

FIND AUTHENTICITY.
TRUE LOFT LIVING IN HAMILTON.

GORE
PARK
LOFTS

GOREPARKLOFTS.CA

121 KING STREET EAST
HAMILTON, ON.

PROUDLY DEVELOPED BY:



EFFORT
GROUP



Scholar Properties Ltd.

GORE
PARK
LOFTS

AT KING & CATHARINE STREETS



LIVE
YOUR
TRUE
LIFE

ENJOY THE
AUTHENTICITY OF LOFT
LIVING IN HAMILTON

Authenticity is about being real and existing from a point of strength and certainty.

Gore Park Lofts will transform a century old building at 121-125 King Street East into the pinnacle of trendy housing in Downtown Hamilton. The one and two bedroom lofts will range from 553 – 906 sq. ft. and will show-off the building's real history with exposed utilities in the ceilings and reclaimed original brickwork.

Whether you're a student or a working professional, we're certain that Gore Park Lofts will enable you to be the real you.

GORE
PARK
LOFTS

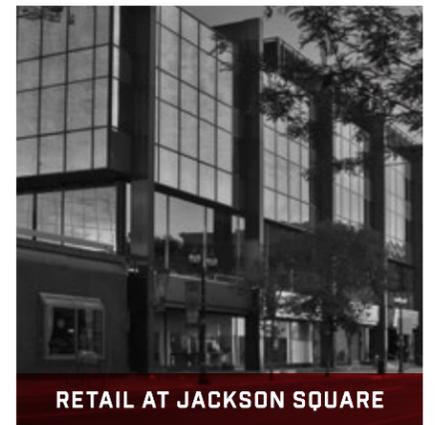
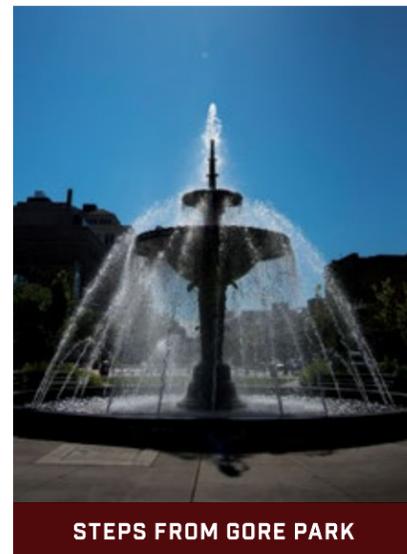
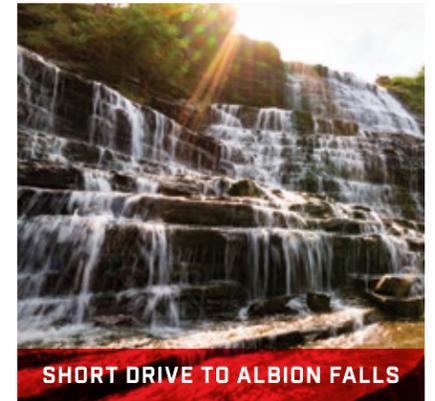
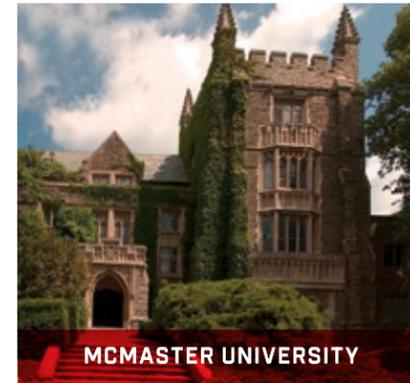


CATHARINE ST NORTH

GRAND
Café

Rendering is artist's concept of the completed building and is subject to change. Illustration may show optional features which may not be included in the base price. See sales representatives for more information. E. & O. E.

CITY LIFE WITH MORE



TRUE CITY LIVING & VIBRANT URBAN AMENITIES

**GORE
PARK
LOFTS**

**LLOYD D.
JACKSON SQUARE**

GORE PARK

BEASELEY PARK

JC BEEMER PARK



TO BAYFRONT AND
PIER 4 PARK



WALK & BIKE
PATH TO
WATERFRONT



WALK TO THE
GO TRANSIT
STATION



DRIVE TO
MCMASTER
UNIVERSITY



WALK & BIKE
PATH TO
WATERFRONT



GO TRANSIT
STATION

Service to Union Station Toronto

MOHAWK
COLLEGE

LEGEND



FUTURE LRT ROUTE
& STOP LOCATIONS



MAP SCALE

Map is artist's concept for illustrative purposes only. Map may not be exactly to scale. E. & O. E.



Gore Pedestrian Conceptual Drawing

A DECADE LONG PLAN TO REVITALIZE GORE PARK

“The Gore’ is an urban oasis at the City’s crossroads. People gather to share their heritage, participate in leisure and entertainment, and enjoy diverse shopping and dining. It is a cultural gem and a safe, inviting and accessible public destination where people meet before moving on, or stay to interact. ‘Meet me at the Gore’ can be heard throughout the City as people make their daily plans.”

Source: <https://www.hamilton.ca/parks-recreation/improving-our-parks/gore-park#figcaption-13346>

The Gore Pedestrian Initiative, launched in 2013, is the next step in the continued evolution of Hamilton’s beloved Gore Park. The new design enhances the existing park aesthetic, ultimately transforming the space into a pedestrian oasis complete with three distinct feature blocks linked by a pedestrian promenade. The city’s future investment in the beautification and preservation of this park is a testament to the popularity and desirability of this area of Hamilton.



Restaurants at the Promenade



Gore Park Community Bike Share

Renderings are artist’s concept of the completed area and are subject to change. All facts and figures as per City of Hamilton Functional Plan 2013, Plans and specifications are subject to change. See sales representatives for more information. E. & O. E.

'THE GORE' IS AN URBAN OASIS AT YOUR DOOR

BLOCK 1

THE CENTRAL GARDENS [COMPLETED]

Harkening back to the Victorian era, the Central Gardens invite pedestrians to enjoy the beauty of nature in the heart of the city. The park's seating surrounds a grand Victorian fountain and gardens providing a place to relax. The Central Gardens also play host to public events year round, including live music and the Christmas Market.

BLOCK 2

VETERAN'S PLACE [COMPLETED]

As a place of celebration and memorial, this segment of Gore Park features an art installation, Veteran's Wall and Cenotaph celebrating those who served our country. It is a space for people to gather and remember significant moments in time as well as enjoy the simple moments of every day.

BLOCK 3

MACDONALD SQUARE [UNDER CONSTRUCTION]

Across the street from the Gore Park Lofts the redevelopment of Macdonald Square has begun and promises to extend the beauty of Gore Park across to Catharine Street. The proposed improvements included a water feature, raised garden beds and public art installations as well as the continuation of the Gore Park Promenade.

CONCEPTUAL DRAWING OF THE COMPLETED GORE PARK REVITALIZATION PLAN



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WHY HAMILTON HAS REAL INVESTMENT POTENTIAL

Hamilton has been named one of the best cities to invest in throughout Canada over the past 10 years. The city has grown from its manufacturing and exporting roots into a diverse and thriving urban centre.

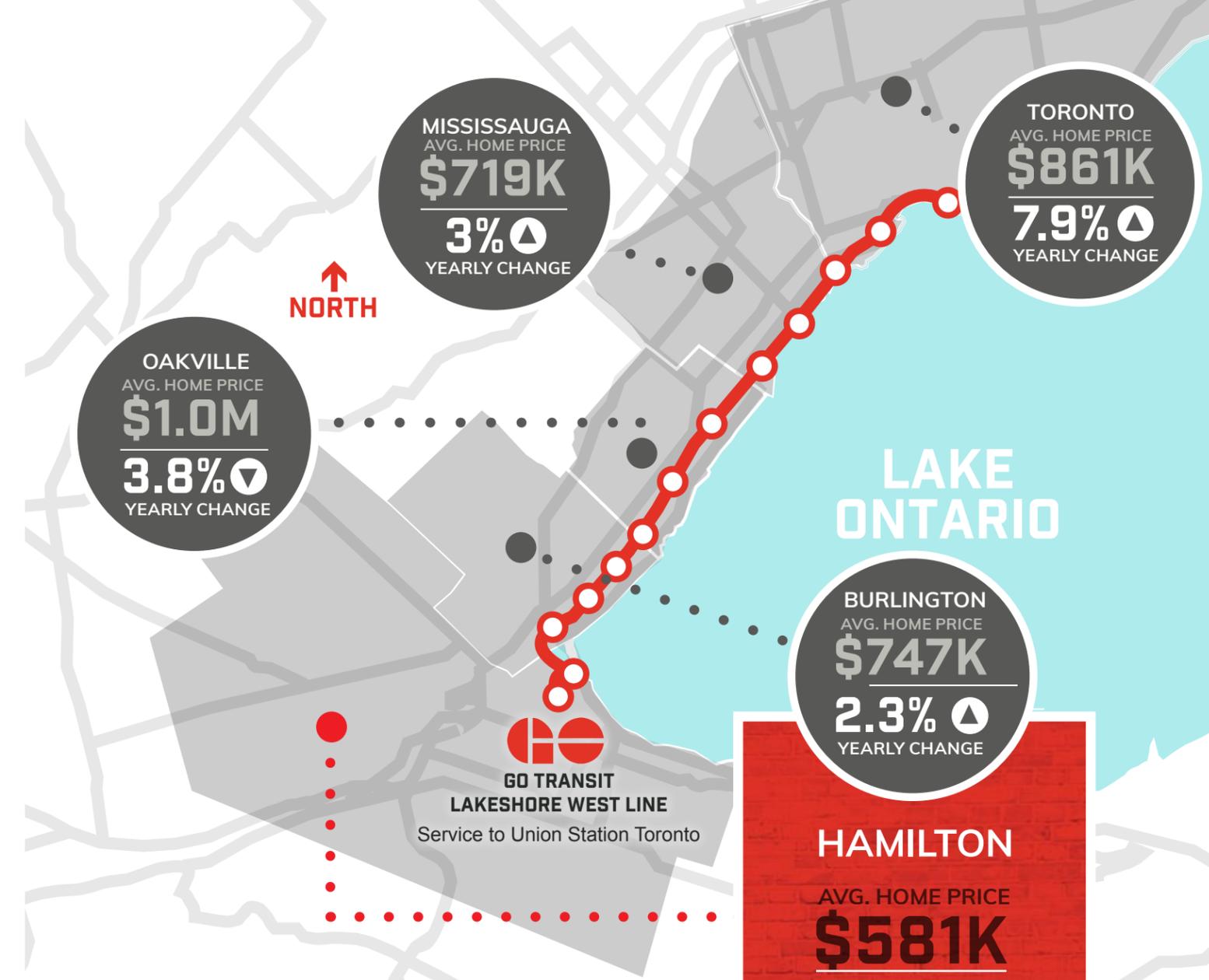
When considering what city you will live or invest in, Hamilton should sit firmly near the top of the list. Offering a successful and stable economy, growing population and workforce and a highly diversified economy, Hamilton is making an impact and gaining interest on a global scale.



Population growth of 3.3% from 2011-2016 to 536,930 people

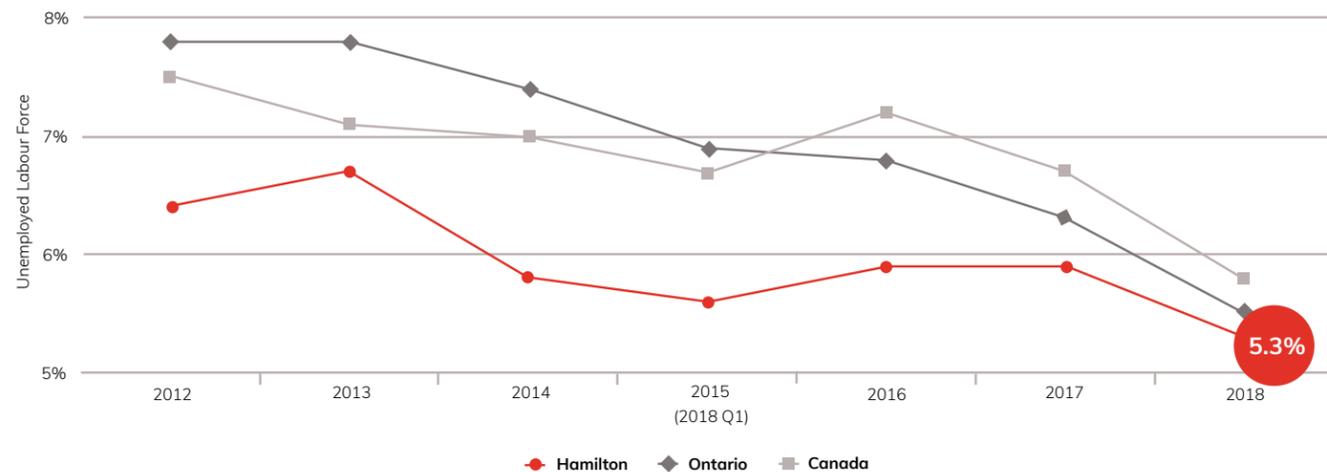
Source: Statistics Canada, Estimates by Population

Hamilton's unemployment rate outperforms both the provincial and national average. The continued investment in all sectors of the economy in Hamilton will lead to strong job growth and migration to Hamilton from other parts of the country. Hamilton currently has the lowest average home value of all communities in the Golden Horseshoe, positioning this growing and prosperous city as an ideal location to invest in.



ANNUAL UNEMPLOYMENT RATES (HAMILTON CMA)

Source: Statistics Canada, Table 282-0135 (March figures used) Subject to change without notice. E. & O. E.



GOLDEN HORSESHOE HOME VALUES 2018

Source: July, 2018, CREA data. Subject to change without notice. E. & O. E.



2017 saw \$1.3 Billion in building permits

Source: AMANDA System - Planning & Economic Development Department



2017 saw a 200% increase in industrial/commercial construction

Source: AMANDA System - Planning & Economic Development Department



Rated one of the most diversified economies in Canada

Source: Conference Board of Canada - Hamilton CMA Spring Metropolitan Outlook (2012-2017)

HAMILTON

AVG. HOME PRICE

\$581K

3.6% ▲

YEARLY CHANGE

2.4%

2017 APARTMENT VACANCY RATE

37% ▼

YEARLY CHANGE

\$1020

AVERAGE RENT

5.1% ▲

YEARLY CHANGE

Source: CMHC Rental Market Report, 2017 Subject to change without notice. E. & O. E.



“The Hamilton LRT is a transformational project that will connect McMaster University to Eastgate, providing fast and reliable transit. Today we take the next step on a project that will better serve Hamilton residents, shorten commute times and help people get to work and get home faster.” Kathryn McGarry, Minister of Transportation

LRT Conceptual Drawing

A TRULY BRIGHT FUTURE

On the verge of a real estate boom, Hamilton provides residents with a plethora of amenities, natural beauty and world class education that continue to peak the interest and attract prospective home buyers. Slated to begin construction in 2019, the LRT route will add to this allure, becoming a main corridor in Hamilton’s transit system and connecting to the existing Hamilton GO Centre Station.

Home to two large post-secondary institutions with multiple campuses, Hamilton offers great public transportation for thousands of students each year.



MCMASTER UNIVERSITY

#3 RANKED MEDICAL UNIVERSITY in Canada according to 2018 McLean’s University Ranking

- 25,624 Full Time Undergraduate
- 3,712 Full Time Graduate
- 1,156 Part Time Undergraduate
- 773 Part Time Graduate

MOHAWK COLLEGE

#1 RANKED COLLEGE for Student Satisfaction in the GTA and Hamilton Area Seven years in a row.

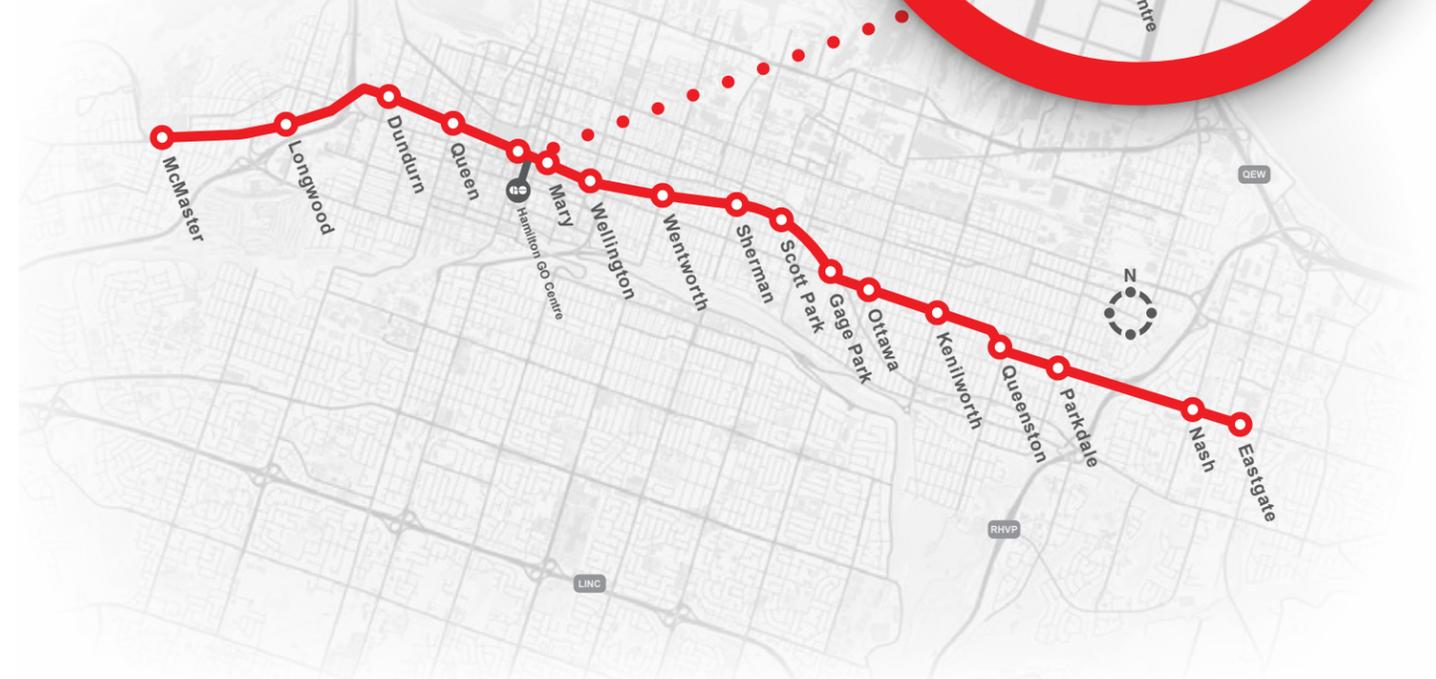
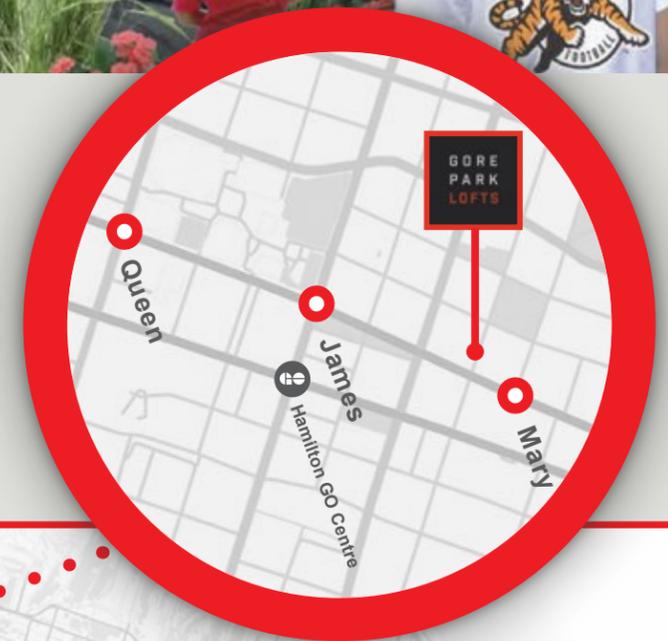
- 31,173 Full Time Students
- 2,657 Part Time Students
- 4,922 International Students
- 2,688 Apprenticeship Students

*Stats from 2016-2017 McMaster University Fact Book and Mohawk College Annual Report

There are currently 2 car share options operating in Downtown Hamilton, offering 9 car share spaces within a ten minute walk of Gore Park Lofts.

RIGHT BESIDE THE B LINE

Gore Park Lofts is located in close proximity to the future Mary Street stop, providing residents convenient access to transportation throughout the City of Hamilton. Conveniently located a five minute walk from the Hamilton GO Centre, Gore Park Lofts allows residents to travel effortlessly across the Golden Horseshoe without ever having to step foot in a car.



SUITE 1C

STANDARD PACKAGE B



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SUITE FEATURES

Gore Park Lofts offers high-end interior design packages. Featuring stylish modern fixtures and finishes hand picked to suit your suite and everyday lifestyle, our standard and upgrade packages offer something for everyone's taste and budget.

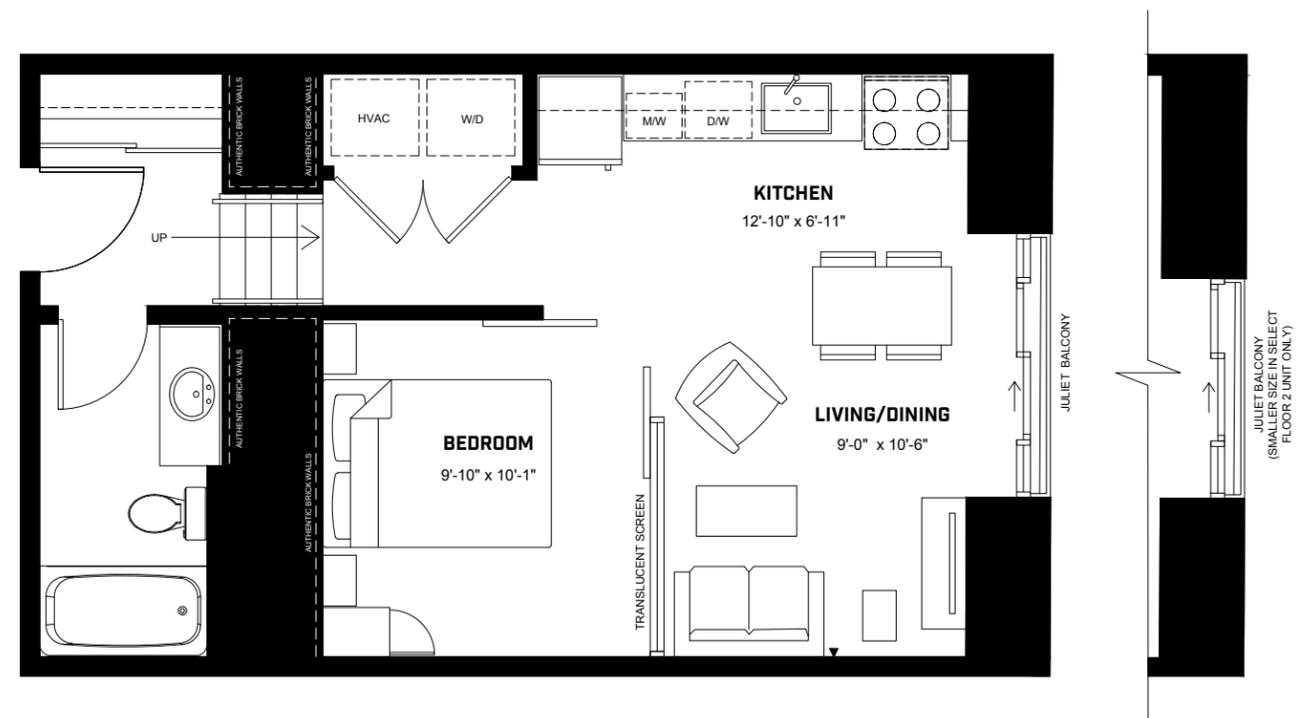
	STANDARD PACKAGES	UPGRADE PACKAGES
FLOORING		
FLOORING THROUGHOUT SUITE	Duralox Anti-Scratch vinyl flooring	Engineered hardwood
BATHROOM + WASHER/DRYER/HVAC CLOSET FLOORING	12" x 24" Porcelain Tiles	
CABINERY		
BATHROOM VANITY CABINERY	Egger-style wood based panels	Decotec - ATG
KITCHEN CABINERY		
COUNTER-TOPS		
BATHROOM COUNTER	Quartz	
KITCHEN COUNTER	Quartz	
TILE		
BATHROOM WALLS + BATHTUB SURROUND WALLS	4" x 16" Porcelain Tiles	12" x 24" Porcelain Tiles
KITCHEN BACKSPLASH	3" x 6" Tile	Quartz counter-top extended up wall as backsplash
FIXTURES		
KITCHEN SINK	Under-mount stainless steel sink	
BATHROOM SINK	Under-mount sink	
KITCHEN FAUCET	Delta Trinsic kitchen faucet with pull out spray	
BATHTUB	Mirolin - Azzura Austin skirted bathtub	
BATHTUB + SHOWER FAUCET	Cabano Urban PB tub/shower set	
BATHROOM DECK MOUNT FAUCET	Cabano Vero single hole sink faucet with drain	
BATHROOM TOILET	American Standard Studio FloWise	
INCLUDED WITH EVERY SUITE ↓		
APPLIANCES	Stainless Steel fridge, dishwasher, slide-in range & hood-fan (Washer & Dryer to be white)	
SECURITY	Secured front entry system	
STORAGE LOCKER	Storage locker included in purchase price	
JULIET BALCONIES	Included as per plan	
	Indoor and secure bike parking	
	LED lighting	
	Smart metering for efficient utility usage	
	High efficiency HVAC systems	

Builder has the right to substitute with equal or greater value due to possible inventory levels or discontinuation of product lines. Rendering may show upgrades not included in base price.

LOFT LIFE WITH MORE

1A

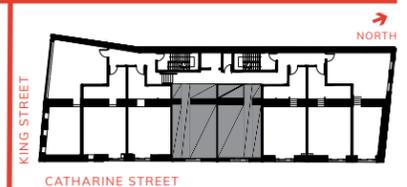
555 SQUARE FEET



UNIT #	204	205	304	305	404	405
SQ. FT.	553.2	555.4	553.2	555.4	553.2	555.4

**GORE
PARK
LOFTS**

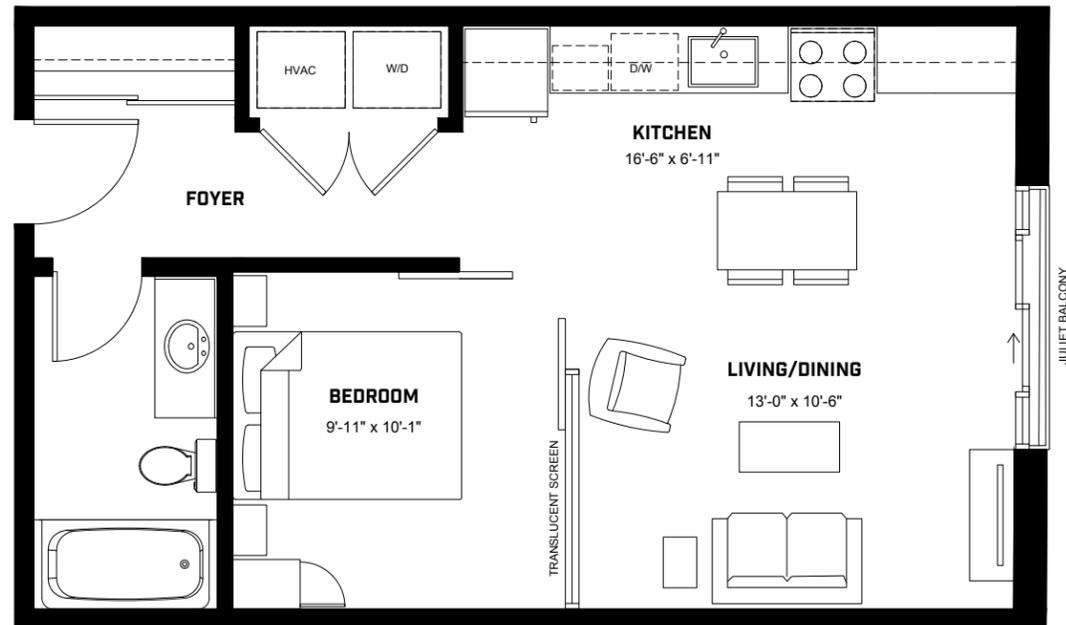
**SUITE
AVAILABILITY**
FLOORS 2-4



Plans and specifications are subject to change without notice. Actual usable floor space may vary from stated floor area. Illustrations are artists concept only and may show optional features not included in base price. See sales representative for further information. E. & O. E.

1B

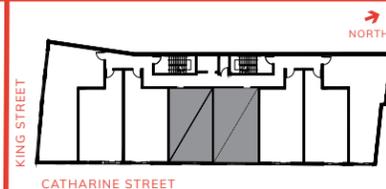
555 SQUARE FEET



UNIT #	504	505	604	605
SQ. FT.	553.2	555.4	553.2	555.4

**GORE
PARK
LOFTS**

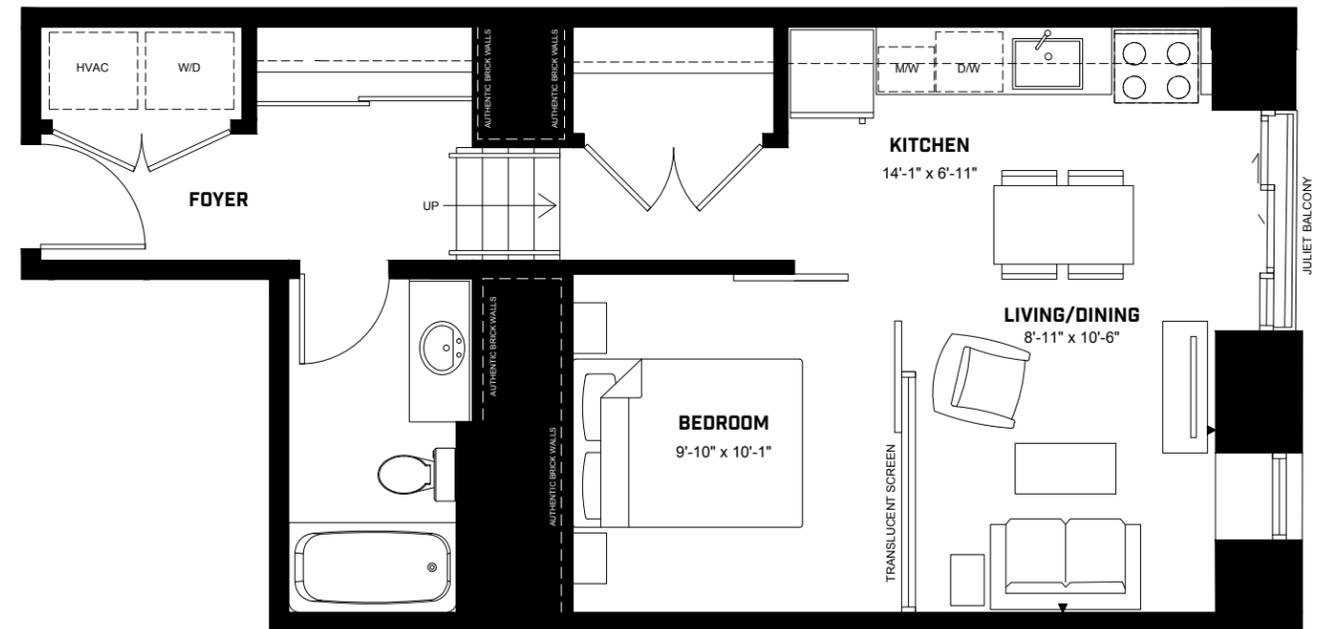
**SUITE
AVAILABILITY**
FLOORS 5-6



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1C

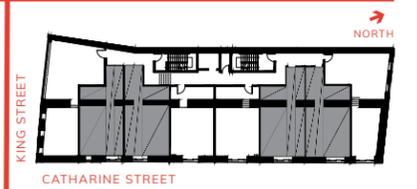
614 SQUARE FEET



UNIT #	202	203	206	207	302	303	306	307	402	403	406	407
SQ. FT.	603.8	610.3	614.6	611.3	603.8	610.3	614.6	611.3	603.8	610.3	614.6	611.3

**GORE
PARK
LOFTS**

**SUITE
AVAILABILITY**
FLOORS 2-4



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1D

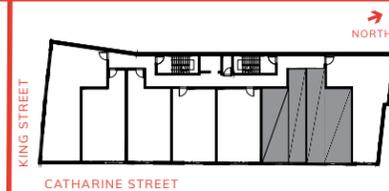
614 SQUARE FEET



UNIT #	506	507	606	607
SQ. FT.	614.6	611.3	614.6	611.3

**GORE
PARK
LOFTS**

**SUITE
AVAILABILITY**
FLOORS 5-6

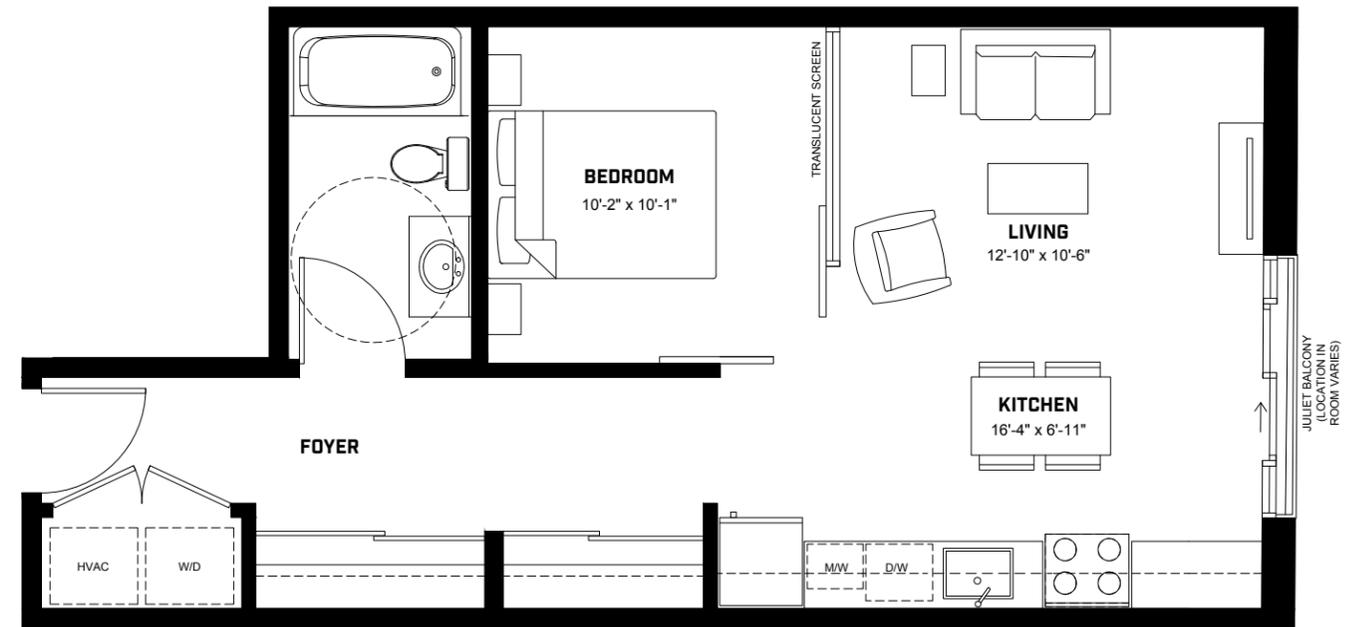


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1E

610 SQUARE FEET

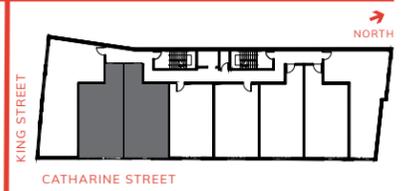
*ACCESSIBLE SUITE



UNIT #	502	503	602	603
SQ. FT.	603.8	610.3	603.8	610.3

**GORE
PARK
LOFTS**

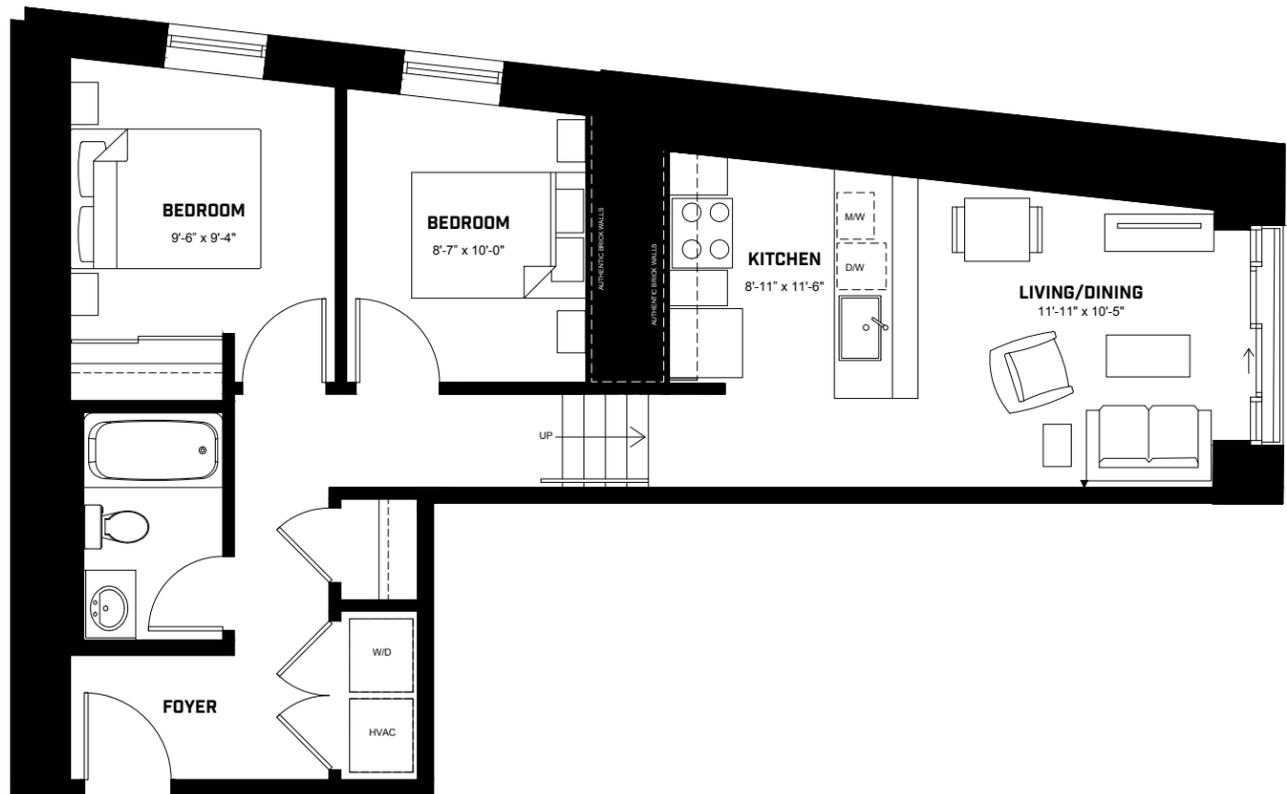
**SUITE
AVAILABILITY**
FLOORS 5-6



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2A

841 SQUARE FEET



UNIT #	208	308	408
SQ. FT.	841.7	841.7	780.3

**GORE
PARK
LOFTS**

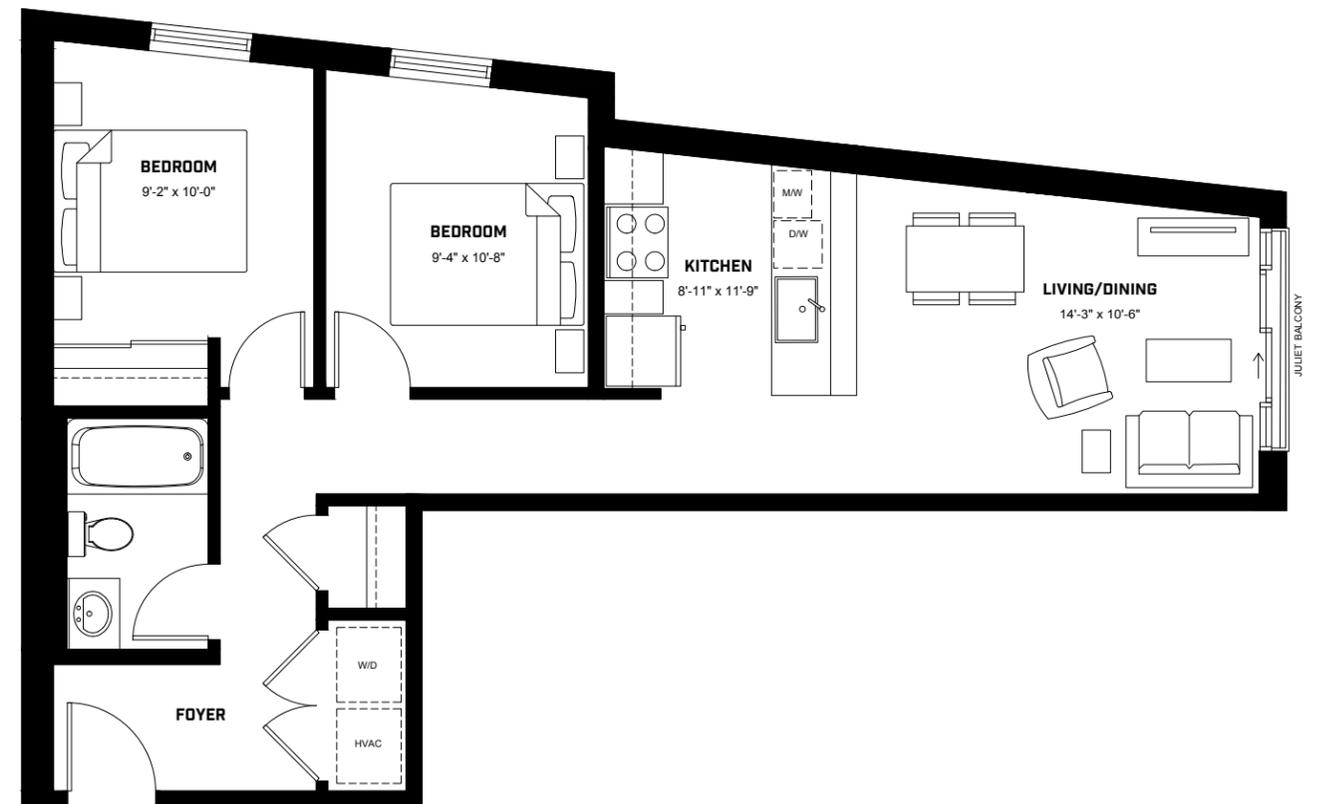
**SUITE
AVAILABILITY**
FLOORS 2-4



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2B

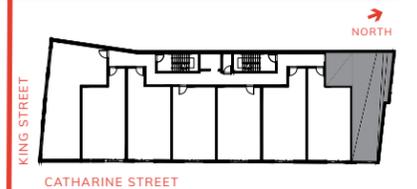
780 SQUARE FEET



UNIT #	508	608
SQ. FT.	780.3	780.3

**GORE
PARK
LOFTS**

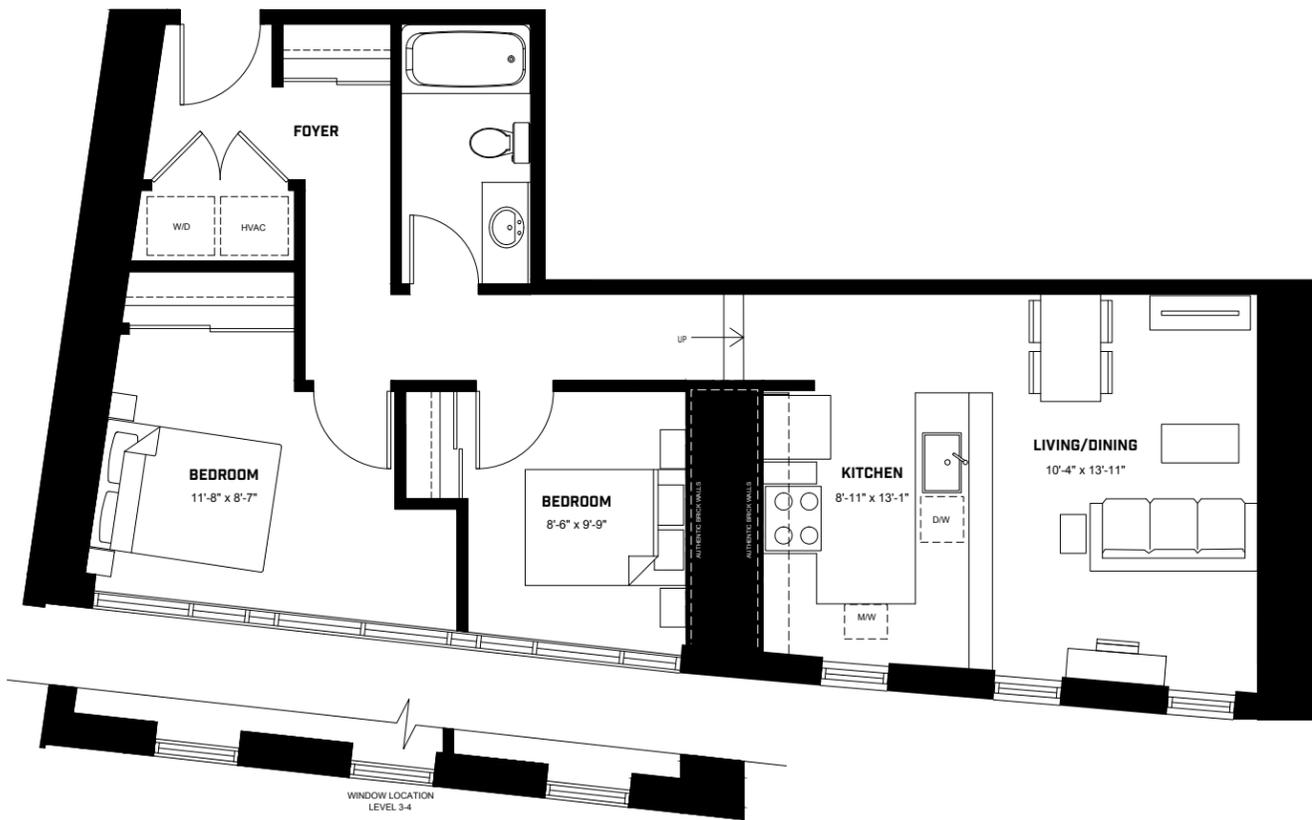
**SUITE
AVAILABILITY**
FLOORS 5-6



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2C

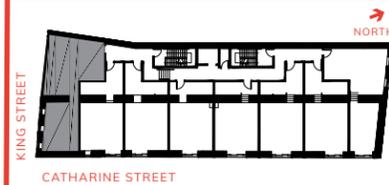
906 SQUARE FEET



UNIT #	201	301	401
SQ. FT.	906.3	906.3	895.5

**GORE
PARK
LOFTS**

**SUITE
AVAILABILITY**
FLOORS 2-4

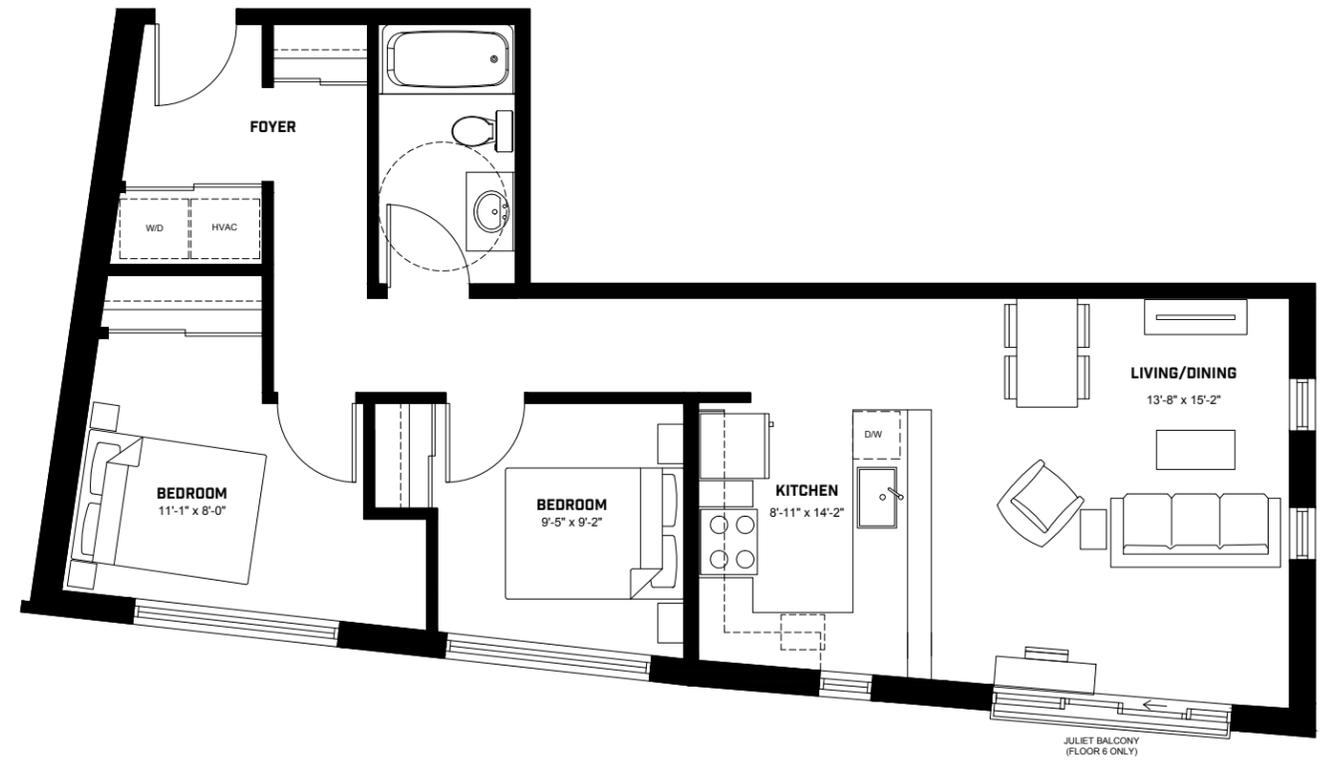


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2D

893 SQUARE FEET

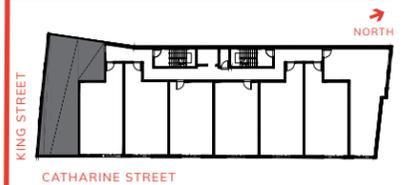
*ACCESSIBLE SUITE



UNIT #	501	601
SQ. FT.	893.4	893.4

**GORE
PARK
LOFTS**

**SUITE
AVAILABILITY**
FLOORS 5-6



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SUITE 2D

UPGRADE PACKAGE B



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