



local **LIVING**

THE STONEY CREEK ISSUE



LUSHINSTONEYCREEK.COM

4 A NEW COMMUNITY TO CALL HOME →

Explore our master-planned community in Stoney Creek, Empire Lush. Featuring a collection of town and detached, 3 and 4 bedroom homes to choose from, your dream home awaits.



↓ WHERE THE LOCALS... 10

From their morning coffee to fun with the kids, to date night, this is where Stoney Creek locals go.



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A small town with big personality, Stoney Creek is a great place to call home, and could be the right community for you and your family.



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A determined group of 'big city' folks have brought about a renaissance in Hamilton that has taken place before our very eyes.

↓ DISCOVER STONEY CREEK'S HEARTBEAT 22

Community events, local sports and volunteer opportunities are just a few of the things this community has to offer.



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DISCOVER
STONEY CREEK'S
HEARTBEAT



@empire_living



/EmpireLushVictory

**OUTSIDE THE HUSTLE AND
BUSTLE BUT CLOSE ENOUGH
TO TAKE ADVANTAGE OF
HAMILTON'S BOOMING
ARTS AND CULTURE
SCENES, THE TOWN OF
STONEY CREEK ENJOYS AN
IDENTITY ALL ITS OWN.
SMALL TOWN CHARM
WITH A YOUNGER, MORE
MODERN FEEL MAKES IT
THE PERFECT PLACE FOR
NEW FAMILIES THAT DON'T
WANT TO COMPLETELY
UNPLUG JUST YET.**

a new Community to Call Home



A PLACE TO TRULY CALL HOME

Empire Lush is nestled in the heart of Stoney Creek with its own unique roots and style. It's a neighbourhood that has embraced the vibrancy that comes with growth and change, and gives residents the opportunity to design the life they want.

Lush's distinct town and detached home plans with 3 and 4 bedroom designs and unique floorplans will appeal to the diverse needs of your family.



BRAND NEW COMMUNITY, SMALL-TOWN FEEL.

With warm, welcoming streetscapes and the beautiful Niagara Escarpment flanking the entire community, Lush offers a wide range of exceptional new home designs. With a collection of towns and detached homes master-planned to cultivate that small-town feel, it's easy to see how neighbours turn to friends and a house becomes a home.

YOUR DREAM HOME AWAITS

Empire is proud to offer a collection of modern homes at Lush that will fit the lifestyle of your unique family. Ranging from 1,300-3,500 sq.ft., Lush can accommodate whichever life stage you find yourself in, from moving-up to moving-down or finding your first dream home.



HOW A NEW GENERATION
IS TAKING PART IN THE GTA'S

RURAL RENAISSANCE

Disheartened by price surges, bidding wars, lines and over-crowding, an entire crop of Torontonians and GTAers are chasing a slower-paced lifestyle and affordable living options.

It's a reality most GTA dwellers can relate to. A bright eyed youngster sets out for the big city, maybe for school or their first job, or just after a little independence. Taking advantage of every party, networking event and restaurant opening in town, the GTA offers an endless array of opportunities just waiting to be explored. And with their two roommates and maybe a little help from mom and dad; they got this.

Fast forward ten years later, and life has gotten real. Lingering student debt persists, marriage and kids come into play and the realities of the 50-hour work week have them living for the weekend, yet struggling to be able to afford anything. They're trying to save to buy a house for their growing lives.

There has to be an easier way. After all, it seems ridiculous that a dual income household with steady salaries should have to worry about how to pay rent and bills, and maybe go out to dinner here and there. This isn't what they had in mind back when they assumed the suburban life their parents had would never be for them.

Suddenly, even the die hard urbanites are understanding the appeal of moving out of the GTA to a place where the problems of the city won't follow. The small town revival is real, and it is their key to true independence, the type they found in the city ten years ago and which they can barely remember now. A chance for them to stop surviving and start thriving. With the average home price a cool \$100k+ less, these small, under-populated towns give families a chance to invest, to travel, to try new things and most importantly to get out and live, with about half the financial stresses of their big city cohorts.

And it's not quite the death to their social life one might expect either. Cities like Hamilton and regions like Niagara are more populated than ever with young GTA transplants breathing new life into the once sleepy communities, and giving rise to trendy restaurants, artisan coffee shops, recreational opportunities and nightlife. The best part is, these places don't come with a line-up, a cover, or a crowd.

Now, this might be a stark contrast from what the experts tell us - the hordes of magazines, news stories and sound bites we hear proclaiming that millennials are rejecting their parent's lives. They say they hate the suburbs and want walkable neighbourhoods, more density, the most density in fact. Urban sprawl is the enemy. They don't care about children or owning property, they want liberal, shared space policies. That is, until they don't. Until they settle down, have a family and finally realize what they really wanted was freedom to actually live their lives, carve their path and choose their lifestyle.

As you drive through the small towns of Southwestern Ontario, freedom is something that you're barely even conscious of, and yet it's unmistakably there. Country roads that take you through undisturbed green pastures, downtown blocks of historical buildings occupied by one of everything you may need; a grocery store, a hardware shop, a bank

and a medical office. Isn't this the true representation of the growing minimal movement that's starting to take hold? Where neighbours are there for each other, not battling over parking spaces. Where you can still find that artisan cup of coffee or craft beer, and know the person pouring it for you, or believe it or not, the farmer who grew the raw ingredients.

Small towns seem to be the only place left where GTAers stand a chance at starting something that's all their own, maybe even with a little extra money to invest, explore and live a full life.

CANADIAN HOSPITALITY AND GRACE REIGN TRUE IN THESE TOWNS IN A WAY THAT WE'RE SELDOM ACCUSTOMED TO IN TORONTO

And while these small town transplants may think they'll be shunned by the locals, just one more hipster driving up the demand for new housing and overpriced coffee, Canadian hospitality and grace reign true in these towns in a way that we're seldom accustomed to in Toronto. Sure, you may hear the occasional grumble, but it'll pale in comparison to those you heard all day, every day on subway platforms and in traffic jams. Especially when you start to realize the ones grumbling are becoming familiar faces at your local pub and you can now greet them by name.

It's not just families seeing the appeal either. Business, both startups and large organizations, are making the move (think Amazon considering Kitchener-Waterloo over Toronto's downtown) for the same reason the average Joe is. Lower cost of operation, more room to grow.

When we think back to what experts say about millennials looking for walkable, urban environments, we can't help thinking how that model has proven unsustainable time and time again, in some of the most popular metropolis in the world. As we crawl across the inner city highways, we're seeing communities so dense that neighbours could high five from their balconies (although they mostly just ignore each other) and we can't help but wonder if this is the freedom millennials were really after, or if the neighbourhood they imagined actually looks very different.

Perhaps a place where they can recreate the very best parts of what they've been after, for about half the price and half the hassle. A distilled version; leaving only the stuff they love, like authentic interactions and more face time, a space of their very own and a chance to build something real and lasting. Maybe the small towns of Southwestern Ontario are the place they were really looking for. ♦

welcome to STONEY CREEK

Tucked along the Niagara Escarpment, Stoney Creek connects to a network of green that spans along the entire GTA. With scenic Lake Ontario to the north, and Hamilton's downtown core to the east, residents find themselves within a natural wonder of green forests and fresh air with endless opportunities for urban adventure and local conveniences.



// LOCALS LOVE

The sheer greenness of the area. Between countless conservation areas, the lakeshore, waterfalls, wooded area of Niagara Escarpment and the scenic Ridge Road, there is no shortage of natural beauty to enjoy in Stoney Creek.

LOCALS COMPLAIN //

Stoney Creek has embraced the growth that comes with proximity to Hamilton's downtown, but with it comes a sacrifice of that sleepy town feel and lower housing prices original residents enjoyed for years.

good vibes TOWN VIBES BY THE NUMBERS

35%

OUTDOORSY

30%

CONVENIENT

18%

FAMILY-ORIENTED

17%

FOODIE

you should
live here
if...

1 YOU STILL LIKE THE NIGHT LIFE

Often compared to Brooklyn, NY, Hamilton has become the artsy, grittier cousin to Toronto's culture and nightlife scene. Enjoy live music, local breweries and a real, relatable party scene just minutes away.



2 YOU FEEL AT HOME IN THE GREAT OUTDOORS

Set in one of the most highly preserved areas, flanking Lake Ontario with endless miles of beautiful countryside and the Niagara Escarpment's trail, river and park network means outdoor explorers can become fully immersed in the exquisiteness of mother nature.



3 YOU NEED LOCAL CONVENIENCES

Minutes from Hamilton, Stoney Creek is adopting the down-to-earth vibrancy and lively small-town feel that comes with enjoying proximity to one of the GTA's fastest growing creative hubs. Take advantage of the convenience, but come home to the tranquil.



where the *Locals...*

GO FOR DATE NIGHT



THE POWERHOUSE

Set in a refurbished power station, this cozy and cool local pub is the perfect place for a relaxed date night. Great food with lots of vegetarian options and delicious local wines and beer, there's something for everyone. Protip: Go for brunch.

10 MINS FROM EMPIRE LUSH

PICK UP THEIR MORNING BREW



TIM HORTON'S

A Canadian classic that's always a better experience in a small town, Lush residents enjoy a 3 minute drive to their local Timmy's in the morning where they'll meet the familiar faces of locals beginning their day.

3 MINS FROM EMPIRE LUSH

ENTERTAIN THEIR KIDS



CONFEDERATION BEACH PARK

At the shores of Lake Ontario, here you'll find some of the area's best food and fun throughout the year. Enjoy scenic strolls, picturesque views of the shoreline, open park space, go-karts, batting cages, mini golf, Wild Waterworks and Lakeland Pool.

14 MINS FROM EMPIRE LUSH

SPEND LAZY WEEKENDS



THE PUNCH BOWL MARKET

Located at the mouth of the Punch Bowl Conservation Area, this family-run business is a favourite for locals for its community spirit, delicious bakery, fresh flowers and year-long market. It's the perfect place to grab snacks for your hike.

10 MINS FROM EMPIRE LUSH

GO GROCERY SHOPPING

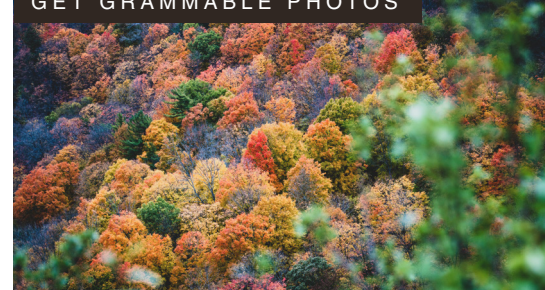


OTTAWA STREET FARMERS' MARKET

Open every Saturday, from April to December, the Ottawa Street Farmers' Market features fresh produce, meat and cheese, artisan breads, honey, prepared foods and natural skin care products all from vendors located within a 100km radius.

14 MINS FROM EMPIRE LUSH

GET GRAMMABLE PHOTOS



RIDGE ROAD

Known as one of the most beautiful roads in Ontario, Ridge Road offers absolutely spectacular views of Hamilton with spots along the way to stop and take incredible photos. Our favourite time for this stunning view is fall.

3 MINS FROM EMPIRE LUSH

GO FOR OUTDOOR TIME



HERITAGE GREEN SPORTS PARK

The 80-acre community sports park opened in 2005 with three soccer fields, two baseball diamonds and a field house. With a large upgrade approved in 2017, the park has become a destination for community games and outdoor play.

2 MINS FROM EMPIRE LUSH

GO TO WORK OUT



ANYTIME FITNESS

Known for their friendly, welcoming environment that fits in perfectly with Stoney Creek, Anytime Fitness is open 24 hours for maximum convenience and offers solo workout opportunities as well as personal training and team workouts.

5 MINS FROM EMPIRE LUSH

out & about

RESTAURANTS

Lotus Thai & Vietnamese
Symposium Cafe
Kelseys Original Roadhouse
Valentino's Restaurant
Venice Beach Pizzeria's

SHOPPING

Heritage Hill Shopping Centre
Indigo
SmartCentres Hamilton SE
CF Lime Ridge
Eastgate Square

RECREATION

Pros Golf Centre
Cineplex Cinemas Hamilton
Starlite Drive In Theatre
Glendale Golf & Country Club

GROCERIES

Foodland - Hamilton
FreshCo
Metro
Elm Deli & Bakery
Fortinos

SERVICES

Shoppers Drug Mart
PetSmart
Paramount Dentistry
Stoney Creek Clinic
ESSO

FITNESS

Anytime Fitness
Orangetheory Fitness
Momentum Fitness
CrossFit Battlefield
GoodLife Fitness

PLACES OF WORSHIP

Family Church of Heritage Green
Hamilton Vietnamese Alliance Church
Heritage Green Baptist
King's View Community Church

PARKS

Heritage Green Sports Park
Heritage Green Community Dog Park
Dofasco Park
Felker's Falls Conservation Area
Devil's Punchbowl Conservation Area

IS HAMILTON TORONTO'S BROOKLYN?

You may have heard the common comparison that Hamilton's booming growth, arts and foodie scene has made it the 'Brooklyn of Toronto' over the years. It's a comparison that often makes Hamiltonians cringe, resenting the implication that their existence is dependent upon that of their Toronto neighbours. However, it's not the perceived connection between the two cities that has sparked this common comparison, nor the misguided idea that Hamilton and Brooklyn are where people end up when they can no longer afford the 'big city'. But rather, it's Hamilton's journey that welcomes the comparison and which mimics that of its American counterpart.

For most people, Hamilton may have been the place where a relative or two lived growing up, maybe somewhere to visit a few times a year for family reunions or picnics. Much like Brooklyn, it may even have been the butt of a joke once upon a time; one of those "you live where?" locations.

But much like Brooklyn, a determined group of urban folks have joined forces with those who never left, as well as the town itself, to bring about a renaissance that has taken place before our very eyes. Many are moving back after having ventured to the big city in early adulthood when jobs were few and far between, while others may be looking to live somewhere with a different feel than the GTA's suburbs; less cookie cutter, more historic.

While respecting the blue-collar labours of the steel

and related industries that made it what it is, Hamilton is accepting and investing in new employment sectors that will allow residents to live and work within its borders. Major employers like McMaster University and Hamilton Health Sciences Corp., as well as a growing tech sector, give the economy legs in a way that a single-industry town couldn't have achieved. As the city has grown, so has its infrastructure. A second GO station opened in 2015, and the once-neglected Gore Park is now a lavish public square. Hamilton has always had the sturdy bones of a metropolis and now we're seeing it come to fruition.

As growth continues, an emerging arts and culture scene has attracted young local talent and those looking for some creative therapy to experience music, art and food. Raised amongst the steel mills, the talent emerging from Hamilton is grittier and more down to earth. These are real, relatable artists, eager to share their talents with locals and newcomers alike.

And don't be fooled, Hamilton is not looking to become Toronto, it's much too cool to want to mimic it's slightly pretentious neighbour. Instead, it stands for the everyman, the go-getter who has no desire to wait in line on Thursday night just to grab a drink after work. It welcomes most but is firm in its desire to support local, with a strong sense of identity rooting it down. As Brooklyn Chamber of Commerce president and CEO Carlo Scissura advised during his 2015 visit, "Don't lose your grittiness in the fight for all that gleams, Hamilton...Be who you are...be gritty, be cool."

THE NEW HAMILTON →

A fresh new crowd is paving the way for new restaurants, bars and artisan shops as well as a more walkability, vibrant community atmosphere.



RAISED AMONGST THE STEEL MILLS, THE TALENT EMERGING FROM HAMILTON IS GRITTIER AND MORE DOWN TO EARTH.



The days of people reluctantly whispering their Brooklyn address has past and likewise Hamiltonians are (and most of them always were) proud to say they are from the Hammer, and reluctant to support ventures that don't keep Hamilton's economy strong and booming. Hamilton pride has even become its own industry, sparking the sales of neighbourhood wall art, and t-shirts featuring the #HamOnt hashtag, the unofficial town news feed. Even Torontonians who make the move out of necessity, for more space or a new pace of living, find themselves gradually moving their lives over to Hamilton, job, social life and all, and warming up to their new surroundings quicker than they expected. It's easy to realize you've been mistreated by a big city when you feel welcome by a slightly smaller one.

The areas surrounding Hamilton's downtown are also profiting from this renaissance. No longer just small-town suburbs, places like Stoney Creek and Binbrook have welcomed the vibrancy of new growth. With high-end and casual restaurants, cafés, breweries and unique lunch spots peppering Hamilton's downtown and stretching into surrounding communities, the old west-end of big-box chains and dilapidated industrial stretches are dissipating into an artisan scene worthy of exploration. There's still a long way to go, with some of Hamilton still left in need of some love, but a new era has already struck, and the surrounding communities of Hamilton's suburbs are reaping the benefits. ♦

A photograph of a waterfall cascading over a stone wall in a forest. The water is white and frothy as it falls. The stone wall is made of large, rectangular blocks. The background is filled with green foliage and trees.

A D V

E N T

U R E

awaits

ON THE GO

Pack the car, grab the kids and go.
Take advantage of local convenience and explore all
the region has to offer.



HIGHWAYS

15 MINS TO HWY 403
8 MINS TO QEW



AIRPORTS

24 MINS TO JOHN C. MUNRO HAMILTON INTL. AIRPORT
45 MINS TO PEARSON INTL. AIRPORT



MALLS

12 MINS TO CADILLAC FAIRVIEW LIME RIDGE
17 MINS TO SOUTH HAMILTON SQUARE



PUBLIC TRANSIT

25 MINS TO THE HAMILTON GO TRAIN STATION
10 MINS TO THE NASH ROAD GO TRAIN STOP



NEIGHBOURING TOWNS

23 MINS TO HAMILTON
25 MINS TO BURLINGTON



CROSS BORDER FUN

1 HOUR + 10 MINS TO BUFFALO, NY
50 MINS TO RAINBOW BRIDGE TOLL GATE

GET BACK TO NATURE

True to its name, Lush is a community surrounded by the abundance of nature. Tucked along the Niagara Escarpment, Lush connects to a network of green that spans the entire GTA. With the Bruce Trail right outside and Lake Ontario to the north, residents find themselves in a natural wonder of green.



Experience life on the other side of your four walls. Open space to explore and always plenty of clean, fresh air to enjoy.



Cycle, paddle and hike through kilometres of trails, protected green pastures, forests, canals and waterfalls that boast some of the region's most picturesque views and Instagrammable moments.



FOR YOUR FURRY FRIENDS

Just two minutes down the street from Lush is the Heritage Green Community Dog Park. The largest dog park in Hamilton, the 56-acre park allows off-leash dog play and has seating areas, shade trees and a pathway with 3.1 km of accessible trails that connect to the East Mountain Loop Trail and Heritage Green Community Sports Park.



THE DEVIL'S PUNCHBOWL

Known for its breathtaking waterfalls and rock formations, the Devil's Punchbowl Conservation Area close to Empire Lush is a hiking trail containing two separate falls, Upper and Lower Punch Bowl Falls. The waterfall formation is one of the Niagara Escarpment's most amazing sights created at the end of the last ice age by huge melt-water rivers that plunged over the Stoney Creek Escarpment.

Rediscover the Great Outdoors

school REPORT



Schools play a major role in the growth of your family and are often one of the most important considerations when buying a new home. To help Lush homeowners in the Stoney Creek area navigate their way through their new school options, we've put together this guide on all things education.

Empire Lush falls under the Hamilton-Wentworth District School Board (HWDSB).

ELEMENTARY SCHOOL

BILLY GREEN ELEMENTARY SCHOOL

ADDRESS:
1105 Paramount Drive Hamilton, Ontario L8J1W2

GRADES:
JK-Grade 8

EXTRACURRICULARS INCLUDE:
Go Girls Club, Cross Country, Track and Field, Basketball, Volleyball, Soccer, Flag Football, Swimming, Empower Reading

SPORTS TEAMS:
Baseball, Cross Country, Track and Field, Basketball, Volleyball, Soccer, Flag Football, Swimming

5 MINS FROM EMPIRE LUSH

CATHOLIC SCHOOLS

The Catholic School system is also an option. Lush is part of the Hamilton-Wentworth Catholic District School Board and have the following available options for Catholic School education.

LOCAL SCHOOLS INCLUDE:
St. James the Apostle Catholic Secondary School
Bishop Ryan Catholic Secondary School

SECONDARY SCHOOL

SALT FLEET HIGH SCHOOL

ADDRESS:
108 Highland Road West Stoney Creek, Ontario L8J2T2

GRADES:
Grade 9-12

EXTRACURRICULARS INCLUDE:
DECA, Drama Club, Band, Choir, Guitar Club, Electronics Club, Habitat For Humanity

SPORTS TEAMS:
Rugby, Basketball, Football, Cross Country, Volleyball, Field Hockey, Swim Team, Waterpolo, Ice Hockey, Soccer, Track and Field, Badminton, Golf

6 MINS FROM EMPIRE LUSH

OUT OF SCHOOL BOUNDARY EDUCATION

There are also several school options outside of Lush's School Boundary. In order to enroll students in a school outside of your boundary, you must seek Alternate Attendance and gain approval by the Principal. Please note that if students are approved for attendance, there is no transportation provided.

Higher Learning

With some of the best Universities and Colleges in the country, Southwestern Ontario is a hotbed of post-secondary education options that make the region ripe for academic excellence.

BROCK UNIVERSITY

41 MINS FROM EMPIRE LUSH

Brock is a comprehensive research university with more than 70 undergrad and 40 graduate and doctoral programs, including its school of business, faculty of education and school of fine and performing arts. Brock also has the fifth biggest co-op program in the country including placements in history, liberal arts and dramatic arts, facilitating future employment for graduates.

go here

IF YOU WANT TO
MAKE THE NEXT
BIG DISCOVERY



go here

IF YOU
LOVE TO
GET INVOLVED



WILFRID LAURIER UNIVERSITY - BRANTFORD CAMPUS

39 MINS FROM EMPIRE LUSH

Opened in 1999, Laurier's satellite campus in Brantford maintains the same commitment to community involvement and innovative learning as the flagship campus in Waterloo. Laurier has over 200 student-led clubs, award-winning faculty, international education and scholarship opportunities and remains one of two universities in Canada to qualify for the Ashoka U designation, distinguishing global leaders in social entrepreneurship and social innovation education.

McMASTER UNIVERSITY

23 MINS FROM EMPIRE LUSH

Ranked in the top 100 in the world, McMaster is research focused, student-centred and dedicated to pursuing excellence in teaching, research and scholarship. McMaster is best known for its medical school, but their innovative inquiry-based Arts and Sciences programs are also notable. In their Integrated Sciences program, a maximum of 60 students study science and mathematics in a project-based environment.

go here

IF YOUR PASSION IS IN
HEALTH OR SCIENCE



go here

IF YOU'RE
LOOKING FOR
FLEXIBILITY



MOHAWK COLLEGE

18 MINS FROM EMPIRE LUSH

Renowned for its innovation and for skilled graduates, Mohawk College is student-focused and committed to community engagement, including working with local employers to ensuring graduate success. Mohawk also welcomes students of every variety, offering credential opportunities and a custom approach to learning, including blending learning opportunities online and on campus, co-op placements, clinical placements and labs. For continuing education, flexible opportunities or a return to learning, Mohawk is where you want to be.



DISCOVER STONEY CREEK'S

Heartbeat

Find your home, your team and your people in Stoney Creek's robust community engagement initiatives.

GET INVOLVED

Keep busy and meet your new neighbours with Stoney Creek's robust community event calendar.

From volunteer opportunities, fitness classes, cultural and religious gatherings, public festivals, live music and fun for the kids, the region is not known for staying put for too long. Enjoy the loaded schedule and variety of activities offered that give everyone an opportunity to join in all year long.

For more details:

<https://www.thespec.com/stoneycreek-on-events/>



With a strong commitment to community spirit and local involvement, Stoney Creek has programming available for all ages.



CHEER THEM ON

Stoney Creek's official minor hockey association, the Stoney Creek Jr. Warriors, is a chance for local kiddies to get out and learn Canada's beloved sport. With all skill levels welcome, the league offers a chance to develop social and teambuilding skills as well learning how to play the game as parents cheer on their little ones every week.

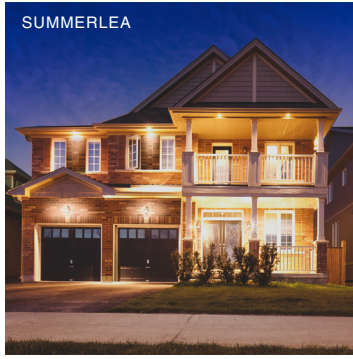


GET ACTIVE

The Hamilton Sport & Social Club offers a great way for late teens and adults to get involved, get active and make local friends through sports and activities. Open to anyone and always focused on fun, the Club offers a variety of co-ed leagues including Basketball, Dodgeball, Volleyball and Hockey.



**MORNING JOGS,
REIMAGINED.**



EMPIRE

CELEBRATING
25 YEARS
BUILDING BEAUTIFUL
PLACES TO LIVE