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June 12<sup>th</sup>, 2009

Dear Community Representatives:

Re: 181 Greenbank Road – Proposed Shoppers Drug Mart

We would like to take this opportunity to respond to the recent correspondence received from various community members with regard to our proposal for 181 Greenbank Road. We offer these proposed changes in the spirit of cooperation with an understanding that while unanimous agreement from the community would be a wonderful result, this rarely occurs, in these types of matters

Our team of consultants has worked very hard over the past eight months in presenting and refining a Site Plan Application that best deals with the interests of the community, the City of Ottawa and ultimately Shoppers Drug Mart. From day one in the process, we engaged the community through meetings, both formal and informal, in the effort to arrive at a final Site Plan that addresses the needs of all stakeholders.

While we may not agree with 100% of the issues raised, we understand and respect the community's interest in these matters.

In this regard, we have again been in contact with both City Staff and Councillor Gord Hunter to discuss additional changes that could be made to the Site Plan in order to respond to the concerns that have been raised. Subject to final approval by City Staff, we are proposing the following changes to the plan:

- Removal of the pedestrian through connection from Greenbank Road, which was proposed to run along the north side of the parking lot and building and which would have provided a connection to Elvaston Avenue;
- Enhancement of the south pedestrian connection from the recreation path. A concrete sidewalk will be provided along the south lot line, away from the garbage enclosure and linking the recreation pathway to the front of the store;
- Provision of two additional handicap parking spaces at the front of the store;
- Removal of two parking spaces at the north end of the central parking area, to be replaced with landscaping (new landscape island);

- Removal of two parking spaces at the northwest corner of the parking lot to accommodate additional landscaping (expanded landscape area); and
- Installation of a continuous planting bed (landscape buffer) along Greenbank Road, substitution of the proposed species contained within the planting bed with rose bushes growing to 1.2 m+ in height, and installation of larger trees along both Greenbank Road and Elvaston Avenue.

We believe that the revised landscape treatment along Greenbank Road will provide the additional screening of the development's parking lot that has been requested by the community. The attached perspective demonstrates the result of these proposed changes which we believe will be successful.

In addition, we have agreed to the addition of the following special conditions of Site Plan Approval:

- Prohibiting mobile advertising signs on the property; and
- Consistent with Councillor Hunter's proposed posting of a Letter of Credit for three (3) years for 1/3 of the cost of traffic signal design and installation at the site driveway connection to Greenbank Road. This Letter of Credit could be cashed under two scenarios:
  1. Should a post development monitoring program determine that traffic signals are either necessary and/or warranted and a cost sharing agreement has been entered into; or
  2. Should the City determine that traffic signals are desirable (despite warrants not being met) and a cost sharing agreement has been entered into.

Further, during the construction phase of the project, we would like to assure the residents that all construction traffic will access the site from Greenbank Road.

We hope that these proposed changes to the plans are effective in meeting many of the requests made by the community and appropriate at this point for approval by the City.

Best Regards,



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CC: Councillor Gord Hunter  
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