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**HAVE IT ALL,
*FROM HOME.***

|

6

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.



WHERE POSSIBILITIES *ARE ENDLESS*

THREE BEDROOMS STARTING IN THE \$500s

90% of suites under \$699,990
16 Melbourne Ave, St. Catharines
104 Stacked Townhomes
2 Bedroom
2 Bedroom + Den
3 Bedroom
3 Bedroom + Den
Occupancy Fall 2025

S P H E R E
DEVELOPMENTS
THE DEVELOPER

5
THE CONSTRUCTION PARTNER

HIRSCH
+ ASSOCIATES
THE SALES TEAM

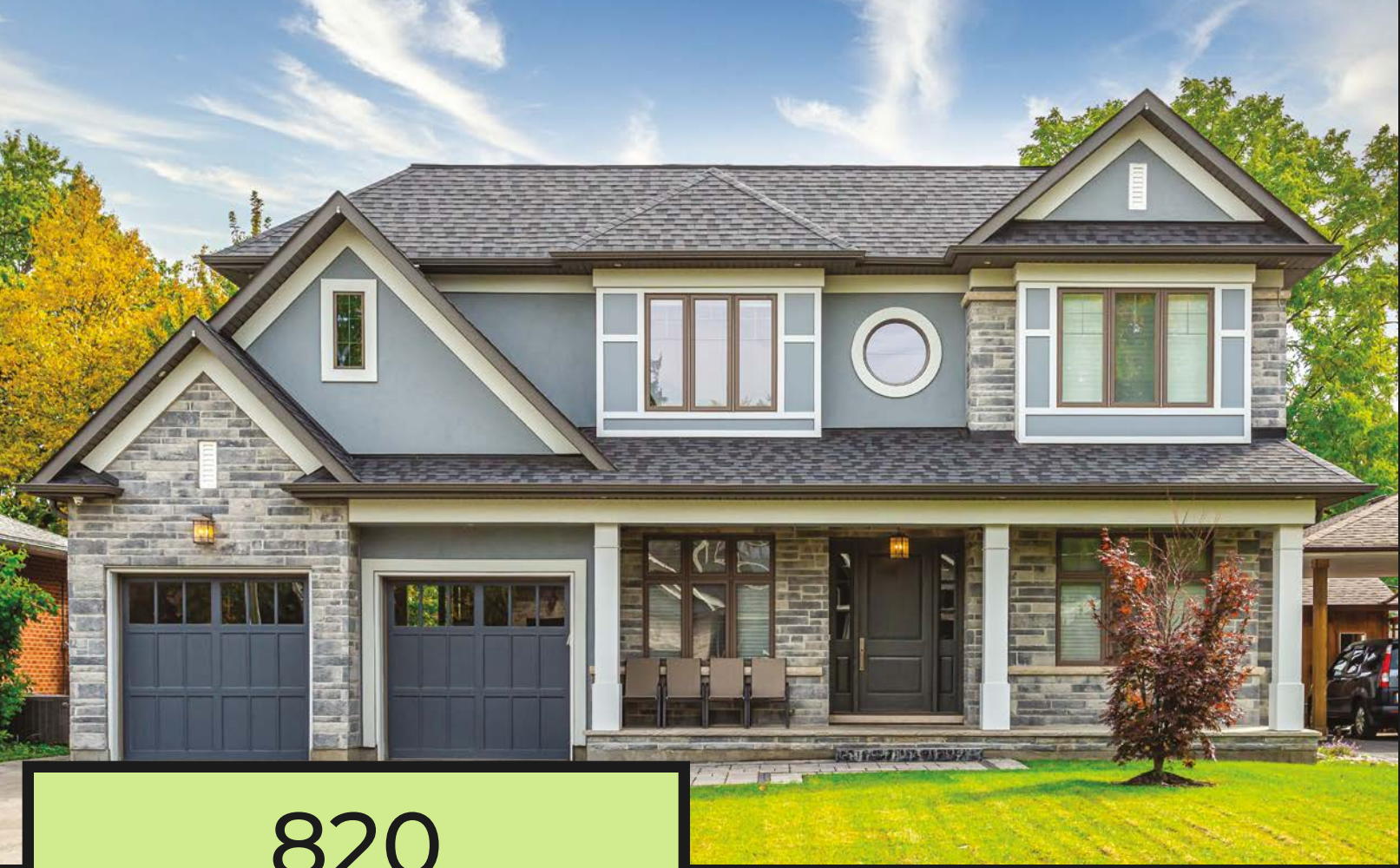
KNYMH
ARCHITECTURE • SOLUTIONS
THE ARCHITECT

MAPA
THE DESIGNER



S P H E R E
DEVELOPMENTS

SPHERE'S PORTFOLIO



\$630M+
IN REAL ESTATE VALUE
UNDER DEVELOPMENT

820
UNITS UNDER DEVELOPMENT



865,000+
SQUARE FEET UNDER
DEVELOPMENT

A LOT OF COMFORT

Rooted in earth tones and nature-inspired materials, the interiors are inspired by refined modern design.

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 SPACE

STOREYS

3

UNITS

104

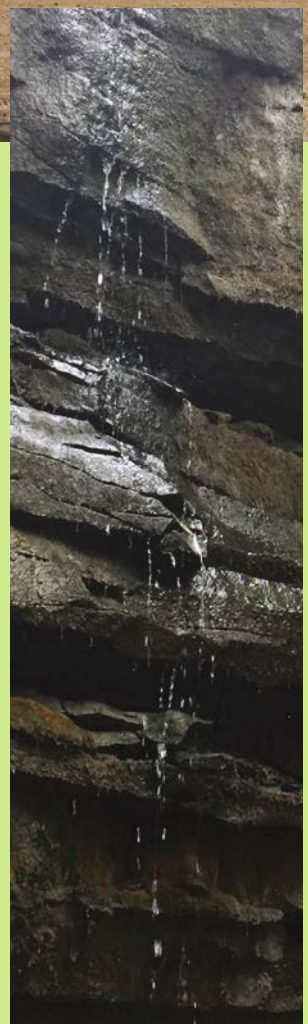
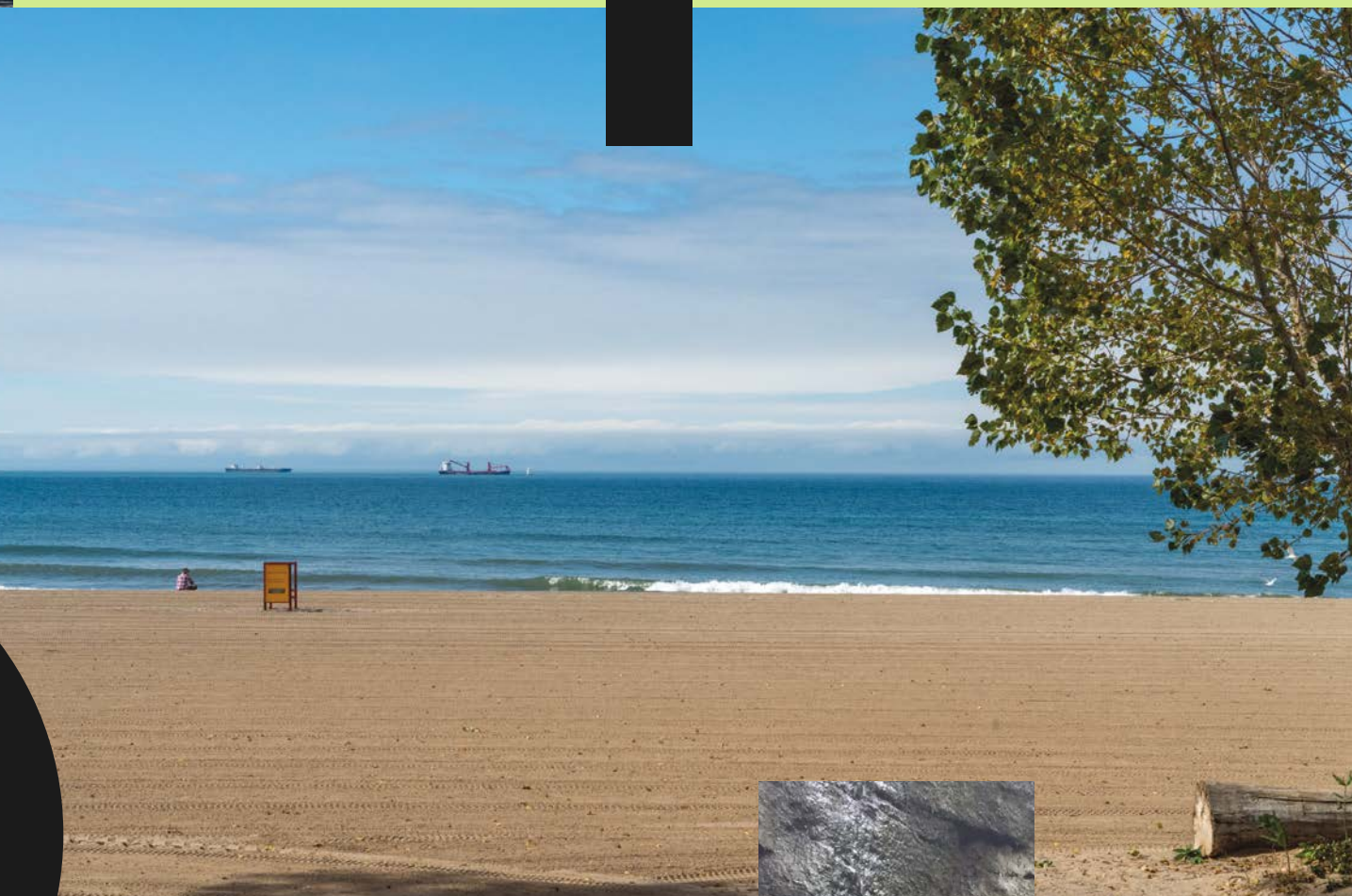
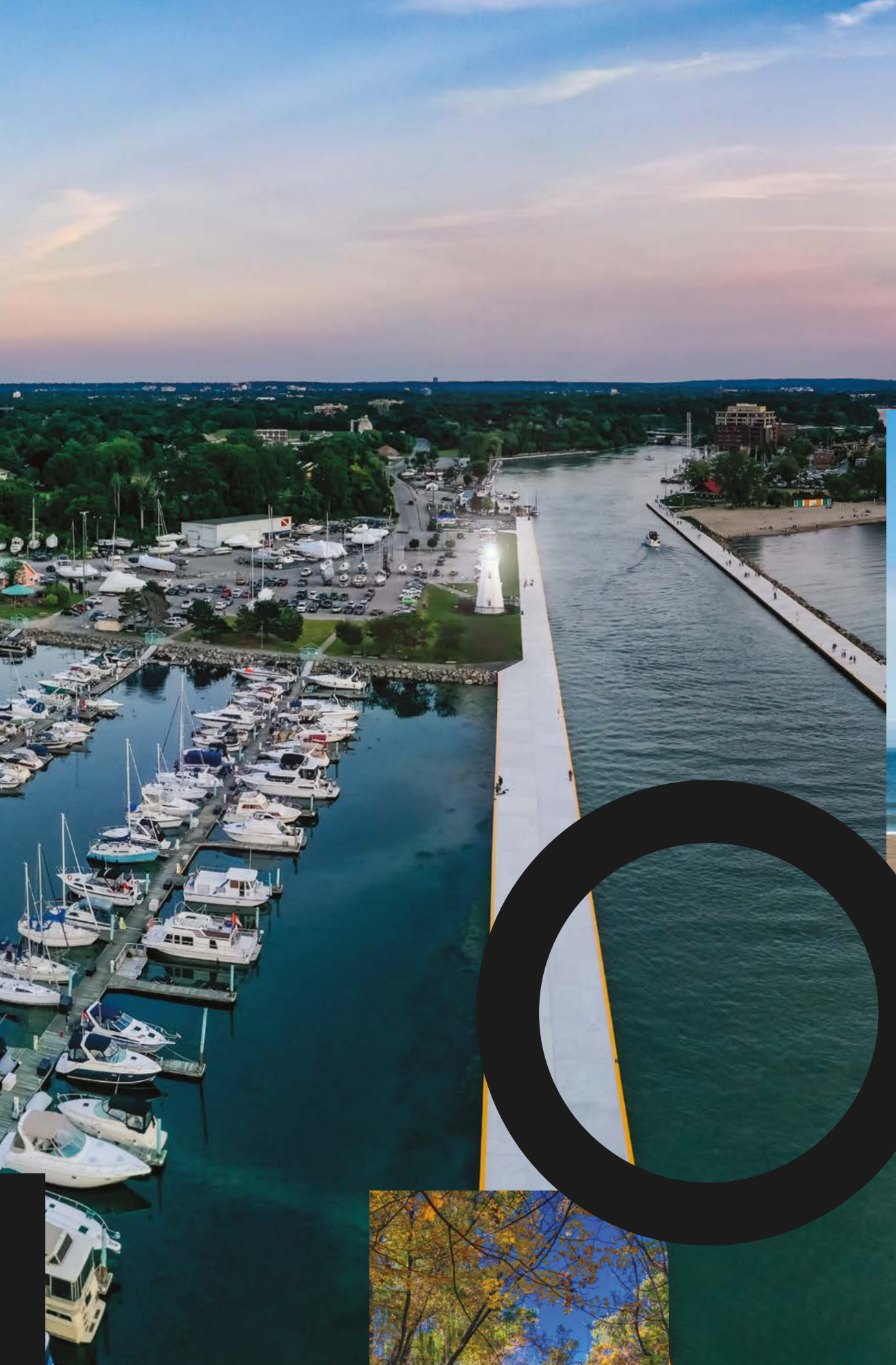
INTERIOR SQ. FT. RANGE

856 – 1,267

OVERALL SQ. FT. RANGE

912 – 1,655





SEE YOUR WORLD

FULL OF WONDER

AREA AMENITIES

A LOT OF CONNECTIVITY

1. St. Catharines GO Station
2. Highway 406
3. Burgoyne Bridge
4. QEW
5. McGuire St + St. Paul St W Bus Stop
6. Westchester CR + Collier St Bus Stop
7. Westchester CR + Oakdale Ave Bus Stop
8. St. Catharines Transit Terminal
9. Glenridge Ave + Glenridge Plaza Bus Stop

A LOT OF RESTAURANTS

1. The Alley
2. Il Fornello
3. Sunset Grill
4. The WORKS Gourmet Burger
5. Blue Mermaid Steakhouse
6. Jack Astor's
7. Mele Trattoria
8. Caffe Gatti
9. Seasons Sushi
10. Winghouse
11. Fiddlers Pour House
12. Daisy Dukes Bar
13. The Office Tap & Grill
14. Inocho
15. Shorty's Sports Bar
16. Coppola's Ristorante & Banquet Facility

A LOT OF THINGS TO DO

1. Aerosports Trampoline Park
2. Parkway Social Bowling
3. Showtime Comedy Club
4. Delta Bingo & Gaming
5. Warehouse Concert Hall
6. Seymour-Hannah Sports Complex
7. Jungle Jim's Play Centre
8. Golf & Country Club
9. Playtown Niagara
10. Richard Pierpoint Park
11. Canal Valley
12. Merritt Trail
13. Princess Park
14. Burgoyne Woods
15. Orange Theory Fitness
16. St. Catharines General Hospital/Niagara Health

A LOT OF SHOPPING

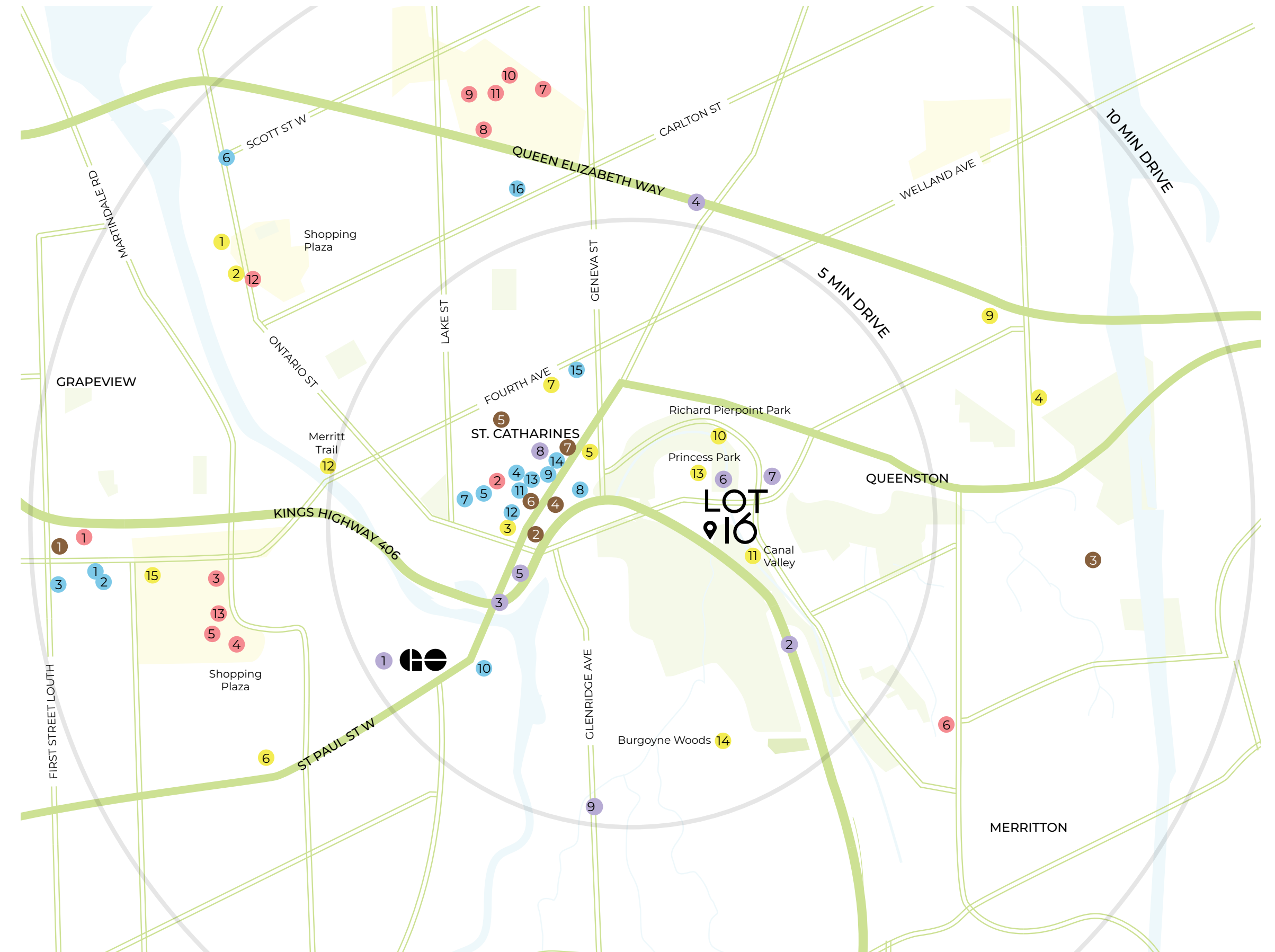
1. Farm Boy
2. St. Catharines Farmers Market
3. Real Canadian Superstore
4. Canadian Tire
5. Walmart Supercentre
6. Shoppers Drug Mart
7. Staples
8. Costco
9. PetSmart
10. Winners
11. Chapters
12. FreschCo
13. Best Buy

A LOT OF CULTURE

1. Hernder Estate Wines
2. Meridian Centre
3. St. Catharines Museum
4. Performing Arts Centre
5. Niagara Folk Arts Multicultural Centre
6. Art Alley
7. Niagara Artists Centre
8. 13th Street Winery
9. King's Court Estate Winery
10. 13th Street Gallery

A LOT OF EDUCATION

- Brock University
 Niagara College
 Trillium College
 St. Catharines Collegiate
 Ridley College
 St. Nicholas Catholic School
 Harriet Tubman Public School
 Edith Cavell Public School
 Connaught Public School
 Saint Anthony Catholic School
 Oakridge Public School
 Saint Denis Catholic School
 Power Glen Public School
 Applewood Public School



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
RESTAURANTS

5 MIN

DRIVE TO
DOWNTOWN
ST. CATHARINES

16 MIN

DRIVE TO
NIAGARA FALLS

18 MIN

DRIVE TO
RAINBOW BRIDGE



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
HOVERLINK PORT

22 MIN

DRIVE TO
NIAGARA-ON-THE-LAKE

43 MIN

DRIVE TO
HAMILTON

60 MIN

DRIVE TO
TORONTO WEST

A LOT OF NATURE

PARKS AND RECREATION

Situated perfectly in a ravine-lined residential pocket with lush Canal Valley greenery and scenic views from the Merritt Trail, you'll be enveloped in the city's natural landscape. And with an 8.5 km trail, hikers, runners and bikers alike can explore the full splendor of The Garden City.

- 9 min** drive to Mel Swart Lake Gibson
- 9 min** drive to Rockway Conservation area
- 10 min** drive to Woodend Conservation area
- 16 min** drive to Jordan Harbour Conservation
- 19 min** drive to Balls Falls

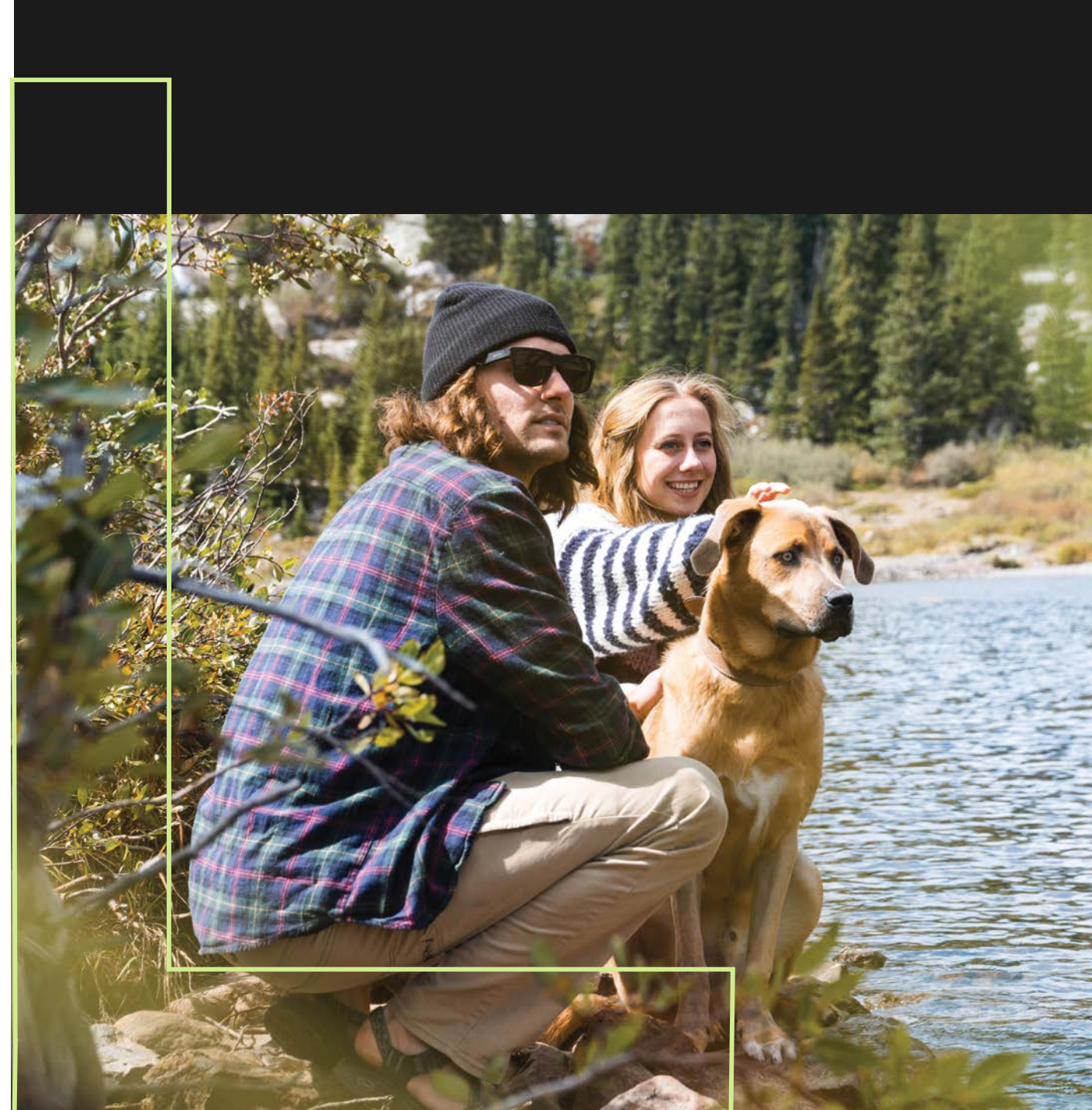
WINE COUNTRY

Conveniently located within a 20-minute drive of more than 10+ wineries.

- 9 min** drive to Hernder Estate Wines
- 13 min** drive to 180 Estate Winery
- 13 min** drive to Honsberger Estate Winery
- 13 min** drive to Creekside Estate Winery
- 14 min** drive to Alvento Winery
- 15 min** drive to Rockway Vineyard



1.8M+
TOURISTS VISIT
THE LEGENDARY
ST. CATHARINES WINERIES
EVERY YEAR



WHY BUY IN ST. CATHARINES

ONLY 304

NEWLY CONSTRUCTED
UNITS IN 2022

8,220

NEW IMMIGRANTS TO THE CITY
OF ST. CATHARINES IN 2021

60%

OF INCREASE IN POPULATION
WILL REQUIRE HOUSING

484,840

NIAGARA REGION
POPULATION



TOP 10

MOST AFFORDABLE CITIES
TO LIVE IN CANADA



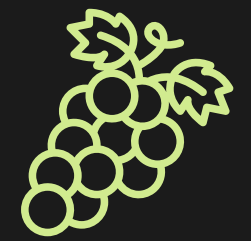
6,000+

RESIDENTS EMPLOYED BY
BROCK UNIVERSITY, A 7-MINUTE
DRIVE FROM LOT 16



\$1 BILLION

INVESTED 1 MILLION
SQ. FT. OF CARE



10+

WINERIES WITHIN
A 20-MINUTE DRIVE

A LOT OF GROWTH

\$350M

INVESTED IN DOWNTOWN
ST. CATHARINES SINCE 2013

37.4%

EMPLOYMENT RATE RISE

17.3%

EMPLOYMENT RATE RISE
FOR AGES 15 - 24 AND 25 - 44

A LOT OF OPPORTUNITY



LARGEST EMPLOYERS IN ST. CATHARINES

BROCK UNIVERSITY
6,000+
EMPLOYEES

UNIFOR 4402
400
EMPLOYEES

NIAGARA HEALTH SYSTEM
5,012
EMPLOYEES

ONTARIO MINISTRY
OF TRANSPORTATION
561
EMPLOYEES

DISTRICT SCHOOL BOARD
OF NIAGARA
4,700
EMPLOYEES

CITY OF
ST. CATHARINES
600
EMPLOYEES

ALGOMA CENTRAL
CORPORATION
2,098
EMPLOYEES

SITEL
850
EMPLOYEES

GENERAL MOTORS
2,000
EMPLOYEES



A LOT OF DEMAND

TWO BEDROOM RENT INCREASE JANUARY YOY

ST. CATHARINES
21.8%

ETOBICOKE
17.4%

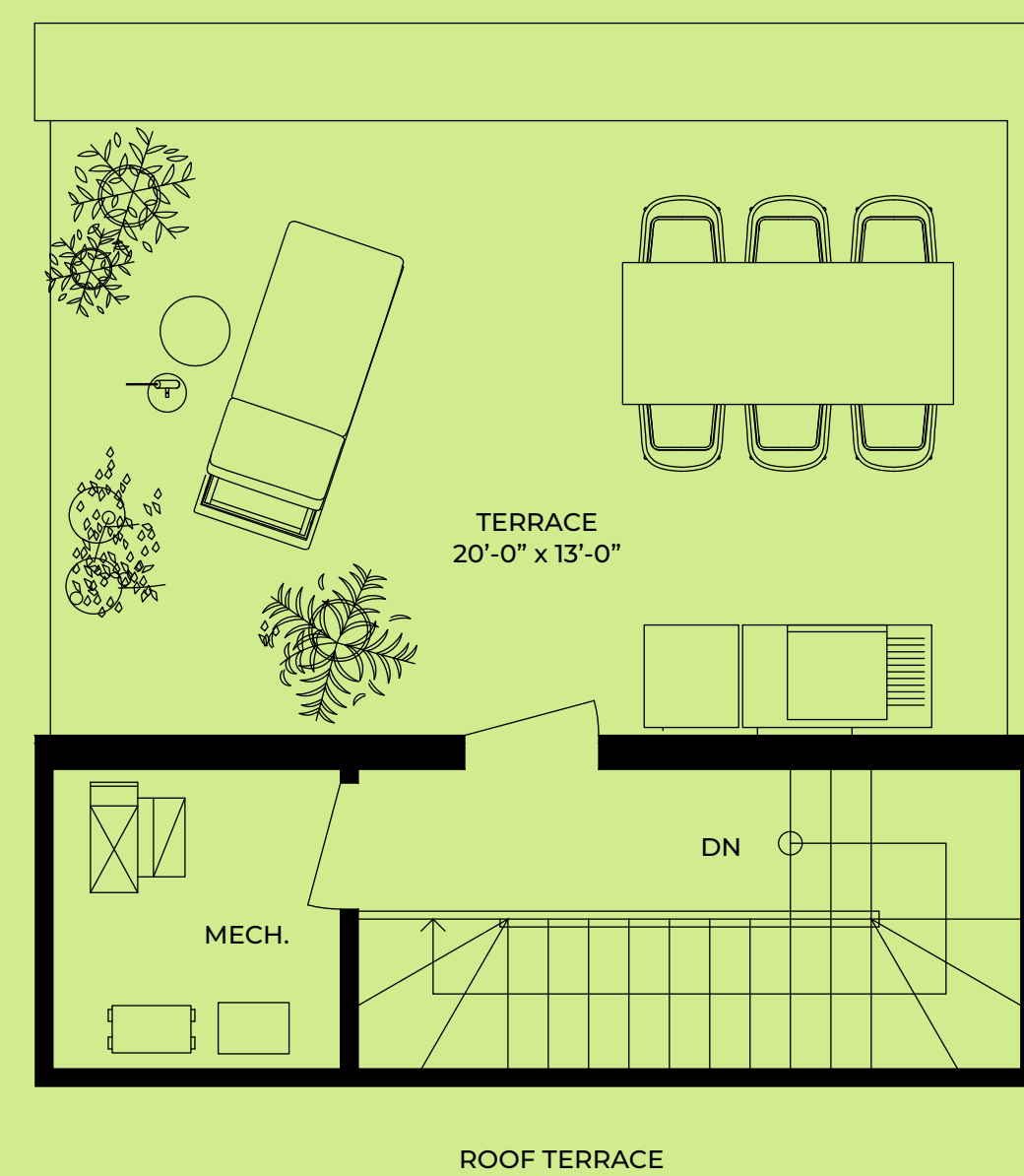
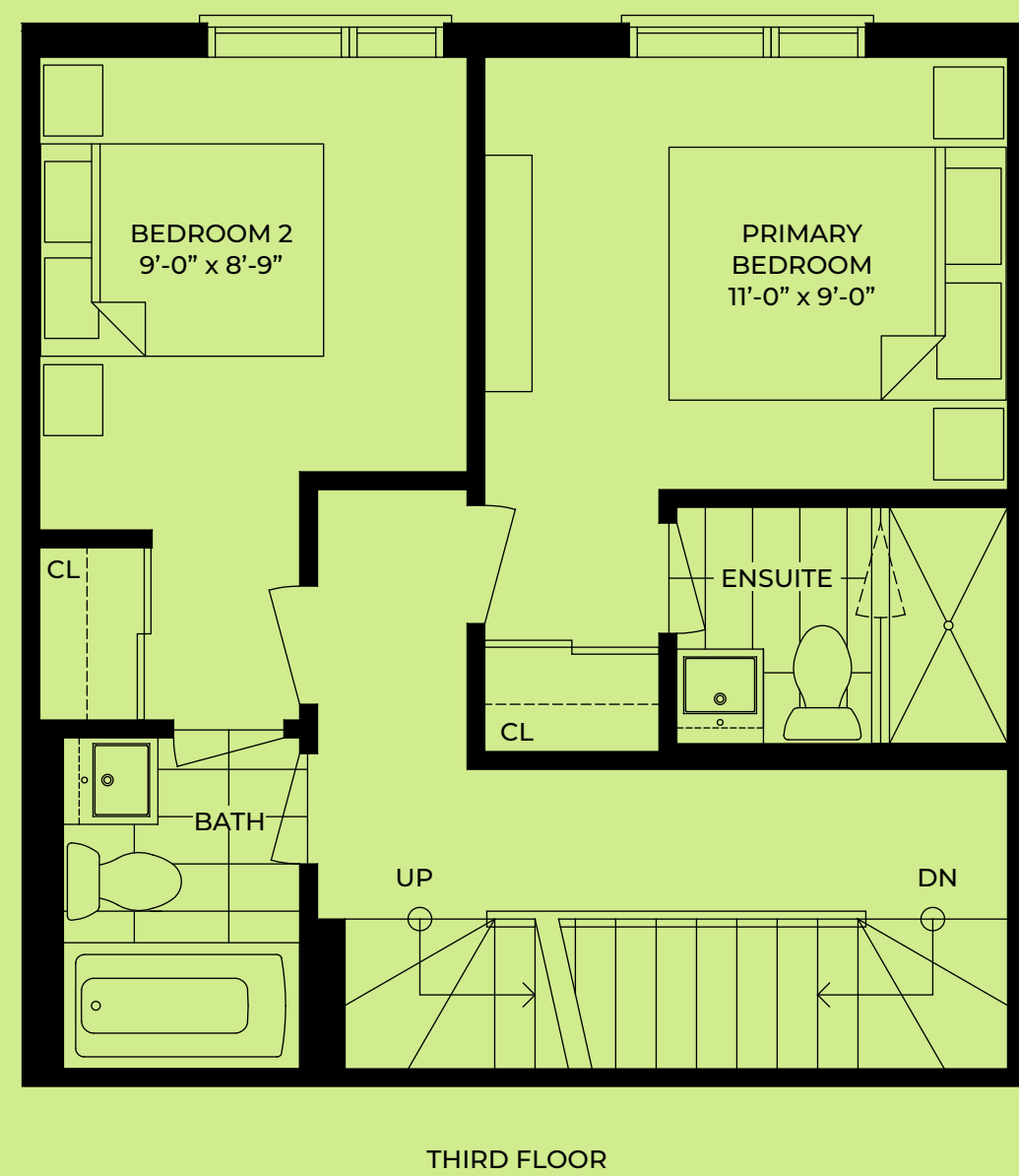
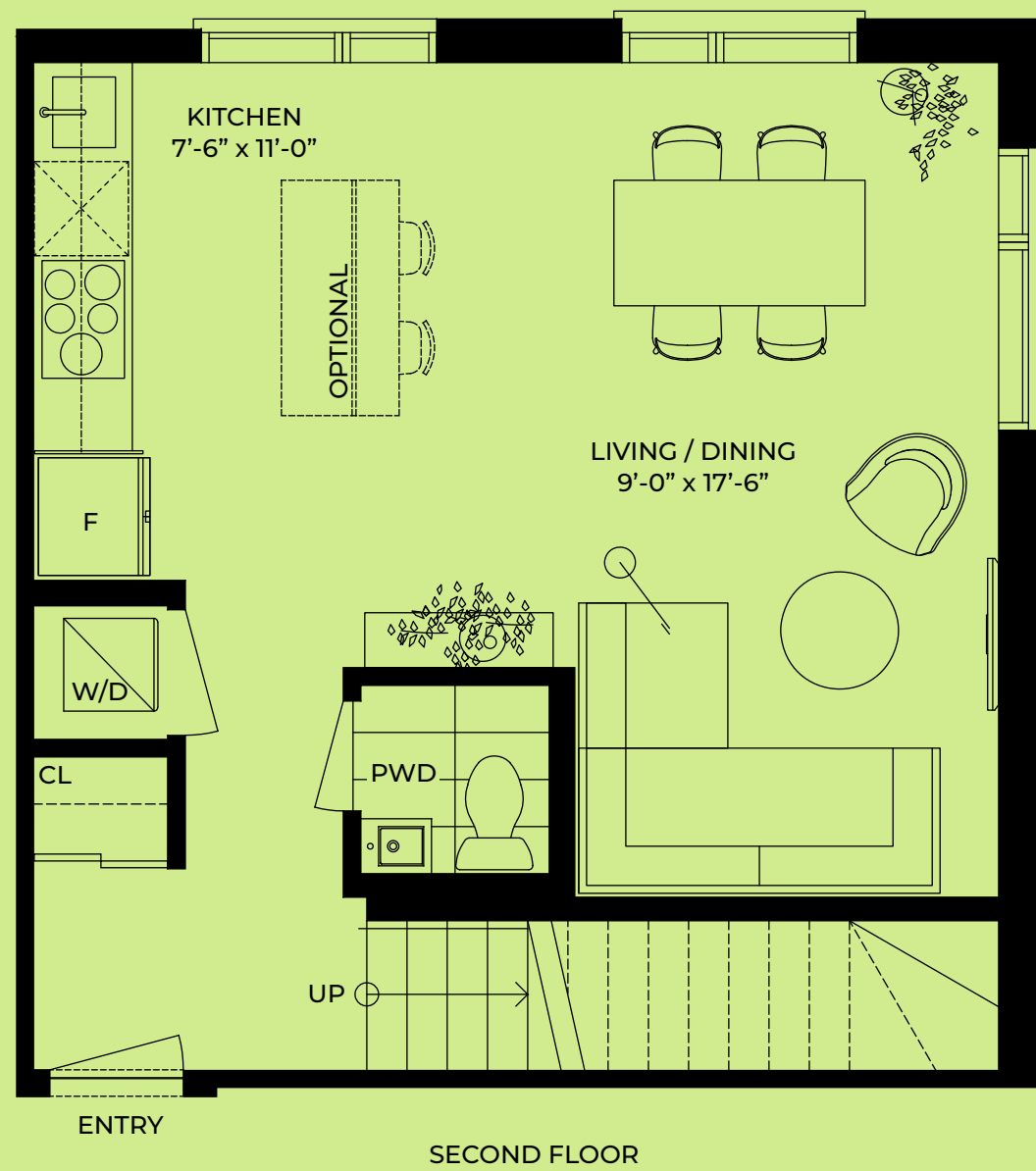
BRAMPTON
14.7%

TORONTO
18.1%

HAMILTON
14.7%

BURLINGTON
9.7%

TWO BEDROOM PRICING COMPARISON



+123%
DIFFERENCE IN AVERAGE TOWNHOUSE PRICES FOR TORONTO VS. ST. CATHARINES

+93%
DIFFERENCE IN AVERAGE TOWNHOUSE PRICES FOR MISSISSAUGA VS. ST. CATHARINES

+22%
INCREASE IN AVERAGE RENT IN MISSISSAUGA FOR ALMOST DOUBLE THE PURCHASE

ST. CATHARINES

Current Rent Avg:

\$2,109

Price Avg:

\$594,990

MISSISSAUGA

Current Rent Avg:

\$2,557

21% higher than St Catharines

Price Avg:

\$1,145,590

93% higher than St Catharines

TORONTO

Current Rent Avg:

\$3,215

52% higher than St Catharines

Price Avg:

\$1,326,832

123% higher than St Catharines

VS

VS

LOT 16



From this hilltop, you can see so much. The Canal Valley and its network of pristine paths. Downtown St. Catharines, brimming with the energy of expansion. You can hear birdsongs fill the Merritt Trail. You can feel the excitement of the cultural renaissance. You can even smell a glass of Pinot from wineries just down the way. But most importantly, you can settle down knowing that you and your family will have room to grow. From your curated space on this hilltop, new memories are waiting to be made and new opportunities are seemingly endless. Because this isn't just any hilltop.

This is LOT 16.



LOT 16

S P H E R E
DEVELOPMENTS



HIRSCH
+ ASSOCIATES

The information contained in this brochure is provided on "as is" basis with no guarantees of completeness, accuracy, usefulness or timelines.
Specifications and information are subject to change without notice. E.O.E April 2023