EXECUTIVE SUMMARY

Planning Committee Presentation Re: 3250 Homestead Drive, Glanbrook (Mount Hope)

Chair and Members of the Committee,

Thank you for agreeing to consider this item. My name is Frank Attardo and I am consulting for Mr. Farzad Karambakhsh, the owner of the property in question. Mr. Karambakhsh is a young Hamiltonian, making a development investment in his own community.

You first considered this application on July 10, 2012, more than one year ago. Farzad developed his application for rezoning after an initial consultation with staff on what was allowable on the property he had purchased. Staff’s report to you was supportive of the application because it complied with everything the city had stipulated in the Official Plan.

Fully one year ago, Planning committee tabled the staff’s positive recommendation for ‘further consultation between the Ward Councillor and the Applicant’.

Here is what we would like you to know:

1. That consultation has occurred. Farzad had several meetings with Councillor Johnson.
2. Farzad also spoke with some of the community members about the development.
3. We even had a further public community meeting to advise the neighbourhood that we were coming back to committee and to show them the enhanced renderings of the development and to answer their questions about the project. This meeting happened August 22. Over 30 people came out as well as Councillor Johnson and Mr. Alvin Chan of your staff.
4. A number of us noted that about half of the attendees were now supportive of the project. In fact Mr. Ivan Killins who lives across the street has written a letter of support found in your package. This is totally unsolicited.

5. Those who might still be opposed to the project were very cordial at the meeting and had all of their questions and concerns addressed.

6. The application as mentioned in report PED12128 is fully in agreement with the city's official plan and the former Glanbrook official plan.

7. The applicant has complied with every demand made by the city and in fact, consulted with the city prior to formulating his plan.

8. The plan intends to construct a live-work development consisting of a three storey building with 6 stores below and 12 residences above.

9. This development is in the same corridor you identify in your proposed Mount Hope Airport Gateway Community Improvement Initiatives Project Area.

10. Supporting this application as recommended by staff is the right thing to do. It will avoid a costly OMB hearing and as Mr. Killins says, possibly be a catalyst for other development in the corridor your policies have identified for investment.

11. We would ask that committee approve the development and send it to Council for ratification.

Thank you.
CITY OF HAMILTON
PLANNING COMMITTEE
PRESENTATION
SEPTEMBER 4, 2013

3250 HOMESTEAD DRIVE
THIS MEETING IS A FOLLOW UP TO THE JULY 10, 2012 PLANNING COMMITTEE MEETING

- To Inform the Planning Committee that we have followed through on the Committee recommendations
- To show more details of development than we had before.
- To clarify some misunderstandings about developer and nature of development
- To answer questions, if we can
Mount Hope/Airport Gateway Community Improvement Project

- Report PED 1118(b)
- To draft community improvement initiatives to stimulate private sector investment
- We are on edge of boundary and will be presenting to committee in due course
- “Although pop increasing in res area, growth stagnant in commercial area..Airport Rd and Homestead Drive” p 7 of report
Proposed Community Improvement Initiatives: Rationale

- "Area possesses characteristics warranting designation: building stock in need of rehabilitation...deteriorated or insufficient infrastructure" p 2
- Suite of programs implemented in other areas could be made available to Mount Hope as well.
- Note: No final decisions yet.
So What’s the Point?

- Mount Hope is on the move
- Official plan contemplates a different, vibrant community where commerce and residential co-exist
- Homestead Drive is identified for mixed use developments
- 3250 plans fit nicely with what the policies envision
Well, who is the developer anyway?

- Farzad’s story: local young man, informed himself of what was allowed under existing rules and complied with everything city said he must do.
- Invested his own money on the property and has visions of enhancing the community through a sound investment
- Proposal in limbo for over one year.
The Planning Process

- Owner applies
- Staff reviews, comments and recommends to Committee and Council
- Council Decides
- Any disputes can proceed to arbitrator, OMB
- Staff recommended approval because plan complies with Glanbrook Official Plan and new one
Issues

- Separation from existing residential: “Site specific modifications have been proposed to ensure adequate separation and compatibility with the existing neighbourhood and land uses” p 2 of Report PED12128
- Height: in conformity with rules and other developments in the city.
- Mixed Use: business/residential encouraged in some areas especially along roads like Homestead
- Reduction in property values: no supporting info to substantiate this. P 17
- Traffic and Safety: no concern from traffic engineer (P 18). Warrants not met for signal light, but Councillor can make this happen
Issues

- Parking: 42 spaces adequate and weekends project provides visitor spaces from commercial.
- Building Height: as shown, the actual building height will be slightly lower than a modern two storey home with a peeked roof.
- Privacy issues not a concern, P. 19
- Appropriate of commercial: meets policy
- Garbage Enclosure: mandate to keep it indoors.
- Landscaping: subject to site plan control
Township of Glanbrook Official Plan

• "The proposed development will be located at the intersection of Longview Dr. and Homestead Dr., which is well setback from the adjacent residential uses, and is of a scale and bulk consistent with the envisioned neighbourhood character, while implementing the Transit Oriented Design principles." Page 8 of PED12128
Recommendation on July 10, 2012

• That Report PED 12128, Application to Township of Glanbrook Zoning By-Law No. 464 for the lands located at 3250 Homestead Dr., be tabled for further consultation between the and Councillor and the Applicant.
Here is what has been done

- Mr. Karabakhsh has met with Councillor Johnson.
- He has organized a community/residents meeting as recently as two weeks ago that was well attended by over 30 residents. This included all the property owners that are adjacent to the development project.
- He has commissioned more accurate renderings of the project (these are all attached).
- Sought input on the businesses which might be attracted to the area.
- We have shown that similar developed projects both in the ward and in various area communities have had a positive impact.
- See: Regional 56 Binbrook, Burlington, Oakville
Result of Recent Community Consultation

- Of the residents who attended, all of whom had expressed concerns with the development before, approximately half were now supportive of this development after the presentation.

- Those who were not supportive had their questions answered and were not as negative as they had previously been.

- The neighbourhood as represented by this group was cordial and receptive to the development.
Context

- Lands are designated commercial/residential in both the new plans for the area and the old Glanbrook OP.
- Lands abut the new proposed Mount Hope Community Gateway Corridor
- Applicant, a local resident, sought staff input into the plan to ensure compliance with City direction.
- Plan calls for live-work arrangement with a 3 storey building having 6 stores and 12 residences in the upper floors.
- Plan complies with all City regulations.
- Plan is transit friendly and complies with intensification targets in City and provincial policies.
- Height of flat roofed building is less than allowable 2 storey single family dwelling.
Report PED 12128: July 10, 2012

- Had full support of staff
- Recommendation to Council was to support this development.
- Tabled for further meetings with Councillor and Community.
- We have met all of the concerns that were expressed by both this Committee and the residents.
- Time has lapsed. Developer could go to the OMB.
- Hoping to save expenses to the City and proponent by obtaining approval.
- Latest resident meeting was cordial and supportive. Councillor Johnson kindly attended
- It has been over a year and we are hoping that this Committee and Council will make a positive decision so that this development can move forward.
- We are asking for your support today.
SITE RENDERING
HEIGHT COMPARISON
3200 REGIONAL ROAD 56
BINBROOK
LAKESHORE ROAD,
OAKVILLE
PLAINS ROAD, BURLINGTON