

**From:** Dan Windsor  
**Sent:** Monday, January 29, 2024 10:55 AM  
**To:** Pasato, Nancy <[npasato@london.ca](mailto:npasato@london.ca)>  
**Subject:** [EXTERNAL] File OZ-8709

I am the owner of North London Golf Centre Ltd. (o/a Tin Cup) and the landlord for the Waltzing Weasel Restaurant. I have just received the proposed Zone change for 1310 Adelaide North and have a few comments.

**1. Drainage on a flood plain.** If you recall the February 2018 flood of the area (images attached), both the Waltzing Weasel and ourselves (and the proposed building site) incurred substantial damage. The flood water took quite a while to recede as the lion's share of the water had to cross our property and squeeze through a 20' opening under Adelaide St.. Any grade change or the addition of paved areas on the proposed development site would exacerbate flooding and consequential damage on the proposed property and our abutting property.

More drainage channels under Adelaide St. on the south side of Windemere to maintain the flow of water back into the Thames would be prudent and necessary. Anything less would be "planned flooding and disruption" to all property by both the city and developer.

**2. Traffic.** We see this area used extensively by London residents and elementary school groups walking and biking to access the green space and pathways along the Thames River trails. Even without a fast food restaurant and strip mall I often hear and see cars racing down to the end of Windemere towards the river, a danger to pedestrians.

**3. Increased accident potential.** The proposed entrance off the east side of Adelaide Street would cause a collision hazard without a dedicated right turn lane. The turning lane from Adelaide north or south to Windemere was never properly laid out to allow you to see oncoming traffic when in the left turn lane. We see the resulting accidents. Access to the proposed businesses would again increase accidents at this Adelaide/Windemere intersection. Not something we can afford as this is the route east/west by emergency vehicles.

**4. Trash.** Their proposal of a fast food style business always generates a disproportionate amount of refuse from their single serving meals. With the proximity to the nature paths, city residents can expect discarded trash to migrate along Windemere Rd. to the paths along the river and consequently in it. Fast food venues have decided to reduce or eliminate refuse containers on the outside of their facilities. This more often than not creates discarded trash in the lots and in close proximity to the drive through portion of the restaurant business. Unsightly and attracts rodents.

**5. Increased Noise.** All restaurant drive throughs create excessive noise with the increase in traffic and often blaring order systems. I think this would be a bad choice so close to a green

space and a golf facility. Even at our facility I have been transitioning to electric service vehicles where possible to reduce noise and pollution.

Over the years I have seen this property change hands a few times, each owner thinking they can develop this floodplain with more proposed structures and asphalt. If anything, climate change has created more necessity to keep a bare minimum of development on such lands. I am against the proposed plans for the reasons I have listed and hope the city will deny the developers proposed amendments.

Regards,  
Dan Windsor  
North London Golf Centre Ltd. (o/a Tin Cup)

