

For Sale:  
Draft Plan Approved Development Land

# Hunters Pointe

±208.76 acres in the City of Welland  
289 Daimler Parkway

**Lennard:**

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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.





# Executive Summary

Lennard Commercial Realty has been retained by 2599587 Ontario Ltd. (the "Vendor") to act as exclusive Agent for the disposition of 289 Daimler Parkway ("Hunters Pointe"), Welland, Ontario. **Following execution of a Confidentiality Agreement, prospective purchasers will be provided with due diligence documentation via access to a secure online data room.**

## Opportunity

±208.76 acres of Draft Plan Approved land, adjacent to the Welland Canal with quick access to the highway and city. The Draft Plan includes approximately 1,100 dwellings in a mix of residential, mixed-use and open space community. The property is made up of 3 distinct parcels and through a red-line application the plan has flexibility with lot frontages. The site is surrounded by quality residential development and the existing Hunters Pointe clubhouse provides an ideal sales centre location.

### Please submit offers to:

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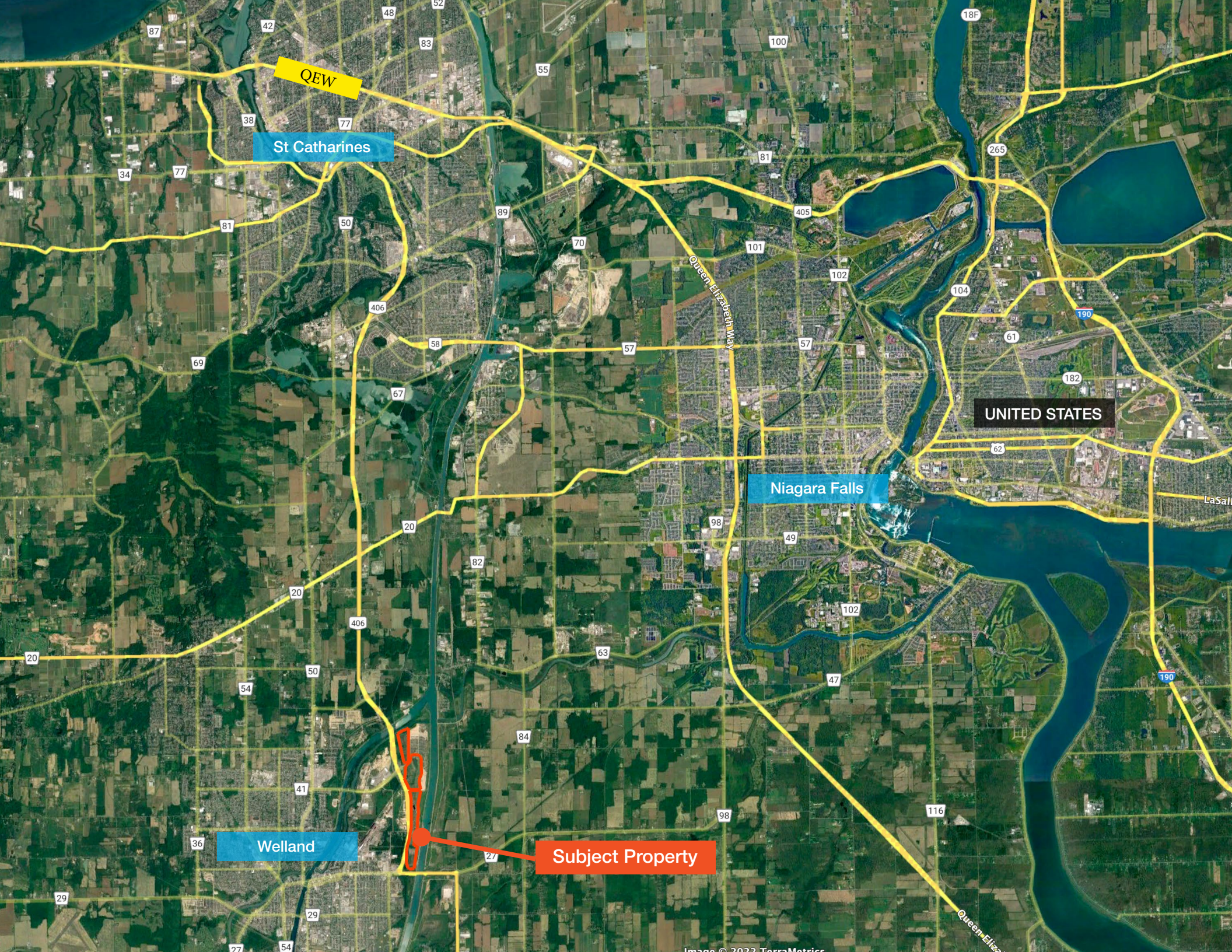


\*Sales Representative \*\*Broker

**Lennard Commercial Realty, Brokerage**  
60 Columbia Way, Suite 201  
Markham, ON L3R 0C9







QEW

St Catharines

Niagara Falls

Welland

Subject Property

UNITED STATES



# Hunters Pointe - 289 Daimler Pkwy, Welland



Seller

2599587 Ontario Ltd.



Total Lot Size

±208.76 acres  
(±189 net useable)



PINS

644280188 (±41.07 acres)  
644280189 (±74.51 acres)  
644280655 (±93.18 acres)

## Location

Overlooking the Welland Canal, this is a master-planned residential development opportunity in the heart of the picturesque Niagara Region. A quick drive to Niagara Falls and the United States Border, all the amenities of the region are easily accessible, from wineries, casinos and world-class dining, to golf courses, cycling trails and year-round attractions. Bounded by Hwy 406 on the west and the historic Welland Canal on the east, this land offers quick access to the QEW corridor to Toronto, Niagara Falls, and Buffalo, NY.

## Opportunity

Lennard Commercial Realty is pleased to present ±208.76 acres of prime development land in northeast Welland. Previously home to the Hunters Pointe Golf Course, the land is Draft Approved for a master-planned development of approximately 1,119 dwellings, comprised of residential, mixed-use and open space community.

Famous for its historic Welland Canal connecting lakes Erie and Ontario, Welland is a charming town surrounded by the scenic beauty of the Niagara Escarpment, world-renowned wineries, shopping, dining, entertainment, and is close to the international attraction of Niagara Falls. A fusion of small town charm and great amenities, Welland offers an exciting lifestyle enriched with sports, recreation, nature and more.

## Highlights

**Draft Plan Approved for approximately 1,119 dwellings as follows:**

699 single-detached dwellings  
178 freehold townhouses  
44 stacked townhouses  
170 apartments in the mixed use blocks  
±60,000 sq.ft. commercial use within three NC (Neighbourhood Commercial) zoned blocks

- The community plan includes retail areas and open green-space, scenic water elements, and pedestrian walkways creating diverse community spaces.
- The Welland Canal Recreational Trail borders the community and travels from Allanburg to as far as Port Colborne, offering walking and biking paths with beautiful views along the water all located in the heart of Niagara.
- Expansive former clubhouse building on property would be ideal sales office or commercial building.

## Data Room

For access to the Data Room, contact Listing Agents for CA.

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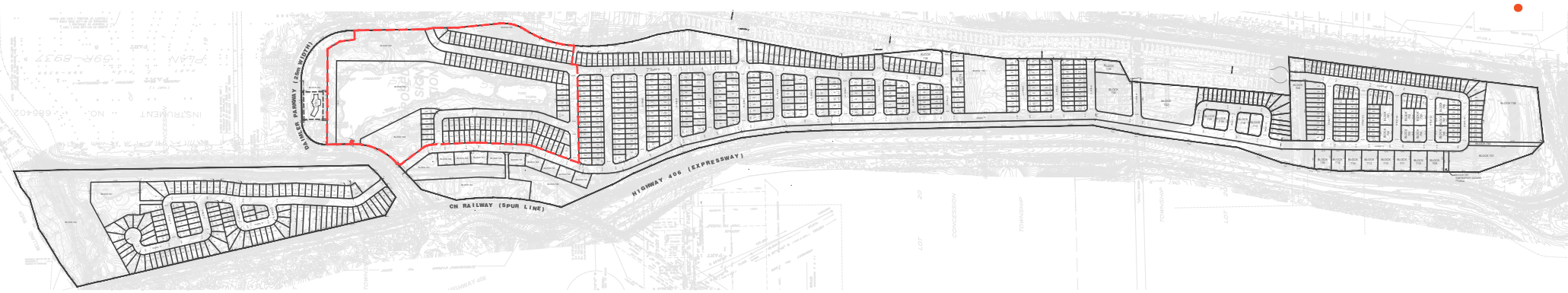




# Approved Draft Plan

For full size maps of this Draft Plan Approved site, please request access to our Data Room by contacting the Listing Agents.

SCHEDULE OF LAND USE			
DESCRIPTION	LOT / BLOCK NO.	RESIDENTIAL UNITS	AREA (ha.)
SINGLE DETACHED RESIDENTIAL			
MINIMUM LOT WIDTH 15.24m (50')	58-87, 111-114, 185, 286, 301, 302, 316, 371-379, 381-387, 390-395, 400-403, 406-411, 415-424, 427-430, 432-434, 440, 441, 444, 445, 466, 477, 508, 699	96	29.36 <b>(72.55 acres)</b>
MINIMUM LOT WIDTH 12.19m (40')	1-32, 36, 38-45, 51-57, 89, 91, 100-109, 115-128, 131-184, 186-190, 192-239, 241-255, 258-272, 274-285, 287-300, 303-315, 317-330, 332-370, 380, 388, 389, 396-399, 404, 405, 412-414, 425, 426, 431, 435-439, 442, 443, 446-465, 467-472, 474-476, 478-487, 498-507, 509-514, 516-544, 546, 556, 568, 591, 602, 608, 625	416	
MINIMUM LOT WIDTH 10.67m (35')	33-35, 37, 46-50, 88, 90, 92-99, 110, 129, 130, 191, 240, 256, 257, 273, 331, 473, 488-497, 515, 545, 547-555, 557-567, 569-590, 592-601, 603-607, 609-624, 626-698	187	
TOTAL SINGLE DETACHED		699	
STREET TOWNHOUSE MINIMUM LOT WIDTH 6.1m	700-729	178	4.17 <b>(10.3 ac)</b>
CONDO TOWNS	730	28	1.20 <b>(2.97 ac)</b>
STACKED TOWNHOUSE	731	44	0.90 <b>(2.22 ac)</b>
MIXED USE (RESIDENTIAL & COMMERCIAL)	732-734	170	3.40 <b>(8.4 ac)</b>
NET DEVELOPABLE TOTAL		1119	39.03 <b>(96.4 ac)</b>
FUTURE RESIDENTIAL BLOCK	735, 736		0.48 <b>(1.19 ac)</b>
EMERGENCY ACCESS	737		0.06 <b>(0.15 ac)</b>
STORMWATER MANAGEMENT POND	738-741		10.29 <b>(25.4 ac)</b>
OPEN SPACE AND RECREATION	742-750		17.30 <b>(52.7 ac)</b>
RIGHT OF WAY	STREETS A-AD		17.66 <b>(43.6 ac)</b>





# Project Status

## Planning & Development Overview

- The Plan of Subdivision has been given Draft Plan Approval and the appeals to the Official Plan Amendment and Zoning By-law Amendment have been settled.
- Draft Plan Approval has been extended to September 19, 2026. Clearance of conditions has not commenced.
- As a result of the Official Plan Amendment and Zoning By-law Amendment, a redline revision to the Draft Plan of Subdivision will be required to implement agreed-upon changes in the Minutes of Settlement.
- The redline revision may result in the overall loss of 36 units, but these units can be recovered by creating smaller lots and incorporating a greater number of townhouses.
- The Draft Plan has been designed to allow for 1,119 residential units, but this can be amended through a redline revision request to the City of Welland.
- The Zoning and Official Plan approvals are in place which allow for a mix of Low and Medium Density residential development, as well as local commercial nodes and open space.

## Required/updated work required:

- Urban design brief
- Design access to Highway 406
- Complete engineering design for sewer and watermain infrastructure on and off site
- Landscape Plan
- Restoration Plan
- Fish and Wildlife Rescue Plan
- Tree Saving Plan
- Invasive Species Management Plan
- Wetland Rehabilitation Plan
- Watercourse Restoration Plan
- Detailed design of traffic improvements, including traffic circle
- Record of Site Condition

## Servicing

- The adjacent developer is in the process of drafting the designs and seeking approvals for the watermain looping underneath Hwy 406 as they are looking to move forward. They're also looking to get the emergency access to Hwy 406 constructed and have been working with MTO.
- The middle parcel of the Subject Property has water and sanitary. Servicing is available now to service the development (capacity is available).

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.

Planning  
Overview  
Biglieri Group  
March 2025



# Impact of Proposed Changes to OP on Density

## Projected Population Growth

Population rose 6.61% between 2016-2021 to 55,750. The 2024 Draft OP's land use designations and policies are based on serving a minimum growth of 27,250 by 2051 – an anticipated population of 83,000 by 2051.

## Housing Forecast



Source: Welland Draft OP, May 2024

## Density Targets - Housing Distribution

Source: 3.3.3, Welland Draft OP, May 2024



## Changes to Density Definitions

### Draft OP - May 2024

#### Low Density Residential: Allowable increase of 36 units / net hectare

WAS: minimum of 15 units / net hectare, maximum of 24 / net hectare

PROPOSED: minimum of 15 units / net hectare, maximum of 60 / net hectare

#### Medium Density Residential: Allowable increase of 65 units / net hectare

WAS: minimum of 25 units / net hectare, maximum of 60 / net hectare

PROPOSED: minimum of 35 units / net hectare, maximum of 125 / net hectare

#### Important note for Subject Property's Draft Plan Approval:

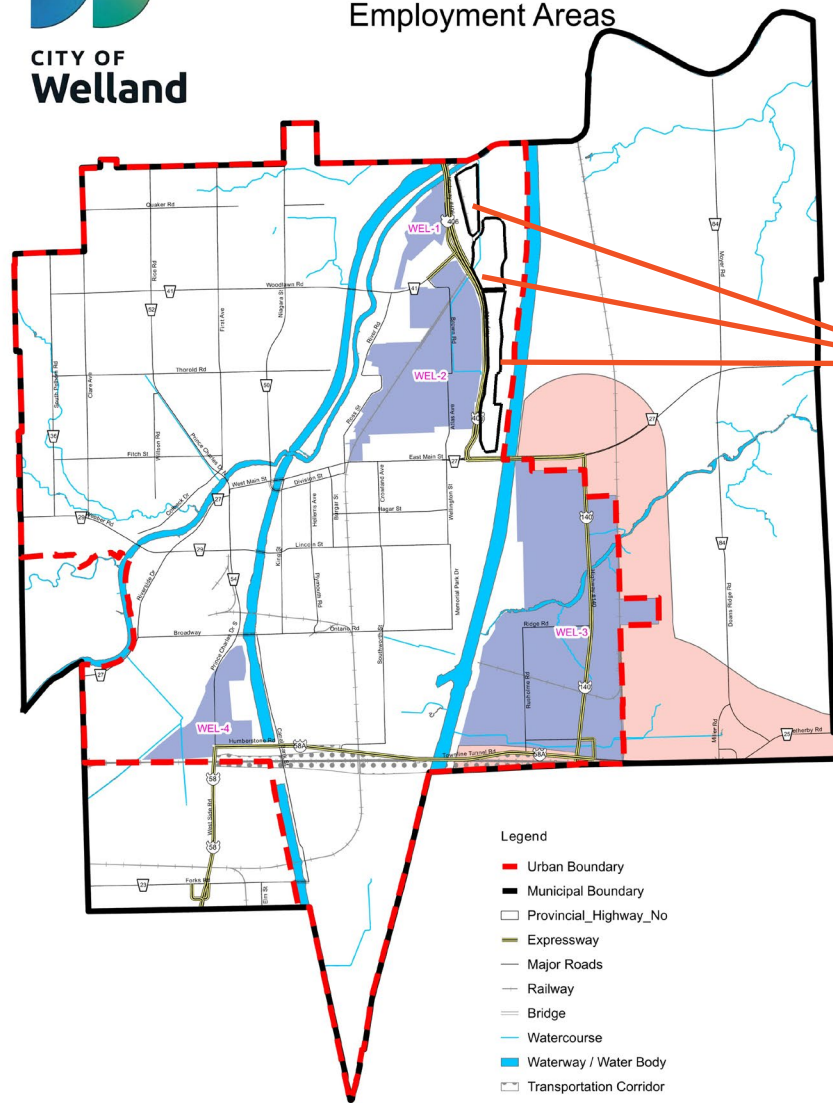
Redline revisions to the Draft Plan of Subdivision in place for this property could address the proposed increases to density definitions. The Draft OP indicates that Welland's strategic focus will be applied to intensification areas, and the subject properties have been designated areas of intensification. Buyer to perform own due diligence on related implications of revising plans to include higher density in the Subject Property.





# CITY OF WELLAND OFFICIAL PLAN Schedule 'B2' - Site Specific Employment Areas

CITY OF  
**Welland**



**Subject Property**

### Legend

- Urban Boundary
- Municipal Boundary
- Provincial\_Highway\_No
- Expressway
- Major Roads
- Railway
- Bridge
- Watercourse
- Waterway / Water Body
- Transportation Corridor
- Employment Area
- Future Employment Area

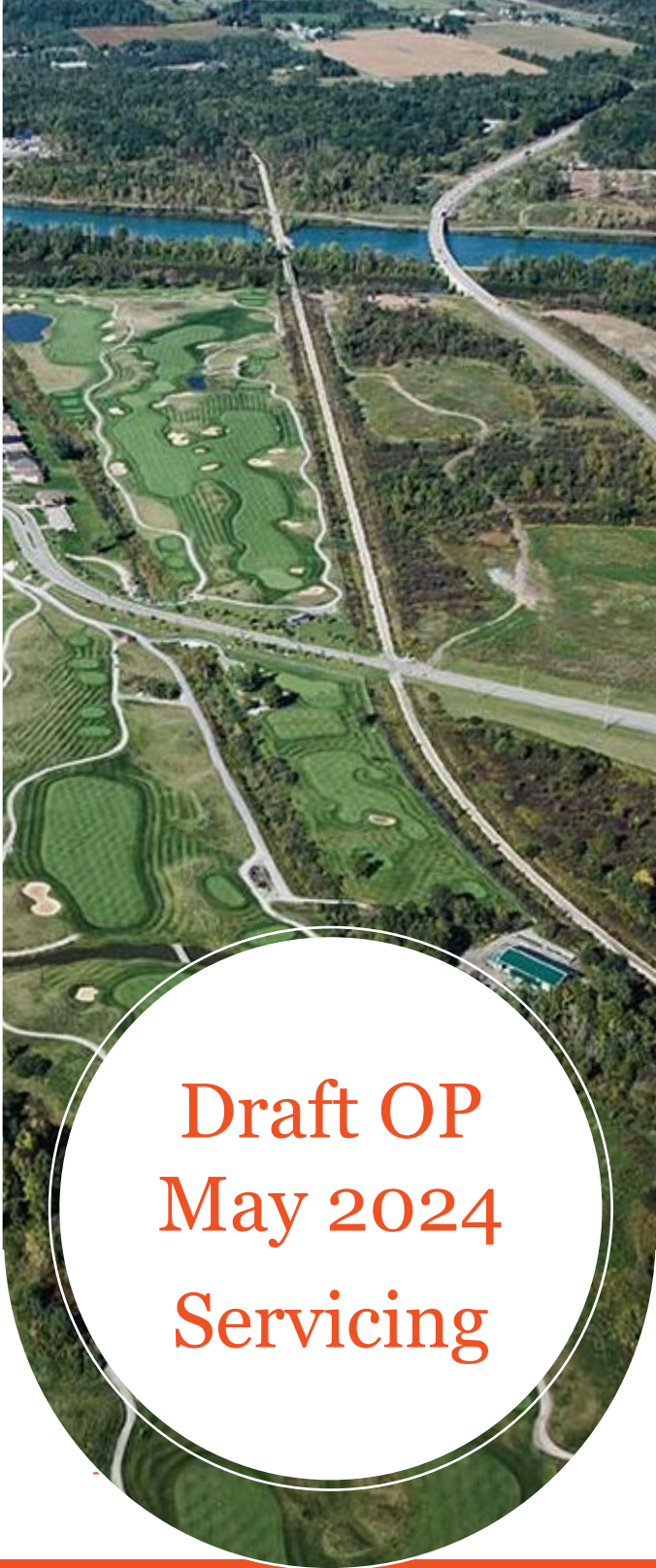


0 500 1,000 2,000 Meters


Close proximity  
to current  
and future  
employment  
areas

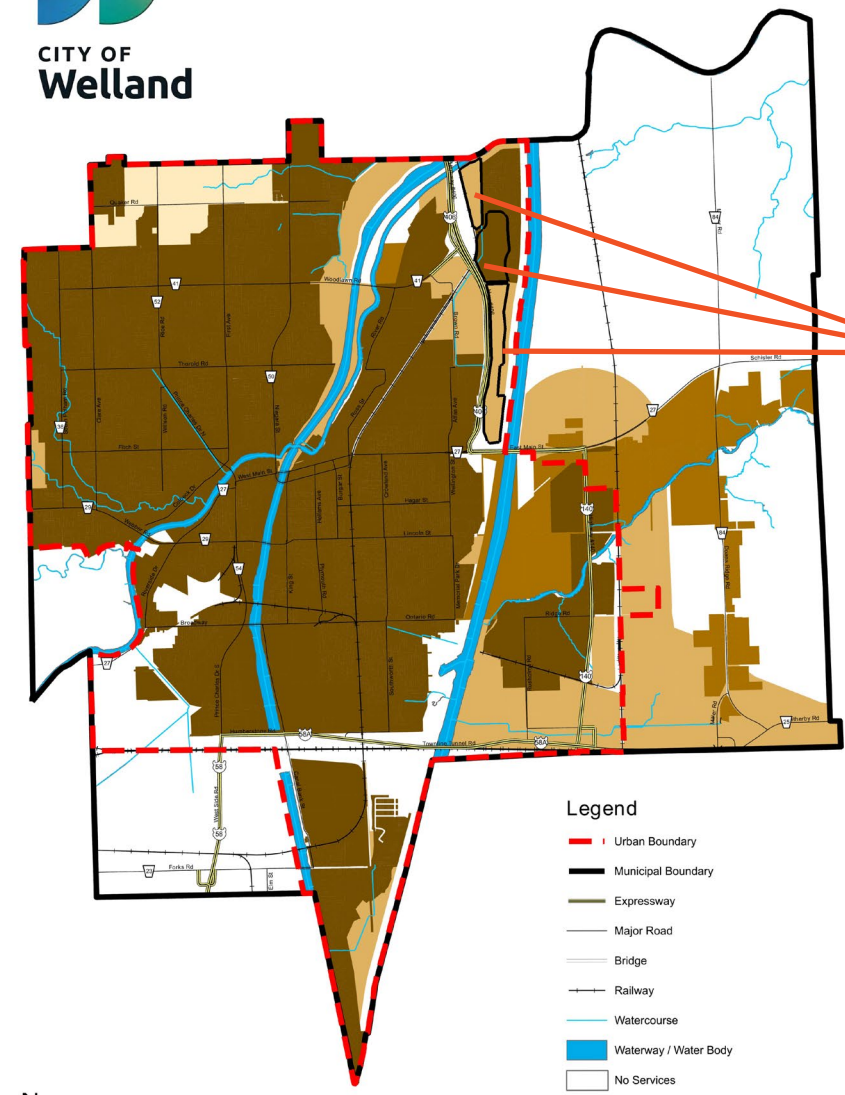
**Draft OP  
May 2024  
Employment  
Areas**





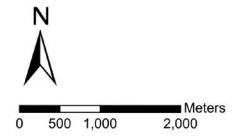
Draft OP  
May 2024  
Servicing

 CITY OF WELLAND OFFICIAL PLAN  
Schedule 'D' - Serviced & Unserviced Lands  
CITY OF Welland



Subject Property

Water and Sanitary are at the center parcel simplifying the process of extending to the other two parcels of the Subject Property



- Legend
- Urban Boundary
  - Municipal Boundary
  - Expressway
  - Major Road
  - Bridge
  - Railway
  - Watercourse
  - Waterway / Water Body
  - No Services
  - Existing Regional Services
  - Planned Services
  - Water Only
  - Water and Sanitary



# Local Amenities



Niagara College Canada Welland Campus

Seaway Mall

CINEPLEX value village

Staples. SPORT CHEK

DOLLARAMA WINNERS

BulkBarn+ BURGER KING A&W

Welland Sports Complex

Peavey Mart

Leons

Zehrs TD

Tim Hortons

Holiday Inn Express

Walmart RONA McDonald's DOLLAR TREE

GAS+ LCBO Mark's

Notre Dame College School

Tim Hortons U-HAUL

YOUNGS SPORTSPLEX

Grassy Brook Golf Course

Niagara Health Welland Hospital

NOFRILLS Tim Hortons

Eastdale Secondary School

FRESH CO SHOPPERS DRUG MART

Highway 406

Welland Canal

Highway 406

Welland Canal

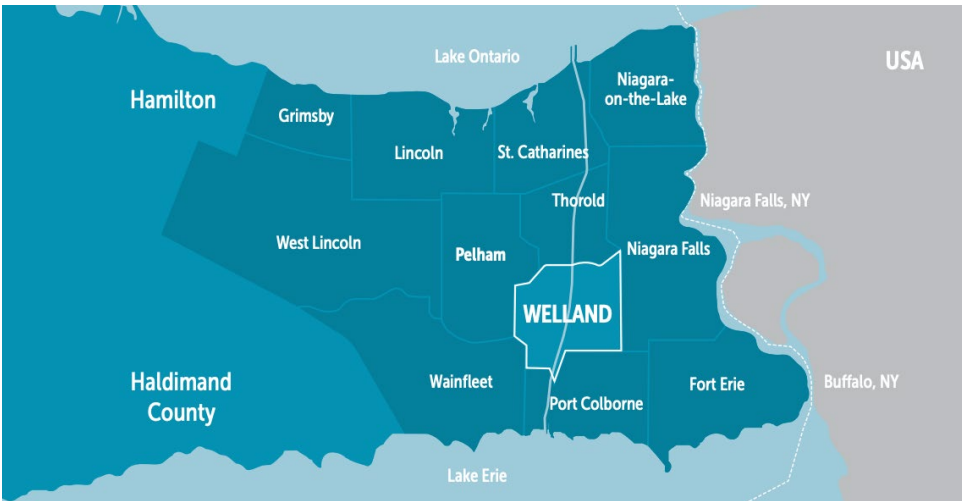
Highway 140

East Main Street

Moyer Road



# About Welland



Images: <https://www.welland.ca/BusInvest/pdf/CommunityProfile.pdf>

## Employment

**The future minimum employment growth for the City of Welland is 28,790 jobs by 2051** (Draft OP, 3.3.4, May 2024).

The manufacturing sector has deep roots in Welland's history and the City has continued to keep pace with the ever-changing advanced manufacturing landscape. Because the community is one of only a few bilingual communities in Ontario, it is home to several call centres. Canadian Tire Financial Services is currently Welland's largest employer.

## Healthcare

The Welland Hospital has approximately 80 physicians with active privileges, providing care to the community. It is one of three larger sites of the Niagara Health System, which employs over 4,000 staff and is supported by 500 physicians. The state-of-the-art Welland McMaster Family Health Team facility encompasses 11 integrated health professionals including nurses, social workers, dieticians, and occupational therapists.

## Education

Niagara College, with its main campus in Welland, offers more than 100 post-secondary programs, including co-op, apprenticeship and applied research programs. Nearby Brock University claims the fifth largest co-op program in Canada.

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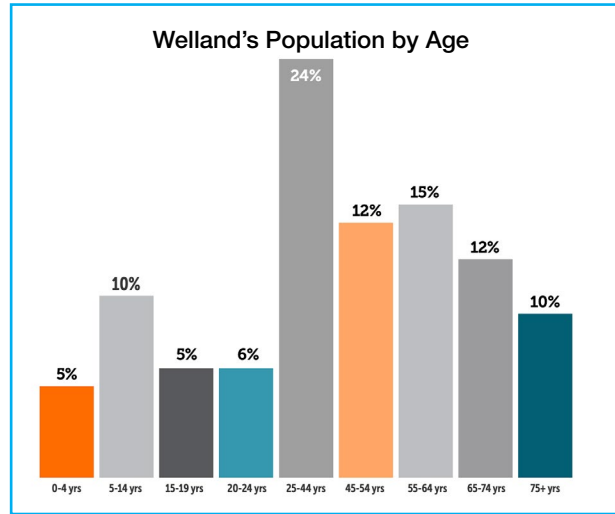


## Parks And Trails

Cycling and walking paths follow the edge of the canal where ships can be seen sailing by. As the "City of Roses," Welland boasts award-winning floral displays across the City that are creative and updated yearly.

## Sports

Welland is Niagara's sport-tourism destination, home of the Welland International Flatwater Centre (WIFC), which hosts major international sporting events. Memorial Park, Welland Sports Complex, Youngs SportsPlex and Empire Sports Complex offer top-tier facilities to meet many competitive levels of play.



## Recent Investments



**96,000ft<sup>2</sup> manufacturing and warehouse facility**  
with an investment of \$18.5M



**12,787ft<sup>2</sup> fabrication facility**  
with an investment of \$8.2M



**130-unit retirement home residence**  
with an investment of \$23.5M



**Hotel with 16 suites and 64 standard rooms**  
with an investment of \$14.5



**120,000ft<sup>2</sup> expansion nearly double the existing footprint**  
Canada's third largest location

Images and demographic data: <https://www.welland.ca/BusInvest/pdf/CommunityProfile.pdf>



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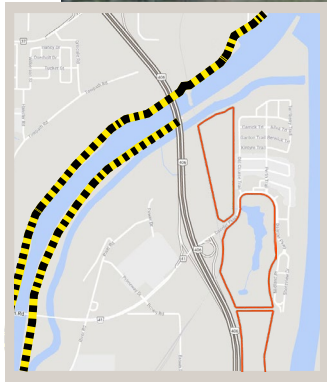
[lennard.com](http://lennard.com)







# Neighbouring Cycling and Walking Trails



The **Welland Canals Parkway Trail** stretches south from St. Catharines to Port Colborne, a distance of 45 km / 28 miles. Cycling near the Welland Canal, you will see massive 26,000 ton ships as they glide past on their way to climb the Niagara Escarpment.

Hwy 406

Welland Canal

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Clubhouse building on the Property is approximately 18,000 sf (floor plans not available).

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