Public Consultation Summary

The following is in response to concerns raised by the Al Ritchie Community Association.

1. **Issue: Increase in traffic congestion along Park Street as well as at the intersections of Park Street/Victoria Avenue and Park Street/13th Avenue**

   Applicant's Response: Entry and exit directional signs as well as concrete barriers will be installed on-site to help direct traffic flow and prevent traffic congestion.

   Administration's Response: Administration does not have any concerns regarding traffic circulation for this proposal. This parcel is zoned MAC – Major Arterial Commercial Zone and the adjacent streets have been designed to handle traffic generation reflective of the MAC Zone. The proposed use of a car wash is not expected to alter traffic circulation or traffic generation at this site.

2. **Issue: Increase in traffic will increase repair demands on Park Street.**

   Administration's Response: Administration does not foresee a significant increase in traffic to the property resulting from the car wash. Therefore, the car wash should not increase repair demands on Park Street. In addition, Park Street is not the only point of access to the property. Traffic entering and exiting the property for use of the car wash have the option of using three separate access points along 13th Avenue and Park Street from any direction of travel. Furthermore, the adjacent streets have been designed to handle traffic reflective of the property's zoning.

3. **Issue: Increase in traffic will decrease pedestrian safety.**

   Administration's Response: Arterial roadways such as Park Street are intended to accommodate both pedestrian and vehicular traffic. However, for pedestrians to safely cross an arterial roadway, intersections are signalized and include crosswalks.