



November 9, 2023

**Attn: Planning and Environment Committee** (by email)

**Re: 978 Gainsborough Road – Highland Communities Ltd.  
Proposed Official Plan and Zoning By-law Amendments  
File Number: OZ-9247, Ward 7**

BlueStone Properties Inc. (BPI) is the owner of property at 1018-1024 Gainsborough Road, and we provide this letter in response to the applications made by Highland Communities Ltd. for Official Plan and Zoning By-law Amendment approval on their lands at 978 Gainsborough Road. The applications will be heard by the Planning and Environment Committee on Monday November 13, 2023.

BPI's primary issues with the current proposal are:

- 1) site access (lane easement location)
- 2) sanitary servicing easement location
- 3) neighbourhood sanitary capacity and outlet locations

The current proposal impacts existing businesses on Gainsborough Road as well as vacant development lands east and west of the 978 Gainsborough Road site. The issues identified to date should be reviewed at a neighbourhood or wider scale context than the current proposal can provide.

BPI has reached out to our neighbourhood developer stakeholders and the City's Subdivision and Development team to share the results of our engineering review. Currently a combined access/sewer easement along the southerly property line of 978 Gainsborough and vacant adjacent lands appears to be the most efficient and cost-effective engineering solution. BPI is committed to solidifying a practical solution and we have secured agreement in principle to continue our discussions with all parties.

BPI generally supports development at 978 Gainsborough Road subject to site plan modifications that will address our primary issues noted above.

Should PEC consider approval of the current OPA/ZBA proposed by Highland Communities, BPI requests that all holding provisions identified in the staff report be included in a proposed by-law subject to City Council approval. Thank you for your consideration.

Regards,

**BlueStone Properties Inc.**

Mardi Turgeon, CPT  
Development Manager

A handwritten signature in blue ink, appearing to be "M. Turgeon", is written over the typed name and title.

cc. Harry Froussios, Zelinka Priamo Ltd.  
Mohamad Al Ashkar, Highland Communities Ltd.