

Attn: Planning and Environment Committee

We are the landowners of 978 Gainsborough Road, the westerly neighbours to 954 Gainsborough Road. We are providing this letter in response to the application(s) made by Royal Premier Homes for Draft Plan of Subdivision and Zoning By-law Amendment approval relating to the lands at 954 Gainsborough Road which is to be heard by the Planning and Environment Committee on Monday June 19th, 2023.

We agree with Staff's recommendation to implement holding provisions to address the range of servicing issues associated with the proposed development. We have submitted an Official Plan Amendment and Zoning By-law Amendment for redevelopment of the 978 Gainsborough lands, which require a shared servicing solution with 954 Gainsborough Road, as municipal services are not available.

It should be noted that 978 presently has a holding provision that requires servicing. We request that the city ensures the servicing needs of all lands to the west of 954 Gainsborough are accommodated for. We also request that the City look into a solution to provide servicing for all properties, or any other cost-effective options that may be available.

We note that "Condition No. 16(iv): Engineering – Sanitary" states that inclusion of lands to the west shall be considered; however, 978 Gainsborough is not included in this list. We recognize that this may have been a typographical error and hope to see it corrected to ensure our rights to services.

Further, and for information purposes only, we would like to note that we are currently seeking approvals for a 17-storey (as per in-force site-specific designation and zoning) residential apartment building at 978 Gainsborough Road and would like to ensure that all parties are aware in order to avoid any potential compatibility issues between the proposed apartment building and townhouses proposed on 954 Gainsborough Road, immediately to the east of our lands.

We trust that the above is satisfactory. Thank you for your consideration.

Regards,
Mohamad Al Ashkar