

1107 MAIN

HAMILTON

CONDOMINIUMS IN WESTDALE



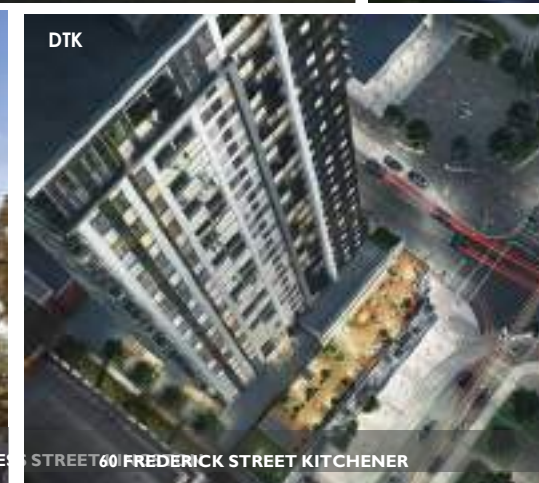
IN8

westdale
PROPERTIES

RD

SRM architects+
urban*designers





IN8

INTEGRITY AND REPUTATION

With over 20 years of experience in urban development, IN8 Developments is dedicated to designing innovative, intelligent and efficient housing solutions. A steadfast commitment to excellence has enabled IN8 to successfully launch and rapidly sell-out numerous projects in Southwestern Ontario.

IN8 remains at the forefront of the industry in creating highly profitable, durable and trendy designs proven to be continually favoured among the local target groups

1107
MAIN
HAMILTON



Albert + Lyon (Ottawa, Ontario)



Theory Condos (Toronto, Ontario)



The Capitol (Toronto, Ontario)



NOBU (Toronto, Ontario)



One Bloor (Toronto, Ontario)



Untitled Toronto Condos (Toronto, Ontario)



Frank Gehry (Toronto, Ontario)



The Charlie (Toronto, Ontario)



Line 5 (Toronto, Ontario)



FIND YOUR PLACE TO CALL HOME

For over 60 years, Toronto-based Westdale Properties has owned, managed and/or developed real estate across North America. Our Canadian portfolio alone includes the management and/or ownership of close to 7,000 residential units and over 2.5M square feet on retail, commercial and industrial spaces.

In joint ventures with our esteemed partners, Westdale are visionaries behind the development of some of Canada's most-anticipated and significant new urban real estate including the Nobu Condo and Hotel (Madison), the Frank Gehry designed Mirvish site at King & Duncan (Great Gulf/Dream), Theory at College & Beverly (Parallax), Line 5 Condos at Yonge & Eglinton (Reserve Properties), Untitled Toronto Condos (Reserve Properties), and The Roy in downtown Halifax (Starfish).



NORTH

LAKE ONTARIO

TORONTO

403

WESTDALE

CENTRAL HAMILTON

MCMASTER UNIVERSITY

MCMASTER HOSPITAL

1107 MAIN
HAMILTON

MCMASTER INNOVATION PARK

DOWNTOWN

THE WEST IS BEST

THE ESCARPMENT

- Spencer Creek Trail
- Chegwin Trail
- Ron Joyce Stadium
- The Oval
- Sasafrass Point Trail
- Ginger Valley Trail
- Princess Point Trail
- Hamilton Bayfront / Brantford Rail Trail
- KayDrage Park
- Coronation Outdoor Pool
- Victoria Park
- Jackson Park
- Chedoke Golf Club
- Chedoke Park
- Westdale Public Library
- Westdale Bakery
- Westdale Theatre
- The Westdale Theatre Monga
- Nanna Persian Eatery
- Mikel Coffee
- Wells of Westdale
- The Burnt Tongue
- Snooty fox
- Food Basics
- The Staircase Theatre
- The Alley Bubble Tea Chef
- Martin's Sushi House
- Lazee Shawarma
- Casual
- Basilique
- Gourmet
- Fried Chicken
- Dalewood Recreation Centre
- Art Gallery of Hamilton
- First Ontario Concert Hall
- Hamilton City Hall
- First Ontario Centre
- Jackson Square



10 min. walk

7 min. walk

6 min. walk

10 min. walk

YOU CAN WALK THERE

INVEST IN WORLD CLASS EDUCATION



A MAJOR LOCAL EMPLOYER:

The university employs over 14,800 people, 997 of which are full-time instructional faculty members.

INTERNATIONAL ENROLLMENT:

McMaster has achieved a strong reputation as a global school. International student enrollment has increased by 24.7% since 2018.

37K+ STUDENT POPULATION:

McMaster is home to 32,119 undergraduates and 5,251 graduate students, for a total population of 37,370 students.

2ND

AN INTERNATIONALLY RENOWNED
UNIVERSITY

McMaster's clinical medicine program ranked 47th worldwide and **2nd in Canada**. The Civil Engineering, Public Health, Library Science, Engineering, and Transportation Science programs were also in the top 100 in the world.

Source: Shanghai Rankings

TOP 100
EMPLOYERS

ONE OF HAMILTON'S TOP EMPLOYERS

McMaster is rated one of Hamilton-Niagara's Top Employers for **7th consecutive year**. The University has also been recognized as one of Canada's top employers for diversity.

Source: Canada's Top 100

\$32M

INVESTING \$32 MILLION IN
BIOMEDICAL INNOVATION

A **\$32 million donation** will bolster the University's role in medical innovation. These funds will support the creation of a School of Biomedical Innovation.

Source: McMaster University

DEMAND FOR ACADEMIC ACCOMMODATIONS

Only 10% of the 37,370 students can be housed on campus, without any housing guarantee for first-year students.

89% is the average admission required to qualify for residence.

74% of available housing are shared rooms.



COMPETITION FOR HIGH QUALITY ACADEMIC ACCOMMODATIONS

McMaster has been ranked one of the world's most international universities, and one of only four Canadian postsecondary institutions on a global ranking by Times Higher Education.

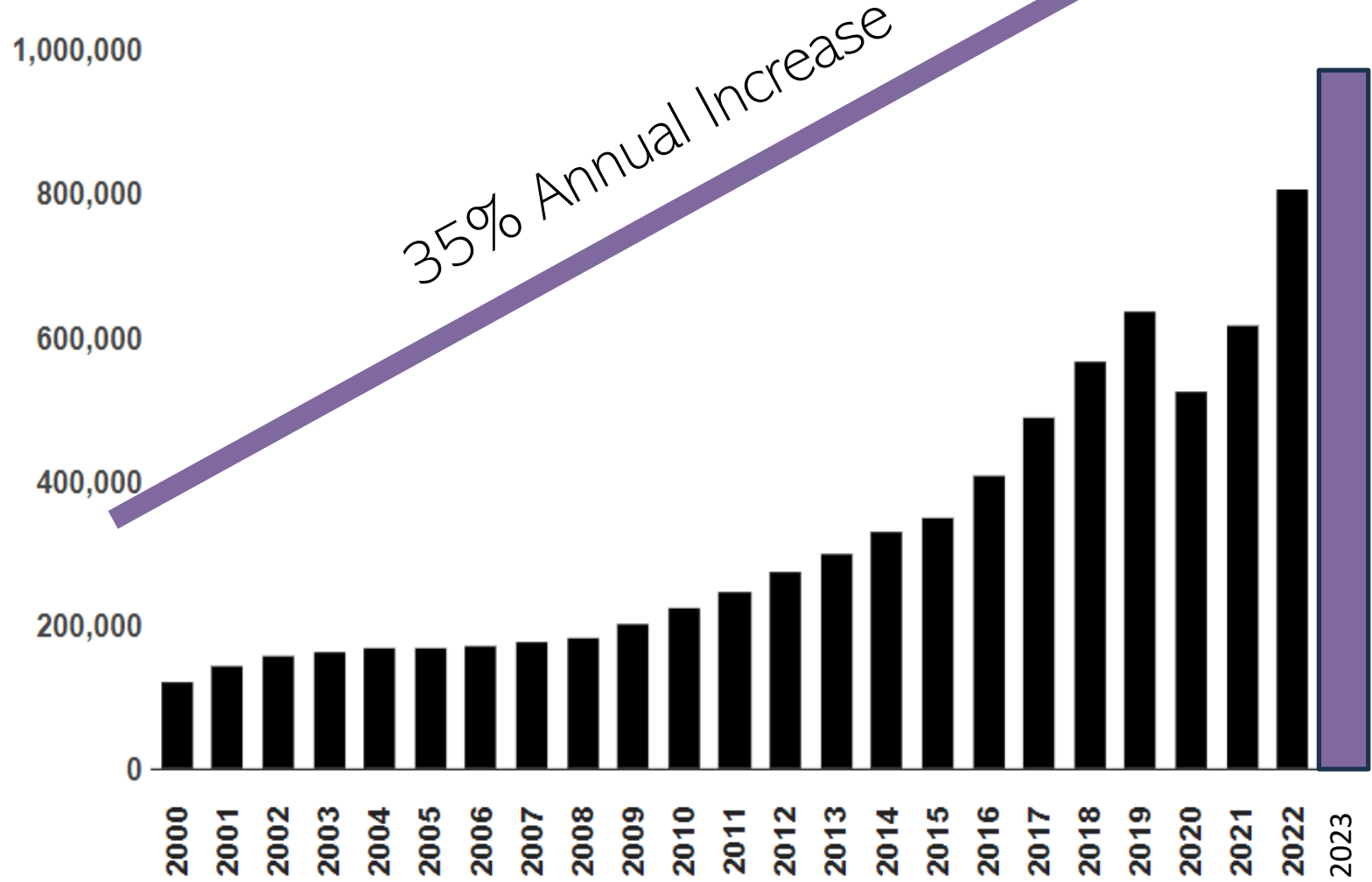
17.5% of all students at McMaster University are international students, up from 14.5% in 2022. They account for 20% of first-year students on residence.

International students pay over \$42,000 per semester compared to \$7,200 for domestic students, and must have the financial means to obtain their study permit.

Over 550,000 student study permits were issued in 2022. A **188% increase in the last 5 years**. Study permits can be extended to the student's spouse and dependents.

Nearly 1 In 48 People In Canada Are On A Student Visa

The total number of unique people that held a study permit in Canada at year end.



RENTAL HOUSING LICENSING PILOT PROGRAM



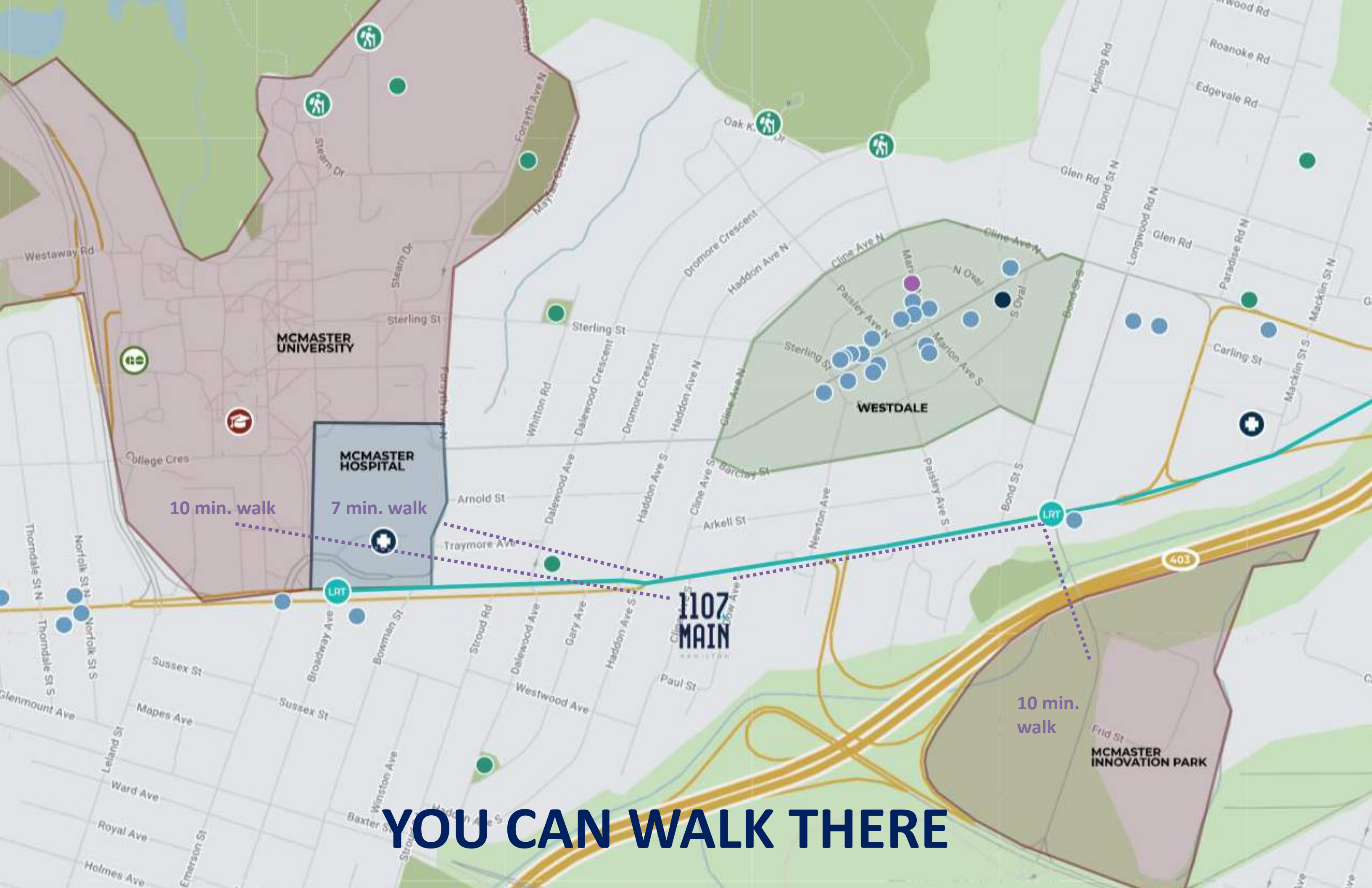
In 2021, Hamilton City Council passed a Student Rental Bylaw designed to eliminate student rentals that exist in private dwellings.

Unlike Waterloo, Hamilton appears to want a return to a single-family neighbourhood and lacks any plans for the needed replacement housing.

The bylaw is being rolled out in stages across the wards around McMaster University and Mohawk College to combat absentee landlords and illegal dwelling units.

Rental units will need to fully comply with the Ontario building code, fire code, electrical code, room size and layout, and all other regulations.





10 min. walk

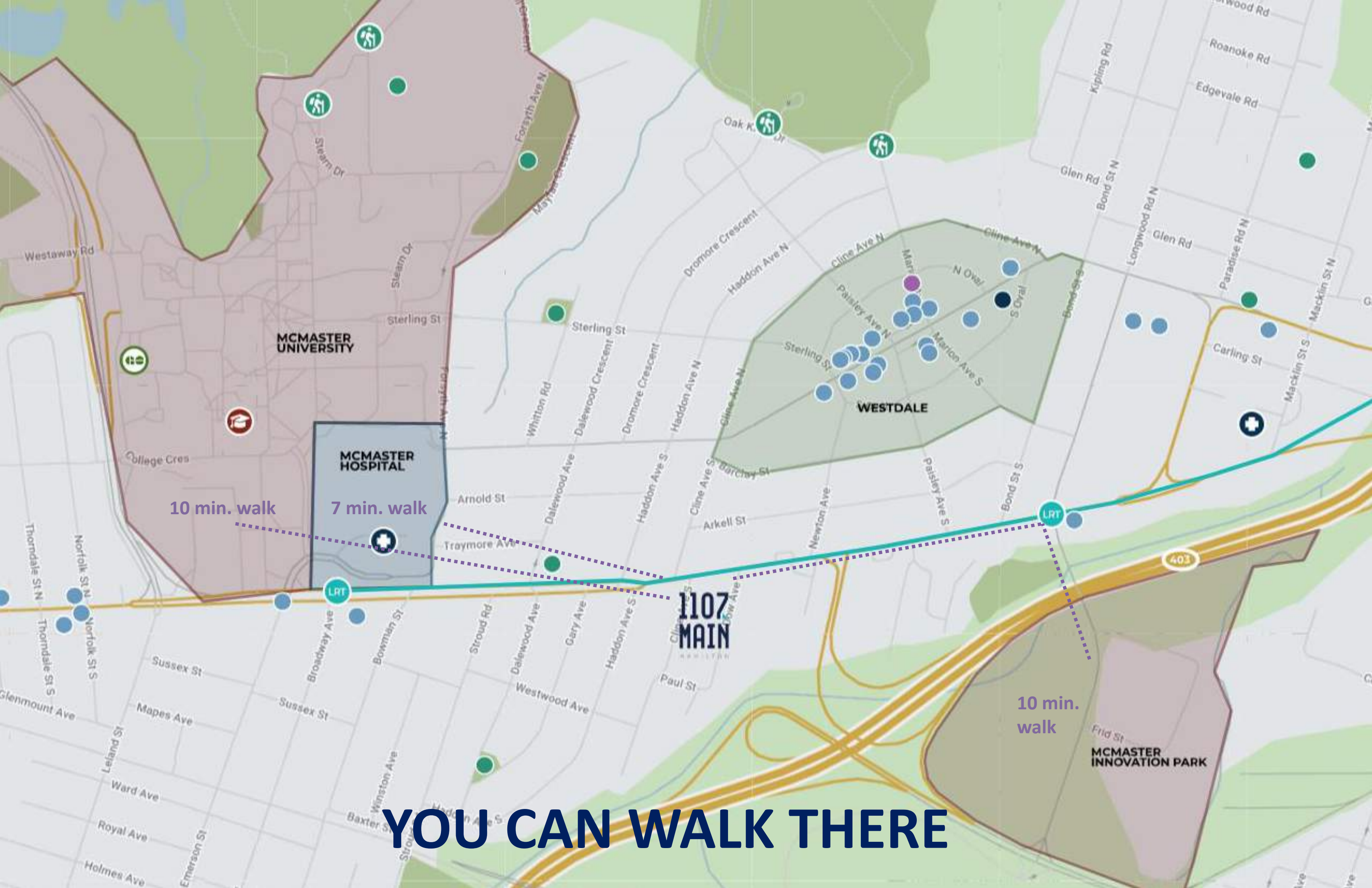
7 min. walk

10 min. walk

YOU CAN WALK THERE

MCMASTER CHILDREN'S HOSPITAL IS HOME TO THE FASTEST-GROWING KIDS-ONLY EMERGENCY DEPARTMENT IN ONTARIO, AND HAS THE LARGEST PEDIATRIC MENTAL HEALTH PROGRAM AND NEONATAL INTENSIVE CARE UNIT IN CANADA.

HAMILTON HEALTH SCIENCES AND MCMASTER HOSPITAL RANKED 7TH OVERALL AMONGST THE COUNTRY'S TOP 40 RESEARCH INSTITUTES, AND EMPLOYS OVER 15,000 STAFF MEMBERS.



10 min. walk

7 min. walk

10 min. walk

YOU CAN WALK THERE

McMaster
University



1107
MAIN
HAMILTON



McMASTER
INNOVATION
PARK

THE \$1.7 BILLION MCMASTER INNOVATION PARK
IS ONLY A 10 MINUTE WALK AWAY

58 acres featuring a 2.8 million square foot Life Sciences MegaHub,
and will provide over 5,000 full-time jobs.

A collaborative space for start-ups, entrepreneurs, researchers,
and industry partners to connect and bring ideas to life – bridging
the gap between research and industry.

Currently home to 100+ companies in the Life Science, Biotech,
Engineering & Advanced Manufacturing, and high-tech sectors.



25X LARGER THAN COMMUNITECH
(KITCHENER, ONTARIO)

4X LARGER THAN SHARD TOWER (95-
STOREYS, LONDON, ENGLAND)

2X LARGER THAN THE CHRYSLER
BUILDING
(NEW YORK CITY, NEW YORK)

75% LARGER THAN SCOTIA PLAZA
& EQUAL TO FIRST CANADIAN PLACE
(TORONTO, ONTARIO) ◀



Building 606 (located at 606 Aberdeen Avenue), and the adjacent Glass Warehouse (together formed part of the former Westinghouse Corporation factory) will be converted to 350,000sf adaptive reuse expansion project that would stand at the gateway to the Innovation Park.

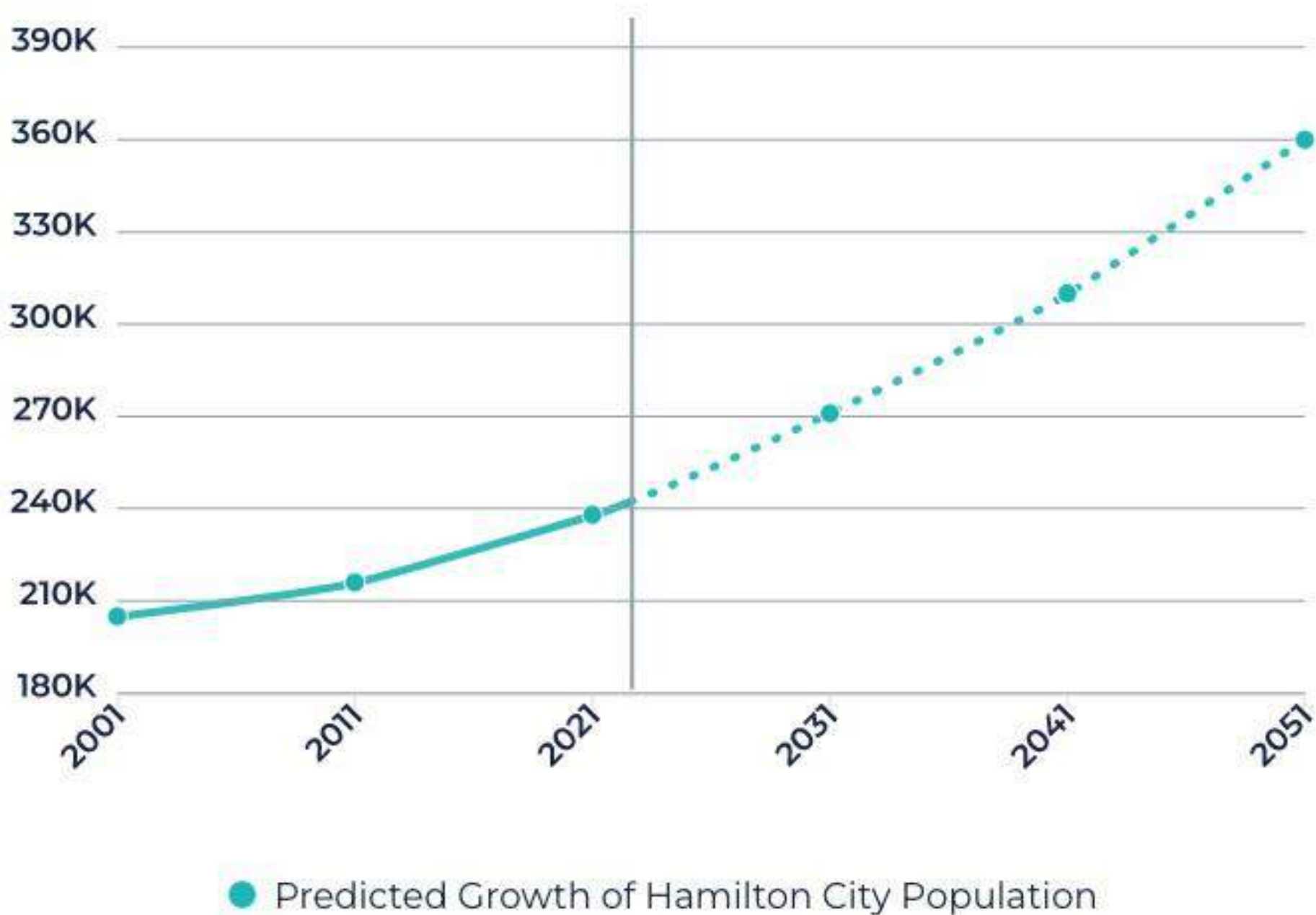


UNPRECEDENTED GROWTH

GROWING AT **TWICE**
THE HISTORIC AVERAGE,
HAMILTON IS
PREDICTED TO ADD
OVER 149,000 NEW
RESIDENTS BY 2041.

Source: Lorus and Associates

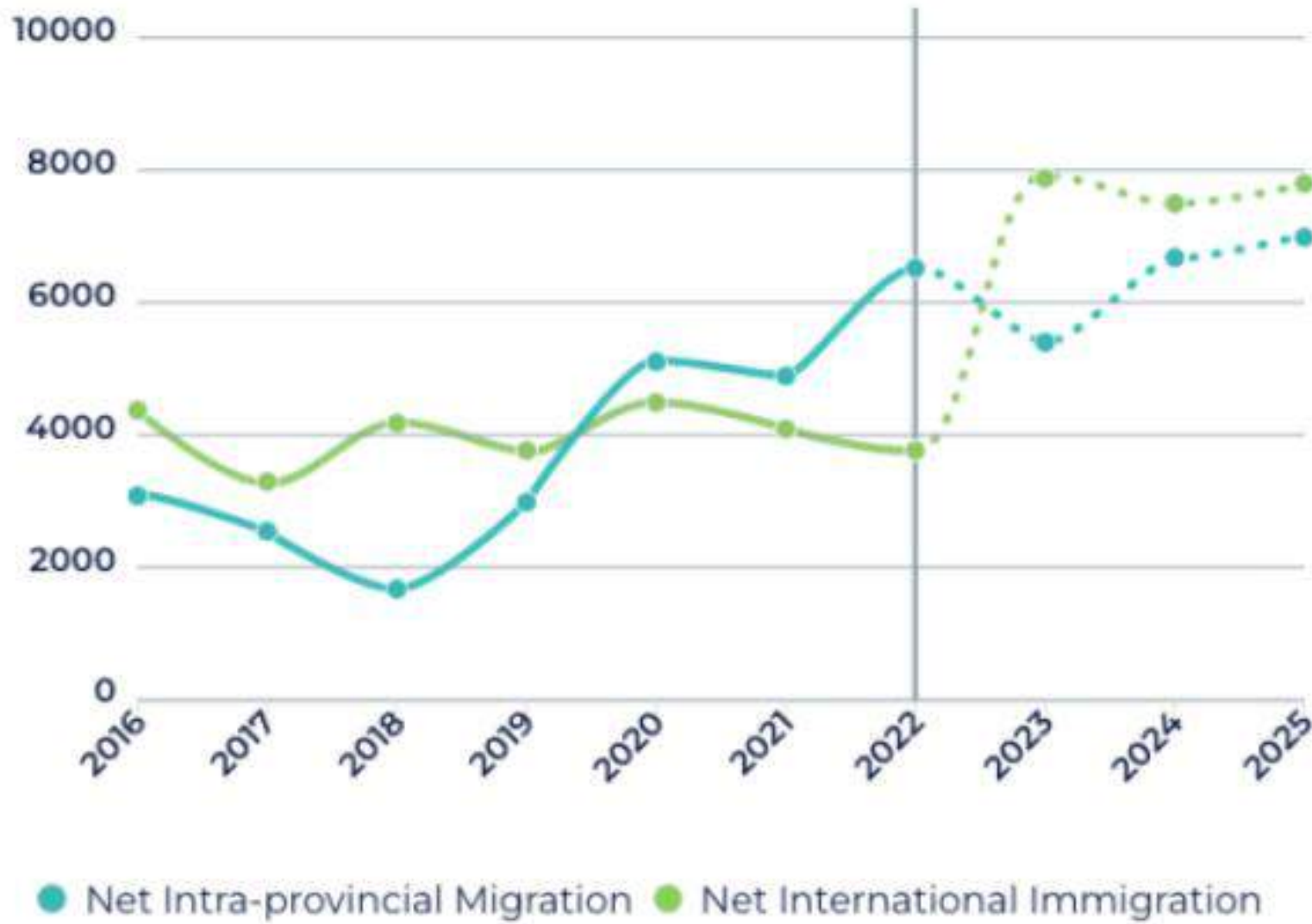
Hamilton's Rate of Growth is Increasing



Source: Lorus and Associates

UNPRECEDENTED GROWTH

Net Migration Rates into Hamilton Are Increasing



Source: Statistics Canada

INTERNATIONAL IMMIGRATION INTO HAMILTON IS EXPECTED TO JUMP TO 7,500 PEOPLE PER YEAR.

Source: Statistics Canada



UNPRECEDENTED GROWTH

INTRA-PROVINCIAL MIGRATION POPULATION BOOM

Intra-provincial migration led to over **53,000** people moving to Hamilton between 2001 & 2021. The majority coming from York, Peel and other parts of the GTA.



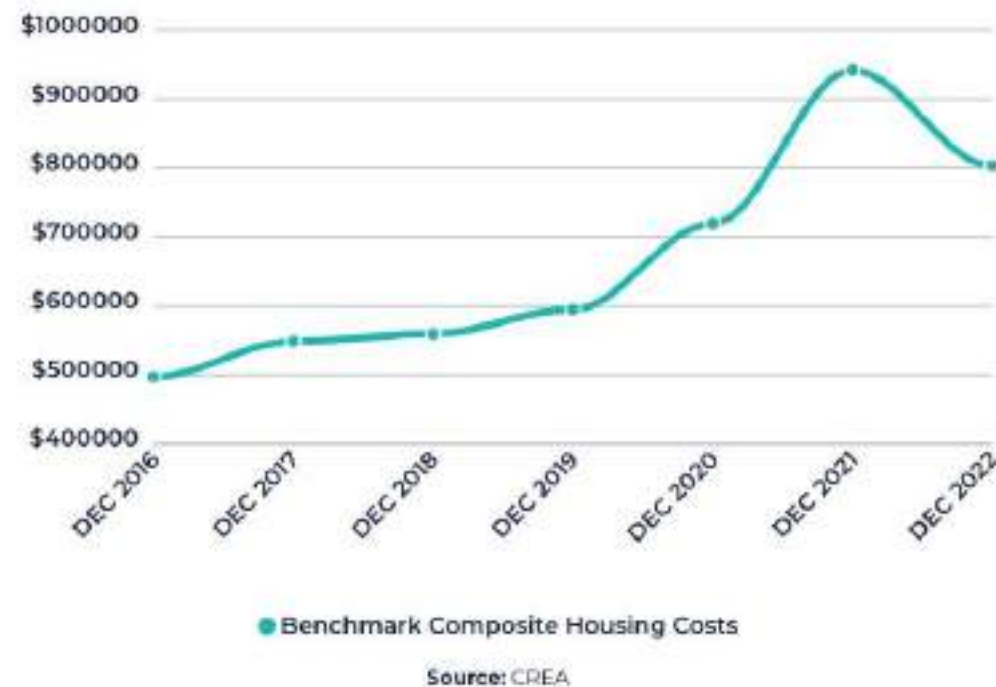
Source: Statistics Canada



AFFORDABILITY IS KEY

The percentage of median income needed to own the average home in Hamilton is 52.9% compared to Toronto's 72.4%.

UNPRECEDENTED DEMAND FUELS EXPLOSION IN MARKET Housing Pricing in Hamilton (All Types)



Fueled by unprecedented demand, Hamilton's real estate market has exploded the last few years. Even with current market slowdowns, the average cost of housing remains above pre-pandemic levels.

WESTDALE HAS HAMILTON'S LOWEST OVERALL VACANCY RATE OF 1.8% COMPARED TO THE CITY'S AVERAGE 2.1%.

Westdale's Vacancy Rates are Consistently Better Than Downtown Hamilton





INVEST IN CONNECTED TRANSIT

24
HOURS

EXPANDED ALL DAY GO SERVICE TO TORONTO

Metrolinx has expanded its service to be hourly, all-day, seven days a week between West Harbour GO and Toronto's Union Station.

140
KM PER HOUR

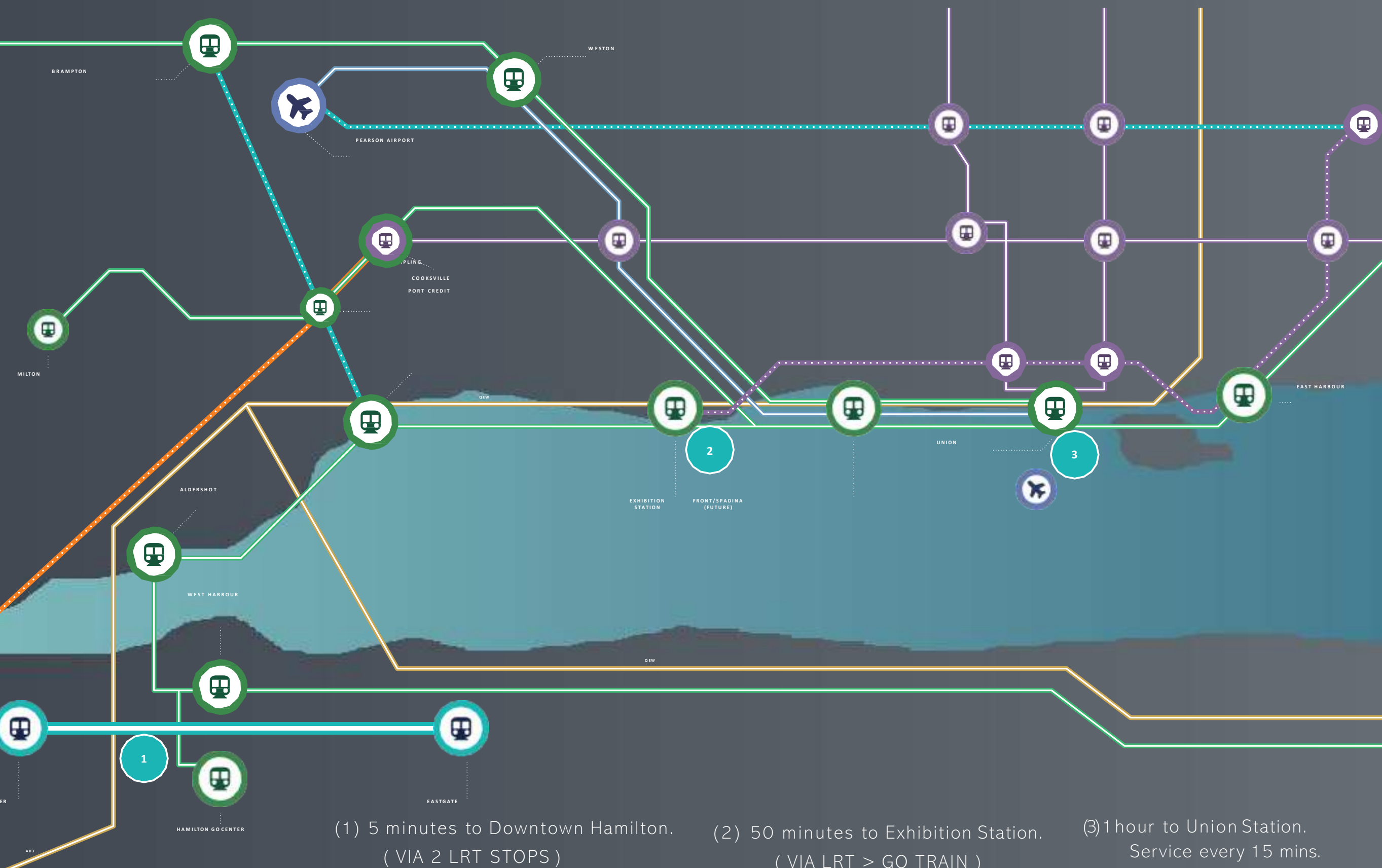
NEW TRAINS FOR A FASTER & MORE EFFICIENT FLEET












Metrolinx is investing in an upgraded fleet of trains that are capable of reaching speeds of 140km/hour between stations.

600+
KILOMETERS

OVER 600 KILOMETRES OF ELECTRIFIED RAPID LINES

Metrolinx plans to implement an electrified GO line. This \$13.5 billion investment will reduce ride times by 29% with trains arriving at stations every 15



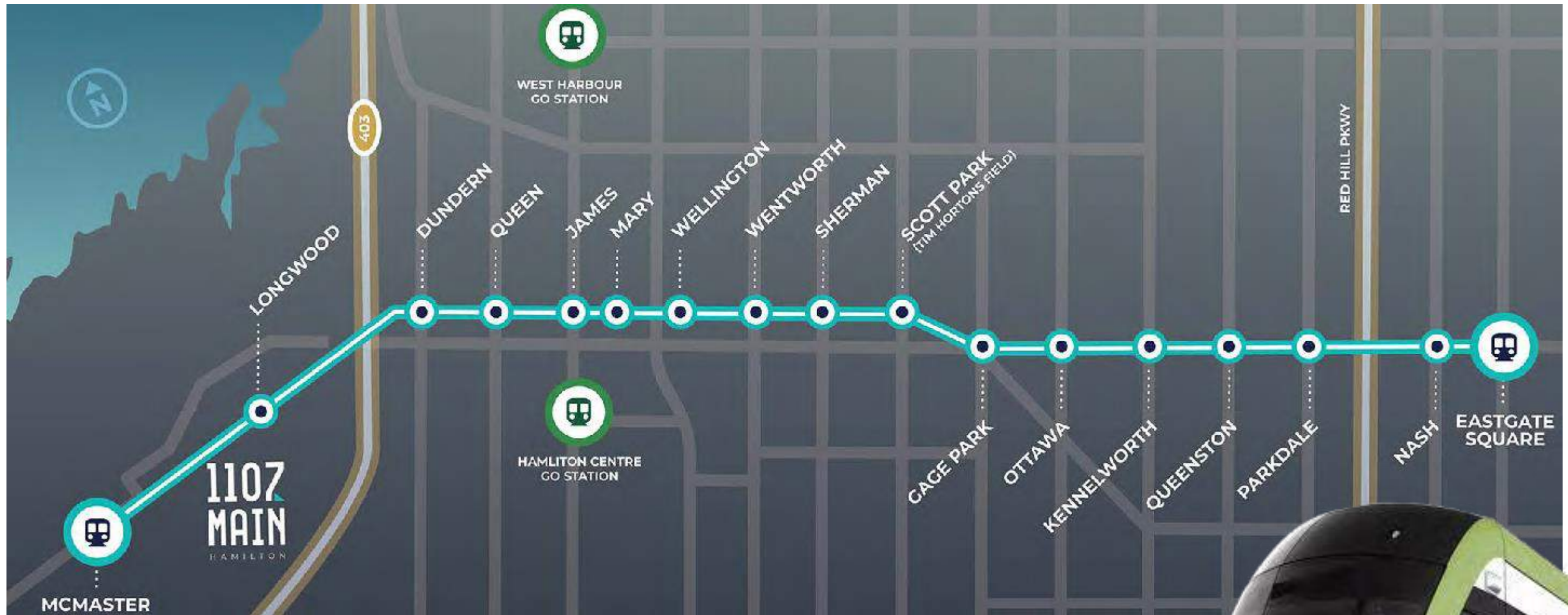
-  HIGHWAY
-  GO TRAIN
-  SUBWAY
-  UP EXPRESS
-  FUTURE SUBWAY
-  FUTURE LRT
-  FUTURE BRT
-  LRT STATION
-  GO STATION
-  SUBWAY STATION
-  AIRPORT

(1) 5 minutes to Downtown Hamilton.
(VIA 2 LRT STOPS)

(2) 50 minutes to Exhibition Station.
(VIA LRT > GO TRAIN)

(3) 1 hour to Union Station.
Service every 15 mins.
(VIA LRT > GO TRAIN)

LRT GETS THE GREEN LIGHT



- LRT gets **\$3.4 Billion** in federal & provincial funding.
Source: Province of Ontario
- Running from McMaster University to East Gate Square, connecting Westdale to the east-end and GO services.
- Anticipated to begin construction in **2024** and bring an estimated **7000 jobs** to the City of Hamilton.

Source: Metrolinx



THE OPPORTUNITY

1107 Main is the first new condominium building in Westdale to address the area's intense demand. The opportunity is now to mirror the success that Waterloo continues to realize. The stage is set for this to be a precedent setting solution for Westdale's housing supply crisis.



NO NEW HOUSING IN WESTDALE FOR
OVER 40 YEARS

Demand is at an all time high due to the lack of purpose-built developments.



HAMILTON FACES OVERALL HOUSING
SHORTAGE

Needing to double its building rate, the province has given Hamilton a target of **47,000** units over the next decade.

Source: The Bay Observer



MCMASTER FACES HOUSING
SHORTAGE

Residence wait lists have been in the range of **100-600** students long.

Source: The Globe and Mail

1107
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HAMILTON

CASE STUDY

SATISFYING HOUSING DEMAND IN WATERLOO'S UNIVERSITY DISTRICT

THE PROBLEM

At the end of the 1990's, private investors recognized a housing shortage in the Northdale neighbourhood located between University of Waterloo and Wilfrid Laurier University.

A re-development of the area, with a focus on intensification started with small and mid-rise residential buildings. By 2010 more than a few high rises already transformed the skyline.

CASE STUDY

SATISFYING HOUSING DEMAND IN WATERLOO'S UNIVERSITY DISTRICT

THE SOLUTION

IN8 Developments alone built a portfolio of over 1500 beds from 2015-2019.

In 2015 IN8 introduced the first one bedroom purpose-built condominiums to the area.

The rental rates started at \$950/month.

By 2018, the same condos were renting for \$1450/month. In 2023 the rental rate is \$1850/month

Since 2015, IN8 has maintained 0% vacancy rates across the entire portfolio.

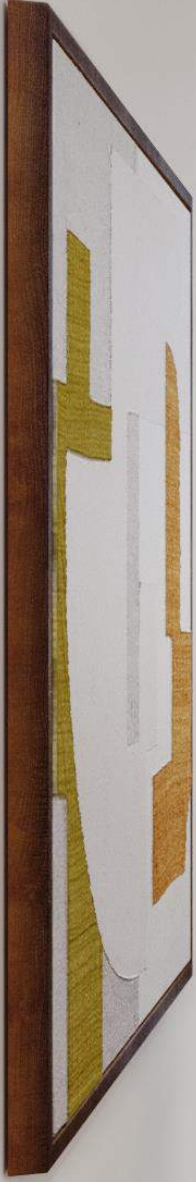
Purpose-built condominiums continue to outperform regular non purpose-built accommodations in terms of rental growth and appreciation.

Hamilton today, is echoing the challenges that Waterloo once faced. A severe shortage of purpose-built housing during a period of ever-increasing demand are both attributing to Hamilton's lowest rental vacancy rates and highest rents.

**1107
MAIN**
HAMILTON

IN8 

















PURCHASER INCENTIVES

EXTENDED DEPOSIT STRUCTURE

5% IN 2023

5% IN 2024

5% IN 2025

5% IN 2027 (OCCUPANCY)

CAPPED DEVELOPMENT CHARGES

1 Bedroom & Den and Smaller at \$12,000

2 Bedroom and Larger at \$15,000

SMART HOME TECH PACKAGE

FURNISHED SUITE PACKAGE + 2 YEAR LEASE GUARANTEE WITH RENTAL MANAGEMENT

or

CREDIT ON CLOSING

\$10,000 for 1 Bedroom & Den Suites and Smaller

\$15,000 for 2 Bedroom Suites and Larger

REDUCED VENDOR ASSIGNMENT FEE

REALTOR COMMISSIONS

A modern rooftop terrace at dusk. The scene is illuminated by warm, ambient lighting from a pergola structure and decorative floor lamps. In the foreground, a woman with blonde hair sits on a blue armchair, looking towards a man who is also seated and gesturing with his hands. In the background, other people are seated at tables, and a man in a red and black striped shirt is walking. The terrace features a pergola with dark wooden beams and a railing overlooking a cityscape at night.



1% AFTER 10% DEPOSIT CLEARED

2% ON CONSTRUCTION

1% ON FINAL CLOSING

The image is a composite of two photographs. The top half shows a modern, multi-story apartment building at dusk. The building has a blue-grey facade and several balconies with glass railings. Some balconies have potted plants. The windows are lit from within, and the sky is a deep blue. The bottom half shows a landscaped courtyard area. In the foreground, there are concrete planters filled with purple and red flowers, with small lights embedded in the concrete. A paved walkway leads to a fitness area where several people are exercising. Two bicycles are parked in a rack in the middle ground. The building's brick facade is visible in the background of the courtyard scene.

TIMELINE

SEPT. 19th & 20th – TEAM/BROKERAGE PREVIEWS

SEPT. 22nd to 24th – CLIENT PREVIEWS AT 15A-3220 DUFFERIN

SEPT. 25th – WORKSHEET SUBMISSION & ALLOCATION DAY

SEPT. 30th & OCT. 1st – PLATINUM SALES EVENT & HOTLIST

OCT. 4th – GRAND OPENING

INFO@1107MAIN.CA & 647-697-7967

EXCLUSIVE BROKER PORTAL



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