



37 WARKDALE DRIVE

ST. CATHARINES, ON

INFILL DEVELOPMENT LAND

 PEN CENTRE

HIGHWAY 406

POSITIONED FOR GROUND ORIENTED HOUSING -
FLEXIBILITY TO CHANGE TO TOWNHOUSE DWELLINGS

± **3.08 ACRES OF LAND**

THE OFFERING

We are pleased to present an exceptional ± 3.08-acre infill development opportunity located at 37 Warkdale Avenue in the heart of St. Catharines. This strategic parcel offers developers a significant, shovel-ready potential in one of the Niagara region's most established residential corridors. The site is currently moving through the approval process for a 18-unit single detached residential subdivision, providing a clear path to project commencement.

Beyond the current site plan, this asset offers substantial upside potential through flexible zoning and density options. Savvy investors may choose to proceed with the pending single-family plan or leverage the site's size and location to amend the current application for higher-density townhouse dwellings. This flexibility allows for an optimized development strategy tailored to current market demand, maximizing yield on a rare, sizeable infill block.

Ideally situated, the Site benefits from seamless connectivity and access to essential infrastructure. The property is situated just minutes from the Penn Centre, Niagara's largest enclosed shopping destination, providing future residents with immediate access to extensive retail, dining, and professional services. Furthermore, the site's proximity to the Highway 406 interchange ensures rapid transit for commuters, while the prestigious Glenridge area offers a desirable, quiet residential atmosphere that appeals to a wide demographic of homebuyers.

SITE CHARACTERISTICS

GROSS AREA	± 3.08 acres
NET DEVELOPABLE AREA	± 2.56 acres
SERVICES	All municipal services available

LAND USE

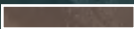
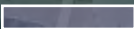
- OFFICIAL PLAN**
Designated as "Low Density Residential" and "Natural Areas".
- ZONING**
"R1-137" (Low Density Residential – Suburban Neighbourhood with site-specific provisions) and "G1" (Conservation / Natural Area) [13, 110].
- NIAGARA ESCARPMENT PLAN (NEP)**
The southeast portion of the site is designated as "Escarpment Natural Area" [13].





PROPOSED DEVELOPMENT

This site offers a clear path to project commencement with an 18-unit single-detached residential subdivision currently moving through the approval process. Buyers retain the flexibility to amend existing plans to increase density or transition the development to a townhouse configuration.

UNIT TYPE	NUMBER OF UNITS	
Semi-Detached	4	
Detached (Standard)	3 (Lots 5 to 7)	
Detached (Deep Lots)	4 (Lots 15 to 18)	
Premium Detached	7 (Lots 8 to 14)	
Total	18	



EXPERIENCE THE *VISION*



Concept rendering only.

LOCAL AMENITIES

Major Amenities

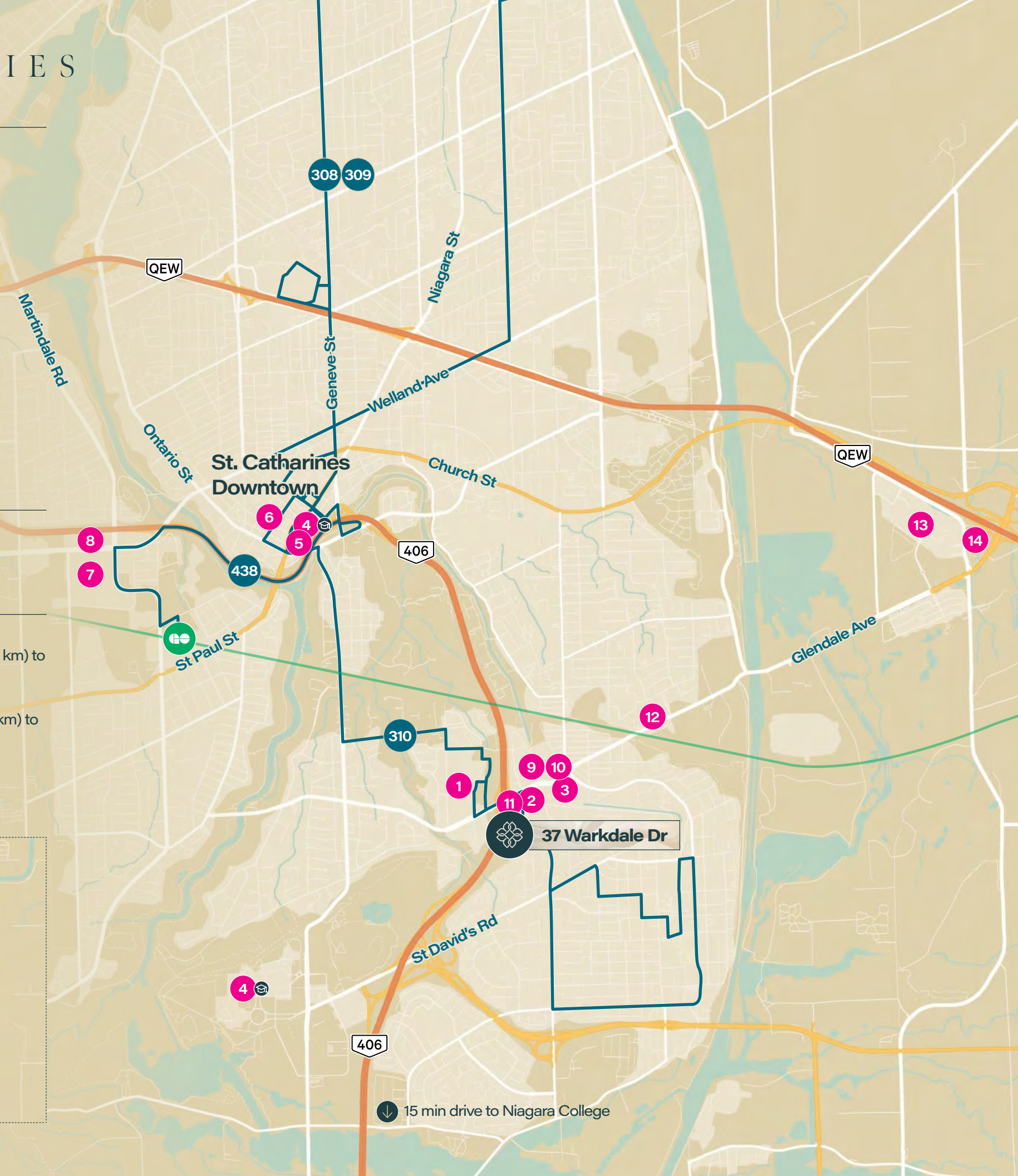
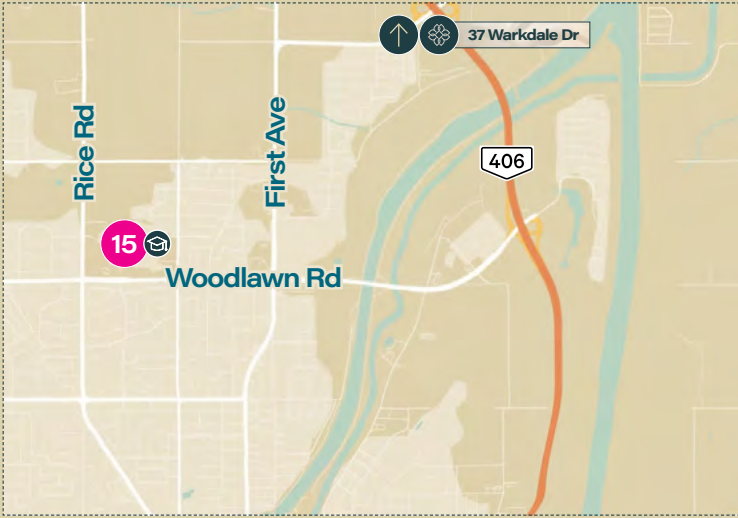
- 1 Pen Centre
- 2 Canadian Tire
- 3 The Keg Steakhouse + Bar
- 4 Brock University
- 5 Meridian Centre
- 6 St. Catharines Farmers' Market
- 7 SmartCentres St. Catharines
- 8 SmartCentres St. Catharines West
- 9 Sobeys
- 10 Johnny Rocco's Italian Grill
- 11 Pür & Simple
- 12 LOCAL Wine & Beer Co
- 13 Outlet Collection at Niagara
- 14 Play Bar & Grill
- 15 Niagara College - Welland Campus

Local Transit

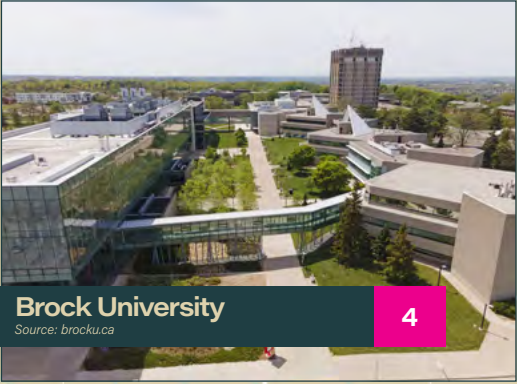
- Niagara Transit
- St. Catharines GO

Drive Times

- 18 18 mins (17.1 km) to Niagara Falls
- 55 55 mins (61.8 km) to Hamilton
- 26 26 mins (33.4 km) to Grimsby
- 80 80 mins (117 km) to Toronto
- 40 40 mins (59.8 km) to Burlington



Pen Centre
Source: visitniagaracanada.com



Brock University
Source: brocku.ca



Meridian Centre
Source: meridiancentre.com



Outlet Collection at Niagara
Source: visitniagaracanada.com



Niagara College
Source: /educationontario.com/institutions/niagara-college/



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ST. CATHARINES, ON



Due Diligence

A confidential electronic data room is available to qualified purchasers upon execution of a Confidentiality Agreement.

Available Due Diligence Materials

- Draft Plan of Subdivision
- OLT Approval Documentation
- Zoning By-law Amendment Approvals
- Planning Reports
- Engineering Reports
- Servicing Information
- Environmental Documentation
- Survey Materials
- Additional Technical Due Diligence

Offering Process

- Confidential offering process
- Qualified purchaser outreach
- Offers reviewed as submitted
- Access to electronic data room upon CA execution

Contact us

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