

# 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 INTO

## A BOOMING HOUSING MARKET

### REAL ESTATE GROWTH

Hamilton has nearly doubled its rate of growth over the last 5 years.

As of the end of June 2022, the City of Hamilton reported building permit values of approximately \$1,030,818,695. Despite the impact of the COVID-19 pandemic on Hamilton, and the world at large, **the value of 2021's building permits broke all previous records** for the City of Hamilton. <sup>1</sup>

The average condo apt sale price was approximately \$600K in July 2022, **an increase of 14.9%** compared to July 2021. <sup>2</sup>

**Second highest annual rent growth** for all property types for municipalities in Canada at 26% for July 2021 to 2022. <sup>3</sup>

Rent increased **15.9% Y/Y** for 1 bed, and **14.9% Y/Y** for 2 bed (August 2022). <sup>3</sup>

<sup>1</sup> <https://investinhamilton.ca/tools-data/all-data/hamiltons-building-permits/>

<sup>2</sup> <https://www.rahb.ca/some-rahb-markets-experience-price-growth-as-sales-and-new-listings-drop-in-july/>

<sup>3</sup> <https://rentals.ca/national-rent-report>

Once primarily known for its production of steel, Hamilton is undergoing a massive renaissance with its sprawling arts & culture scene, must-visit foodie haven, cutting-edge start-ups, and one of the most diversified economies in Canada, leading with education, tech, and service. This city is the place to be.

## POPULATION GROWTH

Hamilton is proven as a top destination to live, consistently ranking as one of the best cities for livability in the country.

It has also been ranked into the **Top7 Intelligent Communities of the Year** by the Intelligent Communities Forum, 2018 and 2020.

Hamilton is set to benefit from the **1.3 million new Canadian immigrants** arriving over the next three years.

Hamilton boasts a **25% lower cost of living** than Toronto.

**6.2% population growth since 2016.**

Expected population increase to 780,000 by 2041.

An upward trend of downtown dwellers with the area's population doubling its rate of growth.



# STEP OUT

TO A HUSTLING, BUSTLING,  
ENVIRONMENT

## \$3.4 BILLION FUTURE LRT DEVELOPMENT

Stretching **14-kilometres** with **17 stops**, this is one of the largest infrastructure investments in the City's history, with the planned King & James Station located just steps from 75 James. And it's only the first of **5 transit systems** coming to Hamilton.

# STEPS AWAY

## FROM EVERYTHING AND EVERYWHERE

**2 MIN WALK** to Hamilton GO Centre.

**2 MIN WALK** to the future planned King & James LRT Station

**1 HR DRIVE** to Toronto via Hwy 403.

**UNDER AN HOUR** from five major highways in North America, connecting to the US in Windsor, Ontario and continuing east to the neighbouring province of Quebec.

**20 MIN DRIVE** to John C. Munro Hamilton International Airport – **North America's fastest-growing airport.**

**18 MIN DRIVE** to the Port of Hamilton – the **largest port on the great lakes.** Home to one of Canada's largest domestic cargo freighter distribution networks.



WALK SCORE















97 

BIKE SCORE

83 

TRANSIT SCORE

86 

-  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
-  FIRST ONTARIO CENTRE
-  BEASLEY SKATEPARK
-  HAMILTON INTERNATIONAL AIRPORT
-  ST JOSEPH'S HEALTHCARE
-  WHITEHERN HISTORIC HOUSE & GARDEN
-  PARKS





CBRE ranked Hamilton in the **TOP 2 in North America** for tech cities of “opportunity”.

## TECH GROWTH

Hamilton is a rapidly growing tech city and is already home to the bulk of Canada’s tech and finance businesses.

Start-ups and entrepreneurs thrive in this high-tech city, where the cost of entry is very competitive with other tech-centric cities in the region.

Over the course of the last five years, Hamilton’s tech scene has grown by 52% and was named **Canada’s fastest-growing mid-sized city for tech talent** by CBRE in 2018.

A community that embraces cutting-edge science and technology.

#1 in the Top 10 Mid-Sized American Cities of the Future for connectivity and business friendliness (FDI Magazine - 2021/2022).

# STEP AHEAD

WITH INNOVATION AT WORK

## EMPLOYMENT GROWTH

Availability of space in Hamilton offers an opportunity for businesses to grow with an expected increase in jobs to 350,000.

**One of the lowest unemployment rates in Ontario, currently at 4.4%.**



## OMNIA BIO'S NEW \$580 MILLION BIOMANUFACTURING FACILITY

The first and largest of its kind to provide commercial-scale cell and gene therapy manufacturing in Canada. The **250,000 sq. ft.** facility will be built in two phases, the first building completed by 2024, the second in 2025.



## SLATE ASSET MANAGEMENT \$518 MILLION ACQUISITION FROM STELCO INC.

Slate Asset Management has closed on the \$518-million acquisition of approximately 800 acres of industrial development land and buildings from Stelco Inc. in Hamilton, planning to develop up to **12 million sq. ft.** of new industrial on the lands, which is already zoned for a wide range of uses. The industrial park will create up to **23,000 new jobs**, and inject up to **\$3.8 billion** into the economy according to a study conducted by Ernst & Young.





## McMASTER INNOVATION PARK

Canada's premier research and innovation park with **700,000 sq. ft.** of custom laboratories and offices supporting start-ups, businesses, and research.

Currently breaking ground on an additional **2.1 million sq. ft.** of mixed-use facilities focused on life sciences, advanced materials, and manufacturing.

## DOFASCO

Provides work to over 4,600 employees. The province is contributing up to **\$500 million** in loans and grants to help transform Hamilton into a world-leading producer of green steel.



## AMAZON WAREHOUSES

A **50,000 sq. ft.** delivery centre in Stoney Creek bringing more than **1,500 new jobs**, as well as **855,000 sq. ft.** warehouse in Mount Hope.

## \$500 MILLION IN INVESTMENTS FOR THE ENTERTAINMENT HUB

Renovate and expand Downtown Hamilton's entertainment facilities bringing more retail spaces, top attractions, live music venues and late-night eateries. Revitalizing FirstOntario Centre, FirstOntario Concert Hall and the Hamilton Convention Centre.

# STEP FORWARD

WITH INVESTING IN THE FUTURE



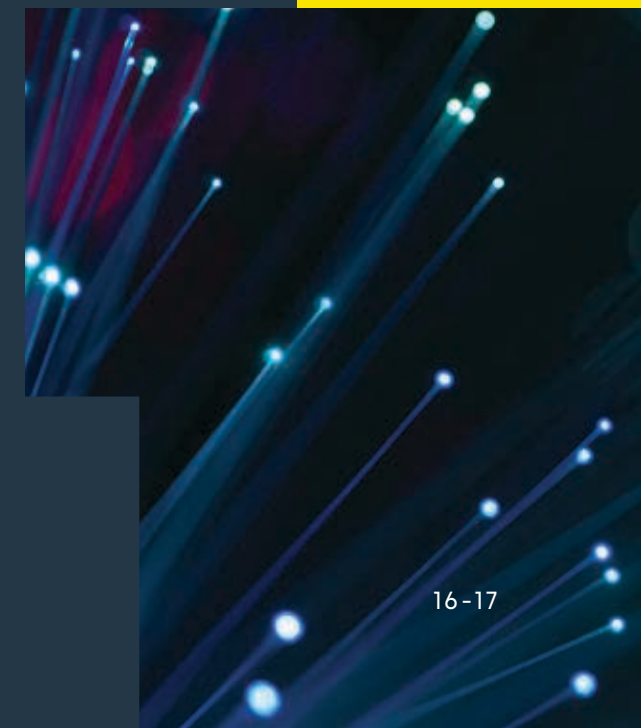
## \$140 MILLION IN INVESTMENT FOR THE WATERFRONT REDEVELOPMENT

Transform the West Harbour into a vibrant, mixed-use, transit-supportive, and pedestrian-friendly community that is the jewel on Hamilton's waterfront.

# Bell

## \$400 MILLION IN INVESTMENTS FROM BELL CANADA

Embark on the largest digital infrastructure investment in the City's history, expanding broadband internet access with speeds up to **1.5 Gigabits Per Second** in both the urban and rural areas of Hamilton.



## McMASTER UNIVERSITY

**5 MIN WALK** to McMaster University Downtown Centre.

Ranked in the **TOP 100** schools worldwide & 4th best school in Canada.

Over **32,000** students.



## SCHOOLS & HEALTHCARE

Top-tier universities and colleges in Hamilton, coupled with a rich history in manufacturing, creates a unique opportunity for a technologically advanced and innovative economy.



## MOHAWK COLLEGE

**11 MIN BUS** to Mohawk College of Applied Arts & Technology.

Mohawk ranks among the **TOP 20** colleges in Canada.

Mohawk has ranked first for student satisfaction among all colleges in the Greater Toronto and Hamilton area.

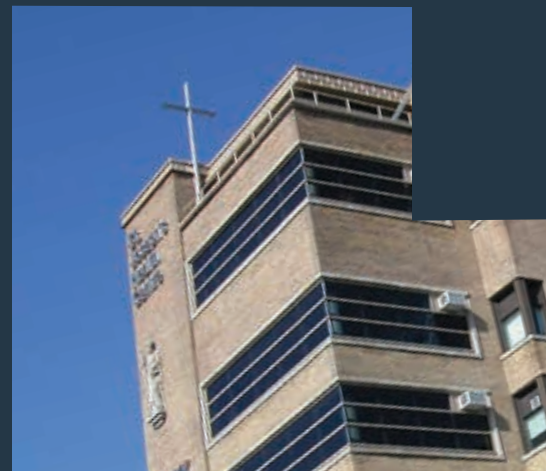
## ST JOSEPH'S HEALTHCARE

**3 MIN WALK**

Leading academic health science and research centre.

Home to more than **5,000** staff.

Home to the prestigious Firestone Institute for Respiratory Health and the high-tech Brain-Body Institute.



## NATURE & RECREATION

Whether looking for an adventure or picnic in the park, discover a natural wonderland of parks, trails, conservation areas, waterfronts, and over 100 waterfalls to explore.



**3 MIN WALK** to Gore Park.

**10 MIN CYCLE** to Bayfront Park.

**15 MIN CYCLE** to Gage Park.

**15 MIN DRIVE** to Albion Falls.

**20 MIN DRIVE** to Confederation Beach Park.





HAMBRGR



MERIT BREWING

## FOODIE DESTINATION

Forbes has named Hamilton among the Top 7 under-the-radar foodie destinations you need to visit.

Over 30 of the best local eats (rated +4.5) are within a 5 minute walking radius.



THE BURNT TONGUE

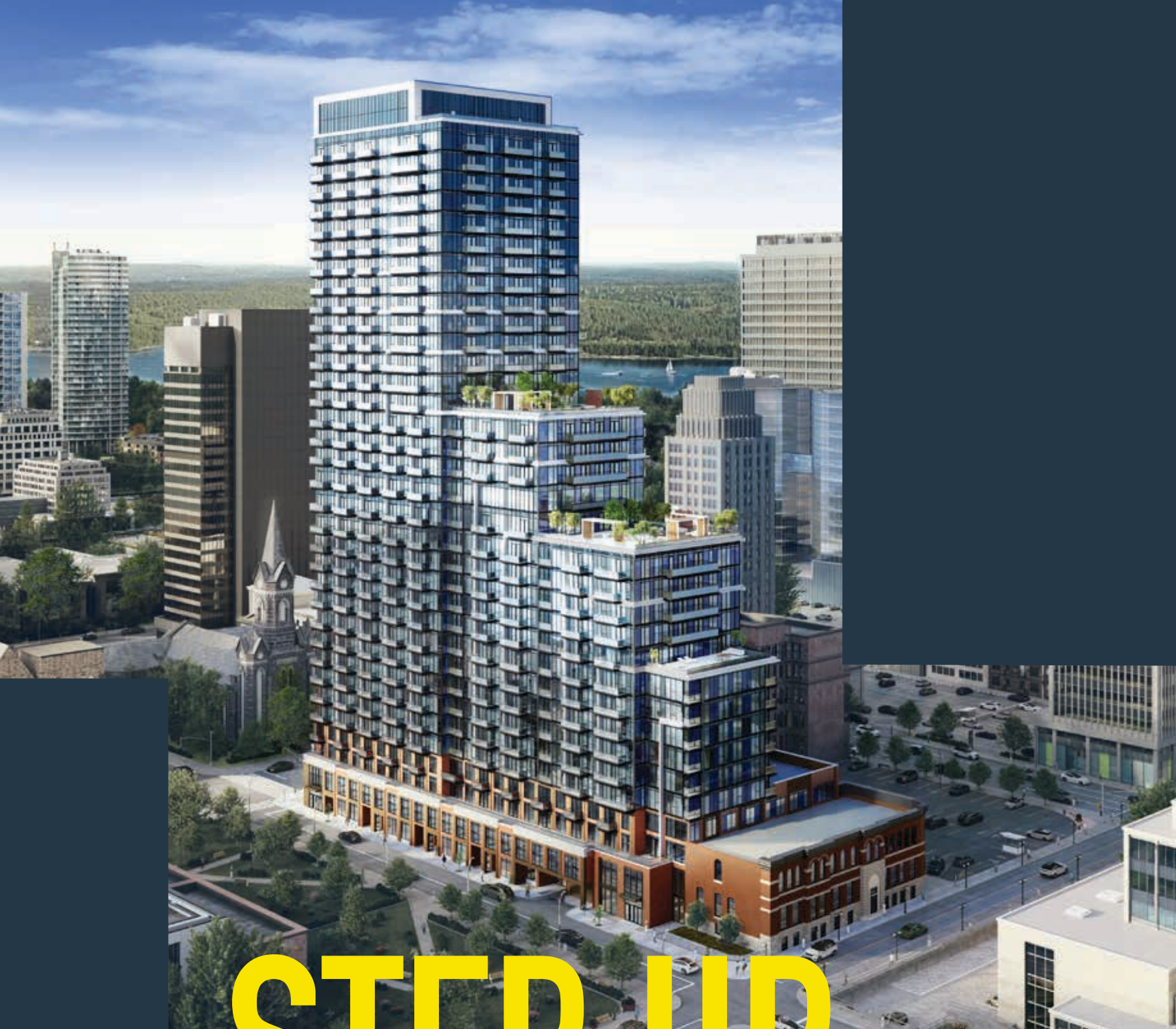


DONUT MONSTER

- Hambrgr can't be beat.
- Donut Monster offers tiny circles of cloud-like confections.
- The Burnt Tongue is a symphony of soup.
- Merit Brewing features artisanal brews and homemade sausages.
- You can indulge in upscale gastropub fare at Brux House.



BRUX HOUSE



75 James is an urban lifestyle condo featuring a multi-tiered tower, incredible amenities, and versatile live/work opportunities at the base. Located in the latest living hotspot of Hamilton, at King & James you'll find a lifestyle like no other just steps away from gorgeous nature, a vibrant downtown scene and handy access to shops, dining, culture, top schools and more. Plus, steps to excellent transit gets you wherever you want to go.

# STEP UP TO A BRAND-NEW URBAN LIFESTYLE

## SUITES

616 residences from Studio to 3 Bedroom, plus live/work units.

## STORIES

Multi-tiered tower with 34, 20, 15, and 10 floors.

## AMENITIES

Over 16,000 sq. ft. of indoor and outdoor amenities, including: Concierge, parcel lockers, pet wash, tech lounge with co-work space, theatre, kids zone, gaming lounge, event lounge with bar, private dine and cater kitchen, cardio studio, functional training with kick boxing and TRX, meditation, yoga/stretch, juice hydration lounge and spin studio.

## COMMERCIAL

Integrated to the residential building, with internal access, the former Bell Telephone Building - Canada's first telephone switch station, brings commercial spaces to 75 James.

# 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 has been investing, developing, and managing real estate assets across Southern Ontario since 1974. 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.



## 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.



# STEPPING IT UP

## WITH AN INCREDIBLE PARTNERSHIP

# 75 JAMES

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**FENGATE**

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**HI  
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