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## INFO PACKAGE

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**GET TO KNOW**  
TELEVISION CITY



All renderings are artist's representation and subject to change without notice.



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The historic mansion currently on-site is a heritage building built in 1850 that will be repurposed and preserved as part of Television City.



SKY LOUNGE

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SKY LOUNGE

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# CORRIDOR

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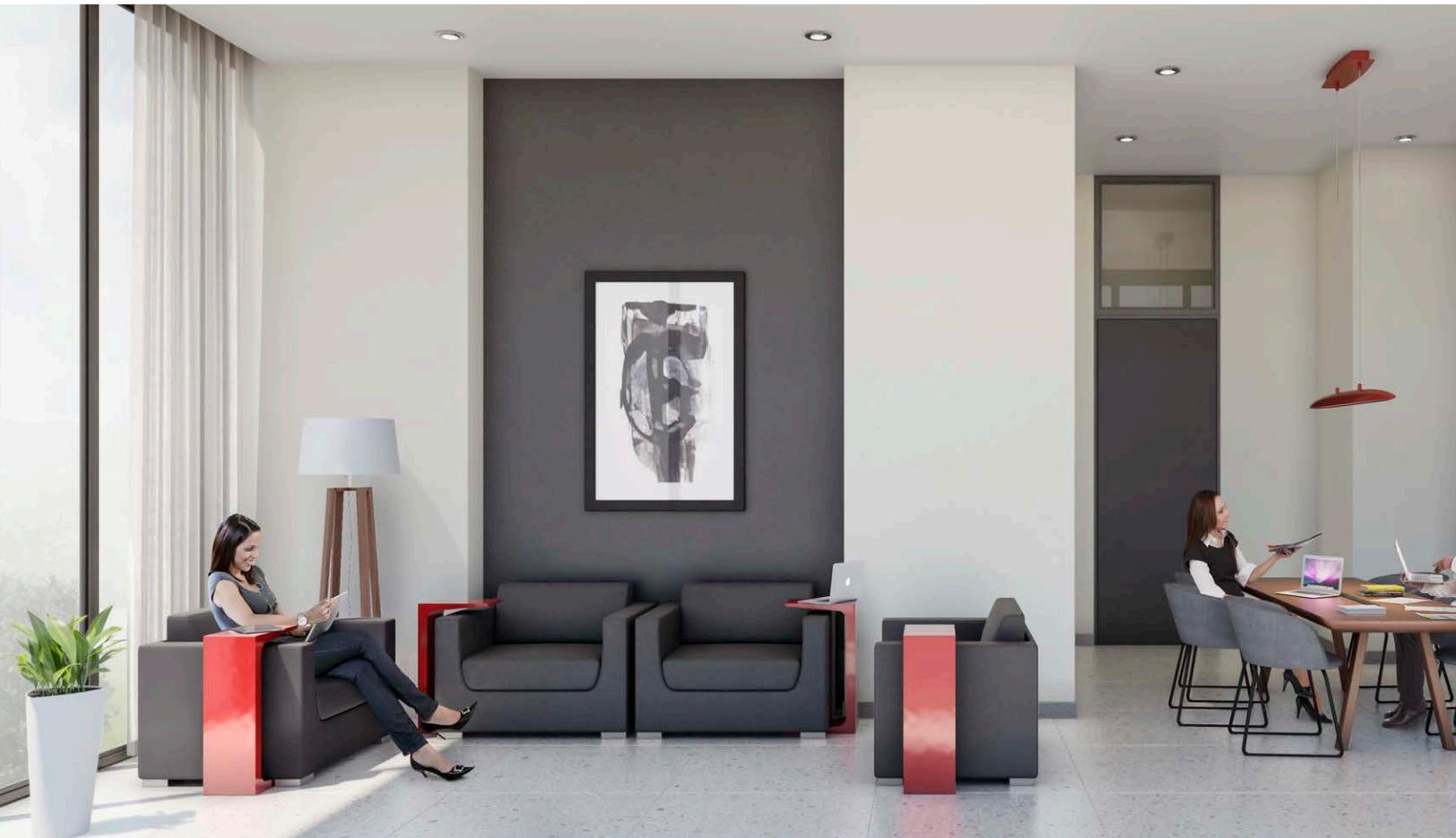
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Owners and residents will be able to enjoy hotel-like amenities featuring an outdoor infinity pool, fitness centre and skyclub. Additionally, a tech centre will allow professionals and creatives to use a workspace environment that fosters collaboration and fulfills their work-at-home digital needs. A children's play centre will appeal to growing families.



## CHILDREN'S PLAY CENTRE

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## TECH CENTRE

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FITNESS CENTRE

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THE CLUB

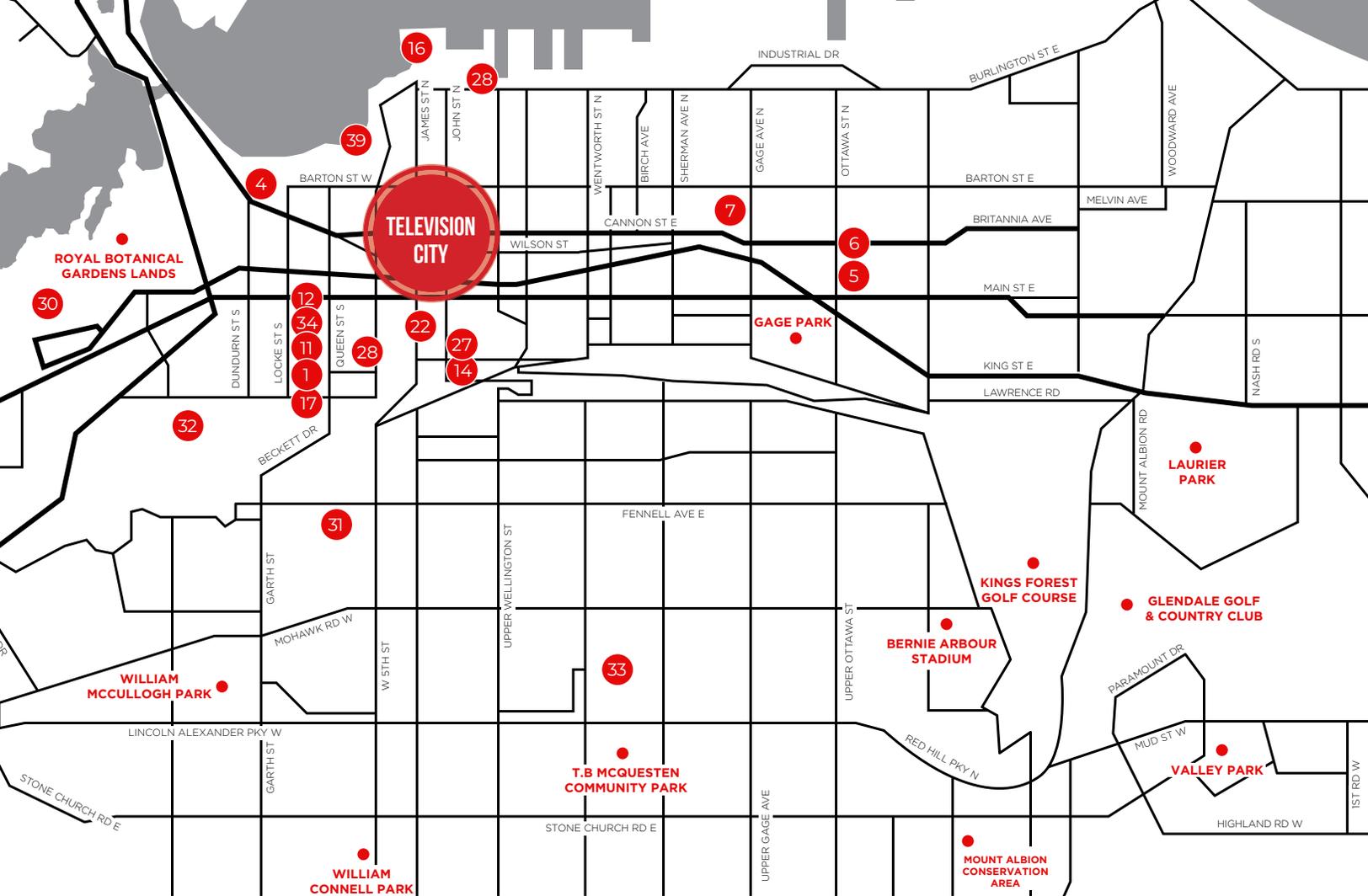
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“Hamilton is in the midst of a cultural renaissance, making it one of Canada’s most exciting cities. Its growth represents tremendous opportunity for residents, entrepreneurs and investors.”

- BRAD J. LAMB, CEO OF LAMB DEVELOPMENT CORP.

# NEIGHBOURHOOD GUIDE





**1. SOUVLOCKE GREEK RESTAURANT**  
254 LOCKE ST S

Their menu is a blend of the traditional, approached with a modern cooking style that, as Souvlocke's customers say, makes them next level. Here you will find items you won't find anywhere else in the city. The restaurant focuses on local, lean grilled meats, fresh seafood & premium vegetables.

**2. THE BURNT TONGUE**  
10 CANNON ST E

The Burnt Tongue is a popular soup restaurant with two locations in the heart of Hamilton. With a variety of fries, burgers, salads, sandwiches and a soup menu that changes daily. The Burnt Tongue is a Hamilton must-try!

**3. CHARRED ROTISSERIE HOUSE**  
244 JAMES ST N

Charred Rotisserie House is an independent, family-owned and operated rotisserie house in Hamilton. They're known for their delicious roast chicken done over a real charcoal BBQ and basted in a homemade piri piri sauce.

**4. DUNDURN CASTLE**  
610 YORK BLVD

Established in 1813, Dundurn Castle was formerly a fortified British military encampment. Explore the restored rooms and gardens of this national historic site on any of their organized tours they conduct through the year.

**5. FIRST TIM HORTONS**  
65 OTTAWA ST N

Tim Hortons had humble beginnings in Hamilton, where the very first Tim Hortons stands.

**6. BURGER LAB HAMILTON**  
201 OTTAWA ST N

Matt's Burger Lab is a family-friendly restaurant, committed to creating a warm and inviting home away from home, where you can get exactly as the brand promises "experimental burgers."

**7. TIM HORTONS FIELD**  
64 MELROSE AVE N

Home to the CFL Hamilton Tiger-Cats, Tim Hortons Field not only has the best sightlines for football in Canada, but also features the largest average individual seating of any outdoor facility in Canada with 24,000 to 35,000 seats.

**8. BORN AND RAISED**  
224 JAMES ST N

At Born and Raised, Top Chef Canada alumnus Chef Vittorio Colacitti pays homage to his Italian-Canadian roots and passion for bright, bold global flavours using local ingredients.

**9. NIQUE**  
30 VINE ST

Nique has a truly Canadian approach to food and drink. Their delicious menu is a cultural mosaic that will both surprise and delight you. A true taste of the Hamilton community, this team of young, passionate individuals is always eager to give you a dynamic experience.

**10. MULBERRY COFFEEHOUSE**  
193 JAMES ST N

Since August 2010, Mulberry Coffeehouse has been serving the Hamilton community with its delicious brews and baked goods. Located in the former lobby of an 1800s hotel, this cafe also serves as an attractive event destination.

**11. DEMOCRACY COFFEE HOUSE**  
202 LOCKE ST S

The atmosphere at Democracy Coffee House makes it an ideal place for open minds to get together over gourmet coffee, vegan eats, baked goods and craft beer. If you're craving a 'cuppa' their selection of organic tea will definitely have you coming back for more.

**12. BRUX HOUSE CRAFT BEER & KITCHEN**  
137 LOCKE ST S

Inspired by the European beer belt, Brux House couples fine fare and top-shelf service with the best of craft beer and ciders, spirited cocktails and exciting wines you can enjoy on their patio in the summer.

**13. THE COOP**  
272 KING ST W

The Coop offers a quick-service menu made fresh in-house everyday, with a focus on wickedly delicious chicken. Their old school 80s and 90s inspired vibe, crave-able chicken and yummy cocktails are sure to ruffle the feathers of all foodies.

**14. SALTY ESPRESSO**  
175 JOHN ST S

Inspired by Aussie love for beautiful coffee, simple fresh food & welcoming spaces. Salty Espresso is a small cafe in Hamilton, Ontario. You can find them happily serving up silky flat whites, seasonal fare and sausage rolls.

**15. HAMBGR**  
49 KING WILLIAM ST

HAMBGR believes in simplicity, bringing you a satisfying combination of locally sourced ingredients, a wide selection of craft beer, and culinary artistry for a truly memorable experience.

**16. HAMILTON WATERFRONT**  
47 DISCOVERY DR

Hamilton's waterfront has it all, from fresh and delicious food services, skate and bike rentals, to the annual Festival of Lights. Recent developments have enhanced the waterfront experience making it easier for everyone to use and enjoy Hamilton's waterfront.

**17. EARTH TO TABLE**  
258 LOCKE ST S

The Earth to Table Bread Bar has its philosophy rooted in the writings of the Earth to Table cookbook that tried to shorten the gap between producers and consumers.

**18. THE FRENCH**  
37 KING WILLIAM ST

As the name suggests, this is a must visit if you're craving some delicious French cuisine. From a perfectly flaky, buttery croissant, to mouth-watering foie gras and parfait, to a flawless crème brûlée and everything that comes in between—the quality of food and service does not disappoint.

**19. SAINT JAMES**  
170 JAMES ST N

Saint James Espresso Bar and Eatery believes in serving you like family with every meal made from scratch and quality coffee that is perfectly roasted and perfectly made. They have a love for what they do and, most of all, they love that they do it for Hamilton.

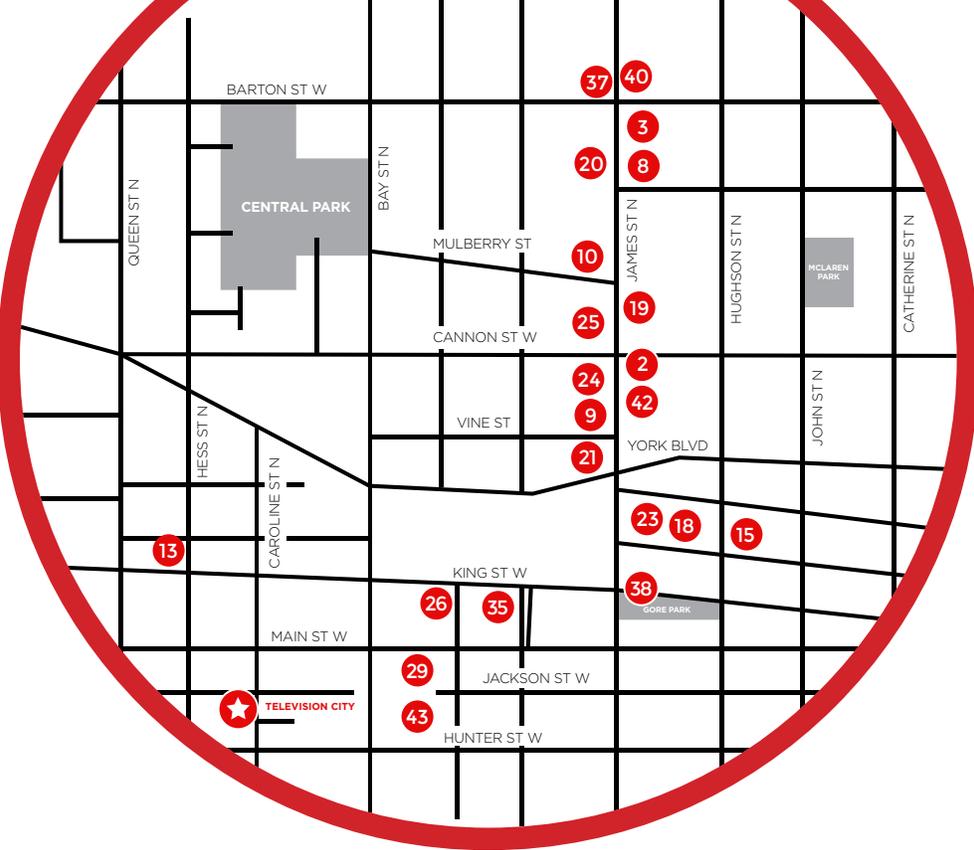
**20. CARO ON JAMES**  
229 JAMES ST N

It is a light and airy space with great modern Italian cuisine and cocktails. A place that you can call home, with friendly staff, great atmosphere and many laughs to be had. It is a cozy and warm place to be in the winter, and a great summertime patio destination.

The emerging culture, hospitality, medical and technology scene, along with the recent surge in locally based investment combine to create a vibrant city for buyers and residents of Television City.



**TELEVISION CITY**  
163 JACKSON ST. WEST



**21. MERIT BREWING COMPANY**  
107 JAMES ST N

This brewery, kitchen and bottle shop is guided by an ambitious team that strives to represent the heart, art, and soul of Hamilton in every beer, bite and experience. Although inspired by tradition, they push flavours and aromas to the forefront with their brewing and culinary techniques.

**22. MEZCAL TACOS & TEQUILA**  
150 JAMES ST S

This Mexican eatery may appear small but it is huge in atmosphere. They merge ingredients from Mexico and Latin America with local seasonal produce to bring you food that is not typical of "authentic" Mexican but packed with flavour.

**23. BERKELEY NORTH**  
31 KING WILLIAM ST

Berkeley North is a West Coast-inspired restaurant that features contemporary renditions of seafood and vegetarian cuisine. Their fusion of great food, educated service and an enticing social scene is sure to appeal to the tastes of every modern diner.

**24. CHOCOLAT ON JAMES**  
123 JAMES ST N

Walk into Chocolat on James and be enveloped by the intoxicating smell of fresh chocolate in production. Sip on the finest espresso while you make your selection of delectable treats.

**25. CAMERON HAIR STUDIO**  
169 JAMES ST N

James Street North is the perfect fit for this hip studio. Cameron and his team of stylists are dedicated to giving you a great cut and a great look. A lover of art and design, Cameron is also very involved with Hamilton's Art Crawls, so you can chat him up about that while your locks are getting a refresh.

**26. ART GALLERY OF HAMILTON**  
123 KING ST W

The oldest and largest public art gallery in southwestern Ontario, the Art Gallery of Hamilton was founded in 1914. The renovated and award-winning premises attract people of all ages to enrich their lives by gaining a deeper understanding of art with exhibitions that change three times a year.

**27. BON TEMPS**  
61 YOUNG ST

A modern French restaurant with the menu inspired by the finest in traditional Canadian cuisine. Their chefs' dishes are rooted in the French culinary artistry brought to shores in the 1600s, and are intended to be shared, paired with wine, and savoured alongside the best company.

**28. COLLECTIVE ARTS BREWING**  
207 BURLINGTON ST E

Hamilton's largest brewery. A grassroots beer company fusing the craft of brewing with the inspired talents of emerging artists & musicians.

**29. HAMILTON CITY HALL**  
71 MAIN ST W

Hamilton City Hall officially opened on November 21st, 1960 and is across the street from the Ronald V. Joyce Centre for the Performing Arts (Hamilton Place Theatre) and the Art Gallery of Hamilton.

**30. MCMASTER UNIVERSITY**  
1280 MAIN ST W

Founded in 1887, McMaster is one of four Canadian universities consistently ranked in the Top 100 in the world. The research-intensive university pioneered the problem-based approach to learning in the 1960s that came to be known around the world as "the McMaster model."

**31. MOHAWK COLLEGE**  
135 FENNEL AVE W

Mohawk College serves the Golden Horseshoe, with campuses in Brantford, Stoney Creek, and Hamilton. With 50 years of excellence in education as of 2017, Mohawk has become a postsecondary destination renowned for its culture of innovation and graduates keen on making a difference inspired by 'real world' learning experiences.

**32. CHEDOKE MUNICIPAL GOLF CLUB**  
563 ABERDEEN AVE

Conveniently located only minutes away from downtown Hamilton, the Chedoke Golf Club features two 18-hole championship golf courses while also offering a fantastic view of the city.

**33. CF LIME RIDGE MALL**  
999 UPPER WENTWORTH ST

With over 180 brands, CF Lime Ridge offers an exciting shopping experience and is Hamilton's premier fashion destination. Although shopping can sometimes be hectic, CF Lime Ridge is conveniently located on the Hamilton mountain with direct access to the Lincoln M. Alexander Parkway and HSR transit service.

**34. PURE HOME COUTURE**  
174 LOCKE ST S

When you first come upon Pure Home Couture, you'll find a meticulously curated display of art in their entryway. After ascending the wooden stairs, not only will you be inspired by their beautiful collection of furnishings and gifts (many sourced from other local businesses) but you'll also be surrounded by the calming and fragrant aroma of their wide selection of soaps and candles.

**35. HAMILTON MARKET**  
35 YORK BLVD

Overseen by the City of Hamilton, this farmers' market was established more than a century ago in 1837 and is located in the heart of downtown beside Jackson Square and Hamilton Public Library. You can enjoy the produce of over 60 vendors all year round, choosing from local, national and international foods.

**36. HESS VILLAGE**  
30 HESS ST S

Between Main and King Street West is where you will find Hess Village, a hotspot for nightclubs and bars. The cobbled streets are lined by historic buildings adding a unique upmarket flare to the village.

**37. JAMES ST ART CRAWL**  
JAMES ST N

James Street North proudly exhibits the talents of Hamilton's creative artists. Every second Friday of the month the art crawl encourages artists to come out and share their creative genius through the summer. Explore the many galleries, shops and studios that are now calling this historic neighbourhood home. This coordinated artist effort is becoming a can't-miss event.

**38. GORE PARK FOUNTAIN**

Four different fountains were opened in Gore Park in 1860, 1960, 1970 and 1996. The first fountain was originally built to spruce up Gore Park and celebrate downtown water infrastructure, commemorating the visit of His Royal Highness Edward Prince of Wales.

**39. HAMILTON WATERFRONT**  
HAMILTON HARBOUR

Hamilton's Waterfront Trail meanders along the shoreline of Hamilton Harbour from Bayfront Park to the nature sanctuary at Cootes Paradise. The shoreline was naturally restored with a selection of native plants giving residents a chance to be close to nature.

**40. SUPERCRAWL**  
JAMES ST N

Supercrawl was founded in 2009, as an annual summer art festival to expand James Street North's monthly Art Crawl. What started as a one-day celebration on a single city block is now a weekend-long experience spanning more than a dozen blocks thanks to a driven team of Hamilton artists and community builders.

**41. JOHN C MUNRO HAMILTON INTERNATIONAL AIRPORT**  
9300 AIRPORT RD

John C. Munro Hamilton International Airport dates back to October 1940, originating as a wartime air force training station. Expanding the Hamilton Airport into a regional transportation hub was a dream for many and this became a reality in the early 1980's.

**42. THE TEN SPOT**  
146 JAMES ST N

THE TEN SPOT® is the original anti spa® beauty bar on a mission to give everyone the confidence of feeling like a ten all the time. They strive to be impeccable yet efficient by offering all the little things with a touch of luxury.

**43. WHITEHERN HISTORIC HOUSE AND GARDEN**  
41 JACKSON ST W

Built shortly before 1850, is a Late Classical house that is now a historic house museum and a National Historic Site of Canada.

# THE TEAM



**LAMB DEVELOPMENT CORP. DEVELOPER**

Lamb Development Corp. (LDC) was founded in 2001 by Toronto's top condominium broker Brad J. Lamb to directly participate in the development of stylish, urban condominium projects. At that time, with over 15 years of experience in consulting, marketing and the selling of more than 100 of Toronto's most innovative and exciting projects, Mr. Lamb wanted to bring something different to the development world. Since then, he has done just that; developing 25 projects, along with 3,000 condos in development for a total value of \$1.5 billion. An additional 2,000 completed units for a total value of \$1.0 billion.

Lamb Development Corp. has become one of the country's busiest development companies, with each project pioneering up-and-coming locations and delivering a stylish, urban solution to each property.



**CONNECT.CA - BROKER**

Award-winning investment experts.

Think of us as your all-in-one, go-to real estate solution. Led by expert investor, Ryan Coyle , we've put together a team of lawyers, accountants, mortgage brokers, and insurance providers, meaning you can make your first real estate purchase like an expert.

We're a company built on an investment philosophy that everyone can retire wealthy with the right real estate investment strategy.

Our experience and success has led us to develop the Multiplier Effect™ investment strategy to accumulate massive wealth through real estate investment.



**ARCHITECTS ALLIANCE ARCHITECT**

aA's team of 45 architects, designers and technologists provide the full spectrum of services, applied to a scope of practice that ranges from academic and institutional buildings to large-scale mixed-use developments: condominiums and affordable housing, classrooms and research labs, private courtyards and urban streetscapes. aA projects are located all over Canada, the United States, and Europe.



**DESIGN AGENCY INTERIOR DESIGNER**

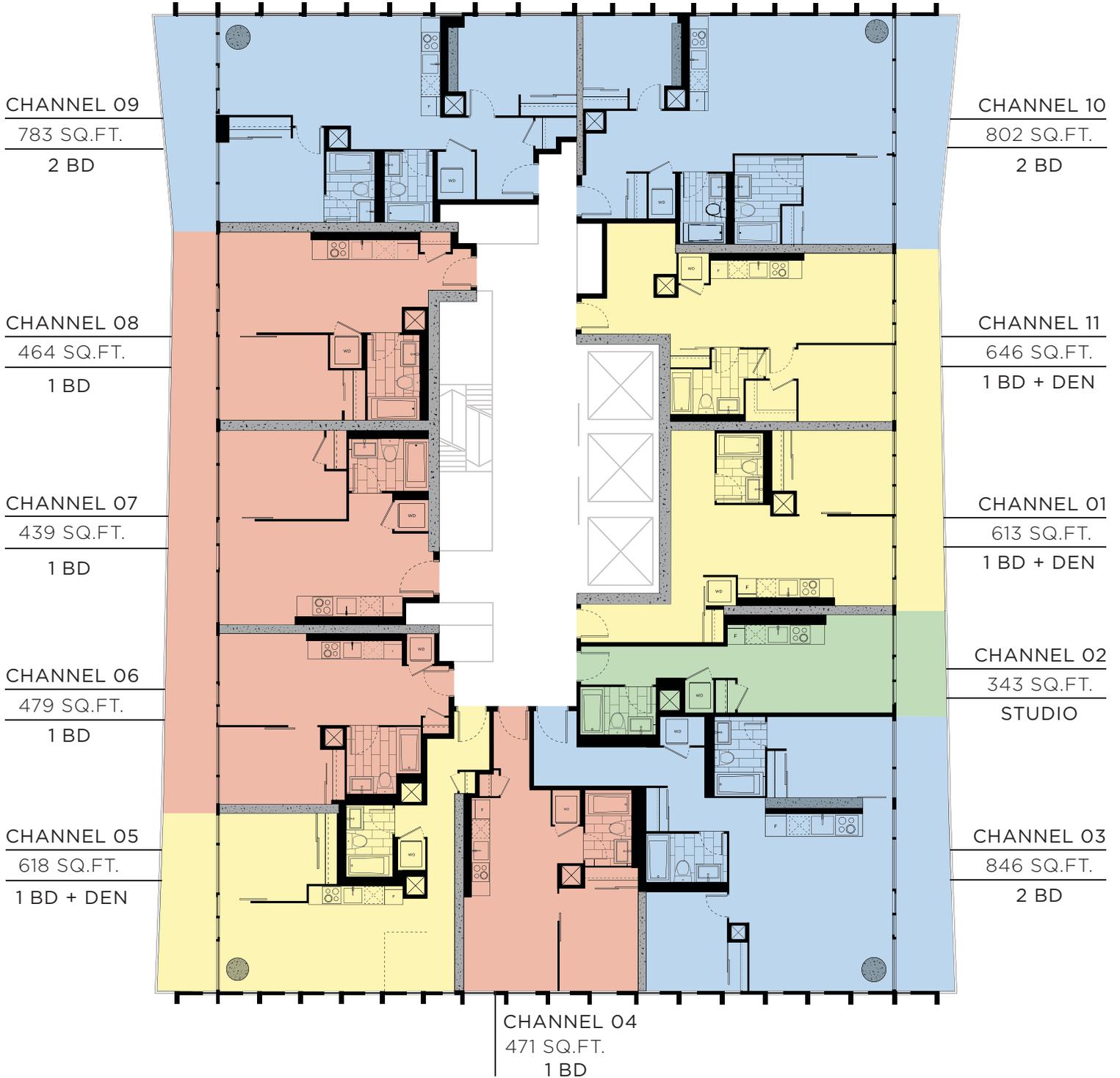
DesignAgency is an award-winning studio with a talent for envisioning inspired environments and brands. Their exceptional designs are driven by the collaborative spirit of the studio that values the evolution of unique and functional spaces through innovation and creativity. DesignAgency speaks many design languages and represent a full spectrum of possibilities, pioneering the most intelligent and meaningful solutions.

**TYPICAL**  
FLOOR PLATE

# TYPICAL SUITES

LEVELS 3-30

# TELEVISION CITY



one bedroom
  one bedroom + den
  two bedroom
  studio



Window(s), balcony and balcony door may shift in size and/or location. Actual floor area may differ from stated floor area. All prices, sizes and specifications are subject to change without notice. E. &O.E.

# TYPICAL SUITES

## PENTHOUSE COLLECTION

# TELEVISION CITY

CHANNEL PH03  
1,685 SQ.FT.  
3 BD + DEN

CHANNEL PH04  
1,447 SQ.FT.  
2 BD + DEN

CHANNEL PH02  
1,394 SQ.FT.  
2 BD

CHANNEL PH01  
2,010 SQ.FT.  
3 BD



two bedroom
  two bedroom + den
  three bedroom
  three bedroom + den



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# FEATURES AND FINISHES

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## SUITE FEATURES

- + Ceiling height in principal rooms is 9ft\*
- + Ceiling height on 32<sup>nd</sup> floor in principal rooms is 10ft\*
- + Large windows
- + Sliding doors open onto the balcony\*
- + Exposed concrete ceilings in all areas except the bathroom, powder room\*, washer/dryer room and foyer\*
- + Bathroom, powder room\* and foyer\* ceilings are smooth drywall painted white
- + Exposed concrete feature wall\* and columns\*
- + White painted interior walls (drywalls only)
- + 4" Baseboard and 2<sup>1/2</sup>" door casing
- + Slab style bathroom, closet and washer/dryer room doors with brushed chrome hardware
- + Frosted glass sliding or slab style\* bedroom swing doors\*
- + Vinyl coated wire shelving in all closets
- + Washer and dryer
- + Individually controlled heating and air conditioning system utilizing a 4 pipe fan coil or heat pump system

## KITCHEN

- + Custom designed European style kitchen cabinetry with island\* in a selection of door finishes\*\*\*
- + Stone surface countertop\*\*\*
- + Modern format ceramic backsplash tile\*
- + Single bowl or double bowl under-mount stainless steel sink\*
- + Single lever deck mounted faucet set
- + Stainless steel appliances - 24" Energy Star Frost Free refrigerator, 24" electric freestanding slide-in range, Energy Star dishwasher, and microvent

## SUB-PENTHOUSE & PENTHOUSE PACKAGE

- + Stainless steel 36" Energy Star Frost Free refrigerator, Energy Star dishwasher
- + Stainless steel 6 burner electric cook top 36" built-in electric oven

## BATHROOMS

- + Custom designed European style bathroom cabinetry in a selection of door finishes\*\*\*
- + Contemporary shower head
- + Full vanity width mirror
- + Porcelain or ceramic wall tile\*\*\* on all wet wall tub surrounds
- + Deep soaker bathtub with tiled skirt
- + Pressure balanced mixing valve in the bathtub and shower\*

## FLOOR COVERINGS

- + Pre-finished engineered floors\*\*\* throughout with the exception of the bathroom and washer/dryer room
- + Porcelain or ceramic floor tile\*\*\* in bathroom
- + Ceramic floor tile in washer/dryer room

## SAFETY AND SECURITY

- + 24hr Executive concierge
- + Electronic communication system located in the main entry vestibule
- + Surveillance cameras in the lobby, main entry vestibule, garage and elevators
- + Key fob controlled access system at main building entry point
- + Smoke and carbon monoxide detectors provided in all suites
- + Suites are fully sprinklered

## ELECTRICAL FIXTURES

- + Individual electrical panel with circuit breakers
- + White 'decora style' receptacles and switches throughout
- + Ceiling mounted track lighting in kitchen
- + Ceiling mounted light fixtures in foyer\* and hallways\*
- + Pot light in bathroom(s\*)
- + Capped ceiling light fixture outlet in dining room\*
- + Switch-controlled split outlets in living room and bedroom(s)

## MULTI-MEDIA TECHNOLOGY

- + Structured high speed wiring infrastructure with network centre to support the latest entertainment and high speed communications services

\*. Denotes availability determined by suite design

\*\*\*. Denotes finishes to be selected from the vendor's samples

- Natural products (i.e. granite, wood and marble) are subject to natural variations in colour and grain. Tile is subject to pattern, shade and colour variations.

- If the unit is at a stage of construction which will enable the Vendor to permit the Purchaser to make colour and material choices from the Vendor's standard selections, then the Purchaser shall have until the Vendor's date designated by the Vendor (of which the Purchaser shall be given seven (7) days prior notice) to properly complete the Vendor's colour and material selection form. If the Purchaser fails to do so within such time period, the Vendor may irrevocably exercise the Purchaser's rights to colour and material selections hereunder and such selections shall be binding upon the Purchaser. No changes whatsoever shall be permitted in colours or materials so selected by the Vendor, except that the Vendor shall have the right to substitute other materials and items for those provided in this

Schedule provided that such materials and items are of quality to or better than the materials and items set out herein

- The Purchaser acknowledges that there shall be no reduction in the price or credit for any standard feature listed herein which is omitted at the Purchaser's request;

- References to model types or model numbers refer to current manufacturers models. If these types or models change, the Vendor shall provide an equivalent model;

- All dimensions, if any, are approximate. Actual usable floor space may vary from the stated floor area, if so stated;

- All specifications and materials are subject to change without notice E. & O.E.

- Pursuant to this Agreement or this Schedule or pursuant to a supplementary agreement or purchaser order, the Purchaser may have requested the Vendor to construct an additional feature within the unit which is in the nature of an optional extra. If, as a result of building, construction or site conditions within the Unit or Building, the Vendor is not able to construct such extra, then the Vendor may, by written notice to the Purchaser,

terminate the Vendor's obligation to construct the extra. In such event, the Vendor shall refund to the Purchaser the monies, if any, paid by the Purchaser to the vendor in respect of such extra without interest and in all other respects this agreement shall continue in full force and effect;

- The Vendor shall have the right to substitute other products and materials for those listed in this Schedule, represented to the Purchaser or provided for in the plans and specifications provided that the substituted products and materials are of a quality equal to or better than the products and materials so listed or so provided. The determination of whether or not substituted materials and products are of equal or better quality shall be made by the Vendor's architect. All suites protected by the Taron New Home Warranty Program.

Illustrations are artist's impressions. All specifications and materials are subject to change without notice E.&O.E.



# TELEVISIONCITYHAMILTON.CA

Sales Representative: Ryan Coyle

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(416) 800-9272

DEVELOPER



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