

**FOR SALE - SPA APPROVED**

**Colliers**

Queenston St

Welland Canal Pkwy

Welland Canal Pkwy

LIST PRICE:

**\$5,900,000**

**518 QUEENSTON STREET | ST. CATHARINES | ON**

**Active Lifestyle Community Development**

**Ralph Roselli\*** SIOR

+1 905 329 4175 | [ralph.roselli@colliers.com](mailto:ralph.roselli@colliers.com)

*\*Sales Representative*

**COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE**

82 Lake Street | Suite 200 | St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413 | Fax: +1 905 354 8798

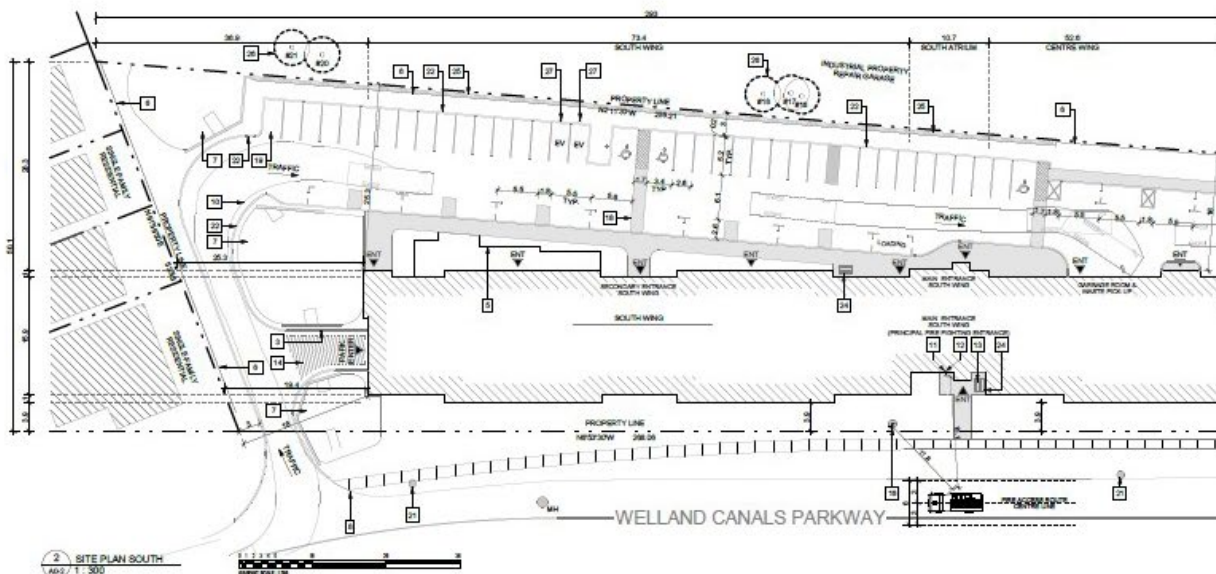
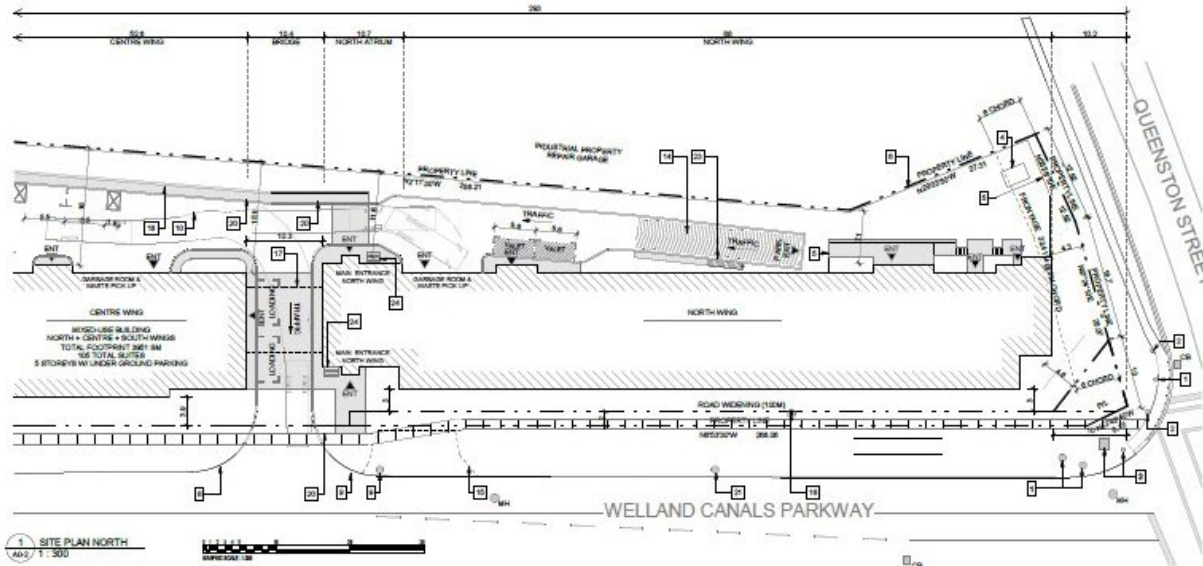


# Property Details



PIN	464150830
Lot Size	±2.58 Acres
Lot Dimension	Frontage: ±128 ft.   Depth: ±881 ft.
List Price	\$5,900,000
Taxes (2024)	\$15,898.99
Zoning	M1-H1 Medium Density Mixed Use
Comments	<ul style="list-style-type: none"><li>Waterview Estates &amp; Health Club Centre, a Site Plan approved 'active lifestyle community' development - ready to build pending permit fee payment.</li><li>Designed by Quartek Group, these carefree lifestyle units are the next generation of Independent Supportive Lifestyle (ISL) and Assisted Supportive Living (ISL) Community specially designed for active adult and senior members.</li><li>Including amenities for independent support living, adult day care, assisted support living and enhanced assisted living.</li><li>SPA approved with all drawings, plans &amp; completed studies available to Buyer for a 5-storey, 105 2-bedroom unit building on 2.58 Acres with ground floor commercial for pharmacy, clinic and daycare.</li><li>Located adjacent to the Welland Canal in highly sought Secord Woods neighbourhood, the site fronts onto both Queenston Street and Welland Canals Parkway, offering good views and walking access to the Welland Canals Trail</li><li>Quick &amp; easy access to the QEW Highway. Surrounded by amenities, with shopping just a 4-minute drive away and George's Greek Village and the St. Catharines Museum &amp; Welland Canals Centre a short walk across the parkway.</li></ul>

# Proposed Site Plan

## SURVEY NOTE:

SITE SURVEY WAS COMPLETED BY:  
WILLIAM A. MARCOS SURVEYING LTD.  
60 EAST CATHARINE AVE.  
ST. CATHARINES, ON  
DATE: FEBRUARY 26, 2014 FILE: 10005

## CIVIC ADDRESS

518 QUEENSTON ST.  
ST. CATHARINES, ON  
L2R 7K6

## SETBACKS

NORTH (QUEENSTON ST.)  
EAST (WELLAND CANALS PARKWAY)  
SOUTH  
WEST

## LOT AREA, DENSITY AND SITE STATISTICS

LOT AREA AFTER LAND DEDICATION 10,552 SM (1,055 HA)  
BUILDING FOOTPRINT 3,657 SM (3,657 HA)  
PROPOSED DENSITY 100 UNITS / 1 USHA = 96.5 UNITS/HA  
MAXIMUM DENSITY 100 UNITS/HA  
GROSS LEASABLE FLOOR AREA: 4,828 SM ±1  
LEVEL 1: 2,508 SM ±2  
LEVEL 2: 2,320 SM ±3  
TOTAL GROSS LEASABLE FLOOR AREA: 34,952 SM

## PARKING REQUIRED AND AREAS

SPACE	COUNT (SLPA) FACTOR	REQUIRED VEHICLE	REQUIRED BICYCLE
RESIDENTIAL SUITES	102 (10,105SM) 1/1	102	840
COMMERCIAL			
RESTAURANT	(54 SM) 102 SM	4.7	
CLINIC	(102 SM) 102 SM	3.8	1
DAYCARE	(118 SM) 102 SM	4.8	
AMBITIES			
POOL & DAYCARE	(105 SM) 102 SM	9.2	
GYM	(715 SM) 102 SM	10.5	
POOL	(245 SM) 102 SM	14.7	
SALON/SPA	(30 SM) 102 SM	4.8	
ALL DAYCARE	(245 SM) 102 SM	14.7	
SL DRIVING	(302 SM) 102 SM	14.7	
SERVICES			
WALK-IN OFFICE	(34 SM) 102 SM	3	
ADMIN OFFICE	(26 SM) 102 SM	1.3	
<b>TOTAL REQUIRED</b>		<b>188.2</b>	<b>18</b>

## PARKING PROVIDED

SPACE	COUNT (SLPA) FACTOR	REQUIRED VEHICLE	REQUIRED BICYCLE
SURFACE PARKING			
STANDARD		80	15
ACCESSIBLE		5	5
UNDERGROUND PARKING			
STANDARD		118	18
ACCESSIBLE		112	8
<b>TOTAL PROVIDED</b>		<b>191</b>	<b>16</b>

## KEYNOTES

- EXISTING HYDRO POLES TO REMAIN
- EXISTING TRAFFIC LIGHT & TRAFFIC LIGHT CONTROL BOX
- UNDERGROUND PARKING KEYCARD FOR READER
- NEW TRANSFORMER, COLLARS & FENCE
- LOW FENCE REFER TO LANDSCAPE DRAWINGS
- HIGH FENCE REFER TO LANDSCAPE DRAWINGS
- NATURALIZED OPEN CHANNEL REFER CIVIL & LANDSCAPE ARCHITECT DRAWINGS, CLAYTON'S LINEAR ROADWAY
- NEW CURB CUT AND DRIVEWAY REFER CIVIL
- EXISTING LIGHT POLE TO BE RELOCATED TO ACCOMMODATE NEW APPROACH
- GARAGE TRUCK TURN SWEEP
- FIRE DEPARTMENT CONNECTION
- FIRE DEPARTMENT LOCK BOX
- FIRE ALARM PANEL AND PRINCIPAL FIRE FIGHTING ENTRANCE
- HERRING BONE PATTERN ON RAMP FOR VEHICLE GRIP ON RAMP
- ABANDONED GRAVEL DRIVEWAY - REHABILITATE GRASS AND ROAD SHOULDER REFER CIVIL AND LANDSCAPE
- NEW FIRE HYDRANT REFER CIVIL
- BUILDING BRIDGES OVER ROADWAY - REFER ARCHITECTURAL DRAWINGS FOR OVERHEAD CLEARANCES
- CHANGE IN PAVING INDICATING PEDESTRIAN WALKWAY
- DO NOT ENTER - ONE WAY TRAFFIC SIGN
- TWO SIGNS ON ONE POLE DO NOT ENTER - ONE WAY TRAFFIC SIGN AND STOP SIGN ON OPPOSITE SIDE OF POLE
- EXISTING LIGHT POLE TO REMAIN
- RETAINING WALL REFER CIVIL
- EMERGENCY EXIT STAIRS FROM BELOW GRADE PARKING
- BICYCLE STALLS (4 TOTAL - ACCOMMODATE 4 BICYCLES EACH)
- RETAINING WALL, HERRING BONE REFER TO CIVIL
- TRAIL CLUSTER TO REMAIN - REFER ARCHITECTURAL DRAWINGS FOR TRAIL NUMBERED R16, R17, R18, R19, R20
- 2 CITY EV CHARGING STATIONS - FINAL SPECIFICATION AND SIZE OF CHARGER TO BE BY SUBJECT ENGINEER



WATERVIEW ESTATES  
A REALTOR GROUP

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WATERVIEW ESTATES  
A REALTOR GROUP



# Building Elevations

Colliers



ESTATES OF  
NIAGARA

PROPERTY NAME: \_\_\_\_\_ ADDRESS: \_\_\_\_\_  
CITY: \_\_\_\_\_ PROV: \_\_\_\_\_  
COUNTY: \_\_\_\_\_  
LOT: \_\_\_\_\_  
SUBDIVISION: \_\_\_\_\_  
ZONING: \_\_\_\_\_  
DATE: \_\_\_\_\_

DATE: \_\_\_\_\_  
BY: \_\_\_\_\_  
FOR: \_\_\_\_\_



Quartek  
1. QUARTERMASTER  
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24. QUARTERMASTER

WATERVIEW ESTATES  
& WELLNESS SUITES

WATERVIEW ESTATES & WELLNESS SUITES  
518 QUEENSTON STREET  
ST. CATHARINES, ON

BUILDING ELEVATIONS

Drawn: SN Design: MT  
Date: 07/19/22  
As Indicated: 07/19/22  
Job Number: 22054  
Drawing Number: A2-1

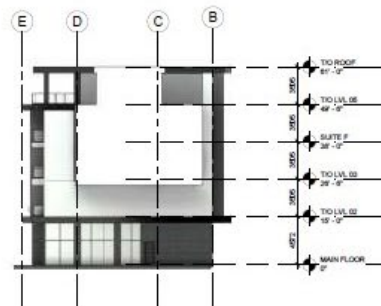
# Building Elevations



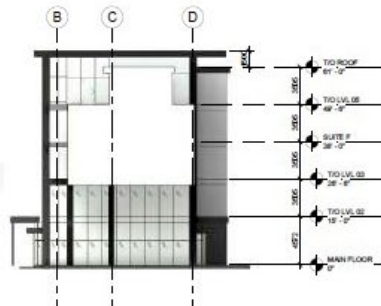

1 WEST ELEVATION PARTIAL - 1  
A2-2 / 1: 200



2 WEST ELEVATION PARTIAL - 2  
A2-2 / 1: 200






3 DRIVE-THRU ELEVATION NORTH  
A2-2 / 1: 200



4 DRIVE-THRU ELEVATION SOUTH  
A2-2 / 1: 200

## ELEVATION LEGEND:




-  CLEAR VISION GLASS
-  CLEAR OR GREY TINTED VISION GLASS
-  SAWTOOTH PANEL OR CHAMPAGNE TINTED VISION GLASS

NOTES: ALL WINDOWS FACING QUEENSTON STREET AND WELLS CANALS PARKWAY MINIMUM 30% REQUIRED.

## ELEVATION KEYNOTES:

- 1 ROOFTOP MECHANICAL EQUIPMENT ENCLOSURE
- 2 BLADE SIGNAGE
- 3 BUILDING SIGNAGE
- 4 MECHANICAL MEZZANINE, ACCESSED FROM ROOF ONLY
- 5 SOLAR PANEL ARRAY, INSET FROM EDGE OF ROOF TO REDUCE VISIBILITY FROM STREET

## EXTERIOR WALL FINISH LEGEND

-  MASONRY SIDING
-  METAL SIDING - BRIGHT
-  METAL SIDING - DARK



PROJECT NAME	DATE
THE CORPORATION OF THE CITY OF ST. CATHARINES	
DRAWN BY	CHECKED BY
DATE	DATE

DATE	DATE
DATE	DATE
DATE	DATE
DATE	DATE



Quartek  
Architects - A Partner  
in Progress  
1000 BAYVIEW AVE.  
SUITE 100  
SCARBOROUGH, ON M1B 4Y1  
www.quartek.ca



Project No.  
**WATERVIEW ESTATES & WELLNESS SUITES**  
518 QUEENSTON STREET  
ST. CATHARINES, ON

Building No.  
**BUILDING ELEVATIONS**

Drawn By: SN  
Checked By: MT  
Date: 05/10/2024  
Date Created: 05/10/2024  
Job Number: 22004  
Sheet: A

Drawing Number: A2-2



# 3D Views



1 3D VIEW SOUTH



2 3D VIEW NORTH



3 3D VIEW EAST - AT MAIN ENTRANCE



4 3D VIEW WEST

NOTE:  
RENDERS TO ILLUSTRATE  
CONCEPT ONLY, REFER TO  
EXTERIOR ELEVATIONS.

PROPERTY NAME	WATERVIEW
PROJECT LOCATION	518 QUEENSTON STREET, ST. CATHARINES, ON
DATE OF PRESENTATION	2023-10-10
PREPARED BY	QUARTEK
FOR	WATERVIEW ESTATES & WELLNESS SUITES

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DATE: 2023-10-10

Quartek  
1000 Lakeshore Blvd. East  
Suite 1000  
Scarborough, ON M1S 5T8  
www.quartek.ca

Project Title:  
**WATERVIEW ESTATES & WELLNESS SUITES**  
518 QUEENSTON STREET  
ST. CATHARINES, ON

Drawing Title:  
**3D VIEWS**

Drawn: DN  
Designed by: MT

Date: 07/22/22  
Client Contact: A

Job Number: 22004  
Drawing Number: A2-3

CONFIDENTIAL - NOT FOR DISTRIBUTION - EXTERIOR BUILDING CONCEPT RENDERING

2023-10-10 9:26:10 AM



# Artist Rendering

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# Artist Rendering

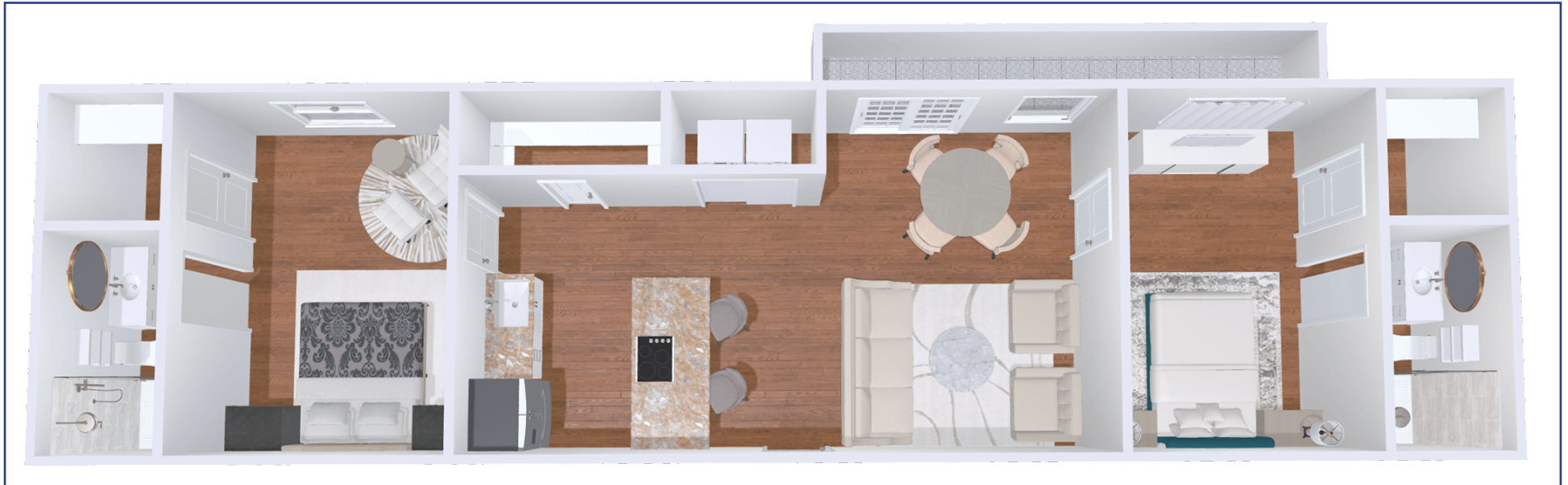
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# Floor Plan Rendering

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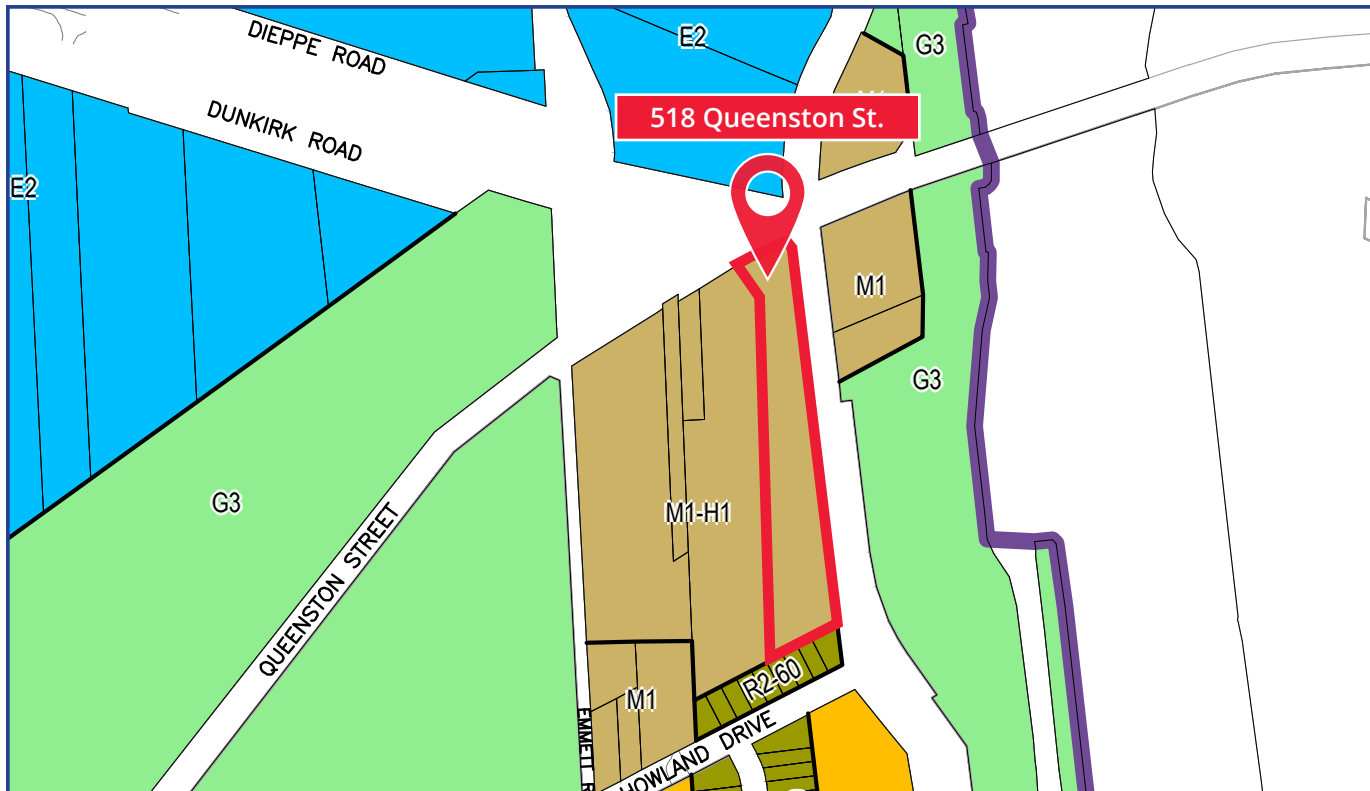
# Area Neighbours

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# M1-H1 Medium Density Mixed Use Zoning

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## PERMITTED USES

- Animal Care Establishment
- Apartment Building
- Car Wash
- Cultural Facility
- Day Care
- Dwelling Unit, Apartment
- Dwelling, Fourplex
- Dwelling, Triplex
- Dwelling, Townhouse
- Emergency Service Facility
- Hospital
- Hotel / Motel
- Long Term Care Facility
- Motor Vehicle Gas Station
- Motor Vehicle Repair Garage
- Office
- Place of Assembly/Banquet Hall
- Place of Worship
- Private Road Development
- Recreation Facility, Indoor
- Restaurant
- Retail Store
- School, Elementary
- School, Secondary
- Service Commercial
- Social Service Facility
- Theatre
- University/College

Holding	Schedule A	Location	By-law
H1	Various	Various	
Environmental Considerations		An Environmental Site Assessment shall be prepared and submitted to the City of St. Catharines for approval. If contamination above provincial guidelines is found, a Record of Site Condition, or other acceptable documentation, shall be required for submission to the Ministry of the Environment prior to the removal of the Holding (H) designation.	



\$4.8B+

Annual revenue

2B

Square feet managed

23,000

professionals

\$99B

Assets under management

70

Countries we operate in

46,000

lease/sales transactions

*Statistics are in U.S. dollars. Number of countries includes affiliates. Updated February 2025*

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Learn more at [corporate.colliers.com](https://corporate.colliers.com), X @Colliers or LinkedIn.

## CONTACT:

**RALPH ROSELLI\*** SIOR

+1 905 329 4175 | [ralph.roselli@colliers.com](mailto:ralph.roselli@colliers.com)

*\*Sales Representative*

## COLLIERS INTERNATIONAL NIAGARA LTD., BROKERAGE

82 Lake Street | Suite 200 St. Catharines | ON L2R 5X4

Tel: +1 905 354 7413

Fax: +1 905 354 8798

[www.collierscanada.com/niagara](https://www.collierscanada.com/niagara)

