

THE BUILDING



The Design District ⁴¹

EMBLEM

Hamilton's New Landmark.

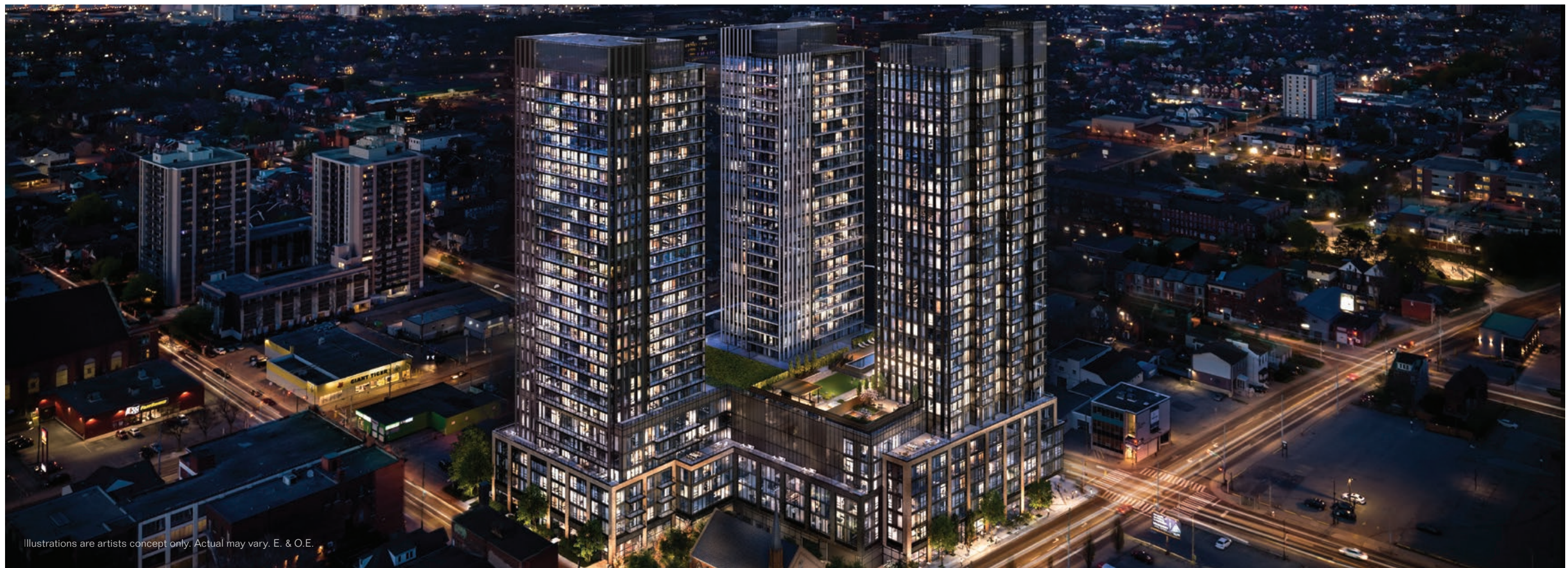
3 TOWERS

1 PODIUM WITH RETAIL

31 STOREYS

931 SUITES

Welcome to The Design District, a new landmark at 41 Wilson St. in the central downtown district of Hamilton that will change the face of the city, forever encapsulating its heart and soul. Ushering in an exciting new chapter for the downtown core, The Design District is a modern condominium with furnishings by Louis Vuitton, a timeless monument inspired by innovation and driven by slick urban design.



Illustrations are artists concept only. Actual may vary. E. & O.E.

ARCHITECTURE



The Design District ⁴¹

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A Strong Sense of Place.

Architectural firm **IBI Group** has designed The Design District's three statuesque modern towers to offer residents a strong sense of place. The new community pays tribute to the red-brick, 1868 Gothic Revival-style church on the corner. Ever conscious of providing continuity and integration into the area, IBI has strategically placed the towers to establish optimal vantage points to and from the condominium community. Their positioning creates a backdrop that showcases the church and its historic importance.

The church has also played a role in the design of the podium – it's been sculpted and articulated in a way that works with the scale of the church. The clean lines and black and white tones of the new buildings are a deliberate contrast with the red brick of the church, enabling it to remain distinct.

Tower 1



Unique Views from Every Vantage Point.

The challenge for IBI was to design three tall towers that would form an ensemble in a dynamic composition that appears completely different when viewed from various vantage points.

For the two northerly towers, the form is broken down to create asymmetric vertical shafts with white or black metal fins, and strong horizontal lines created by projecting balconies. The balconies are arranged in a pinwheel pattern to maximize the sense of separation between towers and provide resident comfort by minimizing overlook between balconies.

Sculpting the crowns of each building maintains a cohesive composition and draws the eye upwards, just as the church spire does. The step-backs and massing minimize the loss of sky views, while maintaining the views towards the Niagara Escarpment.

The third tower at the southeast corner of the site has a unique stepped form that responds to the shape of the site and adjacent street. The steps are further punctuated by stacked balcony shafts that enhance the verticality of the tower and establish elegant proportions.

Tower 2



Rooftop Lounge



Outdoor Pool



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AMENITIES



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Tower 3

The Design District ⁴¹

Exciting Lifestyle Amenities.

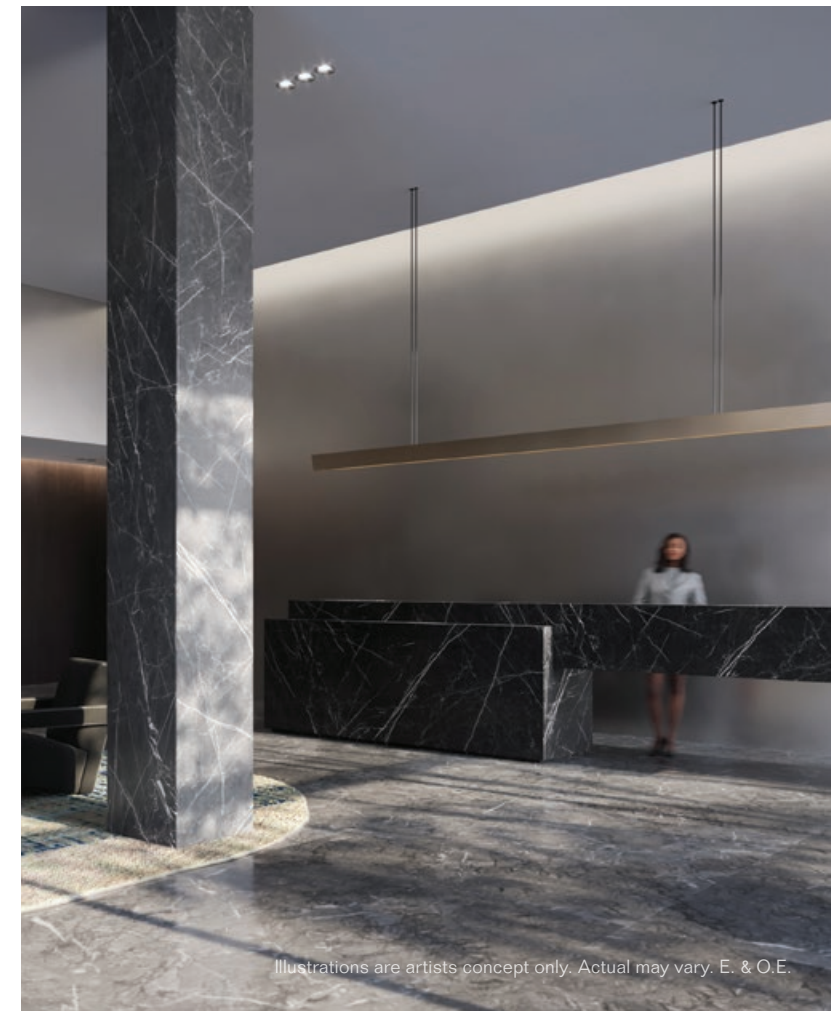
Living at The Design District brings an exciting lifestyle enhanced by a host of amenity spaces geared to your well-being. From ways to stay active at the outdoor rooftop pool and the fitness centre, to ways to find peace at the yoga studio, and a place to focus on work, EMBLEM has thought of everything to make life easy and efficient.

Lobby



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Lobby



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Lobby



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Co-working Lounge



Party Room



Yoga Studio



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Fitness Centre



Furnishings by Louis Vuitton.

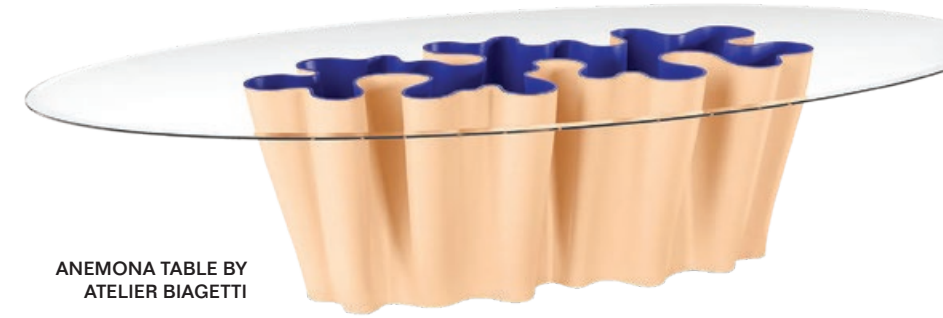
EMBLEM is creating exquisite spaces inside the Design District featuring furnishings from the world's leading luxury fashion house, Louis Vuitton. The revered Louis Vuitton applies rigour and high standards to even the smallest details. In neutral or bright shades, Louis Vuitton furniture permeates the space, providing structure.



TOTEM LUMINEUX BY STUDIO LV



COCOON LEOPARD BY CAMPANA BROTHERS



ANEMONA TABLE BY ATELIER BIAGETTI



BELT CHAIR BY ATELIER OI



BULBO BY CAMPANA BROTHERS



STOOL BY ATELIER OI



BLOSSOM STOOL METAL BY TOKUJIN YOSHIOKA



CANVAS FOOSBALL TABLE

INTERIORS



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The Design District ⁴¹

Suite Perfection.

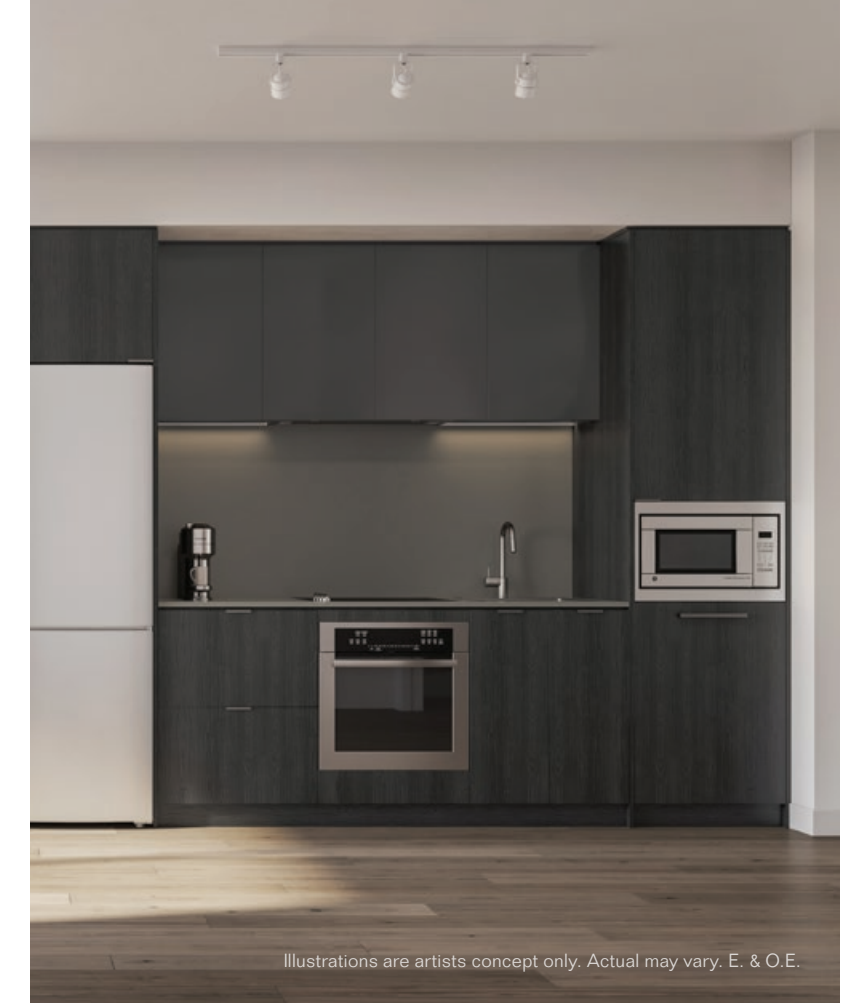
Coming home to your suite at The Design District is always a pleasure. Intended to be stylish retreats above the energy of the city, each suite is perfectly configured to maximize functionality and space efficiency – against a backdrop of sophisticated interior design.

Kitchen – Neige



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Kitchen – Ombré



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Living & Dining – Neige



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Desirable Design Features.

FEATURES

- + FRAMELESS GLASS SHOWERS
- + BOOK MATCHED STONE KITCHEN
COUNTERTOPS & BACKSPLASH

The Design District is an exceptional community inspired by the latest interior design trends. Your suite evinces this focus, with special features such as a frameless glass shower in the bathroom, and book matched stone countertops and backsplash in the kitchen.

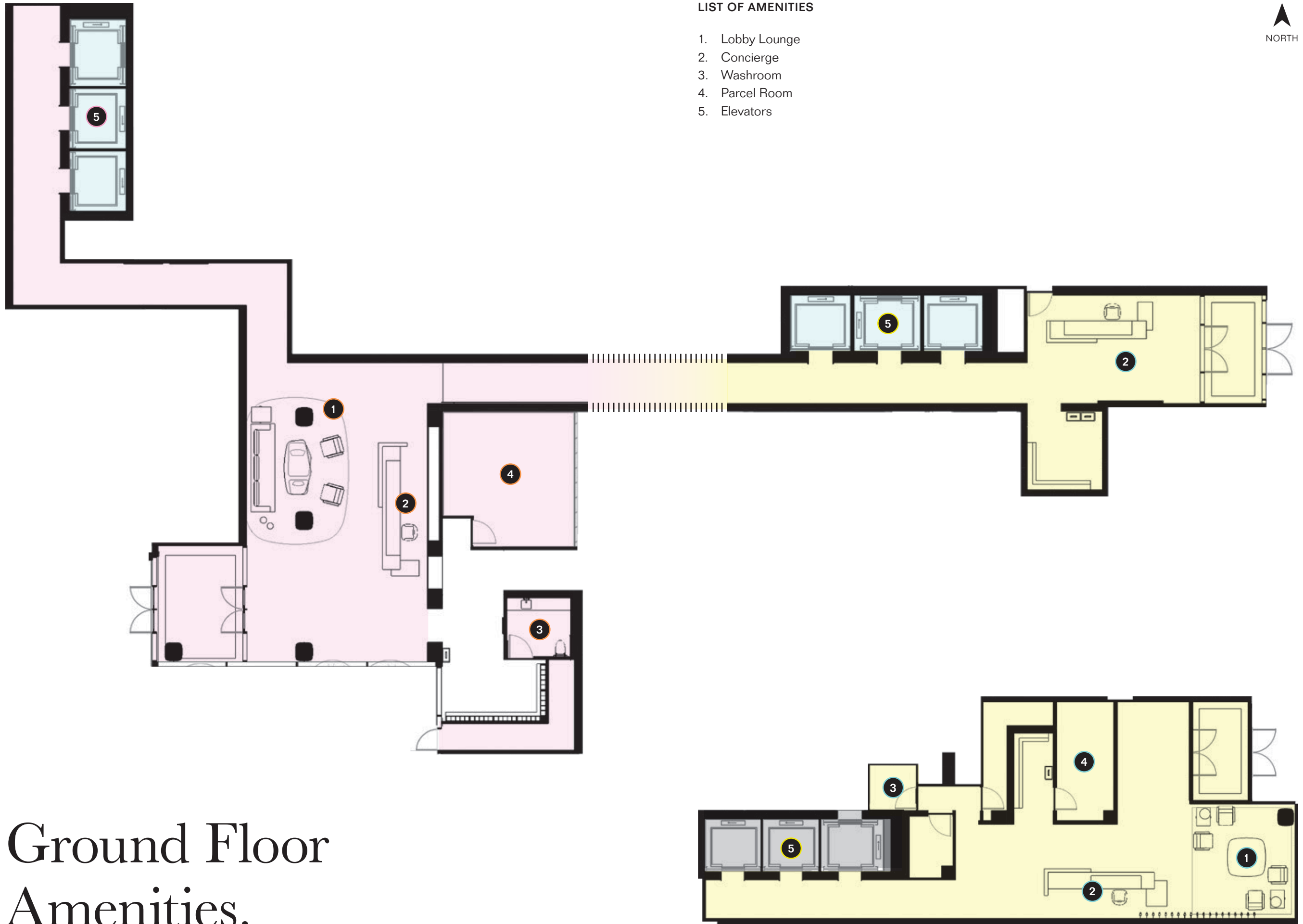
Bathroom – Ombré



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LIST OF AMENITIES

- 1. Lobby Lounge
- 2. Concierge
- 3. Washroom
- 4. Parcel Room
- 5. Elevators



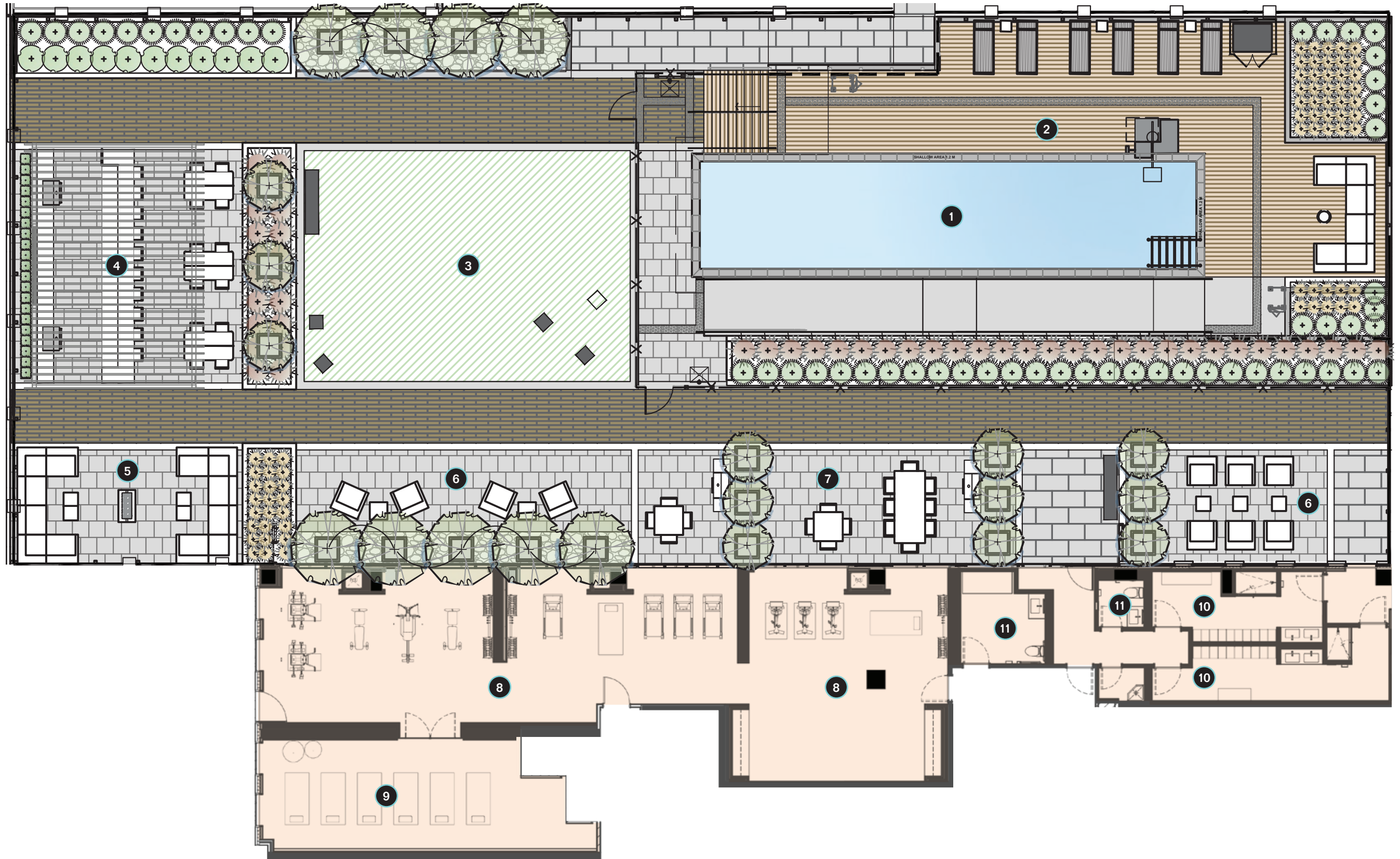
Ground Floor Amenities.



Mezzanine Floor Amenities.

LIST OF AMENITIES

- | | |
|-----------------------|----------------------|
| 1. Party Room Lounge | 5. Bar |
| 2. Co-working Lounge | 6. Management Office |
| 3. High-Table Seating | 7. Washroom |
| 4. Meeting Room | |



8th Floor Amenities.

LIST OF AMENITIES

- | | |
|--------------------------------|-------------------|
| 1. Outdoor Pool | 6. Outdoor Lounge |
| 2. Pool Deck | 7. Outdoor Dining |
| 3. Games Area | 8. Fitness Centre |
| 4. Outdoor Covered BBQ Station | 9. Yoga Studio |
| 5. Fire Pit & Lounge | 10. Change Rooms |
| | 11. Washroom |

FEATURES & FINISHES



The Design District ⁴¹

Features & Finishes

Aligning with EMBLEM's exceptional design philosophy, every suite at The Design District features high-end finishes found in buildings with a much higher price point, modern name-brand appliances and lighting, and unique details that work together to create stunning interiors.

GENERAL

- Timeless podium building with three iconic 31-storey towers located in Downtown Hamilton
- Contemporary architectural design
- Balconies with modern railing systems
- 24-hour, 7-day-a-week concierge
- Three high-speed elevators per tower

AMENITIES

- Elegant, well-appointed lobbies and entrance lounges
- Large, open-concept lounge that includes a collaborative co-working space and exclusive party room
- Expansive outdoor amenities on the podium roof, easily accessible from all towers and including:
 - Luxurious outdoor swimming pool
 - Integrated bar and BBQ area
 - Dining tables and separate spaces for intimate dining
 - Comfortable seating options, including lounge furniture around a fire feature
 - Flexible, open synthetic lawn with sculptural seating
- State-of-the-art fitness centre and serene yoga studio

KITCHEN

- Ombré or Neige package contemporary kitchen cabinetry
- Composite quartz slab countertops
- Composite quartz kitchen backsplash
- Single-basin stainless steel undermount sink, with single lever pull-down spray faucet in chrome finish

BATHROOM

- Ombré or Neige with custom vanity bathroom cabinetry featuring composite quartz countertop and undermount sink
- Custom-designed mirror above vanity and wall sconce
- Full-height ceramic tiling in the tub surround and separate shower stall
- Frameless glass shower door



Kitchen – Neige

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No Need to Drive.

POINTS OF INTEREST

RESTAURANTS

1. Radius
2. Mattson & Co.
3. The French
4. Ancaster Mill
5. La Cantina
6. HAMBGR
7. The Burnt Tongue
8. Gown and Gavel
9. CIMA Enoteca
10. Caro
11. Industria Pizzeria + Bar
12. Born & Raised
13. Shakespeare's Steak & Seafood
14. Earth to Table: Bread Bar
15. August 8
16. The Diplomat
17. Charred Rotisserie House
18. Saltlick Smokehouse
19. Spring Grill House
20. Toma La
21. La Luna Downtown

BARS AND BREWERIES

22. MERIT Brewing Company
23. Aberdeen Tavern
24. Corktown Pub
25. Absinthe Hamilton
26. Collective Arts Brewing
27. Bar Sazerac
28. Arcade Hamilton
29. Brux House
30. Bad and Boujee
31. The Brain Bar
32. The Side Door Bar
33. The Capitol Bar

CAFÉS & SWEET TREATS

34. Redchurch Café + Gallery
35. Mezza Caffé
36. Steeltown Garage Co.
37. Democracy*
38. Saint James Espresso Bar & Eatery

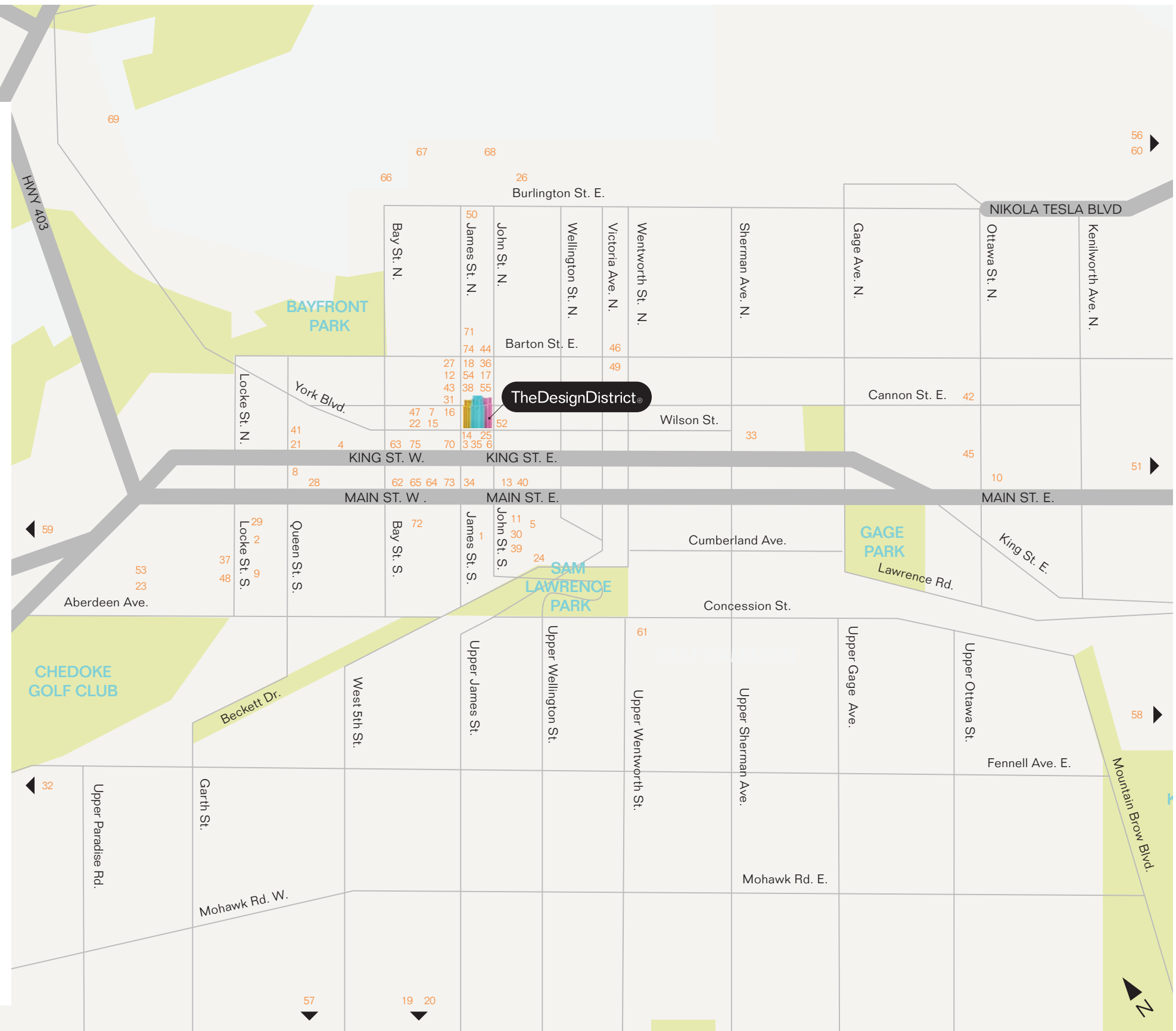
39. Detour Café
40. Café Oranje
41. Ark + Anchor Espresso Bar
42. The Cannon
43. Mulberry Coffeehouse
44. Synonym
45. Tim Hortons (original store)
46. Crumbled
47. Chocolat
48. Donut Monster
49. Hello Baked
50. Grandad's Donuts
51. Panini & Ice Cream
52. Dolled Up Desserts
53. Cake & Loaf Bakery
54. Ola Bakery & Pastries
55. Pane Del Sole

MUSEUMS & ENTERTAINMENT

56. Adventure Village
57. Canadian Warplane Heritage Museum
58. Battlefield House Museum
59. McMaster Museum of Art
60. Hamilton Museum of Steam and Technology
61. The Zoetic Company
62. Art Gallery of Hamilton
63. FirstOntario Centre
64. FirstOntario Concert Hall
65. Hamilton Convention Centre
66. Royal Hamilton Yacht Club
67. Hamilton Waterfront Outdoor Rink
68. HMCS Star

ARCHITECTURE

69. Dundurn Castle
70. Lister Block
71. Liuna Station
72. City Hall (Hamilton Sign)
73. Pigott Building
74. Christ's Church Cathedral
75. Hamilton Farmers' Market



EMBLEM

THE MARK OF EXCEPTIONAL DESIGN.