

**A Sound Investment**

# **RADIO ARTS**



# Hamilton is investment ready

Canada's most diversified and one of Ontario's fastest growing economies, which is continually ranked as one of the best places to invest in the nation – Hamilton is investment ready. From manufacturing, to life sciences, to a renewing downtown core, Hamilton is home to world-class companies. Over the past several years, investments have included Amazon, IBM, Nokia, Maple Leaf, Fraunhofer, and Stryker.

THE CITY OF HAMILTON  
[hamilton.ca](https://hamilton.ca)



Information contained herein includes data collected from third-party sources, is for general interest only, has not been independently verified and is subject to change without notice. All renderings are artist's concept only. Actuals may vary. E. & O.E. December 15, 2021. Exclusive Broker: Milborne Real Estate Inc. Brokerage. Brokers protected.

### The Team

DEVELOPER  
Canlight Realty Corp.

ARCHITECT  
KNYMH Architects

INTERIOR DESIGN  
Baudit Interior Design

SALES & MARKETING  
Milborne Group

### Building Facts

ADDRESS  
206 King Street West, Hamilton

HEIGHT  
14 storeys

NO. OF RESIDENTIAL SUITES  
122

SUITE TYPES  
Studio, 1 Bedroom, 1 + Den,  
2 Bedroom, 3 Bedroom

### Amenities

- 24-hour Digital Concierge\*
- High-tech Facial Recognition, SmartApp, Key Fob access\*
- Lobby Lounge
- Private Mail & Parcel Room
- Fitness Studio
- Workspace & Wi-Fi Lounge with Outdoor Terrace
- Social Lounge with Prep Kitchen, Bar, Lounge Zones, Fireplace, Large Screen TV, and two 'Bookend' Outdoor Terraces - one extending lounge seating with fire table features, and the second terrace with BBQ and dining seating.
- Underground Smart Stacked Parking
- Dedicated Bicycle Storage Rooms
- Individual Storage Lockers
- CLEAR Air & Water Purification System

\*by 1Valet



## Accessibility

Radio Arts at 206 King Street West is conveniently located in Hamilton's burgeoning downtown core and walking distance to most daily mainstays.

### TRANSIT/HIGHWAYS

Future LRT .....	4 min walk
Bus Stop .....	<1 min walk
Downtown GO .....	12 min walk
SoBi Bikeshare Station .....	5 min walk
Highway 403 .....	4 min drive
John C. Munro Int'l Airport .....	17 min drive

## KING STREET WEST

Maclean's Top 25 Hamilton Neighbourhoods to buy in based on value, momentum and more...

### WALK SCORE

98

Walker's Paradise

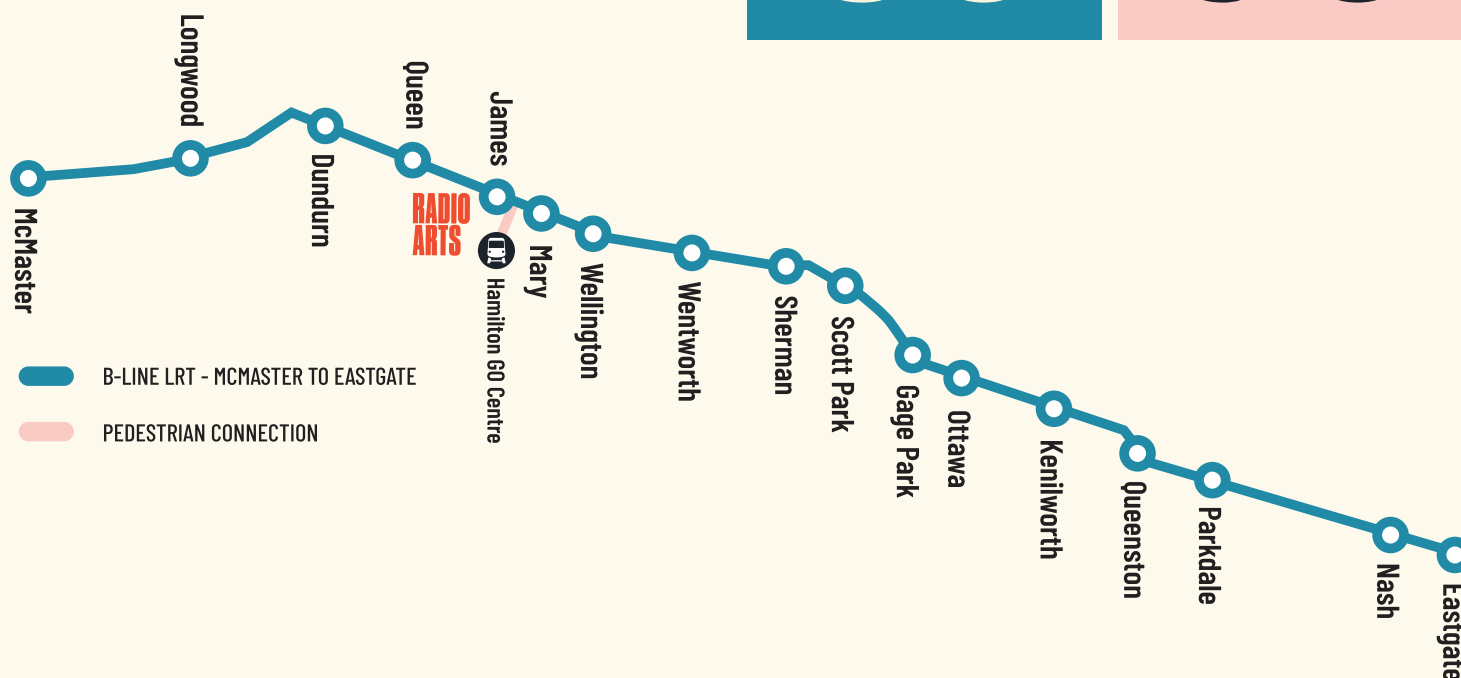
### TRANSIT SCORE

86

### BIKE SCORE

96

### FUTURE LRT DEVELOPMENT



Hamilton has been awarded 3.4 Billion in funding from Ontario and Canada to build a new LRT. The LRT will offer frequent and reliable connections on the 14 kilometre line from McMaster University through downtown Hamilton to Eastgate Square.



# The Downtown Core

## RECREATION

1. Art Gallery of Hamilton
2. Landmark Cinemas
3. FirstOntario Concert Hall
4. FirstOntario Centre
5. Victoria Sport's Park

## SHOPPING & SERVICES

1. Jackson Square
2. Hamilton Farmers Market
3. Nations Fresh Foods
4. LCBO
5. Shoppers Drug Mart

## TRANSPORTATION

1. Bus (King & Caroline)
2. GO Downtown
3. GO West Harbour
4. SoBi Bike Sharing Station
5. Future LRT (Queen Stop 4 min walk)
6. Future LRT (James Stop 4 min walk)

## CAFÈS & RESTAURANTS

1. Victoria's Steak & Seafood
2. Brux House
3. The Burnt Tongue
4. Democracy
5. The Squire
6. Donut Monster
7. Empire Burger
8. The Gown & Gavel
9. Electric Diner
10. Smoke's Poutinerie
11. Starbuck's
12. Earth to Table Breadbar
13. Relay Coffee Roasters
14. Berkeley North
15. The French
16. The Mule
17. HAMBRGR
18. August 8
19. Saint James Eatery
20. Mulberry Coffeehouse
21. Caro
22. Martello
23. Synonym



5 Map not to scale and missing some streets and landmarks. For illustration purposes only.  
Businesses listed were active at time of map creation.

# **Hamilton has continually ranked as one of the best places to invest in the country**

In just one year, the Hamilton City Planning Department managed to successfully design and deploy an enviable list of accomplishments including a design competition to reimagine an aging pier along the waterfront. With a framework in place to expand the transit system, development of McMaster Innovation Park, Red Hill Business Park, and expansions to Hamilton's International Airport – will further contribute to retaining and attracting a skilled work force, becoming a national centre for excellence in life sciences, and maintaining its status as the fastest growing economy in Ontario.



**\$12**  
BILLION

Industrial manufacturing in Hamilton/Niagara represents an estimated \$12 Billion annual effect.

## THE PLACE TO INVEST

- Hamilton's Economic Growth Rate has regularly outpaced national averages.
- Conference Board of Canada rates Hamilton as Ontario's fastest growing economy.
- Hamilton is located in the heart of Ontario's highly prosperous agri-business belt and is Top 3 in North America for food and beverage processing.
- Hamilton's tech scene has grown by 52% over the course of 5 years and was named Canada's fastest growing mid-sized city for tech talent by CBRE.
- Hamilton is located under an hour away from 5 major border crossings into the US.
- Hamilton is within commuting distance of Canada's largest city and within 1 hour drive of a workforce of 2 million+ people.

**TOP  
3**  
in North America

Hamilton is Top 3 in North America for food and beverage processing.

**\$1**  
BILLION

Agribusiness contributes One Billion to Hamilton's economy annually.

**TOP  
2**  
in North America

CBRE ranked Hamilton Top 2 in North America for tech cities of opportunity.

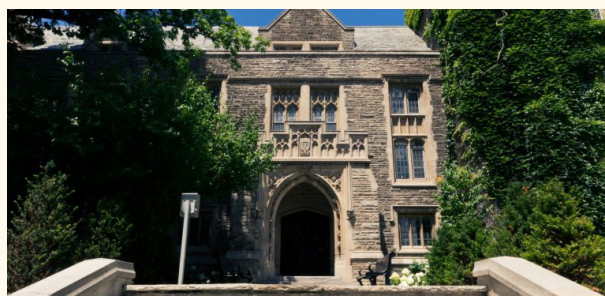
**2nd**  
Busiest Film  
Location in Ontario

Hamilton is a city with a cinematic soul. Adaptable and diverse, gritty and beautiful, it's a city that offers a wide range of great quality resources for film crews. In fact, a massive new Film & TV Production Hub is coming to Hamilton: A coalition of industry leaders to build 500,000 sq.ft. of sound stage and a 15-acre live-work-play community.

**550**  
Film Friendly  
Locations

**MORE THAN  
200**  
District  
Neighbourhoods

**ATTRACTS OVER  
68K**  
Students Annually



Hamilton's McMaster University, Mohawk College and additional top-rated schools attract over 68,000 students annually from over 162 countries.



## POPULATION

# 747,545

New Pier 8 Development Rendering  
City of Hamilton



New Downtown Entertainment Rendering  
City of Hamilton



New Hamilton LRT Rendering  
Canadian Consulting Engineer



## CANADA'S

# 10<sup>th</sup>

Largest City

And the country's  
most diversified  
Economy

# \$4.4

BILLION +

## PROJECTED CITY DEVELOPMENT

Total investments in Hamilton include the new LRT from Eastgate Square to McMaster University, a new downtown entertainment hub, waterfront redevelopment, digital infrastructure, and more.

# 236,000

## NEW RESIDENTS BY 2051

Projected Growth

# 122,000

## NEW JOBS BY 2051

**Fastest growing economy in Ontario**



## REAL ESTATE MARKET FACTS

**125%** THE AVG. CONDO PRICE IN 2010 WAS \$310,258 WHICH REPRESENTS A 125.4% INCREASE OVER A 10 YR. PERIOD

**84%** HAMILTON AVERAGE CONDO RENT IN 2020 WAS 84% OF TORONTO'S 2020 AVERAGE RENT

**59%** HAMILTON AVERAGE CONDO SALE PRICE IN 2020 WAS 59% OF TORONTO'S 2020 AVERAGE SALE PRICE

**33%** FASTER GROWTH IN HAMILTON VS. TORONTO (AVG. PRICE IN TORONTO IN 2020 WAS UP 13.5% FROM 2019)

**27%** IN OCT. 2021 HAMILTON CONDO PRICES INCREASED BY 27% YEAR-OVER-YEAR TO \$481K

**18%** THE AVERAGE PRICE OF A HAMILTON RESIDENTIAL PROPERTY IN 2020 WAS UP 18% FROM 2019



### HAMILTON-GRIMSBY DEVELOPMENT

As of Q3 2021, there are 18,927 new construction units proposed for the Hamilton-Grimsby Area



### HAMILTON DEVELOPMENT

Hamilton has averaged over \$1 billion in building permit values annually.



### INTENSIFICATION GROWTH PLAN

Hamilton has a growth plan to create significant intensification residential development by 2051 equating to nearly 1,800 units annually which is more than double the historic level of the past decade.





### WITH OVER **100** WATERFALLS

Hamilton is known as the 'Waterfall Capital' of the world.

There are hundreds of kilometres of hiking trails, along with public parks for intramural sports or taking your dog for a walk. The shoreline spans over 52km so there are also public beaches and hundreds of waterfalls that connect residents with nature and provide many opportunities for people of all ages to get outdoors and explore.



Hamilton is a city that boasts a friendly and collaborative startup scene, Heritage architecture, and a rich culture of the arts.



Hamilton hosts plenty of music festivals and cultural events, and is home to a cosmopolitan food and art scene. Hamilton supports artists and cultural events, and residents enjoy live music and events year-round. The city also has a distinctive culinary scene, ranked the fastest growing in North America by the Chef Hero blog.



# RADIO ARTS



## Contact Information

**REACH OUT**

[info@radioarts.ca](mailto:info@radioarts.ca)

**VISIT**

[radioarts.ca](http://radioarts.ca)

### DEVELOPER

## Canlight Realty Corporation

Canlight's ethos is to collaborate with trusted local partners and suppliers who focus on detail and quality craftsmanship. As a division of The Canlight Group of Companies, Canlight Realty carefully considers the value a development will bring, and how it might improve a community.

The company's development division, led by Vernon Shaw (one of the original founders of The Canlight Group), has been responsible for a number of highly successful projects in Southern Ontario, including the conversion of the renowned historical Pigott Building in Hamilton, Ancroft Place in Rosedale, Toronto as well as projects in Abbotsford, British Columbia and Phoenix, Arizona.

Canlight is committed to creating homes that are everything one dreams of... and to maintaining the professional standards which will ensure that the value of your investment is not only sustained but will grow in the years to come.

[canlight.com](http://canlight.com)

## Milborne Group

Milborne Group is Canada's largest and most successful pre-construction sales and consulting agency. Founded by Hunter Milborne, the "Dean of Condos" and CEO of Milborne Group which represents 20% market share of condo sales in Toronto (GTA), Hunter is returning to his hometown of Hamilton to bring a special project to the city's fast changing north end neighbourhood. "We're excited to see the recent resurgence of Hamilton, and feel it's the right moment to come back, with the right team."

[milborne.com](http://milborne.com)

## Norstar

The Norstar Group of Companies is a dynamic and multi-faceted residential, retail, land development and construction company. Norstar has successfully developed and built more than 10,000 residential apartments across more than seven states in the USA and is one of the country's largest multi-residential housing builders. Norstar has won numerous awards for creative financing, innovative design, & property management throughout the United States and Canada. Gary Silver was a Cofounder of Norstar as well as Chief Executive Officer for over 30 years. He has overseen the acquisition and development of many residential projects across both countries. His scrupulous attention to detail and deep breadth of knowledge are indispensable attributes to the Radio Arts development, assuring long-term project viability and asset growth.

[norstarcompanies.com](http://norstarcompanies.com)



### ARCHITECT

## **KNYMH**

KNYMH Inc. is an award-winning, multi-disciplined, solutions-oriented practice, providing architectural, interior design, urban planning and project management services. KNYMH Inc. collaborates with public and private sector clients, developers, building owners, managers, and construction professionals; working in residential, commercial, hospitality, social services, industrial, civic, cultural and emergency services design.

KNYMH Inc. has designed multiple high rise, mid-rise and low rise residential condominium buildings in the Greater Toronto and Hamilton Area with the philosophy of developing architecture based on the needs, goals and values of their clients. With the commitment of responsible design and utmost respect for their client, they have achieved great success that can only be attributed to their dedication to building strong and lasting relationships with their clients over their 60+ year history.

[knymh.com](http://knymh.com)

### INTERIOR DESIGNER

## **BAUDIT INTERIOR DESIGN**

Baudit Interior Design Inc. is a full service boutique interior design firm focused on creating vibrant, functional spaces. Baudit's ingenuity and creativity can be seen in the residential and commercial interiors they've designed. The talented design group have designed and managed several ARIDO award winning projects. Baudit strives to bring a process oriented yet flexible approach as they work diligently to maintain focus on overall goals and execute projects efficiently.

The Baudit team is passionate about building relationships throughout the various phases of a project and believes collaboration is the key to success in their work. They work alongside industry partners, construction professionals, building owners and managers, realty partners and private clients in both sectors to transform and actualize well-designed spaces.

[baudit.ca](http://baudit.ca)

# Useful Links

- **3.4 Billion LRT Investment**

<https://news.ontario.ca/en/release/1000121/ontario-and-canada-investing-34-billion-to-advance-hamilton-lrt>

- **City of Hamilton's \$140M Waterfront Transformation**

<https://www.hamilton.ca/city-initiatives/priority-projects/waterfront-redevelopment-west-harbour>

- **\$500 M Renovation to Hamilton's Downtown Entertainment Hub:**

<https://www.cbc.ca/news/canada/hamilton/entertainment-downtown-hamilton-winning-proposal-1.5653371>

- **Bell Canada's \$400M Stake in Hamilton's Long-Term Growth**

<https://www.hamilton.ca/government-information/news-centre/news-releases/400-million-investment-by-bell-canada-in-hamiltons>

- **Hamilton Market Exceeds Expectations**

<https://www.rahb.ca/rahb-realtors-release-2020-year-end-statistics/>

- **Demand Continues to Outpace Supply in RAHB Market Area**

<https://www.rahb.ca/demand-continues-to-outpace-supply-in-rahb-market-area/>

- **Hamilton Growth Plan**

<https://www.hamilton.ca/sites/default/files/media/browser/2021-03-18/grids2-ped17010i-appendixb.pdf>

- **1 Billion In Annual Building Permits**

<https://www.hamilton.ca/moving-hamilton/economic-development>

- **LRT**

<https://www.hamilton.ca/city-initiatives/priority-projects/light-rail-transit-lrt>

<https://news.ontario.ca/en/release/1000121/ontario-and-canada-investing-34-billion-to-advance-hamilton-lrt>

- **Job Market Projections**

<https://www.hamilton.ca/government-information/news-centre/news-releases/hamilton-growing-city-hamilton-asks-residents-weigh>

- **Hamilton Parks**

<https://www.hamilton.ca/parks-recreation/parks-trails-and-beaches/parks-listing>

<https://tourismhamilton.com/best-parks-in-hamilton-for-picnic>

- **City of Waterfalls**

<https://www.cityofwaterfalls.ca/waterfall-safety-message-city-hamilton/>

- **News**

<https://www.thespec.com/business/real-estate/2021/07/07/hamilton-real-estate.html>

<https://globalnews.ca/news/6438189/hamilton-development-record-2019/>