

563 KILLALY ST E

PORT COLBORNE, ON

ZONING AND DRAFT PLAN APPROVED



PLANNED 290-UNIT RESIDENTIAL COMMUNITY



DRAFT PLAN SUPPORTING A 290-UNIT RESIDENTIAL COMMUNITY

The Draft Plan of Subdivision contemplates the development of a 290-unit residential community across 12 development blocks. The proposed housing program includes two condominium townhouse blocks, three street townhouse blocks, one stacked condominium townhouse block, and one semi-detached dwelling block, providing a balanced mix of low-rise residential product.

The subdivision design incorporates the necessary municipal infrastructure and environmental components, including dedicated blocks for an archaeological site, acoustic barrier, flood storage compensation area, stormwater management facility, and a pedestrian connection to the Friendship Trail. Collectively, these elements support a comprehensive and well-planned residential development aligned with the approved planning framework.

LEGAL DESCRIPTION

Pt Lt 23 Con 1 Humberstone; Pt Lt 24 Con 1 Humberstone As In Ro676065; S/T Ro676065 ; Port Colborne and Surface Rights Only; Part Lots 23 And 24 Concession 1 Humberstone As In Hu18858 (Firstly) Together With An Easement As In Hu18858 City Of Port Colborne

LOT SIZE

20.85 acres (82,403 M²)

DEVELOPABLE AREA

13.201 acres (53,440 M²)

ZONING

RD R1

SALE PRICE

\$13,500,000

PROJECT SPECIFICS

DEVELOPABLE AREA	COUNT	AREA
Phase #1 - Block Townhouses	71	19,778 m2
Phase#2 - Street Townhouses	12	2,746 m2
Phase #3 - 2 Storey Semis	10	2,665 m2
Phase #4 - Stacked Townhouses	141	12,050 m2
Phase #5 - Street Townhouses	27	6,123 m2
Phase #6 - 1 1/2 Storey Condo Townhouses	29	10,078 m2
TOTAL DEVELOPABLE AREA	290 UNITS	53,440 M2

SITE AREA

Parkette	838 m2
Together of Righ of Way	856 m2
Archeological Area	3,924 m2
Municipal Road	10,496 m2
Developable Area	53,440 m2
Site	69,917 m2
Lands purchased from the City	12,786 m2
TOTAL SITE	82,403 M2



POSITIONED WITHIN A GROWING RESIDENTIAL MARKETSETTING



LOCATION HIGHLIGHTS

Strategic Niagara Location – Situated in the City of Port Colborne, offering convenient access to the Welland Canal, Lake Erie waterfront, and the broader Niagara Region.

Established Residential Setting – Located within a mature residential neighbourhood with surrounding parks, schools, and community amenities, supporting a well-integrated residential development.

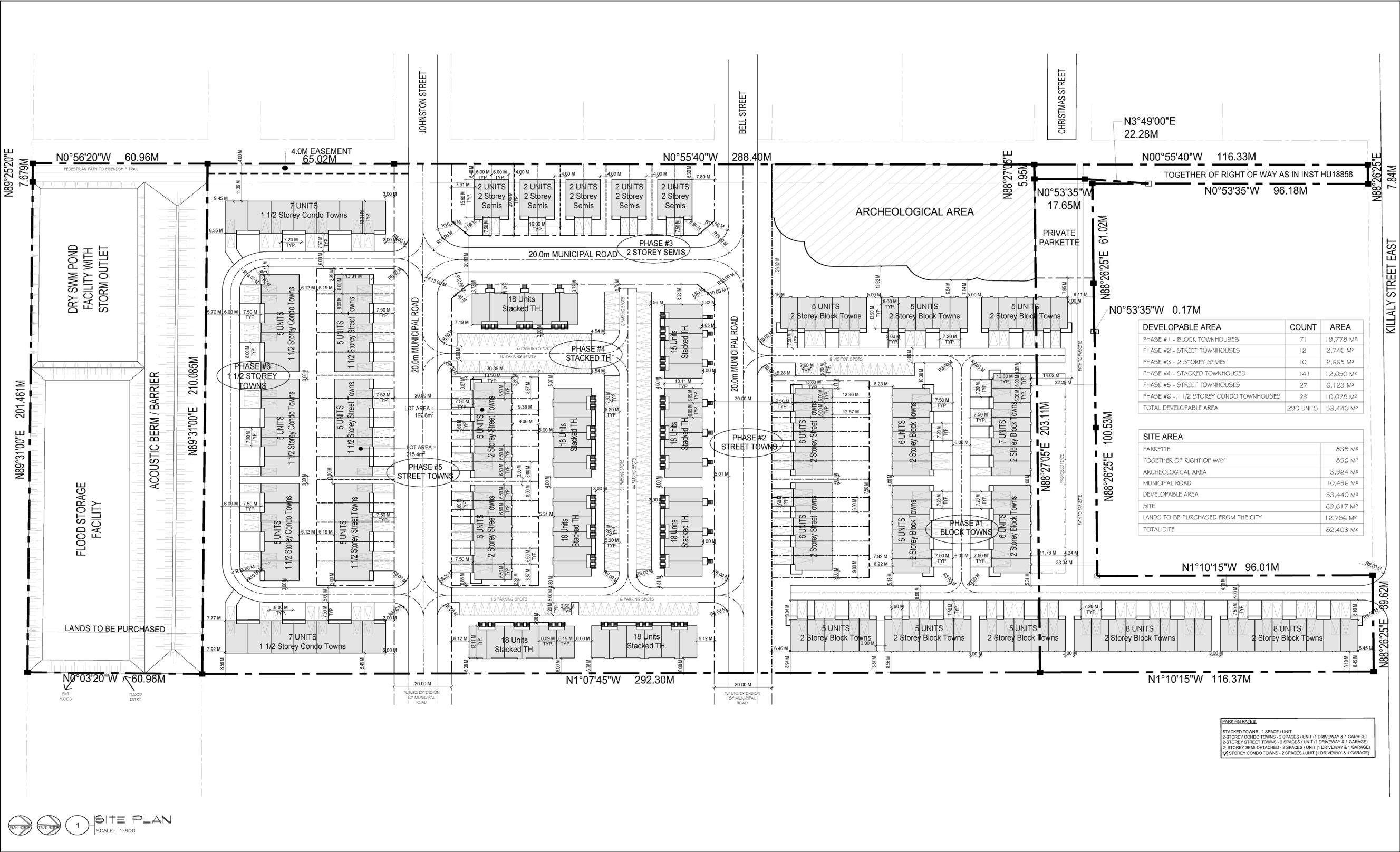
Walkable Urban Amenities – Minutes from downtown Port Colborne, providing access to local shopping, restaurants, healthcare services, recreational facilities, and the marina district.

Waterfront Lifestyle – Residents enjoy proximity to Lake Erie beaches, waterfront trails, marinas, and numerous outdoor recreation opportunities, enhancing the area's year-round appeal.

Growing Housing Market – Port Colborne continues to experience residential growth driven by affordability, lifestyle migration, and ongoing investment throughout the Niagara Region.

Excellent Regional Connectivity – Convenient access to Highway 140, Highway 3, and Highway 406 provides efficient connections to Welland, Niagara Falls, St. Catharines, Hamilton, and the Greater Golden Horseshoe.

SITE PLAN



NOTES:
1. THE CONTRACTOR OR PROJECT MANAGER WILL CHECK AND VERIFY ALL DIMENSIONS AND JOB CONDITIONS ON THE JOB AND REPORT ANY DISCREPANCIES TO THE ARCHITECT PRIOR TO THE COMMENCEMENT OF CONSTRUCTION.
2. THE ARCHITECT'S RESPONSIBILITY IS THE RESPONSIBILITY OF THE CONTRACTOR OR OWNER/CONTRACTOR. THE ARCHITECT MUST NOT BE USED FOR CONSTRUCTION PURPOSES UNTIL SIGNED BY THE ARCHITECT.
3. ALL DRAWINGS ARE THE PROPERTY OF THE ARCHITECT AND MAY NOT BE COPIED, REPRODUCED OR ALTERED WITHOUT WRITTEN PERMISSION FROM THE ARCHITECT.
4. DO NOT SCALE THE DRAWINGS.

DATE	REVISION
05/07/2022	ISSUED FOR PRE-CON.
25/07/2023	ISSUED FOR ZBA.
15/05/2024	ISSUED FOR CLIENT REVIEW
24/05/2024	ISSUED FOR CLIENT REVIEW
31/05/2024	ISSUED FOR CLIENT REVIEW
04/06/2024	ISSUED FOR CLIENT REVIEW

SCALE: AS NOTED
DRAWN BY: KR/EM
PRINT DATE: 04/06/2024

CHEUNG PORT
COLBORNE
PROPOSED DEVELOPMENT
KILLALY STREET EAST
PORT COLBORNE, ONTARIO

PROPOSED
SITE PLAN

A1.0

LOCATION MAP



PORT COLBORNE, ONTARIO

STRONG MARKET FUNDAMENTALS DRIVING LONG-TERM RESIDENTIAL DEMAND

Located on the north shore of Lake Erie in the heart of the Niagara Region, Port Colborne is a vibrant waterfront community recognized for its historic charm, strategic transportation links, and exceptional quality of life. Home to the southern entrance of the Welland Canal, the city offers a unique blend of waterfront living, urban amenities, and access to one of Canada's most dynamic economic regions.

Port Colborne benefits from its proximity to major employment centres throughout Niagara and the Greater Golden Horseshoe, while offering a more affordable housing market than many surrounding municipalities. The community continues to attract families, retirees, and professionals seeking a balanced lifestyle supported by excellent recreational amenities, a revitalized downtown, waterfront parks, marinas, and year-round festivals and events.

Supported by continued residential investment, infrastructure improvements, and sustained population growth across the Niagara Region, Port Colborne has emerged as an increasingly attractive destination for new residential development. Its strategic location, expanding housing demand, and strong regional connectivity position the city as a compelling long-term investment opportunity.



MARKET HIGHLIGHTS

- Population growth of approximately 7% between 2016 and 2021, reflecting continued residential expansion and increasing demand throughout the Niagara Region.
- Prime Lake Erie waterfront community, offering beaches, marinas, waterfront trails, and one of Canada's most distinctive canal-front downtowns.
- Strategically positioned within the Niagara Region, providing access to a regional population of more than 500,000 residents and the Greater Golden Horseshoe.
- Strong housing demand supported by relative affordability, lifestyle migration, and continued investment in residential development.
- Diversified regional economy driven by manufacturing, agriculture, tourism, marine industries, healthcare, and logistics.
- Excellent regional connectivity via Highways 140, 3, and 406, providing convenient access to Hamilton, the GTA, the U.S. border, and the broader Niagara economic corridor.
- Growing tourism sector, supported by waterfront attractions, the Welland Canal, Sugarloaf Marina, Nickel Beach, and year-round festivals that contribute to the local economy.



WELCOME TO PORT COLBORNE



A VIBRANT WATERFRONT COMMUNITY EMBRACING GROWTH FOR FUTURE GENERATIONS

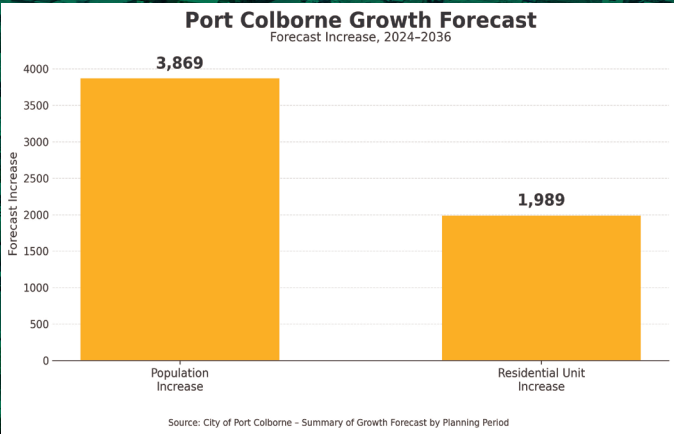
Nestled on the shores of Lake Erie, Port Colborne is known for its stunning white sand beaches and excellent fishing spots. Whether you love cycling, cross-country skiing, or angling, the town offers top-tier recreational amenities to match. From well-kept golf courses and modern arenas to swimming pools and a 750-slip marina, there's something here for every kind of outdoor enthusiast.

PROJECTED GROWTH

Nearly 4,000 New Residents Forecast by 2036.

STRONG POPULATION & HOUSING GROWTH

Port Colborne is forecast to add approximately 3,870 residents and 1,989 new residential units between 2024 and 2036, supporting continued demand for new housing and residential development.



STRATEGIC ECONOMIC DEVELOPMENT

INFRASTRUCTURE, EMPLOYMENT LANDS & LONG-TERM GROWTH INITIATIVES

The City of Port Colborne is pursuing a strategic vision focused on strengthening its position as a business-friendly community and a hub for entrepreneurship, innovation, and economic development. Located along the Welland Canal, Port Colborne offers strategic access to highway, rail, marine, and international trade networks, providing businesses with connectivity to both Canadian and U.S. markets.

Port Colborne is well positioned to benefit from continued investment in employment lands, infrastructure, and industrial development. The City's current planning initiatives are focused on accommodating future population and employment growth, supporting housing development, and creating a framework for long-term economic expansion. The emerging Port Colborne 2056 planning framework identifies the Welland Canal, East Side Employment Lands, and the Downtown & Waterfront as important economic engines for the community.

The City's strategic location provides access to a regional labour force of more than 200,000 people within 30 minutes, serviced industrial lands, port and rail infrastructure, and proximity to major international airports. The Welland Canal further enhances Port Colborne's competitive position by connecting local businesses to the Great Lakes and Atlantic Ocean shipping network.

Looking ahead, Port Colborne's continued focus on economic diversification, infrastructure investment, employment growth, and residential development is expected to support long-term demand for housing and commercial services. With significant employment lands and ongoing planning for future growth, the community presents an increasingly attractive environment for residential development and long-term investment.



ECONOMIC GROWTH & INVESTMENT

\$1.56B

Asahi Kasei Investment

1,000+ Acres

East Side Employment Lands

200,000+

Labour Force Within 30 Minutes



MAJOR ECONOMIC INVESTMENT

Asahi Kasei's \$1.56 Billion Investment

Canada's first large-scale wet-process lithium-ion battery separator manufacturing facility, with commercial production targeted for 2027.

Largest Investment in Niagara

The Asahi Kasei project represents the largest investment in Niagara to date, significantly strengthening Port Colborne's position within Ontario's EV and advanced manufacturing supply chain.

1,000+ Acres of Employment Lands

Approximately 1,000 acres of East Side Employment Lands are being unlocked for industrial development, supported by new water and wastewater infrastructure.

200,000+ Labour Force

Port Colborne offers access to a labour force of more than 200,000 people within a 30-minute drive, supporting future industrial and commercial investment.

2027 Production Target

Asahi Kasei's facility is currently targeting commercial production in 2027, establishing a major new advanced-manufacturing employer in the community.

New Infrastructure Investment

Servicing work underway on the BMI Lands includes new water and wastewater infrastructure and a local roadway designed to support the Asahi Kasei facility and future development areas..



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WAKEFIELD**
Waterloo Region

FOR SALE

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CONTACT INFO.

RYAN SHEA
SENIOR ASSOCIATE
SALES REPRESENTATIVE

Mobile: +1 905 483 7512
ryan.shea@cushwakewr.com

MICHAEL W. KLEIN, CPA, SIOR
SENIOR VICE PRESIDENT
BROKER

Mobile: +519 804 4376
michael.klein@cushwakewr.com

STEWART I. CAMPBELL
SENIOR VICE PRESIDENT
SALES REPRESENTATIVE

Mobile: +1 519 654-6632
stewart.campbell@cushwakewr.com

CUSHMAN & WAKEFIELD WATERLOO REGION LTD., BROKERAGE
4295 KING STREET EAST, SUITE 401
KITCHENER, ON, N2P 0C6 | CANADA
CUSHWAKEWR.COM

Office: +1 519 585-2200
Fax: +1 519 650-5250

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