

May 28th, 2013

To: Councillor Jason Farr, Chair and Members of the Planning Committee

From: Farzad Karambakhsh

Re: 3250 Homestead Drive (PED 12128) Ward 11

Dear Committee Members:

On July 10, 2012 Planning Committee met to consider my application to amend Township of Glanbrook Zoning By-law No. 464 for lands located at the above address.

Staff recommendation was to approve the application. After much discussion the committee and Council passed the following motion:

That Report PED12128, Application for an Amendment to Township of Glanbrook Zoning By-law No. 464 for the Lands Located at 3250 Homestead Drive (Glanbrook), be tabled for further consultation between the Ward Councillor and the Applicant.

Since that time, I have done the following:

1. Initiated contact with Councillor Johnson right after the Planning Committee Meeting. We met, along with City staff, on November 12, 2012 to look at neighbourhood concerns, including green space, landscaping and change in zoning. I considered each and was told by city staff that we had complied with the Official Plan and had already reduced the project from a higher, more intense use C3 to a lower zoning, C1 in order to accommodate the neighbourhood. I had a further meeting with Councillor Johnson shortly after the Nov. 12 meeting to again try to ascertain concerns and find a way of moving forward which would maintain the integrity of my project while adhering to Official Plan requirements.

2. I also had a phone conversation with one of the concerned citizens on September 12, 2012, Mr. Hugh Brown, who encouraged me to construct residential only along Homestead, which would also contravene the Official Plan.
3. Commissioned a more accurate rendering of the project (enclosed)
4. Addressed the type of businesses that would be drawn to this development to satisfy community interest. Here is a quote from a real-estate professional whose opinion I sought on the development of the project. All of the uses stipulated adhere to the staff-approved by-law. He suggested that the high-visibility corner will attract professionals such as doctors, dentists, physical therapists, salons, coffee shops and insurance offices. These are the uses we will offer the community. I was also told that the community of Binbrook in the city of Hamilton has now complemented commercial uses with its new residential and has seen home values rise as well as the benefit of offering nearby amenities to the residents of the community.

Given that it has been nearly one year since the report was first presented to Committee, without resolution, I respectfully request that the report be considered at the next Planning Committee meeting and that I be granted delegation status to discuss its merits with committee.

Thank you for your attention to this matter.

Sincerely,

Farzad Karambakhsh