



85-87  
CROOKS  
STREET  
AND 0 THOMPSON ROAD

± 85 ACRE DEVELOPMENT SITE  
DRAFT PLAN APPROVED FOR 900 RESIDENTIAL UNITS  
FORT ERIE, ONTARIO

**Lennard:**

# Executive Summary

Lennard Commercial Realty, Brokerage (the “Advisors”) has been engaged by TDB Restructuring Limited, in its capacity as Court-appointed receiver (the “Vendor”) to facilitate the sale of a 100% freehold interest in ± 85 acres of unimproved residential development land municipally known as 85-87 Crooks Street and 0 Thompson Road, Fort Erie, Ontario (the “Property” or “Fort Erie Hills”). Located in the Bridgeburg area of Fort Erie, the site is positioned within close proximity to major amenities within Fort Erie, as well as easy access to the highway and major arterial roads. The site has a gross area of ± 85 acres with approximately 67 acres being developable. The current draft plan is approved for 900 residential units, however, there is a pending application to increase density on the site to 1,183 units.

## Investment Highlights

- A gross area of ± 85 acres with approximately 67 acres being developable.
- A Record of Site Condition (RSC) has been completed and filed in the Environmental Site Registry.
- A large scale, phased project, located in a gentrifying town with a need for quality, attainable housing.
- The Town of Fort Erie supports the development the property.
- Currently, draft plan approved for 900 units with a pending application to increase density to 1,183 units.

**The Property is being offered to the market on an unpriced basis and proponents are invited to submit their offers to the Advisors by 3:00 p.m. on Tuesday, March 25th, 2025.**

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Address: 85-87 Crooks Street  
and 0 Thompson Road, Fort Erie,  
Ontario



PIN: 642330064



Gross Area: ± 85 Acres



2024 Property Taxes: \$95,200



Zoning: CMU1(H), RM1(H),  
CMU1-574(H), RM2-597(H)



Official Plan: Urban Residential,  
Mixed Use, Environmental  
Protection, Open Space



For access to the dataroom, please click [here](#).

# Site Description

Fort Erie Hills is irregularly shaped and is situated on the northern side of Phipps Street in between Thompson Road and Crooks Street in the Town of Fort Erie. Phipps Street is a secondary arterial road in Bridgeburg that runs east-west and intersects with the Niagara Parkway in the east. The gross area of the site is 85 acres, of which 67 acres are developable and draft plan approved for 900 units. A Record of Site Condition (RSC) has been completed and filed in the Environmental Site Registry. The site is situated approximately three kilometres north of central Fort Erie and only four kilometres from the Peace Bridge providing easy access to the United States of America. Prior to 2016, the site was an operational golf course, with several buildings at the northeastern corner that service the operation of the golf course. The lands to the north and west of the site are largely forested and unimproved with some agriculture; to the east, the lands include a low density residential neighbourhood; and to the south the lands are used for industrial uses and an open forested area.

## Application Status

There is a pending application to increase density on the site to 1,183 units. This site plan would have a diverse range of housing options, including 81 single family detaches homes, 102 semi detached homes, 200 townhouses, and 800 condo apartments on the western portion of the site.

### Pending Draft Plan for 1,183 Units

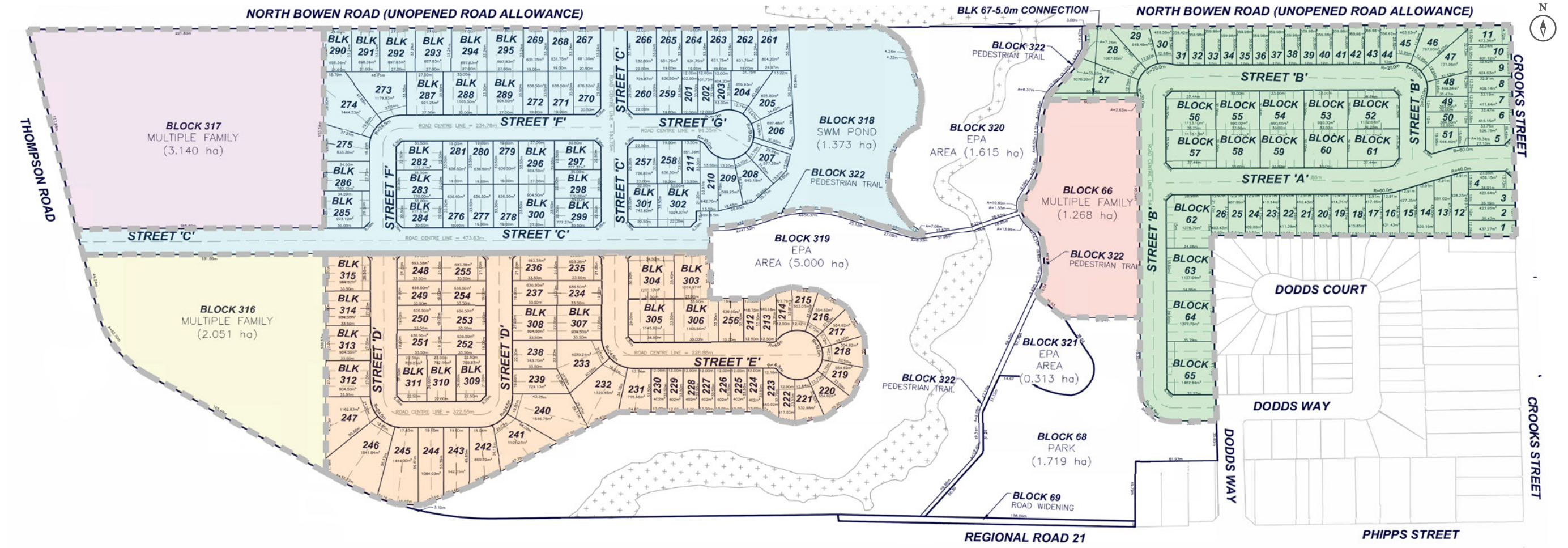
Phasing Unit Count		
Phase 1	Singles Street Towns	51 Units 73 Units
Phase 2	Multiple Family	200 Units
Phase 3	Singles Street Towns Semi-Detached	11 Units 75 Units 50 Units
Phase 4	Singles Street Towns Semi-Detached	19 Units 52 Units 52 Units
Phase 5	Multiple Family	200 Units
Phase 6	Multiple Family	200 Units

Land Use Schedule (West)				
Land Use	Lot/Block	# of Units	Area (ha)	Area (%)
Single Family Residential	Lot 201-230	30	1.523	5.98
Semi Residential	Lot 231-282	102	4.106	16.13
Street Town Residential	Block 283-316	127	3.019	11.86
Multiple Family Residential	Block 317-318	600	5.188	20.38
Storm Water Management	Block 319		1.373	5.39
Environmental Protection	Block 320-322		6.928	27.21
Pedestrian Path	Block 323		0.192	0.76
Roadway			3.128	12.29
<b>Total</b>		<b>859</b>	<b>25.457</b>	<b>100.00</b>

Developable Area = 18.529ha (Excludes Blocks 320-322)  
Developable Density = 46.36 units/ha

Land Use Schedule (East)				
Land Use	Lot/Block	# of Units	Area (ha)	Area (%)
Single Family Residential	Lot 1-51	51	2.353	27.03
Street Townhouses	Block 52-65	73	1.583	18.18
Apartment Dwellings	Block 66	200	1.268	14.56
5.0m Pedestrian Connection	Block 67		0.034	0.39
Park Lands	Block 68		1.719	19.73
Road Widening	Block 69		0.107	1.23
Roadway			1.645	18.89
<b>Total</b>		<b>324</b>	<b>8.709</b>	<b>100.00</b>

Developable Area = 8.709ha  
Developable Density = 37.20 units/ha



# Economic Drivers in the Niagara Region

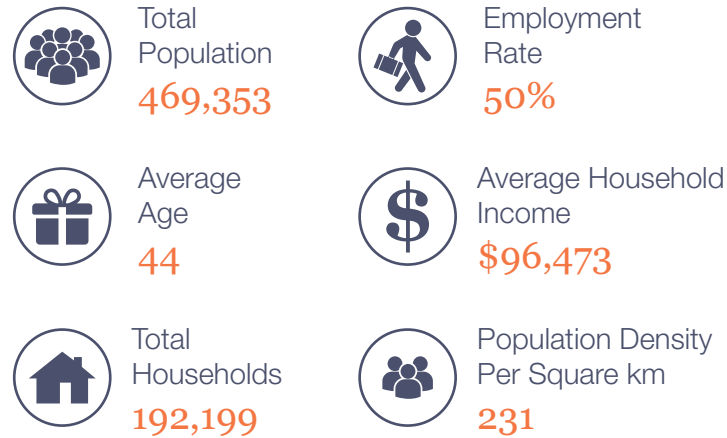
Located conveniently on the border between the Province of Ontario and the State of New York, Niagara is quickly becoming one of Canada's top up and coming places to live. The population of the Niagara region is expected to increase 30 percent by 2041, bringing the total population to almost 610,000. Over the last decade, Niagara has seen stable and progressive employment growth. Currently, the top three employment sectors are manufacturing, tourism, and agriculture.



## Fort Erie

Fort Erie, located along the southern shore of Lake Erie, is a vibrant community in the Niagara Region, bordered by the City of Niagara Falls to the north and the state of New York to the south. Known for its rich history, Fort Erie is home to several significant landmarks, including the historic Old Fort Erie and the picturesque Crystal Beach. The town is well-connected, with easy access to the Queen Elizabeth Way (QEW) and being just a short drive from St. Catharines and Niagara Falls makes it an ideal location for both residents and businesses. Fort Erie offers a balanced mix of residential, recreational, and commercial spaces, with growing opportunities in sectors such as tourism, manufacturing and agriculture.

### Regional Demographics

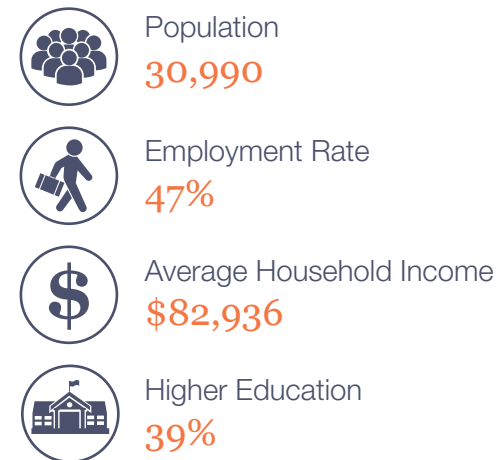


The manufacturing sector employs over 17,000 people in Niagara and it accounts for the largest portion of the region's GDP. The manufacturing base is diverse, with concentrations in; transportation equipment, fabricated metal products, food and beverage, machinery, and furniture. Niagara is home to giants like General Motors and Airbus, as well as small and strategic producers.

Niagara is one of the world's most beloved four-season vacation destinations and one of Canada's most popular locations for conferences, conventions and weddings; attracting over 13 million tourists each year. Explorers can take in a world-class wine, craft beer and culinary scene, Canada's largest casino, shopping, dozens of golf courses, spas and so much more. Tourism spending in the region is over \$2.4 billion annually and has a significant impact on the local economy.

In 2021, agriculture in Niagara accounted for \$1.7 billion in regional GDP and contributed 24,000 jobs. This represented 41% of the total agricultural economic impact of the Golden Horseshoe area, despite Niagara only representing 23% of its total farmland. As of 2023, there are over 1,651 farms and agricultural operations and are responsible for 90% of grape production in Ontario and 80% of Canada's total grape and wine production.

### Local Demographics



# Local Area Amenities

## ● Restaurant & Fast Food

- 1 Old Bank Bistro
- 2 Chuck's Roadhouse Bar & Grill
- 3 McDonalds
- 4 Subway
- 5 Arby's
- 6 Tim Hortons
- 7 The Barrel Restaurant
- 8 Happy Jack's
- 9 Starbucks

## ● Big Box Stores

- 10 Canadian Tire
- 11 Walmart Supercentre
- 12 RONA

## ● Education

- 13 Sheridan College
- 14 Academy of Learning College
- 15 Peace Bridge Public School
- 16 Fort Erie Community Preschool
- 17 Garrison Road Public School

## ● Grocery & Retail

- 18 Sobey's
- 19 No Frill's
- 20 LCBO

## ● Medical

- 21 Pharmasave
- 22 Shoppers Drug Mart
- 23 LifeLabs Medical Laboratory
- 24 Niagara Mobile Dental Hygiene
- 25 Garrison Square Pharmacy
- 26 Douglas Memorial Hospital

## ● Banking & Convenience

- 27 RBC Royal Bank
- 28 CIBC
- 29 Avondale
- 30 Luck 7 Convenience

## ● Public Services

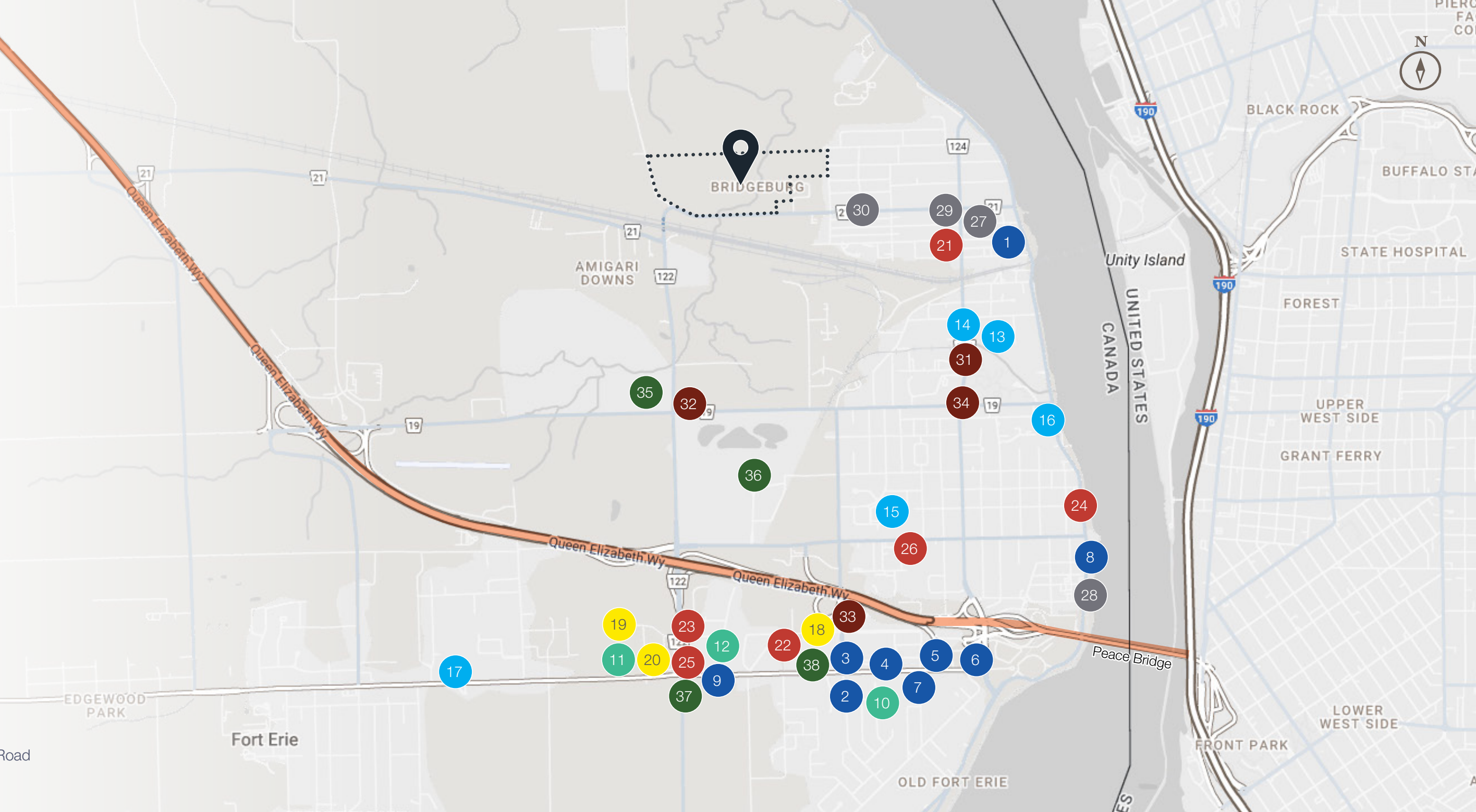
- 31 Fire Station
- 32 Niagara Regional Police
- 33 Service Ontario
- 34 Public Library

## ● Recreation

- 35 Bridgewater Country Club
- 36 Ft. Erie Race Track
- 37 Golden Nugget Gaming Centre
- 38 Planet Fitness

📍 85-87 Crooks Street and 0 Thompson Road

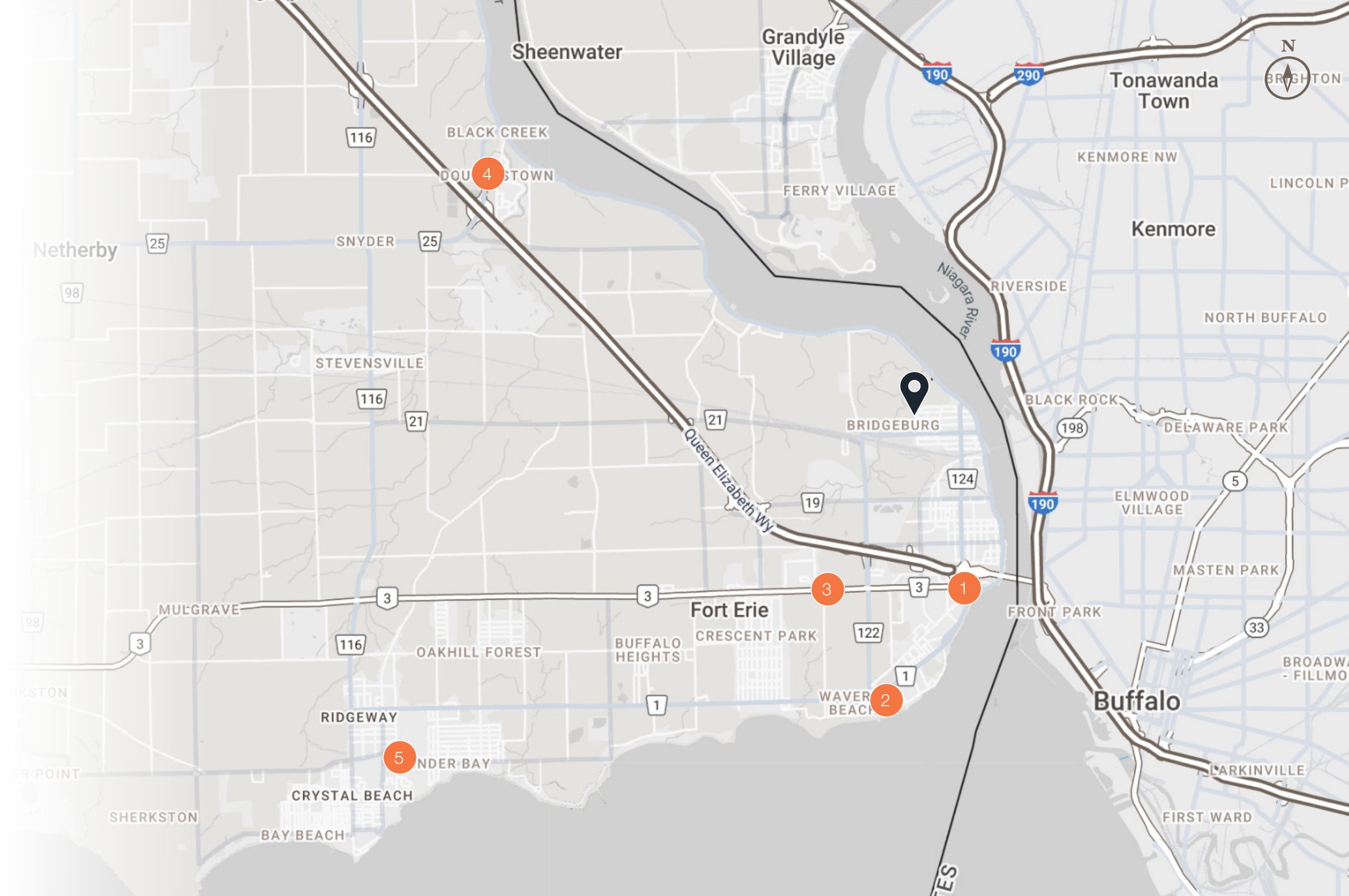
🗺️ Queen Elizabeth Way (QEW)



# Local Area Developments

	Address	Developer	Type	# Units	PSF	Status
1	7 Central Avenue, Fort Erie	Signature Communities	High Rise Condo	230	\$859-1047	Pre construction
2	5 Bassett Avenue, Fort Erie	Silvergate Homes	50 FT Single Family Detached	35	\$451-708	Under Construction
			26 FT Freehold Townhouse	28	\$530-551	Under Construction
			28 FT Freehold Townhouse	10	\$567-683	Under Construction
			50 FT Single Family Detached	25	\$327-570	Under Construction
			45 FT Single Family Detached	14	\$340-589	Under Construction
3	948 Garrison Road, Fort Erie	Mountainview Building Group	40 FT Single Family Detached	27	\$337-658	Under Construction
			36 FT Single Family Detached	4	\$354-467	Under Construction
			23 FT Freehold Townhouse	3	\$391-422	Under Construction
			20 FT Freehold Townhouse	16	\$431-473	Under Construction
			48 FT Single Family Detached	8	\$408-503	Completed
4	2852 Baker Road, Douglastown	Rinaldi Homes	42 FT Single Family Detached	6	\$301-525	Completed
			40 FT Single Family Detached	19	\$316-527	Completed
			25 FT Freehold Townhouse	14	\$317-423	Completed
			20 FT Freehold Townhouse	32	\$473-657	Completed
5	6 Prospect Point Road N, Ridgeway	Blythwood Homes	50 FT Single Family Detached	31	\$315-575	Completed
			49 FT Single Family Detached	27	\$334-743	Completed
			40 FT Condo Townhouse	45	\$350-774	Completed

 85-87 Crooks Street and 0 Thompson Road, Fort Erie



North-West View



South-East View





North View

# Offering Process

## Data Room Contents

Prospective purchasers must execute a confidentiality agreement. Once received, they will be provided with access to a ShareFile data room with due diligence material. Information contained in the data room includes:

- Offering Memorandum (OM)
- Receivership Order
- Draft Plan Approval & Planning Letters
- Environmental Reports
- Geotechnical Reports
- Record of Site Condition
- Property Taxes
- Additional Aerial Photography
- Standard Form APS

## Confidentiality Agreement

Click [here](#) to execute the online confidentiality agreement.

## Tours

Property tours are available by appointment only. Please do not go directly or walk the property without consent from the listing agents. To schedule a tour, please contact Joshua Perlstein.

## MLS Number

X11965294

## Sale Terms

The property is sold on an “as is, where is” basis, with no warranties or representations from the vendor.

## Offering Guidelines

The Receiver’s objectives are to maximize the sale price of the property and complete a disposition with limited, or if possible, no conditions. Parties are invited to submit an Agreement of Purchase and Sale through Lennard Commercial Realty for 85-87 Crooks Street and 0 Thompson Road, Fort Erie, Ontario.

Potential purchasers are encouraged to include as part of their submission:

- An outline containing key principles of the company,
- Demonstrated ability to close a transaction of this magnitude,
- A brief business history.

Any transaction for the Property is subject to court approval.

Prospective Purchasers should note that the Receiver is under no obligation to respond to, nor accept, any proposal. The Vendor reserves the right to remove the Property from the market and to alter the offering process (or the timing thereof) at its sole discretion, without being obliged to justify its decision in any way.

**The Property is being offered to the market on an unpriced basis and proponents are invited to submit their offers to the Advisors by 3:00 p.m. on Tuesday, March 25th, 2025.**

## Contact

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## Selling Entity

Sold on behalf of TDB Restructuring Limited, solely in its capacity as Court Appointed Receiver of 85-87 Crooks Street and 0 Thompson Road, Fort Erie, Ontario.

## Legal Description

BLK R W/S CROOKS ST PL 525 VILLAGE OF BRIDGEBURG; LT 84 W/S CROOKS ST PL 525 VILLAGE OF BRIDGEBURG; PT BLK S W/S CROOKS ST PL 525 VILLAGE OF BRIDGEBURG; PT LT 8 CON 2 NIAGARA RIVER BERTIE AS IN RO461513; FORT ERIE.

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- Contact Us for
- More Information

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