



Kingsway Subdivision

Welland, Niagara Region, Ontario

- DRAFT PLAN APPROVED FOR UP TO 196 UNITS • SINGLE DETACHED LOTS •
- SIGNIFICANT LOT PREMIUMS • SHOVEL READY • SEVERAL RELOTING OPTIONS •

Single-family subdivision overlooking the Welland Canal with two newly constructed model homes



The Offering

Kingsway — A shovel-ready community in Dain City, Welland

Kingsway offers builders and developers a rare, turnkey entry point into Niagara's tightening low-rise land supply, at a moment when approved canal-adjacent sites of this scale are exceptionally difficult to source.

Set within Dain City, one of Welland's most established and amenity-rich waterfront neighbourhoods, the property has already cleared the approvals and servicing hurdles that typically delay a purchaser's path to construction — allowing capital to be deployed toward building, not de-risking.

Kingsway has been engineered for optionality: rather than a single fixed program, the site supports a range of re-lotting concepts that let a purchaser tailor density and product mix to prevailing market conditions at the time of acquisition.

Several highlights of this property outline an opportunity that is both immediately executable and built to capture upside as Niagara and Welland's housing fundamentals continue to strengthen and grow.

PROPERTY HIGHLIGHTS



Shovel-ready with draft plan conditions cleared: Approved draft plan of subdivision with all architectural design completed and available. Additional re-lotting options underway. Niagara Region (Conditions 15–23) and NPCA (Conditions 24–29) have cleared all conditions of draft approval, reinforcing shovel-ready status.



Optimized lot configuration & flexible road allowance: The re-lotting concepts eliminate inefficient double-depth exterior lots, optimizing lot efficiency and marketability, while offering a flexible product program of 180–233 units across various combinations of 30', 33', and 36' single-detached lots, with the option to incorporate 20' street townhomes. The approved plan also provides road allowance flexibility, with the existing street pattern supporting the current 18.0m right-of-way and alternative concepts accommodating the City's updated 20.0m standard. Retaining the approved road layout avoids the need for a red-line plan amendment.

PROPERTY HIGHLIGHTS



Waterfront & conservation view lot premiums: The majority of the lots within the approved draft plan of subdivision yield lot premiums as they overlook the Welland Canal and/or back onto conversation greenspace.



Confirmed municipal servicing: Watermain and sanitary sewer on Kingsway confirmed to have sufficient capacity; two storm outlets discharge directly to the canal, eliminating the need for on-site stormwater quantity control.



No rezoning required: Zoned RL2 (Residential Low Density 2) under the City of Welland Comprehensive Zoning By-law, permitting single-detached, semi-detached and street townhouse product without rezoning.



Active construction progress: Significant investment has been completed in pre-servicing and earthworks. Refer to the online document library for more information regarding work completed.



Model homes & sales office: 2 model homes, 36' (2,675 sq. ft.) and 30' (1,947 sq. ft.) have already been constructed on-site. The 36' model home incorporates a sales office and showroom with a large glass garage door.



Significant area growth & infrastructure: Within the last few years, substantial investment and growth has occurred within the area including the urbanization of Forks Road, a new park along the canal, and refinished bridgework.

Property Overview

Site Summary

Project name	Kingsway Subdivision
Municipality	City of Welland, Regional Municipality of Niagara, Ontario
Neighbourhood	Dain City
Street frontage	Kingsway, Whitfield Street, Cunard Street
Site area (gross)	± 27.42 ac.
Draft Plan Approved	179-196 single detached lots. Current lotting is 167 single-detached lots (Phase 1: 85 units; Phase 2: 82 units)
Re-lotting	180 units — 3 single-detached frontage types (30', 33', 36'); alternative concepts range up to 233 units incorporating 20' street towns (see Re-Lotting Options).
Adjacent features	Welland Recreational Canal (east); City of Port Colborne boundary (south); Logan Avenue (unopened road allowance)

Location & Access

The site is located in the Dain City area of Welland, fronting the Welland Canal, with access from Kingsway at Whitfield Street and Cunard Street. Nearby streets/landmarks include Forks Road, Glenwood Parkway, Talbot Avenue, Regatta Drive, James Street, Springfield Street, Richmond Street and Elm Street. The City of Port Colborne boundary runs immediately south/east of the subject lands.



8mins
to Welland's
downtown core



12mins
to Highway
140/406



30mins
to Niagara Falls



20mins
to QEW



view north

Approved Draft Plan

Draft Plan of Subdivision

The currently approved draft plan provides 179 to 196 single detached homes.

Blocks	Land Use	Area	Potential Units
Blocks 8-14	Single Detached	6.196	141-158
Blocks 15-16	Single Detached	1.476	36
Blocks 17-18	Single Detached	0.080	2
Blocks 19-21	Open Space	22.238	
Block 22	Park	0.762	
	Roads	2.056	
Block 23-26	0.3m Reserves	0.004	



Lotting Plan

Current Lotting Plan

The current re-lotting plan includes 167 single detached homes across 2 phases.

Phase 1: 85 units; Phase 2 82 units

Option	30'	33'	36'	40'	Street Town	Total Unit	Ext. Lot Depth	Road Allowance
Existing	-	53	74	40	-	167	35-48m	18m



Re-Lotting Options

Updated Lotting Plan Options - 180 up to 233 Units

Re-lotting concepts have been completed to provide optionality to increase the unit count through the introduction of 20' street towns alongside a revised single-detached mix. Street towns are a permitted use in the site's existing RL2 zoning.

Option	30'	33'	36'	40'	Street Town	Total Unit	Ext. Lot Depth	Road Allowance
All singles-18m	54	78	48	-	-	180	35-48m	18m
All singles-20m	72	76	50	-	-	198	28-35m	20m
Singles & towns-18m	15	50	43	-	88	196	35-48m	18m
Singles & towns-20m	33	48	50	-	102	233	28-35m	20m



Model Homes 36' (2,675 sq. ft.) and 30' (1,947 sq. ft.)

All Singles - 18m (180 units)

- 30' singles
- 33' singles
- 36' singles



All Singles - 20m (198 units)

- 30' singles
- 33' singles
- 36' singles



Towns & Singles - 18m (196 units)

- 20' street towns
- 30' singles
- 33' singles
- 36' singles



Towns & Singles - 20m (233 units)

- 20' street towns
- 30' singles
- 33' singles
- 36' singles



Zoning

Zoning Designation

The subject lands are zoned RL2 (Residential Low Density 2) under the City of Welland Comprehensive Zoning By-law No. 2017-117, as shown on Schedule "A", Map J4. RL2 permits a broad range of low-rise residential built forms without the need for a zoning amendment for the current or proposed product mix.

Permitted Uses

- Single-detached dwelling
- Semi-detached dwelling
- Street townhouse dwelling
- Townhouse dwelling
- Two-unit dwelling
- Block townhouse
- Accessory dwelling unit

Servicing Summary

Municipal servicing is confirmed adequate for the development.

Water Servicing

 **Supply:** Existing 200mm single-fed watermain on the east side of Kingsway; a new 200mm watermain loop is proposed within the site with connections at both Kingsway entrances.

 **Fire Protection:** 10 fire hydrants provide fire protection throughout the site.

Sanitary Servicing

 **Outlet:** The development will outlet to the existing sanitary sewer on Kingsway via new sanitary sewers.

 **Population/flow:** Design population of ~ 501 persons (167 units) contributes an additional 10.20 L/s to peak downstream flow.

 **Capacity confirmed:** Downstream sanitary sewer capacity utilization remains under 50% at the busiest section.

Stormwater Management

 **Outlets:** Stormwater discharges via two outlets directly to the Welland Recreational Canal, eliminating the need for on-site stormwater quantity (detention) controls.

Roads

 **Road network:** Internal streets: Whitfield Street and Cunard Street, within 18.0m and 20.0m rights-of-way, with 1.5m concrete sidewalks.



Welland Canal

Kingsway

Cunard St.

top view



ASKING PRICE:

Speak to Listing Agents

DUE DILIGENCE

Supporting material that is relevant to this offering has been made available in CBRE's confidential online property library. Prospective purchasers seeking access are required to complete this offering's Confidentiality Agreement (CA) electronically using the CA button below.

[Click to Download CA](#)

OFFERING PROCESS

All offers to purchase must include the Vendor's Standard Schedule C, which has been made available in the online property library.

All offers are required to be submitted electronically to Daniel Satoor.

Daniel Satoor*

Associate Vice President | +1 416 495 6203 | daniel.satoor@cbre.com

FOR MORE INFORMATION, CONTACT

Daniel Satoor*

Associate Vice President
+1 416 495 6203
daniel.satoor@cbre.com

Jason Child*

Senior Vice President
+1 416 495 6249
jason.child@cbre.com

Ian Hunt*

Senior Vice President
+1 416 495 6268
ian.hunt@cbre.com

Torey Ferrelli

Sales Representative
+1 416 495 6246
torey.ferrelli@cbre.com

Allison Conetta

Sales Representative
+1 416 495 6287
allison.conetta@cbre.com

CBRE Limited, Brokerage

2005 Sheppard Ave E.,
Suite 800, Toronto ON M2J 5B4

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