

Public Consultation Summary

Response	Number of Responses	Issues Identified
<i>Completely opposed</i>	30	<ul style="list-style-type: none"> • Increased noise • Increased traffic • Pollution (including emissions from vehicles, chemicals from the car wash, and light pollution) • Water pressure and potential sewer issues • Proximity to other car washes • Privacy • Walkability • Property value • Littering
<i>Accept if many features were different</i>	0	N/A
<i>Accept if one or two features were different</i>	0	N/A
<i>I support this proposal</i>	0	N/A

Note: 26/30 of the responses were from the adjacent multi unit residential building.

1. Issue: Noise

Administration's Response:

All properties must abide by the Noise Abatement Bylaw No. 6980, which has regulations for allowable sound thresholds (measured in decibels) based on the zone. As per section 7.1 of the Noise Abatement Bylaw, where a development will exceed the stated decibel levels in the bylaw based on the zone, it must not be for more than 15 cumulative minutes in any given hour. As a mixed-use zone, sound thresholds for the subject site are 60 decibels from 10:00 pm to 7:00 am, and 70 decibels from 7:00 am to 10:00 pm. The applicant has provided information below that the maximum duration within any hour would be 12 minutes and noise will not exceed the day time or night time noise levels, in compliance with the noise bylaw. Administration required the applicant to undertake a noise impact assessment prepared by qualified experts and worked with them on mitigative measures to manage noise at the property lines (e.g. installation of acoustic barriers on west and north property lines, quieter dryer technology). Further, the site has been designed to consider impacts to surrounding land uses including facing the exit with the dryer to the south towards Rochdale Boulevard and away from the residential property to the north. This will help ensure that noise is mostly projected towards Rochdale Boulevard.

Applicant's Response/Analysis:

- The proposed development will include the Aerodry Model A45 unit dryer system driven by 45

horsepower electric motor, which is quieter than standard drying systems. A quieter dryer system is proposed in consultation with City Administration on mitigative measures to manage noise from the development.

- The noise impact assessment conducted by FDI Acoustics shows that with the proposed fence or sound barrier along the north and west property lines that the car wash falls within the Noise Abatement Bylaw regulations. The decibel level from the proposed car wash to the north property line is 49 decibels, which is well below either the daytime or night time thresholds outlined in the Noise Abatement Bylaw. The analysis shows that the residential building to the north is more impacted by traffic noise from McCarthy Boulevard than the proposed car wash. (see page 10 of the report)

Receiver Location	Daytime Sound Level (dBA L _{eq})	Nighttime Sound Level (dBA L _{eq})	Daytime Sound Level (dBA L _{eq})	Nighttime Sound Level (dBA L _{eq})
	Without Barrier		w/ North Barrier	
1111 Lakewood Court North – Eye Health Clinic Property Line (1.2 metres height)	61.3	61.3	57.3	57.8
1111 Lakewood Court North – Dental Health Clinic Property Line (1.2 metres height)	66.9	66.9	65.3	65.3
Permissible Sound Level (Mixed Use Zone)	70.0	60.0	70.0	60.0
North Property Line - 1130 Lakewood Terrace (1.2 metres height)	62.6	62.6	49.0	49.0
1130 Lakewood Terrace – 2 nd Floor Façade (5.0 metres height)	52.9	52.9	52.7	52.7
1130 Lakewood Terrace – 3 rd Floor Façade (8.0 metres height)	52.6	52.6	52.6	52.6
1130 Lakewood Terrace – 4 th Floor Façade (11 metres height)	52.2	52.2	52.2	52.2
105 Lakewood Court – 1 st Floor Façade (1.5 metres height)	50.4	50.4	46.4	46.4
105 Lakewood Court – 2 nd Floor Façade (3.5 metres height)	50.4	50.4	47.9	47.9
Permissible Sound Level (Residential Zone)	60.0	55.0	60.0	55.0

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- Appendix A-3.3 confirms the following:
 - The entrance of the car wash is 11.9 metres (36’8”) from the north property line.
 - The exit of the car wash is 26.9 metres (88.3) from the north property line.
 - The exit of the car wash is 35.2 metres (115.5’) from the residential development; alternatively, if measured on an angle the distance is 43.9 m.
- The exit of the car wash is 32.8 metres (107’7”) from the residential development. The washing cycle for the car wash is 4 mins and the drying cycle is an additional 60 seconds (total operating time of 5 minutes). Therefore, the maximum length of time the dryer will be operating in 1 hour is 12 minutes. The detailed calculation is as follows: 60 min ÷ 5 min per wash = 12 car washes per hour. 1 min x 12 car washes = 12 minutes operating time per hour for the dryer

2. Issue: Traffic Flow Impact

Administration’s Response:

The Zoning Bylaw requires five queuing spaces for a truck or car wash to be provided on-site. The proposed plan currently allows for approximately ten queuing spaces. The existing road network

including Rochdale Boulevard and McCarthy Boulevard are arterial roadways that can accommodate any anticipated demand created by the development. McCarthy Boulevard and Rochdale Boulevard intersection is fully signalized, and the site has sufficient access/egress points to address the site circulation and traffic safety.

3. Issue: Emissions and pollution emissions from vehicles, chemicals from the car wash, and light pollution

Administration's Response:

The development of this car wash will not likely result in an increase in overall trips to car washes in the city. It will likely result in residents using this car wash instead of another, resulting in net neutral greenhouse gas emissions overall as outline in the environment implications section of this report.

Outdoor lighting is regulated under the Community Standards Bylaw, where it does not permit any outdoor lighting to shine directly into the living room or sleeping areas of adjacent dwellings. Administration has made the applicant aware of this requirement.

Applicant's Response:

The sediment free wastewater from the car wash does go to septic / wastewater connection point after going through a grit separator sump and proceptor which scrubs the water of waxes and oils.

4. Issue: Water pressure and potential sewer issues.

Administration's Response:

City Engineering staff have reviewed this proposal and determined that there is sufficient infrastructure capacity to accommodate the proposed development.

5. Issue: Proximity to Similar Land Use

Administration's Response:

The Zoning Bylaw does not regulate separation distances between businesses of this type. Applications are considered on a site by site basis for compliance with the land use and development standards and processes of the Zoning Bylaw.

6. Issue: Privacy

Administration's Response:

The applicant will install a 1.83 metre (6-foot) solid acoustic barrier fence along the north and west property lines, which will add to screen the vehicles queueing for the car wash. This is addressed as a condition of approval and will need to be installed prior to opening of the car wash.

7. Issue: Walkability

Administration's Response:

Pedestrian access to and from the site is not changing. Rochdale Boulevard and McCarthy Boulevard have sidewalks adjacent to the site and as indicated there are traffic signals at this intersection to assist

in safe pedestrian movement.

8. Issue: Property Value

Administration's Response:

Development in established neighbourhoods often generates concerns about the impact on property values. Administration acknowledges that residents have these concerns but is not aware of any evidence that such development will have a negative impact on surrounding property values. The potential impact in this regard cannot be determined conclusively in advance, but will be affected by the perceptions, experiences and resultant actions of individual households, over time.

9. Issue: Littering

Administration's Response:

Any complaints regarding litter would be investigated by City Bylaw Enforcement Staff, to determine compliance with the Community Standards Bylaw 2016-2.