

December 18, 2023

To:
Michaela Hynes
Development Services
City of London

Anna Hopkins
Councillor Ward 9

We are writing to express community concerns regarding the zoning amendment to allow for a Wendy's franchise location at 4366 Colonel Talbot Road in Lambeth. These concerns include but are not limited to, hazardous traffic conditions, increased air pollution from idling vehicles, excess noise and increased trash/litter throughout the community.

Many community members are already concerned about the increase in vehicles using Broadway Avenue to bypass traffic congestion on Main Street. The site plans depict the exit for Wendy's drive-through exiting about 10 m from Broadway Ave. This proximity to Broadway will only create more interference when attempting to make a left-hand turn onto Main Street safely. An increase in the volume of travellers from the 400 series highways, who must also turn left from the exit to continue travel, will lead to further traffic complications. The design depicts a take-out-focused establishment that will exacerbate congestion, promoting vehicle accidents and putting pedestrians at risk.

Drive-through facilities are hotspots for air pollution, releasing toxic chemicals, gases, and particulate matter into the air, severely impacting air quality in the surrounding environment. By-law No. Z.1-081795 was passed in 2008 to combat excess emissions from idling. As per By-law No. Z.1-081795, the *minimum* distance requirement from a residence (with a 2.4 m noise barrier) is 15 m. The Special Provisions requested in this amendment reduces the space between the drive-through lane and the adjacent residence by over 11 m. The proposed location will expose residential homes with children, who are more vulnerable to the harmful effects of air pollution, and a wellness centre catering to sick and elderly patients to elevated emission levels leading to negative long-term effects from poor air quality.

In the 2019 Community Improvement Plan, published by the City of London on behalf of the Lambeth community, residents expressed that Lambeth 'feels like a small country village and not like a suburb within the city.' Local restaurants and shopkeepers spend and reinvest their money back into their community, supporting the local economy whereas large franchises send a large amount of profit back to corporate headquarters. This location does not align with the values laid out by the City of London and the residents of Lambeth to maintain a village feel within our community. It will significantly decrease safety of roads within the neighbourhood while increasing exposure to harmful environmental pollutants.

We ask the City Council and the Planning Committee **not** to approve the Zoning By-Law Amendment requesting Special Provisions for file Z-9676. Below is a list of community members and supporters of local Lambeth businesses who are against the zoning amendment for 4366 Colonel Talbot Road.

K. Bartlett