



## City of Hamilton – Design Review Panel Applicant Project Summary Sheet

|  |   |
|--|---|
| Applicant Name:                            | The Cadillac Fairview Corporation Limited       |
| Panel Meeting Date:                        | June 9, 2022                                    |
| Project Address:                           | 999 Upper Wentworth Street (CF Lime Ridge Mall) |
| Date of Panel Pre-Consult [if applicable]: | N/A   |

### Project Data

|   |           |
|---|-----------|
| Application Type [e.g. Site Plan, Re-zoning]: | Site Plan |
|---|-----------|

Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

A mixed-use project consisting of retail, residential and amenity uses. The proposed project contemplates the demolition of the former Sears department store, replacement of c. 100,000sf of retail GFA and two residential towers comprising of c. 320 residential units. The proposal also contemplates the addition of a structured parking garage with c. 350 stalls on two levels, as well as an amenity deck above the parking with hard and soft landscaping. The proposed plan also includes alterations to the existing parking fields to create additional vehicular, pedestrian and bicycle accessibility around the proposed development.

Policy and guideline documents examined in preparing proposal [please list specific guidelines examined]:

Urban Hamilton Official Plan (Urban Design Policies, Sub-Regional Service Node Policies, Mixed Use - High Density Policies)

Site Plan Guidelines

City-Wide Corridor Planning and Design Guidelines

|                  |                  |
|------------------|------------------|
| Existing zoning: | C4 Exception 302 |
|------------------|------------------|

**Zoning/Site Plan Details [complete relevant sections]**

**Permitted height and/or permitted density:**

Max. 40 m

|                               |                   |       |
|-------------------------------|-------------------|-------|
| <b>Permitted<br/>Setbacks</b> | <b>Front Yard</b> | N/A   |
|                               | <b>Side Yard</b>  | 7.5 m |
|                               | <b>Rear Yard</b>  | 7.5 m |

**Permitted Parking** [please provide ratio and total  
 e.g. 0.5/unit – 60 spaces]

Residential: 1 per unit, except where a dwelling unit is 50 square metres in gross floor area or less, in which case, parking shall be provided at a rate of 0.3 per unit.

**Proposed height and/or proposed density:**

12 storeys

|                          |                       |            |
|--------------------------|-----------------------|------------|
| <b>Proposed Setbacks</b> | <b>Front<br/>Yard</b> | <b>160</b> |
|                          | <b>Side Yard</b>      | 36.8       |
|                          | <b>Rear Yard</b>      | 53.8m      |

**Proposed Parking** [please provide ratio and total  
 e.g. 0.5/unit – 60 spaces]

350 Stalls, 4.0 stalls per 1000sf retail GLA retail, 0.7 stalls per residential residential unit

**If certain zoning provisions cannot be met, please explain why:**


**Disclosure of Information**

Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act*, R.S.O. 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all Design Review Panel applications and supporting documentation submitted to the City.

Josh Thomson c/o The Cadillac Fairview Corporation, the Owner, hereby agree and acknowledge that the information  
 (Print Name of Owner)

contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request.

  
 Signature of Owner  
**Josh Thomson**  
 SVP, Development

- NOTE 1:** Where owner or applicant is a corporation, the full name of the Corporation with name and title of signing officer must be set out.
- NOTE 2:** Design Review Panel meetings are public.