

To Mayor Josh Morgan and London City Councillors,

As residents of Broadway Ave in London (Lambeth), Matt & Fiona Scott, we are writing to ask that the city council vote to uphold the Staff recommendation to refuse a drive-thru exit onto Col. Talbot Road for the following reasons:

- On Colonel Talbot, south of Main St, at the proposed area for a drive-thru/delivery Wendy's, this area already gets quite congested during the day without adding additional traffic. During rush hour times, it is extremely difficult to turn left onto our street, Broadway Ave, which is used by many residences to access our neighbourhood. Allowing a drive-thru-focused fast-food restaurant will only add to safety concerns along this busy road and the adjacent residential streets.

- The London Plan seeks to create walkable, safe and healthy neighbourhoods, and this drive-thru-focused design completely contrasts the development goals established by the City of London.

- In Wendy's recent business models, published in late 2023, the company boasts that the new designs for future establishments have "dedicated mobile and delivery pick-up points and enhanced drive-thru design." Approving this delivery/take-out-centred establishment will concentrate traffic in this area, with vehicles entering and exiting as quickly as possible, creating unsafe conditions.

- We have yet to see the results of the increased traffic volume in this area that will be caused by the opening of the medical centre on Colonel Talbot, adjacent to this proposed Wendy's. With the opening of this medical centre we recognize that there will already be an increase of traffic. Adding additional traffic due to a drive-thru/delivery centric Wendy's in this already tight area adds further safety concerns to drivers and pedestrians.

In addition, approving this site location with a drive-thru completely overlooks the regulations stipulated in By-Law No. Z-1-081795 which was established to protect residents from air pollution. The drive-thru design falls within 3.2 meters of the adjacent residential area. No amount of landscaping or hardscaping can mitigate this drastic decrease in the allowable setback stipulated in this By-Law. The impacts of the concentrated emissions and particulate matter from patron vehicles and fast-food establishments have not been disclosed. In a time when we know how detrimental poor air quality is to one's overall health and well-being, it is irresponsible to approve a business that will only amplify adverse health and environmental effects. There are many concerns that stem from locating a drive-thru location so close to residential areas in addition to the previously noted emissions, noise pollution and light pollution that will negatively affect the area.

Thank you for considering,

Matt & Fiona Scott  
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