CF Shops at Don Mills - Existing Property
1090 Don Mills Rd., Toronto, Ontario

CF Richmond Centre - Under Construction
6551 No. 3 Rd, Richmond, BC

CF Sherway Gardens - Proposed Development
25 The West Mall, Etobicoke, Ontario

CF Fairview Mall - Proposed Development
1800 Sheppard Ave E, Toronto, Ontario
SUB-REGIONAL SERVICE NODE

Sub-Regional Service Nodes include the Limeridge and Eastgate Nodes as identified on Schedule E – Urban Structure. Sub-Regional Service Nodes are intended to provide a regional retail function and shall perform as vibrant, mixed-use areas with a large and diverse population. The predominant form of new housing shall be in medium- and high-density buildings with a range of heights and an overall density target of 100 to 150 persons and jobs per hectare.

The concept plan will facilitate a more compact and interconnected, pedestrian-oriented, transit-supportive and mixed-use community. It will introduce residential uses on the site in a mid-rise built form, while maintaining the regional commercial and retail function of the mall.

MIXED-USE HIGH DENSITY

Lands designated Mixed Use - High Density are located in the two Sub-Regional Service Nodes at Limeridge and Eastgate, and in the Centre Mall Community Node. The Mixed Use - High Density designation permits a full range of retail, service commercial, entertainment, office and high-density residential uses.

The concept plan will enhance the pedestrian ambience of the area and create a people-centric place through the design and physical arrangement of retail, service commercial, and residential uses. The concept plan envisions that Lime Ridge will develop in a compact urban form with a streetscape design and building arrangement supporting pedestrian use and circulation.

POLICIES & DESIGN 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.

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.
NOTE: Parks to be developed in consult with park staff in future development
PROPOSED PEDESTRIAN BRIDGE

LOCATION TBD

PARKWOOD CRES
BISHOPGATE AVE
LIMERIDGE RD E

T.B. MCQUESTEN COMMUNITY PARK
THORNER PARK
PARKPLAZA DR
LINCOLN M. ALEXANDER PKWY

NEDUCATION CT
LIME RIDGE MALL
MALL RD
LIMERIDGE RD E
UPPER WENTWORTH ST
KINGFISHER DR
STREET EDGE
FORTINOS

PAKING
RESIDENTIAL/MIXED-USE BLOCK
HYDRO CORRIDOR
RELATION TO NEIGHBOURING BUILDING
EXISTING
FUTURE

RING ROAD
INNER ROAD
WOONERF STREET
MAJOR GATEWAY
MINOR GATEWAY
NEW PLAZA
NEW GREEN CONNECTIONS

Proposed Transit Hub

CONCEPT PLAN

DESIGN REVIEW PANEL SUBMISSION
JUNE 2022

JUNE 2022
PROPOSED PEDESTRIAN BRIDGE BY CITY (LOCATION TBD)

LIME RIDGE MALL

PHASING PLAN

PHASE 1

T.B. McQuesten Community Park

Lincoln M. Alexander Pkwy

T. B. McQuesten Community Park

Upper Wentworth St

Proposed Transit Hub

Relation to Neighbouring Building

Existing

Future

Proposed Transit Hub

Existing

Future

T. B. McQuesten Community Park

Lime Ridge Mall

Hwy

Hwy

Hwy

Limeridge Rd E

Kingfisher Dr

Proposed Pedestrian Bridge By City (Location TBD)

Parkwood Cres

Future

Park Plaza Dr

Lincoln M. Alexander Pkwy

Education Ct

Mall Rd

Limeridge Rd E

Park Plaza Dr

Lincoln M. Alexander Pkwy

Phasing Plan

Design Review Panel Submission

June 2022
PHASE 1 DEVELOPMENT STATS

- Existing Mall GFA to be demolished - c. 150,000 ft²
- New Mall GFA to be added - c. 100,000 ft²
- New Residential GFA to be added - c. 260,000 ft²
- Number of units - c. 320 (two 12 storey buildings)
- Number of parking stalls - c. 350 (retail & residential)

DEVELOPMENT PLAN  UPPER LEVEL
PHASE 1 DEVELOPMENT STATS

- Existing Mall GFA to be demolished - c. 150,000 ft²
- New Mall GFA to be added - c. 100,000 ft²
- New Residential GFA to be added - c. 260,000 ft²
- Number of units - c. 320 (two 12 storey buildings)
- Number of parking stalls - c. 350 (retail & residential)

DEVELOPMENT PLAN MID LEVEL

RESIDENTIAL PARKING
180+/- STALLS

OPEN TO BELOW

LINE OF EXISTING FOUNDATION

RESIDENTIAL LOADING

RESIDENTIAL DROP-OFF

RESIDENTIAL ENTRANCE

BELLA STRADA
ONE WAY

RING ROAD NORTH

MALL ROAD

OPEN TO LOWER LEVEL MALL BELOW

PLAZA BELOW

RETAIL 5

RETAIL 4

OPEN TO BELOW

OPEN TO BELOW

OPEN TO BELOW

RETAIL 1
RETAIL 2
RETAIL 3

OPEN TO BELOW

OPEN TO BELOW

OPEN TO BELOW

UP

24910

10ft 0 50ft 100ft

0 5m 25m 10m

20ft 55m

200ft 115m

400ft 10ft 0 50ft 100ft

0 5m 25m 10m

20ft 55m

200ft 115m

400ft
PHASE 1 DEVELOPMENT STATS

- Existing Mall GFA to be demolished - c. 150,000 ft²
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CONCEPTUAL MASSING VIEW

DESIGN REVIEW PANEL SUBMISSION

JUNE 2022
CONCEPTUAL MASSING VIEW

DESIGN REVIEW PANEL SUBMISSION

JUNE 2022