



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



# 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.



**SPHERE**  
DEVELOPMENTS



SPHERE'S PORTFOLIO



**\$630M+**  
in Real Estate Value  
Under Development



**820**  
Units Under  
Development



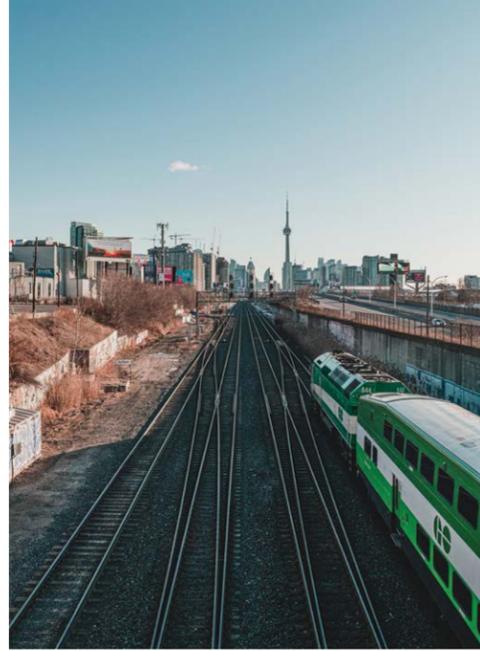
**865,000+**  
Square Feet Under  
Development





## *A LOT OF GROWTH*

Welcome to St. Catharines: a vibrant community going through an accelerated period of cultural renaissance. With a mix of boutiques and chain stores, and a thriving arts and entertainment scene supported by the 95,000-square-foot FirstOntario Performing Arts Centre and Meridian Centre, St. Catharines is equal parts charming and dynamic.



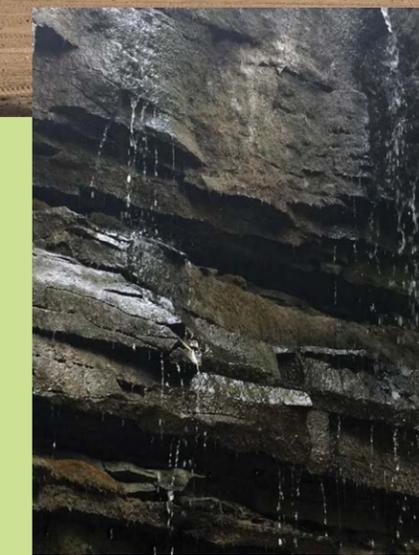
# A LOT OF CONNECTIVITY

Everything you could want is easily within reach, both near and far. Downtown St. Catharines is just a four-minute drive from home, while Brock University is only seven minutes away. Plus, you're a short drive from multiple wineries that took home over 170 medals in 2022. Looking to venture further? Highway 406 is a two-minute drive, St. Catharines GO Station is a five-minute drive, and downtown Hamilton is just 43 minutes away.

But it doesn't stop there. Hoverlink Ontario – the first proposed modern hovercraft transit service in North America – offers affordable rides from St. Catharines to downtown Toronto in just 30 minutes.

- 5 MINS** to Downtown St. Catharines
- 16 MINS** to Niagara Falls
- 18 MINS** to Rainbow Bridge
- 22 MINS** to Niagara On The Lake
- 43 MINS** to Hamilton
- 60 MINS** to Toronto West





*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

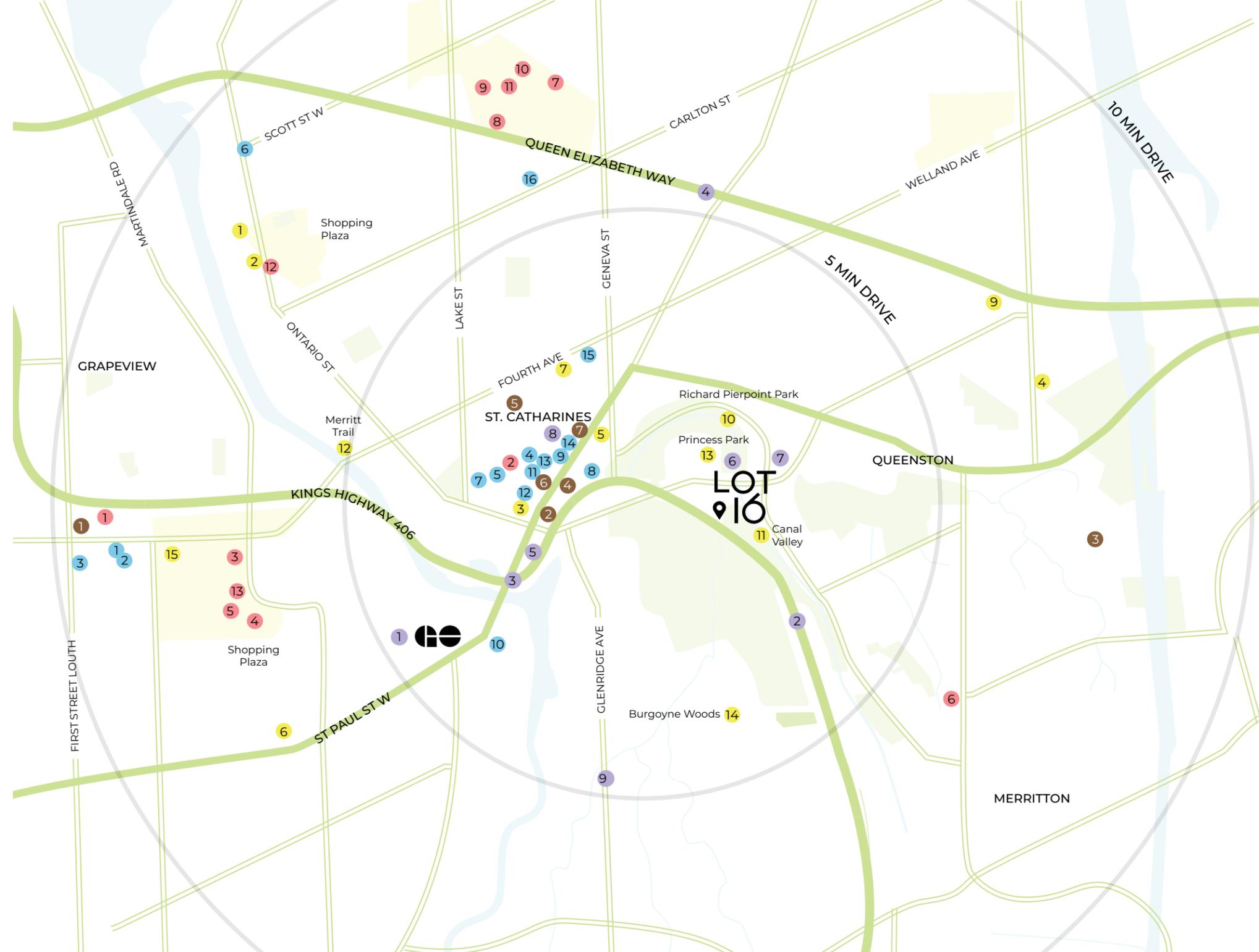
1. Farm Boy
2. St. Catharines Farmers Market
3. Real Canadian Superstore
4. Canadian Tire
5. Walmart Supercentre
6. Shoppers Drug Mart
7. Staples
8. Costco
9. PetSmart
10. Winners
11. Chapters
12. FreschCo
13. Best Buy

### 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





# WHERE POSSIBILITIES *ARE ENDLESS*

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.

The development features 104 urban townhouse units, strategically located near parks, trails, highways and the downtown core to offer residents easy access to essential services and leisure activities.



# *A LOT* OF VIEWS

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.



# *A LOT OF SPACE*

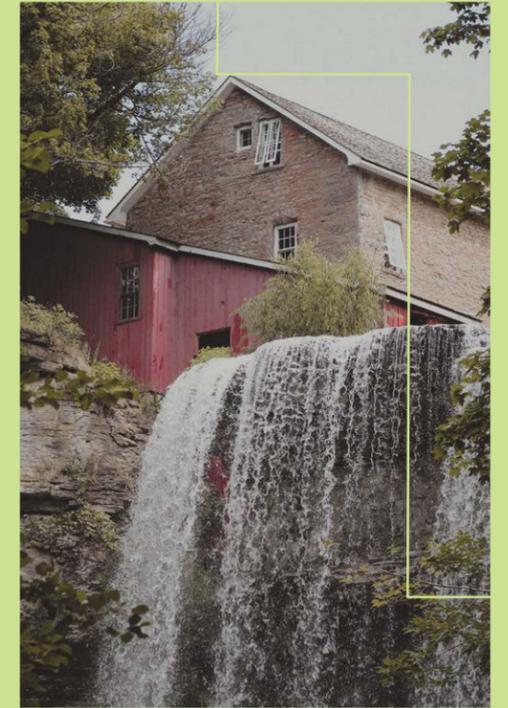
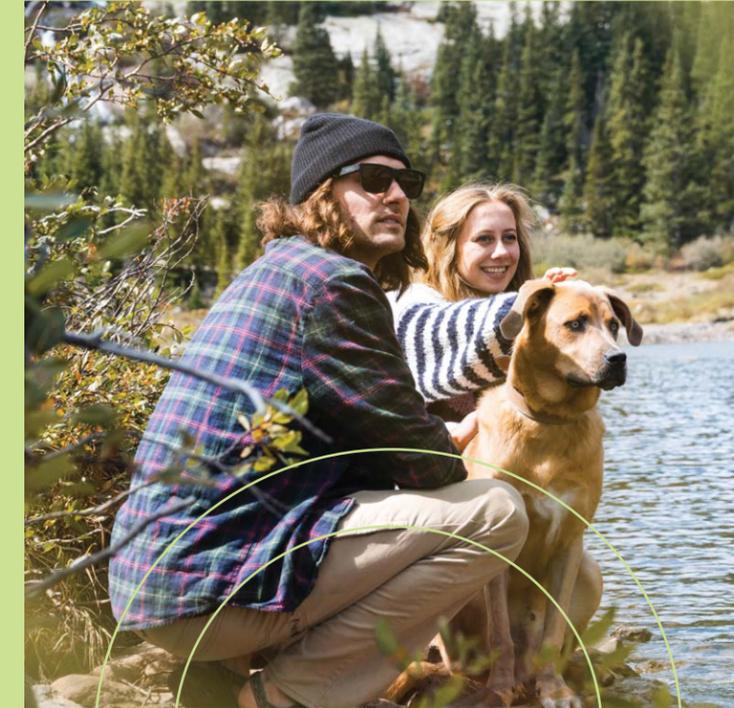
This unique property features modern architecture with open, functional spaces designed to put your needs first. Whether enjoying rooftop terraces, community green spaces or scenic ravine vistas, there's plenty of space for you and your family to grow and connect.





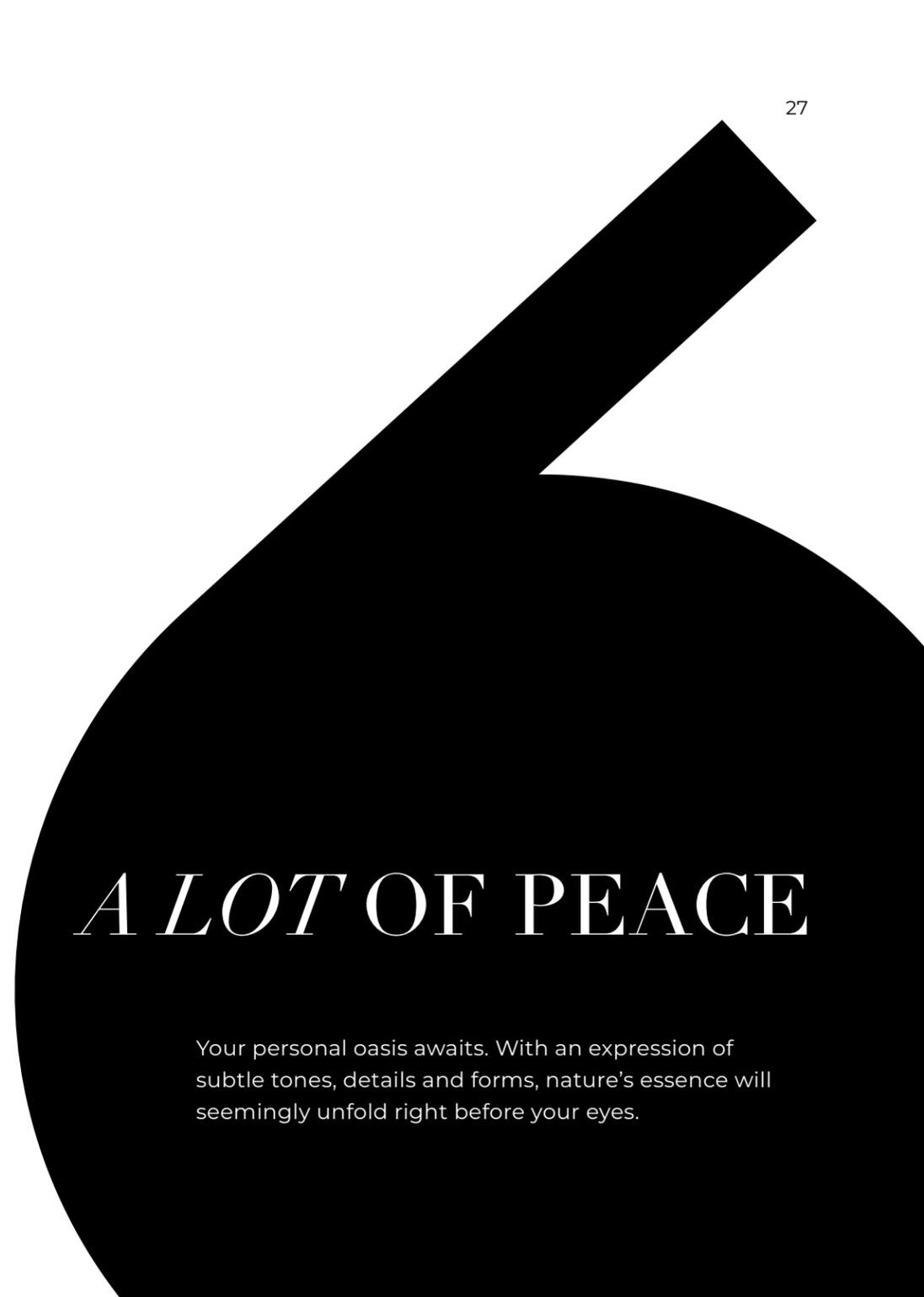
# SEE YOUR WORLD *FROM EVERY ANGLE*

The contemporary design of the LOT 16 townhouses prioritizes functionality, space and comfort. From open-concept spaces to more private areas, residents have the flexibility in how they use their home for their day-to-day lives. The units also feature large windows that provide ample natural light and stunning views of the surrounding landscape.



## *A LOT OF NATURE*

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 splendour of The Garden City.



# *A LOT OF PEACE*

Your personal oasis awaits. With an expression of subtle tones, details and forms, nature's essence will seemingly unfold right before your eyes.

*INSIDE LOT 16*





# *LIVING ROOM*

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.

# *KITCHEN*

Tucked in with the living and dining areas, the modern kitchen is a welcoming space to gather in comfort with family and friends.





## *PRIMARY BEDROOM*

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

## *ENSUITE BATHROOM*

With an emphasis on fresh, light tones and materials, the modern ensuite bathroom features wood-like accents that offer a sensible and comforting ambiance.



## S P H E R E D E V E L O P M E N T S

### 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 acquisitions, to inspired community planning, to artful architectural designs – and most importantly, creating rewarding home-buying experiences – Sphere brings a personal commitment every step of the way.



### THE 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.

## HIRSCH + ASSOCIATES

### THE SALES TEAM

Hirsch + Associates is a full-service real estate firm providing Toronto with 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.

## KNYMH ARCHITECTURE • SOLUTIONS

### 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.

## MAPA

### 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*



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

LOT  
16

S P H E R E  
D E V E L O P M E N T S

Drawn maps, illustrations and renderings are Artist's concept only. Construction of dwelling may not be exactly as shown. Exterior elevations, renderings or sketches are subject to architectural controls, the availability of materials to the Builder during the construction of the building and suites, and site conditions. Accordingly, all details, dimensions, treatments, specifications and features shown may be changed by the Builder, the Municipality, the Developer or the Builder's control architect, in their sole and unfettered discretion at any time without notice. Site plan generally depicts a draft plan submitted to the Municipality for development approvals. Aerial photographs were taken from various angles and heights in order to generally illustrate the relative location of the condo and surrounding features. Renderings are not to scale and may not reflect the actual buildings, businesses, and structures in existence at the time of development. The developer makes no representation or warranty with respect to the actual views or locations of such features from the suites once fully constructed. Listed travel times are general in nature and may vary depending upon traffic and personal variables such as fitness and mobility level. E&O.E. 2023.