

75 JAMES

CONDOMINIUMS



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You can feel it. A newness infused by history, inspired by a fresh take on urban living. A vibrant pulse at the core of a lively destination, connecting every step with possibility.

STEP UP

TO A BRAND-NEW URBAN LIFESTYLE IN DOWNTOWN HAMILTON

There's an energy, a connective urban vibe that's creating a highly coveted new lifestyle destination. An exciting hub of dynamic activity undergoing a massive renaissance fueled by diverse culture, artistic expression, and a booming economic and social scene. An emerging location and enviable lifestyle with endless possibilities. Get ready to step up your life in the latest living hotspot of downtown Hamilton, at 75 James.





75 James is an urban lifestyle condo featuring a multi-tiered tower, incredible amenities, and versatile live/work opportunities at the base. Live a 24/7 lifestyle like no other just steps away from gorgeous nature, a vibrant downtown scene with handy access to shops, dining, culture, top schools, and excellent transit to get you wherever you want to go.



Start with inspired architecture that rises right before your eyes with an expression of a stepped tiered tower. Blend in a mix of contemporary urban style grounded in heritage chic access to shops right outside your front door. Inside, experience abundantly cool lifestyle amenities and a great selection of suites ranging from Studio to 3-Bedrooms, plus live/work units to complement your way of life.

STEP IN

**TO HERITAGE CHIC STYLE,
AMENITIES & MODERN SUITES**

“
RELAX ON AN
OVERSIZE LEATHER
SOFA, COZY UP
TO THE MARBLE
FIREPLACE, AND
TREAT GUESTS TO
AN ABUNDANTLY
COMFORTABLE
ENVIRONMENT.”



ARRIVE IN STYLE

Above you, beneath you, and all around, take in the vibe of exciting urban energy. Step inside to a stunning, contemporary lobby that welcomes you home. Warm natural wood and marble tones are balanced by bold black marble finishes, chairs and sculptural hanging lights creating stylish urban flair.

Relax on an oversize leather sofa, cozy up to the marble fireplace, and treat guests to an abundantly comfortable environment. For your ultimate convenience, enjoy a handy parcel room, a pet wash and dedicated concierge.



There is beauty and great value inspired from days gone by. A rebirth of an original expression brought forward and celebrated today. Part the past, part the present, this beautiful building is being preserved to be an important piece of 75 James' history – home to the presentation centre and then commercial spaces bringing new life and services to the community.



Dating back to 1890, the one-time, two-storey red brick building was built by famed Hamilton architect James Balfour to house Canada's first Bell Telephone Exchange. In 1919 the property was purchased by Dominion Cannery and after a merger in 1925 became Canadian Cannery Limited, the largest canning company in Canada. The building is listed on the Municipal Heritage Register for its architectural, historical, and contextual significance. Its design showcases a good

example of 'Balforesque' work with the combination of heavy ashlar stone and decorative brickwork. The rectangular building has a powerful sculptural quality with architectural features associated with its Romanesque Revival design. Notable elements include, the flared stone foundation, the rounded corner at the north end of the building, the two projecting frontispieces on the main elevation, and the arched masonry openings.

STEPS FROM

TRAINS, BUSES, LRT & ENDLESS OPPORTUNITIES

Location is everything. It not only defines your life, but also inspires it. Living in Hamilton provides an enviable quality of life that connects you to incredible nature, vibrant neighbourhoods, and exciting opportunities, all the while being within close proximity to the surrounding GTA.







Considered a truly walkable and bikeable destination with a near perfect walk score of 96/100 and biking score of 89/100, along with over 200km of bike lanes, getting around town is not only a breeze but great exercise.



WALK SCORE
97 

BIKE SCORE
83 

TRANSIT SCORE
86 

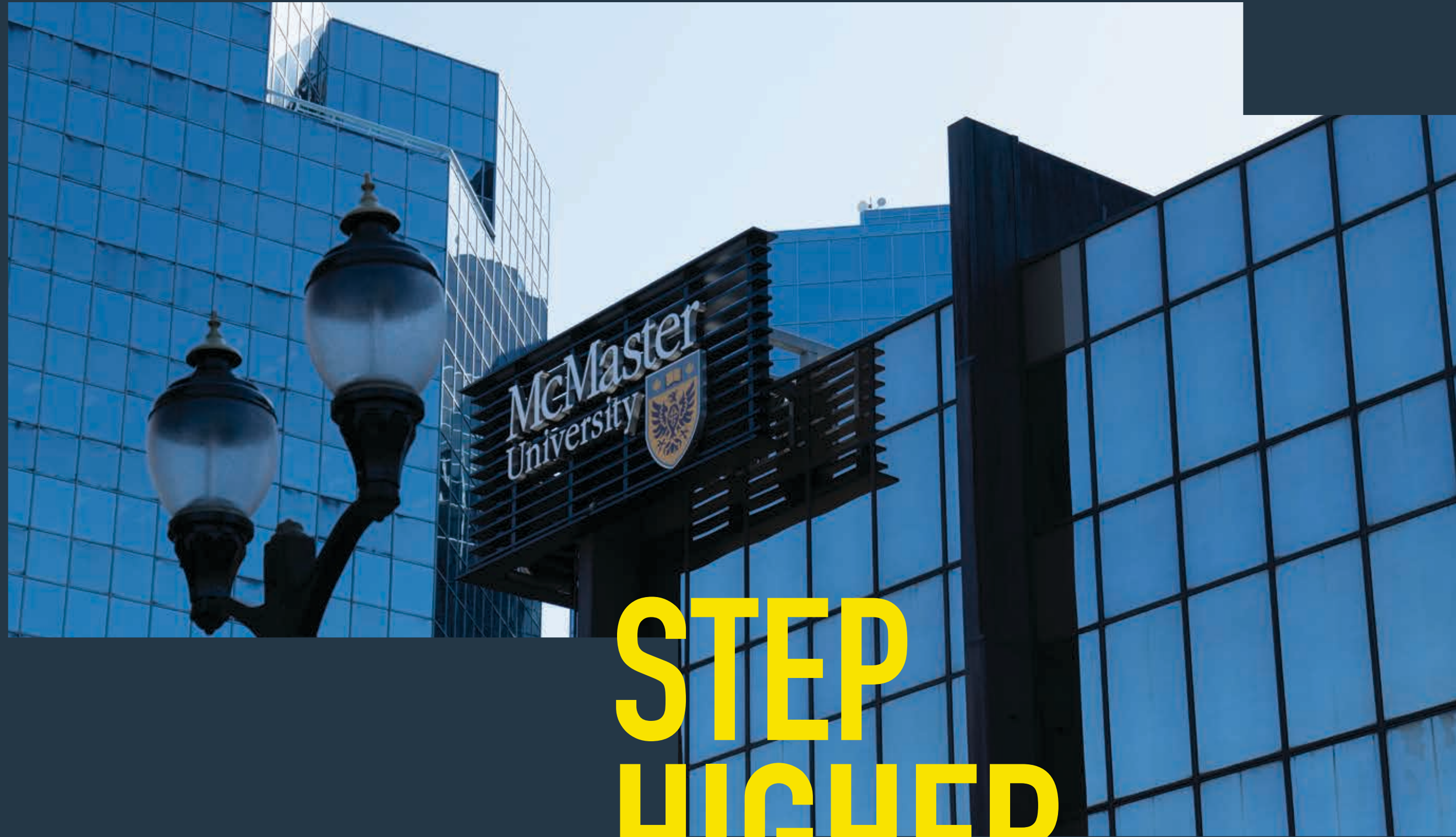


The city is centrally connected with an excellent Transit score of 85/100. Whether it's getting to school, commuting to work, or visiting Toronto for the weekend, living right in the centre of downtown puts you just steps from the McNab Transit Terminal and Hamilton GO Centre easily connecting you to wherever you want to go.

Residents can also look forward to the \$3.4 billion future LRT development, a 14-kilometre light rail line with 17 stops namely the future James Station just steps from 75 James.

- **2 MIN WALK** to Hamilton GO Centre
- **2 MIN WALK** to the future planned James LRT Station
- **4 MIN WALK** to MacNab Transit Terminal
- **5 MIN WALK** to McMaster University Downtown Centre
- **11 MIN BUS** to Mohawk College of Applied Arts & Technology
- **1 HR DRIVE** to Toronto via Hwy 403

Hamilton's one-time moniker of being "The Ambitious City" has come full circle earning it top marks as a leader in education and healthcare.



STEP HIGHER

McMASTER UNIVERSITY - 5 MIN WALK TO DOWNTOWN CAMPUS

Hamilton's McMaster University has gained an international reputation for its programming offered by its DeGroot School of Business, faculties of Engineering, Health Sciences, Humanities, Science and Social Sciences, as well as its Arts & Science Program. It was named Canada's most innovative 'medical doctoral' university eight times in the last 11 years and is one of only four Canadian universities consistently ranked among the top 100 in the world.

**TO TOP SCHOOLS, HOSPITALS &
ESSENTIAL SERVICES**



MOHAWK COLLEGE – 11 MIN BUS RIDE

Hamilton's Mohawk College of Applied Arts and Technology ranks among the top 20 colleges in Canada for applied research, with a focus on electronic and mobile health solutions, additive manufacturing, and energy distribution. It also has ranked first for student satisfaction among all colleges in the Greater Toronto and Hamilton area for five consecutive years.

CDI COLLEGE – 3 MIN WALK

TRIOS COLLEGE – 4 MIN WALK

NATIONAL ACADEMY OF HEALTH & BUSINESS – 4 MIN WALK

ACADEMY OF LEARNING CAREER COLLEGE – 9 MIN BUS RIDE

Hamilton also has many private colleges where residents can learn a new trade or upgrade their existing skills.



ST. JOSEPH'S HEALTHCARE – 3 MIN WALK

St. Joseph's Healthcare Hamilton (SJHH) is a premier academic and research healthcare organization providing dynamic research, revolutionary methods in health sciences education, and the highest standard of clinical care. The SJHH is home to the prestigious Firestone Institute for Respiratory Health, the Brain Body Institute, and the internationally renowned Centre for Minimal Access Surgery.

Downtown Hamilton is happening. As the heart of the city, pulsing with new energy this one-time steel town has evolved into a vibrant urban hub thanks to exciting new businesses, creative, and cultural experiences taking root.

STEPS TO

MARKETS, SHOPS, DINING & ENTERTAINMENT



As the new “it” place to live, explore an area full of life with lots of local love in unique neighbourhoods that make up the downtown core including Gore Park, West Harbour, James Street (North and South), Hess Village, and the eclectic King Street East. Each distinct neighbourhood offers its own vibrant personality highlighting a foodie haven with buzzworthy restaurants, cafes, and bars, treasure trove antique shops, vintage, and one-of-a-kind retail to an indie cultural scene where the streets come alive with art, galleries, artisan shops and a trendsetting strip of wildly creative eateries and hangouts.

A COLOURFUL CULTURE & COMMUNITY

Creativity is alive and thriving in a cultural community that celebrates art, theatre, music, festivals and even colourful fruits and vegetables at everyone's favourite Farmers' Market! Just wander the streets to find over 30 installations of public works of art ranging from murals and sculptures to abstract works to beautify and uniquely identify the surrounding areas.

When it comes to capturing the diversity of artistic expression, Hamilton serves up an eclectic mix of both local and legendary scenes, from century-old gallery collections and pop-up art shows to headliner live concerts, dance, and theatre to the supersized Supercrawl street party.



THE HAMILTON FARMERS' MARKET

– 10 MIN WALK

As one of the oldest farmers' markets in Ontario and rated as one of the best in the province, the Hamilton Farmers' Market is a community gathering spot for every taste and temptation alike. So much more than just farm fresh fruits, vegetables, dairy, and meat – experience over 60 vendors that provide a wide selection of local, national, and international foods, flowers, and artisan goods. For flavours with extra flair visit the market's new Food Hall for prepared stalls offering trendy culinary creations the likes of Butter Chicken meatballs, Poke and Ramen bowls as well as fresh gourmet pasta and both vegan and vegetarian Mexican specialties.

ARTS & CULTURE

THE ART GALLERY OF HAMILTON

– 7 MIN WALK

Peruse over 10,000 works of art in the oldest and largest art museum in Southern Ontario. The permanent collection is recognized as one of the finest in Canada featuring 5,000 Canadian historical, 3,000 international, and 2,000 contemporary pieces of art. As well enjoy rotating exhibitions, tours, gallery talks and studio programs for all ages.



FIRSTONTARIO CENTRE CONCERT HALL

– 5 MIN WALK

Whether you're here for the best of headliner musicians and bands, top-notch comedians, live musicals, opera, dance, and theatrical performances or to cheer on the hometown Honey Badger basketball team - take a seat in the 18,500-capacity entertainment venue and enjoy the show!















THE ART CRAWL – 15 MIN WALK

Experience an art-filled extravaganza on the second Friday of every month along James Street North where the street transforms into a bustling indoor/outdoor art market. Then end the summer with a bang at the legendary Supercrawl festival that shuts down the street for 3 days of live music, art installations, theatre, dance, fashion, food, and fun!



KING & JAMES

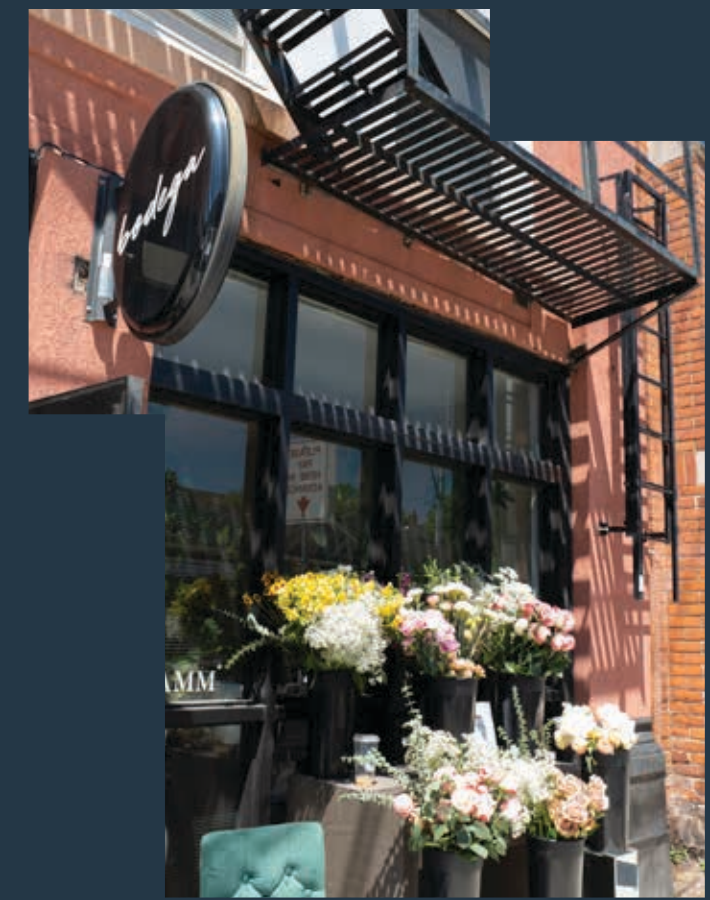
THE CENTRE OF IT ALL

-  GO TRAIN LINE
-  GO STATION
-  FUTURE PLANNED LRT LINE
-  FUTURE PLANNED KING & JAMES LRT STATION
-  MACNAB TRANSIT TERMINAL
-  ART GALLERY OF HAMILTON
-  JACKSON SQUARE
-  HAMILTON FARMERS' MARKET
-  FIRSTONTARIO CENTRE
-  BEASLEY SKATEPARK
-  HAMILTON INTERNATIONAL AIRPORT
-  ST JOSEPH'S HEALTHCARE
-  WHITEHERN HISTORIC HOUSE & GARDEN
-  PARKS



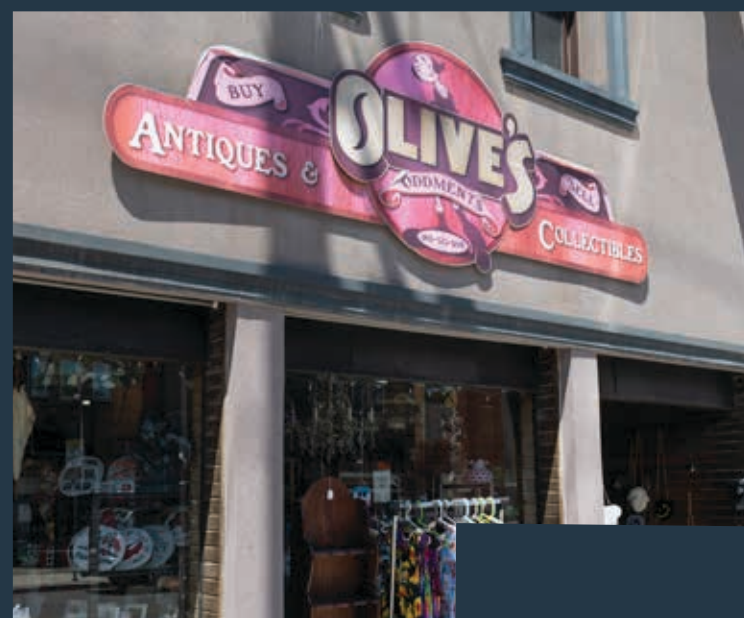
75 JAMES
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 MOHAWK COLLEGE



MAKE A FASHION STATEMENT

Discover a charming downtown shopping area that celebrates the best of cherished heritage architecture along with contemporary, eclectic, and one-of-a-kind shops to satisfy every fashionista's desire. The International Village shopping district has a unique cluster of boutiques and vintage finds as well as handmade artisan treasures. Just a 5-minute walk gets you to Jackson Square mall with a variety of retail shops, movie theatre, bowling alley and the popular Nation's grocery store.



FOODIE DESTINATION

Hamilton is earning its fame as a headlining new hotspot for haute food and drinks! Inspired by a diverse mix of cultures and cuisine whether you're craving a gourmet coffee, craft brew, the best ever breakfast, burger or out of this world gluten-free "Peace-zas" – this food lover's haven is where it's at.

CRAFTS

Hamilton's brewery and cidery scene is one of the best in Ontario. From arty expressions and the weirdly wonderful to an award-winning cidery set in a country orchard, just minutes from downtown – the Hammer is crafting a brew for every taste.

MERIT BREWING

107 James St. N.

—

COLLECTIVE ARTS BREWERY

207 Burlington St. E.

—

GRAIN & GRIT BEER COMPANY

11 Ewen Rd.

FAIRWEATHER BREWING CO

5 Ofield Rd.

—

SHAWN & ED BREWING CO

65 Hatt St.

—

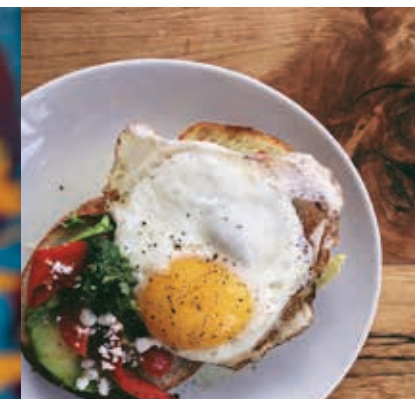
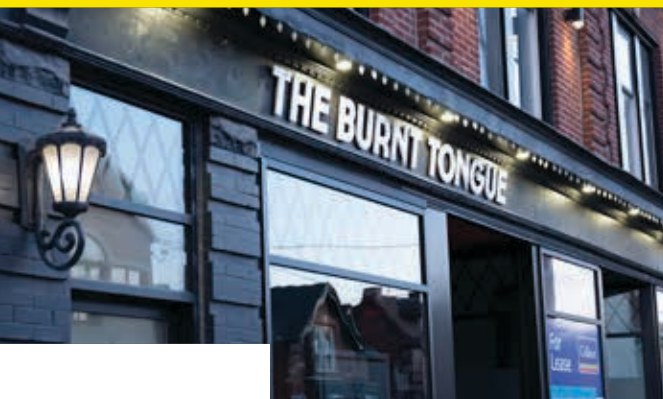
CLIFFORD BREWING

398 Nash Rd. N.

—

WEST AVENUE CIDER HOUSE

84 Concession Rd. 8 E.



CRAVINGS

With a roster of maverick celebrity chefs and star-studded dining establishments whether hankering for something fresh, sweet, spicy or all three combined this culinary cool centre will satisfy what you hunger for.

THE BURNT TONGUE

must-try the soup.
1019 King St. W.

—

HAMBRGR

must-try True Brie-Liever.
49 King William St.

—

MULE

must-try The Cease & Desist
Tacos with side of Ceviche.
41 King St. W.

—

UNDEFINED

must-try Tokyo Style Hot
Chicken.
35 King William St.

—

RAPSCALLION & CO.

must-try Lobster & shrimp
Mac N Cheese.
178 James St. N.

—

BORN AND RAISED

must-try Nonna's Meatballs.
224 James St. N.

CAFÉS

Discover a café culture that's live and perking! From your good old fashion grab & go to linger and love the lattes, here are a few of the best places to fill your mug.

RELAY COFFEE ROASTERS

27 King William St.

—

SAINT JAMES ESPRESSO BAR & EATERY

170 James St. N.

—

DETOUR CAFE HAMILTON

175 John St. S.

REDCHURCH CAFÉ & GALLERY

68 King St. E.

—

PHIN COFFEE

791 King St. W.

Nature lovers unite in an abundance of natural landscapes to set the perfect scene. Surrounded by the majestic Niagara Escarpment, whether looking for an adventure along the Bruce Trail, a day at the beach or picnic in one of many parks, discover a natural wonderland of greenspace, trails, conservation areas, waterfronts, and over 100 waterfalls to explore.



STEP OUT

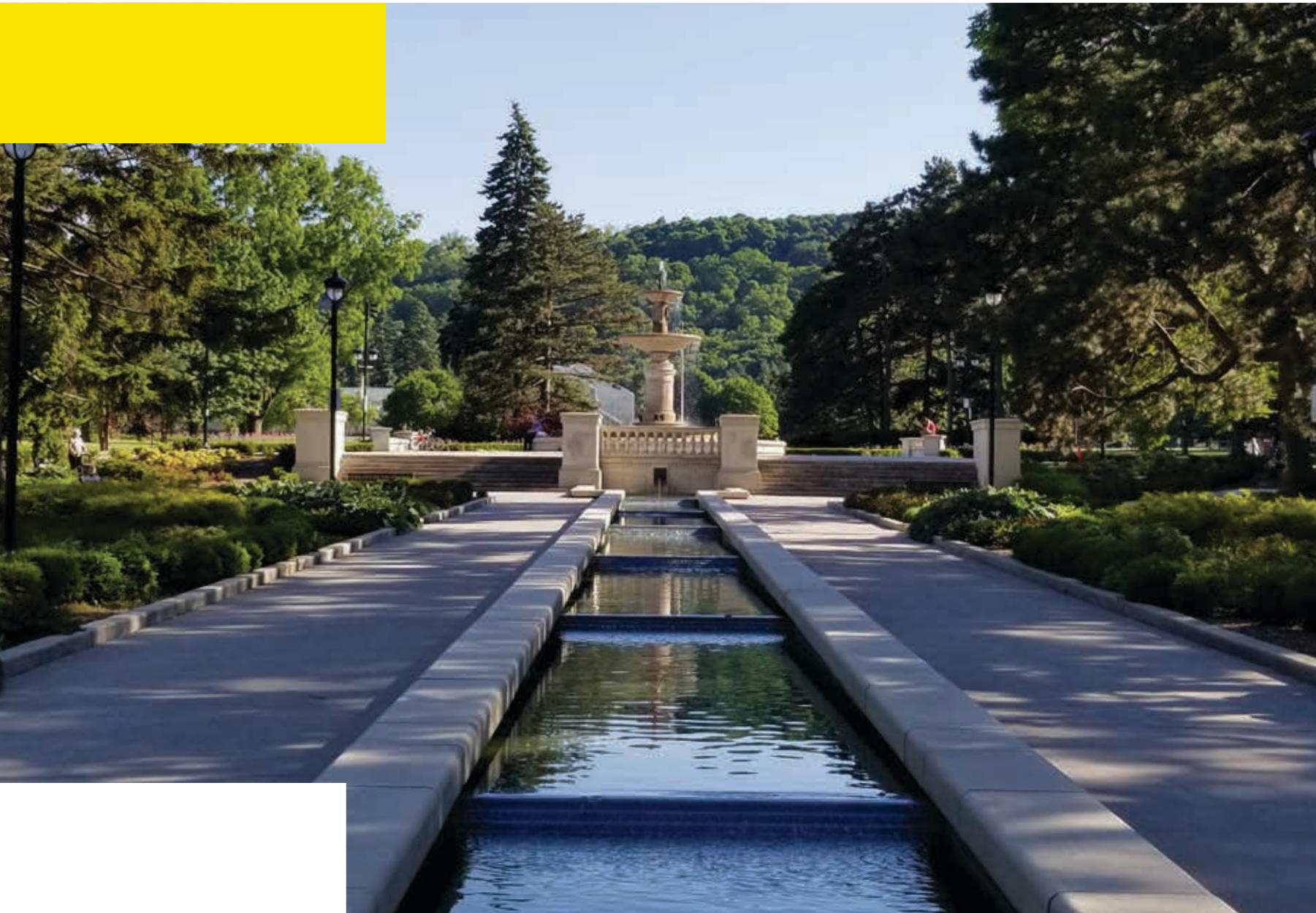
TO PARKS, TRAILS, WATERFALLS
& THE WATERFRONT



GORE PARK

– 3 MIN WALK

An original town square dating back to 1800, this downtown park has evolved to a popular historic hangout. The perfect place to sit and enjoy a coffee among the gardens or by the central fountain, there are also historic memorial statues, the Hamilton Cenotaph and Veterans memorial.



ROYAL BOTANICAL GARDENS

– 20 MIN BUS RIDE

The Royal Botanical Gardens is the largest botanical garden of its kind in Canada with over 2,400 acres of nature sanctuaries. The reserve is sectioned into five distinct garden areas showcasing over 231,000 plants, 3,000 rose bushes and unique collections including cacti and succulents, a Global Garden with exotic plants from around the world, Medicinal plant Garden, The Scented Garden, and monochromatic White Garden.

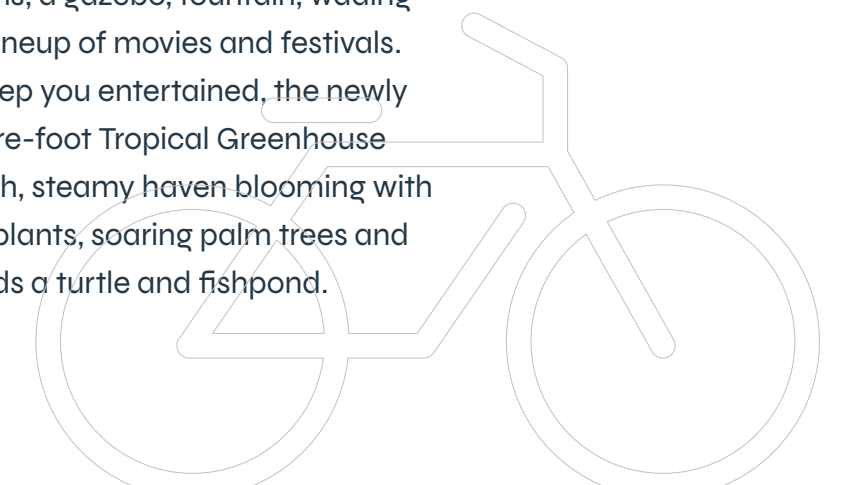
There are also 27 km of nature trails with two canoe launches to explore protected wetlands, woodlands and meadows featuring hundreds of native plant and wildflower species, migratory birds, butterflies, and forest fauna.



GAGE PARK

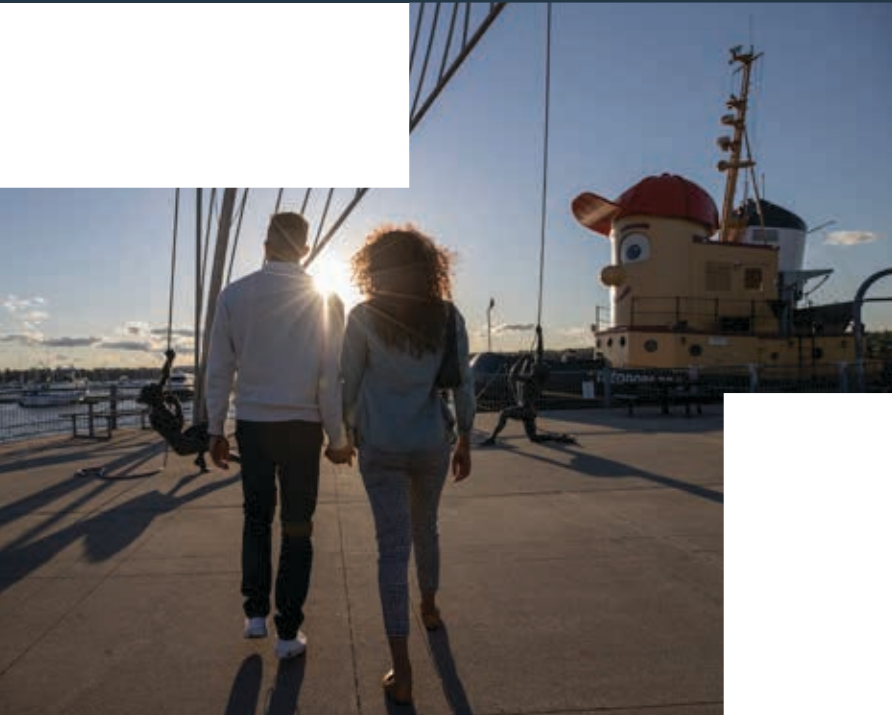
– 15 MIN CYCLE

Part playground, part picnic spot, part bandshell concerts and an incredible tropical oasis, Gage Park is the ultimate urban park in Hamilton. The 70-acre park is home to gorgeous gardens, a gazebo, fountain, wading pool, trails and summer lineup of movies and festivals. If that's not enough to keep you entertained, the newly constructed 14,000 square-foot Tropical Greenhouse takes you away into a lush, steamy haven blooming with tropical and subtropical plants, soaring palm trees and even a waterfall that feeds a turtle and fishpond.



AT THE WATER'S EDGE

Onshore, offshore, at the beach, on a boat, blading a new path or enjoying the perfect patio, Hamilton's revitalized Waterfront is the ideal summer destination with something for everyone.



WATERFRONT TRAIL

– 10 MIN CYCLE

Take a walk along the waterfront trail to discover a scenic shoreline packed with adventure from the historic HMCS Haida ship and kid's Theodore Tugboat playground. Hop on the waterfront trolley and enjoy a conductor commentary along the 12km trail or an evening cruise aboard the Harbour Queen. There are patios galore to share a sip while watching the boats sail by.



CONFEDERATION BEACH PARK

– 20 MIN DRIVE

This way to the beach...and a 93-hectare park home to 4.3 km paved beach trail, restaurants, swimming pool and go kart track. Add in Wild Waterworks waterpark and Adventure Village, an amusement arcade with laser tag, batting cages, bumper cars, and an 18-hole mini-golf course.

BAYFRONT PARK

– 10 MIN CYCLE

This one-time industrial landfill was transformed into a 40-acre shoreline park with the purpose to preserve the ecologically sensitive wetland. Now a protected fish habitat with native vegetation the park has an extensive path to jog, cycle, or skate along, as well as playgrounds and a natural grass amphitheater to share in a summer line-up of festivals and concerts.



ALBION FALLS

– 15 MIN DRIVE

Known as the waterfall capital of the world with more than 100 waterfalls flowing over the Hamilton Mountain make it a goal to visit them all. From the magical tiered descent of Sherman Falls to Tews Falls, the tallest only second to Niagara Falls and the city's most picturesque – Albion Falls with majestic, stepped shelves and cascades.



A woman is shown in a meditative pose, sitting cross-legged on a blue mat. Her hands are clasped in a prayer position (Anjali Mudra) over her lap. She is wearing a white tank top and blue leggings. The background is softly blurred, showing other people in a similar pose, suggesting a yoga or meditation class. The overall atmosphere is calm and focused.

STEP ABOVE

TO SPACES TO WORK, PLAY,
CELEBRATE & FEEL FREE

Inside, outside, and all around, experience over 16,000 sq. ft. of amazing amenities uniquely designed to invite comfort, convenience, and celebration to complement your days and nights.



LIVE IT UP

Step out into an urban oasis of natural greenspace on the 16th floor terrace. Beautifully landscaped and set up to fully enjoy the outdoor life, relax on stylish sofas and loungers, grab a drink at the bar, sit fireside and take in gorgeous views. Meet for sunset drinks in private cabana-style nooks or celebrate with an al fresco dinner under the stars.



CELEBRATE EVERY MOMENT

Step into the scene where the party happens. The Event Lounge is just the place to gather with friends, share a drink, enjoy breathtaking views from the floor-to-ceiling windows, and host your special event. Warm and inviting, this contemporary-styled space has a bar, private dining room, and catering kitchen to ensure the party is a success.



A STAR-STUDED EVENING

Indulge in the sleek and stylish ambiance of yet another special lounge, perfect for setting the mood to your evening soiree. Host an intimate party, gather with friends to watch your favourite show on the big screen TV, warm up to the crackling fire or simply swoon to the nights' sky and beautiful views.



JAMES ST S

JACKSON ST W

HUGHSON ST S

GROUND FLOOR

- 1. VESTIBULE
- 2. LOBBY
- 3. CONCIERGE
- 4. PARCEL LOCKERS
- 5. LARGE PARCEL STORAGE
- 6. MAIL PICK UP
- 7. PET WASH
- 8. WASHROOM
- 9. MANAGEMENT OFFICE
- 10. ELEVATOR LOBBY
- 11. RESIDENTIAL CORRIDOR



16TH FLOOR

- 1. TECH/CO-WORKING SPACE
- 2. GAMING LOUNGE
- 3. PRIVATE DINING ROOM 1
- 4. PARTY ROOM 1
- 5. PARTY ROOM 2
- 6. FOOD PREP KITCHEN 1
- 7. ROOFTOP TERRACE
- 8. PARTY ROOM 3
- 9. BAR
- 10. FOOD PREP KITCHEN 2
- 11. PRIVATE DINING ROOM 2
- 12. KIDS ZONE
- 13. THEATRE ROOM





WORK IT OUT

Step forward with your workday in a highly inspiring and functional Tech Lounge with co-workspace. Complete with a private meeting room, featuring stunning views, the space has a large communal table for casual meetings or individual work, plus access to an outdoor balcony for that well-deserved coffee break.



LIFE AT PLAY

Step up the fun in a magical environment created to inspire kid's imaginations and encourage play. Thoughtfully designed with kid-friendly furnishings, games, and toys that will delight little minds.

MAKE YOUR MOVE

Step it up in a state-of-the-art fitness centre complete with the latest in equipment. The energized space includes a Cardio Studio, Spin Studio, functional training with Kick Boxing and TRX, as well as a Yoga/Stretch area, Meditation Space and Juice Lounge to hydrate after your workout.



Come home to a welcoming environment boasting beautiful, spacious interiors that define modern living. Contemporary open-concept layouts invite a natural cadence and convenience to busy lives. Choose from three stylish colour palettes that are enhanced with designer nuances to best complement your way of life.

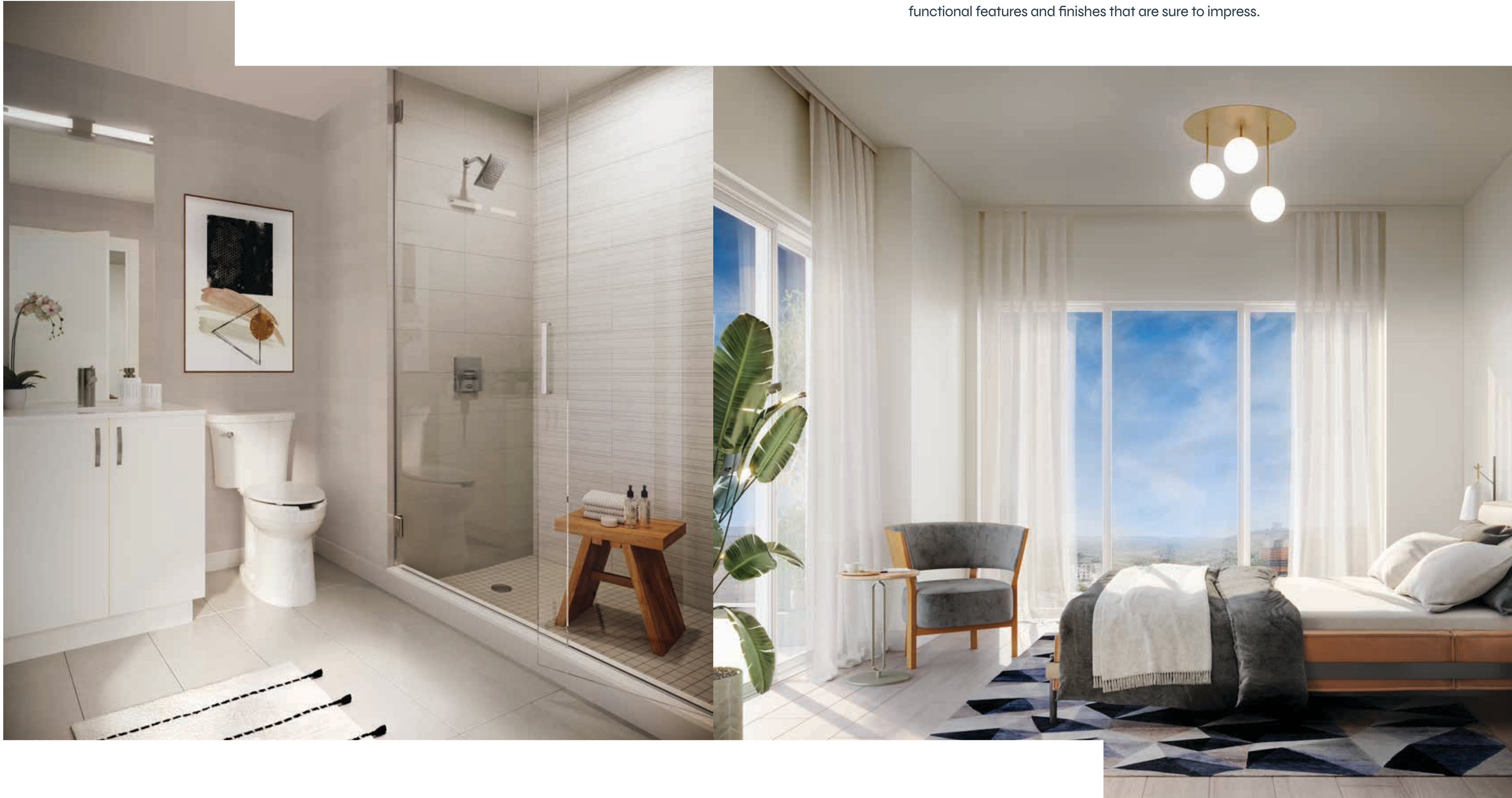


STEP INTO

**MODERN SUITES WITH SPACIOUS
LAYOUTS & URBAN STYLE**

GOOD MORNINGS & RESTFUL NIGHTS

Experience the calm of sophisticated style in environments that start and finish your day. Beautifully designed to enhance your every move with fashionable and functional features and finishes that are sure to impress.





BIG ON SPACE

Embrace space and lots of it in thoughtfully designed 2-bedroom, 2-bath layouts that invite plenty of room to come together, entertain, relax, play, and make the most of your modern lifestyle.

2-BEDROOM SUITE

FEATURES & FINISHES

BUILDING FEATURES

- A unique architectural expression of stepped tiered towers and podiums – grounded in history and surrounded by urban chic style.
- Located in the heart of downtown Hamilton – a hotspot steps from all urban amenities.
- Impressive Double height Lobby Featuring Concierge, Fireplace Feature Wall with Lounge Seating.
- Extensive Amenities on upper floors include Tech Lounge with Co-work, Gaming Lounge, Theatre, Kids Zone, Event Lounges with Private Dining Area, Food Prep. Area and Bar, Extensive Fitness Studio, with Spin Studio, Yoga & Meditation, Juice Hydration Lounge.
- Balconies and terraces with contemporary glass railing systems and industrial-inspired accents.
- Resident mail area featuring oversized parcel room on ground level & pet spa.
- Bicycle parking available to building residents and visitors on P1, P2 and at ground level.
- Extensive outdoor amenity terraces featuring pergolas, barbecues, picnic tables, bar tables, lounge chairs, garden planters, and seating areas with fire tables.
- Parcel Locker Delivery System.

MODERN SUITE FEATURES

- Approximately 9 ft. ceiling heights in principal rooms, defined as Living Rooms and Dining Rooms. Where bulkhead or dropped ceiling are required, the height of the ceiling will be less than 9 ft.
- Solid core suite entry door with privacy viewer.
- Contemporary 4” baseboards in all areas (except Bathroom(s) which have tiled base).
- Contemporary 2” casings throughout.
- Flat panel interior doors with polished chrome lever hardware.
- Eurostyle laminate flooring in the Foyer and Foyer closet, Hallway, Bedroom(s), Living/Dining Room, Den, and Kitchen.

- 12” x 24” Porcelain floor tile in Bathroom(s), as per plan.
- Glazed porcelain tile surrounds in bathtub and/or shower.
- Ceramic floor tile in Laundry areas, as per plan.
- In suite washer with ventless dryer.
- Sliding glass door in recessed bedroom, as per plan.
- Suite walls primed and painted in builder’s standard latex flat finish white paint, Kitchen, Bathroom(s), and Laundry/Storage to be painted in builder’s standard latex eggshell off-white paint. Builder’s standard latex semi-gloss off-white paint on trim. All paint is low VOC.
- White, smooth, painted ceilings in all areas.
- Balcony or Terrace as per plan.

CHEF INSPIRED KITCHEN FEATURES

- Custom-designed flat slab European inspired Kitchen cabinetry by “Trevisana Kitchens” in choice of finishes and colours, from Vendor’s standard samples.
- Soft close hinges in the kitchen cabinetry, with polished chrome hardware.
- Undermount lighting in kitchen.
- Designer quartz countertop with single bowl stainless-steel, under-mount stainless steel sink, with contemporary design “Kohler” chrome faucet with integrated pull-out spray.
- Contemporary ceramic tile backsplash for Vendor’s standard samples.
- Contemporary track light fixture, as per plan.
- Quality 24” & 30” stainless steel Kitchen appliance package including Refrigerator, Dishwasher, Slide in Stove & Microwave-hood fan, as per plan.

SPA INSPIRED BATHROOM FEATURES

- Low consumption toilets with elongated bowl.
- Custom-designed bathroom vanity by “Trevisana Kitchens” with undermount single bowlsink.
- Soft close hinges in the bathroom cabinetry, and chrome hardware.

- Contemporary “Kohler” single-lever polished chrome faucet, with coordinating polished chrome fixtures in shower or bathtub.
- Clear silver mirror to have light sconce above.
- Pot light within shower, as per plan.
- White Vikrell tub with glazed porcelain wall tile surround, as per plan.
- Clear glass frameless shower, with mosaic floor tile, as per plan.
- Bathroom Accessory Package.
- Privacy lock on bathroom door(s).

ELECTRICAL FEATURES

- Individually controlled fan coil unit.
- Individual suite electricity meter(s) and water meter(s).
- Ceiling mounted light fixture(s) bedroom(s) and entry corridor, as per plan. Den has capped ceiling outlet.
- Individual service panel with circuit breakers.
- Pre-wired outlets for television, telephone and/or internet connections in Living Room, Bedroom(s) as per plan.
- Capped ceiling outlet in Living Room/Dining Room, as per plan.
- All appliances connected and ready to use.
- White decora-style switches and receptacles throughout.
- Balconies and terraces to receive one weather proofed power outlet.
- Individual Smoke Detectors.
- Sprinkler system on all levels.
- Outdoor weather proofed receptacles, as per plan.

ADVANCED SECURITY FEATURES

- Enter-phones to facilitate visitor access to Tower Lobby.
- Resident key fob access to Amenity Areas and Residential Common Areas.
- Convenient underground parking with cameras at preselected locations, along with two-way voice communication.
- Snow Melt System for covered parking and drive through.

ENVIRONMENTAL FEATURES

- Common Elements, Garbage and Compost Waste.
- Motion sensor activated lighting.
- Bi-sorter system –garbage/organics and recycling system.
- Under and above ground Parking.
- Electric car charging stations.
- Expansive rooftop with landscaped terrace(s).
- Landscaped courtyard.

TARION NEW HOME WARRANTY PROGRAM COVERAGE

- One Year Builder Comprehensive Warranty.
- Two Year Builder Plumbing, Heating/Ventilation and Electrical Distribution and Building Envelope Water Penetration Warranty.
- Three-Seven Year Tarion Major Structural Warranty.

STEPPING IT UP

WITH AN INCREDIBLE TEAM



LiUNA!

PROUD INVESTOR

Established in 1972, the LiUNA Pension Fund of Central and Eastern Canada (LPFCEC) is one of the fastest growing multi-employer pension funds across Canada. With a diverse investment portfolio nearing \$11 Billion in assets, LPFCEC has yielded positive returns for the Plan, has created great work opportunities for the members of LiUNA and has created many needed institutions across North America including investments through Public-Private Partnerships and alternatives.

The skilled, united and diverse members of LiUNA are foundational pillars of our economy and are a critical workforce for the foundation and future of our city, our province and of our country. They build, maintain and strengthen resilient infrastructure that we rely on each and every day, working together to build strong, prosperous and inclusive communities.



FENGATE

DEVELOPER

Fengate Real Estate's work is not just about buildings and lands, but about people, communities, and sustainability. Fengate's mission to fulfill lives through the impact of our work has guided our team in investing, developing, and managing real estate assets across Southern Ontario since 1974. Our diverse team of real estate professionals collaborate effectively within the firm and with our business partners, merging established methods with fresh perspectives to develop long-term plans that recognize the importance of integrating progressive environmental and social practices in building vibrant communities and workspaces.

Fengate Real Estate is a business division of Fengate Asset Management, a leading alternative investment manager focused on infrastructure, private equity and real estate strategies. Fengate Real Estate manages developments and properties on behalf of its investors, including the LiUNA Pension Fund of Central and Eastern Canada.



HI RISE GROUP

PROJECT MANAGER

The Hi-Rise Group is a leading real estate developer and construction company that has built condominiums, purpose-built rentals, townhomes, and commercial developments focusing on the Toronto and Hamilton areas. The Hi-Rise Group's comprehensive approach to contracting enables them to provide their clients with a fully integrated approach, from start to finish. Since opening its doors in 1979, they've been committed to exceeding clients' needs and satisfaction, reduce their carbon footprint and incorporate sustainable initiatives into their buildings.

To date, Hi-Rise has developed, built, and continues to hold a number of properties including the Baywood Shopping Center and Medical Arts Building in Ajax, Ontario, the Industry Canada building in Sault Ste. Marie, Ontario and the OPP Regional Detachment in Primrose, Ontario. Hi-Rise also developed, built, and financed the 350,000 square foot Federal Building in Hamilton on behalf of Public Works and Government Services Canada. The building was ultimately purchased by Public Works from Hi-Rise in 2008.





Graziani + Corazza Architects' aspiration is simple: to create buildings of memorable modern forms that respond to the surrounding context while still satisfying programmatic needs in order to maximize all aspects of a project's potential. G+C creates close collaborations between clients and the entire project team, and their design principles are founded in using materials that complement the urban and natural environment to produce sustainable settings for those who live, work and play in the spaces they create. Their ultimate satisfaction comes in seeing their buildings embraced by their owners, occupants and local community.



A company formed in the knowledge that the construction industry is not just changing – it has changed. Collectively holding over a century of experience working with the industry's most noteworthy and admired companies, SG Constructors re-imagined the business of construction with the ability to not only be proactive while remaining nimble, but truly pioneering a new category of 'Curated Construction' that sees beyond the short-term, with a focus on the end use customers who are anxious and excited to move into their new home.



Milborne Group is Canada's leading marketer of urban, master-planned, multi-phase communities. The company's breadth of experience covers every facet of the new condominium marketplace. Throughout their history they have positioned and successfully sold boutique buildings, townhomes and resort properties, and honed an unparalleled talent for the promotion and sales of mixed-use high-rise communities that change neighbourhoods, waterfronts and cityscapes.

montanasteele

Montana Steele has been creating award-winning real estate brands, at home and around the world, for more than 25 years. The Toronto based firm is widely regarded as North America's leading agency for new homes and condo developments, and for good reason; they've launched nearly 1000 successful projects, in 30 cities, with some of the biggest names in the business. From launch to sell-out, Montana Steele crafts the story of how people want to live.



THE PATTON DESIGN
STUDIO

A team of interior designers, technologists and support staff that have worked with developers and private residential clients for over 30 years. Bryon Patton and Associates Ltd has now evolved into its new incarnation as Patton Design Studio Inc. We continue to progress and grow, building on the strength and tradition of excellence which is our shared history. Our projects include prestigious high rise and low rise developments as well as private city and country residences.

LiUNA!

PROUD INVESTOR

FENGATE

DEVELOPER

**HI
RISE
GROUP**

PROJECT MANAGER

75JamesCondos.com