CF Lime Ridge

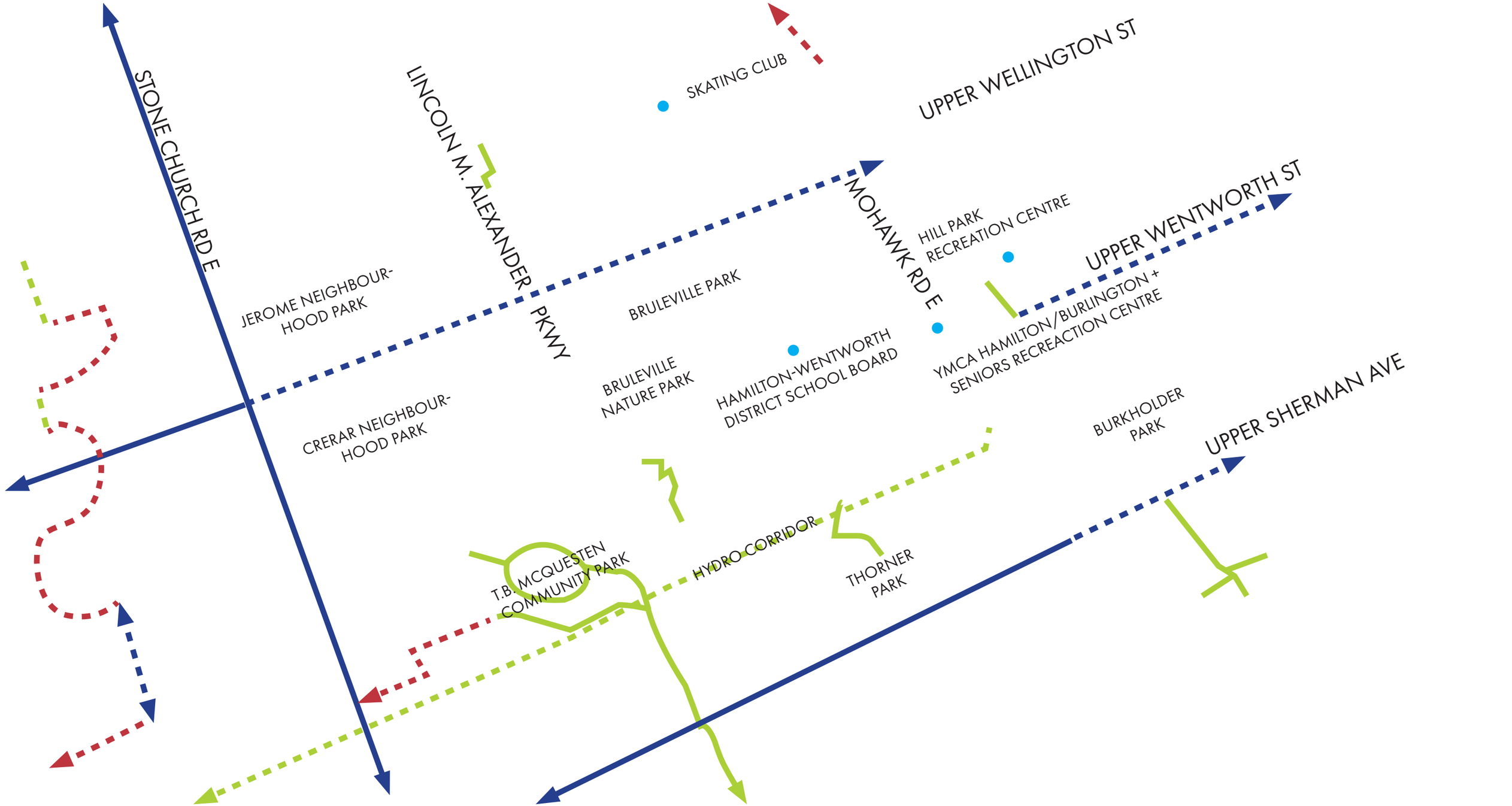
DESIGN REVIEW PANEL SUBMISSION

999 UPPER WENTWORTH ST.
HAMILTON, ON

JUNE 2022

CF Cadillac Fairview | WZMH | zeidler | BOUSFIELDS INC. | BA Group

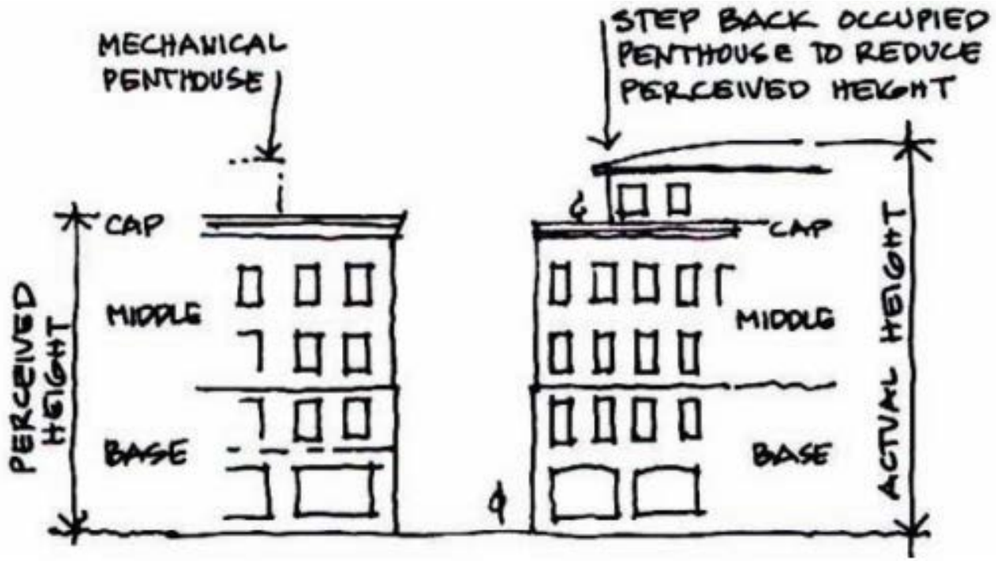
AERIAL CONTEXT



NIEGHBOURHOOD CONTEXT

SITE PLAN GUIDELINES

Hamilton's Site Plan Guidelines are intended to provide guidance to development projects that are subject to site plan approval. These guidelines convey the City's preferences and expectations for site and building development. There is flexibility in their use and the City recognizes the need to co-operatively achieve both municipal objectives and private development requirements. This document contains Guidelines related to site design and organization, built form, the public realm, and streetscape design. Future development applications will have regard for the Site Plan Guidelines.

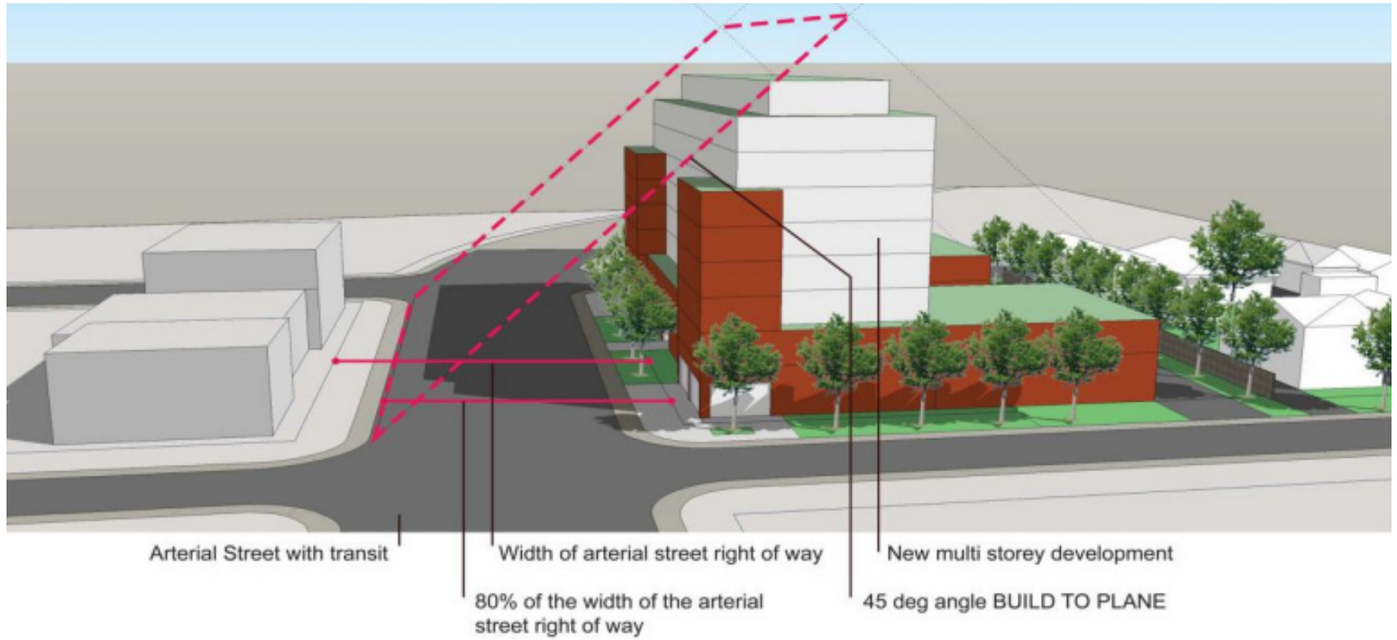


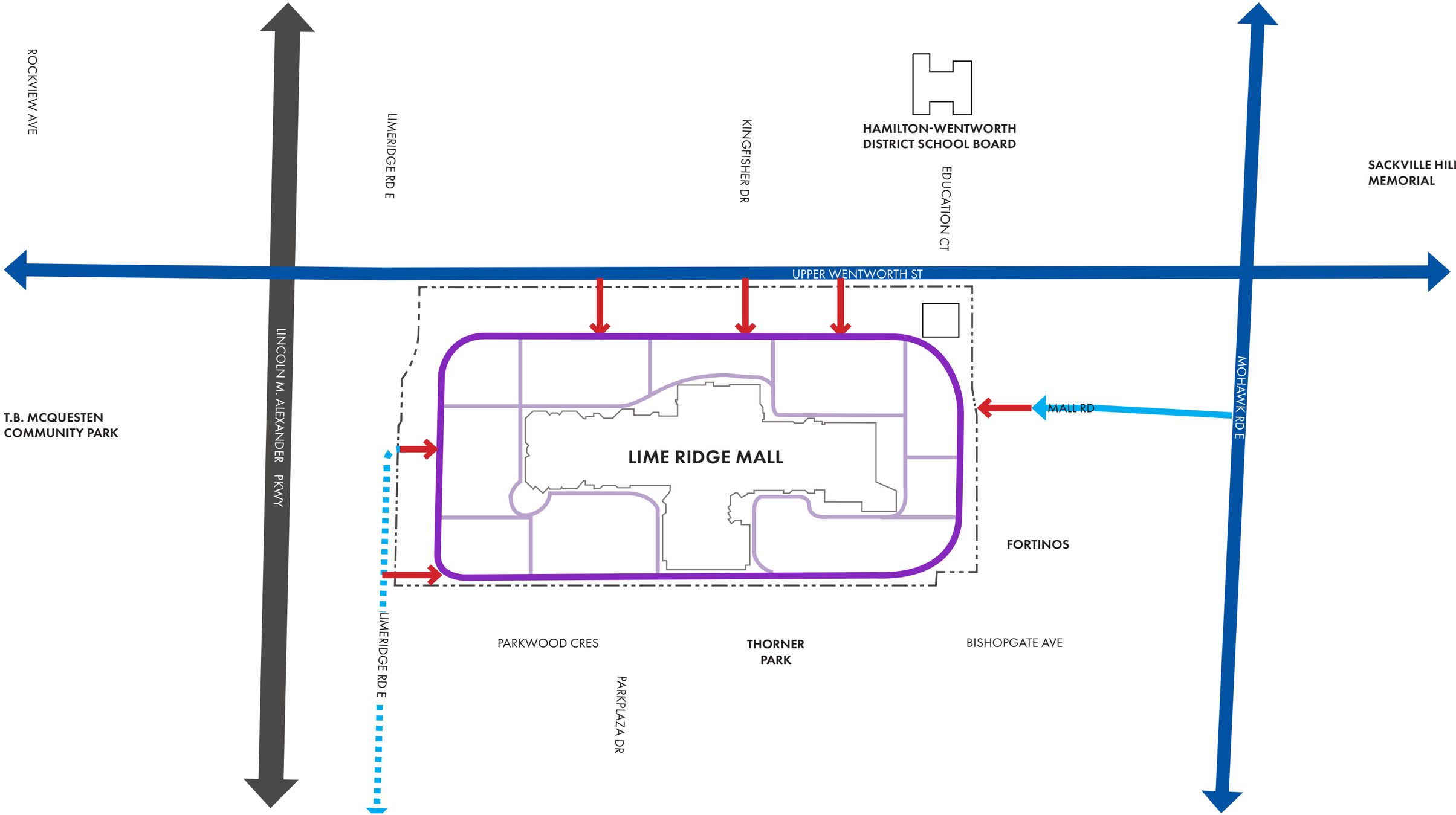
CITY WIDE CORRIDOR PLANNING & DESIGN GUIDELINES

The purpose of the City-Wide Corridor Planning Principles and Design Guidelines is to provide planning & design directions for Corridors in the City of Hamilton. Although the site is not along an identified Corridor, these Guidelines may apply to properties fronting arterial roads in Nodes in the absence of an approved Secondary or Node Plan, as identified in the UHOP. Upper Wentworth Street is identified as a Minor Arterial within the UHOP. Given these areas allow for more intense development and have less neighbourhood context than the Corridors, these guidelines should be carefully considered in combination with other policy direction, such as the Official Plan.

The concept plan will: facilitate intensification and infill development; create attractive, high quality and safe public and private streetscapes; minimize shadowing on adjacent properties and streets; and encourage a diversity of built forms. The concept plan will also be designed in a comprehensive manner given the size and scale of the site.

Figure 3 - Front Build to Plane





EXISTING ROAD HIERARCHY

NOTE:
Parks to be developed in consult with park staff in future development

LIMERIDGE RD E

KINGFISHER DR

EDUCATION CT

UPPER WENTWORTH ST

Proposed Transit Hub

T.B. MCQUESTEN COMMUNITY PARK

LINCOLN M. ALEXANDER PKWY

LIME RIDGE MALL

MALL RD

FORTINOS

HYDRO CORRIDOR

PROPOSED PEDESTRIAN BRIDGE BY CITY (LOCATION TBD)

LIMERIDGE RD E

PARKWOOD CRES

PARKPLAZA DR

THORNER PARK

BISHOPGATE AVE

PROPOSED GREEN SPACE

EXISTING MULTI-USE TRAIL

FUTURE MULTI-USE TRAIL

PEDESTRIAN PATH

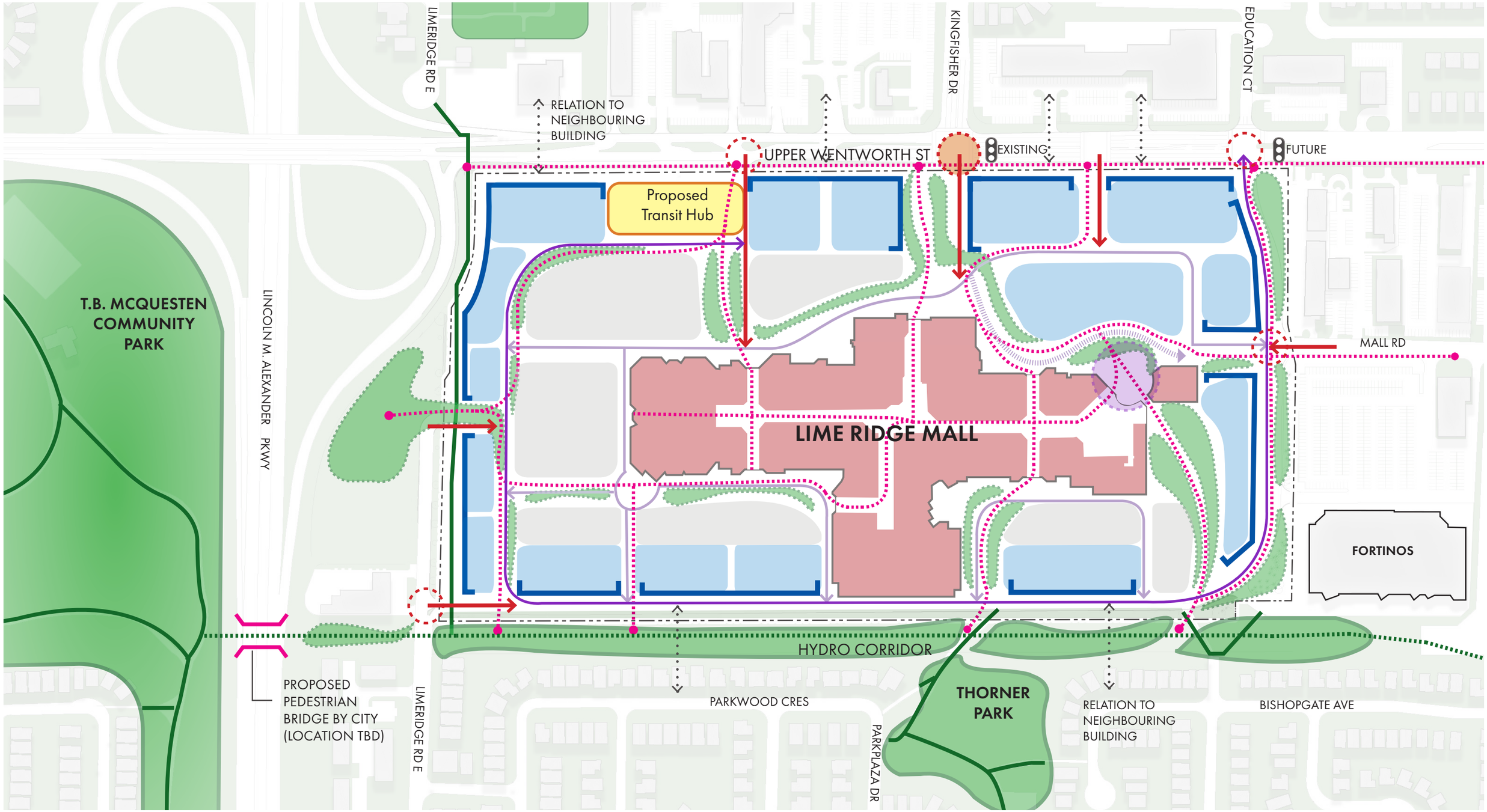
PUBLIC GREEN SPACE

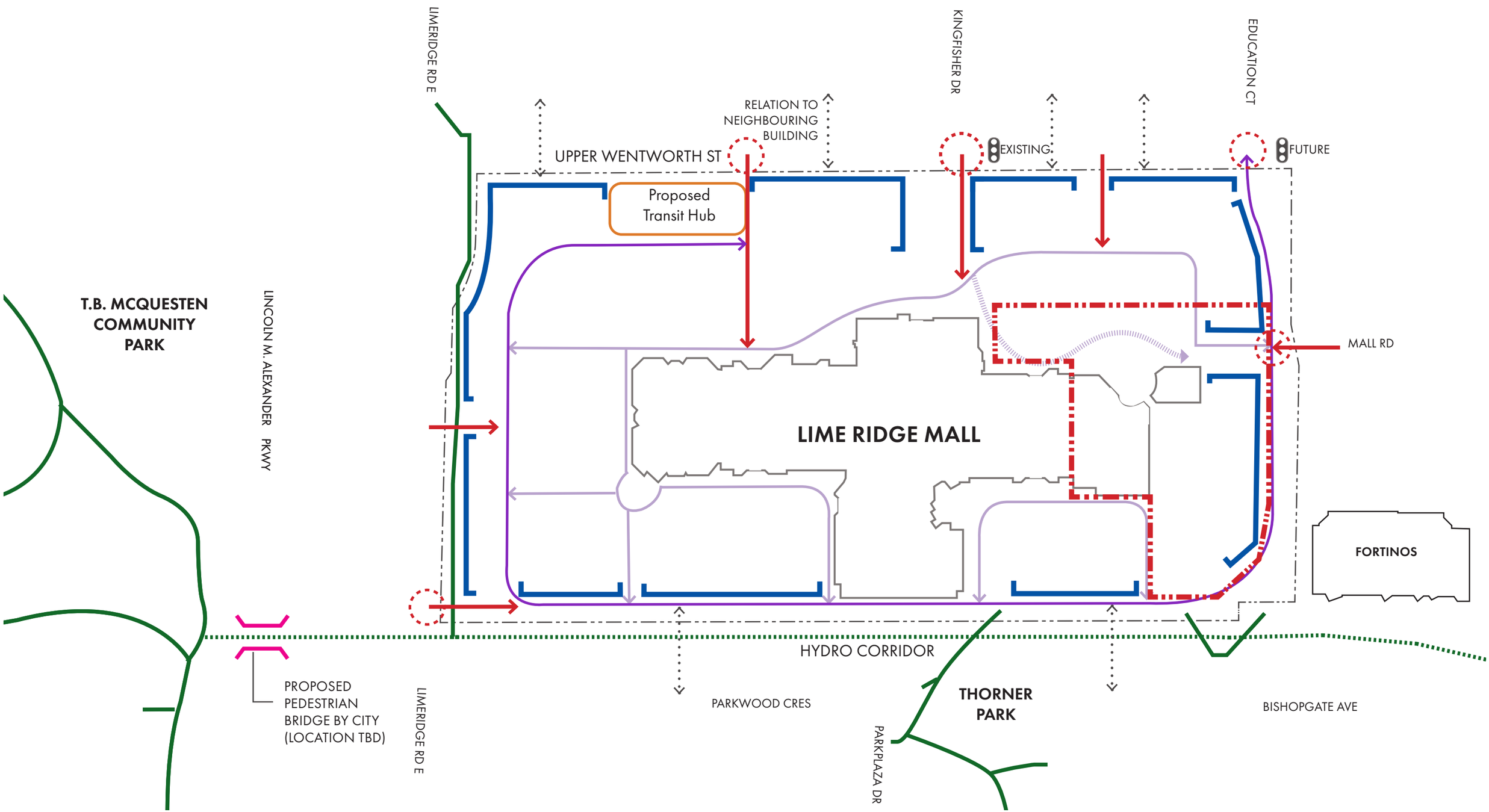
WOONERF STREET

NEW PLAZA

NEW GREEN CONNECTIONS

CONCEPT PLAN



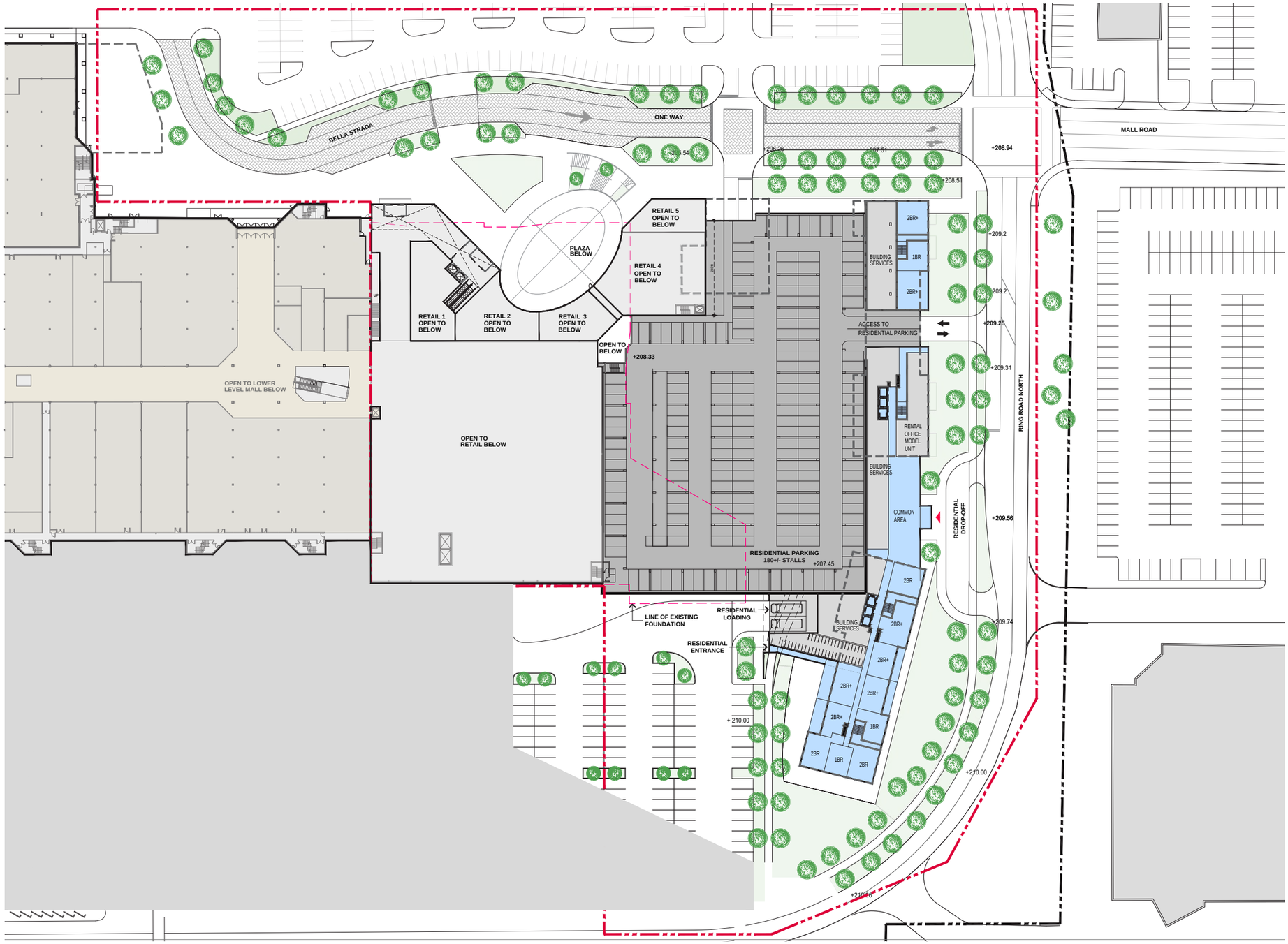


PHASING PLAN

PHASE 1

PHASE 1 DEVELOPMENT STATS

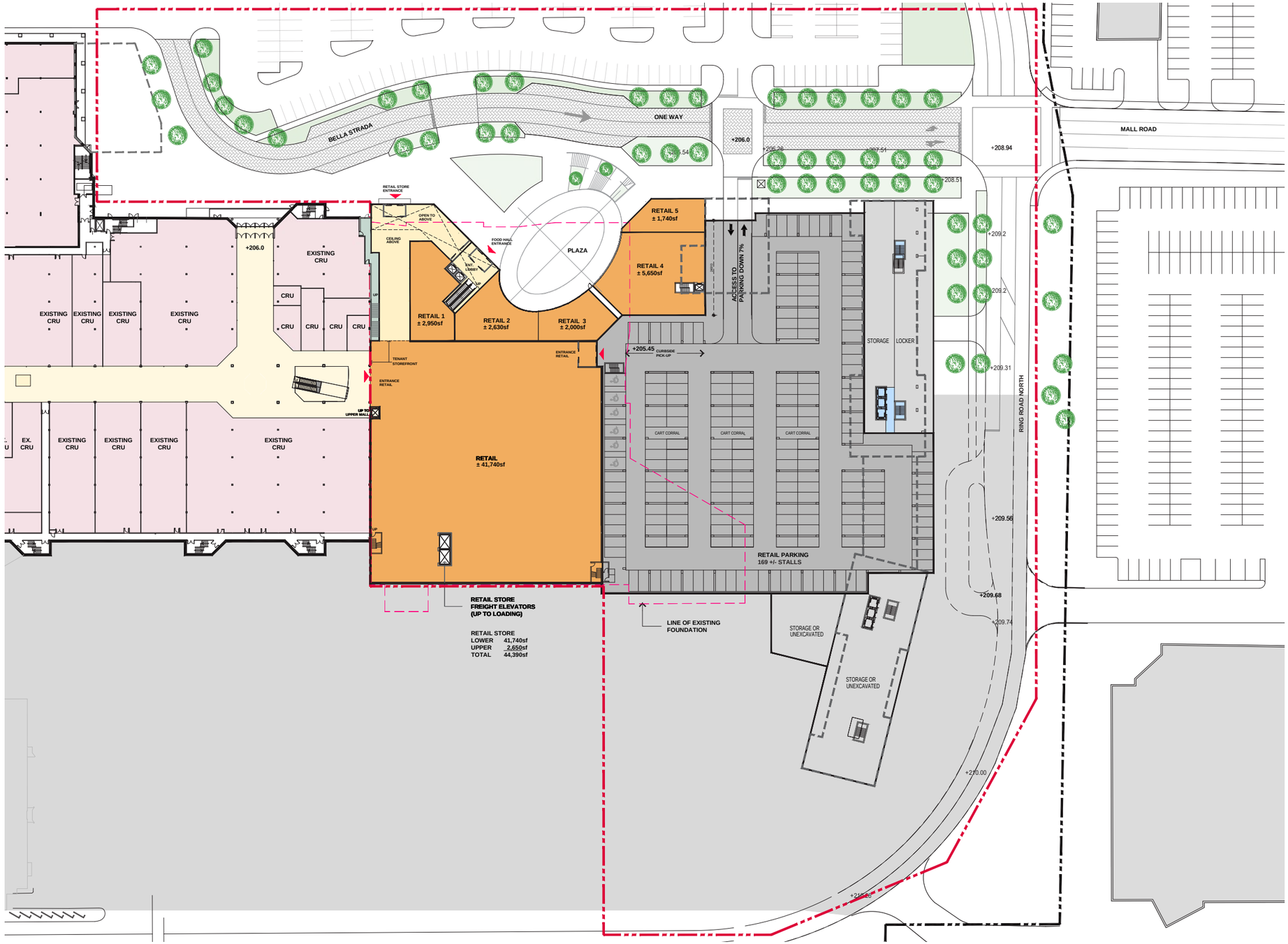
- Existing Mall GFA to be demolished - c. 150,000 ft^2
- New Mall GFA to be added - c. 100,000 ft^2
- New Residential GFA to be added - c. 260,000 ft^2
- Number of units - c. 320 (two 12 storey buildings)
- Number of parking stalls - c. 350 (retail & residential)



DEVELOPMENT PLAN MID LEVEL

PHASE 1 DEVELOPMENT STATS

- Existing Mall GFA to be demolished - c. 150,000 ft^2
- New Mall GFA to be added - c. 100,000 ft^2
- New Residential GFA to be added - c. 260,000 ft^2
- Number of units - c. 320 (two 12 storey buildings)
- Number of parking stalls - c. 350 (retail & residential)

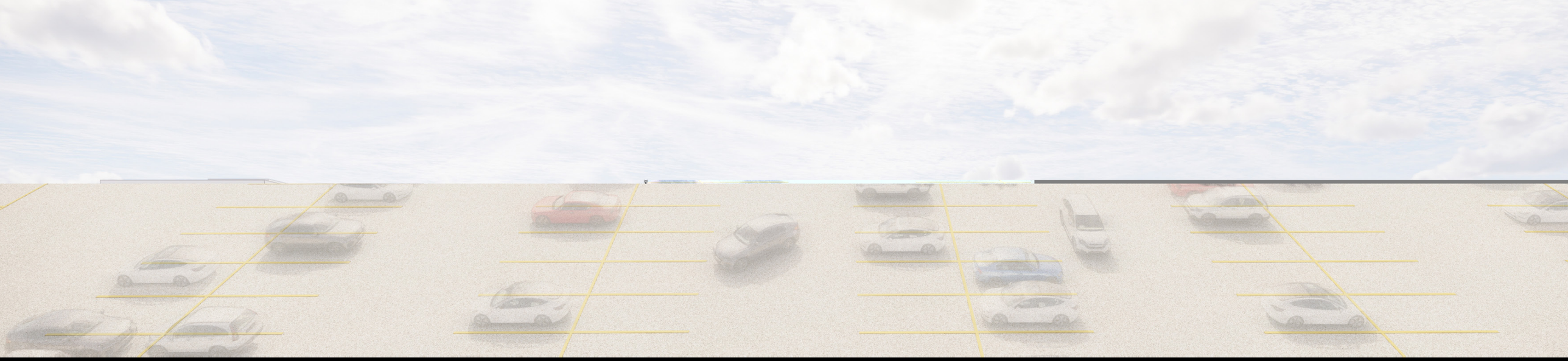


DEVELOPMENT PLAN LOWER LEVEL

N

0m 20m 50m 100m 150m

0' 50' 100' 200' 300' 400' 500'



CONCEPTUAL MASSING VIEW

CONCEPTUAL MASSING VIEW

CONCEPTUAL MASSING VIEW

CONCEPTUAL MASSING VIEW

CONCEPTUAL MASSING VIEW

DESIGN REVIEW PANEL

999 UPPER WENTWORTH ST.
HAMILTON, ON

JUNE 2022

Cadillac Fairview WZMH zeidler BOUSFIELDS INC. BA Group