



June 16, 2023

Attn: Planning and Environment Committee (by email)

**Re: 954 Gainsborough Road – Royal Premier Homes
Draft Plan of Subdivision for 954 Gainsborough Road
File Number: 39T-22501 & OZ-9502**

BlueStone Properties Inc. is the owner of property at 1018-1024 Gainsborough Road, and we provide this letter in response to the applications made by Royal Premier Homes (RPH) for Draft Plan of Subdivision and Zoning By-law Amendment approval on their lands at 954 Gainsborough Road. The applications will be heard by the Planning and Environment Committee on Monday June 19th, 2023.

BlueStone supports the proposed development at 954 Gainsborough Road subject to Staff's recommendation for implementation of holding provisions to address neighborhood sewer servicing issues on the proposed RPH development, and lands west of the subject site. BlueStone has reached out to the developer stakeholders to solidify a viable sewer servicing solution for all parties. We have secured agreement in principle to continue our discussions, however the recommended holding provision for a shared sewer servicing solution is necessary for all developers to proceed efficiently and responsibly. There are viable sewer servicing options that have been investigated by BlueStone and reviewed by City staff. We look forward to reviewing the options and negotiating further with all parties.


At stake are roughly 975+ housing units across the 1018, 1006 and 978 Gainsborough lands, in addition to the housing units proposed by Royal Premier Homes. It would be prudent to manage the engineering requirements of 954 Gainsborough in a comprehensive and collaborative way. There are efficient and cost-effective servicing solutions that work for all involved. Currently a sewer easement along the southerly property lines appears to be the preferred solution.

We request that the City consider the sewer servicing needs of all lands to the west of 954 Gainsborough Road. The holding provision proposed by City staff will provide an opportunity to work out the details.

Thank you for your consideration.

Regards,

BlueStone Properties Inc.



Mardi Turgeon, CPT
Development Manager

cc. Harry Froussios, Zelinka Priamo Ltd.
Farhad Noory, Royal Premier Homes