



77 JAMES STREET NORTH

HAMILTON, ON

QUICK FACTS

- + Residential Tower
- + 1,785,000 square feet
- + Smith + Andersen Mechanical, Electrical, and Security
- + Sustainability Services (Footprint)



RENDERINGS COURTESY OF SRM ARCHITECTS INC.



77 JAMES STREET NORTH

ABOUT THIS PROJECT

- + Construction of a multi-phase development that adds nearly 2,000 residential units to downtown Hamilton.
- + First phase includes a 30-storey tower, 9,900 square feet of commercial space and a three-storey underground parkade with 900 stalls. Second and third phases add two more 30-storey towers with 6,866 square feet of commercial space. Fourth phase consists of a 25-storey tower.
- + Redevelopment will transform this site into a mixed-use community with four high-rise multi-unit residential towers connected by a nine-storey podium.
- + Designs take total lifecycle costs into consideration, examining the trade-offs between enhanced glazing performance versus the scale of mechanical and electrical equipment.
- + Mechanical system design features four-pipe fan coils to maximize energy efficiency and centralize maintenance.
- + Each suite includes a dedicated energy recovery ventilator for direct enhanced ventilation with an outside air source.
- + Electrical design features electrical vehicle (EV) charging stations that are planned to be a higher percentage than the typical requirement.
- + EV systems are not only designed to support the current infrastructure for phase one, but also support the installation of EV chargers for future phases, in anticipation of the growing market.
- + Site is located in the heart of downtown Hamilton, on the existing 3.54-acre site known as Hamilton's City Centre Mall.
- + Includes approximately 18,000 square feet of commercial space, and three levels of underground parking.
- + Architectural design maintains a representation of the existing clock tower, which was originally constructed in 1990.
- + Sustainability goal is expected to achieve or exceed the SB-10 requirements.

LOCATION

Hamilton, ON

SMITH + ANDERSEN SERVICES PROVIDED

Mechanical, Electrical, Security, Footprint (Sustainability)

KEY TEAM MEMBERS

IN8 Developments

SIZE

Phase 1: 320,000 sq. ft.
(29,728 sq. m.)
Phase 2: 340,000 sq. ft.
(31,587 sq. m.)
Phase 3: 450,000 sq. ft.
(41,806 sq. m.)
Phase 4: 290,000 sq. ft.
(26,941 sq. m.)

BUDGET

Confidential

COMPLETION YEAR

Phase 1: 2028

HOT BUTTONS

MULTI-UNIT

RESIDENTIAL

FITNESS

EV CHARGING

DOAS

NEW BUILD

HIGH-RISE

COMMUNITY