



Colliers

±3.05 Acre Site w/ SPA Submitted for 228 Condo Units

532-537 THOROLD ROAD
WELLAND, ONTARIO

CONDO APARTMENT
Connected To Maple Park At The South

Please contact an agent for additional information:

RALPH ROSELLI* SIOR

Partner, Niagara

+1 905 329 4175

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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

**Sales Representative*

Listing Price:

\$9,000,000

Project Highlights



SPA Submitted to City For Review



±3.05 Acres
Lot Size



228 Units
Condominium



2 x 8-Storey
Condo Apartment
(SPA Submitted)



2 x 4-Storey
Condo Apartment
(SPA Submitted)



242
Parking Spaces



H-RH-125
Residential High
Density Zoning

Colliers

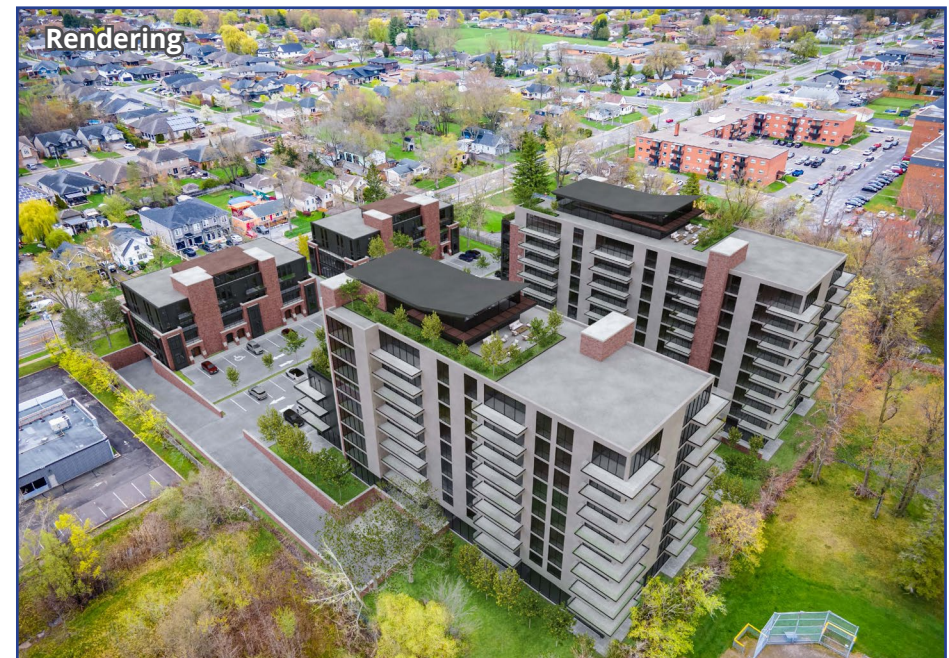
Listing Specifications



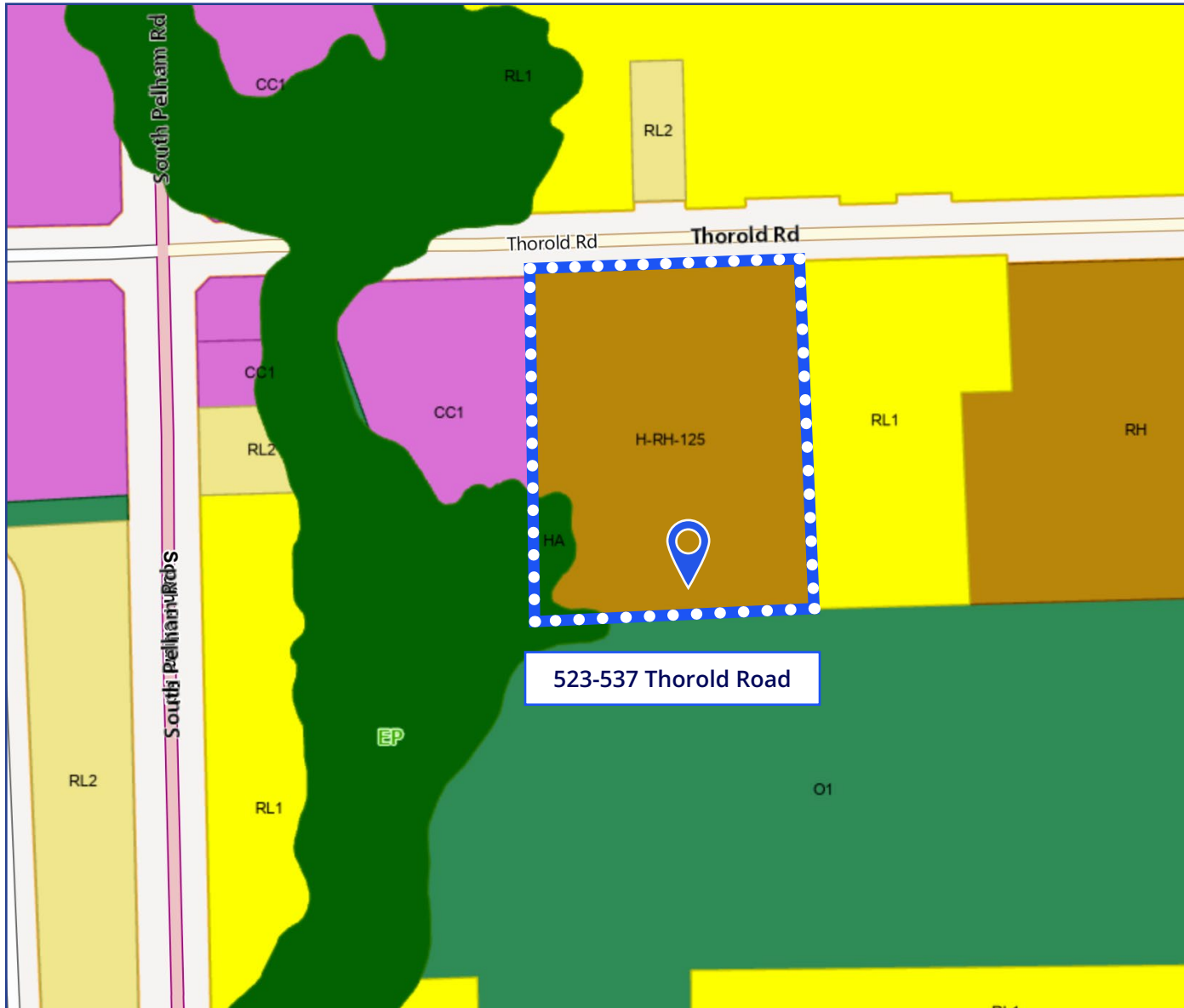
| | |
|----------------|---|
| Civic Address | 523-537 Thorold Road, Welland, ON |
| Lot Size | ±3.05 Acres |
| Sale Price | \$9,000,000 |
| Taxes (2024) | \$16,074 |
| Zoning | H-RH-125 Residential High Density <i>(Zoning by-law was approved on December 12, 2023 and made official on January 11, 2024)</i> |
| Proposed Bldg. | Building 1: 4-Storey ±26,400 SF Building 2: 4-Storey ±26,400 SF Building 3: 8-Storey ±92,945 SF Building 4: 8-Storey ±92,945 SF |
| Parking | ±242 Parking Spaces |
| Noted | <ul style="list-style-type: none"> • Ideal for a prospective developer/buyer to finalize the site plan to their satisfaction and negotiations for offsets for parkland dedication with the City. • All reports, studies, notices, and applications are available for full review by potential developer/buyer • Perfect as a condo build-out or a purpose-built rental to allow for 100% recovery of HST through recent federal and provincial government legislation. • Various purchase options can be available including partial VTB, share purchase and creative opt-ins with a qualified offer/buyer/builder. |

Comments

- Mid-rise apartments fronting onto Thorold Road
- Parking spaces include underground parking to allow for maximum greenspace, common corridors and project phasing
- Conveniently located on Thorold Road just east of South Pelham Road and backing onto beautiful Maple Park, with a pool, playground & sports fields
- Just a short walk to shopping & grocery (South Pelham Market Plaza w/Sobeys & Shoppers Drug Mart), dental & medical, public transit and more.



H-RH-125 Residential High Density Zoning

PERMITTED USES

- Accessory Uses, Buildings and Structures
- Apartment Dwelling
- Boarding and lodging House
- Day Care
- Group Home
- Home Occupation
- Retirement Home
- Short-Term Rental

COMMERCIAL

- Art Gallery
- Pet Shop
- Restaurant
- Retail Establishment
- Grocery Store / Supermarket
- Day Care Centre

Location

Conveniently located on Thorold Road just east of South Pelham Road and backing onto beautiful Maple Park with a pool, playground & sports fields. Just a short walk to shopping & grocery (South Pelham Market Plaza w/Sobeys & Shoppers Drug Mart), dental & medical, public transit and more.

DRIVE TIME

1

minutes to
Sobeys on South
Pelham Road

5

minutes to
Niagara College
Welland Campus

8

minutes to
Downtown Welland

11

minutes to
Walmart

18

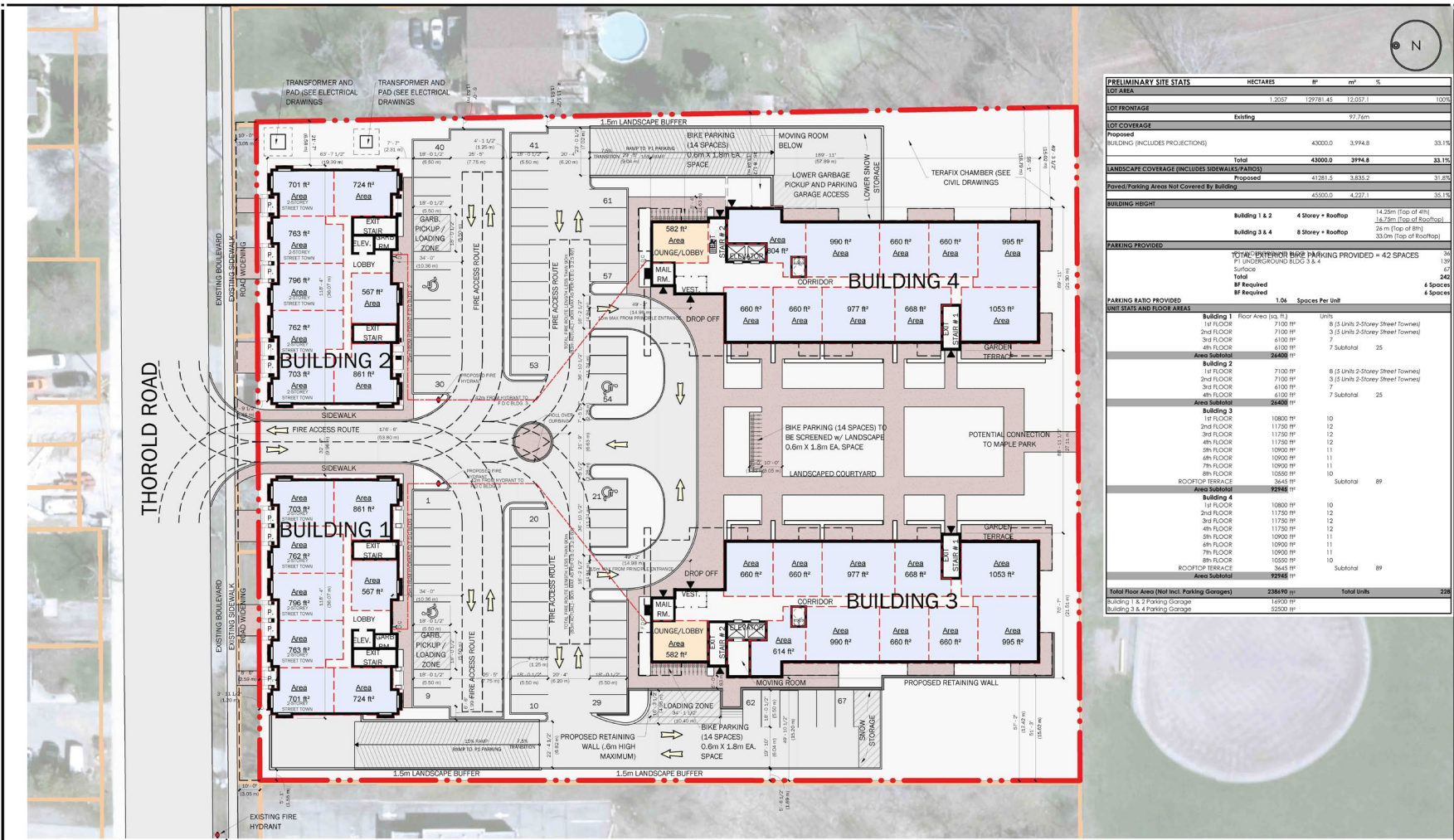
minutes to
Brock University
Main Campus

24

minutes to
Downtown
St. Catharines



Site Plan



| PRELIMINARY SITE STATS | | HECTARES | sq' | m ² | % | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
|---|----------------------|--|-------------|----------------|------|----------|----------------------|-------|------------|-----------|------------------------------------|-----------|------------------------------------|-----------|---|-----------|---------------|---------------|--|-----------|------------|-----------|------------------------------------|-----------|------------------------------------|-----------|---|-----------|---------------|---------------|--|-----------|------------|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|---------------|--|----|------------|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|-----------|----|---------------|--|----|--|--|------------|-------------|-----|-------------------------------|--|-----------|--|--|-------------------------------|--|-----------|--|--|
| LOT AREA | | 1.2057 | 129781.45 | 12,057.1 | 100% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT FRONTAGE | | Existing 97.76m | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LOT COVERAGE | | Existing 33.1% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Proposed BUILDING (INCLUDES PROJECTIONS) | | 43000.0 3,994.8 33.1% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| LANDSCAPE COVERAGE (INCLUDES SIDEWALKS/PATIO) | | Proposed 41281.5 3,833.2 31.8% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Paved/Parking Area Not Covered by Building | | 45500.0 4,227.1 35.1% | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| BUILDING HEIGHT | | Building 1 & 2 4 Storey + Rooftop 14.25m (Top of 4th) Building 3 & 4 8 Storey + Rooftop 16.75m (Top of Rooftop) 24m (Top of 8th) 33.0m (Top of Rooftop) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PARKING PROVIDED | | TOTAL EXTERIOR BIKE PARKING PROVIDED = 42 SPACES P1 UNDERGROUND BLDG 3 & 4 Surface 87 Total 242 # Required 4 Spaces # Required 4 Spaces | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| PARKING RATIO PROVIDED | | 1.06 Spaces Per Unit | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| UNIT SIZES AND FLOOR AREAS | | <table border="1"> <thead> <tr> <th>Building</th> <th>Floor Area (sq. ft.)</th> <th>Units</th> </tr> </thead> <tbody> <tr> <td rowspan="4">Building 1</td> <td>1st FLOOR</td> <td>8 (5 Units 2-Storey Street Townes)</td> </tr> <tr> <td>2nd FLOOR</td> <td>3 (3 Units 2-Storey Street Townes)</td> </tr> <tr> <td>3rd FLOOR</td> <td>7</td> </tr> <tr> <td>4th FLOOR</td> <td>7 Subtotal 25</td> </tr> <tr> <td colspan="2">Area Subtotal</td> <td>24408 sq'</td> </tr> <tr> <td rowspan="4">Building 2</td> <td>1st FLOOR</td> <td>8 (5 Units 2-Storey Street Townes)</td> </tr> <tr> <td>2nd FLOOR</td> <td>3 (3 Units 2-Storey Street Townes)</td> </tr> <tr> <td>3rd FLOOR</td> <td>7</td> </tr> <tr> <td>4th FLOOR</td> <td>7 Subtotal 25</td> </tr> <tr> <td colspan="2">Area Subtotal</td> <td>24408 sq'</td> </tr> <tr> <td rowspan="6">Building 3</td> <td>1st FLOOR</td> <td>10</td> </tr> <tr> <td>2nd FLOOR</td> <td>12</td> </tr> <tr> <td>3rd FLOOR</td> <td>12</td> </tr> <tr> <td>4th FLOOR</td> <td>12</td> </tr> <tr> <td>5th FLOOR</td> <td>11</td> </tr> <tr> <td>6th FLOOR</td> <td>11</td> </tr> <tr> <td colspan="2">Area Subtotal</td> <td>89</td> </tr> <tr> <td rowspan="6">Building 4</td> <td>1st FLOOR</td> <td>10</td> </tr> <tr> <td>2nd FLOOR</td> <td>12</td> </tr> <tr> <td>3rd FLOOR</td> <td>12</td> </tr> <tr> <td>4th FLOOR</td> <td>12</td> </tr> <tr> <td>5th FLOOR</td> <td>11</td> </tr> <tr> <td>6th FLOOR</td> <td>11</td> </tr> <tr> <td colspan="2">Area Subtotal</td> <td>89</td> </tr> <tr> <td colspan="2">Total Floor Area (Not Incl. Parking Garages)</td> <td>238670 sq'</td> <td>Total Units</td> <td>228</td> </tr> <tr> <td colspan="2">Building 1 & 2 Parking Garage</td> <td>18900 sq'</td> <td></td> <td></td> </tr> <tr> <td colspan="2">Building 3 & 4 Parking Garage</td> <td>25200 sq'</td> <td></td> <td></td> </tr> </tbody> </table> | | | | Building | Floor Area (sq. ft.) | Units | Building 1 | 1st FLOOR | 8 (5 Units 2-Storey Street Townes) | 2nd FLOOR | 3 (3 Units 2-Storey Street Townes) | 3rd FLOOR | 7 | 4th FLOOR | 7 Subtotal 25 | Area Subtotal | | 24408 sq' | Building 2 | 1st FLOOR | 8 (5 Units 2-Storey Street Townes) | 2nd FLOOR | 3 (3 Units 2-Storey Street Townes) | 3rd FLOOR | 7 | 4th FLOOR | 7 Subtotal 25 | Area Subtotal | | 24408 sq' | Building 3 | 1st FLOOR | 10 | 2nd FLOOR | 12 | 3rd FLOOR | 12 | 4th FLOOR | 12 | 5th FLOOR | 11 | 6th FLOOR | 11 | Area Subtotal | | 89 | Building 4 | 1st FLOOR | 10 | 2nd FLOOR | 12 | 3rd FLOOR | 12 | 4th FLOOR | 12 | 5th FLOOR | 11 | 6th FLOOR | 11 | Area Subtotal | | 89 | Total Floor Area (Not Incl. Parking Garages) | | 238670 sq' | Total Units | 228 | Building 1 & 2 Parking Garage | | 18900 sq' | | | Building 3 & 4 Parking Garage | | 25200 sq' | | |
| Building | Floor Area (sq. ft.) | Units | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building 1 | 1st FLOOR | 8 (5 Units 2-Storey Street Townes) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 2nd FLOOR | 3 (3 Units 2-Storey Street Townes) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 3rd FLOOR | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 4th FLOOR | 7 Subtotal 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Area Subtotal | | 24408 sq' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building 2 | 1st FLOOR | 8 (5 Units 2-Storey Street Townes) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 2nd FLOOR | 3 (3 Units 2-Storey Street Townes) | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 3rd FLOOR | 7 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 4th FLOOR | 7 Subtotal 25 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Area Subtotal | | 24408 sq' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building 3 | 1st FLOOR | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 2nd FLOOR | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 3rd FLOOR | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 4th FLOOR | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 5th FLOOR | 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 6th FLOOR | 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Area Subtotal | | 89 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building 4 | 1st FLOOR | 10 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 2nd FLOOR | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 3rd FLOOR | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 4th FLOOR | 12 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 5th FLOOR | 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| | 6th FLOOR | 11 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Area Subtotal | | 89 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Total Floor Area (Not Incl. Parking Garages) | | 238670 sq' | Total Units | 228 | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building 1 & 2 Parking Garage | | 18900 sq' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |
| Building 3 & 4 Parking Garage | | 25200 sq' | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | | |

SITE PLAN & 1ST FLOOR

1 : 250

MAPLE PARK DEVELOPMENT

523, 529, 535 & 537 THOROLD ROAD, WELLAND ONTARIO

A · C · K
architects
STUDIO INC.

SITE PLAN

SP1

SCALE: AS SHOWN
DATE: SITE PLAN 02/24/2024
PROJECT NO: 2122-147

Underground Parking Plan



UNDERGROUND PARKING

1 : 250

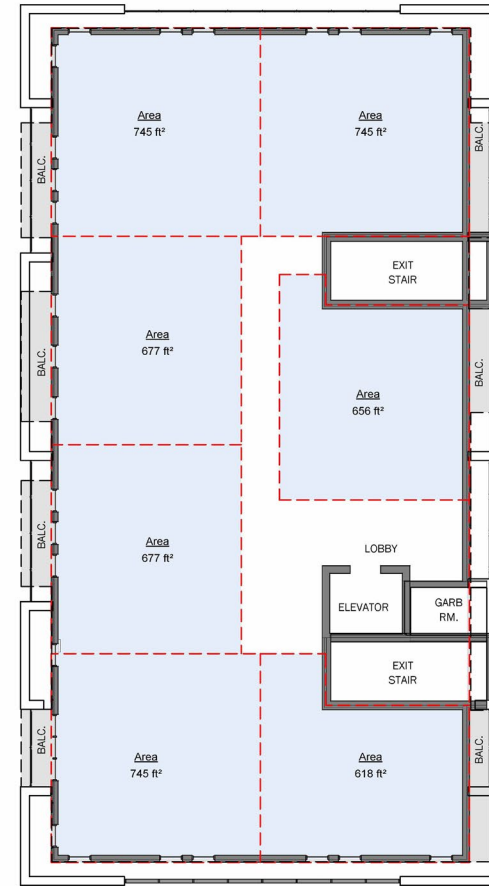
2nd, 3rd & 4th Floor Plan

Colliers



2ND FLOOR PLATE

1:100



3RD - 4TH FLOOR PLATES

1:100

Second 4th Floor Plan & 5th-7th Floor Plan



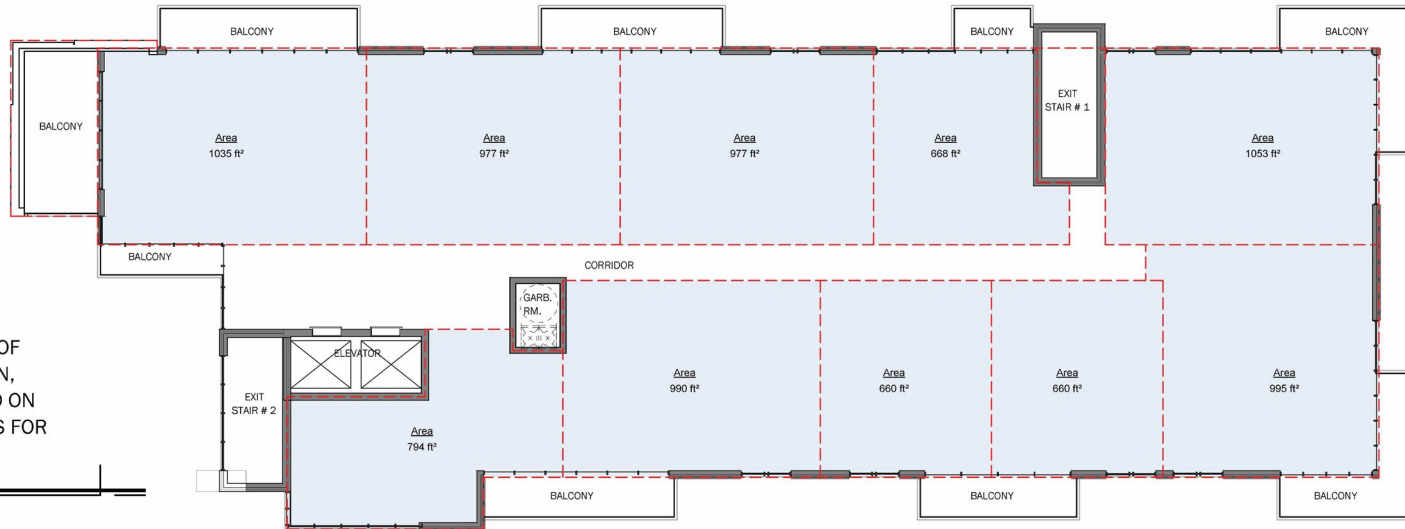
8th Floor Plan & Rooftop Terrace Plan



BUILDING LAYOUT OF BUILDING 3 SHOWN, LAYOUT MIRRORED ON NORTH-SOUTH AXIS FOR BUILDING 4

8TH FLOOR PLATE

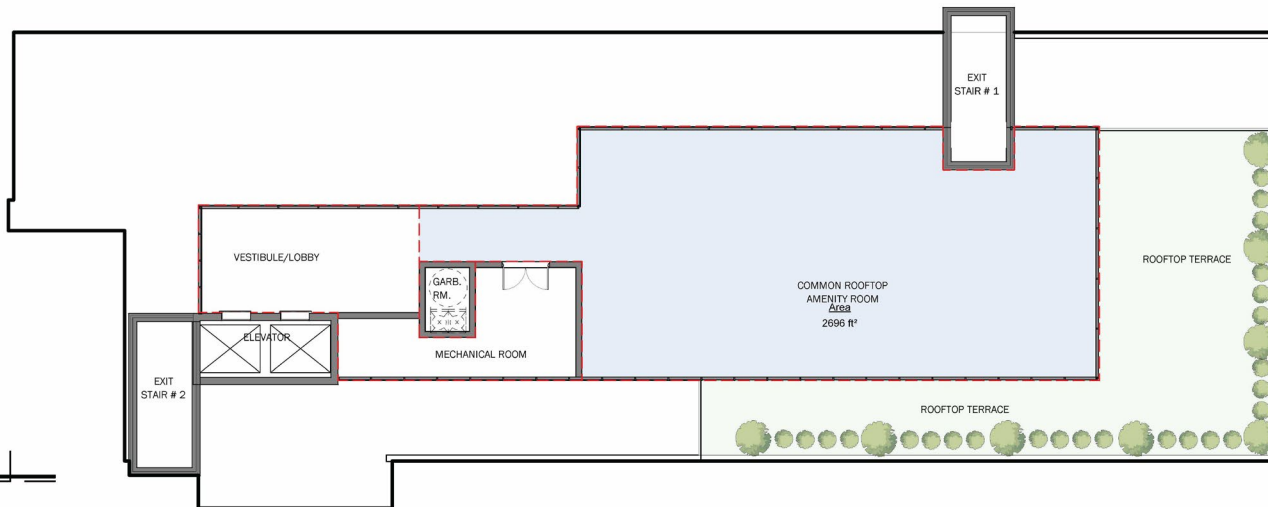
1 : 100



BUILDING LAYOUT OF BUILDING 3 SHOWN, LAYOUT MIRRORED ON NORTH-SOUTH AXIS FOR BUILDING 4

ROOFTOP TERRACE PLAN

1 : 100



Elevation



Elevation

Colliers



BUILDING 3 & 4 SIDE ELEVATIONS BUILDING ELEVATION OF BUILDING 3 SHOWN, ELEVATION MIRRORED FOR BUILDING 4

1 : 100

Rendering Photos



Area Neighbours

Colliers



\$4.3B

Annual revenue

2B

Square feet managed

19,000

professionals

\$98B

Assets under management

66

Countries we operate in

46,000

lease/sales transactions

Statistics are in U.S. dollars. Number of countries includes affiliates. Updated March 2024

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Colliers (NASDAQ, TSX: CIGI) is a leading diversified professional services and investment management company. With operations in 66 countries, our 19,000 enterprising professionals work collaboratively to provide expert real estate and investment advice to clients. For more than 29 years, our experienced leadership with significant inside ownership has delivered compound annual investment returns of approximately 20% for shareholders. With annual revenues of \$4.3 billion and \$98 billion of assets under management, Colliers maximizes the potential of property and real assets to accelerate the success of our clients, our investors and our people. Learn more at corporate.colliers.com, Twitter @Colliers or LinkedIn.

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**Sales Representative*

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