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# CITY LIVING AT IT'S FINEST

**Midtown Hamilton is having a moment. Vibrant and revitalized, it is teeming with trendy eateries, breweries, markets, arts and culture.**

At the gateway to the city, on Main Street West, a brand new boutique condominium is coming soon to midtown. Westgate on Main is where neighbours become friends. A grand two-storey lobby, complete with a mailroom and parcel pickup, welcomes you. The building's enviable amenities include a convenient dog-washing station, community garden, and a rooftop terrace with study rooms, private dining areas and a party room. Also on the rooftop patio, find shaded outdoor seating and sunny spots for yoga and barbecues.

Welcome to Westgate on Main.





415

# STYLE AND COMFORT SUITES



Select from a variety of floor plans, most featuring spacious balconies, patios or terraces. This amenity-rich boutique building has 108 unique suites ranging from 315 sq.ft. to 800 sq.ft. with luxurious features and finishes from the elegant lobby to the rooftop terrace.



# A GRAND ENTRANCE

**The chic, modern lobby welcomes residents and visitors in splendid style.**

Right off of bustling Main Street, an elegant oasis welcomes you. Soaring 2-storey ceiling, sleek wood and stone, double-height glass, polished metallic accents and plush seating – all combined to offer the ambience of a chic hotel lobby. Modern conveniences include high-speed internet and mail and parcel pickup, perfect for your online purchases. Greet a friend, check out your Facebook page, relax a moment. You've arrived.



Artist's Concept

MAIN STREET

PARKING ENTRANCE

MAIN ENTRANCE

1

2

3

4

5

6

N

1

## BBQ/DINING AREA

Show off your grilling skills to friends and family. Gather around the dining table under clear blue skies overlooking the city, and toast the good life over your favourite barbecue dishes.

2

## PERGOLA LOUNGE

Enjoy a quiet moment under a beautiful canopy of green. The Pergola Lounge is furnished with cozy recliners to let you relax amid gorgeous landscaping and great views of the city.

3

## PARTY/STUDY ROOM

Want to create Instagram-worthy memories? Host a celebration in the elegant Party Room with its catering kitchen and dining area. The adjoining Study Room is ideal for serious study or work.

4

## FITNESS STUDIO

Toss that gym membership and head over to the Westgate Fitness Studio. Stay in peak physical shape without leaving home.

5

## TANNING/YOGA SPOT

Sun worshippers can find their happy place on the outdoor Tanning area with comfortable lounge-style chairs. It's also the perfect Yoga Spot for centering mind, body and spirit.

6

## COMMUNITY GARDEN

Indulge your passion for gardening, grow your own herbs and spices. The Community Garden is ideal for residents who have a green thumb. Grow fresh, eat fresh, feel at one with nature.





## PRIVATE ROOFTOP GETAWAY

Want to get away from it all while still staying at the centre of it all?

Head over to the stunning Private Rooftop Terrace, Westgate's prime venue for inspiration, from quiet reflection to vibrant parties to basking in the sun and more. Spread across the entire footprint of the building, the vast terrace is beautifully landscaped and neatly laid out into different zones: bbq and outdoor dining, party room and study area, a modern fitness studio and more. This is the one place where you can find an array of versatile amenities to delight all your senses.







# PRIVATE ROOFTOP LOUNGE





Parties, anniversaries and celebrations kick into high gear in the chic Private Rooftop Lounge on the building's highest level. Encased in floor-to-ceiling glass, this bright and social area is beautifully furnished with casual seating, a separate dining table under a funky light fixture, a modern catering kitchen and more. Gather around for cocktails beside the sleek inlaid fireplace onto the far wall. In warmer weather, your party can spill out on the adjoining terrace and enjoy fabulous views of downtown Hamilton.



Artist's Concept

# GATHER IN STYLE



The surrounding area is rich in both urban and natural amenities that can be found easily within walking distance. This site is especially close to a plethora of restaurants, specialty shops, cafes, tearooms, a cache of clothing boutiques, antique emporiums, grocery stores, banking institutions, retail plazas, entertainment facilities and many other services.



Hamilton  
Public  
Library

FREEDOM TO DISCOVER

**LOCKE**

285 LOCKE STREET SOUTH



Walk, bike or take transit. Connect to the entire city and beyond. With a local transit stop right outside your door, a GO station around the corner, sidewalks, trails and more, running errands is easy at Westgate on Main.



Nature lovers have a plethora of parks, paths, trails, and conservation areas to explore. As well as Jackson Playground, Hill Street Park, Cathedral Park and Victoria Park which are all within walking distance, Hamilton is home to over 100 natural waterfalls.



WEST TASTE SUGAR WEST W

### Hop on the GO

Hamilton GO Centre bus and train hub is just a short walk from your front door, connecting you to Niagara Region, downtown Toronto and the GTA in minutes.



### Highway Connections

Around the corner from Westgate on Main is Highway 403, which links you to Highway 401, the QEW, Niagara Region, downtown Toronto and the GTA in no time.



### Shopping and Dining

Grab a Starbucks and stroll through Hamilton's vibrant downtown or spend the afternoon shopping at CF Lime Ridge mall. A foodie's delight, from farm-to-table experiences to craft breweries, the city is teeming with international cuisine and eateries to try.



### Parks and Nature

Explore expansive Chedoke Park and discover a stunning ribbon waterfall in the heart of the city. Follow the creek and connect to the Bruce and Radial Trails, or make your way up the escarpment for breathtaking city views.



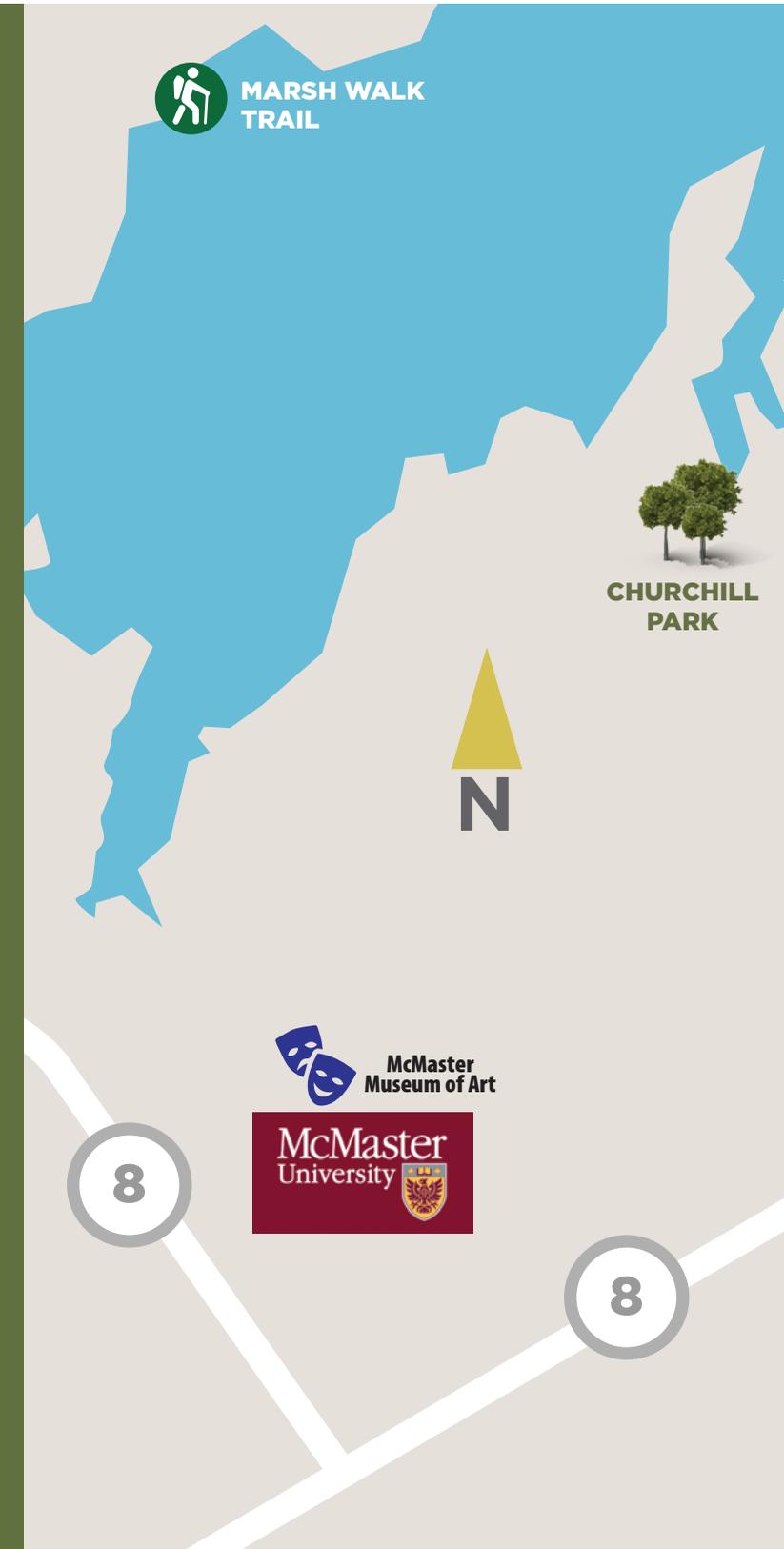
### Recreation Centres

Take a yoga class at the Hamilton Downtown Family YMCA on James Street South or swim at the Ryerson Recreation Centre on Duke Street. The city is home to dozens of recreation centres with pools, arenas, tennis courts, gyms and more.



### Top-Rated Schools

Canada's top-rated McMaster University is five minutes away, Mohawk College is also nearby, plus Westgate is surrounded by numerous pre-schools, elementary, secondary and private schools to choose from.





403

KAY DRAGE PARK

CENTRAL PARK

VICTORIA PARK

JACKSON SQUARE

DOWNTOWN HAMILTON

**WESTGATE**  
ON MAIN

DUNDURN ST. S.

MAIN ST. W.

LOCKE ST.

QUEEN ST. S.

BAY ST. S.

JAMES ST. S.

JOHN ST. S.

BARON ST. E.

WELLINGTON ST. N.

VICTORIA AVE. N.

WILSON ST.

KING ST. E.

403

**DOSF**  
SOUTH INDIAN HAKKA

*Beasley's*  
BISTRO • BAR

*bodega*

*bitten*  
HANDMADE PIES  
CUPCAKES &  
BUTTER TARTS

THE BURNT TONGUE

GOODNESS  
*Me!* natural food market

**DELIRIOUS**  
BURGER COMPANY

BOOTLEG CAFÉ

EARTH TO TABLE  
**BREAD BAR**  
good ingredients matter.

**NIQUE**  
RESTAURANT

*MATTSON*  
& CO.  
ESTD 2015  
LOUNGE

**FRUGANTINO**

171  
**AMO**  
GELATO CAFFE

# WINE AND DINE

Downtown Hamilton is a foodie's dream come true. Stroll the vibrant streets and discover an endless variety of cool coffee shops, bars, bistros and restaurants serving everything from locally brewed craft beers to international cuisines. Head over to Cherry Birch General for fresh-baked pastries and a variety of coffees. Check out Crumbled's extraordinary cake-in-a-bowl. Meet up at Hambrgr, a down-home eatery with a retro setting. Experience Hamilton's famous Art Crawl, held on the second Friday of every month on James Street North, a festival of artists, musicians and entertainers. It's the kind of life you can't wait to live.



# COLLEGE TOWN

Hamilton is home to a number of outstanding post-secondary institutions that have been recognized internationally for their research and instructional strength as well as providing local area businesses with a well-educated workforce.



<b>McMaster University</b> .....	15-minute transit
<a href="http://mcmaster.ca">mcmaster.ca</a>	2.6 km
<b>Mohawk College</b> .....	19-minute transit
<a href="http://mohawkcollege.ca">mohawkcollege.ca</a>	2.6 km
<b>McMaster Divinity College</b> .....	13-minute transit
<a href="http://mcmasterdivinity.ca">mcmasterdivinity.ca</a>	2.8 km
<b>Brock University</b> .....	27-minute transit
<a href="http://brocku.ca">brocku.ca</a>	7.2 km
<b>Collège Boréal</b> .....	6-minute transit
<a href="http://borealc.on.ca">borealc.on.ca</a>	1.2 km
<b>Redeemer University College</b> ....	50-minute transit
<a href="http://redeemer.ca">redeemer.ca</a>	9.3 km





B E C O N N E C T E D

Drive, bike, walk or take transit. Local transit stops connect you to Hamilton General Hospital, McNabb Transit Terminal, Bayfront Park and more. Plus, the future Dundurn LRT station will be right at your doorstep. Heading out of town? Take the GO train from Hamilton GO Centre on Hunter Street or West Harbour GO Station on James Street North. Like to drive? Convenient ZipCar and Community Car Share programs are close by. Highways 403 and QEW are moments away to whisk you to Toronto and Niagara Region.



## Welcome to Bayfront Park in Hamilton's West Harbour neighbourhood, the most fun you can have by the water!

Head over to Pier 8, the centre of all the action with its outdoor rink, performance stage, salsa dancing and more. Take a sightseeing cruise of the harbour and check out its industrial history. Enjoy patio season on deck with coffee and treats. Hop on the Harbour West Trolley and explore the scenic 12-km waterfront trail. Visit the famous Canadian warship and National Historic Site, HMCS Haida. Take the kids over to the Tugboat Playground. Walk the many trails and green spaces of Bayfront Park. Endless excitement awaits you at Hamilton's number one fun destination.

### Royal Botanical Gardens

- Hickory Valley Trail
- Pinetum Trail
- Captain Cootes Trail
- Grey Doe Trail
- Bull's Point Trail
- Marsh Walk Trail
- Hopkins Trail

### Hopkin's Woods Special Protection Area

### Borer's Falls Conservation Area

### Churchill Park

### Harvey Park

### Kay Drage Park

### Victoria Park

### Pier 4 Park

### Bayfront Park





# BAYFRONT & CENTRE



# MODERN INTERIORS



Artist's Concept



Artist's Concept

Chic, stylish and modern, every suite at Westgate offers smart space-saving layouts with bright and airy interiors. Open concept designs seamlessly flow from comfortable living areas to sleek kitchens, cozy bedrooms to sumptuous bathrooms. It's style and comfort the way you love it.

# DISTINCTIVE APPOINTMENTS

## GOURMET KITCHEN FEATURES

- Quartz slab countertops.\*
- European-style cabinets, with 36" high upper cabinets.\*<sup>1</sup>
- Stainless steel undermount sink with single-lever with pull down vegetable spray faucet in chrome finish.\*
- Tile backsplash.\*
- Stainless Steel appliance package including: 24" cooktop, 24" built-in oven, microwave hood fan vented to exterior, 24" built-in multi-cycle dishwasher, 24" refrigerator.\*

## ELEGANT BATHROOM FEATURES

- Quartz countertop with undermount sink.\*<sup>1</sup>
- White bathroom fixtures.<sup>1</sup>
- Porcelain tile on floors, tub surround and shower walls (where applicable).<sup>1</sup>
- Choice of vanity cabinets from builder's standard samples.\*<sup>1</sup>
- Single-lever faucets for vanities in chrome finish.
- Pressure balanced valves in tub and shower in chrome finish.
- White acrylic soaker tub.<sup>1</sup>
- Custom mirror over vanity with integrated medicine cabinet in bathroom(s).<sup>1</sup>



## QUALITY FLOORING

- Ceramic tile laundry area.\*<sup>1</sup>
- Wood plank laminated flooring in living room, dining room, den and bedroom(s) (if applicable).<sup>1</sup>
- Wood plank laminated flooring in foyer and kitchen.\*

## CONTEMPORARY SUITE FEATURES

- Solid core suite entry door with brushed nickel hardware and painted finish.
- Contemporary interior doors with brushed nickel lever hardware.
- Mirrored sliding closet doors in foyer, where applicable.<sup>1</sup>
- Contemporary white 4" baseboards and 2 1/4" trim casings.
- White smooth ceiling throughout the unit.
- Interior walls painted with two coats of flat latex white paint (bathroom(s), all interior doors and all trim painted with semi-gloss latex white paint).\*
- Glass and rail treatment on balconies.<sup>1</sup>
- 6' high privacy screen dividing balcony and terrace where applicable.<sup>1</sup>
- Stacking electric washer/dryer (white) vented to exterior.<sup>1</sup>
- 9' ceilings on residential levels.<sup>2</sup>





### SECURITY AND SAFETY FEATURES

- Surveillance cameras in select areas of building and underground garage.
- Electronic access control system for recreation amenities, parking garage, and other common areas.
- Entry phone and cameras located in lobby and visitor entrances allowing residents to view visitors through dedicated television channel.
- Suite entry doors roughed-in for in-suite security alarm system.
- In-Suite and building wide fire alarm system.
- In-Suite and building wide emergency fire sprinkler system.

### MECHANICAL, ELECTRICAL AND TECHNOLOGICAL SYSTEMS

- Individually controlled central heating and cooling 2-pipe fan coil system (seasonal).
- Central domestic hot water system.
- White Decora-style receptacles and light switches throughout suites.
- Light fixtures provided in kitchen, all bedroom(s), living room, bathroom(s), and walk-in closet and den (if applicable).<sup>1</sup>
- Individual remote hydro and water metering.
- Heavy-duty wiring and receptacle for washer/dryer.
- Water shut-off valve for washer.
- Prewired for telephone and cable TV outlet in Living area.
- Bulk high-speed internet in all suites.

### NOTES

- \* Indicates as per Vendor's standard sample(s).
- <sup>1</sup> Indicates as per Vendor's plans.
- <sup>2</sup> Units 308, 309, 318 and 319 will have 8'-6" Ceiling height.
- Purchaser(s) shall select the colour and material from Vendor's standard samples packages only.
- Vendor reserves the right to make reasonable changes in the opinion of Vendor in the plans and specifications if required and to substitute other material or finishes or that provided for herein with material or finishes of equal or better quality than that provided for herein. The determination of whether or not a substitute material or finish is of equal or better quality shall be made by Vendor, in its sole, absolute and unfettered discretion, which determination shall be final and binding. Purchaser acknowledges that colour, texture, appearance, grains, veining, natural variations in appearance, etc. of features and finishes installed in the unit may vary from Vendor samples as a result of normal manufacturing and installation processes and/or as a result of any such finishes being of natural products (i.e., due to the inherent nature of the material itself) and Purchaser agrees that Vendor is not responsible for same. Vendor shall not be responsible for shade differences occurring in the manufacture of items such as, but not limited to, finishing materials or products such as carpet, tiles, granite, marble, porcelain, laminate flooring, engineered flooring, bath tubs, sinks and other such products where the product manufacturer establishes the standard for such finishes. Nor shall Vendor be responsible for shade differences in colour of components manufactured from different materials but which components are designed to be assembled into either one product or installed in conjunction with another product and in these circumstances the product as manufactured shall be accepted by Purchaser. Purchaser acknowledges and agrees that pre-finished wood flooring (if any) or any engineered wood product (if any) may react to normal fluctuating humidity levels inducing gapping and cupping. Purchaser acknowledges that marble and similar stones (if any) are very soft stones, which will require a substantial amount of maintenance by Purchaser and are very easily scratched and damaged. Plan and specifications are subject to change without notice.
- Where bulkheads are installed and where dropped ceilings are required, the ceiling height will be less than stated, as per Vendor's plans.
- All plans, elevations, sizes and specifications are subject to change from time to time by Vendor without notice. E. & O. E..
- Unit owners are covered by TARIION Warranty Program (formally known as ONHWP). Vendor is proud to be registered with TARIION Warranty Program. July 2, 2021.



# GIVING **FORM** TO THE **FUTURE**

At Matrix, our core values are reflected in every building and community we create. We balance modern, trend-setting design with a deep commitment to the environment, resulting in projects that offer a contemporary and green “hybrid” lifestyle/workstyle.

Design is everything at Matrix. The company’s projects marry form and function, providing comfortable home and work spaces that bring something new and appealing to their communities, while fitting comfortably within the existing neighbourhood.

The company has a combination of over 40 years of experience in real estate development, with a team of seasoned professionals who have been instrumental in the creation of over 5,000 condominium and townhome units, and 1,000,000+ square feet of commercial space including offices, retail spaces, and hotels.

Matrix is giving form to the future, and showing the world the shape of things to come.

**MATRIX**  
DEVELOPMENT GROUP





**WESTGATE**  
ON MAIN



# WESTGATE

ON MAIN

**MATRIX**  
DEVELOPMENT GROUP

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