

LOT 16

HAVE IT ALL, *FROM HOME.*

PREVIEW PRESENTATION



PRESENTED BY

S P H E R E
DEVELOPMENTS

HIRSCH
+ ASSOCIATES

LOT
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SPHERE
DEVELOPMENTS

WHERE DREAMS
TAKE SHAPE.

When real estate industry leaders from diverse backgrounds come together, something remarkable happens.

Their experience-driven foundation gives them freedom to do something most developers can't: dream.

To stand on an empty plot of land and imagine the view from the rooftop terrace, envision the homeowner's commute to work and embody raising a family in the area.

What's even more remarkable is that these visions aren't trivial – they're about making dreams more attainable and ensuring livable and purposeful homes are within reach for real, everyday Canadians.

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SPHERE BY THE NUMBERS

\$630M

In Real Estate Value
Under Development

865K

Square Feet Under
Development

820+

Total Housing Units
under Development

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PORTFOLIO



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**16 Melbourne Ave,
St. Catharines**

2B, 2B+D, 3B, 3B+D

Occupancy Fall 2025

90% units under \$699,990

40% units under \$599,990

Construction By 5NINE

Sales By Hirsch + Associates

Interior Design By MAPA

Architecture By KNYMH

THREE
BEDROOMS
STARTING
IN THE \$500s

WHERE
POSSIBILITIES
ARE ENDLESS



THE DEVELOPER

Founded by a group of industry leaders with a 360-degree vision for the future, Sphere is a world away from the usual development company. With a boutique focus on finding and developing properties of unique and enduring appeal, Sphere takes a full circle approach to building homes. The leadership team has decades of combined experience in the financing, development and sales of real estate projects from luxury custom builds to high-rise towers. The team's expertise and experience enables them to be hands-on with every aspect of the business. From curating the perfect land acquisition to inspired community planning to artful architectural designs, and most importantly, a rewarding homebuying experience, Sphere brings a personal commitment every step of the way



CONSTRUCTION PARTNER

59 Project Management Inc. was founded to deliver a complete turnkey solution to property developers with as much or as little involvement from the client as they desire. We have the expertise to deliver at every stage of a development, from the beginning to the end, including managing the design team to pulling together a well-coordinated set of plans for permit application, trade tender, and construction on behalf of the developer, setting and building on the best foundation for a successful project.



THE SALES

Hirsch + Associates is a full-service real estate firm delivering Toronto exceptional experience for over 15 years. They guide the city's most prominent developers in all steps of the process, bringing projects to life with comprehensive industry expertise and a passion for innovation. From new master-planned communities to high-rise condos and everything in between, the Hirsch team leads every unique sales program with individualized creative ideation followed by flawless execution. With 7,800+ units sold, \$4.4+ billion in sales and 34+ successful projects tactically led from inception to completion, our greatest pride is achieving success for our clients and buyers alike.



THE ARCHITECT

KNYMH Inc, is a dynamic, diverse and evolving professional organization with a long history of servicing clients in Southern Ontario dating back to 1957. KNYMH partners to provide solutions through expertise, creativity and insight to build on client visions through innovative architecture that optimizes their potential.



THE DESIGNER

MAPA is an international boutique interior design and architecture studio specializing in hospitality design, commercial design and exclusive residential projects. MAPA provides exceptional services to an ever-expanding list of outstanding clientele, offering full services in interior design, architecture and branding. MAPA works closely with their clients to create spaces and objects that are simple, timeless, functional and aesthetically pleasing.

**A LOT
OF EXPERIENCE**

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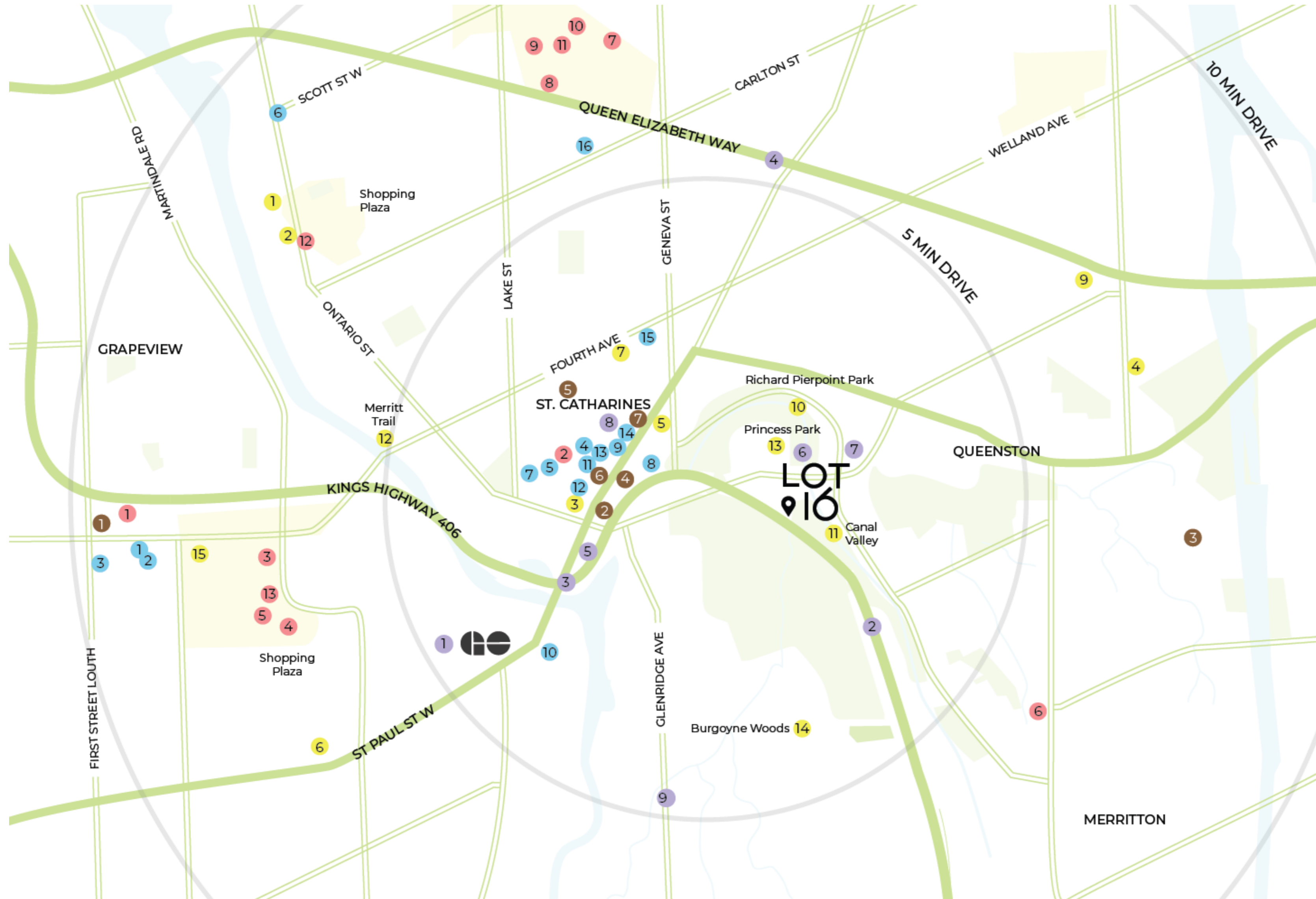
PREVIEW PRESENTATION

A LOT OF OPPORTUNITY

When real estate industry leaders from diverse backgrounds come together, something remarkable happens. Introducing LOT 16 from Sphere Developments – an urban townhouse development in the heart of St. Catharines. This unique residence is designed to create a contemporary living space with modern amenities and convenience while promoting a sense of community and connection to the surrounding environment.

**MINUTES FROM THE
GROWING DOWNTOWN
CORE**

**EASILY CONNECTED
TO MAJOR HIGHWAYS
& TRANSIT**



A LOT
OF CONNECTIVITY



2 MIN
Drive to
HWY 406

3 MIN
Drive to St.
Catharines
Country Club

5 MIN
Drive to
St. Catharines
GO Station

5 MIN
Drive to Top-
Rated Incho
Restaurant



7 MIN
Drive to Big Box
Shopping
Centres

7 MIN
Drive to
Brock
University

9 MIN
Drive to
Hernder Estate
Winery

14 MIN
Drive to
Proposed
Hoverlink
Port

FOUR MODES OF CONNECTIVITY

HWY 406 just 2-minutes away



1

Connected by NRT bus stops



2

Proposed Hoverlink to
Toronto in 30-minutes



3

St. Catharines GO just
5-minutes away



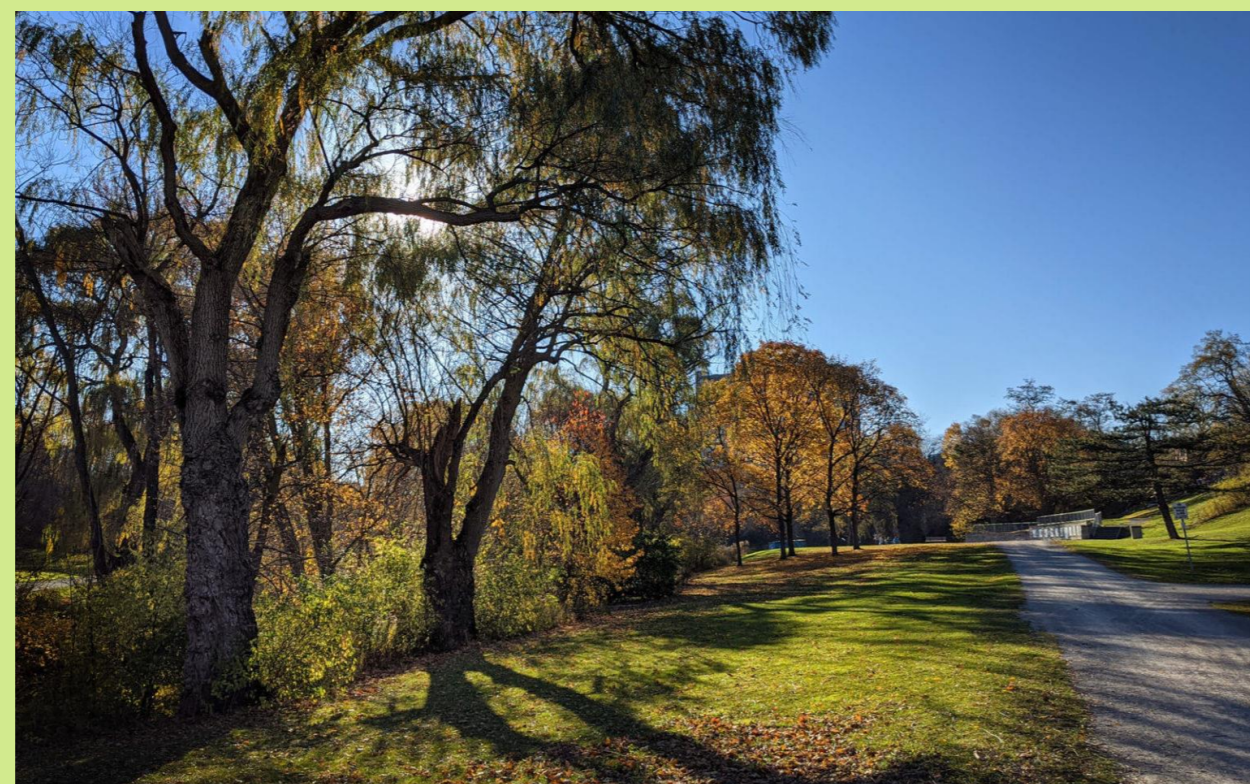
4

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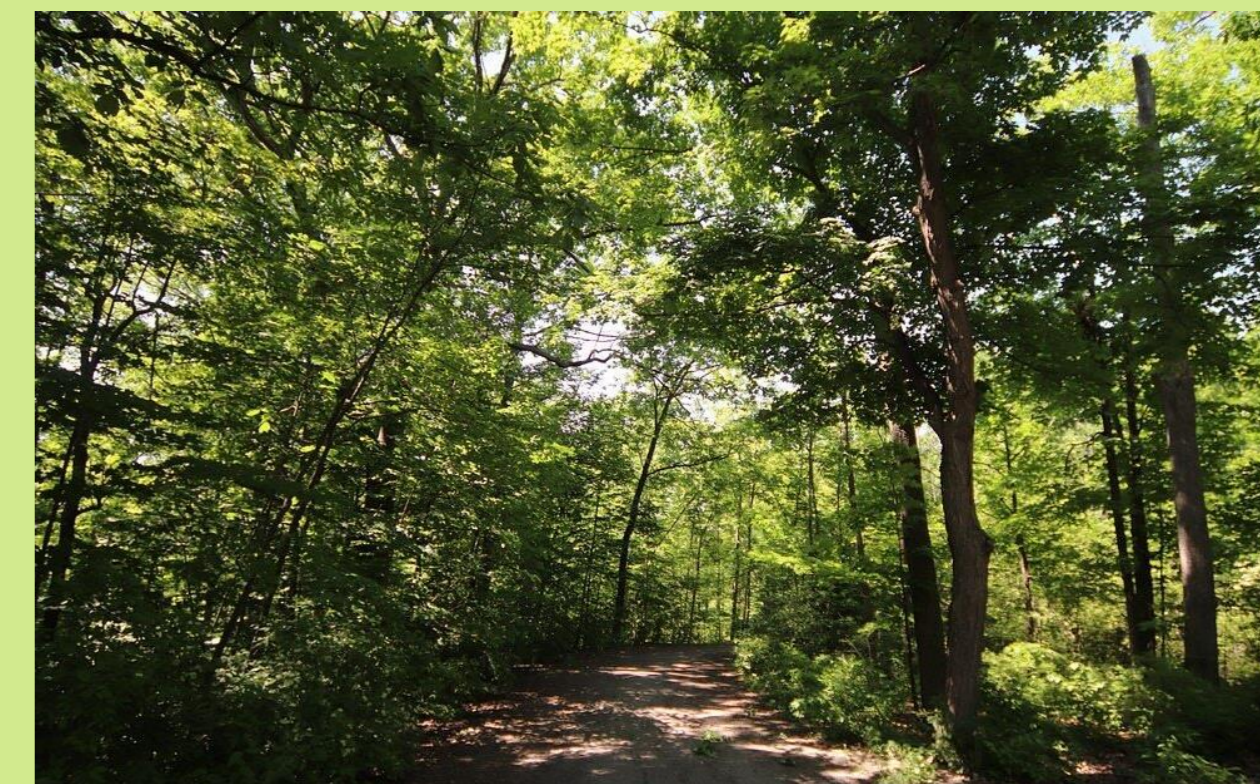
A LOT OF NATURE



Over 90km of accessible trails just 1-min from home to scenic Merritt Trail.



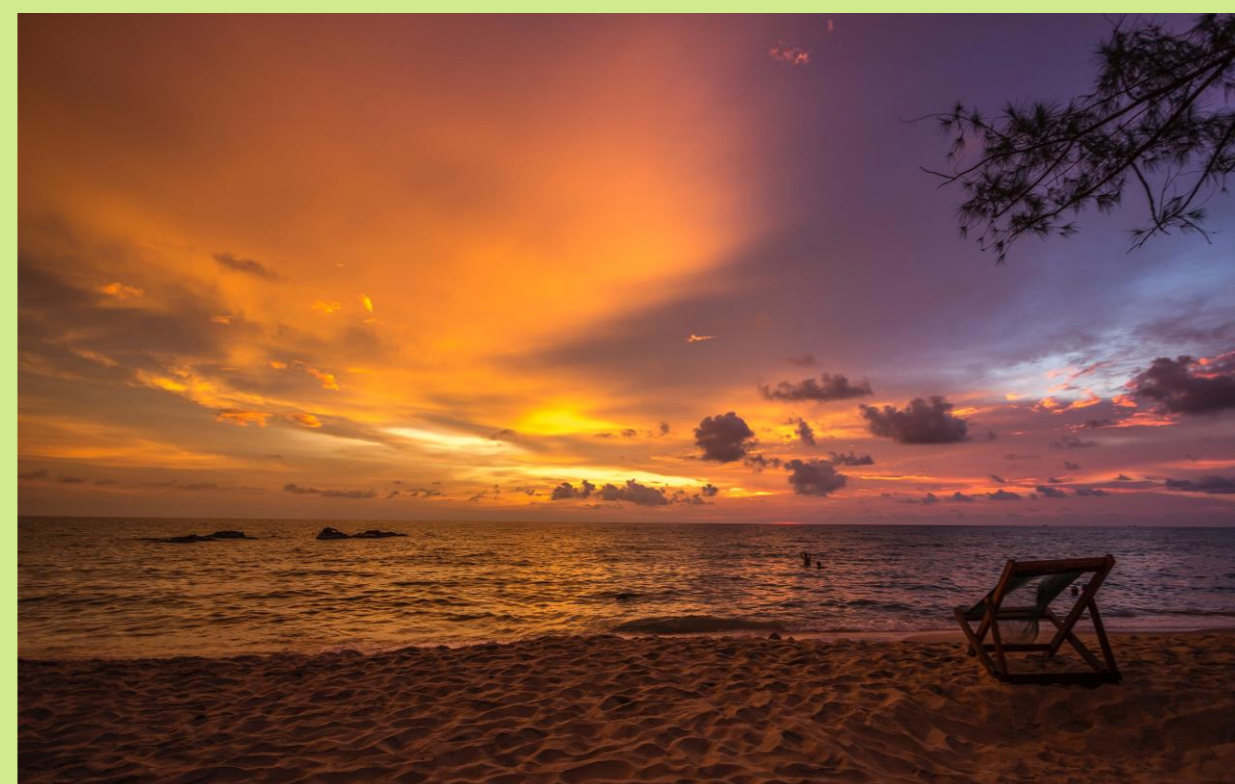
11-mins drive to hiking, biking or horse-back riding through Short Hills Provincial Park.



Steps away from being surrounded by lush greenery in the Burgoyne Woods Trails.



Just a 13-min drive to Port Dalhousie, a port known for its picturesque waterfront.



15-min drive to 365m of sandy beaches on Lake Ontario with a boat launch & picnic area.



3-min drive to Richard point park with 18-hole disc golf, community garden and more.

WHY BUY IN ST. CATHARINES

ONLY 304

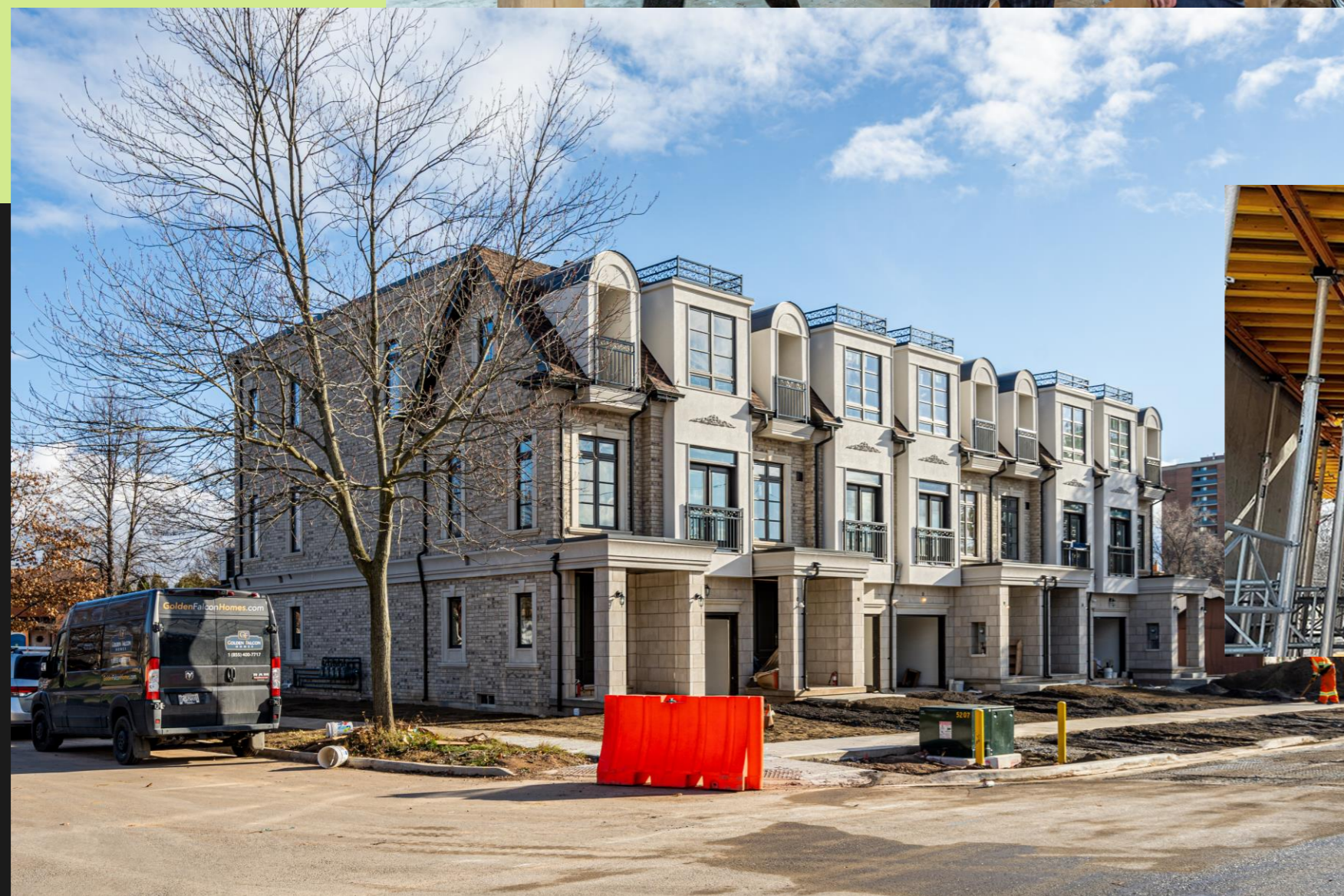
Newly constructed
units in 2022

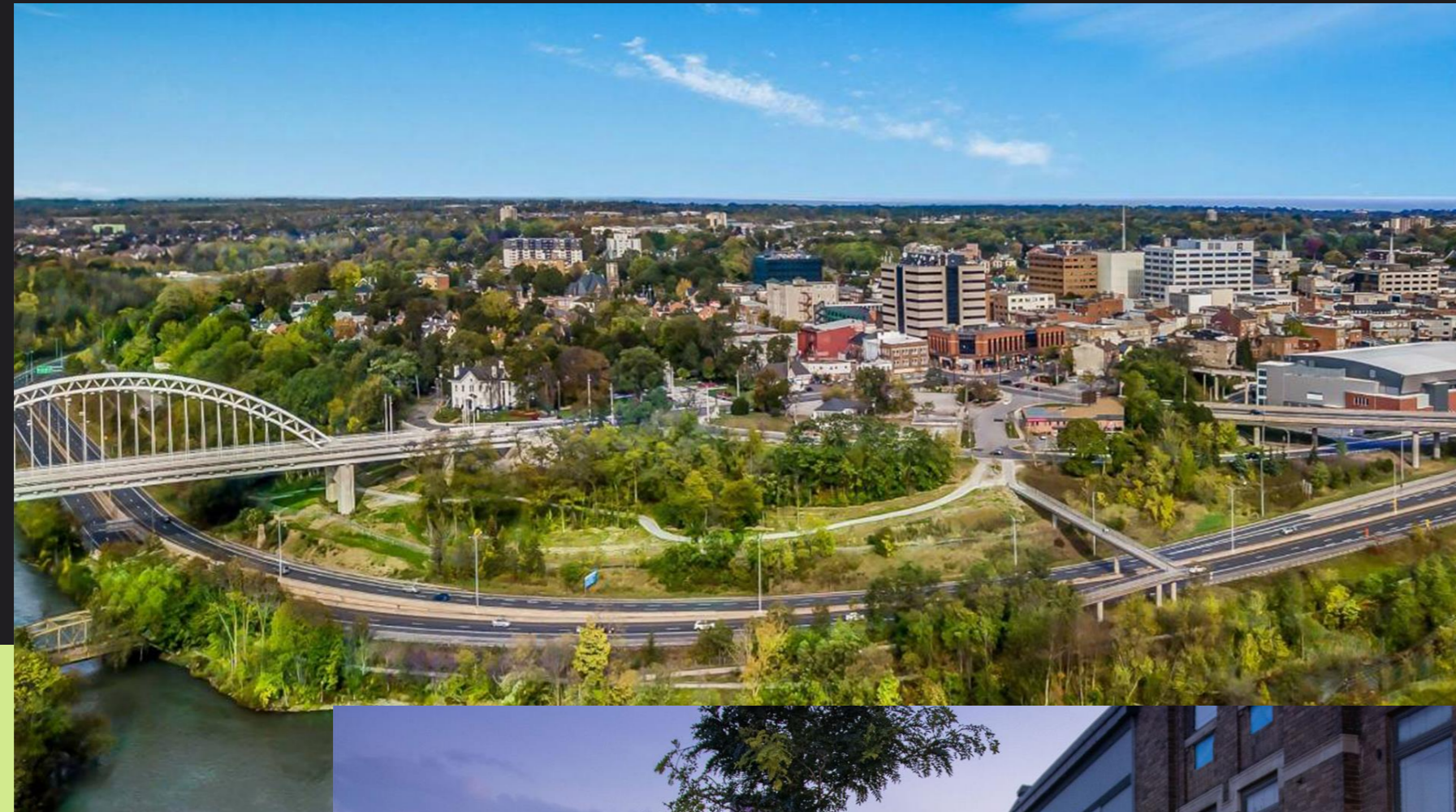
8,220

New immigrants to the City
of St. Catharines in 2021

168,000

Anticipated population
growth by 2041





A LOT OF GROWTH

424,000

is the current metro area population
of St. Catharines-Niagara

37.4%

employment rate rise

17.3%

employment rate rise for ages 15-24
and 25-44



A LOT OF DEMAND

Two bedroom rent
increase January YoY:

ST. CATHARINES

21.8%

TORONTO

18.1%

ETOBICOKE

17.4%

HAMILTON

17.4%

BRAMPTON

14.7%

BURLINGTON

9.7%

TWO BEDROOM PRICING COMPARISON

ST. CATHARINES

Current Rent Avg:

\$2,109

Price Avg:

\$594,990

VS

MISSISSAUGA

Current Rent Avg:

\$2,557

21% higher than St Catharines

Price Avg:

\$1,145,590

93% higher than St Catharines

VS

TORONTO

Current Rent Avg:

\$3,215

52% higher than St Catharines

Price Avg:

\$1,326,832

123% higher than St Catharines

WHY ST. CATHARINES?



TOP 10

Most affordable cities to live in Canada



10+

Wineries within a 20-minute drive



\$1 BILLION

Invested in 1 million sq ft. of care



1.8M+

Tourists visit St. Catharines wineries every year



6,000+

Residents employed by Brock University, a 7-minute drive from LOT 16

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**A LOT
OF SPACE**

3
STOREYS

104
UNITS

856 – 1,267
INTERIOR SQ. FT. RANGE

912 – 1,655
OVERALL SQ. FT. RANGE



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SEE YOUR WORLD *FULL OF WONDER*

This unique property features modern architecture with open, functional spaces designed to put your needs first.

Whether enjoying rooftop terraces, community green spaces or scenic ravine vistas, there is plenty of space for you and your family to grow and connect.



A LOT OF SPACE

Rooted in earth tones and natural-like materials, the interiors are inspired by delicate and refined modern forms and details.

The living room space is open concept, spilling out to the dining and kitchen areas to create one big communal space to gather in comfort with family and friends.



A LOT OF COMFORT

The primary bedroom is a moderately extensive space that provides comfort, serenity and privacy. It's calm and airy demeanor seamlessly matches the rest of the space.





Illustrations are artist's concept. E.&O.E.



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COMING *MAY 2023*

