

Medium Density Residential Development
GARNER RD., NIAGARA FALLS, ON



URBAN LAND GROUP

GOING BEYOND THE TRANSACTION

www.urbanlandgroup.ca

Confidentiality

The information provided in this document is intended solely for your consideration in connection with a potential investment in the Project. It may be replaced by more up-to-date information. The Managers have no obligation, except as required by law, to update the information due to new information, future events, or any other reason.

This presentation, along with all the included information, is confidential and proprietary, intended for use only by prospective investors and their professional advisors. Anyone reviewing this presentation agrees not to engage in any of the following activities without prior written permission from the Managers or their representatives:

- (1) to use
- 2) to disclose or divulge
- 3) to copy
- 4) to retain
- 5) to reproduce
- 6) to publish
- 7) to transmit
- 8) to make available
- 9) to condone, permit, or authorize the use, disclosure, copying, retention, reproduction, transmission, or publication thereof, including to the public or media, unless it is solely for the purpose of evaluating the investment described in this presentation.

In recognition of the time and effort invested by the Managers or their representatives in preparing this presentation, these obligations will persist indefinitely, regardless of whether a prospective investor chooses to invest in the Project.

Our Land *Expert*



Sunny Gawri
Founder | REALTOR®
Land Specialist/Consultant
sunny@urbanlandgroup.ca
416 648 4004
  



Site Overview

A premium development-ready opportunity featuring a fully planned 51-unit townhouse community in the established Westlane neighborhood of Niagara Falls. This site maximizes land potential while delivering strong investment returns in one of Ontario's fastest-growing tourism and employment corridors.

Positioned along Garner Road, the property offers a streamlined approval pathway with engineering and planning already completed—eliminating entitlement risk and minimizing permitting delays. Offered at C\$3.75M, this is a rare chance to acquire prime development land in a high-demand submarket with clear visibility to construction.

****Buyer is responsible to confirm all the details.**

 Total Size:
87,109 sq.ft.

 GFA
48,081 sq.ft.

Development *Summary*



The Garner Community is a medium-density residential project featuring 51 townhouse units across 2-3 floors. Located near the Niagara Parkway and QEW corridor, this development is positioned to address the critical shortage of affordable homeownership opportunities in one of Ontario's premier tourism and employment regions.

- **51 Townhouse Units**
- **943 Average Unit Size**
- **48,081 Total Buildable Area**
- **\$ 23.8 – \$24.2 MM Development Costs**

Key Highlights

TIMELY ENTRY FOR 2027 SALE

This parcel is one of very few fully-entitled, multi-unit residential sites available within close proximity to the region's strongest job and tourism engines. Buyers can capitalize on the current window of moderate land pricing before development pressures push valuations higher again in the next cycle.

VALUE FOR BUYER

Start construction within a year —, engineering, and architectural design work are in place. Strong projected margins based on nearby projects selling at \$590–\$842 PSF (2025 pricing), with proven demand for sub-1,200 SF units.

MARKET SUPPLY SCARCITY

Westlane is a mature, low-turnover submarket with very little new land supply for medium-density residential. This site represents one of the few parcels within walking distance of schools and driving distance to major amenities such as Costco.

SUPPORT (DATA & COMPS)

Comparable developments (Splendour, Le Falls, Niagara Towns) within 5km are achieving premium blended pricing. Site plan concept and market overlays validate optimal use, location strength, and product fit.

Site Plan

Three-Block Configuration on 2.0 Acres

SITE DETAILS:

Site Area:	87,109 sq.ft.
GFA (SF):	48,081 sq.ft.
Net Saleable Area (SF):	48,081 sq.ft.

SITE STATS:

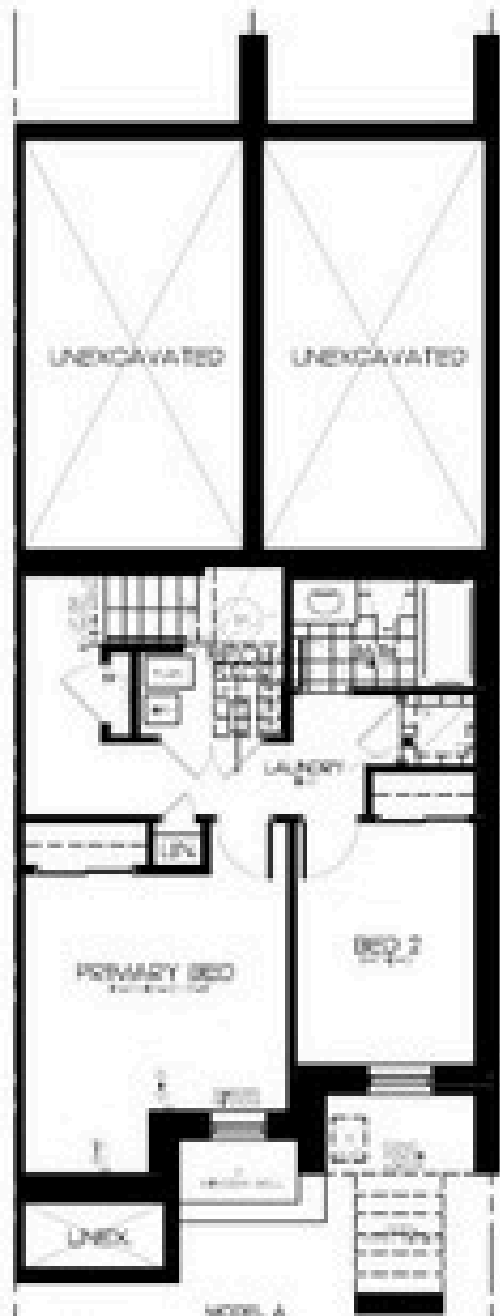
Unit Count:	51
2-Bedroom Suites:	51
Lower-Level Suites:	17
Parking Spots:	86

PROJECT TIMELINE:

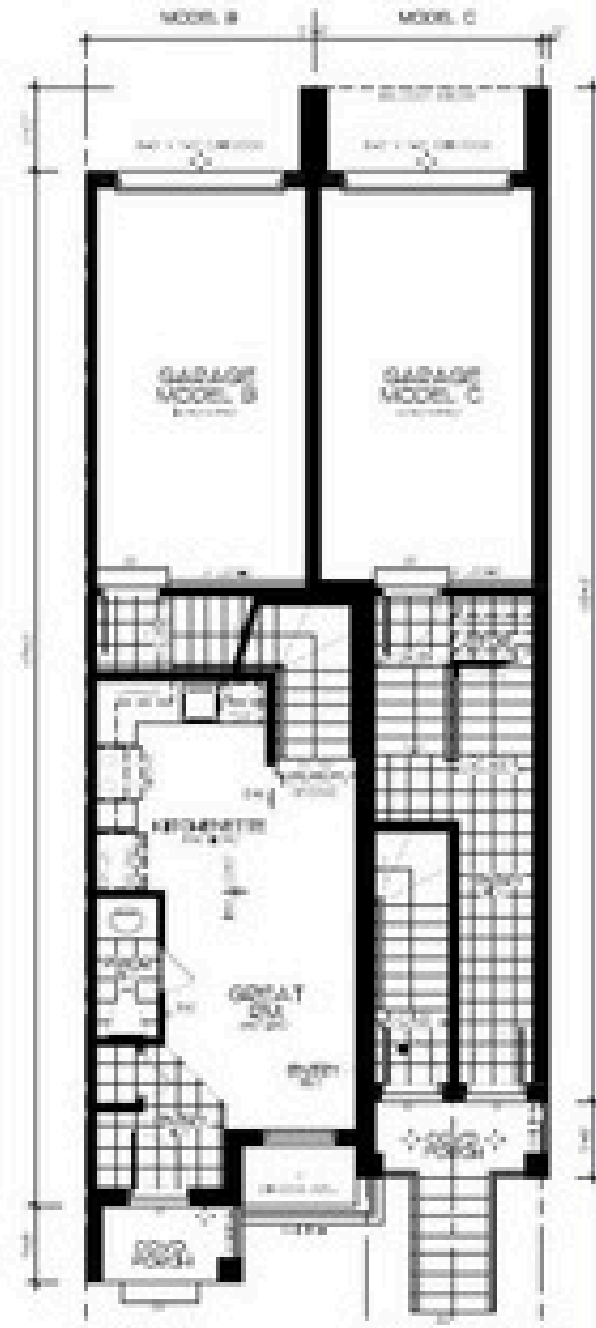
Land Closing:	Q2-2026	Q3-
Site Servicing & Prep:	2026	Q4-2026
Sale Start:	Q1-2028 (18 mos.)	
Construction Ends:	Q1-2028	
Occupancy:		



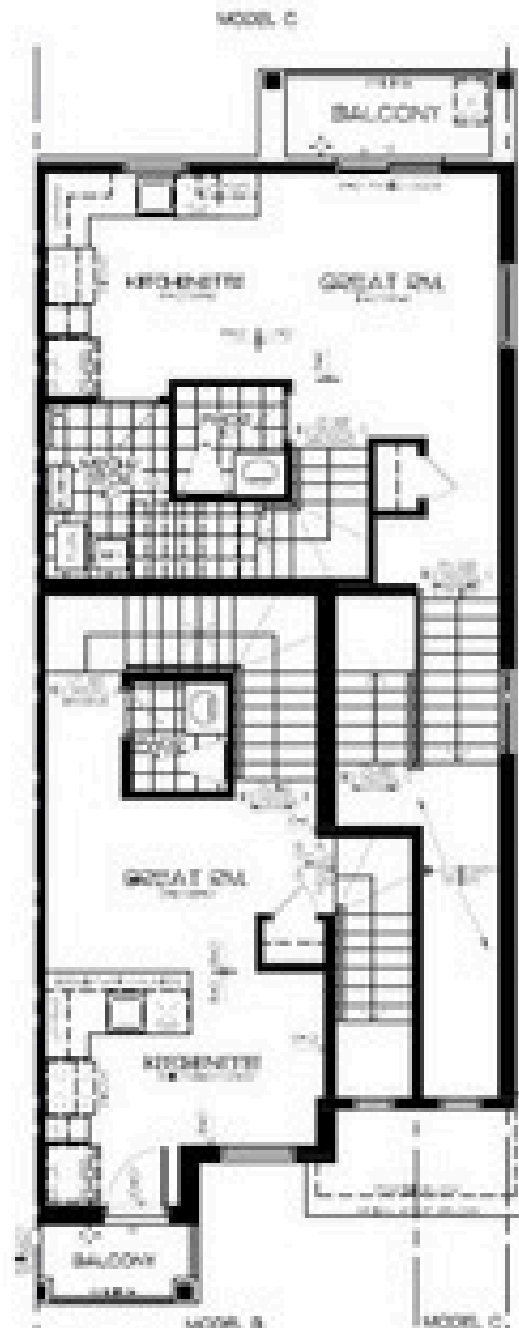
Floor Plans



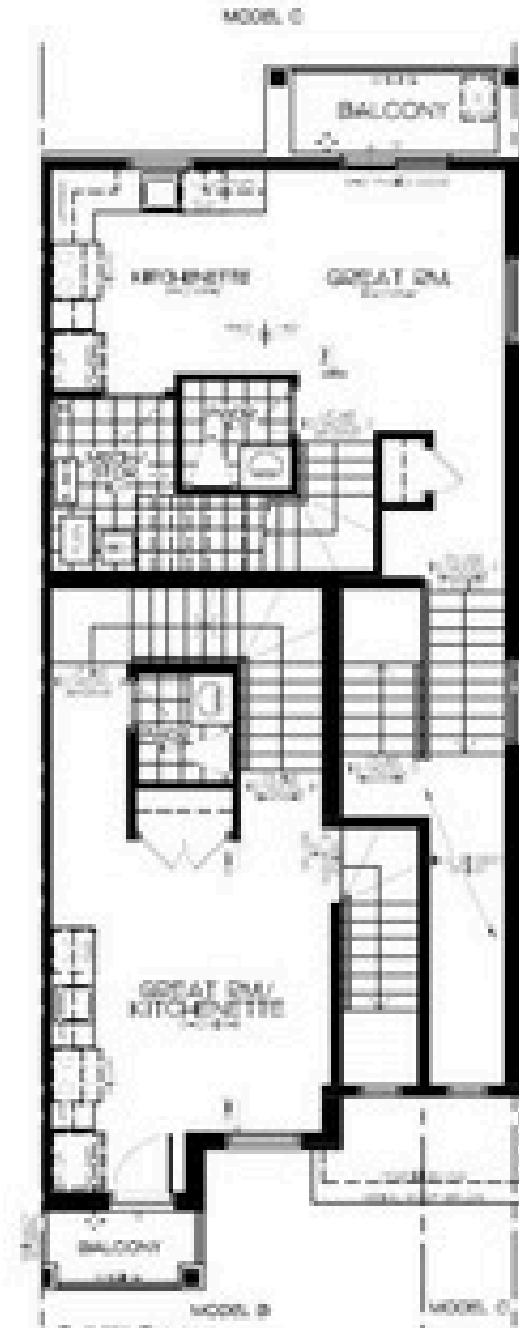
MODEL A
BASEMENT PLAN
END MODEL A



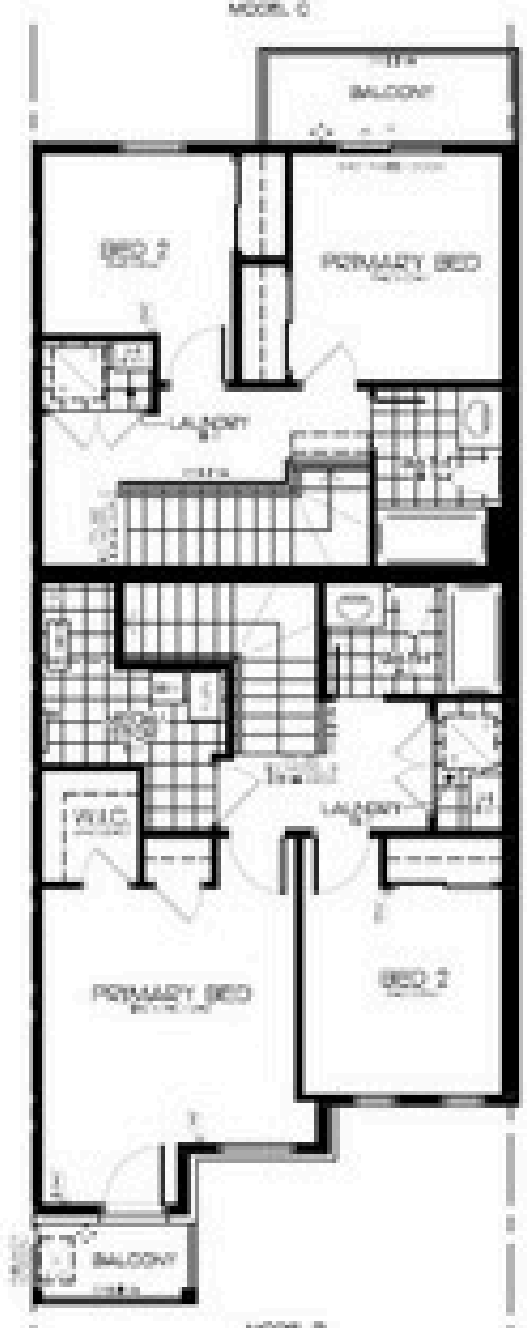
MODEL A MODEL B MODEL C
GROUND FLOOR PLAN
END MODEL A, B & C



MODEL B MODEL C
STANDARD
SEC. FLOOR PLAN
END MODEL B & C



MODEL B MODEL C
OPTION 2
SEC. FLOOR PLAN
END MODEL B & C

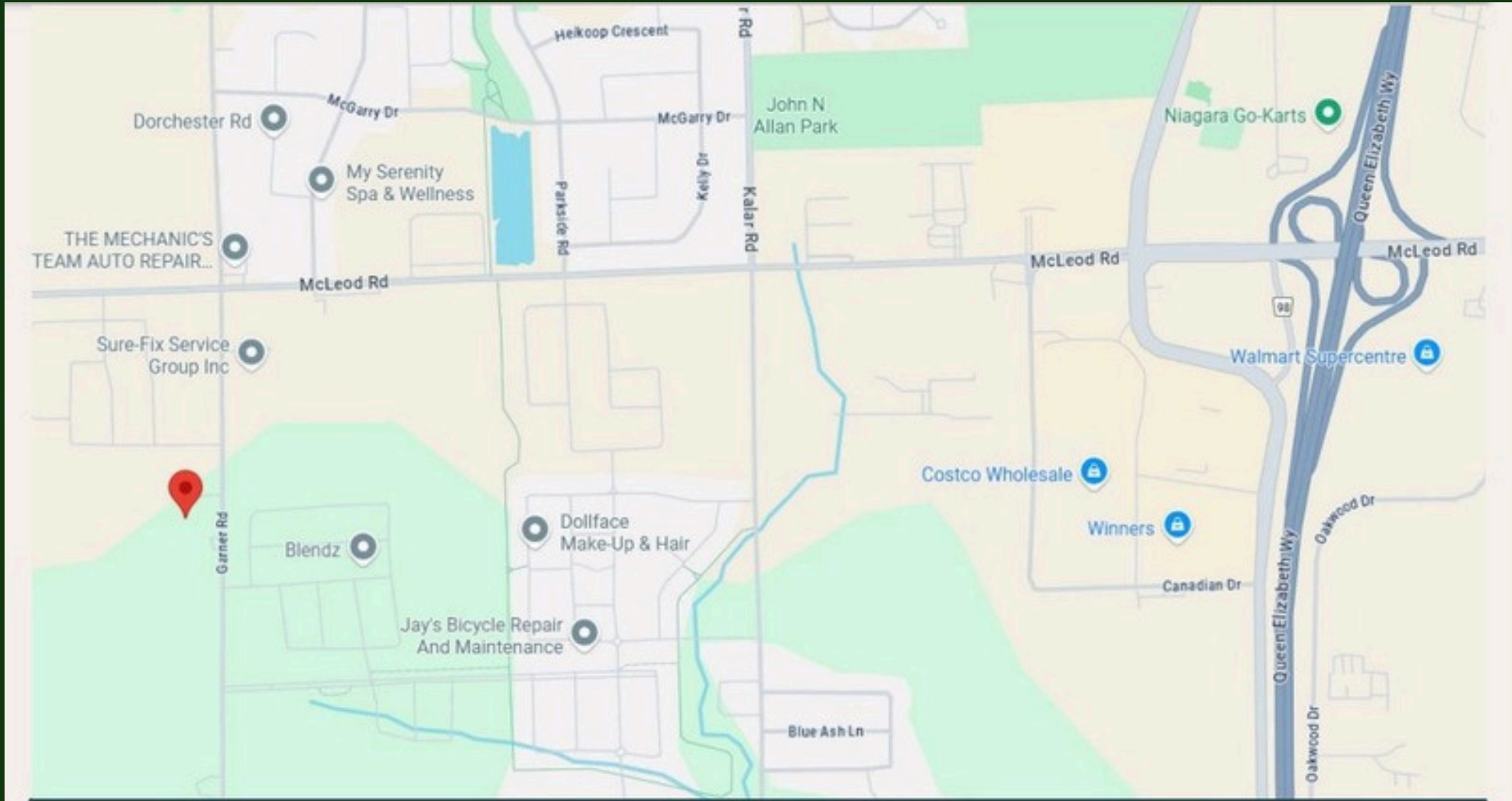


MODEL B
UPPER FLOOR PLAN
END MODEL B & C

Location Map



Site Location & Neighbourhood Context



7525 Garner Road development is located within the Westlane neighborhood, a mature residential area in Niagara Falls. It provides quality homeownership opportunities alongside the region's strongest job and tourism engines.

Area Overview - *Niagara Falls, ON*



Niagara Falls is a mid-sized city in the Regional Municipality of Niagara with a population of about 100,000. Best known for the world-famous waterfalls, its economy is driven primarily by tourism, hospitality, and entertainment, supported by cross-border traffic with the U.S. Historic manufacturing has declined, but the city is investing in downtown revitalization, arts, and mixed-use development. Conveniently connected by the QEW to the GTA and by rail to New York, it offers relatively affordable housing, an aging but diverse population, and strong potential in real estate, redevelopment, and cross-border commerce.

POPULATION & DEMOGRAPHICS:

- As of the 2021 Census, the population was about 94,415.
- Estimated in 2025 to be ~ 99,818, representing growth of ~1.4% annually since 2021.
- Population density: around 449 people per km².
- Visible minority share is about 20.9%, indigenous ~3.5%.
- Age: The median age is about 45 years, which is somewhat older than many urban centres.

ECONOMY & KEY SECTORS:

- Tourism is major: the waterfalls themselves, supporting attractions (viewpoints, parks, entertainment, museums), hotels, casinos.
- Historically, there was a strong manufacturing base especially using cheap hydroelectric power; many industries have declined or moved due to global competition.
- Recent efforts focus on revitalizing downtown (Queen Street), promoting arts & culture districts, enhancing tourist infrastructure especially in Fallsview / Clifton Hill areas.



HOUSING, REAL ESTATE & QUALITY OF LIFE:

- Median household incomes and cost of living tend to be lower than in the Greater Toronto Area (GTA) but specific figures vary by neighbourhood.
- Aging population, which has implications for housing demand (smaller units, accessibility).
- Some neighbourhoods have more tourism-oriented real estate (hotels, short-term rentals) especially near the Falls; peripheral residential areas are more traditional.



URBAN LAND GROUP

GOING BEYOND THE TRANSACTION

Sunny Gawri

Founder | REALTOR® | Land Specialist/Consultant

sunny@urbanlandgroup.ca

416 648 4004



The information contained in this communication is strictly confidential. This information has been obtained from sources believed to be reliable but has not been verified. No warranty or representation, express or implied, is made as to the condition of the property (or properties) referenced herein or to the accuracy or completeness of the information contained herein, and same is submitted subject to errors, omissions, change of price, rental or other conditions, withdrawal without notice, and to any special listing conditions imposed by the property owner(s). Any projections, opinions or estimates are subject to uncertainty and do not signify current or future property performance.

