

Clerks

From: Dixie & Wiebe Kroezen [REDACTED]
Sent: Thursday, February 3, 2022 9:55 PM
To: Lindsay Sulatycki; Clerks
Subject: File No.: OZS21-013 - 145 Speedvale Avenue West - Development - Concerns

Categories: Correspondence

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Lindsay

We reside at [REDACTED] June Avenue [REDACTED] since April 2002.

Thank-you for the opportunity to provide written comments regarding the proposed development of 145 Speedvale West in Guelph.

It is our first and foremost preference that the current gas bar not be redeveloped to be a gas bar and car wash.

Should the development proceed, please consider the following concerns:

1. Safeguard the existent mature tree canopy along both the north and east property lines.
This is to preserve as much natural vegetation that currently provides visual and sound attenuation at a higher height than that afforded by fences, and to provide natural habitat for birds and other wildlife.

Trees and hedges on neighboring properties provide significant natural sound and visual barriers.

It is requested that the approved site plan require additional trees and/or hedges on the north and east property lines of 145 Speedvale Avenue West, that will compliment the existing trees on neighboring properties.

This provision is requested so that should the trees/vegetation on neighboring properties be removed, that an adequate natural sound and visual barrier be a continual requirement of the zoning by-law amendment of 145 Speedvale Avenue West.

Further to this, should the proposed trees/hedges of 145 Speedvale Avenue West along the property lines require replacement in the future, that they be replaced immediately where the replacement not be less than 8' tall and that failure to do so be considered contravention of the zoning.

2. The *Proposed Conceptual Site Plan* referenced as Schedule 1 in the Notice of Complete Application and Public Meeting and the *Proposed Site Plan SP-1* available in the File Number OZS21-013 online, are not consistent with respect to fences/barriers at the north and east property lines.

The *Proposed Conceptual Site Plan* references a 1.8m solid fence at the north and east property lines.

The *Proposed Site Plan SP-1 - Revision No. 3 - date Oct.14.21* does not reference any further fence development on either the north or east property lines.

Will 1.8m solid fencing be provided at the north and east property lines as per the *Proposed Conceptual Site Plan*, or will the existing fencing currently in place along the property lines remain in place as detailed in the *Proposed Site Plan SP-1*?

Please confirm the intent.

3. To compliment the sound barriers already required within the development (that at the entrance and exit of the car wash and at the vacuums), it is our request that as many sound attenuation and visual barriers as possible be provided along the property lines.

Up to now, we have experienced the quieter side of the gas bar.

The combination of the convenience store toward the north-east corner and mature trees along the north and east property lines have shielded us from most audible and visual noise from the south-west gas bar activities.

The redevelopment proposal has shifted the noisier gas bar activities closer in proximity to adjacent residences. The redevelopment adds a car stack idle waiting lane on the north side of the development and relocates the fuel pumps toward the east without additional sound barriers to the property lines.

The *Feasibility Noise Study* concludes that sound walls are required at the car wash entrance, exit and at the vacuums.

This is identified in the *Proposed Site Plan SP-1*.

The Study considers idling cars and concludes that further sound barriers are not required.

Without further sound barriers at the property lines, we will be exposed to additional audible noise (idling cars/diesel pickup trucks; noisy modified vehicles; music shared by those disrespectful of others; hands free telephone calls routed through vehicle sound systems; use of the gas bar, etc.) and visual noise (vehicle movement; gas bar canopy and property lights) that we were previously shielded from.

To mitigate this, we request that further sound and visual attenuation be provided at the north and east property lines, in addition to maintaining the existing trees and the request of providing additional trees and/or hedges.

City of Guelph Fence Bylaw permits a maximum 2.5m high fence on back property lines.

We request that at the very least, a fence of this height, erected to sound wall specifications, be provided at the north and east property lines,

If possible, we are requesting that a wall similarly to that erected between the stack lane and neighbors at the Petro Canada station at 80 Imperial Road South (corner of Imperial Road and Paisley Road), be considered.

4. Post signage to remind gas bar and car wash patrons to consider the neighbors and respectfully turn off music while waiting in the stack lane to use the car wash.

Thank-you for the opportunity to voice our concerns and your consideration of the same.

It is our request that we be notified of Council's decisions on this application.

Regards

Dixie & Wiebe Kroezen
June Avenue, Guelph