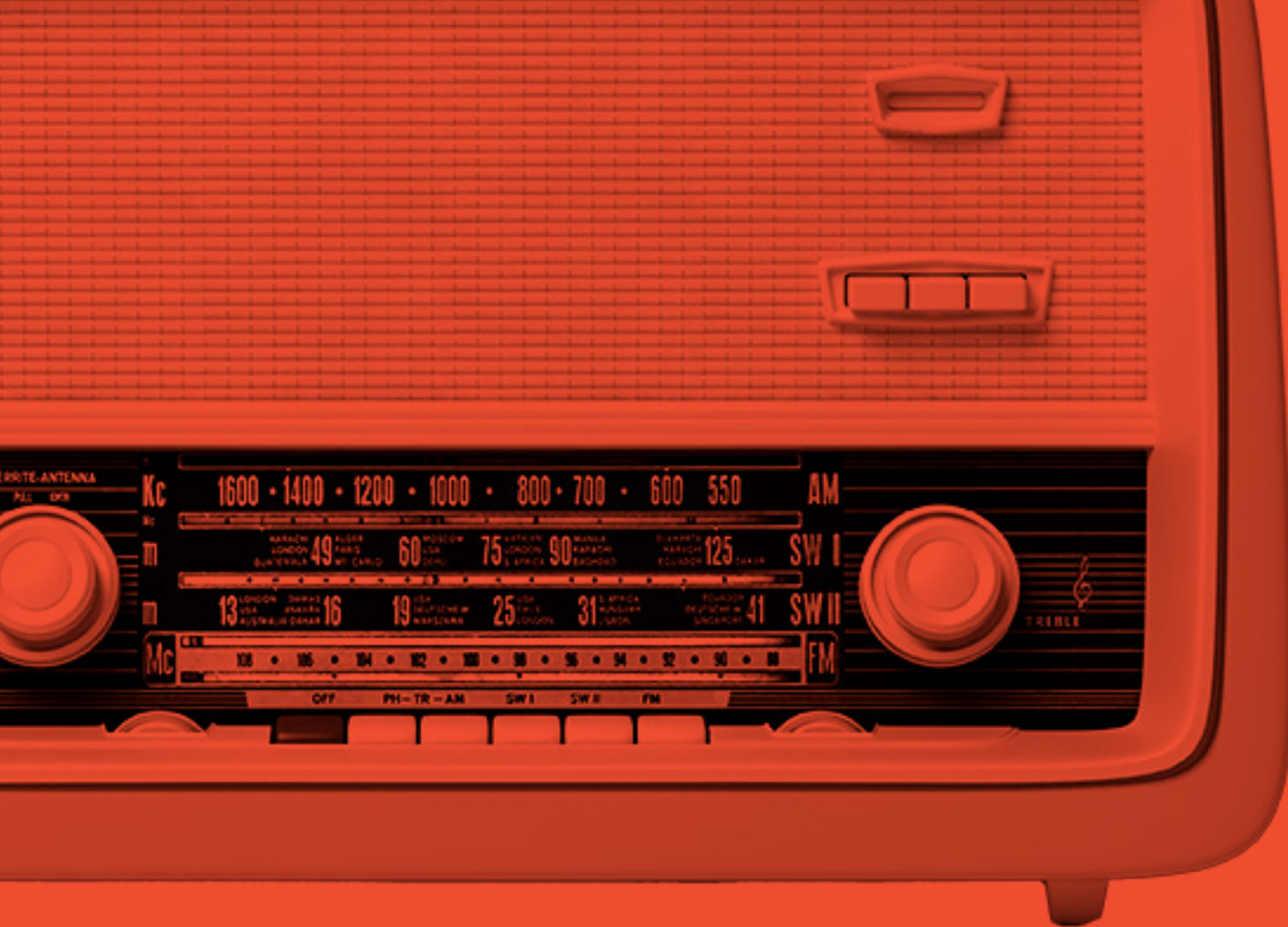


RADIO ARTS

T-ONE GROUP





There's a certain synchronicity to life at Radio Arts. Amenities that anticipate and fulfill a need. A harmony of people and place. A home that's both an oasis and a convergence. Radio Arts is in tune with living life to the fullest, whether at home, or out and about in the city.

**RADIO
ARTS**

RADIO ARTS

Meet the new
neighbour on the block.

05

History
lives here.

09

Amenities in
tune with your lifestyle.

12

Table of Contents.

The suite
rhythm of life. (Interiors)

32

Live in
the right mix.

43

Meet the team
behind Radio Arts.

57





Radio Arts is the realization of a vision, rooted in the allure of history and guided by modernist sensibilities while embracing the energy of downtown Hamilton.

There's a new neighbour on the block.

At 14-storeys, 122 suites, it's an intimate condominium conceptualized by KNYMH Architects that has been designed in the spirit of the past while rising up for a beautiful second act. The four-storey brick podium and arched windows gives a nod to the original 1908 architecture while a black and white tower of glass and artful staggered terraces, balconies and Julietts adds a modern contrast to the masonry.



Ever since my work on the Pigott Building, I have been fascinated by the home-grown creative energy and entrepreneurial spirit that is reshaping Hamilton.

I've always loved the eclectic architectural charm of downtown Hamilton, so when it came to Radio Arts, I wanted to make sure it reflected the unique fabric of downtown, while also recognizing Hamilton's renaissance of youthful, creative energy.

VERNON SHAW, FOUNDER OF CANLIGHT GROUP

All renderings are artist's concept only. Actuals may vary without notice. E. & O.E.

History lives here.

1908



Regal Shirt Company

The original building located at 206 King Street West was built in 1908 to house a Hamilton shirt manufacturer called The Regal Shirt Company. In the late 50's the address became known as the Radio Arts building because it was home to brand new radio station, CHIQ. In the late 60's Hamilton Store Fixtures moved in and it became the brown clad building on the corner of King & Caroline.

1959



CHIQ Radio Station



Original mosaic tile floor from the Radio Station era.

1968



Hamilton Store Fixtures

As the design team peeled back layers, they discovered an original mosaic tile floor from the former broadcasting station era that spells out 'Radio Arts.' This became the inspiration for naming the development. Other architectural details such as original beams and metal barn-style doors will be salvaged and reincorporated into the new building and will inspire the passion and pride in this next rich chapter.

Radio Arts is ready to give its residents, and a new generation a place to feel inspired, connect, create, build a life, and call home. Be part of what's next.

You've arrived.

The ground floor lobby features soaring ceilings, a seating lounge, private mail & parcel room, and *mosaic tilework from the original building's radio station era - restored to welcome you and your guests to Radio Arts.

**Refurbished or replicated.*



All renderings are artist's concept only. Actuals may vary without notice. E. & O.E.



Amenities in tune with your lifestyle.



Café on street level for your convenience.
Ground Floor Lobby with Seating Area.
Private Mail & Parcel Room.
Two Elevators with 1VALET Elevator Control Integration.
1VALET Digital Concierge.

Every amenity space has been meticulously appointed, from the ground level to the crowning glory on the 14th floor.

GROUND FLOOR

01



All renderings are artist's concept only. Actuals may vary without notice. E. & O.E.

Fitness Studio.

The Fitness Studio on the second floor of the podium is filled with natural light, brick feature walls, and colourful accents sure to motivate a great exercise routine. It's fitted with the latest modern equipment and plenty of space to stretch out and workout.

2ND FLOOR

02

The lifestyle at Radio Arts includes thoughtful amenity spaces that answer the needs and wants of the day.



Coworking & Wi-Fi Lounge.

Addressing the way people live and the importance of work from home, Radio Arts offers a dedicated Co-Work and Wi-Fi lounge with an adjoining outdoor terrace on the 5th floor overlooking King Street that is sure to bring a new perspective.

5TH FLOOR

05

AMENITIES

The 5th floor Coworking & WiFi Lounge with an eclectic vibe, groupings of comfortable seating and plenty of natural light will offer the right atmosphere whether you're meeting a client, pulling together a presentation or studying for that online course.



All renderings are artist's concept only. Actuals may vary without notice. E. & O.E.

Step out on the adjoining terrace for a breath of fresh air, or just a new perspective.





All renderings are artist's concept only. Actuals may vary without notice. E. & O.E.

The 14th floor is crowned by a stunning penthouse amenity space with expansive views of the city.

The Social Lounge & Rooftop Terrace.

The Social Lounge, designed for meeting up and winding down, is created with several zones including comfortable seating areas, fireplace nook, large screen tv, separate bar area and a prep kitchen.

The 'bookend' rooftop terraces extend the indoor space to the outdoors with additional spaces to lounge, fire tables for after-dark ambience, and a BBQ and dining patio.

14TH FLOOR

14



All renderings are artist's concept only. Actuals may vary without notice. E. & O.E.

The Bar - a place for meeting up, and hanging out.

AMENITIES



All renderings are artist's concept only. Actuals may vary without notice. E. & O.E.

The cozy fireplace zone is perfect for conversations or catching a game on the large screen tv with friends.

The Social Lounge features a salvaged steel sliding door from the original 1908 building.





Building Amenities

Retail coffee shop/café on street level for your convenience.

Ground floor lobby features soaring ceilings and lobby lounge.

Private mail and parcel pickup room.

Two elevators with 1VALET Elevator Control Integration.

Wi-Fi in lobby and main amenity areas.

State-of-the-art Fitness Studio with cardio & weight equipment.

The Fifth Floor Coworking space overlooking King Street features seating nooks and an outdoor terrace which is sure to provide a new perspective when you work from home.

Social Lounge on the 14th floor features a prep kitchen, bar and various lounge zones complemented with a contemporary fireplace and large screen TV to meet up and host all your Instagram-worthy get-togethers.

“Bookend” Rooftop Terraces on the 14th floor – one extending the lounge seating to the outdoors and the other terrace has a BBQ area and dining seating – perfect to socialize and admire panoramic city views.

Surveillance cameras strategically placed throughout the common ground floor areas and underground parking areas and amenities, as well as access doors to the buildings for added security and safety.

Storage lockers available for purchase.

Tri-sorter waste chute for garbage and recycling conveniently located on each floor.

Dedicated indoor bicycle storage rooms with racks.

Smart Amenities

1VALET Smart Entry System with Resident App to access building & your suite, high-tech facial recognition and smartphone video calling to verify guests and keep the community safe.

Smart Locks/keyless smart lock integration at suite entry door.

Smart Thermostats to regulate unit temperature.

Smart Parcel Room with package delivery notification on your Resident App.

1VALET property management communication, community messaging, amenity booking through your Resident App.

24-hour Digital Concierge including two-way communication from select common areas.

Smart Air & Water Purification System by CLEAR technology cleanses and disinfects indoor air while monitoring its quality in real time.

CLEAR Hydro-Optic™ UV Water System is a centralized, chemical-free method to treat building water and designed to kill 99.99% of viruses and bacteria, resulting in pharmaceutical grade pure water without the use of chemicals.

Underground Smart Stacked Parking by Klaus – innovative urban stack parkers make parking your vehicle more efficient and convenient.



There's a distinct vibe in the city that plays on the sophistication of brick and beams.

I've seen how Hamilton has grown with the arts, music, and food scenes. Still, Hamilton's approachability has been consistent, and it's important that the design of Radio Arts reflected this in the interior design.

ERIKA MCCARTHY, PARTNER AT BAUDIT INTERIOR DESIGN

The suite rhythm of life.

Each suite is a thoughtful composition of functional design and the essentials for comfortable daily living.



All renderings are artist's concept only. Actuals may vary without notice. E. & O.E.

Carefully selected materials and colour schemes reflect design trends without compromising a sense of timelessness. The result is beautiful interior spaces you will love to come home to.



All renderings are artist's concept only. Actuals may vary without notice. E. & O.E.

Dark finishes with retro vibes ooze with warmth and character in our Podium suites which feature brick and exposed concrete ceilings in the primary living area.



Podium Suites Continued...

Modern interior door hardware, satin chrome finish or upgrade to matte black finish.

Solid core suite entry door with guest viewer and contemporary matte black hardware.

Smooth slab interior and closet doors, swing or sliding as per applicable on plan.

Closets fitted with rod and shelf.

Podium Suites

Sliding door with screens to outside balcony or terrace, as per applicable plan.

Beautiful Juliet balconies as per applicable plan.

Brick and beam soft loft design with exposed brick feature walls, concrete ceiling and exposed ductwork in primary living areas.

9' high smooth white ceilings painted flat white where applicable. Bulkheads or dropped ceiling where shown on plan.

Contemporary flat profile 7" baseboards and 5" casings.

Wide plank luxury vinyl flooring throughout suite, hard wearing floor tile in bathrooms.

PODIUM LEVELS (2ND - 4TH FLOORS)

2nd - 4th

INTERIORS



All renderings are artist's concept only. Actuals may vary without notice. E. & O.E.

Light, sleek and modern finishes in the Tower Suite provides a sense of calm.

Tower Suites

Sliding door with screens to outside balcony or terrace, as per applicable plan.

Beautiful Juliet balconies as per applicable plan.

9' high smooth white ceilings painted flat white. Bulkheads or dropped ceiling where shown on plan.

Contemporary flat profile 7" baseboards and 5" casings.

Wide plank luxury vinyl flooring throughout suite, hard wearing floor tile in bathrooms.



Tower Suites Continued...

Modern interior door hardware, satin chrome finish or upgrade to matte black finish.

Solid core suite entry door with guest viewer and contemporary matte black hardware.

Smooth slab interior and closet doors, swing or sliding as per applicable on plan.

Closets fitted with rod and shelf.

TOWER LEVELS (5TH - 13TH FLOORS)

5th - 13th

Kitchens

Quality quartz countertops with contemporary square profile edge detail and luxury return matching quartz backsplash.

Kitchen islands or peninsulas with quartz countertop (for applicable suites). Waterfall edge is an upgrade.

Designer selected kitchens with upper cabinets featuring integrated open shelving and under cabinet lighting.

Full height kitchen uppers or to bulkheads where applicable as per plan.
Base cabinets include pot drawers where applicable.

Undermount stainless kitchen sink.

Single-lever pull down spray faucet in chrome, or upgrade to matte black finish.

Energy Star® rated full sized contemporary appliance package including; s/s bottom freezer refrigerator, self cleaning 30" slide in s/s electric range, contemporary s/s kitchen hood fan, 24" dishwasher, and under cabinet microwave all installed.

Bathrooms & Laundry

Custom designed vanity with quartz countertop and backsplash, drawer storage and open shelf.

Vitreous china undermount sinks and chrome faucets. Upgrade to matte black single lever faucet.

5' soaker tub with full height wall tile surround OR upgrade to standalone shower with full height wall tile.

Rainhead showerhead in chrome finish. Upgrade to matte black finish and receive a handheld shower addition.

Framed shower enclosure with water resistant ceiling potlight. Upgrade to matte black option.

Thermostatic tub/shower controls for precise temperature control.

Elongated front one-piece high efficiency toilets.

Privacy lock on bathroom door.

Exhaust fan vented to exterior.

Coordinating bath accessories consisting of tissue holder and robe/towel hooks are available in the upgrade package.

In-suite laundry facilities including Energy Star frontload stacked washer and dryer with wall mounted safety valve.

Tile floor & baseboard in laundry areas.

Heavy duty wiring and receptable for dryer.

Lighting, Technology, Mechanical

Individual electrical panel in each suite.

Individual energy efficient comfort-controlled heating and cooling system.

Each suite is individually metered for hydro & hot and cold water consumption.

Living room will receive a switched outlet.

Finished cable/phone data with outlets in living room.

Electrical outlet with integrated USB port in kitchen and master bedroom.

Security system in each suite.

Exterior balconies/terraces will receive an electrical outlet.

White "Decora" switches and outlets throughout.

Builder standard ceiling light fixtures in foyer, halls, den, bathrooms, bedrooms, walk-in closets and laundry rooms.

Kitchens with islands will include rough-in for 2 pendant lights as per plan.

Linear style kitchens will receive 2 potlights.

Live in the right mix.

Immerse yourself in a symphony of senses, feel the pulse of the city in tandem with the pleasure of living in the heart of it all.



Radio Arts places you at the center of a vital pocket of downtown – King Street West – an increasingly lively and connected community. It's the perfect combination of accessibility, activity, and leisure for soulful city living.





Bayfront Park

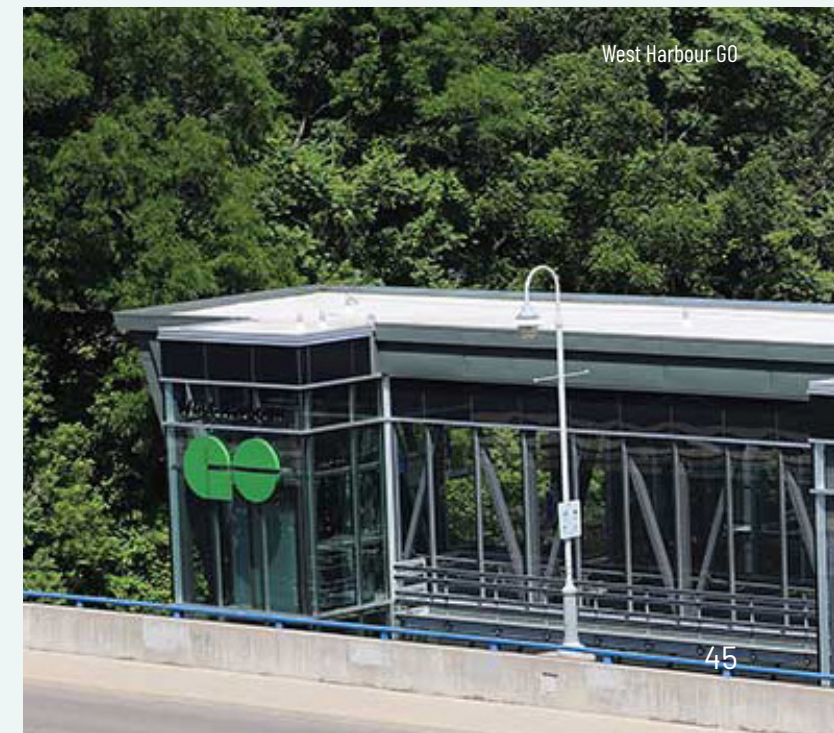


New Connections

Downtown Hamilton is undergoing a revitalization through the LRT project, and Radio Arts is poised to offer a more urban experience. The new future LRT will provide reliable and frequent connections on the 14-kilometer line from McMaster University through downtown Hamilton to Eastgate Square. The James and Queen stops are only a 4-minute walk from Radio Arts, with James connecting to the Downtown GO station.

Easy Connectivity

Enjoy convenient connectivity to all the shops, restaurants, arts and cultural events that you could ever desire. Walkable streets, proximity to local services and amenities, bike paths and lanes, transit within steps, or easy access to the 403 puts you in the right mix for getting out to get things done or just exploring the city.



West Harbour GO

LOCATION



Downtown Accessibility

WALK SCORE

98

BIKE SCORE

96

TRANSIT SCORE

86

Cafés & 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. Starbucks
12. Earth to Table Breadbar
13. Relay Coffee Roasters
14. Berkeley North
15. The French
16. The Mule
17. HAMBGR
18. August 8
19. Saint James Eatery
20. Mulberry Coffee House
21. Caro
22. Martello
23. Synonym

Transportation

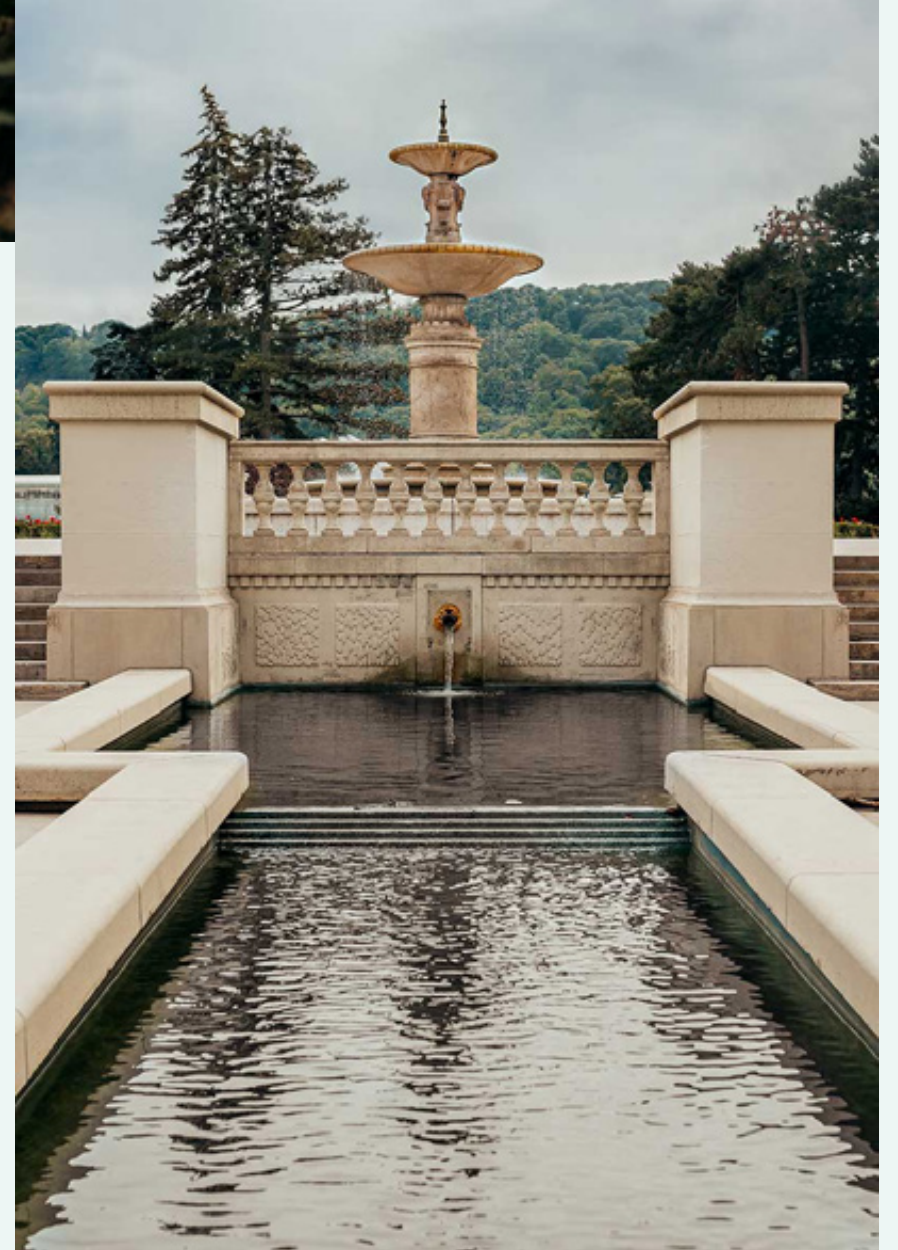
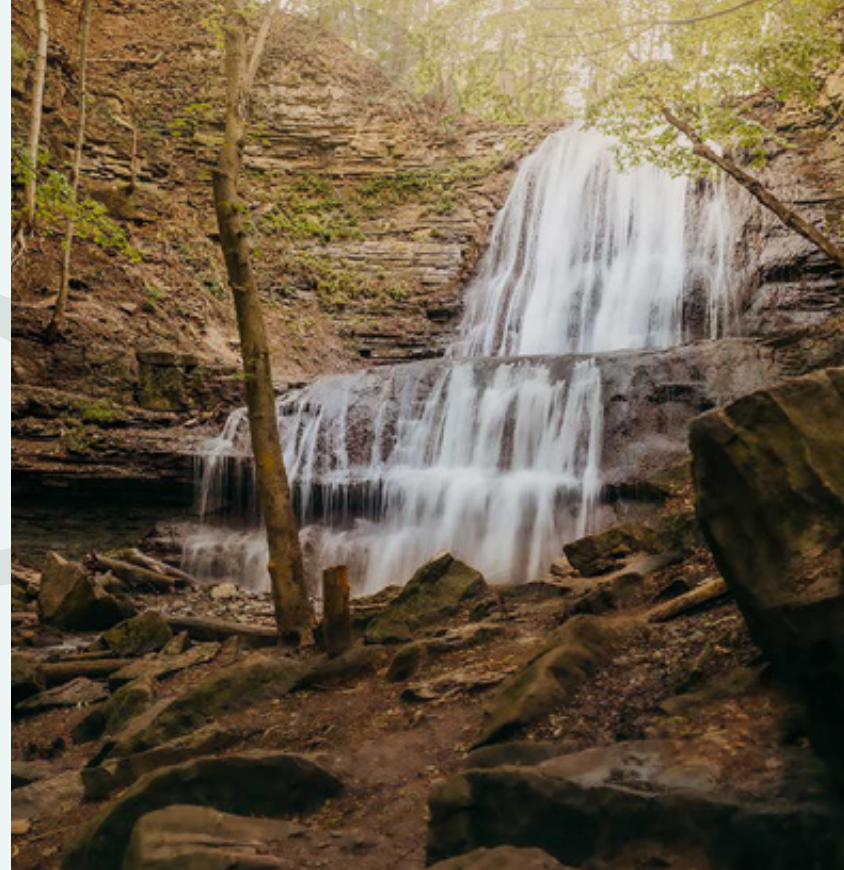
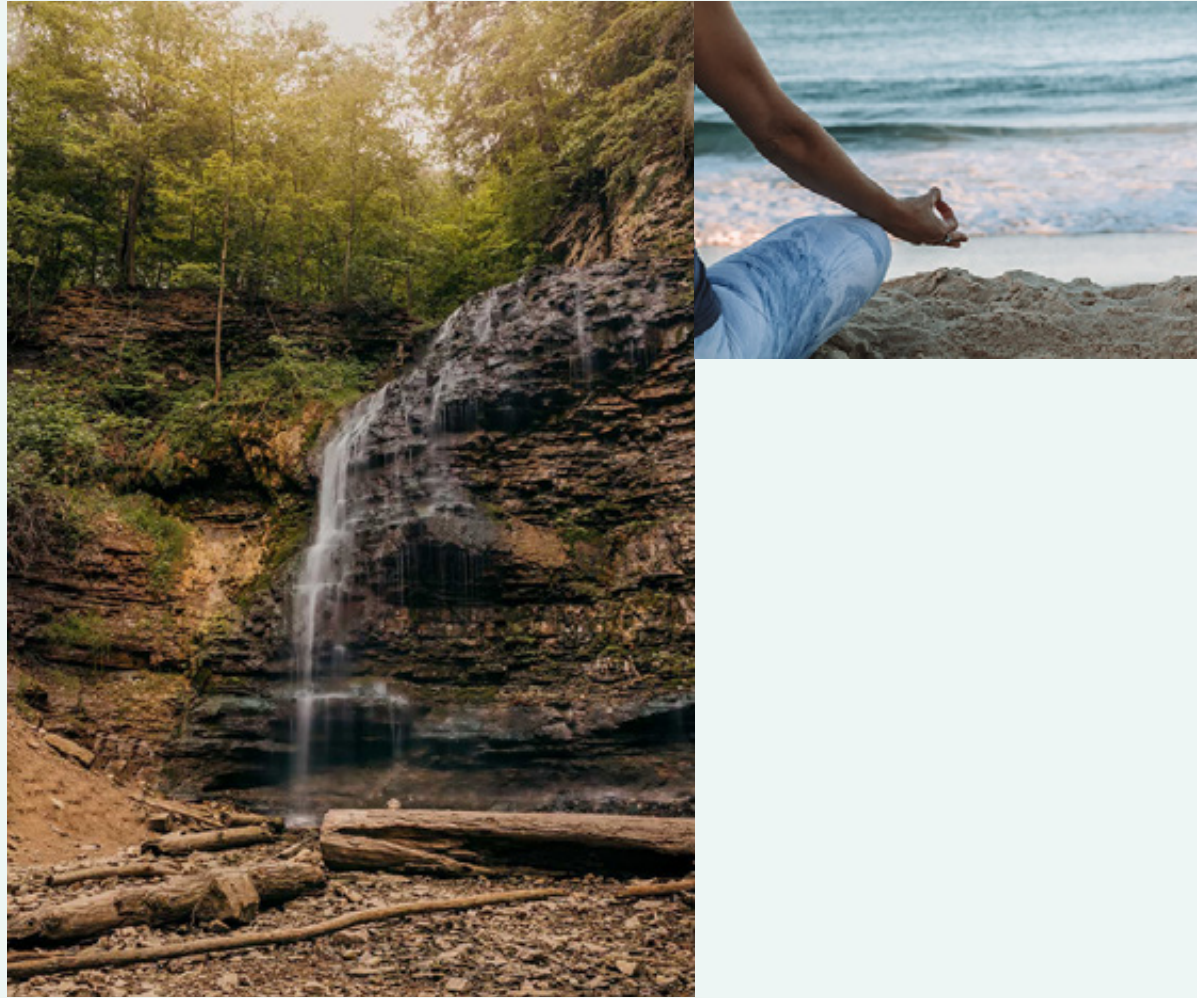
1. Bus Stop right outside the door (King & Caroline)
2. GO Downtown (12 min walk)
3. GO West Harbour (18 min walk/7 min drive)
4. SoBi Bike Sharing Station (5 min walk)
5. Future LRT Queen Stop (4 min walk)
6. Future LRT James Stop (4 min walk)

Shopping/Services

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

Recreation

1. Art Gallery of Hamilton
2. Landmark Cinemas in Jackson Square
3. FirstOntario Concert Hall
4. FirstOntario Centre
5. Victoria Sports Park



Hamilton is a city that boasts a network of neighbourhoods and greenspaces, miles of shoreline and trails, over 100 waterfalls, Heritage architecture, a rich culture of the arts including music and film, and a world-class culinary scene.

James Street North



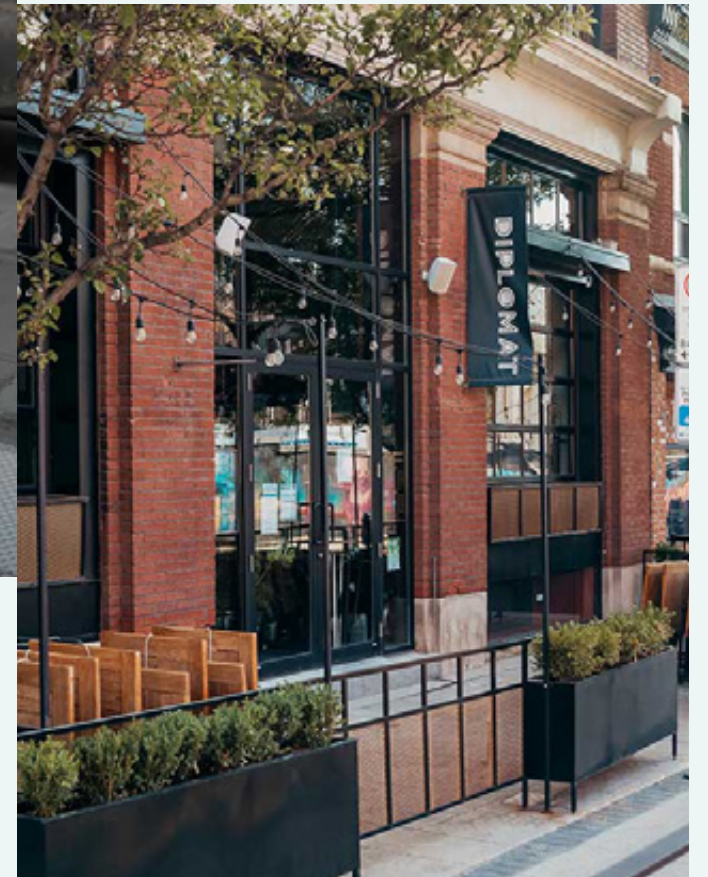
King William Street



Beyond Radio Arts, you will love the proximity to a remarkable network of neighbourhoods and districts that create today's Hamilton.



Locke Street





International Village



Ottawa Street



Hamilton Farmer's Market



Hess Village



**We're bringing in more
arts and culture.**

We're becoming a music city.
A cultural city. A university city.
Health Sciences and Life Sciences is
one of our biggest growth industries.

JASON THORNE, HEAD OF DEPARTMENT OF CITY PLANNING, ECONOMIC DEVELOPMENT,
BUILDING, BYLAW, ARTS, CULTURE AT CITY OF HAMILTON
(AS QUOTED IN HAMILTON: THE LIFE-SIZED CITY, TVO DOCS)

The Team.

Development Team

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

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

Radio Arts has been conceived and designed by an experienced team of professionals working together side by side to bring the vision for Radio Arts to life.

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

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.

Design Team

Architect: **KNYMH Inc.**

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

Interior Design: **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

Branding & Creative: **Funktional Branding**

Funktional is a multi-disciplinary creative studio with equal parts business savvy, brand expertise, and love of intentional design. Our approach explores creative and strategic methods to deliver brands that are clear, relevant and resonate. We're proud to be Canlight's creative partner, especially in our home-base of Hamilton, to help bring the vision for Radio Arts to life.

funktionalbranding.com

T-ONE Group

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. Renderings are artist's concept only. Actuals may vary without notice. Finishes may not be as depicted. Furniture, accessories and upgrades are not included and are for illustration purposes only. Maps and floorplans are not to scale. Pricing, specifications, and availability subject to change without notice. E. & O.E. January 18, 2022.

Exclusive Broker: Milborne Real Estate Inc. Brokerage. Brokers protected.

**RADIO
ARTS**



RADIO ARTS

T-ONE GROUP