



City of Hamilton – Design Review Panel Staff Project Summary Sheet

Project Data

Project address: 999 Upper Wentworth, Hamilton

Applicant/Agent: The Cadillac Fairview Corporation Limited

Brief description of the project:

The applicant proposes to demolish the former Sears department store and replace with 9,290 square metres of retail space. The proposal also includes two 12-storey residential towers with about 320 dwelling units located along the northern edge of the property. A parking structure accommodating 350 stalls on two levels and amenity space on the top level is located between the retail space and residential buildings

The subject lands are located within a Design Priority Area (Large scale project) and review by the Design Review Panel is required to inform a Site Plan Control application.

Brief description of existing and planned context:

The subject property is located on the north side of the Lincoln M. Alexander Parkway and east of Upper Wentworth Street. The site currently contains the Lime Ridge Mall, which is a two level shopping mall surrounded by surface parking.

Surrounding land uses include:

North – retail and office uses at various scales, followed by high and low density residential and institutional uses.

East – utility corridor followed by a low-density residential community.

South – Lincoln Parkway followed by T.B. McQuesten Community Park and a low-density residential community.

West – retail and office uses along Upper Wentworth St with low-density residential located near Mohawk Rd.

Urban Hamilton Official Plan Designation (check all that apply):

	Neighbourhoods		District Commercial		Secondary Plan
	Open Space		Arterial Commercial	X	Sub Regional Service Node
	Institutional		Industrial Land		
	Utility		Business Park		
	Downtown Mixed-Use Area		Airport Business Park		
X	Mixed Use – High Density		Shipping and Navigation		
	Mixed Use – Medium Density				

Applicable UHOP and/or Secondary Plan Policies:

Volume 1 – UHOP

Schedule E – “Mixed Use – High Density”

- E.4.5.1 – E.4.5.4 Function)
- E.4.5.5 (Permitted Uses)
- E.4.5.7 – E.4.5.11 (Scale)
- E.4.5.12 – E.4.5.21 (Design)

Schedule E-1 – “Sub Regional Service Node”

- E.3.2.2 – E.3.2.6 (Function)
- E.3.2.7 – E.3.2.11 (Scale)
- E.3.2.12 – E.3.2.18 (Design)

Applicable UHOP and/or Secondary Plan Urban Design Guidelines and Policies:

Volume 1 – UHOP

- E.4.5.12 – E.4.5.21 (Design policies for Mixed Use – High Density Designation)
- E.3.2.12 – E.3.2.18 (Design policies for the Sub Regional Service Node Designation)
- B.3.3.1 (Urban design goals)
- B.3.3.2.3 – 3.3.2.10 (Urban design principles)
- B.3.3.3 (Built form)
- B.3.3.9 (Access and circulation)
- B.3.3.10 (Parking)

Applicable Site Plan Guidelines:

- 2.2 (Built Form, Public Realm, and Streetscape)
- 2.5 (Safety and Security)
- 2.6 (Barrier-Free Design and Urban Braille)
- 3.2 (Site Circulation)
- 3.3 (Landscape Design)
- 4.4 (Massing and Building Design)
- 4.5 (Skyline and Rooftops)
- 4.6 (Design of Buildings on Infill Sites)
- 6.4 (Multiple Unit – Residential)

Zoning By-Law:

City of Hamilton No. 05-200

Applicable Zoning:

The subject lands are zoned modified Mixed Use High Density (C4, 302) Zone. The C4 zone permits commercial and retail uses.

The maximum permitted building height as per the C4 zone is 40.0 m.

Exception 302 provides site specific permissions for Motor Vehicle Show Rooms, parking space dimensions, minimum building heights, and outdoor display of goods and materials.

1. Review of Formal Consultation Document (file number, proposal and applicable studies identified):

- A Formal Consultation for this proposal has not been requested.

2. Key questions for Panel (refer to Design Review Panel Questions):

- Does the proposal compatible with, and does it enhance the character of the existing environment and locale? (B.3.3.1.5)
- Does the proposal organize space in a logical manner through the design, placement and construction of new buildings, streets, structures and landscaping? (B.3.3.2.4 a)
- Does the proposal create high quality, safe streetscapes, parks and open spaces that encourage physical activity and active transportation? (B.3.3.2.9 a)
- Does the proposal enhance the sense of community pride and identification by creating and maintaining unique places? (B.3.3.1.1)