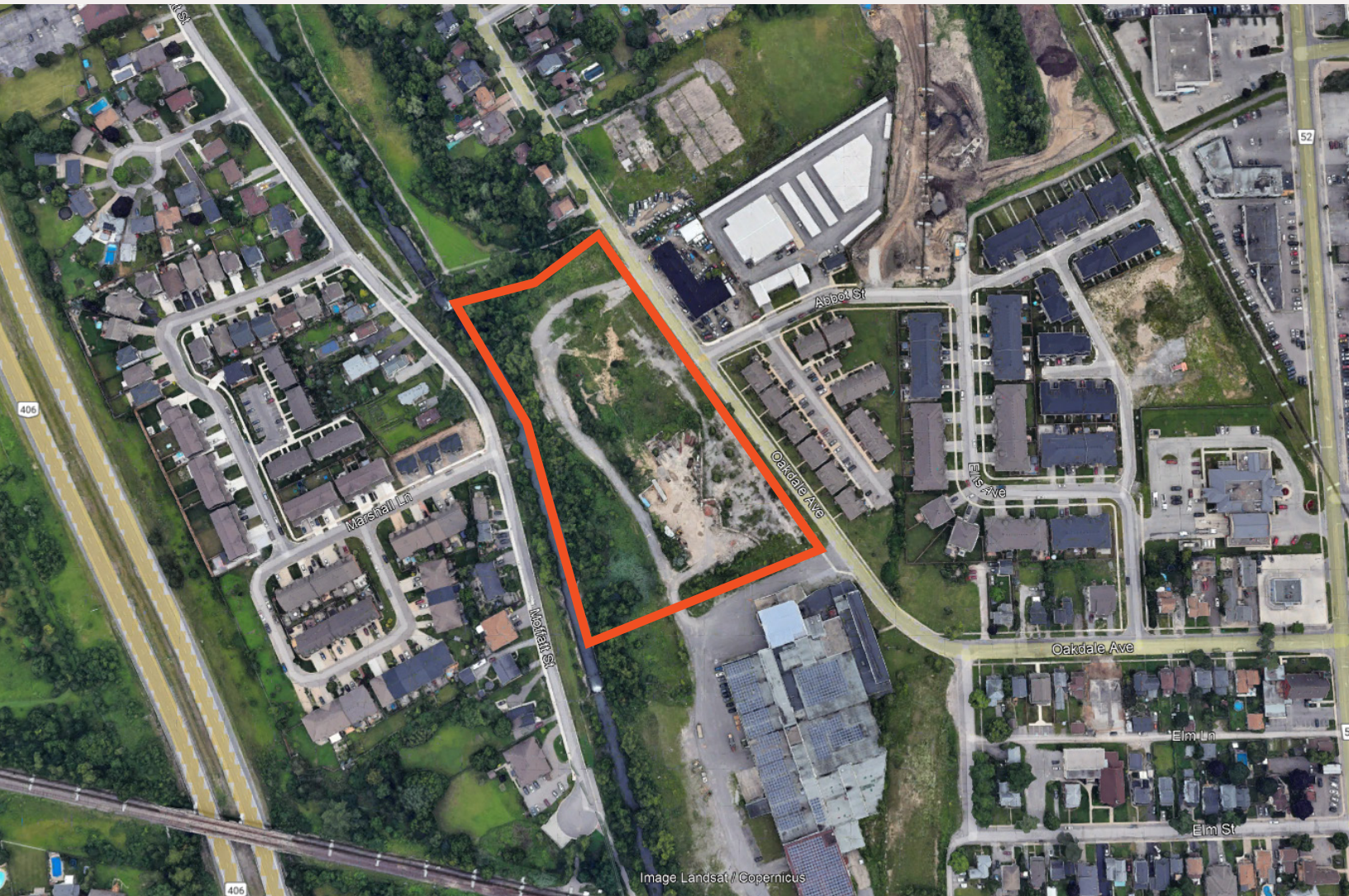


For Sale: Residential Development Lands

65 Oakdale Avenue, St. Catharines



Lennard:

201-60 Columbia Way, Markham
905.752.2220

lennard.com

65 Oakdale Avenue

Premium 5.77 acre residential infill development site.

Land Area
5.77 acres

List Price
\$4,600,000.00
Annual Taxes
\$49,586.10

Availability
Immediate

Zoning
R4 (H-1), 02
(permitting the development of townhomes/apartments)



Listing Agents

Brennan Shier*

Vice President

905.695.9258

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Parker Payette**

Vice President

905.917.2056

ppayette@lennard.com

Aran Pope*

Senior Vice President

905.695.9172

apope@lennard.com

*Sales Representative **Broker

Property Highlights

- Strong levels of residential demand due to growing populations.
- Site is well located within a growing residential neighbourhood, proximity to arterial roads and an abundance of retail and parks.
- Site is irregular in nature, but is very efficient from a development standpoint.
- The property falls within the “Brownfield Tax Assistance Program (BTA)”.



Located in the distinct community of **Merritton**



Abundance of well-known **amenities**



Easy access to **Highway 406** and **Glendale Avenue**



Municipal **water** and **sanitary** located at the property line

R4 Zoning - Townhouse		R4 Zoning - Apartment	
Minimum Frontage	6m	Minimum Frontage	30m
Front Yard	3m to dwelling. 6m to Garage	Front Yard	3m to portion of bldg. < than 14m high 5m for portion > 14m
Rear Yard	6m	Rear Yard	4.5m for portion of bldg. up to 14m high additional 5m/1m in height
Interior Side Yard	1.2m	Interior Side Yard	3m for portion of bldg up to 14m high additional 5m/1m in height
Exterior Side Yard	3m	Exterior Side Yard	3m
Max Building Height	11m	Max Building Height	-
# of Units	6 attached	# of Units	-
Minimum Density/HA	85 Units	Minimum Density/HA	85 units
Minimum Landscape	25%	Minimum Landscape	40%
Private Road	6m wide, no sidewalk	Parking	1.25/unit
Property Area	±5.1726 Ha/ 51,727 sm	Property Area	±5.1726 Ha/ 51,727sm
Less Exclusions	±4.33 Ha/ 43,329 sm	Less Exclusions	±4.33 Ha/ 43,329 sm
Units	368		
Parkland Dedication	5% = ±2,166sm		

Brownfield Tax Assistance Program (BTA)

- “The BTA provides a financial incentive to help offset costs incurred that are specific to environmental site remediation on previously developed properties that are now underutilized, derelict or vacant.”
- “Unlike the [BTIF] program, the environmental site remediation is typically undertaken in advance of, independent of, and not tied to any specific development proposal or concurrent application made on the subject lands. However, the remediation that is undertaken must enable the site to be brought to an environmental standard necessary to support any future use contemplated (ie. residential, mixed use, etc.) and in which is permitted in the City’s Official Plan.”
- “The BTA incentive gives up to a 100% rebate on the (City portion) of municipal property tax paid on the subject property, for up to a 3 year period, and is disbursed only after completion of the project.”

Eligibility System (Pre/Post Submission Criteria & First-Come Basis)

- The BTA program does not include a point allocation system. At a high-level, it requires that “the remediation that is undertaken must enable the site to be brought to an environmental standard necessary to support any future use contemplated (ie. residential, mixed use, etc.) and in which is permitted in the City’s Official Plan.”
- Minimum eligibility, pre-consultation meeting, application submission and rebate payment requirements apply and if any are not met, the application will not be processed.
- If processed, complete applications are processed on a first-come basis and subject to City Council approval.

65 Oakdale Avenue

Survey

Zoning

R4 (H-1), 02

Land Area

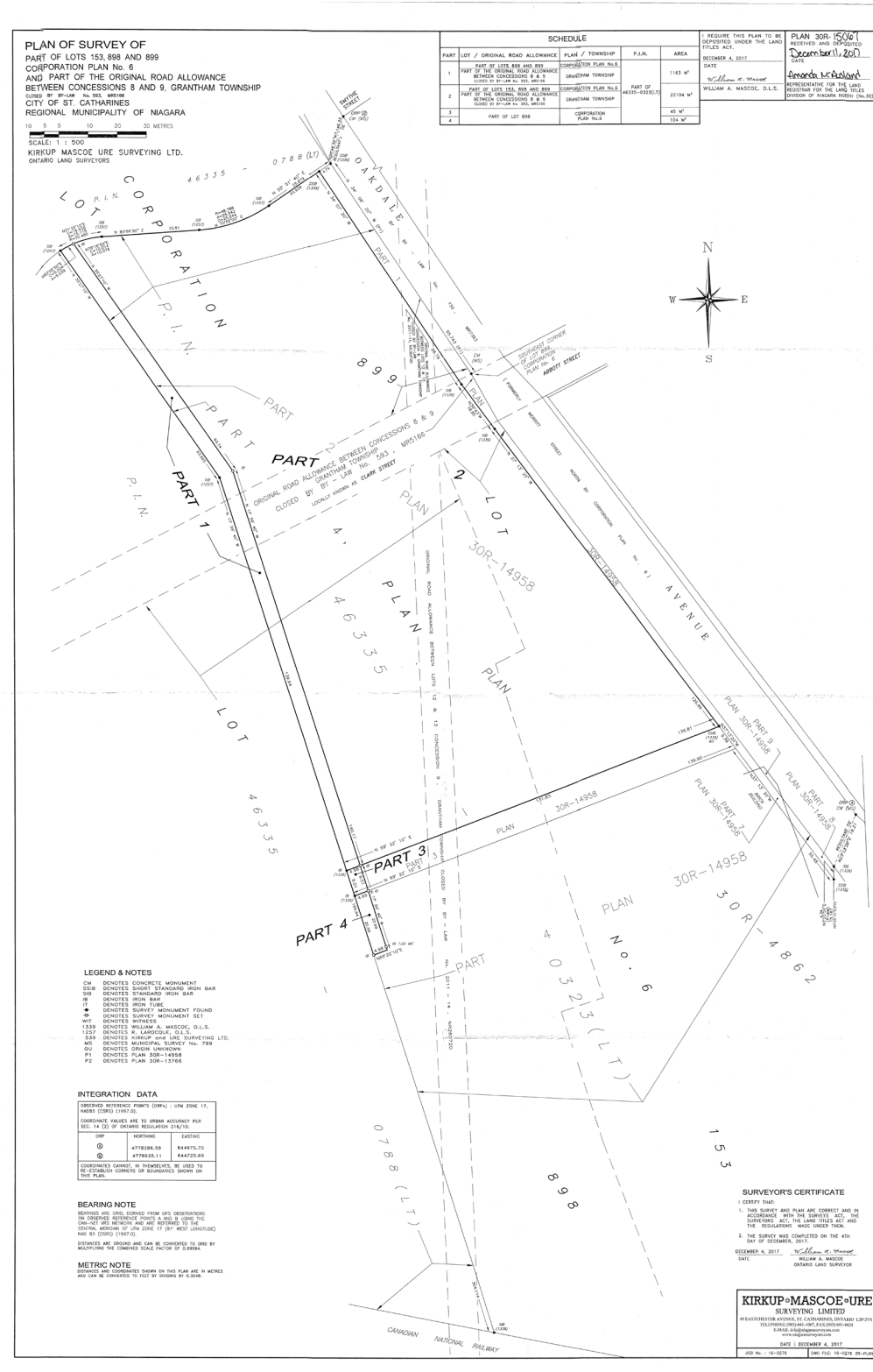
5.77 acres
(764.49 ft of frontage)

Configuration

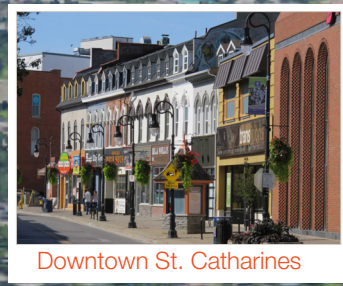
Irregular Shape

Official Plan

Neighborhood
Residential



Lennard:

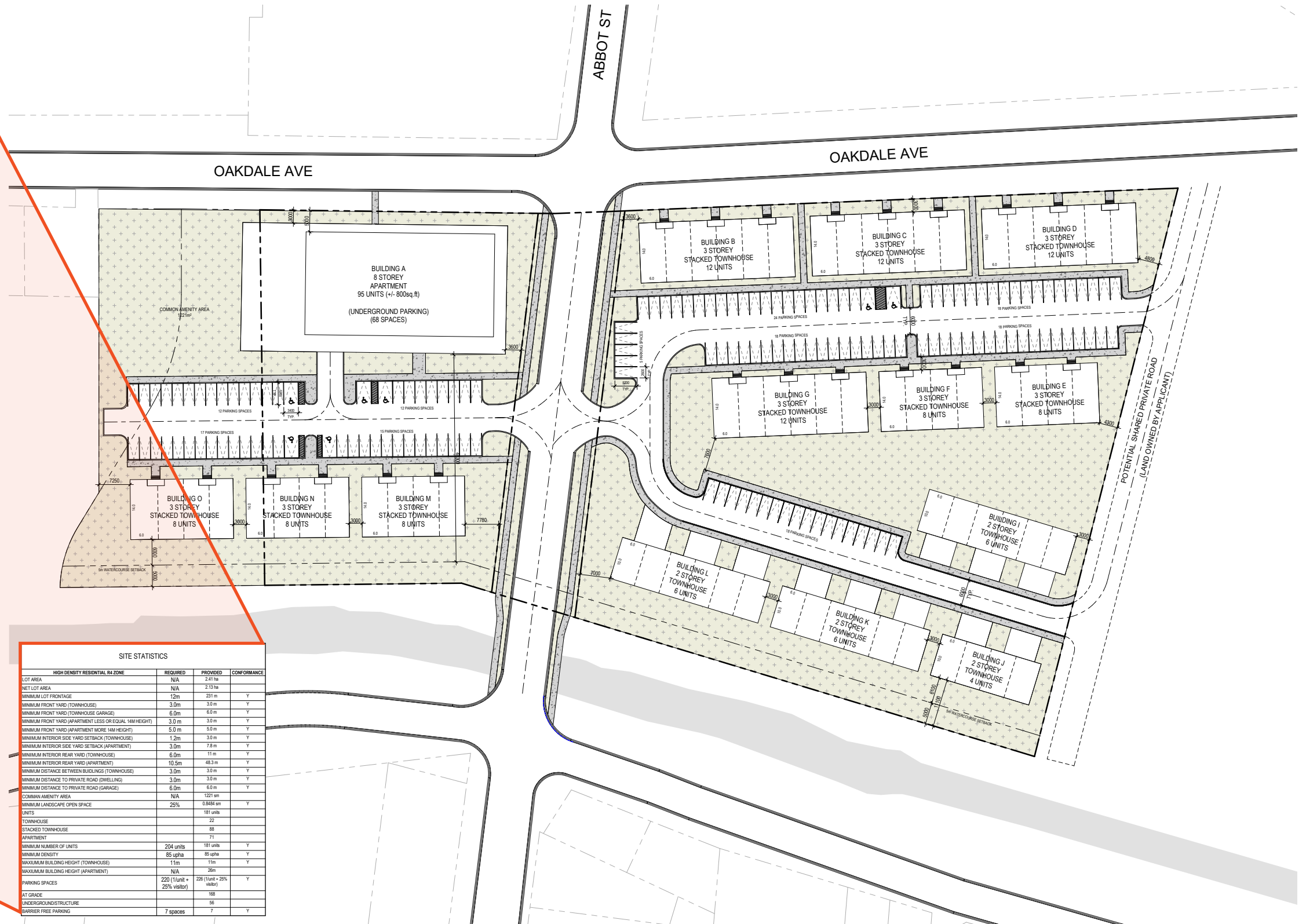


- Population (2021): 433,604
- Projected Growth by 2041: Increase by 22%
- Average Household Income: \$94,700

65 Oakdale Avenue

Concept Plan

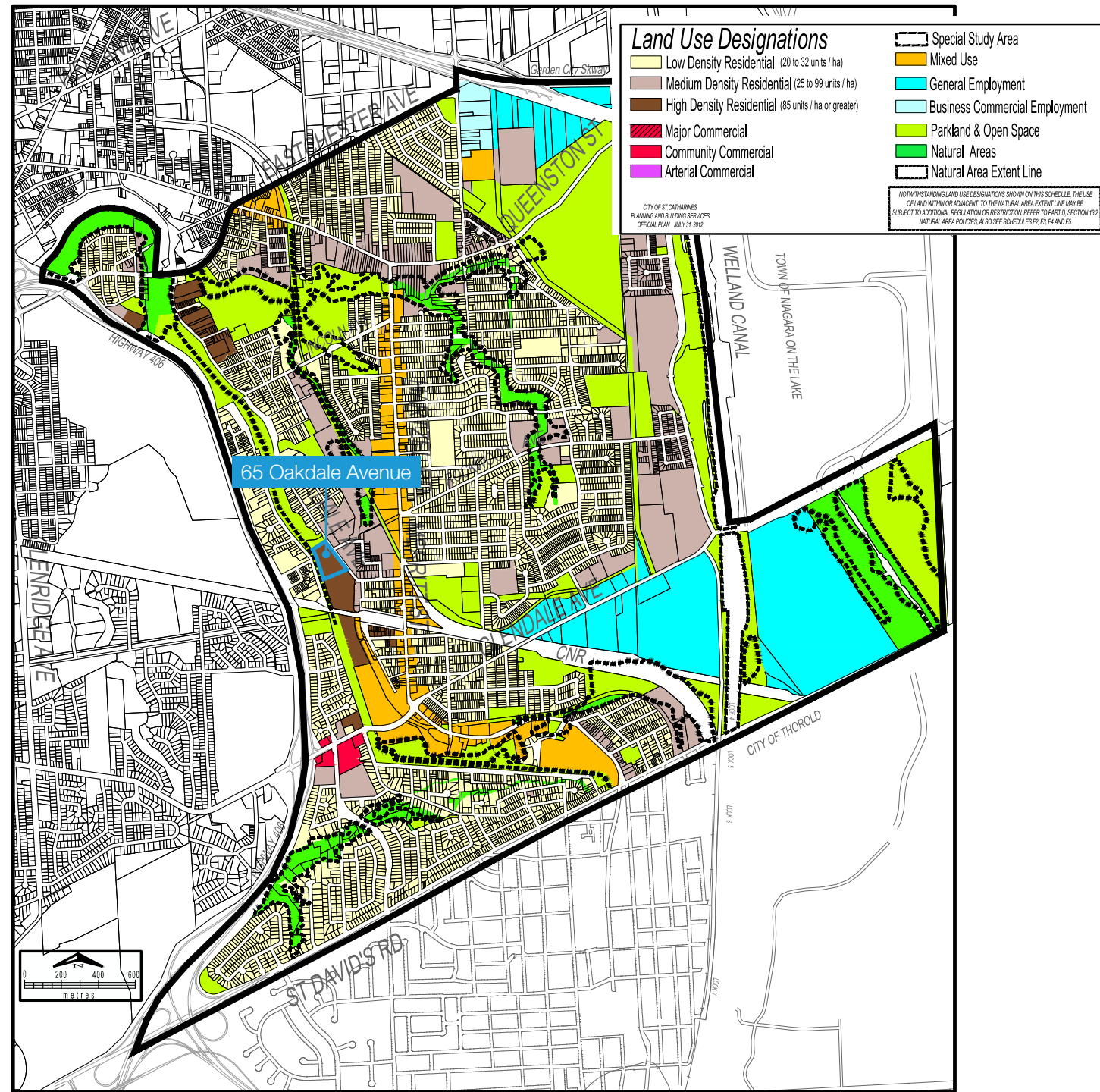
SITE STATISTICS			
HIGH DENSITY RESIDENTIAL R4 ZONE	REQUIRED	PROVIDED	CONFORMANCE
LOT AREA	N/A	2.41 ha	
NET LOT AREA	N/A	2.13 ha	
MINIMUM LOT FRONTAGE	12m	231 m	Y
MINIMUM FRONT YARD (TOWNHOUSE)	3.0m	3.0 m	Y
MINIMUM FRONT YARD (TOWNHOUSE GARAGE)	6.0m	6.0 m	Y
MINIMUM FRONT YARD (APARTMENT LESS OR EQUAL 14M HEIGHT)	3.0 m	3.0 m	Y
MINIMUM FRONT YARD (APARTMENT MORE 14M HEIGHT)	5.0 m	5.0 m	Y
MINIMUM INTERIOR SIDE YARD SETBACK (TOWNHOUSE)	1.2m	3.0 m	Y
MINIMUM INTERIOR SIDE YARD SETBACK (APARTMENT)	3.0m	7.8 m	Y
MINIMUM INTERIOR REAR YARD (TOWNHOUSE)	6.0m	11 m	Y
MINIMUM INTERIOR REAR YARD (APARTMENT)	10.5m	48.3 m	Y
MINIMUM DISTANCE BETWEEN BUILDINGS (TOWNHOUSE)	3.0m	3.0 m	Y
MINIMUM DISTANCE TO PRIVATE ROAD (DWELLING)	3.0m	3.0 m	Y
MINIMUM DISTANCE TO PRIVATE ROAD (GARAGE)	6.0m	6.0 m	Y
COMMON AMENITY AREA	N/A	1221 sm	
MINIMUM LANDSCAPE OPEN SPACE	25%	0.8484 sm	Y
UNITS		181 units	
TOWNHOUSE		22	
STACKED TOWNHOUSE		88	
APARTMENT		71	
MINIMUM NUMBER OF UNITS	204 units	181 units	Y
MINIMUM DENSITY	85 upha	85 upha	Y
MAXIMUM BUILDING HEIGHT (TOWNHOUSE)	11m	11m	Y
MAXIMUM BUILDING HEIGHT (APARTMENT)	N/A	26m	
PARKING SPACES	220 (1/unit + 25% visitor)	226 (1/unit + 25% visitor)	Y
AT GRADE		168	
UNDERGROUND/STRUCTURE		56	
BARRIER FREE PARKING	7 spaces	7	Y



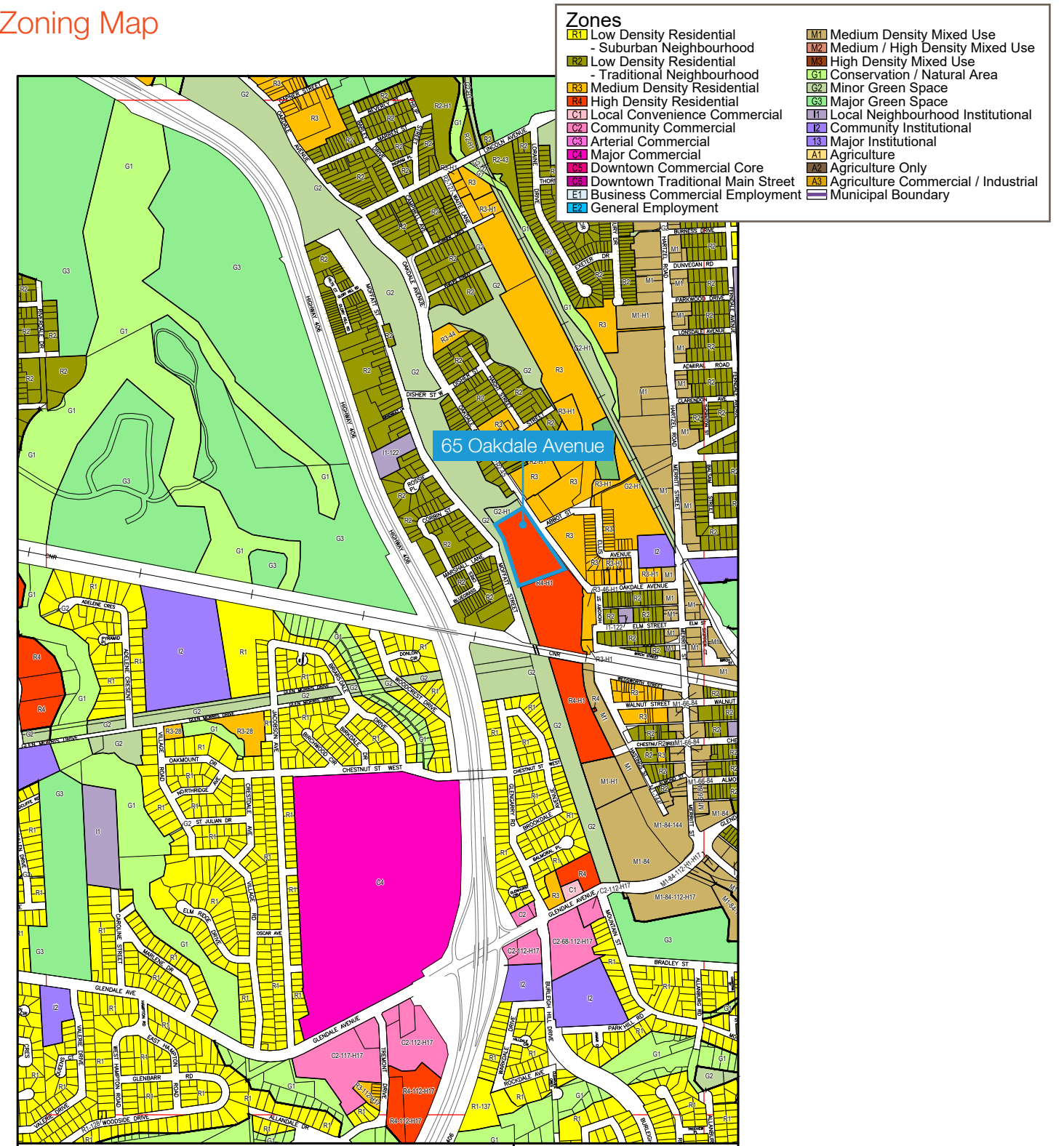
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AT GRADE		168	
UNDERGROUND/STRUCTURE		56	
BARRIER FREE PARKING	7 spaces	7	Y

65 Oakdale Avenue

Land Use Designations



Zoning Map



65 Oakdale Avenue

Zoning

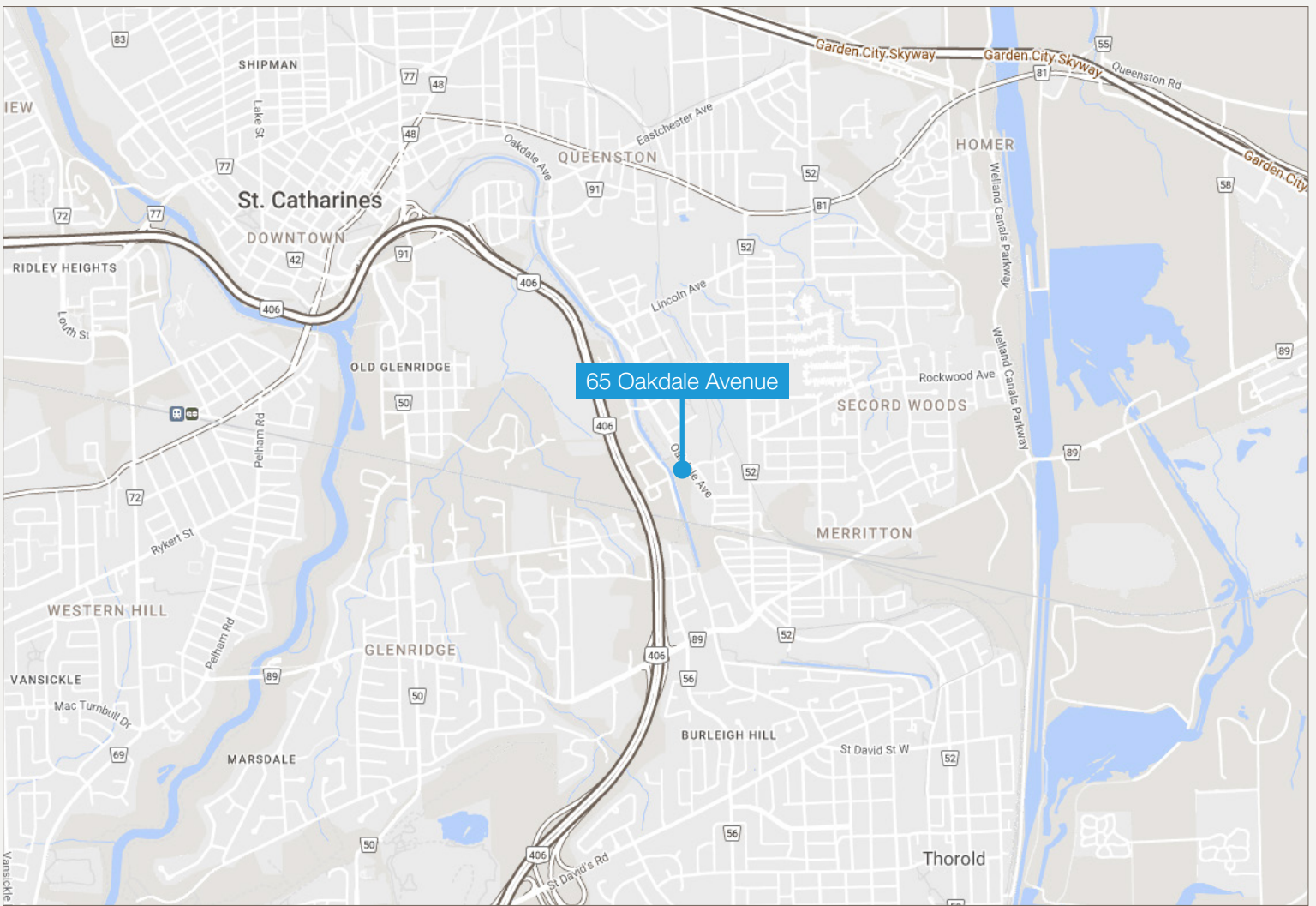
The following are permitted uses in the R4 - High Density Residential Zone under the City of St. Catharines Zoning By-law:

- Dwelling, Triplex
- Dwelling, Fourplex
- Dwelling, Quadruplex
- Townhouse
- Private Road Development
- Apartment Building
- Long-Term Care Facility



Provisions to Residential (R4) Zone

Permitted Uses	Min. Lot Frontage	Minimum Yards				Max. Building Height	Max. No. of Attached Dwelling Units	Min. Density Per Hectare	Min. Landscaped Open Space
		Front Yard (c)	Rear Yard	Interior Side Yard	Exterior Side Yard (e)				
Dwelling, Triplex	12 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	11 m	-	85 Units	25%
Dwelling, Fourplex	18 m	3 m to dwelling / 6 m to garage	6 m	1.2 m	3 m to dwelling / 6 m to garage	11 m	-	85 Units	25%
Dwelling, Quadruplex	6 m (b)	3 m to dwelling / 6 m to garage	6 m (d)	1.2 m (d)	3 m to dwelling / 6 m to garage	11 m	-	85 Units	25%
Townhouse	6 m (b)(e)	3 m to dwelling / 6 m to garage (f)	6 m	1.2 m (d)	3 m to dwelling / 6 m to garage (f)	11 m	6 (e)	85 Units (e)	25%
Private Road Development (a)	12 m	3 m to dwelling / 6 m to garage	see Section 5.7		3 m to dwelling / 6 m to garage	11 m	8	85 Units	25%
Apartment Building / Long Term Care Facility	30 m	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	4.5 m for portion of building up to 14 m in height / additional 0.5 m for each additional 1m of building height	3 m for portion of building up to 14 m in height / additional 0.5 m for each additional 1m of building height	3 m for portion of building less than 14 m in height / 5 m for portion of building 14 m in height or greater	-	-	85 Units	40%



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*Sales Representative **Broker
Statements and information contained are based on the information furnished by principals and sources which we deem reliable but for which we can assume no responsibility. Lennard Commercial Realty, Brokerage.

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