes infiltrating the homes/apartment abutting the car wash and hanging over the neighbourhood when the winds blow from that direction.

I would like to have these concerns adequately addressed before approval is granted to this project.

Regards,
Lori Gray