

Listing Agent:

Peter DeGuerre*, Senior Vice President
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For Sale

215 Riverside Drive

Land Development

Welland, Ontario

Lennard:



200-55 University Avenue, Toronto
416.649.5920 • lennard.com

*Sales Representative

All measurements and outlines are approximate.

215 Riverside Drive, Welland

Property Details



Site Area

35,542 SF (0.82 Acres)

Site Frontage

154.99 FT

Site Depth

250 FT



Pins & Legal Descriptions

641240085

PCL 29-2 SEC 59-CROWLAND-6; PT LT 29 CON 6 CLD, PT 1 59R3159; WELLAND

641240106

PT LOT 29, CONC 6 CLD, PART 1, 59R-17510; CITY OF WELLAND



Zoning

Residential Medium Density - RM-105



Official Plan

Medium Density Residential - SPA

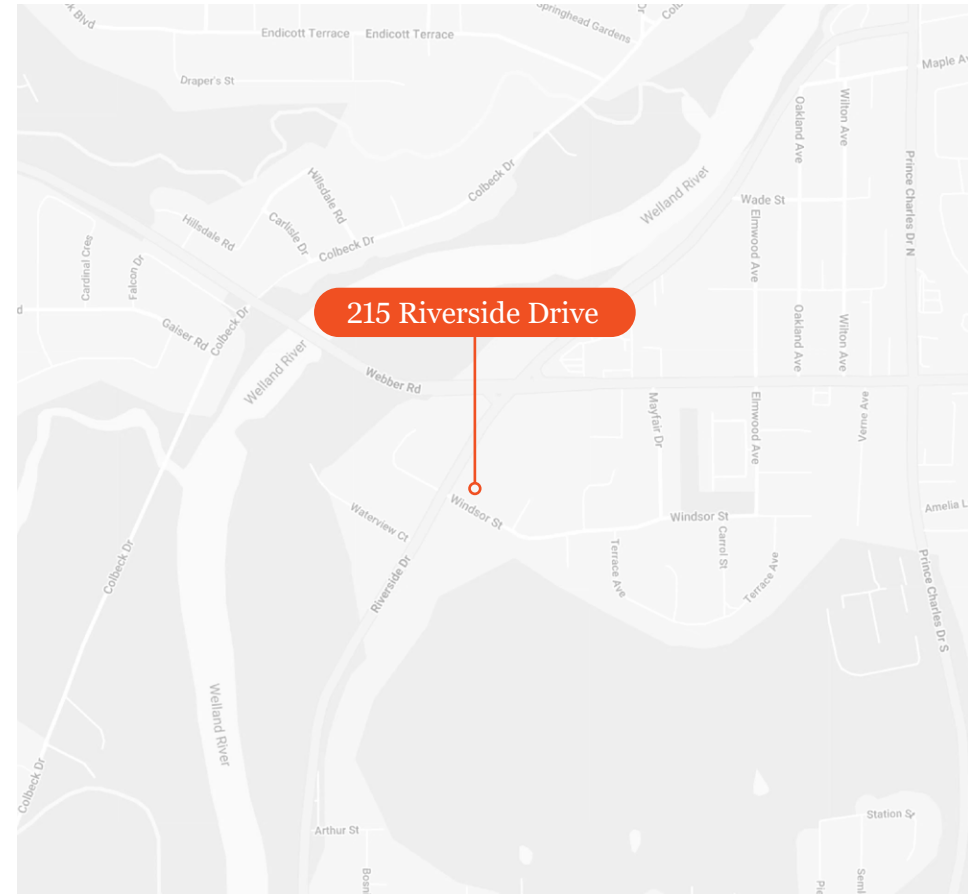


Asking Price

\$1,199,000

Property Highlights

- The subject site is currently vacant
- Fully entitled residential development site offering full municipal services in an established Welland neighbourhood
- The property has a potential for future development as a 28-unit residential condominium project in accordance with the existing planning framework



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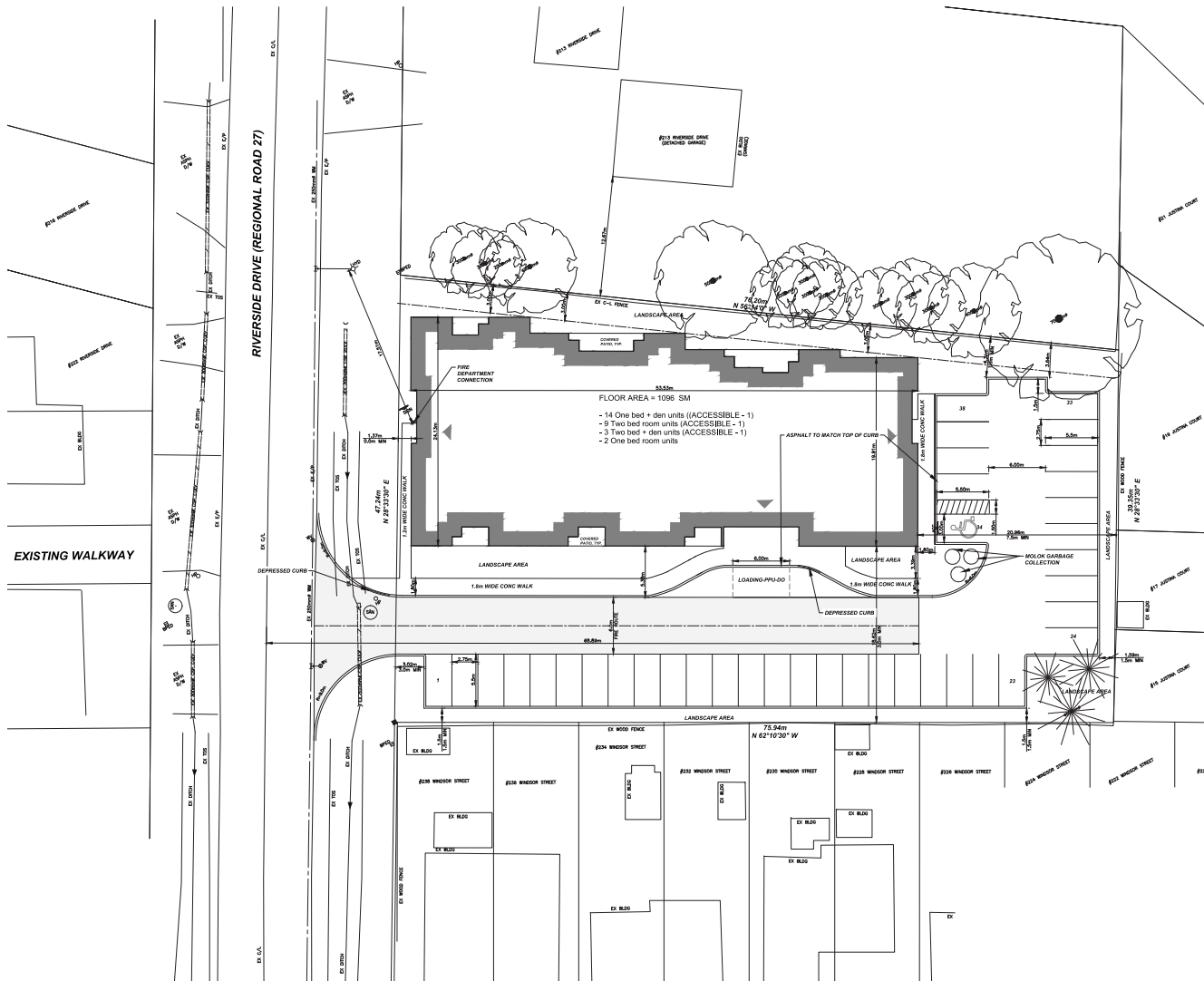
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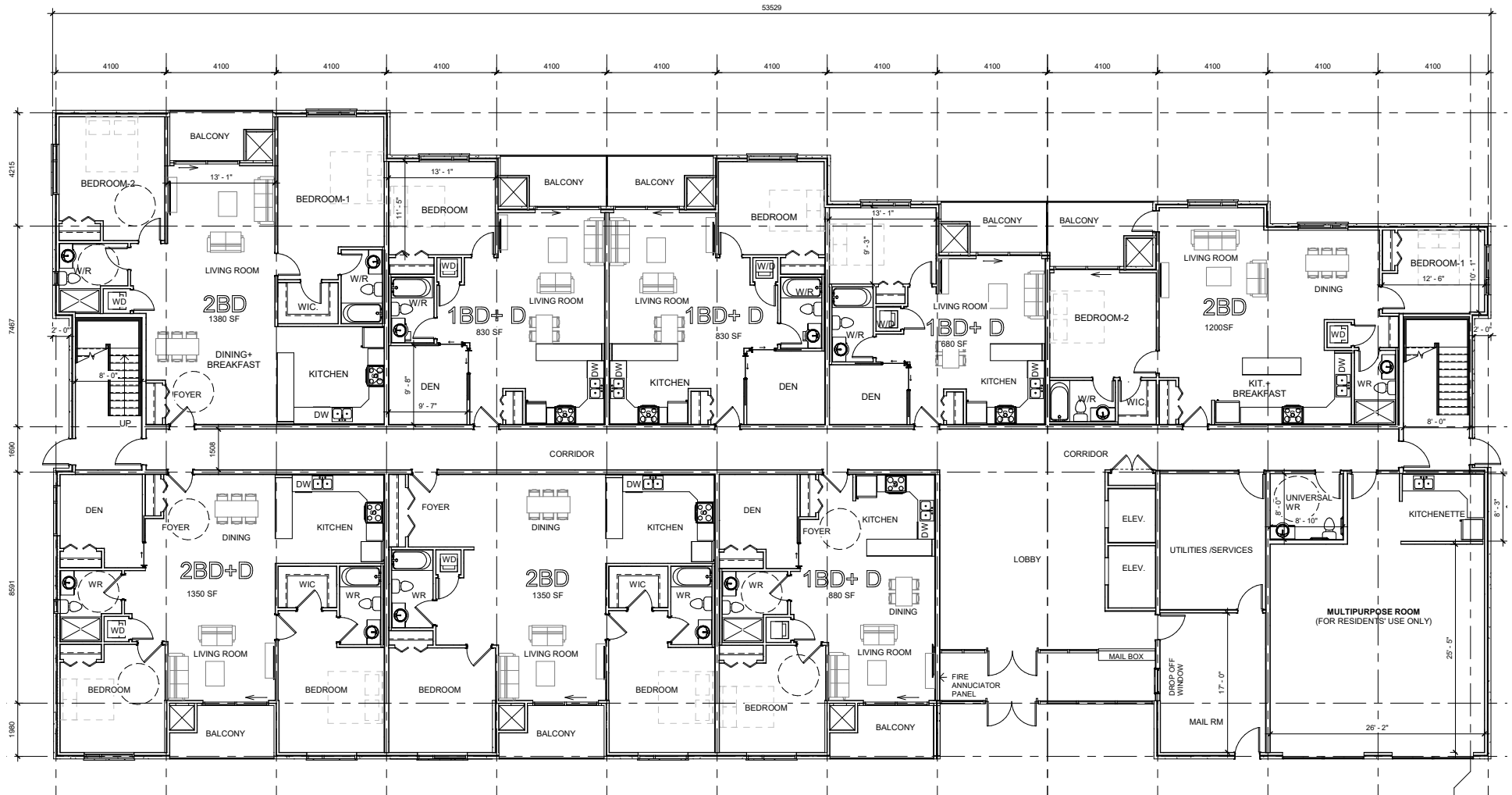
Site Plan



215 Riverside Drive, Welland

Floor Plans

Ground Floor

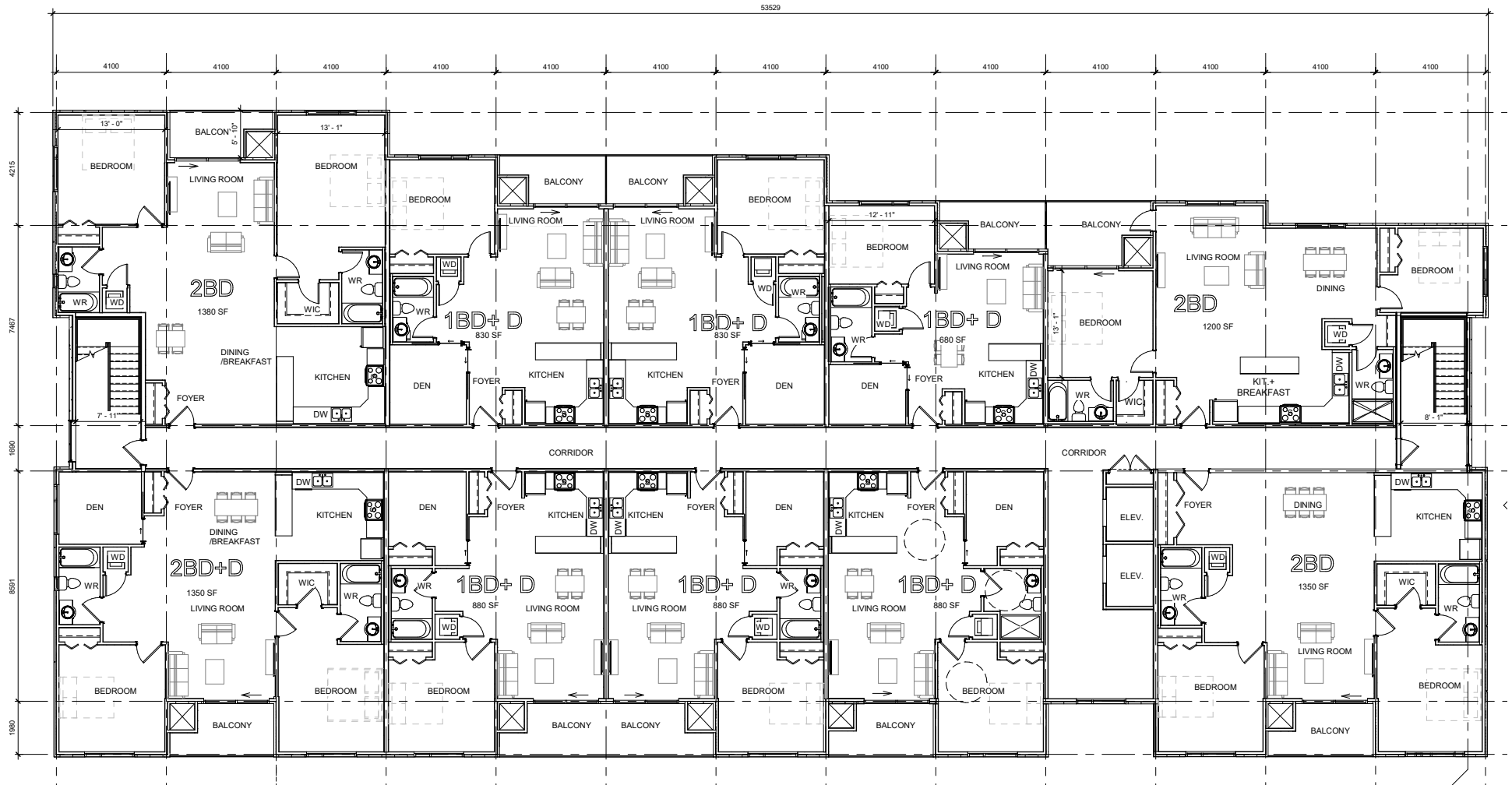


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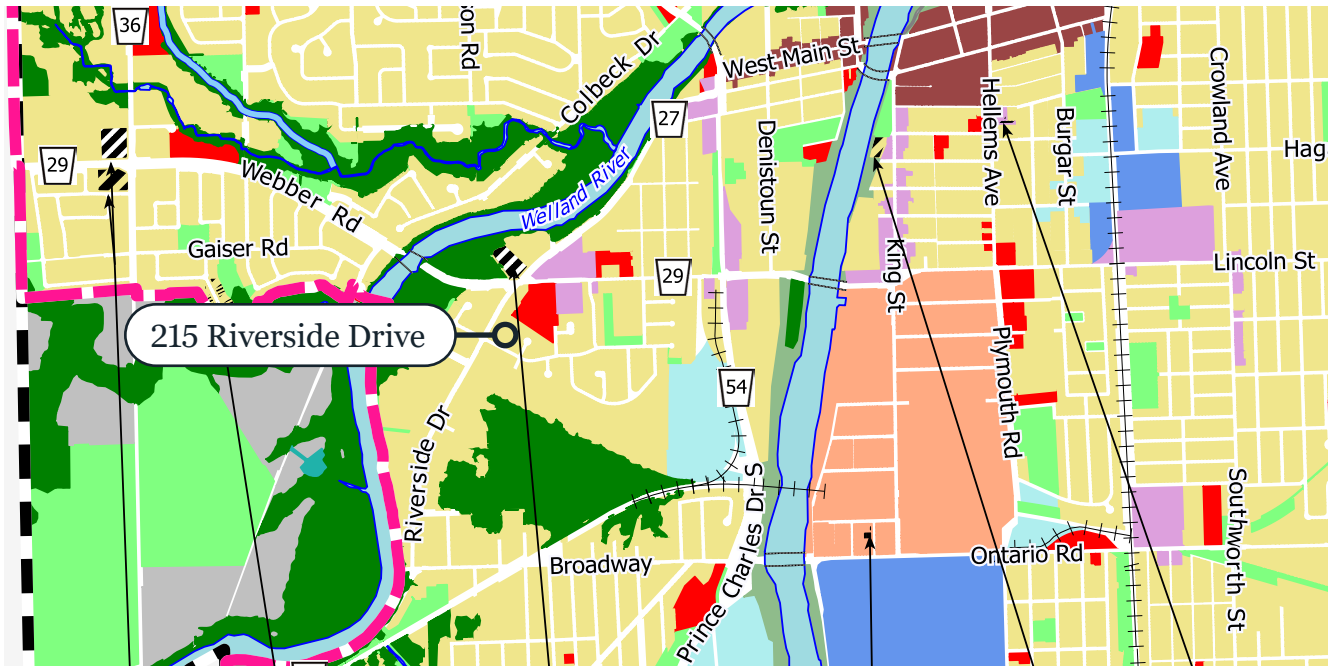
Floor Plans

Second and Third Floor



215 Riverside Drive, Welland

Official Plan



215 Riverside Drive

Medium Density Residential - SPA

The Medium Density Residential SPA designation permits a range of medium-density residential development, including triplexes, fourplexes, townhouses, stacked townhouses and low-rise apartment buildings. Accessory residential uses are also permitted, together with institutional uses such as elementary schools and places of worship serving the surrounding neighbourhood. Neighbourhood commercial uses may also be permitted where they are consistent with the policies of the Official Plan.

Current Use: Vacant Development Land



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215 Riverside Drive, Welland



Zoning & Permitted Uses

Residential Medium Density - RM-105

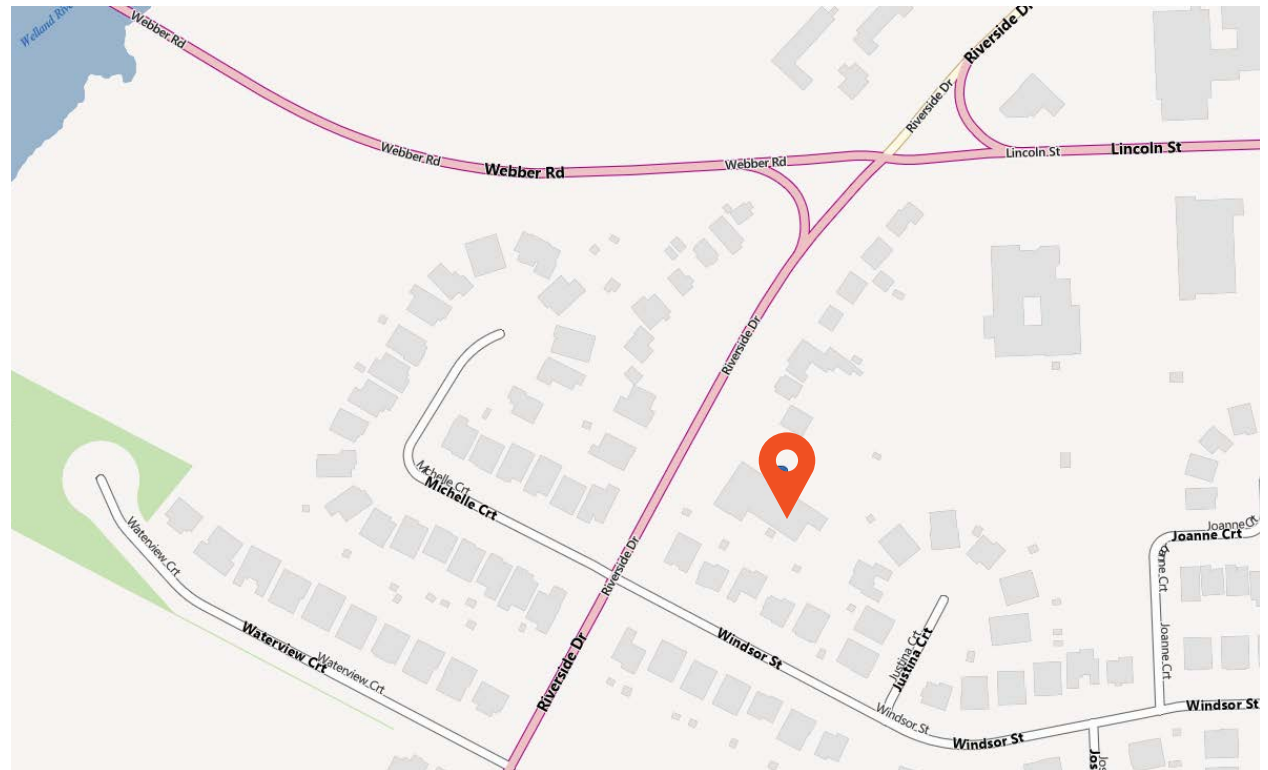
- Accessory Dwelling Unit(1)
- Accessory Uses, Buildings and Structures(2)
- Apartment Dwelling
- Block Townhouse
- Boarding and Lodging House
- Day Care
- Group Home
- Home Occupation(5)
- Multiple Dwelling
- Retirement Home
- Short-Term Rental(7)
- Street Townhouse Dwelling
- Townhouse Dwelling

(1) Refer to Subsection 5.2 - Accessory Dwelling Units

(2) Refer to Subsection 5.3 - Accessory Uses, Buildings and Structures

(5) Refer to Subsection 5.18 - Home Occupations

(7) Refer to Subsection 5.37 - Short-Term Rentals

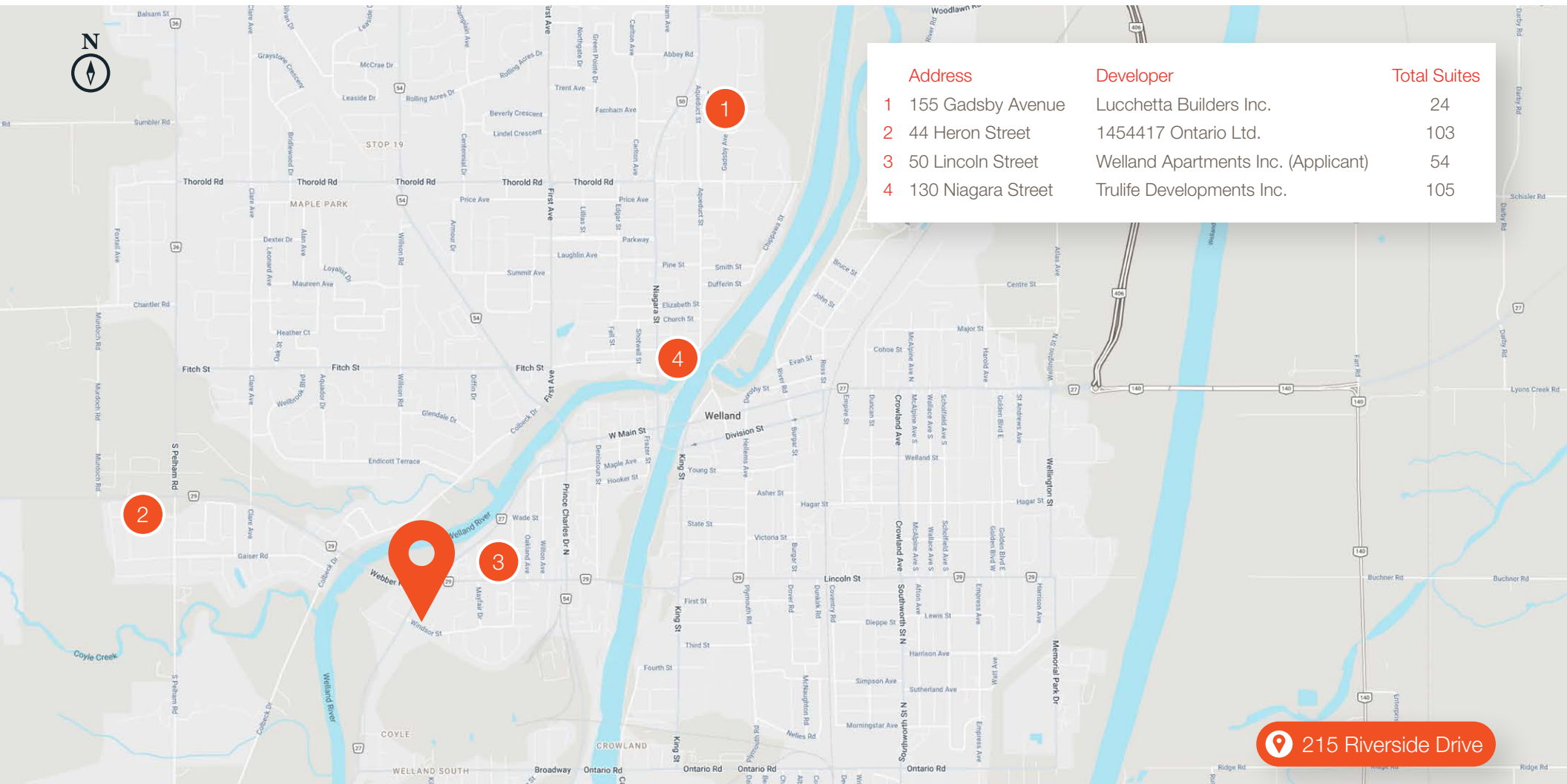


The Subject Property is located on the east side of Riverside Drive within an established residential area of the City of Welland. The surrounding neighbourhood comprises a mix of detached dwellings, townhouse developments, low-rise apartment buildings, and newer medium-density residential projects, together with neighbourhood parks, schools, and supporting commercial amenities.

215 Riverside Drive, Welland



Neighbouring Developments



Address	Developer	Total Suites
1 155 Gadsby Avenue	Lucchetta Builders Inc.	24
2 44 Heron Street	1454417 Ontario Ltd.	103
3 50 Lincoln Street	Welland Apartments Inc. (Applicant)	54
4 130 Niagara Street	Trulife Developments Inc.	105

215 Riverside Drive, Welland



Amenities Map



Food & Drink

- 1 Wendy's
- 2 Tim Horton's
- 3 McDonald's
- 4 The Hub Welland
- 5 Bridgewater Brewery
- 6 Il Forno Restobar and Lounge
- 7 Fireside Restaurant



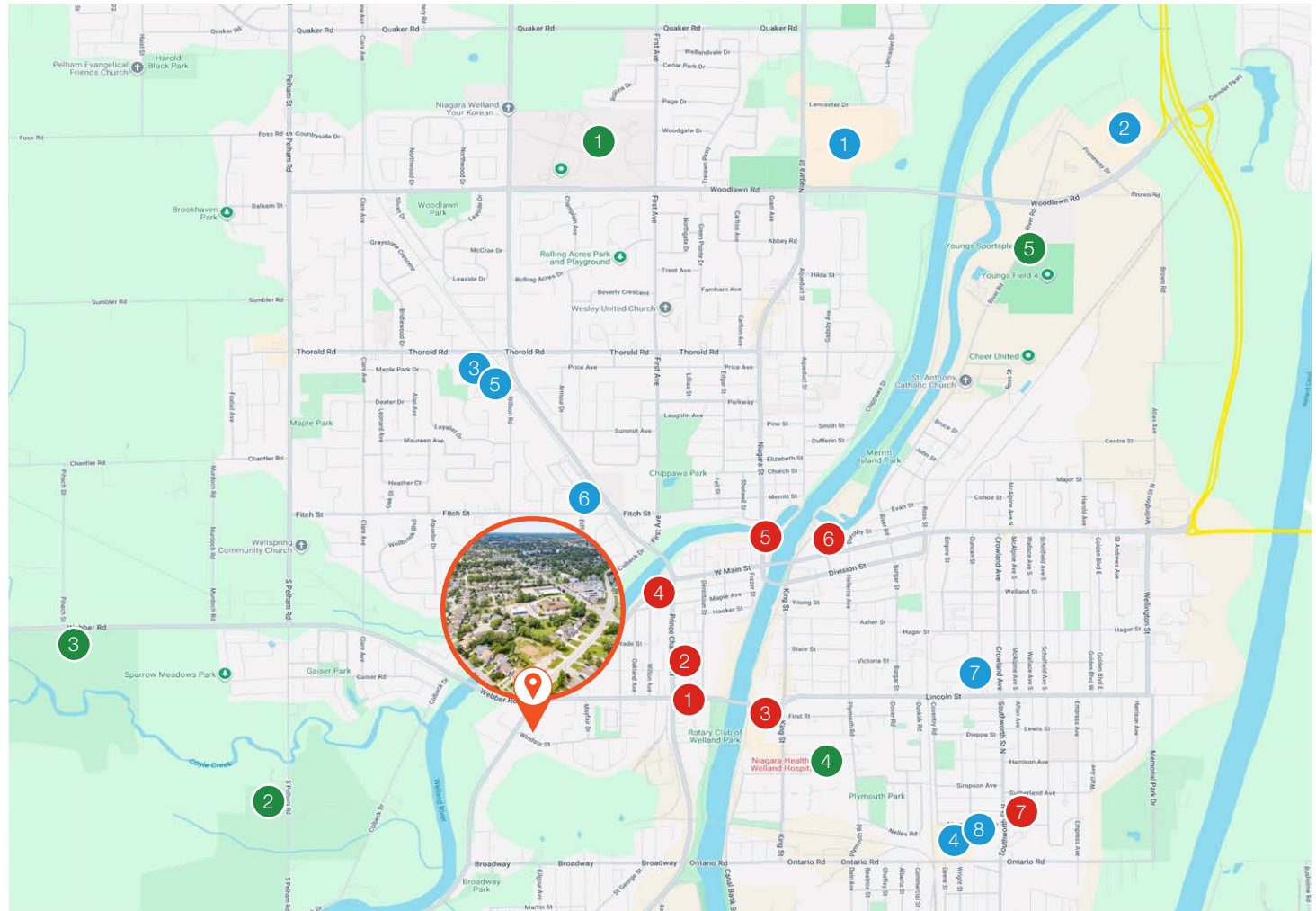
Everyday Convenience

- 1 Seaway Mall
- 2 SmartCentres Welland
- 3 Northtown Plaza
- 4 Rose City Plaza
- 5 Food Basics
- 6 Pet Value
- 7 No Frills
- 8 FreshCo



Parks & Community

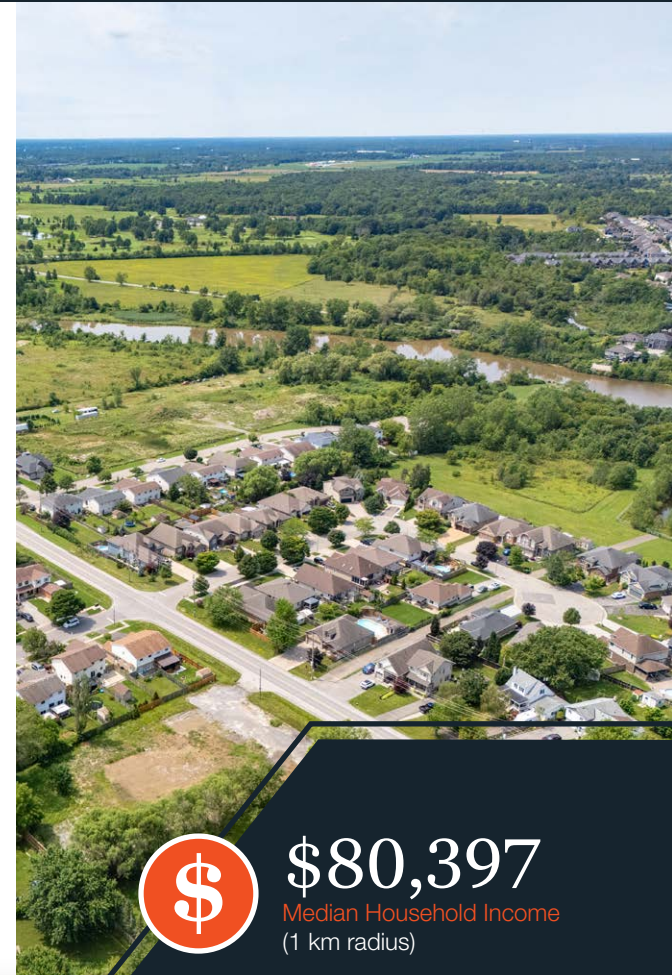
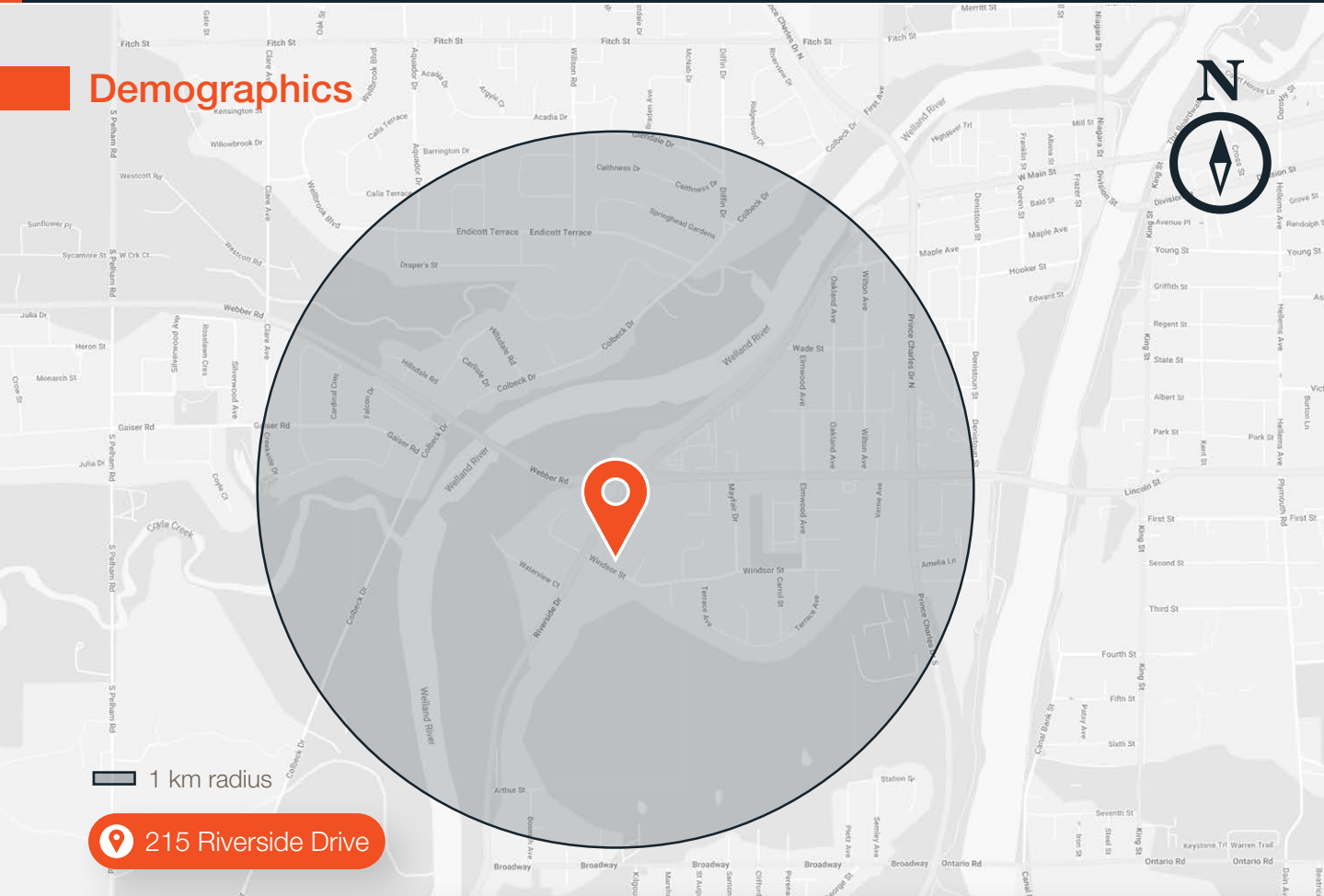
- 1 Niagara College's Welland Campus
- 2 Cardinal Lakes Golf Club
- 3 Pelham Hills Golf Club
- 4 Niagara Health Welland Hospital
- 5 Youngs Sportsplex



215 Riverside Drive

215 Riverside Drive, Welland

Demographics



\$80,397
Median Household Income
(1 km radius)

42.6
Average Age
(1 km radius)

95%
Education Rate
(1 km radius)

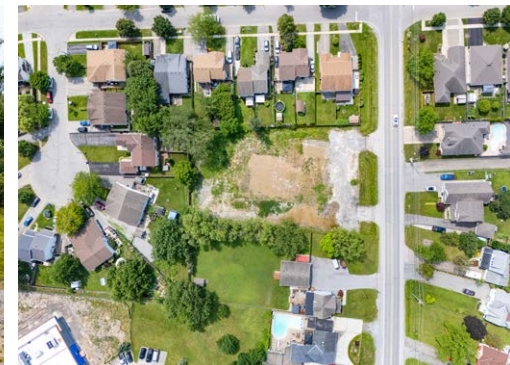
Criteria	Aggregation	Trade Area (1 km)	3 km	5 km
Total Population	Sum	3,846.1	34,908.4	55,194.8
Total Daytime Population	Sum	2,419.9	30,219.2	52,956
Average Age	Average	42.6	44	44.1
Median Household Income	Average	\$80,397.46	\$68,399.84	\$74,415.06
Total Occupied Households	Sum	1,591	15,304	23,349

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Site Gallery





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