

CITY OF HAMILTON

MOTION

Council: June 23, 2021

MOVED BY COUNCILLOR B. JOHNSON.....

SECONDED BY MAYOR / COUNCILLOR.....

Amendment to Item 1 of the General Issues Committee Report 20-011, respecting Report PED20125 - Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 3311 Homestead Drive, ERG18-03, which was approved by Council on August 21, 2020

WHEREAS, as part of the broader redevelopment of the property known as 3311 Homestead Drive, Mount Hope, a newly constructed office building consisting of approximately 7,000 square feet (approximately 650 square metres) is planned to occupy a portion of the property fronting on Airport Road West via a separate parcel (as outlined on Appendix "B" attached hereto), pending approval of a future consent application for a severance of 3311 Homestead Drive, to be submitted by 1804482 Ontario Limited (Michael Chiaravalle 50%, Rita Chiaravalle 50% - Sonoma Homes);

WHEREAS, upon successful completion of the severance of 3311 Homestead Drive, the severed parcel would become part of 8533 Airport Road West, Mount Hope;

WHEREAS, the new office building, and its future associated parcel is the only portion of the property and its planned development, which would be located within the boundary of the Mount Hope/Airport Gateway Community Improvement Project Area (CIPA) in which the Hamilton Tax Increment Grant Program (HTIGP) is permitted to apply;

WHEREAS, staff have put forward a report requesting approval of a Hamilton Tax Increment Grant Program Application, submitted by 1804482 Ontario Limited (Michael Chiaravalle 50%, Rita Chiaravalle 50%) for the portion of the property to be severed from 3311 Homestead Drive, Mount Hope, conditional upon approval of the severance application; and,

WHEREAS, the following amendments to Item 1 of the General Issues Committee Report 20-011, respecting Report PED20125 - Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 3311 Homestead Drive, ERG18-03, are required to properly facilitate the HTIGP grant;

THEREFORE, BE IT RESOLVED THAT:

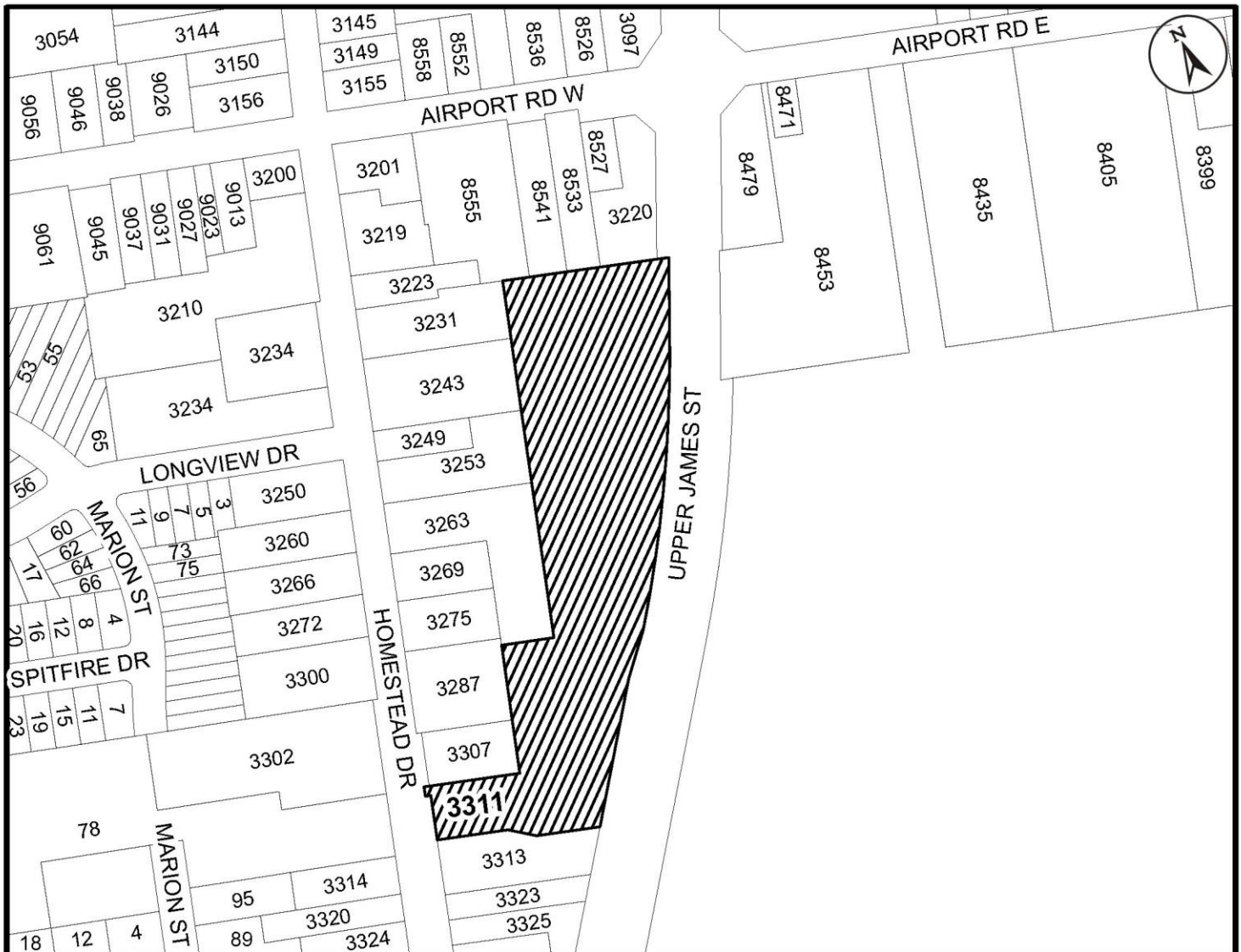
- (a) That sub-section (a) to Report PED20125, respecting the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 3311 Homestead Drive, ERG18-03, be amended by adding the words ***“as outlined in Appendix “A” attached to Report PED20125”***, to read as follows:
 - (a) That Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application - ERG18-03, submitted by 1804482 Ontario Ltd. (Sonoma Homes), owner of the property at 3311 Homestead Drive, Mount Hope, ***as outlined in Appendix “A” attached to Report PED20125***, for an ERASE Redevelopment Grant not to exceed \$91,681, the actual cost of the remediation over a maximum of one year, be authorized and approved; and,
- (b) That Appendix “A” to Report PED20125, respecting the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 3311 Homestead Drive, ERG18-03, be amended to reflect only to the portion of property that will remain as 3311 Homestead Drive, Mount Hope, after the successful completion of a severance (as outlined in Appendix “A” attached hereto);
- (c) That sub-section (a) to Report PED20125, respecting the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 3311 Homestead Drive, ERG18-03, be further amended by adding the words ***“as amended”***, to read as follows:
 - (a) That Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application - ERG18-03, submitted by 1804482 Ontario Ltd. (Sonoma Homes), owner of the property at 3311 Homestead Drive, Mount Hope, as outlined in Appendix “A” attached to Report PED20125, ***as amended***, for an ERASE Redevelopment Grant not to exceed \$91,681, the actual cost of the remediation over a maximum of one year, be authorized and approved; and,
- (d) That sub-section (a) to Report PED20125, respecting the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 3311 Homestead Drive, ERG18-03, be further amended by adding the following conditions, to read as follows:
 - (a) That Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application - ERG18-03, submitted by 1804482 Ontario Ltd. (Sonoma Homes), owner of the property at 3311 Homestead Drive, Mount Hope, as outlined in Appendix “A” attached to Report PED20125, as amended, for an ERASE Redevelopment Grant not to exceed \$91,681, the actual cost of the remediation over a maximum of one year, be authorized and approved, in accordance with the terms and

conditions of the ERASE Redevelopment Agreement and the following additional conditions:

- (i) ***the approval of the Grant shall not prejudice or fetter City Council's discretion with respect to any current or future Planning Act application regarding 3311 Homestead Drive, Mount Hope, including, but not limited to, a future consent application for a severance on the Property; and,***
 - (ii) ***Only the tax increment generated based on the apportioned pre-development municipal taxes and actual post development taxes applicable to the future parcel generally depicted in Appendix "B" will be used to determine future Grant payments; and,***
- (e) That sub-section (b) to Report PED20125, respecting the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 3311 Homestead Drive, ERG18-03, be deleted in its entirety and replaced with the following in lieu thereof:
 - ~~(b) — That the Mayor and City Clerk be authorized and directed to execute the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Agreement together with any ancillary documentation required, to effect Recommendation (a) of Report PED20125, in a form satisfactory to the City Solicitor;~~
 - (b) ***That the Mayor and City Clerk be authorized and directed to execute a Grant Agreement together, with any ancillary documentation required, to give effect to the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant for 1804482 Ontario Limited, owner of the property at 3311 Homestead Drive, Mount Hope, at such time as the property has been severed, as generally depicted on Appendix "A", as amended, attached hereto, in a form satisfactory to the City Solicitor; and,***
- (f) That sub-section (c) to Report PED20125, respecting the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 3311 Homestead Drive, ERG18-03, be amended by adding the words "***and all other conditions,***", to read as follows:
 - (c) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any grant amending agreements, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant, as approved by City Council, ***and all other conditions,*** are maintained.

Main Motion, As Amended, to read as follows:

1. **Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application, 3311 Homestead Drive, ERG18-03 (PED20125) (Ward 11) (Item 6.1)**
 - (a) That the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant Application - ERG18-03, submitted by 1804482 Ontario Ltd. (Sonoma Homes), owner of the property at 3311 Homestead Drive, Mount Hope, ***as outlined in Appendix "A" attached to Report PED20125, as amended***, for an ERASE Redevelopment Grant not to exceed \$91,681, the actual cost of the remediation over a maximum of one year, be authorized and approved, in accordance with the terms and conditions of the ERASE Redevelopment Agreement and the following additional conditions:
 - (i) ***the approval of the Grant shall not prejudice or fetter City Council's discretion with respect to any current or future Planning Act application regarding 3311 Homestead Drive, Mount Hope, including, but not limited to, a future consent application for a severance on the Property;***
 - (ii) ***Only the tax increment generated based on the apportioned pre-development municipal taxes and actual post development taxes applicable to the future parcel generally depicted in Appendix "B" will be used to determine future Grant payments; and,***
 - (b) ***That the Mayor and City Clerk be authorized and directed to execute a Grant Agreement together, with any ancillary documentation required, to give effect to the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant for 1804482 Ontario Limited, owner of the property at 3311 Homestead Drive, Mount Hope, at such time as the property has been severed, as generally depicted on Appendix "A", as amended, attached hereto, in a form satisfactory to the City Solicitor; and,***
 - (c) That the General Manager of the Planning and Economic Development Department be authorized to approve and execute any grant amending agreements, together with any ancillary amending documentation, if required, provided that the terms and conditions of the Environmental Remediation and Site Enhancement (ERASE) Redevelopment Grant, as approved by City Council, ***and all other conditions***, are maintained.



● Site Location



Location Map



Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:
3311 Homestead Dr

Date:
April 29, 2021

Appendix "A"

Scale:
N.T.S

Planner/Technician:
PC/VS

Subject Property



3311 Homestead Drive