

**PRIME INVESTMENT  
OPPORTUNITY IN  
THE HISTORICAL CITY OF  
THOROLD, ON**



75 Ormond Street South  
Thorold, ON



Located in the charming city of Thorold, this is your rare development opportunity to invest in 1.70 acres (74,052 sf). The site, located along Ormond Street, provides two access points and has full municipal services available. This land development site is currently undergoing approval for rezoning to accommodate high density residential for a proposed redevelopment to include a 9-14 storey multi-residential building with a GFA of 249,541 sf, total of 241 units and a combination of surface and underground parking. Due diligence has been completed with Phase 1 and 2 Environmental Site Assessments complete, as well as Site Remediation cost estimates. This prime location offers easy access to the greater Niagara Region with only a 15-minute drive to Niagara Falls and 1.5 hours to Toronto. Known as a “canal town”, Thorold holds a historical connection to shipping and industry with its 19th century buildings. The charming historical downtown is known for boutiques, cafes and pubs. With lots of natural beauty surrounding Thorold, such as parks, green space and Lake Gibson, the city offers a slower paced lifestyle appealing to retirees, families and students. This is an incredible opportunity for experienced developers, REITs, and institutional investors to acquire and develop this high potential site! Call us today for more information!



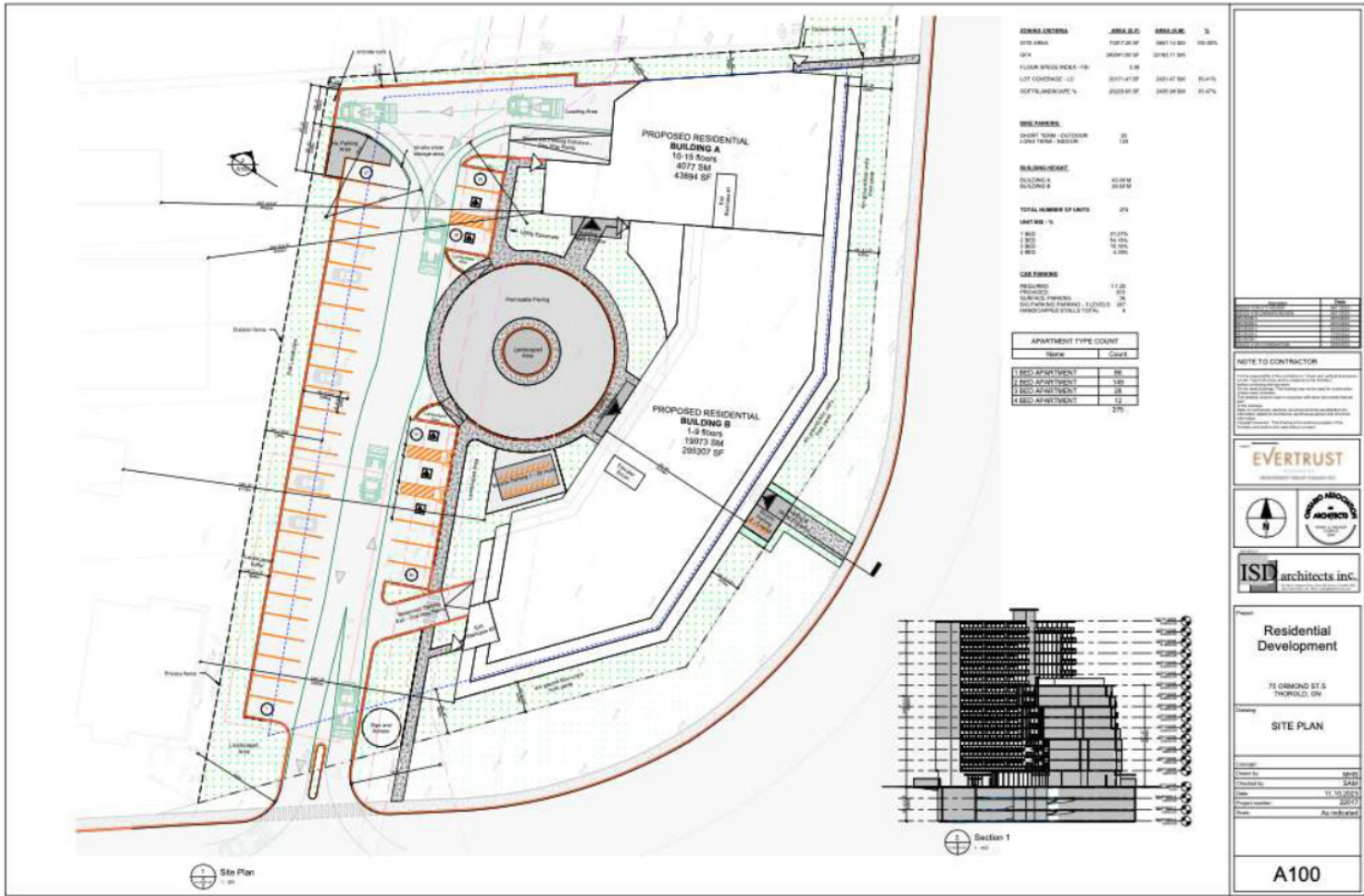
# Multi-Residential Development

Current owner is proposing a redevelopment of the subject property requiring an Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Condominium and Site Plan Approval. Plan Amendment, Zoning By-law Amendment, Site Plan Approval applications have been submitted and awaiting feedback from the City

Site Plan Approval for a proposed redevelopment to include a 9-14 storey multi-residential building with a GFA of 249,541 sf, total of 241 units and a combination of surface and underground parking.

## Residential multi-family development 75 Ormond St. South Thorold, ON





**NOTE TO CONTRACTOR**

EVERTRUST  
ASSOCIATION OF ARCHITECTS

ISD architects inc.

Residential Development  
75 ORMOND ST. S  
THOROLD, ON

**SITE PLAN**

Project: Residential Development  
Location: 75 ORMOND ST. S THOROLD, ON  
Drawing: SITE PLAN  
Scale: 1:200

**A100**



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ASSOCIATION OF ARCHITECTS

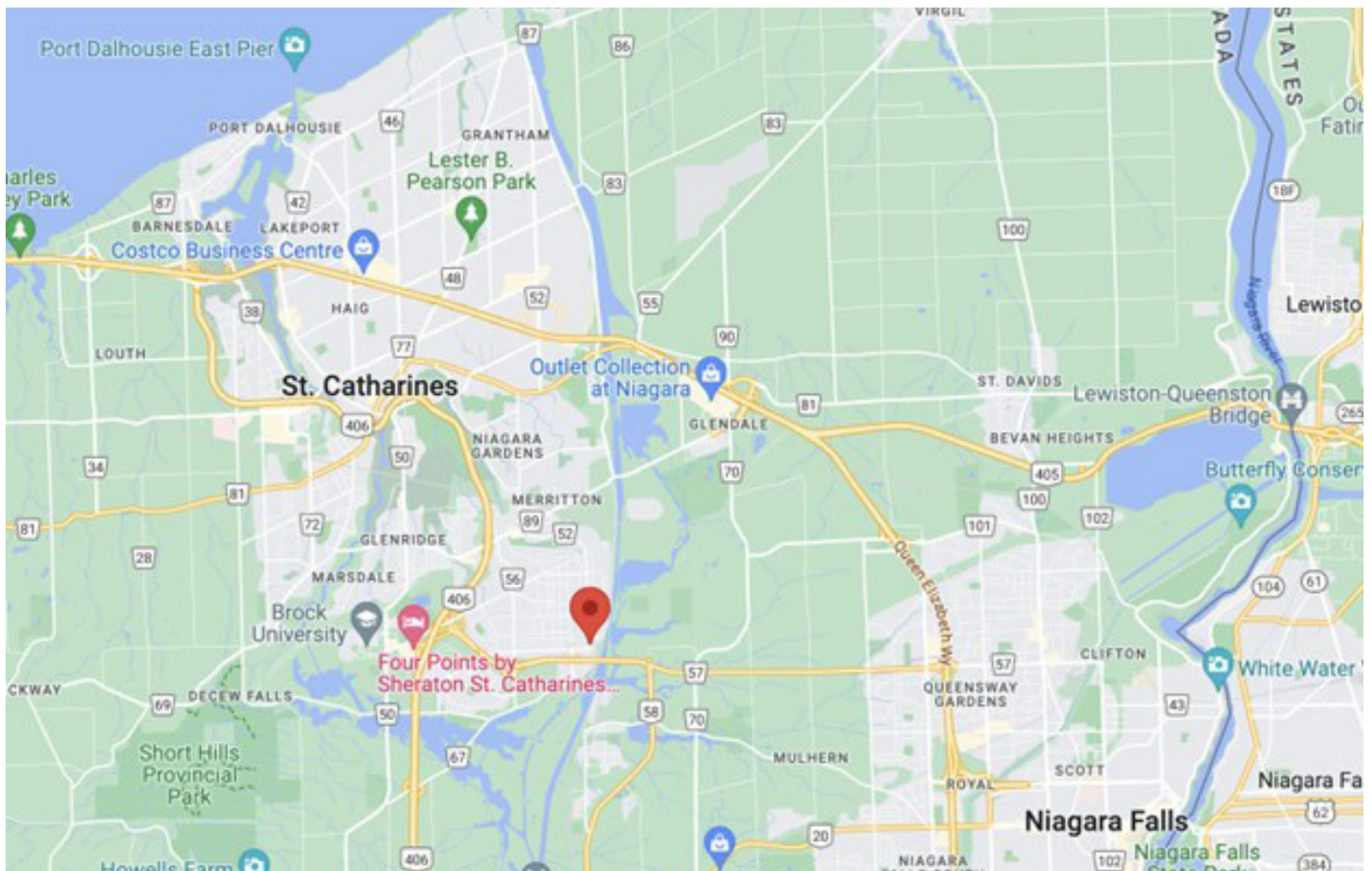
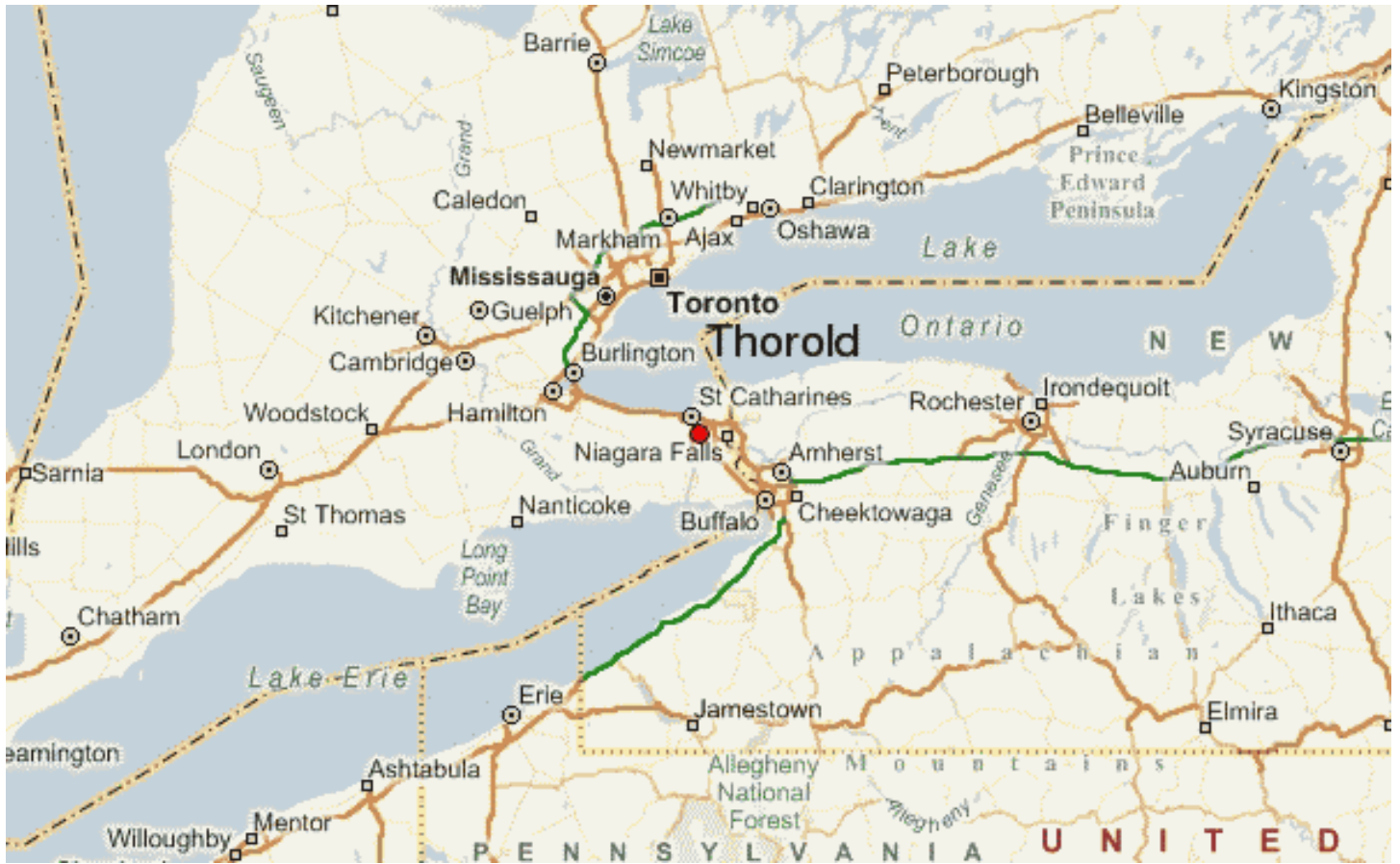
ISD architects inc.

Residential Development  
75 ORMOND ST. S  
THOROLD, ON

**BUILDING ELEVATIONS**

Project: Residential Development  
Location: 75 ORMOND ST. S THOROLD, ON  
Drawing: BUILDING ELEVATIONS  
Scale: 1:200

**A201**





QMastering

Thorold Municipal Housing Corporation

Club Capri

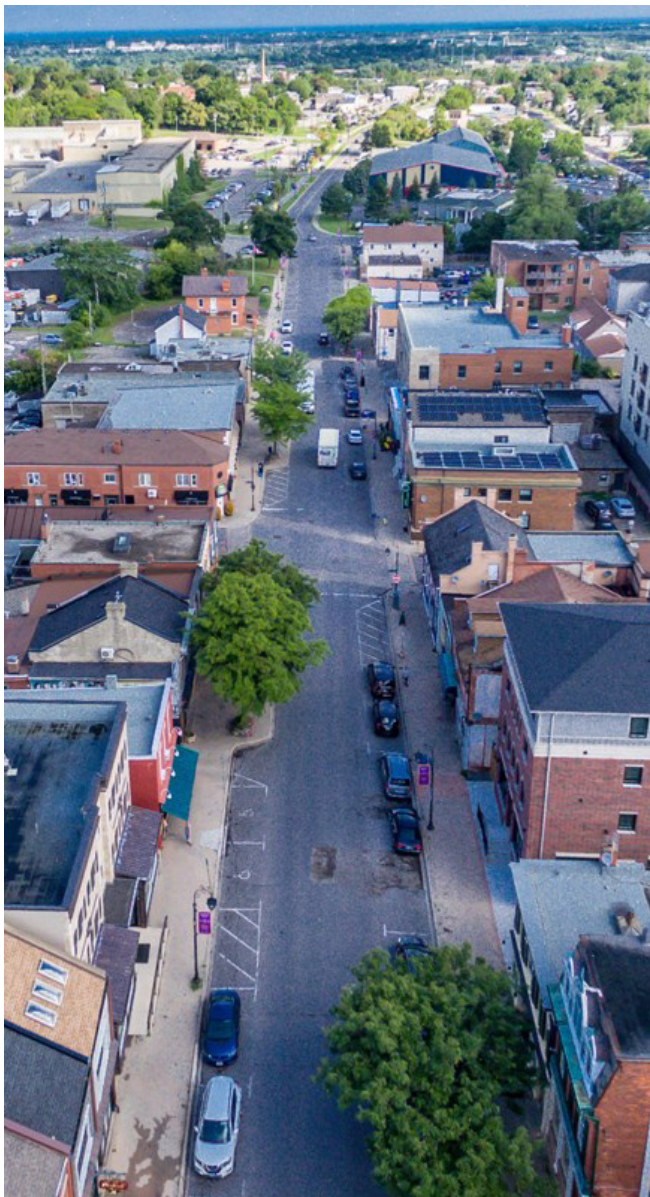
The Beer Store  
Beer store

Contour Architectural Coatings

Sto Canada Ltd.,  
Niagara SalesCentre  
Building materials store

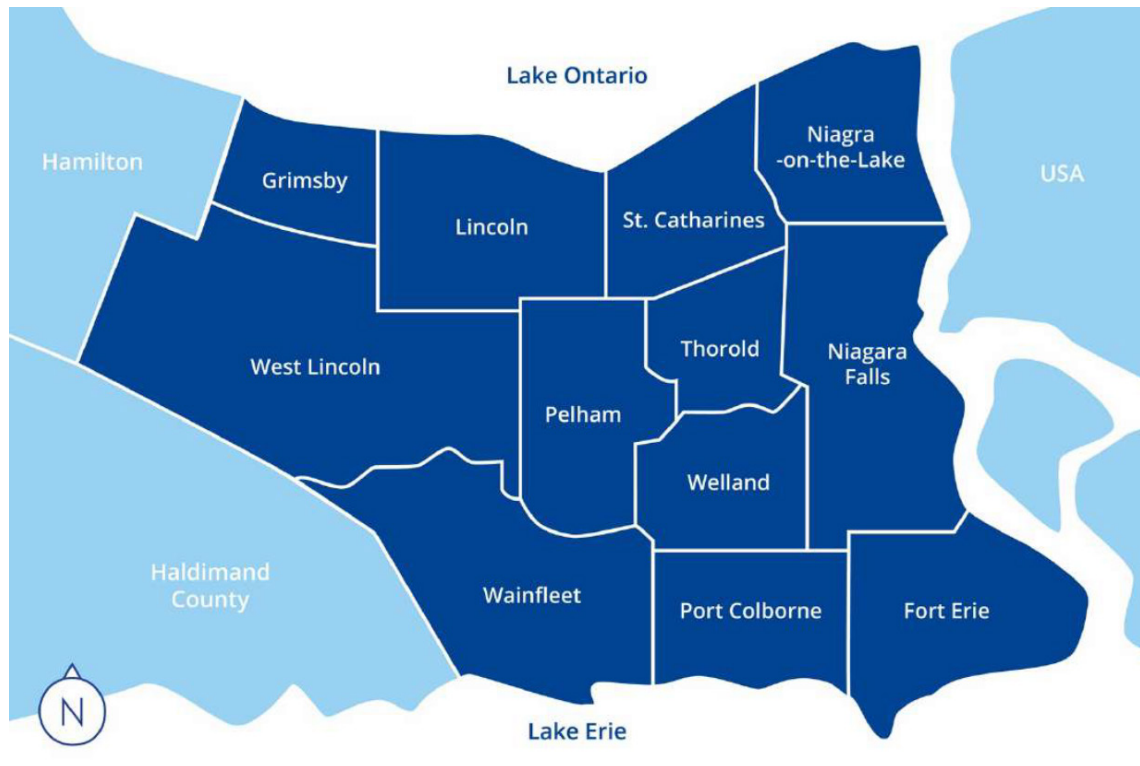
Google





## Thorold, Ontario

- A 5-minute drive from Brock University and 15 minutes from Niagara College makes it an ideal location for students, faculty and professionals.
- Ease of access to attractions such as wineries, golf courses and other Niagara tourist attractions.
- Historic Downtown: Small but charming, with boutiques, cafes, pubs, and preserved architecture.
- Surrounded by green space and natural beauty including parks, the Bruce Trail, and Lake Gibson.
- Historically an industrial town, Thorold has seen considerable housing development in recent years. Attracting more people with lower housing prices in comparison to nearby St. Catharines and Niagara Falls.
- Welland Canal: Ships “climb the mountain” through a series of locks in Thorold – one of the engineering highlights of the canal system.
- Slower paced lifestyle with a close-knit community, appealing to retirees, families and students.



## Population and Statistics

As of 2021 The City of Thorold was noted to have a population of 23,816, an increase in population from 2016 to 2021. This most recent study shows Thorold with a 26.76% population increase which is higher than the Niagara Region increase of 6.70%.

By 2024 the estimated population had risen to approximately 28,775, continuing an upward trend for the city.

### Demographic Highlights

- Average Age: 39.5
- Median Age: 37.2
- Age Distribution:
  - 0 to 14 years: 16.9%
  - 15 to 64 years: 15.7
  - 85 years and over: 1.7%

The City of Thorold is in a state of growth and city undertaking improvements to the downtown area to encourage pedestrian travel through the creation of a comfortable, safe and attractive walking environment. These improvements, ultimately creating a desirable place to live for the growing population.

Contact us today about our

# THOROLD DEVELOPMENT OPPORTUNITY!

