



THE OVERALL WATERFRONT PLAN

- Waterfront Development & Re-Development is a "journey" - Benefits are for the Long-Term
- Planning for the Waterfront Development & Re-Development *has been underway* for many years
- Realization that Waterfront Re-Development is a dynamic process
 - Circumstances *can & will* change over time
 - Public Interest & Trust need to be *balanced* with Private Investment & Market Conditions
- Investments made *upfront* lead to real economic-lift in future years & generations
- If we *do not* start now... when will be a better time?



HAMILTON'S WATERFRONT OFFERS

- 6,000 metres of shoreline
- A diverse mix of recreational and family-friendly uses
- A world-recognized commercial shipping port
- An extensive walking and biking trail system
- Transformed a former industrial trial site into a large-scale public park
- An NHL-sized skating rink
- Restaurants and cafes



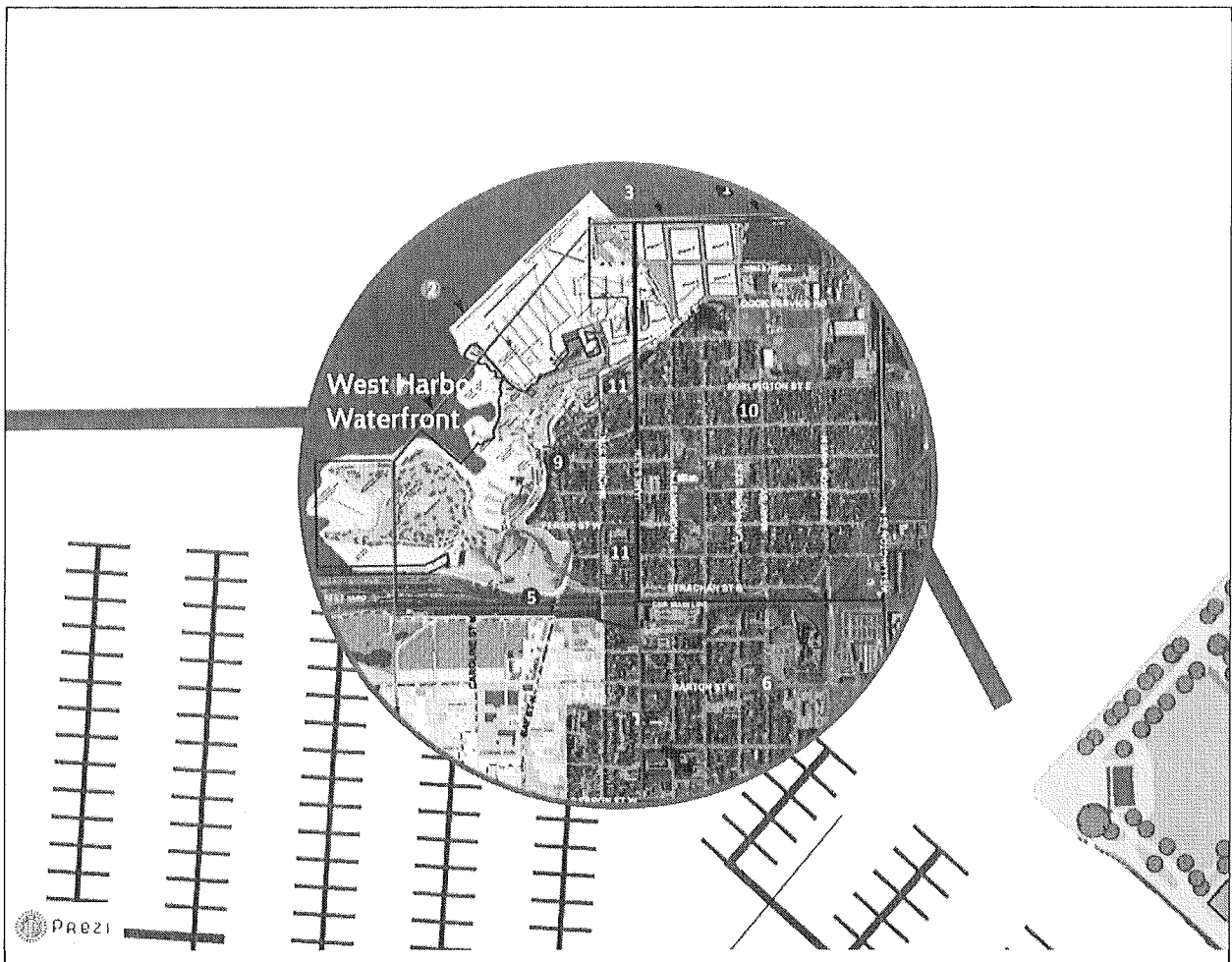
IT'S DESIGNED TO ATTRACT PEOPLE

- In 2001 the City helped establish the Hamilton Waterfront Trust, leading to the successful development of the West Harbour's Pier 7 and 8 area
- Through the Trust's efforts, this area has become a vibrant people-place, where walkers, joggers, cyclists, and boaters interact with water-side cafés, restaurants, and ice-cream parlors



COMMITTED TO ON-GOING REVITALIZATION

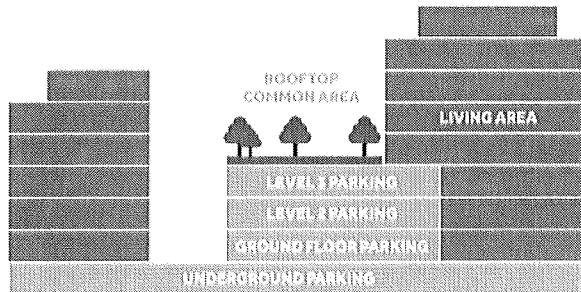
- Recognizing some of the challenges presented by Hamilton Harbour's industrial past, great efforts have been made to ensure the highest of water quality and ecological standards as the City develops the area
- All three levels of government have been partnering for well over 20 years to clean up and enhance Hamilton Harbour's water and ecological quality
- Today these internationally recognized efforts have seen a revival in Hamilton's environmental ecosystem, as evidenced through new fish and wildlife habitat

An aerial photograph of waterfront buildings, including a prominent structure with a curved facade and a series of windows. A large white circle is superimposed over the center of the image, containing text and a bulleted list. The PREZI logo is in the bottom left corner.

IS A PLACE YOU WANT TO INVEST

- LOCATION, LOCATION, LOCATION - it's right on the water, blocks from the new GO Transit terminal, and only a few more blocks from a vibrant and growing downtown
- Hamilton's West Harbour is a fantastic, liveable, walkable and business-friendly space with a number of amenities already there
- Offers the opportunity to create new mid-rise condos with a mix of 1,200 to 1,600 residential units and commercial space

WHAT INVESTMENT COULD LOOK LIKE



1,600
residential units



\$600 MILLION
in potential private-sector
sales revenue



13,000 SQ. M.
leasable commercial
& institutional space

HAMILTON'S "WEST HARBOUR" WATERFRONT

Overview - Pier 8 "private-sector" Development

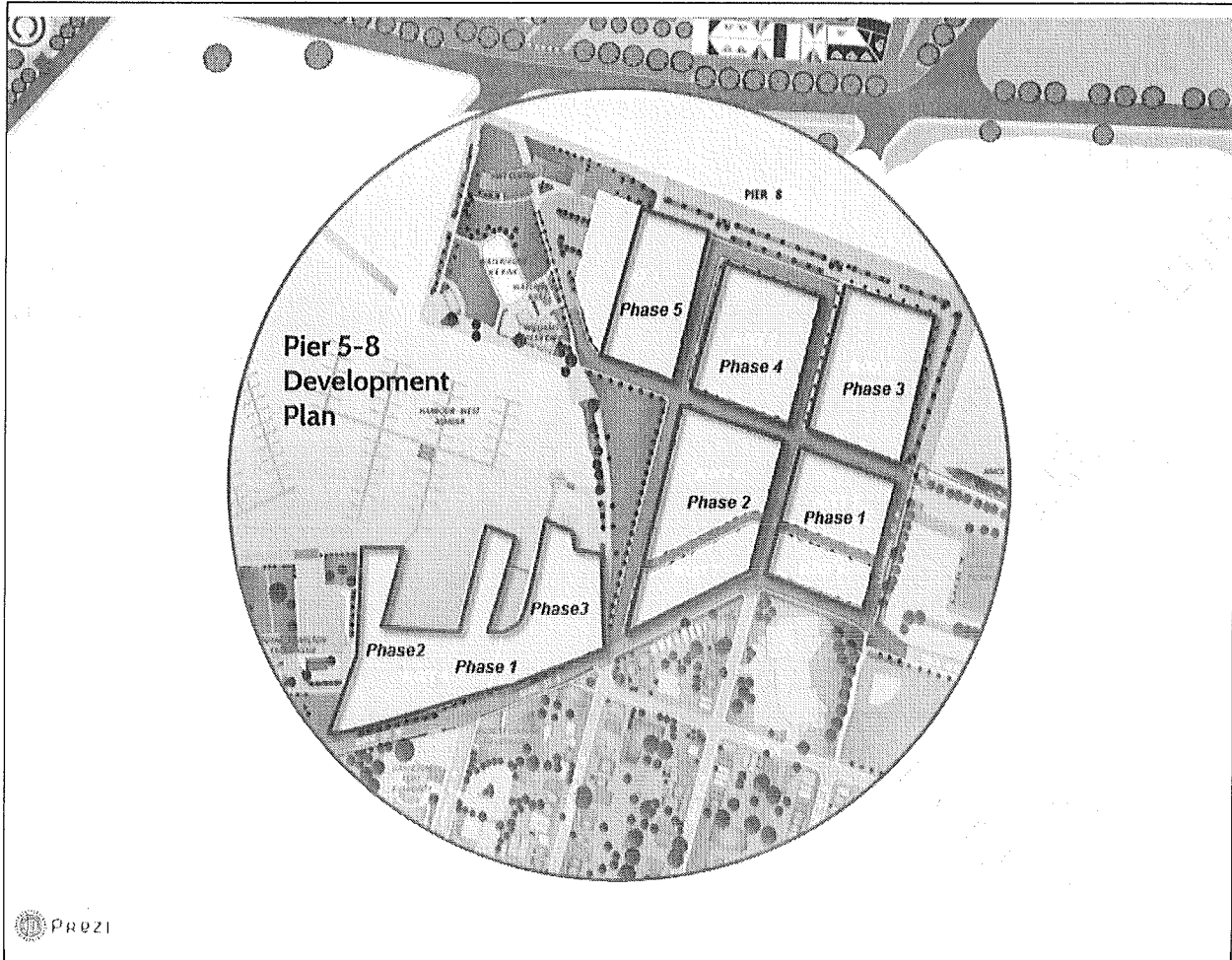
The Overall *magnitude* of this investment is *transformational*

- 1,600 residential various sized units ranging from \$247,000 - \$462,000/unit
- 13,000 sq. m of leasable commercial & institutional space
- \$470 Million(est.) in private-sector investment for development costs
- \$600 Million(est.) in private-sector residential & commercial sales revenue
- \$1.3 Million per year in additional private-sector commercial rental income
- \$7.5 Million per year in new Municipal tax revenue - Every Year

WEST HARBOUR

Economic Benefits - Pier 8 "private-sector" Development

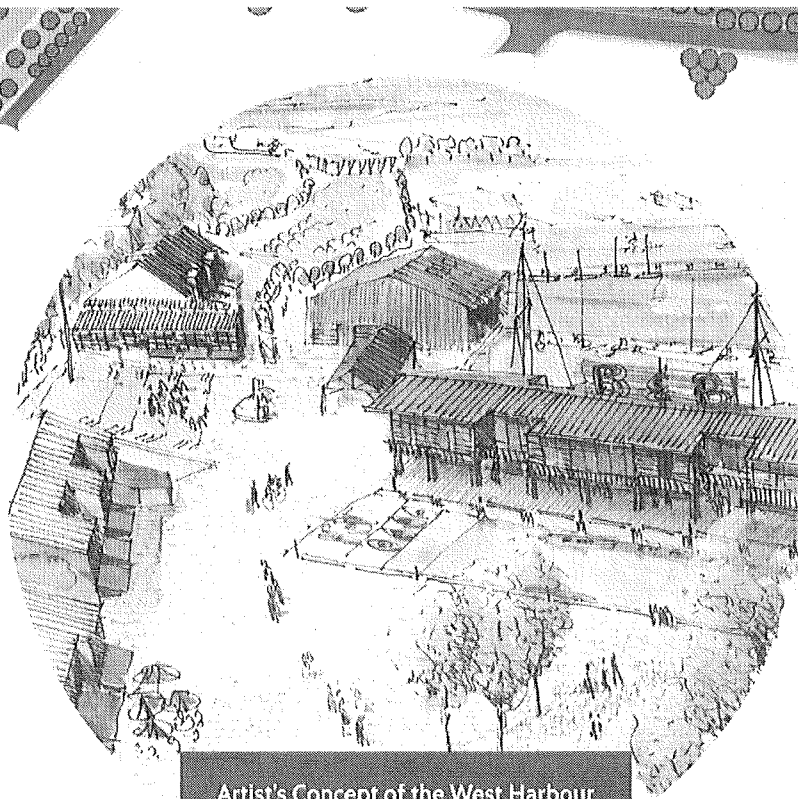
- Per Unit Sales Prices will increase overtime beyond the base-case
- Thousands of construction jobs created during 15-year build-out
- New permanent jobs created with the 13,000 sq. m of commercial space
- Anticipated increase in the overall tax assessment-base within the surrounding West Harbour Area
- Increase in value due to proximity to new James St. GO Transit terminal
- Re-Shaping of the City's "image" for other private-sector investment



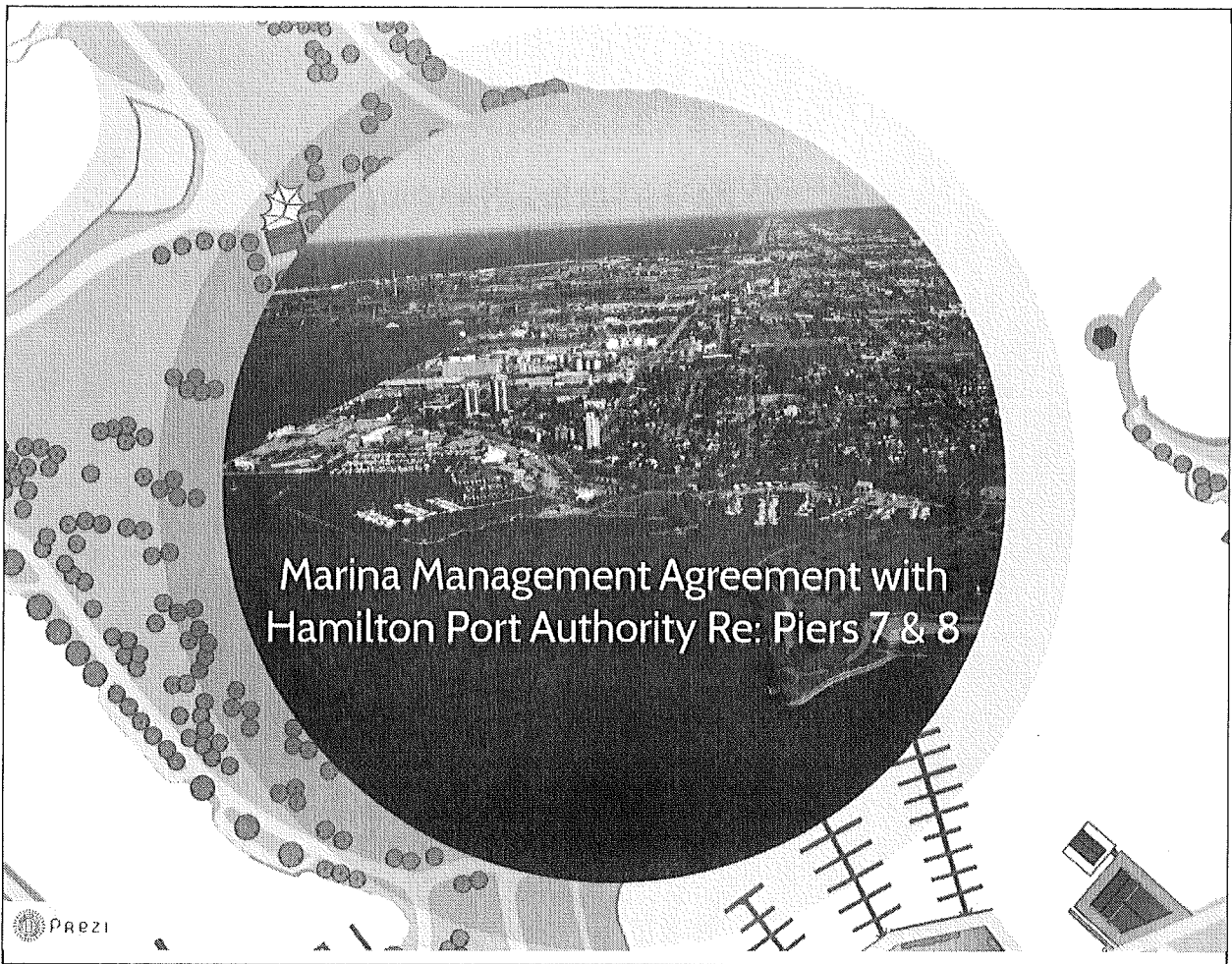


KEEPS ON GETTING BETTER

- The City of Hamilton established a set of guidelines to ensure quality building standards with greater public-access to the water's edge through the use of trails, boardwalks, and a naturalized shoreline
- We want to increase density and development opportunities that will compliment the existing neighbourhood

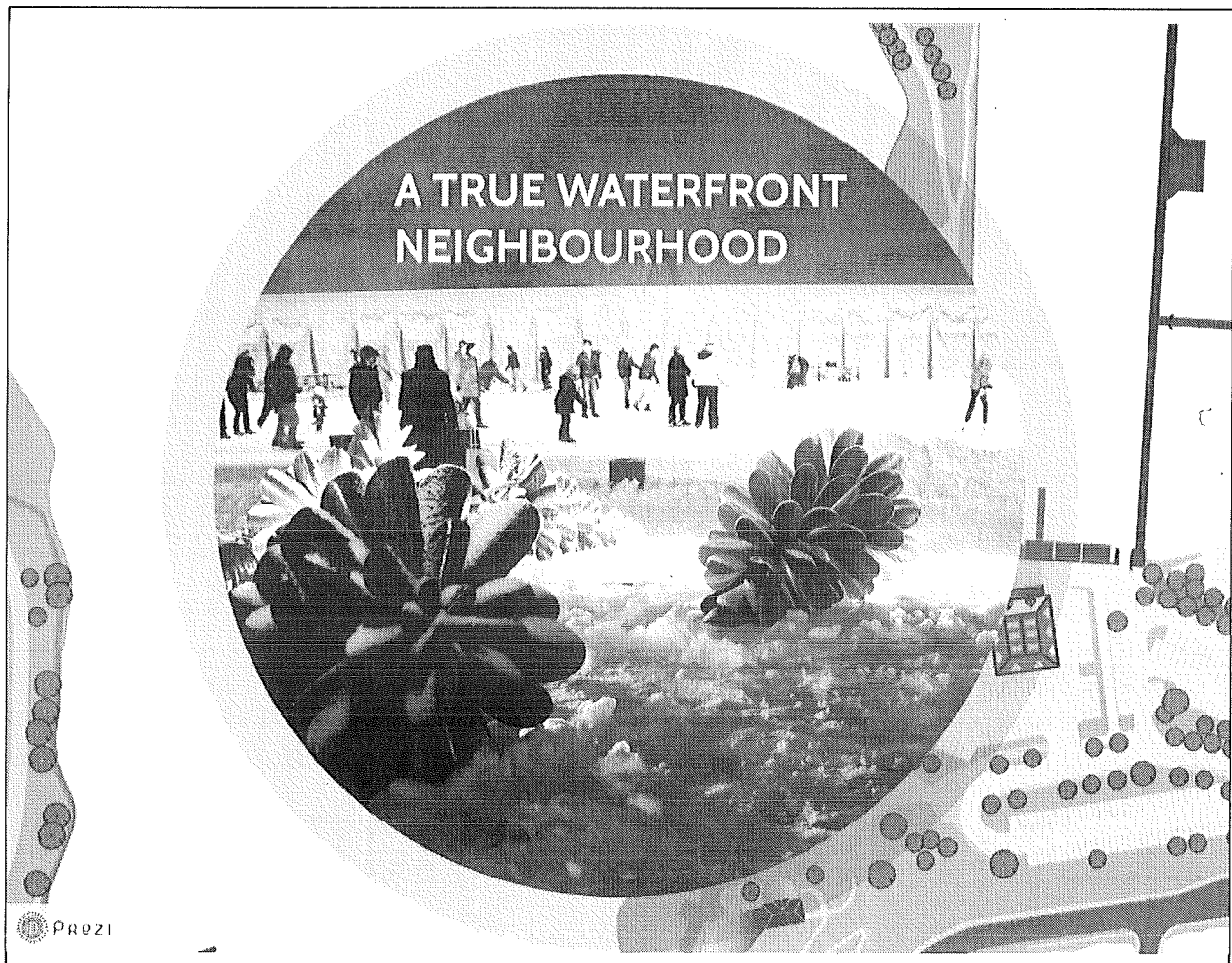


Artist's Concept of the West Harbour Waterfront Recreation Master Plan Waterfront Vision.



Marina Management Agreement with Hamilton Port Authority Re: Piers 7 & 8

PRZI



A TRUE WATERFRONT NEIGHBOURHOOD

PRZI

CLOSE TO DOWNTOWN

- Hamilton's waterfront is also just a kilometre away from the downtown core
- Downtown Hamilton is home to 13,700 residents and 24,000 employees, currently has over 2,000 condominium units either under construction or soon to be under construction, and is seeing exponential growth in terms of gallery spaces, 35 new restaurants and cafes opened in 2013, and new creative businesses



6.5KM
of shoreline trail



5.5KM
of public access
of water edge



350 ACRES
of recreational
space

