

Our proposal for Pier 8 is not based on one big idea.

It's based on lots of small, smart moves that will make Pier 8 one of the most vibrant, diverse and beautiful communities in the world.

HERE ARE 10 OF OUR SMART MOVES

1. Bring like-minded place-makers together to collaborate on our vision.
2. Curate an Urban Commons with institutional partners like the Hamilton Public Library and the YWCA.
3. Weave Hamilton's natural and man-made elements into the architecture and landscape design.
4. Extend the green network with new north-south green slips inspired by the Harbour.
5. Provide autonomous shuttles and street-side EV chargers to service Pier 8 and the surrounding neighbourhood.
6. Partner on affordable housing with Indwell, YWCA and Cobalt Connects.
7. Train and hire Hamilton-based youth and adults while developing Pier 8.
8. Introduce an Alt Hotel to Hamilton's waterfront.
9. Tap into the place-making potential of Hamilton's cutting edge food scene.
10. Pair the site's already extra-deep caissons with a geothermal system.

 URBAN CAPITAL



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Small moves, big result.



Block 16
 Urban Commons
 Hamilton Public Library **I**
 YWCA **F**
 Cobalt Connects **G**
 And more coming

Block 1
 Rental Building #1
 Killam Apartment REIT **D** 9,000 m2

Block 2
 Condominium Building #1
 Urban Capital/Core Urban **A B** 20,800 m2

Block 3
 Condominium Building #3
 Urban Capital/Core Urban **A B** 16,900 m2
 Restaurants
 The Other Bird **K**
 Equal Parts Hospitality **J** 600 m2

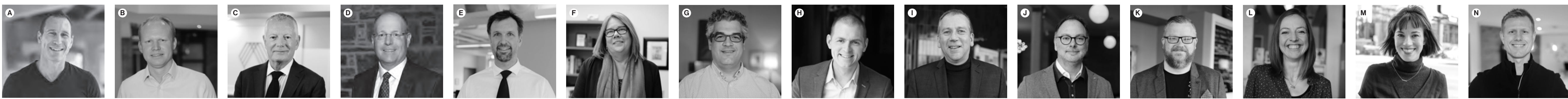
Block 6
 Condominium Building #4
 Urban Capital/Core Urban **A B** 5,600 m2
 Hotel
 Alt Hotel **H** 7,400 m2
 Office
 Urban Capital/Core Urban **A B** 1,200 m2
 Restaurants
 The Other Bird **K** 300 m2

Block 5
 Condominium Building #5
 Urban Capital/Core Urban **A B** 7,600 m2
 Affordable Housing
 Indwell **E** 3,700 m2
 Artist Live-Work
 Cobalt Connects **G** 1,900 m2
 Retail
 Relay Coffee **L**
 Digital Brand & Pop-Up Space **M** 500 m2

Block 4
 Condominium Building #2
 Urban Capital/Core Urban **A B** 9,000 m2
 Restaurants
 To Be Determined 840 m2

Blocks 7
 Condominium Building #6
 Urban Capital/Core Urban **A B** 14,700 m2
 Affordable Housing
 YWCA **F** 3,300 m2
 Office
 Urban Capital/Core Urban **A B** 2,250 m2
 Retail
 Momentum Fitness **N**
 Urban Grocer 750 m2

Blocks 8
 Rental Building #2
 Killam Apartment REIT **D** 20,000 m2



A David Wax, Owner, URBAN CAPITAL
 What: Urban Capital will be responsible for developing 1,100 condominium units, while orchestrating the development of the entire Pier 8 community with Core Urban and other project partners.
 Who: Named by BlogTO as one of Toronto's TOP FIVE developers, Urban Capital has developed over 7,500 condominium units since 1996, and is widely recognized for innovation in architectural and interior design as well as environmental sustainability.

B Steve Kulakowsky, Owner, CORE URBAN
 What: In addition to working with Urban Capital on the overall Pier 8 development, Core Urban will be the principal partner responsible for further curating, developing and retaining Pier 8's office and retail spaces.
 Who: Milborne Group is Canada's largest and most successful pre-construction sales and consulting agency, with up to 20% market share in Canada.

C Hunter Milborne, President & CEO, HUNTER MILBORNE GROUP
 What: Led by Hamilton native Hunter Milborne, Milborne Group will oversee the sales and marketing of Pier 8's condominium units.
 Who: Based in Halifax, Killam Apartment REIT is one of Canada's largest residential landlords, owning, operating, managing and developing over \$2.2 billion in rental properties.

D Philip Fraser, President and CEO, KILLAM
 What: Killam Apartment REIT will develop and operate 400 rental units in Blocks 1 and 8, to ensure a diversity of housing options available on the waterfront.
 Who: Indwell's approach to affordable rental housing is comfortable apartments filled with natural light, kitchens where communities gather, gardens that grow food, and generosity.

E Graham Cobitt, President, INDWELL
 What: Indwell will be responsible for developing and maintaining 60 affordable housing units in Block 5.
 Who: The YWCA Hamilton is a multi-service organization that supports women and their families of all ages and abilities. Founded in 1891, the YWCA is a women-led registered charity.

F Denise Christopherson, CEO, YWCA
 What: Cobalt is committed to developing a one-, two- and three-bedroom permanent affordable rental units for single women, women-led families as well as mixed-gender-led families.
 Who: Cobalt Connects is a Hamilton-based non-profit organization that develops innovative facilities, projects and partnerships which advance the creative community.

G Jeremy Freilinger, Owner, COBALT CONNECTS
 What: Group Germain will bring their Alt Hotels concept to Hamilton's waterfront, locating 130 rooms within Block 6.
 Who: One of Canada's 50 Best Managed Companies, Group Germain Hotels is a family-run business that owns and operates no-frills-chic Alt Hotels and Le Germain Hotels across the country.

H Hugo Germain, Owner, ALT HOTELS
 What: HPL strives to be a community beacon by creating services and programs that unify Hamilton, and is pleased to locate a public library as part of the Pier 8 development.
 Who: In 2017, HPL had over 3.68 million in-person visits and circulated more than 6.6 million items. Over 190,000 Hamiltonians attended 10,000 programs offered at HPL.

I Paul Takala, Chief Librarian/CEO, HAMILTON PUBLIC LIBRARY
 What: Equal Parts Hospitality will bring a new concept restaurant to Pier 8's Block 3, adjacent to both the water and the cultural hub proposed as part of the new Promenade Park.
 Who: The Other Bird is a Hamilton-based hospitality group offering big-flavour cooking and a passion for extraordinary service, including at Rapscallion Rogue Eatery and The Mile.

J Jason Cassia, Co-Founder and CEO, EQUAL PARTS HOSPITALITY
 What: The Other Bird will operate a stand-alone, locally-focused eatery in Block 3, and partner with Groupe Germain to bring a unique Other Bird dining experience to the proposed Alt Hotel.
 Who: Hamilton-based Relay Coffee Roasters is dedicated to excellent customer service and fine craftsmanship, roasting coffee in small batches to achieve its full flavour potential.

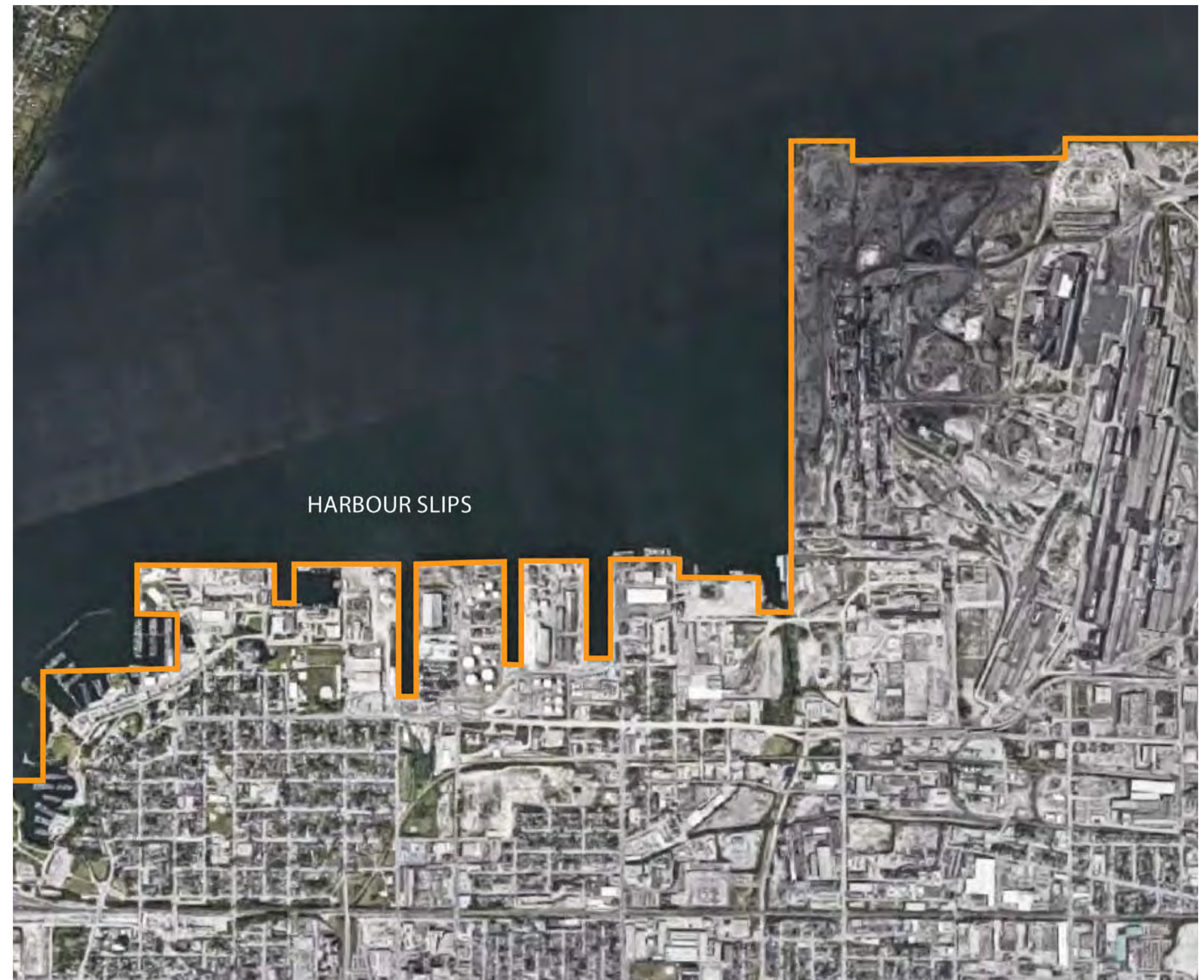
K Matt Kershaw, Owner, THE OTHER BIRD
 What: A new digital publishing brand will celebrate Hamilton's exciting art and culture scene and its HQ will provide a space for content creation, workshops, exhibitions and more.
 Who: Laura deCarufel is an editor and writer for a leading Canadian women's publication, and is dedicated to the spirit of creative community.

L Rachel Hofing, Owner, RELAY COFFEE ROASTERS
 What: Momentum Fitness will be on the ground floor of Block 7. It is intended to pair this new facility with an urban grocer, laying the groundwork for a health and wellness hub at Pier 8.
 Who: Momentum Fitness's mission is to make Hamilton Canada's healthiest city, changing the way people think about exercise by creating fun, innovative and accessible experiences.

M Laura deCarufel, Future Owner & Operator, DIGITAL BRAND & POP UP STORE
 Who: Momentum Fitness will be on the ground floor of Block 7. It is intended to pair this new facility with an urban grocer, laying the groundwork for a health and wellness hub at Pier 8.

N Craig Spear, Owner, MOMENTUM FITNESS





Our design for Pier 8 is a direct, contemporary interpretation of Hamilton’s unique geographical setting and industrial heritage, reinterpreting the iconic natural and man-made features of the city and its surrounding area.

Hamilton is a city of remarkably vivid landscape identities in rare co-existence. In conceptualizing our design for Pier 8, we looked for inspiration to the drama of Hamilton’s two most significant natural features: the **Harbour** and the **Escarpment**. Both the physical landscapes themselves as well as their dynamic inter-relationship serve as a

unique model to bring the site to life. Ultimately, in this city defined by its topography and the relationship of high ground to water, we envisioned new and more memorable associations between landform, built form and water, woven into the fabric of this sustainable district. These are the essential ingredients of the collective imagination of

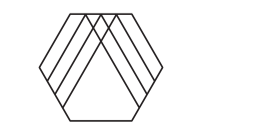
Hamilton, and the source for a transformed architecture and public realm for Pier 8. The above forms the basis of the two main elements of our Pier 8 design: first, a **network of north-south “green slips” that carve and extend into the Blocks**, inspired by the Harbour’s industrial slips; and second, a resultant

carved-out built form that echoes the formations of the Niagara Escarpment, with its layering of mineral forms that have been both weathered and polished. Together, these two moves create dynamic built forms and activated courtyard spaces, while breaking down the Blocks into a more intimate scale and inspiring a vibrant community.

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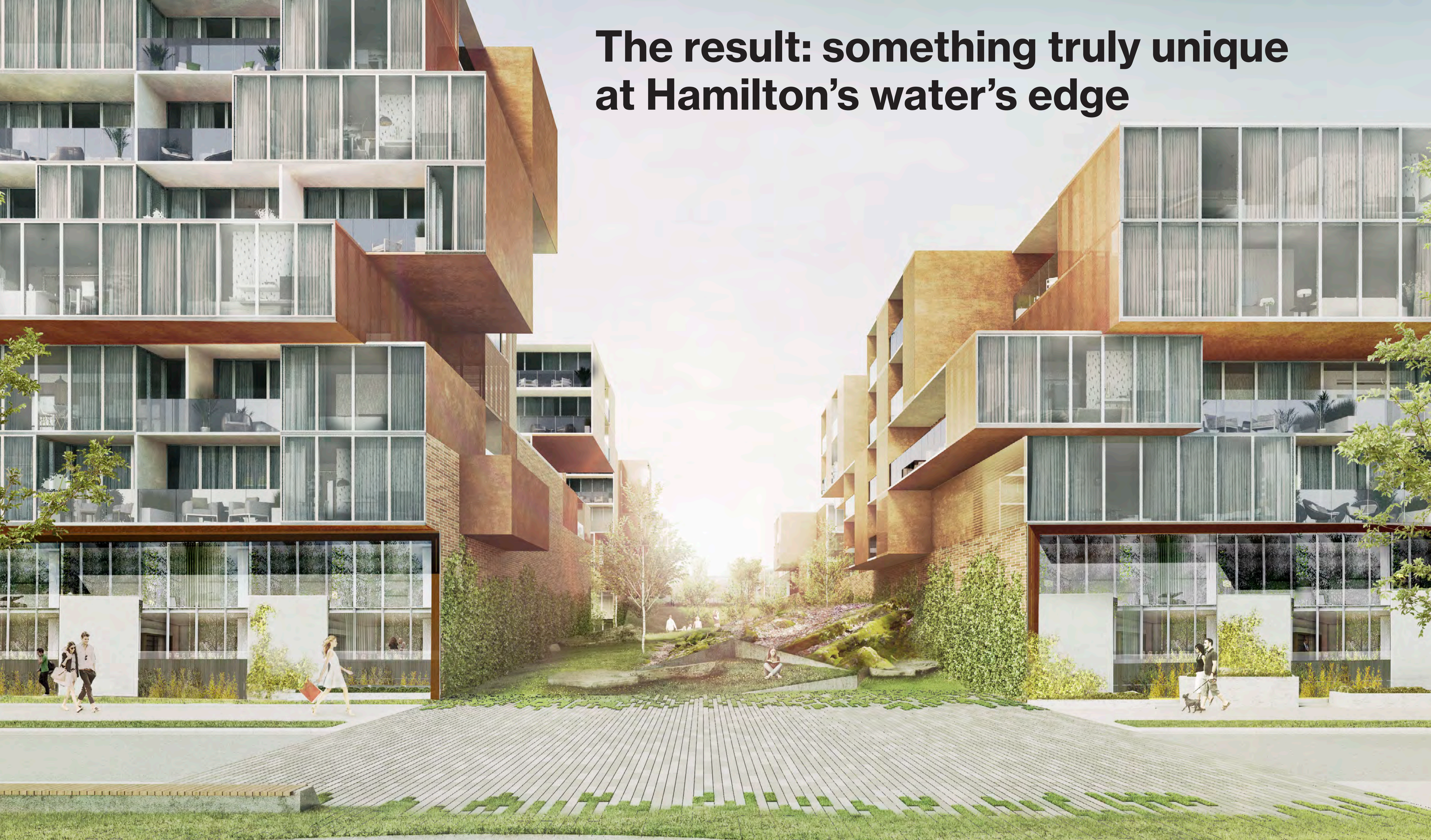


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The result: something truly unique at Hamilton's water's edge



A view of our proposed Pier 8 from Hamilton Harbour, brought to you by the creative minds of Saucier + Perrotte, RAW and Public Work, nationally and internationally renown Canadian architects and landscape architects.



Gilles Saucier, Principal
Saucier + Perrotte Architects
DESIGN ARCHITECT

What: S+P will apply their pure design strength to define Pier 8, weaving Hamilton's natural and industrial characteristics to create an aesthetic unique to the waterfront.

Who: Winner of 8 Governor General Awards and named by the RAC as the 2018 Architectural Practice of the Year, Saucier + Perrotte Architects is a multidisciplinary practice internationally renowned for its institutional, cultural, and residential projects.



Roland Rom Colthoff, Principal
RAW Design
PROJECT ARCHITECT

What: One of Canada's leading mid-rise design experts, RAW will collaborate with S+P to bring our design vision to life, expertly navigating studies, plans and guidelines that apply to Pier 8.

Who: RAW is one of Toronto's most vibrant and respected architectural and design studios, with an international design sensibility and a wealth of recent local experience.



Marc Ryan, Principal
Public Work
LANDSCAPE ARCHITECT

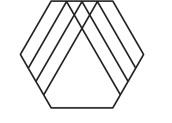
What: Award-winning designers of the Beltway, Public Work will oversee the design of Pier 8's Greenway and Green Slips, and assist with other landscape architecture elements within the project.

Who: Public Work aims to produce transformative works that invigorate the public realm, optimize and enhance the performance of urban and natural systems, and support public life.

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New north-south Green Slips

We propose carving the blocks at Pier 8 in such a way as to create Green Slips that intersect with the planned Greenway, creating a larger open space network. These Green Slips, which are inspired by the harbour slips that characterize Pier 8's industrial surroundings, would support a number of open space functions: public gathering spaces, private amenity spaces, natural oases, harbour viewing platforms and lookouts, mid-block trail connections, and storm water capture and conveyance.



Designing the Greenway

The east-west Greenway serves as a signature central armature of the public realm, a public amenity for the community, and the symbol of a new standard of sustainability in terms of water management and public space design. Inspired by the Escarpment, we envision a chain of large-scale eroded rock fragments materialized in limestone, sandstone, with a shale base to form a mineral that is able to support the canopy of an emerging urban forest. This space will be energized by pedestrian and cycling traffic and will celebrate the seasonal flows of water through the Greenway to the harbour.



Greenways and Green Slips tie Pier 8 together



Adding three north-south "green slips" to the Pier 8 plan is our key landscape move, creating new connection points through the precinct and adding intrigue, varied topography and more green space to Pier 8's already unique character.



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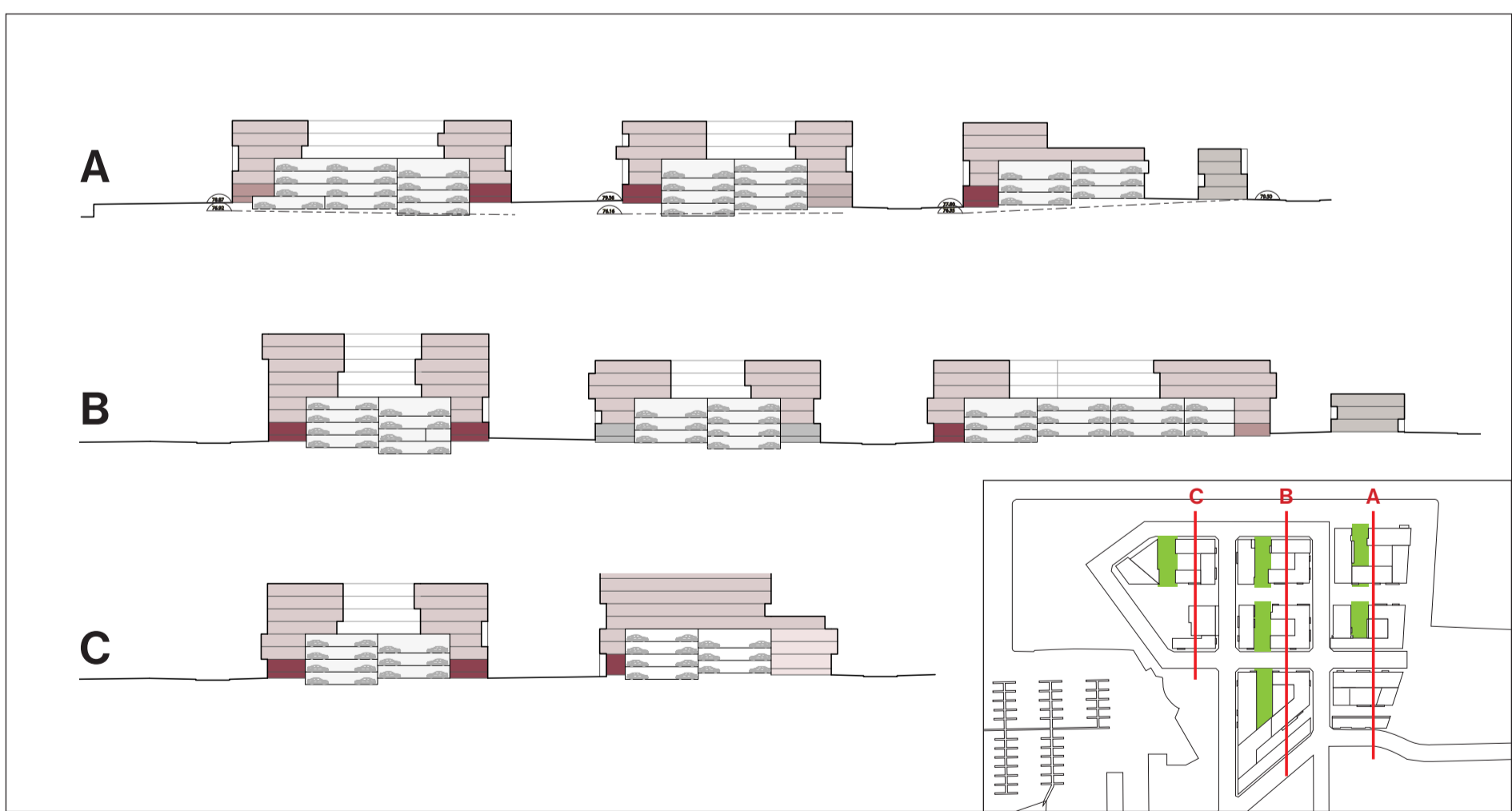
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A walk through of our Pier 8 will take you by restaurants and retail stores from some of Hamilton's top entrepreneurs; a Momentum fitness facility and an urban grocer; a Urban Commons consisting of a Hamilton Public Library branch, a YWCA seniors facility and a Cobalt Connects innovation hub, among others; residential lobbies and townhouses; an Alt Hotel; offices and other uses you would find in a true urban village. On this board we show you how it all lays out, in plan → (view from above) and section ↓ (as if we cut a line through it and looked at the cut at eye level).

Legend

- | | | |
|----------------------|-------------------|--------------------|
| Institutional | Lobby and Amenity | Townhouses |
| Retail & Restaurants | Hotel Lobby | Stacked Townhouses |
| Live / Work | Office Lobby | |



How it all works



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