



Planning and Development Services

Prepared for	Council-in-Committee	Report No.	PDS-15-2019
Agenda Date	March 4, 2019	File No.	350308

Subject
PLANNING AND DEVELOPMENT SERVICES – DEVELOPMENT, BUILDING AND BY-LAW STATISTICAL REPORTING – 2018 FOURTH QUARTER (Q4) AND YEAR END

Recommendations
THAT Council receives Report No. PDS-15-2019 regarding development, building and by-law statistical reporting for information purposes, and further
THAT Council directs staff to forward a copy of Report No. PDS-15-2019 to the Regional Planning and Development Services Department, the Fort Erie Economic Development and Tourism Corporation, District School Board of Niagara and Niagara District Catholic School Board.

Relation to Council's 2015-2018 Corporate Strategic Plan
Priority: A - Prosperous and Growing Community
Goal: A1 – Improve the municipal development team process to attract private investment and expedite key projects
Initiative: A1.2 – Continue to communicate on key issues/advancements of projects
Priority: C – Strong Customer Service, Relationships and Communications
Goal: C3 – Expand and improve connections with internal and external partners, stakeholders and agencies
Initiative: C3.4 - Reach out to community partners to provide periodic updates

List of Stakeholders
Land owners / Developers
Region of Niagara
School Boards
Fort Erie Economic Development and Tourism Corporation

Prepared by:	Submitted by:	Approved by:
<i>Original Signed</i>	<i>Original Signed</i>	<i>Original Signed</i>
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Purpose of Report

The purpose of this report is to provide Council with information about the fourth quarter (Q4) performance of 2018 and to also reflect on this past year's overall subdivision, building permit and by-law enforcement volumes and activity against previous benchmarks and measure. Quarterly, the report touches on Q4 and provides comparative information to assist in assessing and illustrating the most recent performance. The report is statistical in nature and is generally meant as an overview for those who share an interest in tracking some of these growth related figures. The report will be made available on the Town's website, provided to the identified stakeholders and issued to anyone who requests a copy.

Background

Since 1991, staff have been tracking residential construction trends in the Town of Fort Erie by way of quarterly and year end subdivision and building permit status reports. At a high level, this report has also included the commercial, industrial and institutional permit activity, related development charge information and the Town's By-law Enforcement caseload.

This reporting procedure assists staff in monitoring new development and intensification occurring throughout the Town, assisting in the Town's growth management initiatives. The data allows staff to compare actual growth in relation to growth targets and unit projections based on approved land use in the Town's Official Plan, Secondary and Neighbourhood Plans. The reporting identifies areas where most residential activity has been occurring and reports on the number permits drawn for each Neighbourhood Area. The report also supplies a breakdown of residential dwelling types/mix being constructed.

All levels of government share an interest in tracking this data for comparative purposes, particularly when it is used to gauge effectiveness of the Provincial Growth Plan and Regional Growth Management Plan. These growth numbers have and will continue to be used to inform the Niagara Region and will also be useful in review of their current Growth Management exercises in correlation with recently approved Provincial Plan updates, particularly that of the Places to Grow. Trickle down from any recent Provincial activity impacting development has yet to be realized and should changes to the Planning Act or related legislation influence or impact growth in Fort Erie, staff will note such impacts for Council's awareness and potential need for action.

Analysis

This section provides summary information on the topical subject headings. **Appendix "1"** provides additional statistical information, table/chart illustrations and comment on this past quarter's (2018-Q4) performance, as well as the full year's statistical outcome.

2018–Q4 and YEAR END SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT **Section A of Appendix "1"**

New Residential Permit Overview

New residential building permit activity in Q4 of this year dipped slightly lower than last year's final quarter, finishing up with **36 new residential permits** being drawn compared to the 43 in 2017. It can be noted that a third of these permits were drawn for the new High

Pointe Meadows subdivision immediately east of the Fort Erie Golf Club as development activity in the Spears-High Pointe Neighbourhood picks up steam. The Lu Long Ping (formerly Spears Garden) subdivision is currently being serviced. This marks one of only a few instances where Ridgeway-Thunder Bay was not the quarterly leader in permit activity in the last decade. Despite Spears-High Pointe Neighbourhood leading the final quarter of 2018, Ridgeway-Thunder Bay still consumed 50% of the new residential permit volumes for the year end totals.

In terms of Q4 comparatives, this last Q4 is still considered a good quarter. In the past 5 years, permit activity has ranged broadly between 30 and 92 in the final quarter, but had often been much lower prior to 2014. While showing only the 36 permits in Q4, **Q3 of 2018 was the second single best on record coming in with 82**. Combined they represent the second best second half for residential permits on record (118 permits) to that of the benchmark 2016 spike, which had seen 166 permits in the last half.

Another notable about the final quarter of 2018 found that all residential permits drawn were for detached dwellings (35 singles and 1 mobile). It is not common in more recent times to see a quarter reporting detached only dwellings. Last year's final quarter was just under 40% multi-unit development. Despite this 2018 Q4 occurrence, the full year's unit mix was an impressive 45% multi-unit to 55% detached dwelling composition. Staff believe the need for more compact, multi-unit development is finally being realized both for its addition to overall housing choice, as well as being a more affordable option for certain socio-demographic cohorts, mostly in the starter and empty-nester markets where these forms have traditionally been found.

Staff believes there is still a lingering suppression of market potential that resulted from regulatory actions taken in the past couple years to cool real estate markets in combination with other development related costs rising noticeably. New restrictions on foreign buyers have likely contributed to a slowing housing market. New mortgage lending rules that also took effect on January 1, 2018 could also be a contributing factor. Having said this, 2018 was the Town's third best on record with 2016 and 2017 being one and two on that measure of strength respectively. Unintended consequence of the new mortgage lending rules may also be a contributing factor in the affordable housing pressures being realized more recently. The over-reach of the qualifying rules have limited or dissuaded some home purchasers, pushing them into the rental markets and sending prices higher for rental accommodation (supply v. demand). This notion was recently put forward by the Building Industry and Land Development Association and has been supported by the National Homebuilders Association.

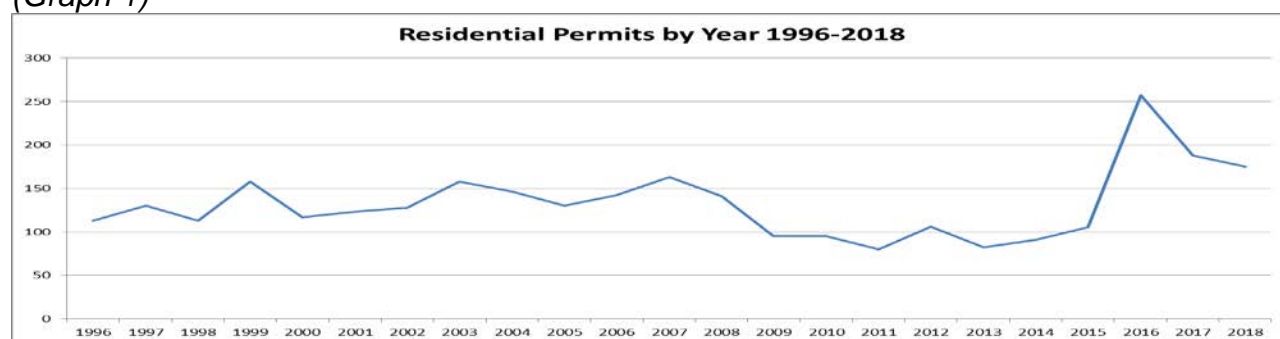
Graph 1 on the following page illustrates the annual new residential permit draws for the previous 20+ year period.

Residential **permit value for 2018 Q4** is recorded as **\$13,047,000**, which represents an average unit value of \$362,400, keeping in mind the entire Q4 was of single detached building stock. The highest reported dwelling value of the quarter was cited at \$950,000 (*a rural area build*), while the lower value was reported at \$100,000 (*a Black Creek Leisure Homes mobile*). Setting these two extremes aside, there is a general range of between \$300,000 in the High Point area to \$600,000 in the Ridgeway market area in this year's final quarter. It is important to also recognize that in many cases the permit values do not

include the costs associated with development and therefore these values should not be confused with purchase pricing, which include recovery costs for new subdivision engineering, construction and fees such as Development Charges, etc; that contribute to the sales pricing being higher than recorded value.

From the year end or annual perspective, 2018 is noted as the third best on record for new residential construction with 175 new dwelling units valued at \$49,053,300, down from last year's 188 units totaling \$61,509,500. For the annual average of unit value comparison, 2018 had seen an average of \$280,300 per unit versus last year's \$327,200. This lower value can be attributed to the higher volume of multi-unit dwellings in 2018, helping with affordability issues in the housing market.

(Graph 1)



Subdivision Registrations

For general information, when a subdivision plan is registered, it effectively means the developer has met all of the required obligations of the Draft Plan Approval, allowing for the new lots to be created, and entered into the land registry. The Parcel Identification Number (PIN) is assigned and the lot can then be legally conveyed/sold to a different owner.

The final quarter of 2018 did see 2 subdivisions being registered. These included the Brydgeview development at the corner of Albany and King Streets and Crystal Ridge Landing in Ridgeway's southern limits.

Brydgeview is a 42 multi-unit (towns) development with some units accessing public roads while the balance of the development will be accessed via a private condominium roadway. This site is located just south of the old Country Fair Mall, now being redeveloped with the newly announced Regional Long Term Care facility (*Gilmore Lodge replacement*). Crystal Ridge Landing, on the other hand is comprised of 72 single detached lots. Combined these two registrations have added 114 units to the market place in the final quarter of 2018.

In review of the entire year's worth of registrations, 2018 did see quite a few new plans deposited in the registry office after several years with limited activity. **In total 9 subdivision developments registered in 2018** (7 subdivisions and 2 condominiums), helping to replenish the critically low inventory experienced in the past several years, with as little as 1.5 years worth of supply available. Following these registrations, the current 5 year rolling consumption average (**163.2 units per year**) provides for a much more comfortable **4.5 years worth of supply** on hand for the market area.

Section A of Appendix “1” contains detailed spreadsheets, charts and graphs reporting the building permit activity and subdivision status as the end of Q4. The maps provided as part of **Appendix “1”** illustrates the location of the various corresponding plans of subdivision throughout the Town, colour coded to show their current status.

Draft Plans

A Draft Approved Plan refers to a proposed plan that has received Council approval subject to a thorough list of conditions. These conditions must be met before the Plan can be considered for registration.

The fourth quarter of 2018 did not result in any new Draft Plans approvals. The last Draft Approval belongs to the Lu Long Ping Phase 2 Plan (*formerly known as the Sprears Garden Estates Subdivision*), which was a small 9 lot subdivision that annexed the main Phase 1 lands. Phase 1 just north of Garrison Road, east of Pettit Road is currently being serviced with registration anticipated in near future. Despite the single draft approval in 2018, the **inventory of draft approved plans** is a comfortable **11.2 years** worth of supply.

During the final quarter of 2018, there were three draft plan approval extensions granted. These included the Schooley Road Condominium development, Kettle Court and Crystal Ridge Landing, which registered prior to the year’s conclusion. Kettle Court has received permission to enter into a subdivision agreement, so this development is at the end of the clearance requirements and is close to registration.

Active Plans

An Active Plan refers to subdivision application that has been deemed complete for processing. It does not represent a supported plan by staff, but rather staff being in a position to assess what the application is attempting to achieve before making recommendations to Council. Agency review and public consultations are part of the process for staff consideration or action leading up to a staff recommendation.

Two new draft plan applications were received and deemed complete during the final quarter of 2018. This is welcome news as the inventory of “active plans” was sitting effectively empty with only the Harbourn town development showing on the related chart and even then, only because the decision to approve the plan had been appealed.

The new applications include a proposed 351 unit proposal at 613 Helena Street where the applicant is seeking approval for a mix of single, semi & towns. The second proposal is for additional lands acquired by the Royal Ridge developer who is proposing a Phase 2 consisting of a single, 6 semi units and an apartment building with 40 dwellings.

Both applications are in process with Royal Ridge Phase 2 having just had its statutory Public Meeting (mid February). No recommendations have been advanced by staff to Council at this time.

Considering the three plans that are presently on the active plans list, there is a total representing **635 potential units**, which would further represent an additional **3.9 years** worth of residential unit supply if draft approved.

2018–Q4 and YEAR END INDUSTRIAL, COMMERCIAL AND INSTITUTIONAL PERMIT ACTIVITY and DEVELOPMENT CHARGE REPORT

Section B of Appendix “1”

Section Overview

This section focuses on permit activity relating to employment uses such as new or expanding commercial or industrial buildings. All permits are recorded and in many cases relate to renovation and repairs. Similar to residential, this report relays the amount of permit activity for the final quarter and year end activity with values.

On a related matter, the Town is tracking local and Regional Development Charges (DC's) on Industrial and Commercial permits for reference in future local Development Charge By-law review. The current Development Charge By-law is set to expire at the end of March 2019. A new By-law has been the subject of a recent presentation to Council by Hemson Consulting who are working with Town staff in the formulation of proposed new DC's for the next 5 year term. Council has yet to make a decision concerning DC's going forward.

Industrial Permit Activity

The final quarter of 2018 did see **1 new industrial related permit** being issued for the **Alvit Pharma Ltd.** new build just west of Stevensville for a medical marihuana facility. This was a substantive investment with permit value recorded a **\$1.1 million**, also representing the largest permit value of the quarter across all sectors.

The facility is outside of the urban area and subsequently does not consume any serviced industrial lands identified in the EDTC Industrial Land Strategy, thus maintaining the inventory identified in that document.

It is worth mentioning that Fort Erie is **capitalizing on the cannabis industry** which is apparent through the amount of permits being issued for similar facilities. In total for the year, four of the six industrial permits were for new builds related to production in the emerging cannabis industry. The largest single permit was for \$12,500,000 and a total **investment of \$26,100,000 was realized in 2018 alone for the cannabis industry.**

When looking at the **overall 2018** industrial permit activity, the **6 permits** issued provided for a total recorded value of **\$27,350,000**, which give clear indication on how much the cannabis industry played a part this year.

Commercial Permit Activity

Commercial permit activity in the **fourth quarter of 2018** had seen **9 permits** drawn with a total reported value of **\$346,000**. All were alteration/renovation related as businesses upgraded or changed hands with new businesses planned for opening. The value is double of what was recorded last year during the same period (*8 permits with total value of \$167,100*). The largest single permit was for facade work planned for the Fort Erie Shopping Plaza at 310 Garrison Road (*southeast corner of Garrison and Concession*), which was drawn at a value of \$150,000.

When reviewing the **permit activity over the entire 2018** calendar year, there were a total of **44 permits** issued. Total reported value is recorded at **\$7,234,300**, up sharply from

last year's 32 permits and \$933,300 recorded value. The single largest commercial sector permit for 2018 was for renovation work being undertaken at the Peace Bridge Duty Free with a recorded value of \$3,900,000.

Institutional Permit Activity

Institutional permit activity remained quiet through **Q4 of 2018** with only **3 permits** being drawn. The value for the final quarter was recorded at **\$102,000**, the largest of which had seen an \$85,000 permit value for a terrace deck at the Bay Beach redevelopment site.

Considering the **2018 year overall**, institutional permit activity was higher than the previous 4 years volumes (**19 permits** vs. 9, 7 and 13 respectively), but the value of **\$2,497,100** was much lower than last year's \$10,069,500. The increase in volume can be attributed to the works being undertaken by the Town at **Bay Beach** and **Crystal Ridge Park** with **7 permits** totaling **\$1,331,100** of the annual total value.

Staff anticipates the next major institutional investment to be the Region of Niagara's Long Term Care facility announced for a portion of the County Fair Mall property. Demolition of the old commercial buildings was recently undertaken in preparation of the site.

Commercial and Industrial Development Charge Monitoring

There were no commercial or industrial related Development Charges (DC's) collected in 2018 Q4. Of the 9 commercial permits issued none were of the nature to trigger commercial DC's. The single industrial permit issued for Alvit Pharma Ltd. on their new build was exempt from local DC's but would have been required to pay Regional charges if not for receiving a Regional Industrial Use Development Charge Grant. Therefore, the final quarter goes into record with no DC's being collected/required.

The year in review would reveal that of the total 6 industrial related permits issued in 2018, no Development Charges were levied.

Respecting commercial sector permit activity, of the 44 permits issued in 2018, 4 permits were charged DC's, resulting **a total of \$24,566 in local DC's and \$49,209 in Regional charges having been collected**. This is up slightly from the 4 permits in the industrial and commercial sectors required to pay DC's last year (2017) where \$20,994 in Regional and \$3,398 in local charges were collected.

To be clear, and setting aside our industrial and downtown exemptions, not every industrial or commercial permit would be subjected to DC's and in most instances; the scope of work being performed simply does not qualify or trigger DC collections.

2018-Q4 and YEAR END BY-LAW ENFORCEMENT REPORT

Section C of Appendix "1"

Section Overview

A straight forward statistical approach is used for tracking the volume and type of municipal by-law complaints received. By-law Enforcement monitors action and activity and this quarterly report is being used to convey the statistics in a summary form.

Q4 – 2018 Statistical Comments

Municipal By-law Enforcement statistics for the **Q4 resulted in a total of 206 new complaints** being received. **Tables 8 through 13 in Section C of Appendix “1”** break down the types of complaints and how many of these have been investigated, closed or remain open for further action and/or follow up. Responding to complaints usually requires letters, phone calls or an Order to be issued before compliance is achieved. The statistics do not include the many informal enquiries that staff receive and resolve over the phone, by meeting on site, or at Town Hall.

The 206 new complaints are higher than last year at this same time where 140 new complaints had been received. This represents a **47%** increase over last year's Q4 in new complaints. Comparing the quarter to last year's Q4, all categories had seen an increase in new complaints with the exception of noise, which had a decline from 16 to 9 complaints received. The largest increases were waste and debris (up 63%) and property standards (up 51%).

At the end of this fourth quarter 2018, charges relating to 3 cases remained and were yet to be resolved before the Court. One trial related to zoning infraction charges is presently mid-trial and expected to conclude in March of this year.

Not captured in the tables of Section `C' are the statistics regarding parking enforcement activity. With the addition to a full time employee by-law enforcement has been able to dedicate more time to the enforcement of parking violations. This has allowed staff to work different shifts and during the winter months devote more time to overnight parking. In the last quarter of 2018, 262 parking infraction notices were issued compared to 102 issued the same time last year. Particular attention has been given to school parking, parking in fire lanes and parking in accessible parking spaces.

2018 Year End Statistical Comments

A total of **961 new complaints were received in 2018** and investigated by town staff compared to 937 complaints in 2017, which represents a 2.5% increase overall.

Respecting the year's parking violations total, 916 tickets were issued which resulted in \$24,913 in fines collected. The number of violations was up substantially over 2017 which resulted in 568 tickets and collection of \$15,590.

The breakdowns are found in **Section C of Appendix “1”**, which convey the volumes under various headings. These can be used to offer benchmarking for continual monitoring, charting and annual reporting of the information for Council and public information.

Financial/Staffing Implications

There are no immediate financial or staffing implications. Reporting on this statistical information is considered normal operational practice for Planning and Development Services.

Policies Affecting Proposal

N/A

Comments from Relevant Departments/Community and Corporate Partners

Both Building and By-law Departments were consulted during preparation of this report. Statistical information relating to each department was provided by staff members who maintain statistics used to monitor and project activity in their relative areas of responsibility. The information conveyed is purely of a statistical nature for Council, stakeholder and public consumption.

Communicating Results

These reports are prepared quarterly with a year-end synopsis offered to provide a constant barometer on the building activity, subdivision plan status and By-law Enforcement caseload. The report is posted on the Town's website for public access and forwarded to key stakeholders for information. No further announcement is required at this time.

Alternatives

As this is an Information Report, there are no alternatives to consider.

Conclusion

Planning and Development Services staff collects the information being reported for their continued administrative monitoring and growth management purposes. The report is made available for public distribution to interested persons, organizations and governments for benchmarking new construction activity in our Residential and IC&I sectors, recording its permit volumes and monetary value. In addition, keeping on top of By-law Enforcement matters is also something that is assisted with statistical reporting of caseload. Collectively, this report can be used to gauge/ measure:

- Compliance with Official Plan and Growth Plan objectives;
- Measure of local land development industry activity;
- Available and projected supply of development lands;
- Indication on contemporary construction values; and
- Municipal By-law compliance.

Staff is recommending Council receive this 2018 Q4 and Year End Development, Building and By-law Report for general information and awareness.

Attachments

Appendix "1"– 2018 Q4 and Year End - PDS Development, Building and By-law Statistical Report

2018 Q4 – Year End

PLANNING AND DEVELOPMENT SERVICES DEVELOPMENT, BUILDING AND BY-LAW STATISTICAL REPORTING



SECTION A SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT



SECTION B INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY and DEVELOPMENT CHARGE REPORT



SECTION C BY-LAW ENFORCEMENT REPORT

Note - This Report is prepared for the information of the Town of Fort Erie Council and overall public consumption. Reporting is of statistical nature only. Analysis is the domain of the reader.

SECTION A

SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT 2018 Q4 AND YEAR END

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-15-2019 DATED MARCH 4, 2019

SECTION A – 2018 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

New Residential Permit Activity

2018 Q4 - The final quarter of 2018 had seen a total slightly lower Q4 average over the last 5 years (46 units), closing out **36 new residential permits**. This comes on the heels of the second best quarter on record in 2018 Q3 where 82 new units were recorded. When viewed against last year's Q4 total (43 units) this year's Q4 had a softer finish but contributed to this year's strong finish. The final quarter did display contrast to last year with respect to unit type. This quarter's mix was all detached units (100%), whereas last year's Q4 had seen 61% of the permits issued being for single detached and the rest being for semi/duplex (2%), townhome (14%) and apartment (23%).

2018 Year End – Total for the year end closeout had seen **175 new residential units** being added to the Town's Building stock. While this is slightly less than last year's total (188 units) and 82 units less than the record year of 2016 (257 units), it does stand as the **3rd best year on record**. That represents three consecutive record years, which despite the lower number for this year's finish, should put some perspective on the strength of recent activity in Fort Erie's residential market.

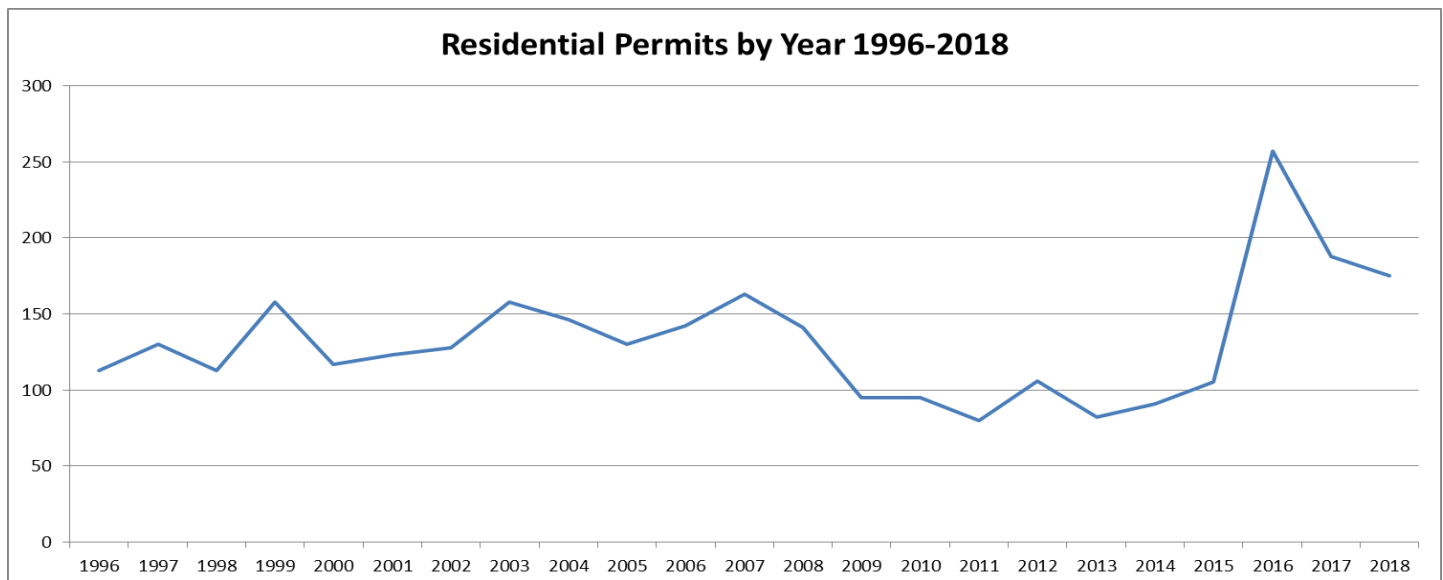
Graph 1 below illustrates the last 22 years of residential permit activity.

Despite this year's Q4 mix being purely detached, the year did finish with a remarkable multi-unit mix, turning in 45% of the total units created. This is quite different than last year, which had seen only 24% multi-unit and 76% single detached. This is helpful in achieving the Town's overall target mix of maximum 80% single to minimum 20% multiple family dwellings.

The distribution leaders by neighbourhood were Ridgeway-Thunder Bay (50%), Crystal Beach (16%), Spears-High Pointe (9%) and Stevensville (8%).

Graph 2 on the following page illustrates which neighbourhoods had seen the growth in Q4 compared to the first three quarters of 2018. The spike in Ridgeway-Thunder Bay's Q3 is the reason for its top year end finish. The subsequent **Graph 3** shows the neighbourhood distribution for all of 2018. **Table 1** on a latter page provides details on the new residential permits by neighbourhood and month for 2018 Q4, while **Graph 4** illustrates the unit type breakdown for Q4 and **Graph 5** shows how the unit mix finished recorded for the 2018 year end.

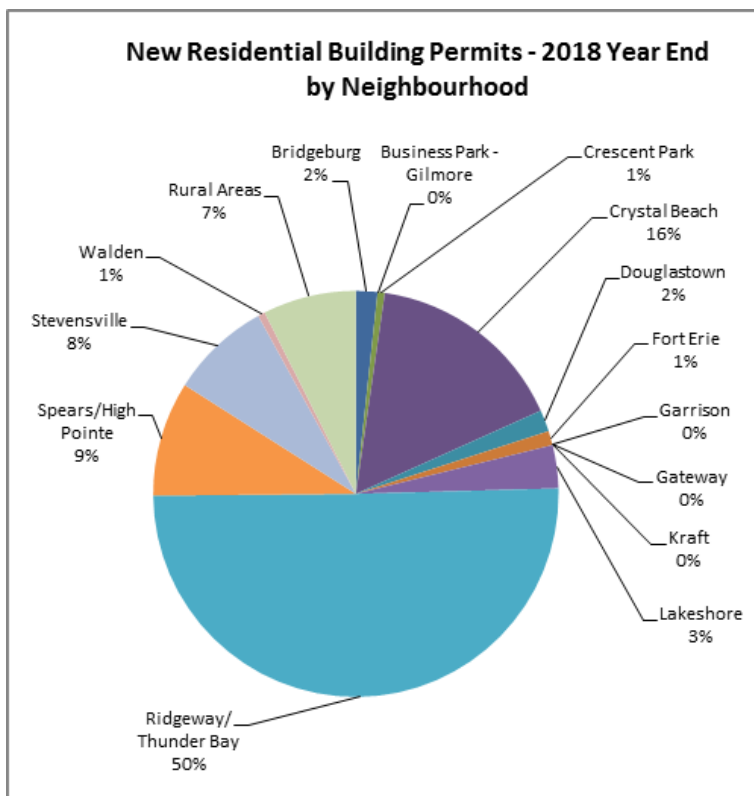
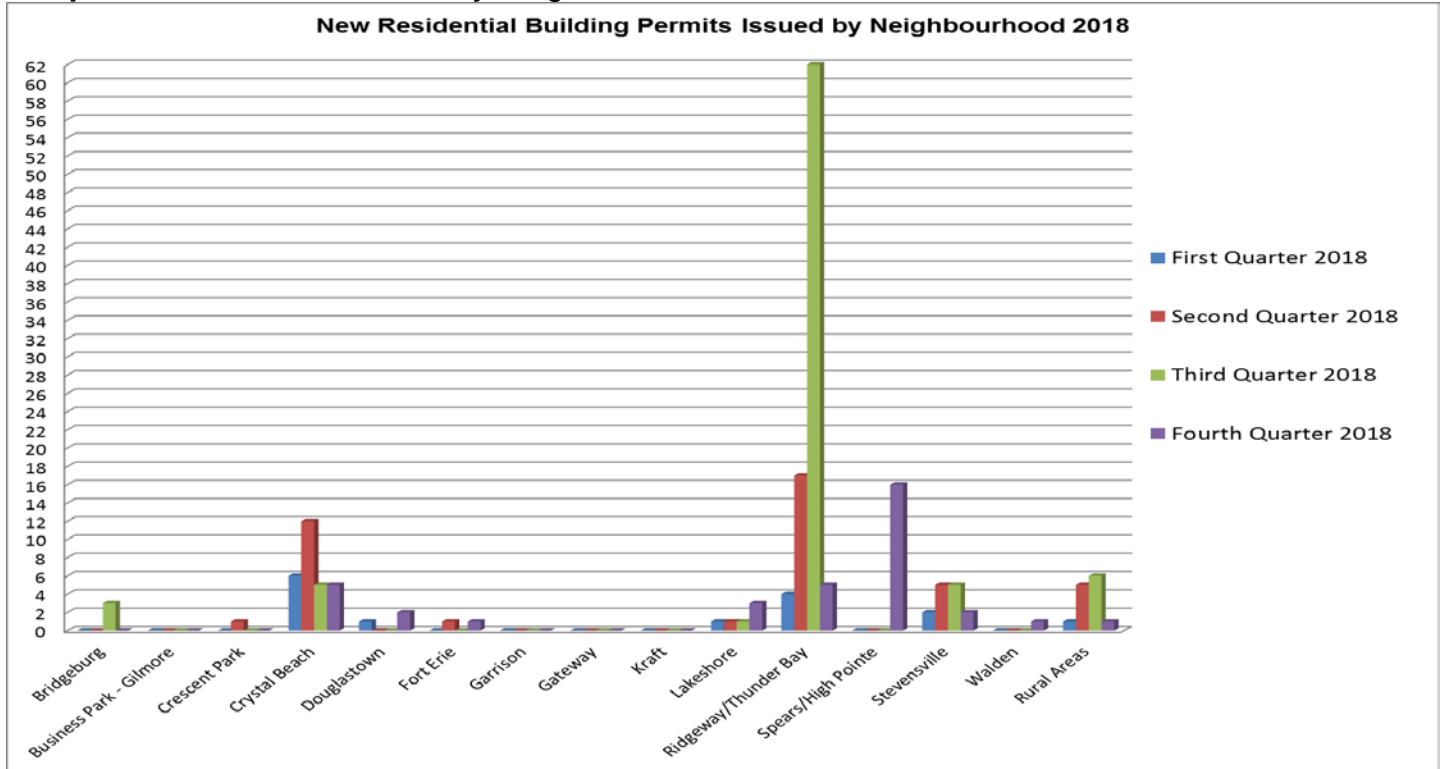
Graph 1 – 20+ Year New Residential Annual Permit – 1996 to 2018



APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-15-2019 DATED MARCH 4, 2019

SECTION A – 2018 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Graph 2 – Residential Permits by Neighbourhood – Q4 2018 – Year End



Residential permit value for 2018 Q4 is recorded as \$13,047,000 (36 units), which is slightly lower than last year's 43 unit final quarter with a \$14,002,000 permit tally. Unlike last year's Q4 that had a mix of unit type, this year's Q4 was all detached dwellings (35 signals and 1 mobile).

Graph 2 above illustrates the permit activity for residential units by quarter for each of Fort Erie's defined neighbourhood areas for the year while **Graph 3** to the right, illustrates the sum total for 2018 on all activity. It is clearly evident that the Ridgeway / Thunder Bay Neighbourhood has proven to be a highly active area for new residential starts in 2018, just as it has been for the past decade.

Graph 3 – Residential by Neighbourhood - All 2018

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-15-2019 DATED MARCH 4, 2019

SECTION A – 2018 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

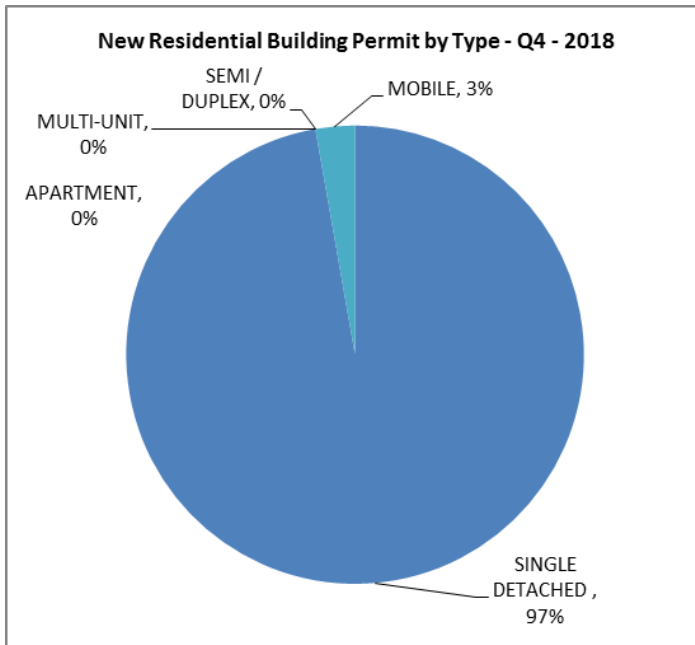
Table 1 – Residential Permits by Month and Location – Q4 2018

PERMITS ISSUED FOR NEW RESIDENTIAL DWELLINGS FOURTH QUARTER 2018						
Q1 2018						
Oct-18	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	3008	THUNDER BAY ROAD	Ridgeway-Thunder Bay	Single	1	PART 2 - 59R16230
	3014	THUNDER BAY ROAD	Ridgeway-Thunder Bay	Single	1	n/a
	0	EDGEMERE ROAD	Lakeshore	Single	1	n/a
	4188	VILLAGE CREEK DRIVE	Stevensville	Single	1	59M-438 LOT 25
	2816	SHAGBARK LANE	Douglastown-Black Creek	Single	1	n/a
	1189	GREEN ACRES DRIVE	Spears-High Pointe	Single	1	59M-459 LOT 109
	1163	KENNEDY DRIVE	Spears-High Pointe	Single	1	59M-459 LOT 33
	1199	KENNEDY DRIVE	Spears-High Pointe	Single	1	59M-459 LOT 27
	1241	KENNEDY DRIVE	Spears-High Pointe	Single	1	59M-459
	1202	GREEN ACRES DRIVE	Spears-High Pointe	Single	1	59M-459 LOT 49
	1201	GREEN ACRES DRIVE	Spears-High Pointe	Single	1	59M-459 LOT 107
	1223	KENNEDY DRIVE	Spears-High Pointe	Single	1	59M-459 LOT 23
	1180	GREEN ACRES DRIVE	Spears-High Pointe	Single	1	59M-459 LOT 45
	1186	GREEN ACRES DRIVE	Spears-High Pointe	Single	1	59M 459 LOT 46
	TOTAL				14	
Nov-18	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	9	PROMENADE WAY	Crystal Beach	Single	1	59M-208 LOT 18
	1080	DIPIETRO STREET	Walden	Single	1	PART 1 59R-7767
	1195	GREEN ACRES DRIVE	Spears-High Pointe	Single	1	59M-459 LOT 108
	1198	GREEN ACRES DRIVE	Spears-High Pointe	Single	1	59M-459 LOT 48
	429	GRAHAM AVENUE	Lakeshore	Single	1	PART 1-59R15488
	838	DOMINION ROAD	Lakeshore	Single	1	n/a
	3033	TOWNLINE ROAD	Douglastown-Black Creek	Mobile	1	PARTS 1 TO 17 59R11371
	4069	VILLAGE CREEK DRIVE	Stevensville	Single	1	59M-438 LOT 51
	304	MAPLEWOOD AVENUE	Crystal Beach	Single	1	n/a
	1175	KENNEDY DRIVE	Spears-High Pointe	Single	1	59M-459 LOT 31
	1177	GREEN ACRES DRIVE	Spears-High Pointe	Single	1	59M-459 LOT 111
	347	RIDGE ROAD SOUTH	Crystal Beach	Single	1	n/a
	319	GILMORE ROAD	Fort Erie	Single	1	n/a
	TOTAL				13	
Dec-18	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	3773	MATHEWSON AVENUE	Crystal Beach	Single	1	PARTS 3 to 5 59R15027
	61	BUTLERS DRIVE NORTH	Ridgeway-Thunder Bay	Single	1	59M-455 LOT 57
	1183	GREEN ACRES DRIVE	Spears-High Pointe	Single	1	59M-459 LOT 110
	1217	KENNEDY DRIVE	Spears-High Pointe	Single	1	59M-459 LOT 24
	11	BUTLERS DRIVE NORTH	Ridgeway-Thunder Bay	Single	1	59M-455 LOT 79
	3783	CONCORD AVENUE	Crystal Beach	Single	1	n/a
	1235	KENNEDY DRIVE	Spears-High Pointe	Single	1	59M-459 LOT 21
	4940	SOUTH SHORE ROAD	Rural	Single	1	PART 18 59R8483
	17	BUTLERS DRIVE NORTH	Ridgeway-Thunder Bay	Single	1	n/a
	TOTAL				9	
			NEIGHBOURHOOD STATS			
			Bridgeburg	0		
			Business Park - Gilmore	0		
			Crescent Park	0		
			Crystal Beach	5		
			Douglastown-Black Creek	2		
			Fort Erie	1		
			Garrison	0		
			Gateway	0		
			Kraft	0		
			Lakeshore	3		
			Ridgeway/Thunder Bay	5		
			Spears/High Pointe	16		
			Stevensville	2		
			Walden	1		
			Rural Areas	1		
			TOTAL	36		

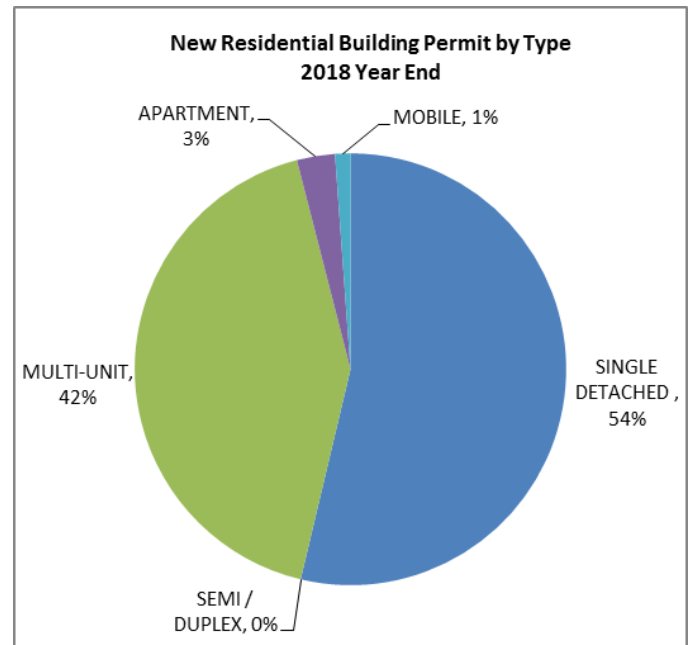
APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-15-2019 DATED MARCH 4, 2019

SECTION A – 2018 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Graph 4 – Residential Permits by Type – Q4 2018



Graph 5 Residential Permits by Type –Year End 2018



Registered Plans of Subdivision

There were two new development registrations in Q4 of 2018. These belonged to the Brydgeview development, comprising a total of 42 multi-unit townhomes at the corner of King and Albany Streets in the Lakeshore neighbourhood. This development had changed ownership on several occasions and was delayed in past but is now moving forward with registration of the entire development project.

The second registration was that of Crystal Ridge Landing located in the southern area of Ridgeway at the boundary of the Crystal Beach neighbourhood. The site is immediately west of the recently registered Oaks at Six Mile Creek and contains a total of 72 single detached lots.

The year did prove to be a good year for developers making the commitment to register and move forward on development. A total of 9 registrations occurred in 2018 (7 subdivisions and 2 condos), which is considerably more than last year where only one subdivision was registered. This year's registrations also help relieve concerns having been expressed in earlier quarterly reports on the amount of inventory that was available at that respective time, which under the circumstances of a hot market, would have only been enough to support new residential development for a approximately 1.5 years. Under current conditions and the registrations noted above, the available inventory of lots/units is now safely above the 3 year comfort zone, calculating at approximately 4.6 years' worth of supply. Furthermore, the inventory is available in all of the Town's 4 serviced urban areas, given broader choice to the marketplace in selecting a community in which to live.

Table 2 on the next page provides the statistical information on Registered Plans, which is presently holding a comfortable **4.6 year supply** of marketable lots/units when using a rolling 5 year absorption average (163.2 units per year).

Draft Approved Plans of Subdivision

The fourth quarter of 2018 did not see any new draft plans approved, with the last draft approval being the Lu Long Ping Phase 2 Draft Plan approval back in February 2018. There are applications

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SECTION A – 2018 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

currently by staff, These are noted in the Active Plans section on the following page. **Current Draft Approved lot/unit inventory is calculated at 1828 residential units** that, using the current annual absorption rate (163.2 units/year), **provides for approximately 11.2 years' worth of supply.** **Table 3** on a subsequent page provides the details on the present Draft Approved Subdivision supply.

Table 2 – Registered Plans of Subdivision – Q4 & Year End 2018

REGISTERED PLANS OF SUBDIVISION - Fourth Quarter 2018 / Year End												
REGISTERED PLANS OF SUBDIVISION												
	Plan Name	Neighbourhood	Reg'd	Reg'l File No.	Date of Reg'n	# of Lots/Blocks	# of Units	Vacant Lots/Blocks	Potential Units	Vacant Single-Det.	Vacant Semi-Det. Units	Vacant Multiple Units
REGISTERED BUILT-OUT												
B01	DOUGLAS-ON-THE-PARKWAY	Douglastown	M-197	26T-88006	4/8/1991	38	38	0	0	0	0	0
B02	HILL ESTATES NORTH	Stevensville	M-232	26T-91018	10/23/1996	27	27	0	0	0	0	0
B03	CRESCENT FARM EXTENSION I	Crescent Park	M-244	26T-22885	4/16/1998	19	19	0	0	0	0	0
B04	VICTORIA VILLAGE PHASE I	Garrison	M-261	26T-90009	12/21/1998	10	10	0	0	0	0	0
B05	RIVER TRAIL ESTATES II - PHASE I	Douglastown	M-276	26T-	6/7/2000	23	23	0	0	0	0	0
B06	NORTHDRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	2/27/2003	7	7	0	0	0	0	0
B07	NORTHDRIDGE MEADOWS PHASE 2	Ridgeway/Thunder Bay	M-313	26T-15-02-03	7/30/2003	44	44	0	0	0	0	0
B08	WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-65	26CD-15-9901	1/1/2001	1	17	0	0	0	0	0
B09	HENRY-BROWNE SUBDIVISION	Crystal Beach	M-329	26T-15-02-06	2/24/2005	8	8	0	0	0	0	0
B10	BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	3/9/2005	53	53	0	0	0	0	0
B11	VILLAGE CREEK ESTATES PHASE I	Stevensville	M-347	26T-91013	5/29/2006	40	63	0	0	0	0	0
B12	BAY RIDGE CROSSING PHASE 2	Crystal Beach	M-363	26T-15-2000-01	9/5/2007	26	26	0	0	0	0	0
B13	RIVER TRAIL CONDOMINIUMS	Douglastown	NSVLC-99	350303-0011		10	10	0	0	0	0	0
B14	SHOREBREEZE CONDOMINIUM PLAN	Crystal Beach	VLC-92		9/3/2008	19	19	0	0	0	0	0
B15	HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		9/17/2009	1	21	0	0	0	0	0
B16	VILLAGE CREEK ESTATES PHASE II	Stevensville	M-390	26T-91013	6/6/2012	40	55	0	0	0	0	0
B17	DEERWOOD LANE PHASE 1	Ridgeway/Thunder Bay	M-397	350308-089	11/8/2012	2	8	0	0	0	0	0
B18	LEXINGTON COURT CONDOMINIUM	Garrison	NSSCP89	26CD-15-04-01	10/18/2013	1	20	0	0	0	0	0
B19	RIDGEWAY-BY-THE-LAKE PHASE I	Ridgeway/Thunder Bay	M-341	26T-96014	1/30/2006	86	86	0	0	0	0	0
B20	RIDGEWAY-BY-THE-LAKE PHASE 2	Ridgeway/Thunder Bay	M-372		9/11/2008	41	70	0	0	0	0	0
B21	RIDGEWAY-BY-THE-LAKE PHASE 3	Ridgeway/Thunder Bay	59M-418	350308-0048	10/2/2015	54	73	0	0	0	0	0
B22	WILLOW TRAIL HOMES	Ridgeway/Thunder Bay	59M-453	350308-075	5/15/2018	4	16	0	0	0	0	0
B23	GARRISON VILLAGE PHASE I	Garrison	M-83	26T-85019	11/26/1979	215	306	0	0	0	0	0
B24	PROSPECT POINT PLAN	Crystal Beach	M-265	26T-91010	3/24/1999	55	55	0	0	0	0	0
B25	VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	3/9/2005	11	11	0	0	0	0	0
B26	DOMINION ROAD ESTATES PLAN	Rural Area	M-333	26T-15-00-01	4/1/2005	7	7	0	0	0	0	0
B27	DOMINION WOODS PHASE 1	Ridgeway/Thunder Bay	M-375 (1)	26T-15-03-01	4/3/2008	24	24	0	0	0	0	0
B28	SPEARS ROAD ESTATES	Spears-High Pointe	59M-419	350308-0380	10/2/2015	40	59	0	0	0	0	0
B29	DOMINION WOODS 2 (CONDOMINIUM)	Ridgeway/Thunder Bay	NSVLC 141 59M-375 (2)	26CD-15-09-01	7/9/2018	1	51	0	0	0	0	0
REGISTERED WITH UNITS REMAINING												
R01	JETMAR SUBDIVISION	Crystal Beach	M-65	26T-74259	2/7/1978	54	54	46	46	46	0	0
R02	GARRISON VILLAGE PHASE II	Garrison	M-84	26T-74019	11/26/1979	65	150	6	8	4	0	4
R03	DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	3/10/1989	15	15	1	1	1	0	0
R04	COUNTRY SQUIRE ESTATES I	Rural Area	M-172	26T-78024	3/8/1990	11	11	2	2	2	0	0
R05	CRYSTAL BEACH Y & T CLUB	Crystal Beach	M-208	26T-91012	4/7/1993	169	169	33	33	33	0	0
R06	NEYE PLAN PHASE I	Outside of Urban Area	M-209	26T-91011	12/9/1993	2	2	1	1	1	0	0
R07	ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	2/8/1999	6	12	1	2	0	2	0
R08	NEYE PLAN PHASE II	Rural Area	M-267	26T-91011	6/21/1999	4	4	1	1	1	0	0
R09	BURLEIGH SOUTH PLAN	Ridgeway/Thunder Bay	M-287	26T-		14	14	1	1	1	0	0
R10	HILL ESTATES SOUTH	Stevensville	M-303	26T-	11/18/2002	36	36	1	1	1	0	0
R11	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	12/18/2002	16	16	3	3	3	0	0
R12	ERIE BEACH PHASE 1B	Lakeshore	M-319	26T-94005	3/31/2004	39	46	4	4	4	0	0
R13	BRIAN STREET DEVELOPMENT	Crescent Park	M-BRI	N/A	N/A	46	46	10	10	10	0	0
R14	BAY RIDGE CROSSING 1	Crystal Beach	M-337	26T-15-03-02	7/15/2005	10	10	2	2	2	0	0
R15	BAY BEACH WOODS	Crystal Beach	M-349	26T-15-9803	8/4/2006	32	32	19	19	19	0	0
R16	BAY RIDGE CROSSING PHASE 3	Crystal Beach	M-363	26T-15-03-02	2007	1	9	1	9	9	0	0
R17	SOUTH COAST VILLAGE PHASE 1	Crystal Beach	59M-415	26T-15-09-01	12/12/2014	2	11	2	2	2	0	0
R18	SOUTH COAST VILLAGE PHASE 2	Crystal Beach	59M-430	350308-0087	10/13/2016	48	128	2	83	1	0	82
R19	VILLAGE CREEK ESTATES PHASE 3	Stevensville	59M-438	350308-0099	5/17/2017	59	75	35	48	30	0	18
R20	RIVER TRAIL PHASE 2	Douglastown-Black Creek	59M-451	350308-0042.2	1/25/2018	90	90	90	90	90	0	0
R21	PARKLANE PLACE	Ridgeway/Thunder Bay	59M-452	350309-0095	4/25/2018	6	22	6	20	0	2	21
R22	DEERWOOD LANE PHASE 2 (CONDO.)	Ridgeway/Thunder Bay	NSVLC 14052	26CD-15-10-01	6/14/2018	5	18	4	15	0	0	15
R23	THE OAKS AT 6 MILE CREEK	Ridgeway/Thunder Bay	59M-455	350308-0085	6/28/2018	81	124	79	122	77	8	37
R24	HIGH POINTE SUBDIVISION	High Pointe	59M-459	26T-15-02-02	8/14/2018	114	139	98	123	96	0	27
R25	BRYDGEVIEW (Fmr. King Albany)	Gateway (Garrison)	59M-464	26T-15-0801	11/28/2018	6	42	3	39	0	0	39
R26	CRYSTAL RIDGE LANDING	Ridgeway/Thunder Bay	59M-465	26T-15-2005-02	12/12/2018	72	72	72	72	72	0	0
	TOTALS					1910	2573	523	757	505	12	243
		denotes Registered Built-out										
		denotes Registered / Units remaining										
	4.6 YEAR SUPPLY OF UNITS IN REGISTERED PLANS											

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-15-2019 DATED MARCH 4, 2019

SECTION A – 2018 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Table 3 – Draft Approved Plans of Subdivision – Q4 & Year End 2018

DRAFT APPROVED PLANS - Fourth Quarter 2018 / Year End											
DRAFT APPROVED PLANS OF SUBDIVISION											
	Plan Name	Neighbourhood	File No	Draft Approval	Redline Approved	# of Residential Lots/Blks	# of Units	Single-Det. Units	Semi-Det. Units	Multiple Units	Site Area (ha)
D01	ALLISTON WOODS	Spears	26T-15-00-02	2/8/2001	5/22/2015	177	304	170	0	134	23.56
D02	KETTLE COURT (formerly Levy Crt.)	Lakeshore	26T-15-02-07	9/23/2003	7/16/2010	12	12	12	0	0	0.84
D03	HERSHEY ESTATES	Rural Area	26T-15-99-02	1/12/2001	9/15/2003	17	17	17	0	0	14.3
D04	LU LONG PING Phase 1 (Fmr. Spears Garden)	Spears	26T-85022	11/1/2004	5/24/2015	82	103	76	0	27	9.24
D05	SCHOOLEY ROAD CONDOMINIUMS	Crystal Beach	350303-006	9/11/2006		53	53	0	0	53	3.94
D06	PEACE BRIDGE SUBDIV. (Fmr. Garrison Gm.)	Garrison	26T-15-06-02	4/9/2007		70	92	69	0	23	6.41
D07	HAZELWOOD CONDOMINIUMS	Crystal Beach	350309-0293	3/10/2008		2	12	0	0	12	0.35
D08	CREEKSIDE ESTATES	Ridgeway/Thunder Bay	26T-15-05-	4/11/2011		31	31	31	0	0	2.43
D09	ABINO DUNES CONDOMINIUM	Point Abino	350308-040/D12-040			27	27	27	0	0	32.97
D10	NIGH ROAD SUBDIVISION	Rural Area	350308-0077	Mar-08		19	19	19	0	0	9.57
D11	ELIZABETH ST. SUBDV. (Fmr. Dantini Plan)	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D12	RIVER LEA ESTATES	Rural Area	350303-0016 / 350302	10-Apr-14		4	3	3	0	0	1.46
D13	BLACK CREEK SIGNATURE	Douglstown	350308-0100	11-Jul-16		138	181	121	14	46	14.74
D14	ROYAL RIDGE	Ridgeway/Thunder Bay	350308-0101	7-Nov-16		14	39	0	12	27	2.61
D15	FORT ERIE HILLS	Bridgeburg	350308-0120	1-May-17		137	900	30	134	736	19.2631
D16	LU LONG PING Ph 2 (Fmr. Spears Garden Ph2)	High Pointe	350308-0104	26-Feb-18		8	7	7	0	0	0.425
	TOTALS					819	1828	610	160	1058	103.61
	11.2 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS										

Active Plans in Process

With much of the past year, it would appear as though developers had been focused on registrations. There was limited activity respecting the filing of new applications for processing, however, the fourth quarter did see **two new applications** for draft approval filed. Applications for 613 Helena Street in the Kraft Neighbourhood and a Phase 2 submission for Royal Ridge in the north end of Ridgeway have a **combined unit count of an additional 398 proposed dwellings**. The Helena Street application proposes a mix of singles, semis and towns (351 in total) and the Royal Ridge application looks to develop 1 single, 6 semis and a 40 unit apartment building.

Table 4 below provides the statistical information on Active Plans (applications that are in the Draft Plan of Subdivision review and approvals process).

Table 4 – Active Plans – Q4 & Year End 2018

ACTIVE PLANS - Fourth Quarter 2018 / Year End										
ACTIVE PLANS OF SUBDIVISION (NOT DRAFT APPROVED)										
	Plan Name	Neighbourhood	Reg/Town File No	Submission Date	# of Lots/Blocks	# of Units	Single-Det. Lots	Semi-Det. Units	Multiple Units	Site Area (ha)
A01	Harbourtown Village	Lakeshore	350308-108	21-Nov-17	83	237	66	0	171	0.67
A02	613 Helena	Kraft	350308-0107	18-Sep-18	69	351	46	121	184	8.16
A03	Royal Ridge Ph.2	Ridgeway-Thunder Bay	350308-112	24-Dec-18	8	47	1	6	40	1.35
	TOTALS				160	635	113	127	395	10.18

THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF 3.9 YEARS WORTH OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE ABSORPTION (163.2 un/yr)

Subdivision Map

The overall municipal map is now augmented by providing additional sectioned maps to assist in clarity at smaller scales. The Subdivision Maps illustrate geographically where each of the Registered, Draft Approved and Active Plans are found within the municipality.

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REGISTERED BUILT-OUT PLANS

B01 Douglas-on-the-Parkway
 B02 Hill Estates North
 B03 Crescent Farm Extension 1
 B04 Victoria Village Phase I
 B05 River Trail Estates 2 Phase I
 B06 North Ridge Meadows Phase I
 B07 North Ridge Meadows Phase II
 B08 Wellington Court Condominiums Phase I
 B09 Henry-Browne
 B10 Beaver Creek Estates
 B11 Village Creek Estates Phase I
 B12 Village Creek Estates Phase II
 B13 Bay Ridge Condominiums
 B14 River Trail Condominiums
 B15 Shorebreeze Condominiums
 B16 Hagey Avenue Condominiums
 B17 Village Creek Estates Phase II
 B18 Lexington Court Condominiums
 B19 Ridgeway-by-the-Lake Phase I
 B20 Ridgeway-by-the-Lake Phase II
 B21 Ridgeway-by-the-Lake Phase III
 B22 Willow Trail
 B23 Garrison Village Phase 1
 B24 Inspector's Plan
 B25 Village Estates Phase 2
 B26 Dominion Road Estates
 B27 Dominion Woods Phase 1
 B28 Spears Road Estates
 B29 Dominion Woods Phase 2 (Condo)

REGISTERED PLANS

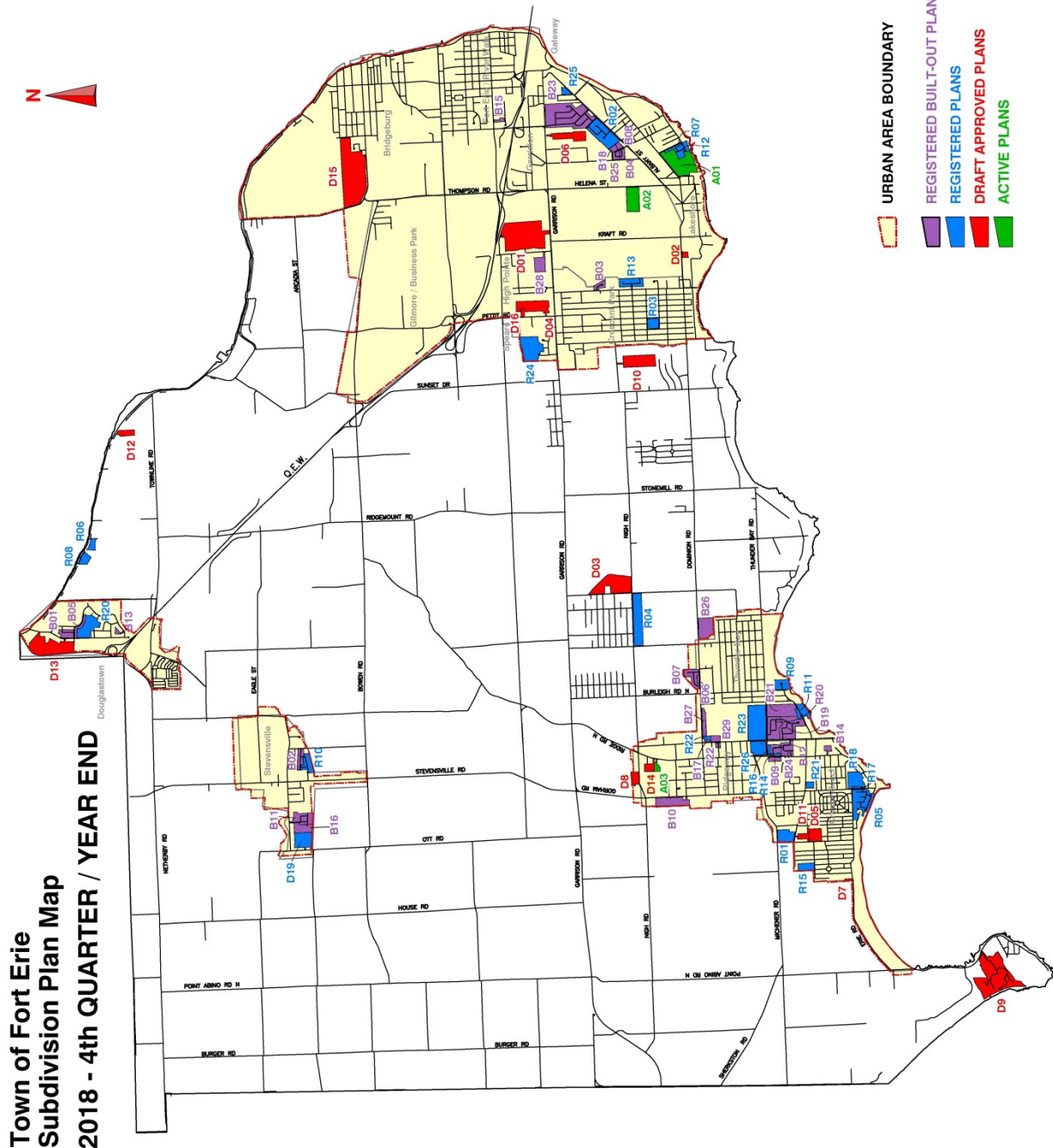
R01 Jetmar Subdivision
 R02 Garrison Village II
 R03 Bay Ridge Estates
 R04 County Square Estates
 R05 Crystal Beach Tennis & Yacht Club
 R06 Neye Plan I
 R07 Neye Plan II
 R08 Neye Plan III
 R09 Burleigh South
 R10 Hill Estates South
 R11 Ridgeway Shores Phase 1
 R12 Erie Beach Phase IB
 R13 Brian Street
 R14 Bay Ridge Crossing Phase I
 R15 Bay Ridge Crossing Phase II
 R16 Bay Ridge Crossing Phase III
 R17 South Coast Village (Phase I)
 R18 South Coast Village (Phase II)
 R19 Village Creek (Phase III)
 R20 River Trail Estates (Phase II)
 R21 Parklane Place
 R22 Deerwood Lane (Phase II Condo)
 R23 The Oaks at 6 Mile Creek
 R24 High Pointe Subdivision
 R25 Brydgetown
 R26 Crystal Ridge Landing

DRAFT APPROVED PLANS

D01 Allison Woods
 D02 Kettle Court
 D03 Hershey Estates
 D04 Lu Long Ping (Phase I) (Jenny Jones Subd. Ph. I)
 D05 Schooley Road Condominiums
 D06 Peace Bridge Subdivision (Jenny Jones Subd. Ph. I)
 D07 Hazelwood Condominiums
 D08 Creekside Estates
 D09 Abino Dunes
 D10 Nigh Road Subdivision
 D11 Elizabeth Road Subdivision (Jenny Jones Subd. Ph. I)
 D12 River Lea Estates (Condo)
 D13 Black Creek Signature
 D14 Fort Ridge (Phase I)
 D15 Fort Erie Hill
 D16 Lu Long Ping (Phase II) (Jenny Jones Subd. Ph. I)

ACTIVE PLANS (Not Draft Approved)

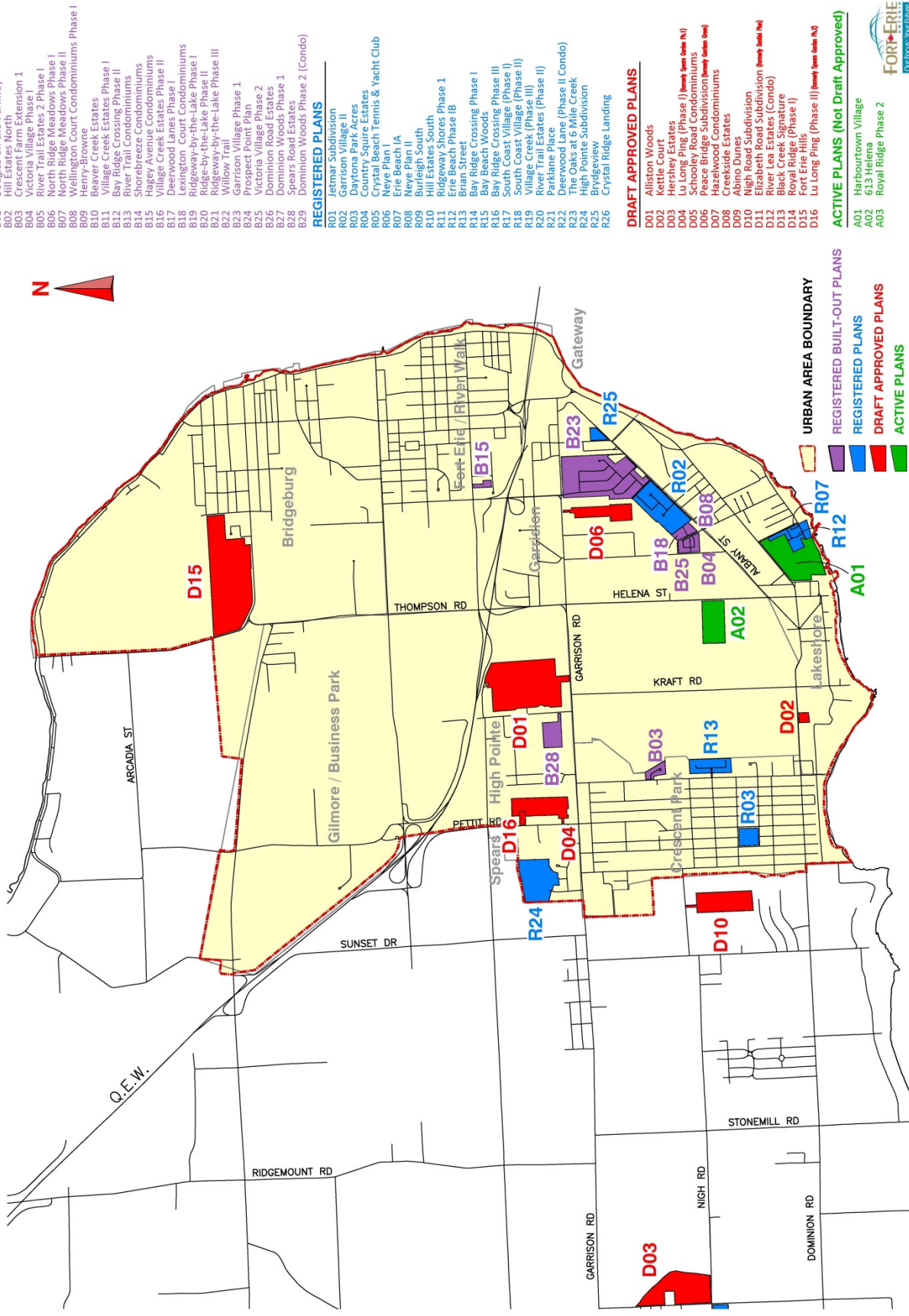
A01 Harbortown Village
 A02 613 Helena
 A03 Royal Ridge Phase 2



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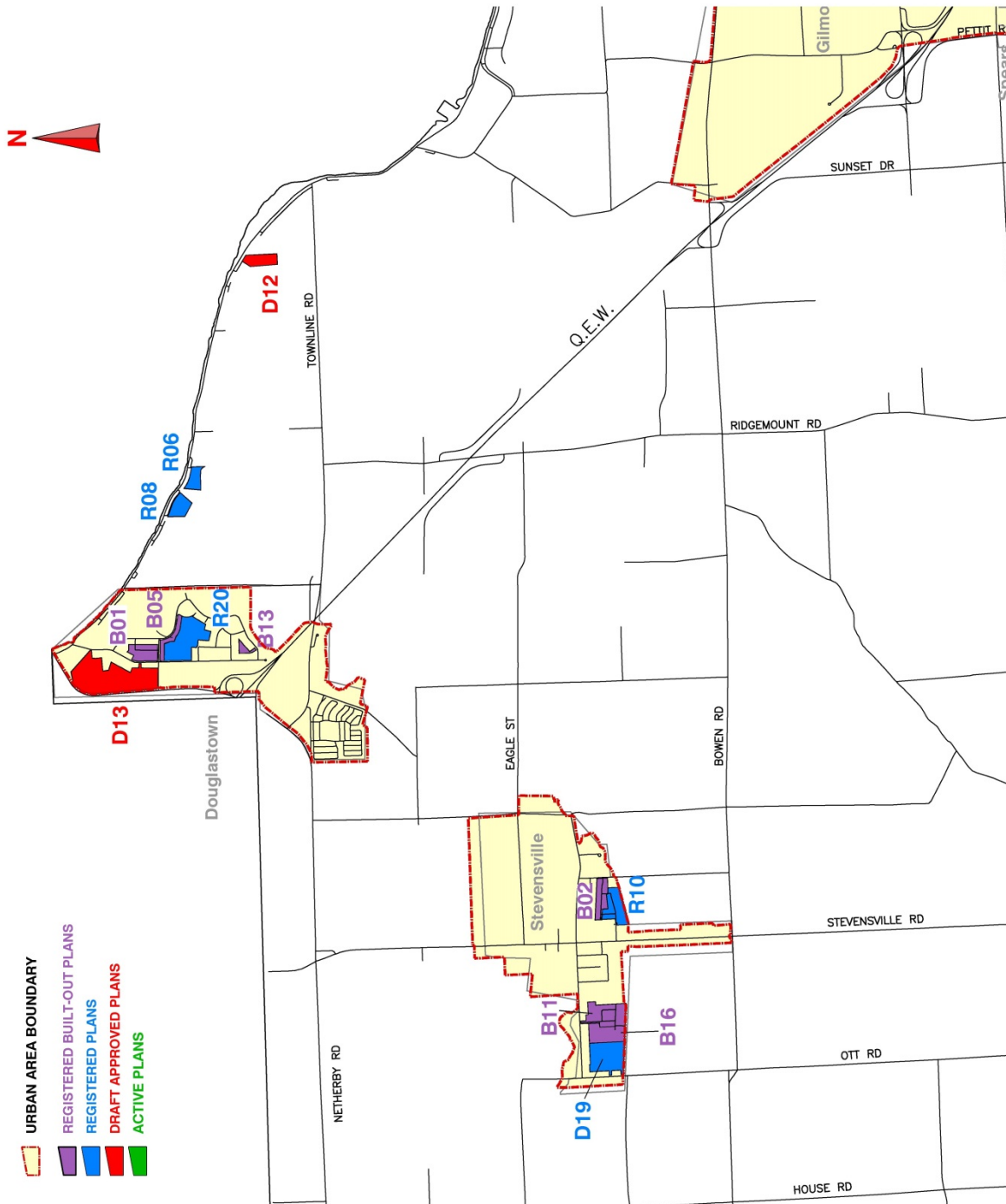
Town of Fort Erie - Subdivision Plan Map 2018 - 4th QUARTER / YEAR END EAST REGION



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Town of Fort Erie - Subdivision Plan Map 2018 - 4th QUARTER / YEAR END NORTH REGION



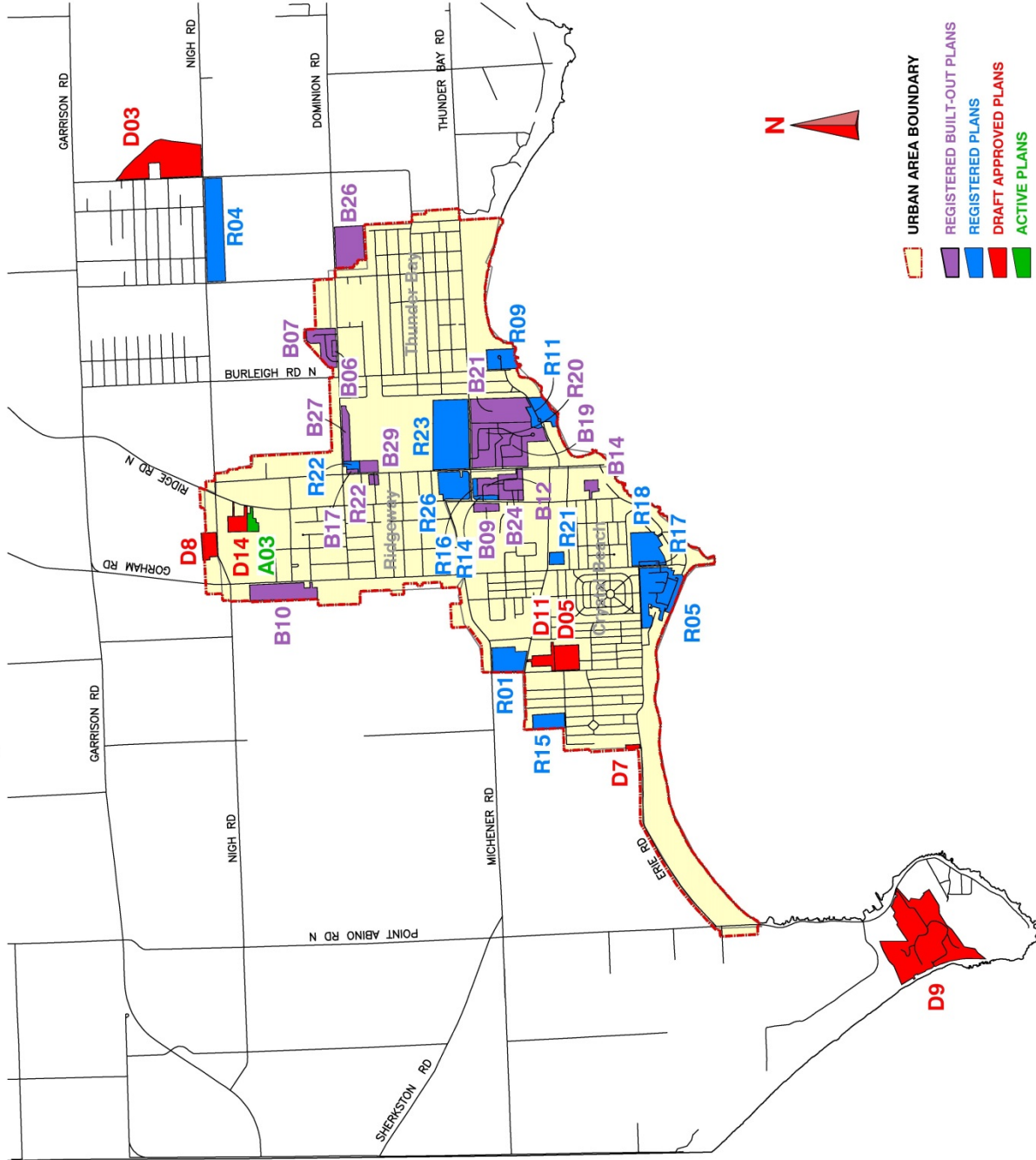
REGISTERED BUILT-OUT PLANS	
B01	Douglas-on-the-Parkway
B02	Hill Estates North
B03	Crescent Farm Extension 1
B04	Victoria Village Phase I
B05	River Trail Estates 2 Phase I
B06	North Ridge Meadows Phase I
B07	North Ridge Meadows Phase II
B08	Wellington Court Condominiums Phase I
B09	Henry-Browne
B10	Beaver Creek Estates
B11	Village Creek Estates Phase I
B12	Bay Ridge Crossing Phase II
B13	River Trail Condominiums
B14	Shoreline Condominiums
B15	Hill Estates South
B16	Village Creek Estates Phase II
B17	Deerwood Lanes Phase I
B18	Lexington Court Condominiums
B19	Ridge-way-by-the-Lake Phase I
B20	Ridge-way-by-the-Lake Phase II
B21	Ridge-way-by-the-Lake Phase III
B22	Willow Trail
B23	Garrison Village Phase 1
B24	Project Cedar
B25	Victoria Village Phase 2
B26	Dominion Woods Phase 1
B27	Dominion Woods Phase 2
B28	Spears Road Estates
B29	Dominion Woods Phase 2 (Condo)
REGISTERED PLANS	
R01	Jetmar Subdivision
R02	Garrison Village II
R03	Daytona Park Acres
R04	Country Squire Estates
R05	Crystal Beach Tennis & Yacht Club
R06	Neyo Plan I
R07	Erie Beach IA
R08	Neyo Plan II
R09	Bridges South
R10	Hill Estates South
R11	Ridgeway Shores Phase 1
R12	Erie Beach Phase IB
R13	Brian Street
R14	Bay Ridge Crossing Phase I
R15	Bay Beach Woods
R16	Bay Ridge Crossing Phase III
R17	South Coast Village (Phase I)
R18	South Coast Village (Phase II)
R19	Village Creek (Phase I)
R20	River Trail Estates (Phase II)
R21	Parklane Place
R22	Deerwood Lane (Phase II Condo)
R23	The Oaks at 6 Mile Creek
R24	High Pointe Subdivision
R25	Brydview
R26	Crystal Ridge Landing
DRAFT APPROVED PLANS	
D01	Alliston Woods
D02	Kettle Court
D03	Hershey Estates
D04	Lu Long Ping (Phase I) (Empty Space Plan R.I.)
D05	Schooley Road Condominiums
D06	Peace Bridge Subdivision (Empty Space Plan R.I.)
D07	Hazelwood Condominiums
D08	Creedmore Estates
D09	Alpine Estates
D10	High Road Subdivision
D11	Elizabeth Road Subdivision (Empty Space Plan R.I.)
D12	River Lea Estates (Condo)
D13	Black Creek Signature
D14	Royal Ridge (Phase I)
D15	Fort Erie Hills
D16	Lu Long Ping (Phase II) (Empty Space Plan R.I.)
ACTIVE PLANS (Not Draft Approved)	
A01	Harbourtown Village
A02	613 Helena
A03	Royal Ridge Phase 2



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SECTION A – 2018 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Town of Fort Erie - Subdivision Plan Map 2018 - 4th QUARTER / YEAR END SOUTHWEST REGION



REGISTERED BUILT-OUT PLANS

- R01 Douglas-on-the-Parkway
- R02 Hill Estates North
- R03 Crescent Farm Extension 1
- R04 Victoria Village Phase I
- R05 River Trail Estates 2 Phase I
- R06 North Ridge Meadows Phase I
- R07 North Ridge Meadows Phase II
- R08 Wellington Court Condominiums Phase I
- R09 Henry-Brownne Estates
- R10 Bay Ridge Estates
- R11 Village Creek Estates Phase I
- R12 Bay Ridge Crossing Phase I
- R13 River Trail Condominiums
- R14 Shorebreeze Condominiums
- R15 Hagey Avenue Condominiums
- R16 Village Creek Estates Phase II
- R17 Deerwood Lanes Phase I
- R18 Lexington Court Condominiums
- R19 Ridgeway-by-the-Lake Phase I
- R20 Ridgeway-by-the-Lake Phase II
- R21 Ridgeway-by-the-Lake Phase III
- R22 Willow Trail
- R23 Garrison Village Phase 1
- R24 Prospect Point Plan
- R25 Victoria Village Phase 2
- R26 Dominion Road Estates
- R27 Dominion Woods Phase 1
- R28 Spears Road Estates
- R29 Dominion Woods Phase 2 (Condo)

REGISTERED PLANS

- R01 Jetmar Subdivision
- R02 Garrison Village II
- R03 Daytona Park Acres
- R04 Country Square Estates
- R05 Crystal Beach Tennis & Yacht Club
- R06 Myra Park I
- R07 Erie Beach I
- R08 Erie Beach II
- R09 Burleigh South
- R10 Hill Estates South
- R11 Ridgeway Shores Phase 1
- R12 Erie Beach Phase II
- R13 Brian Street
- R14 Bay Ridge Crossing Phase I
- R15 Bay Ridge Crossing Phase II
- R16 Bay Ridge Crossing Phase III
- R17 South Coast Village (Phase I)
- R18 South Coast Village (Phase II)
- R19 Village Creek (Phase III)
- R20 River Trail Estates (Phase II)
- R21 Parklane Place
- R22 Deerwood Lane (Phase II Condo)
- R23 The Oaks at 6 Mile Creek
- R24 High Pointe Subdivision
- R25 Brydewick
- R26 Crystal Ridge Landing

DRAFT APPROVED PLANS

- D01 Alliston Woods
- D02 Kettle Court
- D03 Hershey Estates
- D04 Lu Long Ping (Phase I) (Empty Space Unit N.I.)
- D05 Schooley Road Condominiums
- D06 Peace Bridge Subdivision (Empty Space Unit)
- D07 Hazelwood Condominiums
- D08 Creekside Estates
- D09 Alliston Woods
- D10 High Road Subdivision
- D11 Elizabeth Road Subdivision (Empty Space Unit)
- D12 River Lea Estates (Condo)
- D13 Black Creek Signature
- D14 Royal Ridge (Phase I)
- D15 Fort Erie Hills
- D16 Lu Long Ping (Phase II) (Empty Space Unit N.I.)

ACTIVE PLANS (Not Draft Approved)

- A01 Harbortown Village
- A02 613 Helena
- A03 Royal Ridge Phase 2



SECTION B

INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY AND DEVELOPMENT CHARGE REPORT 2018 Q4 AND YEAR END

SECTION B – 2018 Q4 & YE – INDUSTRIAL, COMMERCIAL & INSTITUTIONAL SUMMARY

This section provides a brief summary for the fourth quarter of 2018 followed by comment on the year end. The reporting is provided strictly for information purposes and is not intending to convey analysis. Interpretations drawn from these figures are those of the reader. Staff may add some comments, but in doing so, are intending only to draw attention to certain figures, trends or variations that may be of interest to Council or stakeholders reviewing this report.

Industrial Q4

During the last quarter of 2018 there was a single permit issued for a new marihuana grow facility west of Stevensville. The permit valued at **\$1,100,000** was for an estimated 2266 square metre building and was drawn by **Alvit Pharma Ltd.** and represents the single largest permit value drawn during the last quarter of 2018.

It can be noted that while an employment generator, the build does not impact the current supply of designated and available employment lands found in the Economic Development and Tourism Corporation's Industrial Lands Strategy.

Industrial 2018 Year End

Permits for 2018 under the Industrial heading amounted to **6 in total**, which was the same as last year end (2017 for a total value of \$1,835,000) and generally considered light in volume. However, even with permit low volume, the value of the six 2018 permits was a notable **\$27,135,000** with 4 of those permits relating to the cannabis industry growth totaling **\$26,100,00**.

Commercial Q4

Commercial permit activity for the Commercial sector was generally confined to renovation related works with 9 permits being drawn totaling a value of **\$346,000**. The volume of permits was up slightly over 6 during the same period last year, however total value effectively doubled from the \$167,000 reported in last year's final quarter.

Commercial 2018 Year End

Over the course of 2018, the sum of all quarters realized **44 permits** and shared in the total recorded permit value of **\$7,234,300**. This is up significantly over the year-end total of 2017 (\$932,000) as a result of several higher value renovations and a new build. The Peace Bridge Duty Free renovations project had an estimated value of \$3,900,000 and was drawn in July, while the Picard's Peanuts new build on Concession Road held a recorded value of \$800,000. From a permit value perspective 2018 was a strong year considering the previous three years had seen a high coming in 2016 at \$2.2 million.

Institutional Q4

The Institutional sector remained quiet in the **final quarter of 2018 with 3 permits** issued. Total value was recorded at **\$102,000**. Last year's final quarter had only seen 1 permit that totaled \$10,000; so by comparison, this year displayed a better result.

Institutional 2018 Year End

Considering the **2018 year overall**, institutional permit activity was higher than any point in the last 4 years with **19 permits** issued for the year **totaling \$2,497,000**. But on a whole, the Institutional sector can have remarkably differing results year over year. For example last year had seen \$10,069,500 on just 9 permits and 2016 had only \$185,000 on 7 permits, while 2015 came in at \$31,491,000 on 13 permits.

SECTION B – 2018 Q4 & YE – INDUSTRIAL, COMMERCIAL & INSTITUTIONAL SUMMARY**Permit Volumes & Estimate Value**

Table 5 provides the permit totals for each of the descriptive categories for 2018 **Q4**. For comparison, the Q4 results of 2017 and 2016 are provided also.

Table 6 on the following page provides the sum totals of each permit category or classification covering **all of 2018** and the two previous full year totals are also provided for comparison. Just of note, **Tables 5 and 6** provide for all permits categories, not just IC&I related activity.

Table 5 – 2018 Q4 Permit Volume & Value Summary

PLANNING AND DEVELOPMENT SERVICES						
CLASSIFICATION	2018		2017		2016	
	NO. OF PERMITS Q4 ONLY	ESTIMATED VALUE \$	NO. OF PERMITS Q4 ONLY	ESTIMATED VALUE \$	NO. OF PERMITS Q4 ONLY	ESTIMATED VALUE \$
<i>Single Family Dwellings</i>						
New	36	\$13,047,000	25	\$10,531,000	73	\$25,102,000
<i>Two Family Dwellings</i>						
New	0	\$0	1	\$150,000	2	\$400,000
<i>Multi-Unit Dwellings/Apartments/Towns</i>						
New	0	\$0	6	\$2,709,000	14	\$3,483,000
<i>Res. Add. Alt. & Repairs</i>	28	\$830,900	40	\$2,047,000	36	\$2,002,600
<i>Garages & Carports</i>	7	\$172,000	9	\$298,500	10	\$303,255
<i>Accessory Buildings</i>	3	\$16,700	5	\$41,000	7	\$35,000
<i>Swimming Pools</i>	1	\$30,000	3	\$31,000	3	\$120,000
<i>Farm Buildings</i>	3	\$220,000	3	\$188,000	0	\$0
<i>Model Homes</i>	0	\$0	0	\$0	0	\$0
<i>Commercial Business</i>						
New	0	\$0	2	\$45,000	1	\$800,000
Additions, Alterations, Etc.	9	\$346,000	6	\$122,100	4	\$254,000
<i>Industrial</i>						
New	1	\$1,100,000	1	\$1,650,000	1	\$196,000
Additions, Alterations, Etc.	0	\$0	1	\$70,000	3	\$275,000
<i>Institutional & Gov't</i>						
New	1	\$85,000	0	\$0	0	\$0
Additions, Alterations, Etc.	2	\$17,000	1	\$10,000	3	\$80,000
<i>Demolitions</i>	5	\$67,500	13	\$93,850	16	\$308,000
<i>Plumbing</i>	4	\$18,100	6	\$741,500	6	\$26,800
<i>Other (sign, tent, tank, etc.)</i>	8	\$577,200	3	\$5,500	3	\$17,400
TOTALS	108	\$16,527,400	125	\$18,733,450	182	\$33,403,055

Despite finishing with a lower total value than last year's Q4 and almost half to that of 2016 Q4, , **Table 6** (following page) will illustrate that the closing value for the overall year was a very strong finish, similar to our record residential starts year of 2016.

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-15-2019 DATED MARCH 4, 2019
SECTION B – 2018 Q4 & YE – INDUSTRIAL, COMMERCIAL & INSTITUTIONAL SUMMARY

Table 6 – 2018 Year-End Permit Volume & Value Summary

PLANNING AND DEVELOPMENT SERVICES						
CLASSIFICATION	2018		2017		2016	
	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$
<i>Single Family Dwellings</i>						
New	96	\$36,735,000	141	\$54,197,000	203	\$73,753,000
<i>Two Family Dwellings</i>						
New	0	\$0	9	\$2,100,000	12	\$2,740,000
<i>Multi-Unit Dwellings/Apartments/Towns</i>						
New	73	\$12,318,300	18	\$5,212,500	39	\$5,276,000
Res. Add. Alt. & Repairs	142	\$3,770,700	172	\$7,442,600	137	\$5,721,600
Garages & Carports	39	\$1,373,700	42	\$1,709,400	49	\$1,375,255
Accessory Buildings	22	\$262,400	19	\$143,100	17	\$147,500
Swimming Pools	36	\$810,300	43	\$1,012,800	24	\$617,400
Farm Buildings	5	\$236,000	8	\$463,000	7	\$455,500
Model Homes	0	\$0	1	\$515,000	0	\$0
<i>Commercial Business</i>						
New	7	\$1,565,000	3	\$80,000	14	\$1,248,000
Additions, Alterations, Etc.	37	\$5,669,300	29	\$853,300	21	\$1,080,500
<i>Industrial</i>						
New	3	\$21,600,000	2	\$1,750,000	1	\$196,000
Additions, Alterations, Etc.	3	\$5,535,000	4	\$85,000	4	\$595,000
<i>Institutional & Gov't</i>						
New	9	\$1,388,100	1	\$32,000	0	\$0
Additions, Alterations, Etc.	10	\$1,109,000	8	\$10,037,500	7	\$185,000
<i>Demolitions</i>	38	\$689,800	55	\$652,350	55	\$659,900
<i>Plumbing</i>	26	\$1,649,800	13	\$1,626,900	19	\$490,600
<i>Other (sign, tent, tank, etc;)</i>	32	\$706,000	22	\$163,000	28	\$469,500
TOTALS	578	\$95,418,400	590	\$88,075,450	637	\$95,010,755

Noteworthy Building Permits in 2018

In review of permits for 2018, the most noteworthy belonged to the employment sector via new builds in the growing cannabis industry. Four of the top six permit values were cannabis related with the largest being \$12,500,000, seconded by an \$8,000,000 permit both for the same site. Two other cannabis sites had permits, bring the total to **\$26,100,000** invested in the new cannabis industry in 2018. Other notables included the \$3,900,000 investment in the Peace Bridge Duty Free and a \$1,000,000 investment in care of Barbican at the 425 Phipps Street location.

SECTION B – 2018 Q4 & YE – INDUSTRIAL, COMMERCIAL & INSTITUTIONAL SUMMARY

Development Charge (DC) Report

Planning and Development Services are monitoring / tracking the Industrial and Commercial construction sectors for information purposes. Decision on how this information may help inform DC By-law enhancements in future will be considered at the time of the next Development Charge By-law review and study. Current Development Charge By-law 43-2014 is set to expire at the end of March 2019. At the time of authoring this report, the proposed new DC By-law had not yet received a decision of Council.

Industrial DC's for Q4

No Development Charges collected in the final quarter of 2018 for the Industrial sector. Although the single Industrial permit issued was locally exempt, the Alvit Medical Marihuana facility would have faced a Regional DC but received a Regional Industrial Use Development Charge Grant to negate their need to pay DC's.

Commercial DC's for Q4

Of the nine Commercial sector permits drawn in the final quarter of 2018, none were of the nature that would require DC's being applicable and therefore, no DC's were collected in 2018-Q4.

Industrial DC's All of 2018

Over the course of the entire 2018 calendar year, the Industrial sector had seen 6 Industrial permits drawn and of these, none of the permits were required to make a DC payment to either the Town or Region. As mentioned above, the one project would have been exposed to charges, but received a grant from the Region effectively eliminating amount required.

Commercial DC's All of 2018

Over the course of 2018 there were several commercial permits that required DC payment. Four of the total 44 commercial permits were assessed and a total of \$24,566 in local DC's and \$49,209 in Regional DC's was collected.

SECTION C

BY-LAW ENFORCEMENT REPORT 2018 Q4 AND YEAR END

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-15-2019 DATED MARCH 4, 2019

SECTION C – 2018 Q4 & YE – BY-LAW ENFORCEMENT SUMMARY

Overview

This section provides statistics related to the volume of complaints and actions the Town's By-law Enforcement Officers are experiencing. **Graph 6** provides a look at the past 7 years. **Tables 7 through 10** provide a more detailed breakdown of the types of calls, which vary from quarter to quarter in a seasonal shift. Details for all four quarters of 2018 are provided with summary cross reference against last year's total (**Tables 11 and 12**).

Activity Comments

Municipal Law Enforcement Statistics for Q4 of 2018 report 206 new complaints being filed. Reviewing the tables (7 through 10) provides indication on the seasonal nature of when spikes occur related to such things as weeds or property standards.

The tables provide details on which types of complaints were received, as well as how many have been closed and also how many remain open under investigation, which are carried forward into the next subsequent quarter. These complaints usually require letters, phone calls or an Order to be issued before compliance is achieved. The statistics do not include the many informal enquiries that staff receive and resolve over the phone, by meeting on site or at Town Hall, but rather, how many require a file to be opened.

The majority of complaints received over the past year were long grass and weeds related (228) with property standards a close second (220). There were 38 more property standards related complaints in 2018 over last year's 182. There was however, a drop in zoning related complaints, which went from 80 last year to a total of 45 for all of 2018. With the exception of waste and debris, and zoning, all other categories were reporting higher totals. **Tables 11 and 12** provide the comparison of the complaint volumes received for both 2017 and 2018.

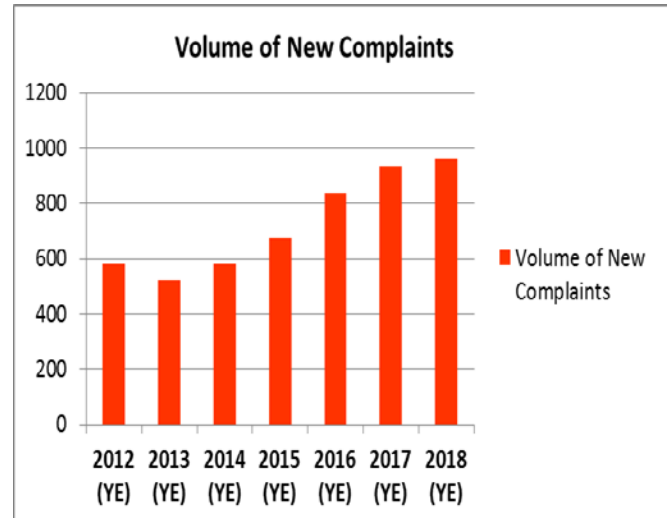
Parking Violations

When reviewing the parking violations for the complete year, a total of 916 tickets were issued for parking infractions in 2018, which is up considerably from the 2017 when the total only reached 568 tickets having been issued. The increase is the result of staffing and scheduling flexibility that has seen coverage to be expanded during evenings and weekends. In addition, more attention is being afforded to school zone warnings and fire lane infractions at the commercial plazas and accessible parking violations for sites across Town. The Town collected \$24,913 in parking related fines in 2018, which was up from the \$15,590 collected in 2017.

Summary Conclusion

In general terms, new complaints received in Q4 of 2018 were higher than the same period of 2017 (206 vs. 140 respectively) and overall, the 2018 year totals were also reporting higher volumes with an additional 24 complaints filed in 2018 (961) over that of 2017 (937). By-law Enforcement has been busy with the upward trend continuing over the past 5 years. **Graph 6** illustrates the steady annual increase in the volume of new complaints filed. There are presently three charges before the courts which consist of 1 zoning, and 2 property standards issues. The zoning issue is in mid trial and is expected to be completed in March 2019.

Graph 6



APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-15-2019 DATED MARCH 4, 2019
SECTION C – 2018 Q4 & YE – BY-LAW ENFORCEMENT SUMMARY

Table 7

By –Law Enforcement Quarterly Statistics January 1 to March 31, 2018 Q1 - 2018				
BY-LAW	Complaints Carried Over 2018	New Complaints Received	Closed Complaints	Pending Complaints
WASTE AND DEBRIS	19	19	21	17
LONG GRASS AND WEEDS	0	0	0	0
ZONING	24	8	30	2
NOISE	0	12	6	6
PROPERTY STANDARDS	45	20	34	31
MISCELLAENOUS	23	31	30	24
TOTAL	111	90	121	80

Table 8

By –Law Enforcement Quarterly Statistics April 1 to June 30, 2018 Q2 - 2018				
BY-LAW	Complaints Carried Over from Q1 - 2018	New Complaints Received	Closed Complaints	Pending Complaints
WASTE AND DEBRIS	17	70	55	32
LONG GRASS AND WEEDS	0	119	102	17
ZONING	2	14	5	11
NOISE	6	21	17	10
PROPERTY STANDARDS	31	87	58	60
MISCELLAENOUS	24	47	38	33
TOTAL	80	358	275	163

Table 9

By –Law Enforcement Quarterly Statistics July 1 to September 30, 2018 Q3 - 2018				
BY-LAW	Complaints Carried Over from Q2 - 2016	New Complaints Received	Closed Complaints	Pending Complaints
WASTE AND DEBRIS	32	58	52	38
LONG GRASS AND WEEDS	17	94	96	15
ZONING	11	15	21	5
NOISE	10	30	20	20
PROPERTY STANDARDS	60	51	59	52
MISCELLAENOUS	33	59	47	45
TOTAL	163	307	295	175

Table 10

By –Law Enforcement Quarterly Statistics October 1 to December 31, 2018 Q4 - 2018				
BY-LAW	Complaints Carried Over from Q3 - 2016	New Complaints Received	Closed Complaints	Pending Complaints
WASTE AND DEBRIS	38	62	74	26
LONG GRASS AND WEEDS	15	15	30	0
ZONING	5	8	8	5
NOISE	20	9	27	2
PROPERTY STANDARDS	52	62	72	42
MISCELLAENOUS	45	50	83	12
TOTAL	175	206	294	87

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-15-2019 DATED MARCH 4, 2019
SECTION C – 2018 Q4 & YE – BY-LAW ENFORCEMENT SUMMARY

Table 11

2017 Total Complaints		
BY-LAW	New Complaints Received (not including 2016 carryover)	Closed Complaints (including 2016 carryover)
WASTE AND DEBRIS	229	224
LONG GRASS AND WEEDS	225	225
ZONING	80	62
NOISE	71	72
PROPERTY STANDARDS	182	172
MISCELLAENOUS	150	143
TOTAL	937	898

Table 12

2018 Total Complaints		
BY-LAW	New Complaints Received (not including 2017 carryover)	Closed Complaints (including 2017 carryover)
WASTE AND DEBRIS	209	202
LONG GRASS AND WEEDS	228	228
ZONING	45	64
NOISE	72	70
PROPERTY STANDARDS	220	223
MISCELLAENOUS	187	198
TOTAL	961	985