

VIEW ONLINE  www.pelhammedicalhub.com

**MEDICAL
HEALTH &
WELLNESS
HUB**

**Saffron Meadows
Towns**

**One Twenty
Condominium**

**Single
Detached
Development**

**Meridian
Community
Centre & Arena**

**Retirement
Residence**

**Long Term
Care Facility**

**Wellspring
Cancer Support
Centre**

**Retirement
Residence**

**Towns/Condo
Development**

**food
Basics**

DOLLARAMA

Retail

Retail

Retail



Pelham Medical Health & Wellness Hub

Class 'A' Medical Building

FONTHILL, ON

NOW LEASING

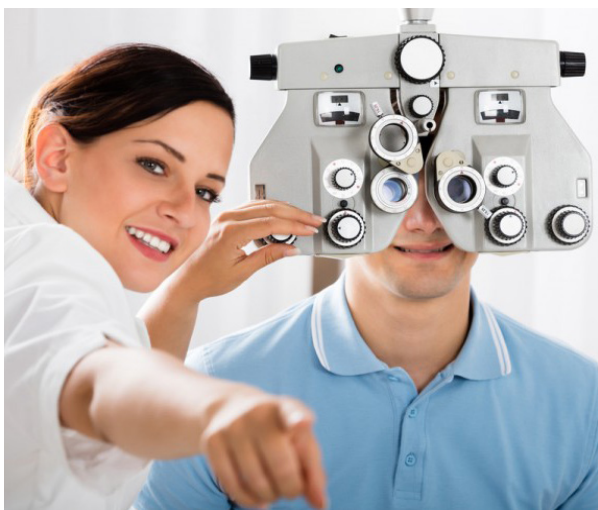
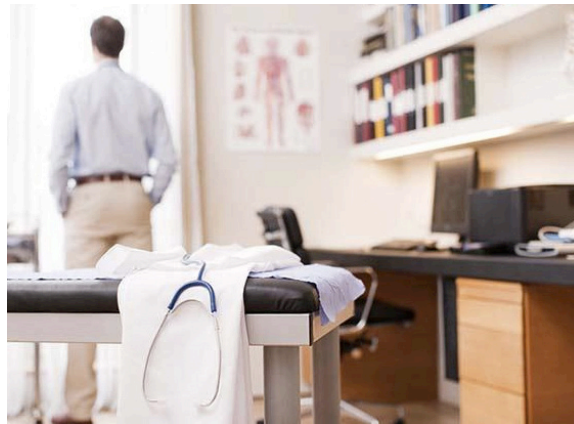
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OPPORTUNITIES FOR:

- Acupuncture
- Allergists
- Anti-Aging Services
- Audiologists
- Autism Services
- Cardiovascular Technologist
- Chiropractors
- Clinical Laboratory Technicians
- Cosmetic Surgeons
- Cosmetologists
- Dental Hygienists
- Dentists
- Dermatologists
- Diagnostic Medical Sonographers
- Endocrinologists
- Fitness & Exercise
- Gastroenterology
- General Practitioners
- Geriatric Medicine
- Holistic Health Practitioners
- Massage Therapists
- Midwives
- Naturopathic Doctors
- Naturopathic Medicine
- Neurologists
- Nutritionists
- Obstetricians
- Occupational Therapists
- Oncologists
- Optometrists
- Orthodontists
- Otolaryngologists
- Pediatricians
- Pharmacists
- Physical Therapists
- Podiatrists
- Prosthetics and Orthotics
- Psychologists
- Radiologic Technologists
- Rehabilitation Technologies
- Reiki Practitioners
- Respiratory Therapist
- Specialists / Surgeons
- Speech Language Pathologists
- Therapeutic Recreation
- Weight Management Services
- Yoga & Pilates

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FONTHILL DEVELOPMENT EXPANSION

Welcome to an exciting opportunity to become part of a new medical health and wellness community in the heart of one of the fastest growing residential and commercial nodes in the Niagara Region.



192 Beds
Long Term
Care Facility

130 Suites

**MEDICAL
HEALTH &
WELLNESS
HUB**

One Twenty
Condos

Single Detached
Development
122 Singles

Saffron Meadows
Towns
84 Singles
35+ Towns

SAFFRON MEADOWS TOWNS

23 Units
Fonthill
Yards

10-12 Units
Towns/Condo
Development

Retirement
Residence

Main
Urban
Square

Meridian
Community
Centre &
Arena

Wellspring
Cancer
Support
Centre

80-90 Units
Retirement
Residence

LCBO

Sobey's

SHOPPERS
DRUG MART

GIANT
TIGER

CIBC

petvalu
your pet • your store

TD

BEER
STORE

Meridian

DOLLARAMA

food
Basics

Tim
Hortons

McDonald's

PenFinancial
CREDIT UNION



SWM

NP

CONCEPTUAL DESIGN INSPIRATIONS



PROPERTY OVERVIEW

SITE AREA	+-2 Acres
LOCATION	South off of HWY 20 on Rice Rd. between Shaw St. and Summersides Blvd.
ZONING	Mixed use
PROPOSED BUILDING SIZE	20,000 - 35,000 SF
BUILDING HEIGHT	1-2 Storeys
UNIT SIZES	1,200 - 10,500 SF

CLASS 'A' BUILDING TO FEATURE:

- Natural light
- Modern facades
- Professional landscaping
- Easily accessed, and easily modified mechanical and electrical systems
- Class 'A' interior finishes
- Patient drop off areas
- Ample parking
- Fully accessible



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Fonthill Yards



Gateway Pond

Long Term Care Facility

Retirement Residence

Towns/Condo Development

Main Urban Square

MEDICAL HEALTH & WELLNESS HUB



Meridian Community Centre & Arena

Wellspring Cancer Support Centre

Retirement Residence



Nature Park

South Pond

NEW HEALTH & WELLNESS HUB

Located in the heart of the East Fonthill Development area, the Health and Wellness Hub is designed to accommodate 20,000-35,000 SF of mixed use medical, health and wellness professionals in a Class 'A' Facility. Synergies created by having top allied medical professionals under one roof at the Hub will benefit residents, patients and medical professionals and provide a better opportunity for overall community care.



SURROUNDING AMENITIES & DEVELOPMENTS

The Health & Wellness Hub completes another part of the vision for East Fonthill, which includes the Meridian Community Centre, Wellspring Niagara Cancer Support Centre, seniors housing and long term care housing as community-centered services for the residents and visitors of Pelham.

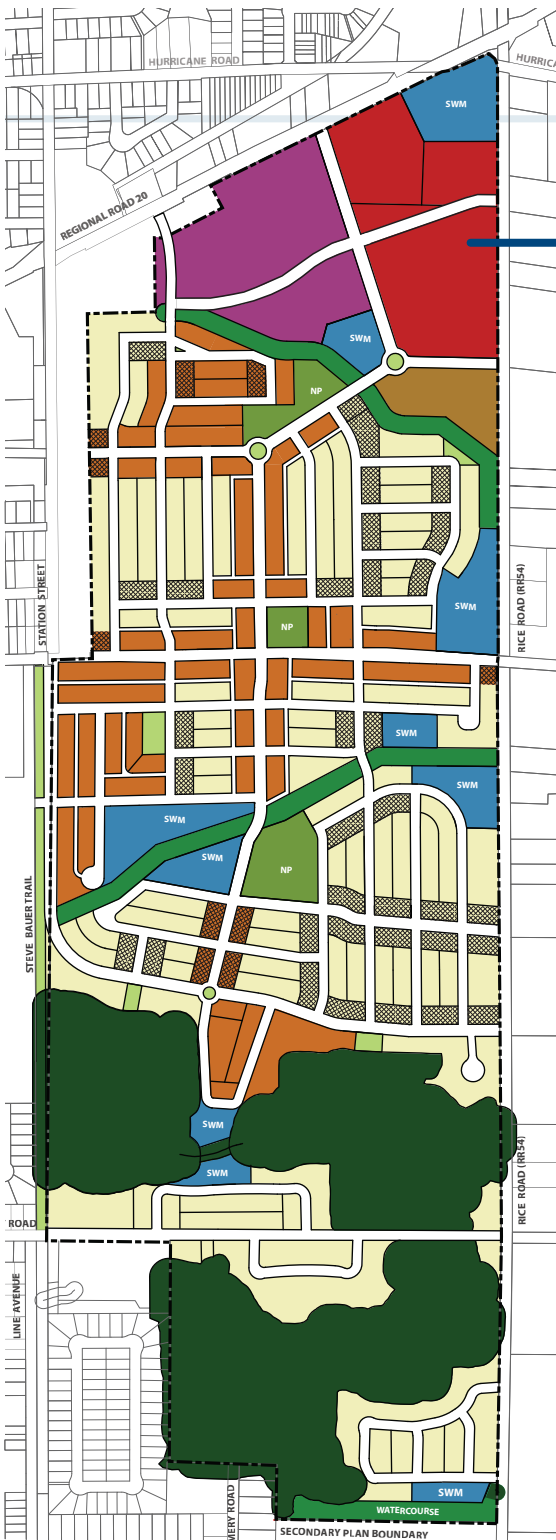
NEW RESIDENTIAL DEVELOPMENTS:

- Saffron Meadows Towns
- One Twenty Condominium by Mountainview Homes
- Single Detached Development to the South of One Twenty
- Empire Legacy Development
- Rinaldi Homes Merritt Meadows
- Rinaldi Homes Rosewood Estates
- Rolling Meadows (Just North of Map) +3500 Homes
- **2,250 Single Family Dwellings are being built within 1.5 - 2 km away, and growing.**

OTHER NEARBY AMENITIES INCLUDE:

- Food Basics
- Sobeyes
- Shoppers Drug Mart
- Service Ontario
- LCBO
- Rice Road Greenhouses and Garden Centre
- And much more...
- **Fueling Pelham's growth; its central location within the peninsula and its proximity to the North/South 406.**





MEDICAL HEALTH & WELLNESS HUB

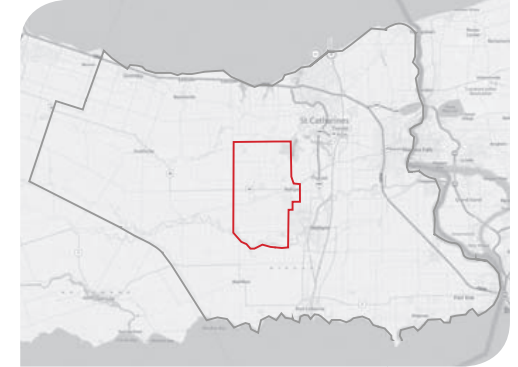
Demonstration Plan for Land Use

- COMMERCIAL / EMPLOYMENT**
 - COMMERCIAL / EMPLOYMENT
 - MIXED USE
- RESIDENTIAL**
 - HIGH / MEDIUM DENSITY
 - MEDIUM DENSITY
 - LOW DENSITY
 - MEDIUM DENSITY CAP END
 - LOW DENSITY CAP END
- OPEN SPACE**
 - STORMWATER MANAGEMENT POND
 - NEIGHBOURHOOD PARKS
 - PARKETTES LINKAGES
- NATURAL HERITAGE**
 - ENVIRONMENTAL PROTECTION ONE
 - WATERCOURSES

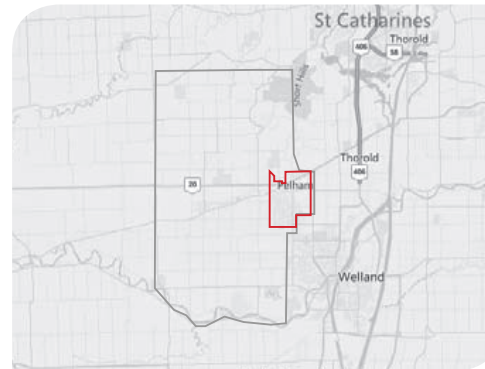
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NIAGARA REGION



TOWN OF PELHAM



VILLAGE OF FONTHILL



EAST FONTHILL SECONDARY PLAN AREA

AREA OVERVIEW

Fonthill is favourably situated in between the Cities of Toronto, Niagara Falls and Buffalo N.Y. The Town sits atop the Niagara Escarpment at the highest point of the Niagara Region, offering stunning vantage points of the surrounding regions. On a clear day, the Toronto, Niagara Falls and Buffalo skylines, as well as Lake Erie and Lake Ontario (depending on the vantage) are clearly visible just west of Fonthill.

HWY 20 is the main corridor linking Pelham to HWY 406 to the east and the QEW to the west. St. Catharines, Niagara Falls and Welland are around a 15 minute drive. The Region of Niagara is also consolidating its transit service (Niagara Transit) which will work in conjunction with Pelham Transit.

NOW LEASING

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