

**From:** Ashley Paton <[apaton@bousfields.ca](mailto:apaton@bousfields.ca)>

**Sent:** February 27, 2024 10:21 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** February 28 City Council - Item 6.5 - Planning Committee Report 24-003 - Updates and Amendments to Zoning By-law No. 05-200 - Residential Zones Project (Staff Report PED22154(a)) - CF Lime Ridge Mall

Good Morning,

On behalf of The Cadillac Fairview Corporation, the owners of the property municipally addressed as 999 Upper Wentworth Street, we are submitting the enclosed comments regarding Report PED22154(a), specifically the amendments to Section 5 (Parking) of Zoning By-law 05-200 recommended for approval by Planning Committee on February 23, 2024.

I understand the City is dealing with a recent cyber security incident which has affected email services. I will follow-up with a phone call after submitting this email to ensure the Clerk's receipt of the email.

Please let me know if you have any questions.

Thank-you and best regards,

**Ashley Paton** (she/her)

Associate

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Project No.:16180-4

February 27, 2024

**Via Email to clerk@hamilton.ca**

Office of the City Clerk  
City of Hamilton  
71 Main Street West  
Hamilton, ON L8P 4Y5

**Re: Planning Committee Report 24-003 – February 23, 2024  
Updates and Amendments to Zoning By-law No. 05-200 as Phase 2 of the  
Residential Zones Project (Staff Report PED22154(a))  
CF Lime Ridge Mall, 999 Upper Wentworth Street, Hamilton**

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We are the planning consultants to The Cadillac Fairview Corporation (the “owner”) with respect to their property located at 999 Upper Wentworth Street in the City of Hamilton, more commonly known as CF Lime Ridge Mall (“subject site”). We are writing on behalf of our client to provide comments regarding Report PED22154(a), specifically the amendments to Section 5 (Parking) of Zoning By-law 05-200 recommended for approval by Planning Committee on February 23, 2024.

**Background**

The City of Hamilton issued conditional Site Plan Approval on June 15, 2023 to construct two (2) multiple dwellings on the north side of the subject site along with the redevelopment of the northern portion of the existing retail space. The owner is currently working through the clearance of the conditions of approval with the City. This Site Plan Approval represents the first phase in a long-term redevelopment plan for the entire subject site.

The owner is generally supportive of the proposed amendments to Section 5.0 of Zoning By-law 05-200, which include a reduction in the residential parking requirements for future development phases on the subject site. However, the owner has concerns about the amount of required visitor parking spaces (0.15 spaces/unit for Parking Rate Area 2) which does not align with recent trends as well as with the proposed minimum requirements for Electric Vehicle (EV) Parking Spaces.



## Our Request

We respectfully request that the approval of the Zoning By-law Amendment, specifically as it relates to the amendments in Section 5 (Parking) of Zoning By-law 05-200, be deferred to allow for additional consultation with City staff, landowners, and developers.

Please do not hesitate to contact the undersigned at [dfalletta@bousfields.ca](mailto:dfalletta@bousfields.ca) or [apaton@bousfields.ca](mailto:apaton@bousfields.ca) should you have any questions.

Sincerely,

**Bousfields Inc.**

David Falletta, MCIP, RPP

Ashley Pator, MCIP, RPP

cc. *The Cadillac Fairview Corporation Limited*  
*Thomas Woodhall and Emily Ecker, BA Group*  
*Alana Fulford, City of Hamilton, Residential Zones Project*  
*Brian Hollingworth, City of Hamilton, Director, Transportation Planning and Parking*