



Planning and Development Services

Prepared for	Council-in-Committee	Report No.	PDS-17-2018
Agenda Date	March 5, 2018	File No.	350308

Subject
PLANNING AND DEVELOPMENT SERVICES – DEVELOPMENT, BUILDING AND BY-LAW STATISTICAL REPORTING – 2017 FOURTH QUARTER (Q4) AND YEAR END

Recommendations
THAT Council receives Report No. PDS-17-2018 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-17-2018 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 2017 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 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 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 actual 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.

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 (2017-Q4) performance, as well as the full year's statistical outcome.

2017-Q4 and YEAR END SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT **Section A of Appendix "1"**

New Residential Permit Overview

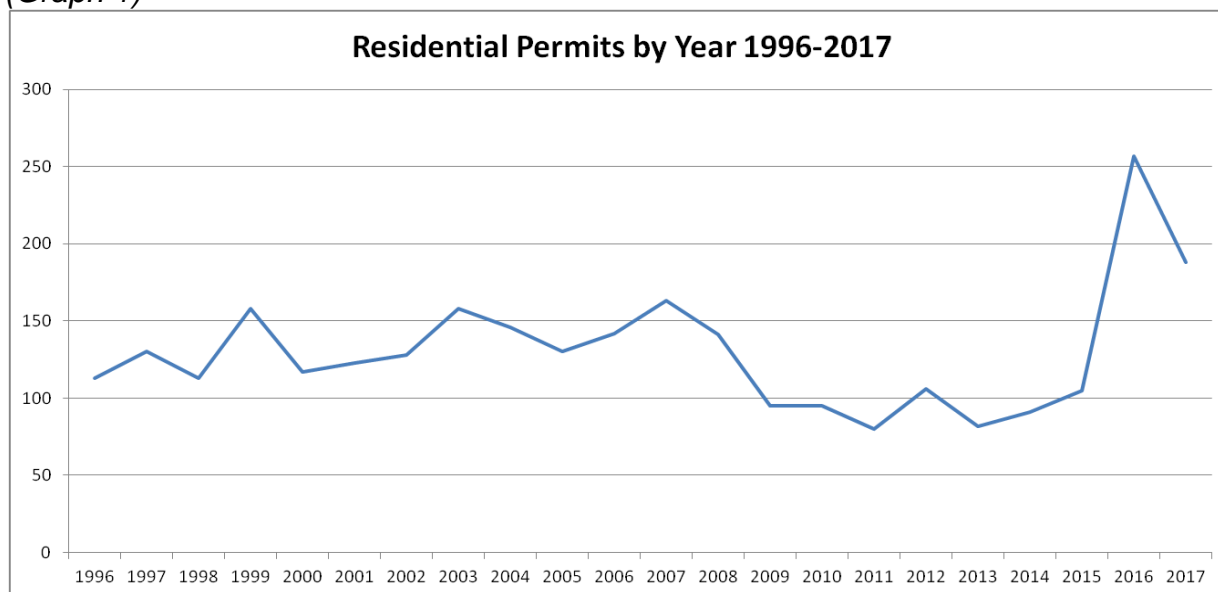
New residential building permit activity in Q4 waned slightly from this year's previous quarter, finishing up with 43 new residential permits being drawn compared to the 66 of Q3.

In terms of Q4 comparatives, this past Q4 is still seen as a very good quarter. If one overlooks last year's remarkable Q4 total of 92 permits, you would need to reach back over a decade to 2007 Q4 to see the same performance (43 permits). It is difficult to imagine duplicating last year's Q4 total with some of the influencing adjustments /

measures implemented since that time aimed at cooling down the red hot real estate market. New restrictions on foreign buyers, a rise in mortgage rates and a significant jump in Niagara Region's Development Charges have likely combined to slow activity in the housing market. New mortgage lending rules also took effect on January 1, 2018 and could keep activity down slightly.

Despite the late season cooling off, the Town did realize its second best annual permit total of 188 permits, next to last year's unprecedented 257 total. **Graph 1** illustrates the annual new residential permit draws for the previous 20+ year period.

(Graph 1)



Contributing to the Q4 total, there was a healthy amount of new residential apartments created with 10 of the 43 units in total. This combined with 6 townhomes, a new duplex unit and 26 single detached dwellings made up the overall quarter's residential performance.

Ridgeway-Thunder Bay was not the dominate neighbourhood this quarter. It shared top spot with Bridgeburg, both having 9 new dwellings each, followed by Spears-High-Pointe at 6 dwellings and Crystal Beach at 5 dwellings. Rural areas have seen 4 permits issued with Crescent Park, Douglastown, Southend, Lakeshore and Stevensville sharing in the balance of the 43 units this quarter. This represents a healthy distribution whereas last quarter, Ridgeway-Thunder Bay took in more than half of all 66 new dwellings created.

Residential permit value for 2017 Q4 is recorded as \$14,002,000, which is slightly more than what is reported in the All Permit Values chart found later in this report. This is due to some of these new dwellings having come into existence through conversion or being recorded under a commercial permit. When comparing this quarter's 43 unit estimated value to last year's 72 dwelling unit values, 2017 Q4 is down just under half of last year's total (\$14,002,000 vs. \$29,060,000).

From the year end or annual perspective, 2018 is noted as the second best on record for new residential construction with 188 new dwelling units valued at \$61,459,500, next to last year's 257 valued at \$81,769,000.

Although some of this year's activity in new dwellings happened across several neighbourhoods, the Ridgeway-Thunder Bay neighbourhood had a very strong third quarter and raised its share for the year to be in line with its past average, claiming 32% of all new dwelling units. Crystal Beach, Spears-High Pointe and Stevensville were next in line with 15%, 12% and 10% respectively.

Subdivision Registrations

There were no new registrations during Q4 of 2017. However, authorization has been received from Council during this quarter to execute agreements on two current draft approvals that will effectively move them into the registered state. These are known as Crystal Ridge Landing and The Oaks at Six Mile Creek. River Trail Phase 2 also remains on the cusp of registration and is expected to register in January 2018.

Over the course of the year (2017), there was only one registration for Village Creek Phase 3. With the volume of residential permits drawn over 2016 and 2017, there has been a noticeable impact on the supply of registered lots/blocks. The development community appears to be responding by clearing remaining conditions on several key development projects in order to get their lots to market and fill a growing need.

Supply of registered lots/blocks has dipped with all of the consumption experienced over the last two years. **At the end of 2017- Q4 there were 159 vacant registered lots/blocks (255 units), which represents 1.8 years' worth of supply, based on a 5 year rolling average of permits issued (currently 144.6 units annual average).**

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 map 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

The fourth quarter of 2017 did not result in any new Draft Plans being approved. There is one proposed Draft Plan, Spears Garden Phase 2, that will see its recommendation report delivered to Council early in the new year.

Activity on some of the existing draft plans had seen some by-law modifications being requested, including the Peace Bridge Subdivision (formerly Garrison Green) and Brydgeview (formerly King Street Subdivision). Hershey Estates was another draft plan that had seen some red-lining to preserve more environmental lands. Review also took place on the Oaks at Six Mile Creek and in this case, a Draft Plan of Condominium was proposed on a block within the existing Draft Plan of Subdivision. This was not technically a new draft plan, since the units were already accounted for in the original subdivision approval.

During this quarter, there was one extension granted to the Nigh Road Plan of Subdivision. The extension carried the approval through to February 2018.

Over the course of the 2017 calendar year, the Town had seen only one new Draft Plan of Subdivision approval. Fort Erie Hills was approved in the second quarter and represents a major subdivision development proposal in the Bridgeburg neighbourhood. Located on what has been operating as the Rio Vista Golf Course, this development proposal boosts 900 new residential units, many in multiple family dwellings such as townhomes or apartment units. There are some singles, but the majority represent higher density than the traditional neighbourhoods found throughout the Town and will contribute to Growth Plan objectives and intensification targets.

Active Plans

The Town did not receive any new applications for Draft Plan of Subdivision in Q4. At the end of 2017 there was just the one “new” application, being the small 8 lot Spears Garden Phase 2 Plan of Subdivision, which is well into its processing and the Public Meeting already held. Additional Traffic study work had been requested to satisfy resident and Council concern and inquiry. The Plan is expected to be considered for draft approval early in 2018. Considering the Plan is only 8 units, under current absorption rates (144.6 units per year), this Plan would be consumed in 20 days.

With respect to the Active Plans category for the entire year, little has changed in terms of new applications for draft plan processing. At the start of 2017, Fort Erie Hills was in progress, but eventually received Draft Approval, and Spears Garden Phase 2 was received and processed in the latter half of the year. The Draft Plan of Condominium for The Oaks at Six Mile Creek that was discussed in the previous section is not being tracked under the Active Plans section of this report.

Residential Unit Mix

The mix of residential building types in this final quarter took a shift towards the multi-dwelling unit form and helps to offset some of the high percentage detached dwelling quarters experienced over the first three quarters of 2017. The Town’s Official Plan seeks to target an 80%-20% single to multi-family units mix and Q4 provided for a 61%-39% mix respectively.

For the full year, the mix was also more respectful of the target, reaching a 76% - 24% mix. This mix varies from year to year with some being higher than target and some being lower. Generally, over the past 5 years, the average of the residential mix has been on target with 79.6% - 20.4%. It is fair to state the new dwelling construction is achieving the goal set out in our Official Plan.

2017–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 interested in tracking the amount of local and Regional Development Charges (DC's) on Industrial and Commercial permits for reference in future local Development Charge By-law review.

Industrial Permit Activity

The final quarter of 2017 did see 2 industrial related permits being drawn. Zavcor in Stevensville has added solar panels to the site at a recorded cost of \$70,000.

The other industrial related permit was actually issued for lands identified as Existing Open Space and not on designated Industrial lands. The permit was for foundations of a new medical marijuana facility just outside of the Stevensville urban area boundary. **The total cost for the foundation permit was \$1,650,000.**

Town Planning staff are maintaining and tracking designated industrial land consumption using the benchmark as recorded in the recently completed Fort Erie Economic Development and Tourism Corporation Industrial Land Strategy (235.3 ha.). With the medical marijuana foundation permit, and structural permits to follow, there will essentially be an additional 79,000 sq.ft. of employment floor space added to the Town, without impacting the current industrial land supply. There were no industrial lands developed in 2017 with all vacant serviced industrial land remaining available.

When looking at the overall 2017 industrial permit activity, there were 6 permits issued (4 in Q3 and 2 in Q4) with a total recorded value of \$1,835,000.

Commercial Permit Activity

Commercial permit activity in the fourth quarter of 2017 had seen 8 permits drawn with a total value reported at \$167,000. Of those permits, 6 were for renovation or change of use and the remaining 2 were for new animal shelter buildings at Safari Niagara. Although more in line with agricultural, Safari Niagara operates as a commercial enterprise and they are classed under the commercial permit heading, just as many of the other animal-related structures have been over the past couple years at this location.

When reviewing the permit activity over the entire 2017 calendar year, there were a total of 32 permits issued. Total reported value is recorded at **\$932,700** with the lowest quarter being Q1 at \$83,200 and the highest being Q3 at \$448,000.

Institutional Permit Activity

Institutional permit activity remained quiet through **Q4 of 2017** with only **1 permit** being drawn for renovation work on a portable classroom at Peace Bridge Public School with a value **recorded at \$10,000.**

Considering the 2017 year overall, institutional permit activity was generally subdued with the exception of Niagara Region's major investments into the Rosehill Water Treatment Facility (\$10,000,000). **Overall there were a total of 9 permits issued for Institutional uses with a collective recorded value of \$10,069,500.** This is up considerably over 2016's 7 permit, \$185,000 finish, but approximately a third of the 2015 \$32.8 million investment in the two new District School Board of Niagara schools (John Brant Public Elementary and Greater Fort Erie Secondary).

Staff anticipates the next major institutional investment will be the Region of Niagara's Long Term Care facility announced earlier this year on a portion of the County Fair Mall property.

Commercial and Industrial Development Charge Monitoring

Development Charges collected in 2017 Q4 represented a total of \$2,122.21, for a single permit to create a residential apartment in a commercial building on Jarvis Street. The DC was a Regional charge after qualifying for a 50% exemption for being within a Downtown CIP Project Area. The Town fully exempts DC's for this type of permit and location and therefore, no local charge applied. This particular DC charge is being tracked because it was issued under a commercial permit for an apartment in a commercial zone.

All other industrial and commercial permits in 2017 Q4 did not require DC payments as they did not meet criteria that would trigger such charges, being otherwise assessed as exempt or credited to being neutral of such charges within the by-law criteria of the respective municipal government authority.

Review of DC's collected from the entire 2017 calendar year would result in 4 projects being subject to charges with an amount totaling \$24,392.22 (\$20,994.07 Regional and \$3,398.15 Town).

2017–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 Statistical Comments

Municipal By-law Enforcement statistics for the **Q4 resulted in a total of 140 new complaints** being received. **Tables 8 thru 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.

During the Q4 months of 2017 there was a **66% increase in Property Standards** complaints with a **total of 41** new complaints filed. The same period last year (2016) had seen only 27 new complaints. **Lot Maintenance** complaints remained consistent to last year's Q4 with 42 Orders having been issued.

At the end of this fourth quarter 2017, charges relating to 3 cases remained and were yet to be resolved before the Court.

Not captured in the Tables of Section C are the statistics regarding parking enforcement activity. Over these Q4 winter months, regular overnight parking enforcement resulted in

102 parking infraction notices being issued compared to 112 during the same period last year.

2017 Year End Statistical Comments

A total of **937 new complaints were received in 2017** and investigated by town staff compared to 837 complaints in 2016, which represents just under a 14% increase.

A total of **596 tickets** were issued for parking infractions in 2017, which is down considerably from the 2016, when the total reached 916 tickets. The reduction in parking infraction notices could be explained by the wet and cool summer experienced in 2017, officer workload in other areas of enforcement and public awareness regarding parking enforcement in the Town.

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.

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, however has required slightly more resource time to prepare as a year end compilation.

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.

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, the tracking of Development Charges is of ongoing interest to staff for reference in future DC by-law review and lastly; 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;
- Health of local development and real estate industries;
- Available and projected supply of development lands;
- Indication on contemporary construction values; and
- Municipal By-law compliance.

Staff is recommending Council receive this 2017 Q4 and Year End Development, Building and By-law Report for general information and awareness.

Attachments

Appendix “1”– 2017 Q4 and Year End - PDS Development, Building and By-law Statistical Report

2017 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 2017 Q4 AND YEAR END

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-17-2018 DATED MARCH 5, 2017

SECTION A – 2017 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

New Residential Permit Activity

The final quarter of 2017 had seen a slight dip in permits from that of the previous quarter, finishing up with **43 permits** compared to the 66 drawn in Q3. If comparing last year's fourth quarter to Q4 of 2017, you will find this year's final quarter came in at just under half of last year's record breaking 92 permits. Despite what seems to be a considerable drop, the 43 permit Q4 of this year is actually quite strong and represents the second best in the last 10 years. It also contributed to making the 2017 year end for new residential dwelling permits the second best on record. Prior to last year, the 5 year average for permits in Q4 was 27, so this should help illustrate 43 as being a strong quarter for the Town.

A total of 188 residential permits were record for 2017, second to only last year's record 257 permits. **Graph 1** below illustrates the last 21 years of residential permit activity.

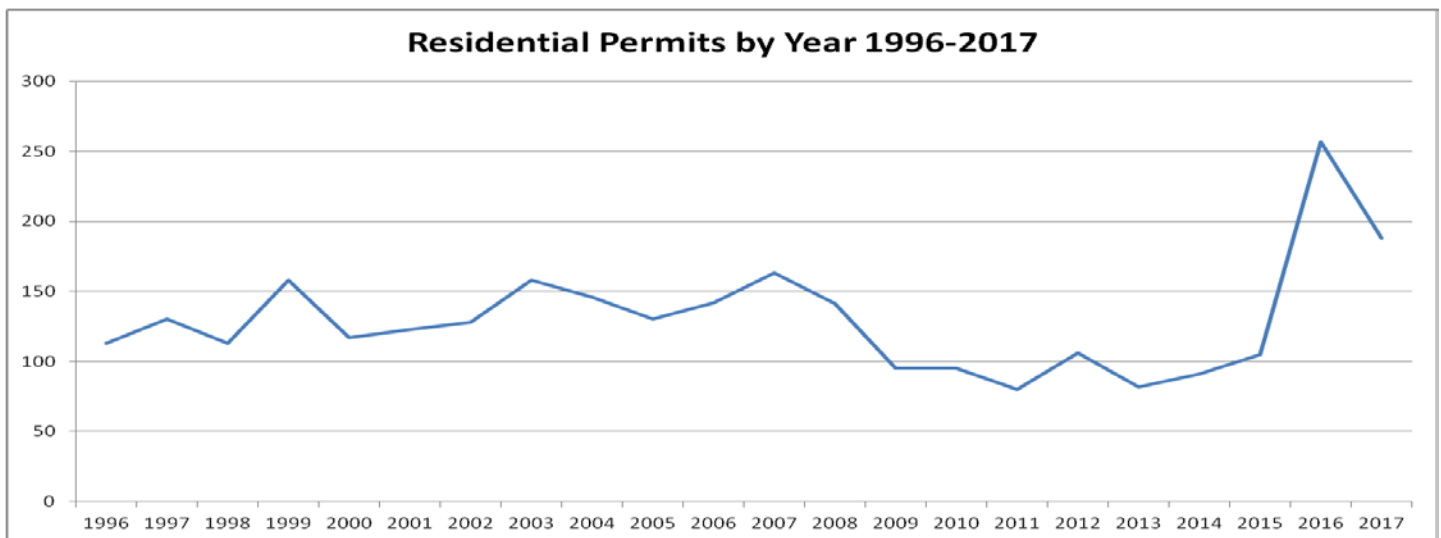
Of note for this final quarter is the residential dwelling mix, which presented more multi-family dwellings than some of the previous quarters. This Q4 had seen only 61% of the permits issued being for single detached and the rest being for semi/duplex (2%), townhome (14%) and apartment (23%). This is helpful in achieving the Town's overall target mix of 80% single to 20% multiple family dwellings.

The distribution leaders by neighbourhood were Ridgeway-Thunder Bay and Bridgeburg, both at 21% for the quarter, Spears-High Pointe with 14% and Crystal Beach with 12%.

When looking at distribution on the annual picture, Ridgeway-Thunder Bay continued to dominate with 32% of all permits.

Graph 2 on the following page illustrates which neighbourhoods had seen the growth in Q4 compared to the first three quarters of 2017. 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 2017. **Table 1** on the latter pages provides details on the new residential permits by neighbourhood and month, while **Graph 4** illustrates the unit type breakdown for Q4 and **Graph 5** shows how the unit mix finished for the 2017 recorded year.

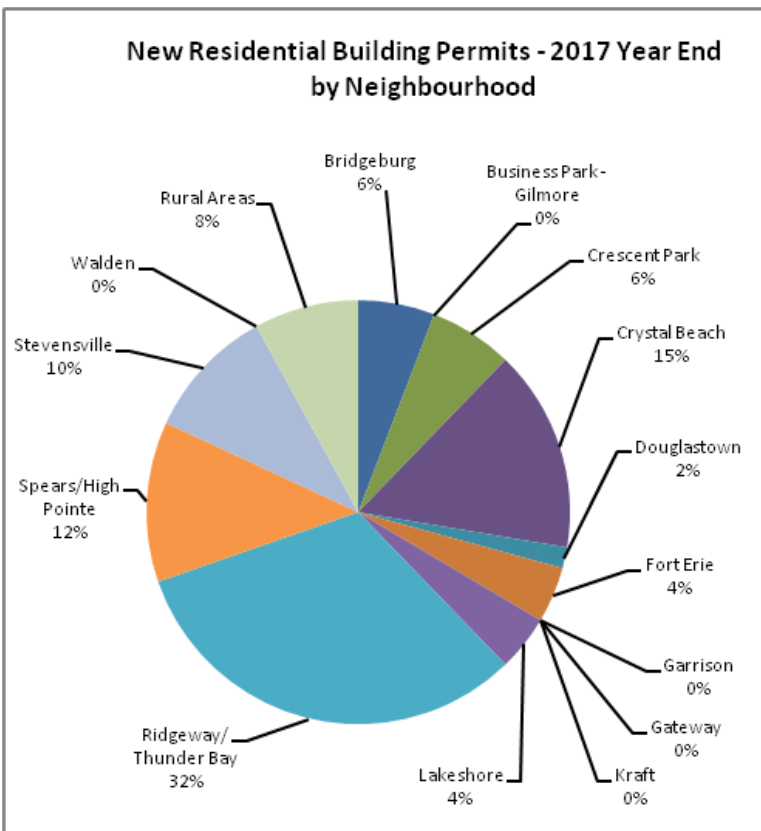
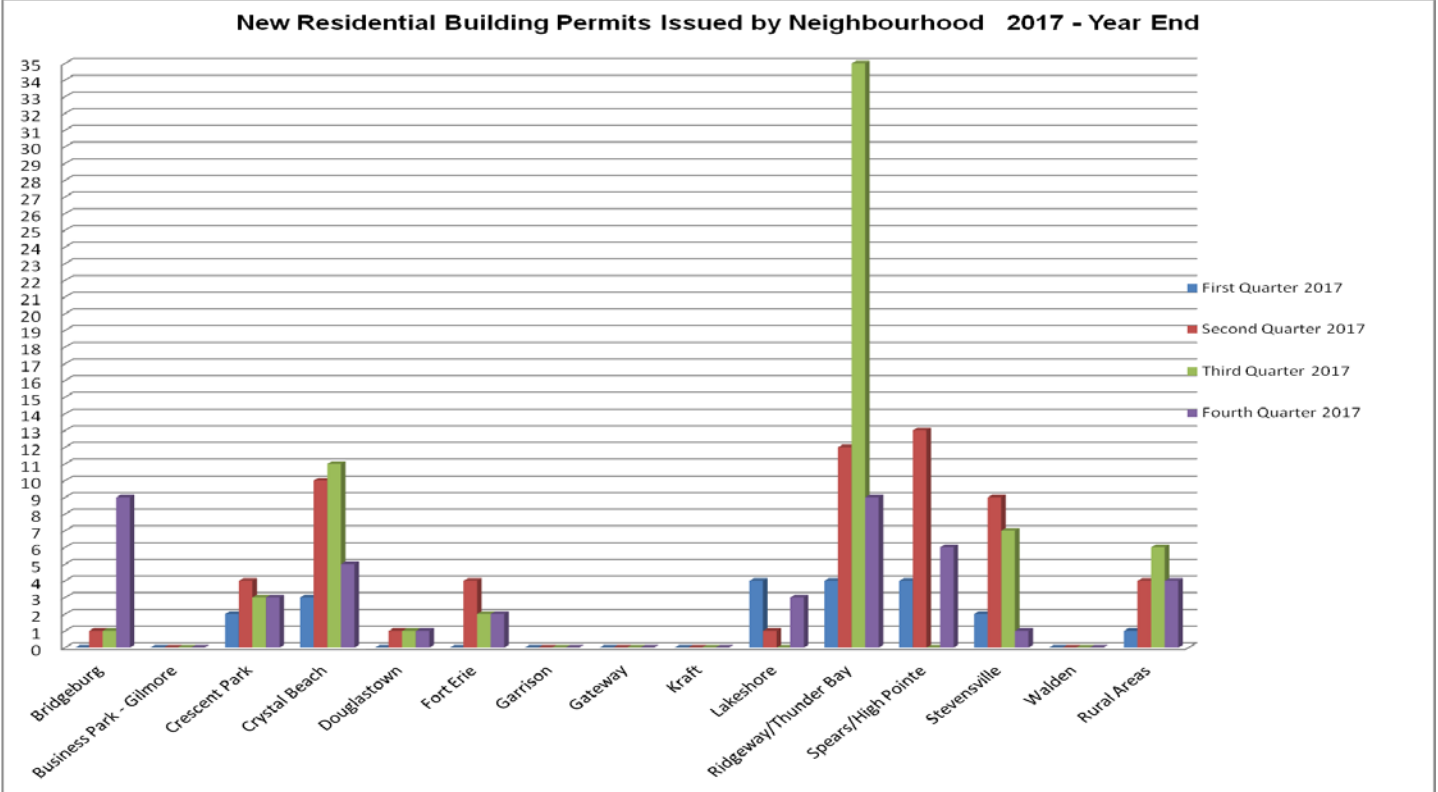
(Graph 1 – 20+ Year New Residential Annual Permit – 1996 to 2017)



APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-17-2018 DATED MARCH 5, 2017

SECTION A – 2017 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

(Graph 2 – Residential Permits by Neighbourhood – Q4 2017 – Year End)



Residential permit value for 2017 Q4 is recorded as \$14,002,000, which is slightly more than what is reported in the All Permit Values chart found under Section B of this report. This is due to some of these new dwellings having come into existence through conversion or being recorded under a commercial permit.

When comparing this quarter's 43 unit estimated value to last year's 72 dwelling unit values, 2017 Q4 is down proportionately coming in just under half of last year's total (\$14,002,000 vs. \$29,060,000).

A number of factors are suspected in the decline in permits this year including new restrictions on foreign buyers, a rise in mortgage rates and a significant jump in Niagara Region's Development Charges.

(Graph 3 – Residential by Neighbourhood - All 2017)

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-17-2018 DATED MARCH 5, 2017

SECTION A – 2017 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

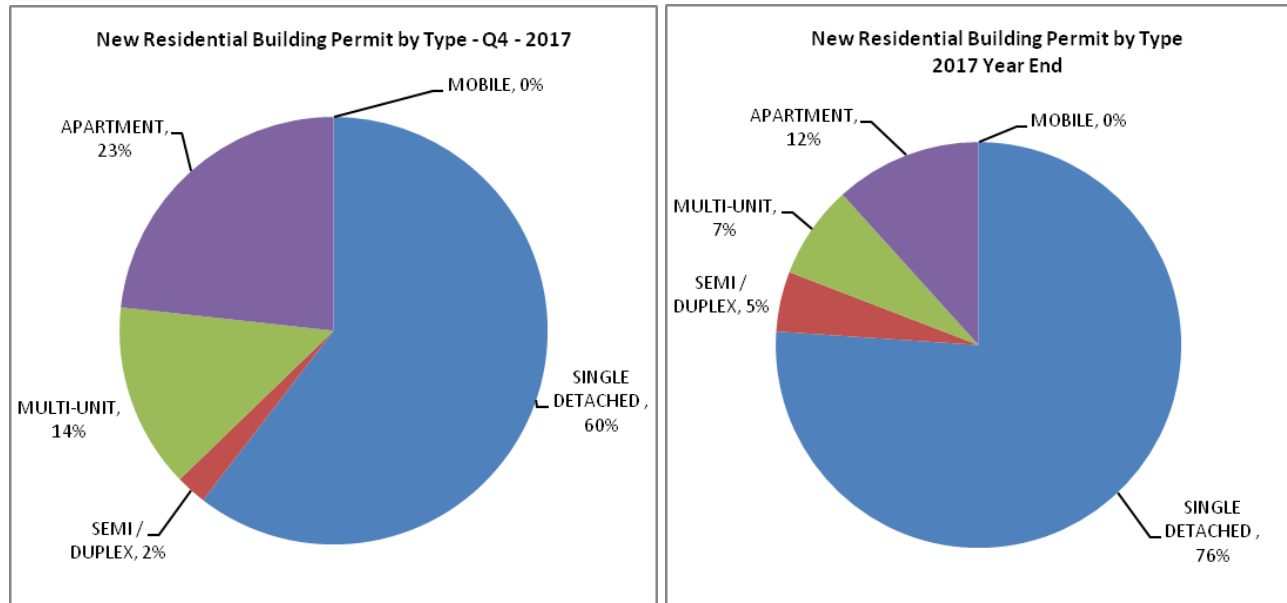
(Table 1 – Residential Permits by Month and Location – Q4 2017)

PERMITS ISSUED FOR NEW RESIDENTIAL DWELLINGS FOURTH QUARTER 2017						
Q1 2017						
Oct-17	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	21	WINTEMUTE STREET	Bridgeburg	Apt.	8	n/a
	50	JARVIS STREET	Bridgeburg	Apt.	1	59R9417 PT PART 2
	90	JOSEPH STREET	Lakeshore	Single	1	n/a
	3855	BLACK CREEK ROAD	Douglastown-Black Creek	Single	1	59R15868 PART 1
	4020	VILLAGE CREEK DRIVE	Stevensville	Single	1	PLAN 59M438-LOT 6
	64	DERBYSHIRE DRIVE	Ridgeway-Thunder Bay	Single	1	PLAN 59M418 LOT 36
	163	DOUGLAS STREET	Fort Erie	Single	1	n/a
		GORHAM ROAD	Ridgeway-Thunder Bay	Single	1	59R709 PART 2 TO PART 4 LESS RP59R967 PART 1
	645					
	112	DERBYSHIRE DRIVE	Ridgeway-Thunder Bay	Single	1	PLAN 59M418 LOT 44
	36	DERBYSHIRE DRIVE	Ridgeway-Thunder Bay	Single	1	PLAN 59M418 LOT 31
	764	BURLEIGH ROAD NORTH	Rural	Single	1	n/a
	37	DERBYSHIRE DRIVE	Ridgeway-Thunder Bay	Single	1	PLAN 59M418 LOT 31
	TOTAL				19	
Nov-17	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	185	CATHERINE STREET	Fort Erie	Duplex	1	n/a
	362	DAYTONA DRIVE	Crescent Park	Single	1	59R15936 PART 3
	3246	CEDAR AVENUE	Rural	Single	1	n/a
	928	BUFFALO ROAD	Crescent Park	Single	1	n/a
	2962	BETHUNE AVENUE	Ridgeway-Thunder Bay	Single	1	59R15917 PART 4
	24	DERBYSHIRE DRIVE	Ridgeway-Thunder Bay	Single	1	59R11359 PT PART 6 PLAN 59M418 54B
	2729	NIAGARA RIVER PARKWAY	Rural	Single	1	n/a
	2968	BETHUNE AVENUE	Ridgeway-Thunder Bay	Single	1	59R15917 PARTS 3 AND 6
	2861	NIAGARA RIVER PARKWAY	Rural	Single	1	n/a
	571	LAKESIDE ROAD	Crescent Park	Apt.	1	n/a
	TOTAL				10	
Dec-17	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	4	LAKEBREEZE COURT	Lakeshore	Single	1	PLAN 59M319 LOT 18
	22	PARKVIEW AVENUE	Lakeshore	Single	1	n/a
	983	KERBY STREET	Spears-High Pointe	Town	1	n/a
	979	KERBY STREET	Spears-High Pointe	Town	1	n/a
	975	KERBY STREET	Spears-High Pointe	Town	1	n/a
	971	KERBY STREET	Spears-High Pointe	Town	1	n/a
	967	KERBY STREET	Spears-High Pointe	Town	1	n/a
	963	KERBY STREET	Spears-High Pointe	Town	1	n/a
	3836	RYAN AVENUE	Crystal Beach	Single	1	PLAN 59M430 LOT 11
	3832	RYAN AVENUE	Crystal Beach	Single	1	PLAN 59M430 LOT 12
	3820	RYAN AVENUE	Crystal Beach	Single	1	PLAN 59M430 LOT 15
	3818	RYAN AVENUE	Crystal Beach	Single	1	PLAN 59M430 LOT 16
	3816	RYAN AVENUE	Crystal Beach	Single	1	PLAN 59M430 LOT 17
	58	DERBYSHIRE DRIVE	Ridgeway-Thunder Bay	Single	1	PLAN 59M418 LOT 35
	TOTAL				14	
			NEIGHBOURHOOD STATS			
			Bridgeburg	9		
			Business Park - Gilmore	0		
			Crescent Park	3		
			Crystal Beach	5		
			Douglastown-Black Creek	1		
			Fort Erie	2		
			Garrison	0		
			Gateway	0		
			Kraft	0		
			Lakeshore	3		
			Ridgeway/Thunder Bay	9		
			Spears/High Pointe	6		
			Stevensville	1		
			Walden	0		
			Rural Areas	4		
			TOTAL	43		

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-17-2018 DATED MARCH 5, 2017

SECTION A – 2017 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

([Graph 4](#) – Residential Permits by Type – Q4 2017 & [Graph 5](#) Residential Permits by Type – Year End 2017)



Registered Plans of Subdivision

There was no subdivision registrations recorded in 2017 Q4. However, 2 subdivisions have been given authorization to entering into requisite Subdivision Agreements with registration following. These include Crystal Ridge Landing and The Oaks at Six Mile Creek. River Trail Phase 2 is another long awaited registration that at the time of this report's preparation, has quite likely registered and will appear in 2018 Q1 reporting.

The year in review would reveal just a single subdivision registrations with that being Village Creek Phase 3 in the west end of Stevensville. While helping to maintain a supply of registered lots/block for the Town's inventory, there has been a noticeable decline in the supply with 2016 and 2017 having record breaking years for new sales. The subdivisions mentioned as being close to registration should assist in restoring a more desirable supply closer to the 3 year range. The High Pointe Subdivision is another draft plan that is approaching registration and the developer is presently pre-servicing the site.

Table 2 on the next page provides the statistical information on Registered Plans, which is presently holding a mere **1.8 year supply** of marketable lots/units when using a rolling 5 year absorption average (144.6 units per year).

Draft Approved Plans of Subdivision

The fourth quarter of 2017 did not see any new draft plans approved. Spears Garden Phase 2 generally represents the only remaining Draft Plan of Subdivision in process and seeking draft approval. This Plan should reach Council for decision early in 2018. Several existing draft approvals have re-entered the public process to make adjustments to zoning (Peace Bridge Subdivision - formerly Garrison Green and Brydgeview - formerly King Street Subdivision), or other adjustments such as limits of environmental protection (Hershey Estates) that will see more lands preserved.

Over the course of the 2017 calendar year, the Town had seen only one new Draft Plan of Subdivision approval. Fort Erie Hills was approved in the second quarter and represents a major subdivision development proposal in the Bridgeburg neighbourhood.

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-17-2018 DATED MARCH 5, 2017

SECTION A – 2017 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

With approximately 900 units, the Fort Erie Hills draft approval sharply increases the inventory of draft approved lots/blocks and jumps up to 16.4 years' worth of dwelling supply using the 5 year rolling average presently at 144.6 units annually (2017 Q1 inventory projection had been 12.7 years' supply with the average of 128.8 units per year at that time).

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 2017)

REGISTERED PLANS OF SUBDIVISION - Fourth Quarter 2017 (at 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	08/04/1991	38	38	0	0	0	0	0
B02	HILL ESTATES NORTH	Stevensville	M-232	26T-91018	23/10/1996	27	27	0	0	0	0	0
B03	CRESCENT FARM EXTENSION I	Crescent Park	M-244	26T-22885	16/04/1998	19	19	0	0	0	0	0
B04	VICTORIA VILLAGE PHASE I	Garrison	M-261	26T-90009	21/12/1998	10	10	0	0	0	0	0
B05	RIVER TRAIL ESTATES II - PHASE I	Douglastown	M-276	26T-	07/06/2000	23	23	0	0	0	0	0
B06	NORTHRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	27/02/2003	7	7	0	0	0	0	0
B07	NORTHRIDGE MEADOWS PHASE 2	Ridgeway/Thunder Bay	M-313	26T-15-02-03	30/07/2003	44	44	0	0	0	0	0
B08	WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-65	26CD-15-9901	01/01/2001	1	17	0	0	0	0	0
B09	HENRY-BROWNE SUBDIVISION	Crystal Beach	M-329	26T-15-02-06	24/02/2005	8	8	0	0	0	0	0
B10	BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	09/03/2005	53	53	0	0	0	0	0
B11	VILLAGE CREEK ESTATES PHASE I	Stevensville	M-347	26T-91013	29/05/2006	40	63	0	0	0	0	0
B12	BAY RIDGE CROSSING PHASE 2	Crystal Beach	M-363	26T-15-2000-01	05/09/2007	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		03/09/2008	19	19	0	0	0	0	0
B15	HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		17/09/2009	1	21	0	0	0	0	0
B16	VILLAGE CREEK ESTATES PHASE II	Stevensville	M-390	26T-91013	06/06/2012	40	55	0	0	0	0	0
B17	DEERWOOD LANE PHASE 1	Ridgeway/Thunder Bay	M-397	350308-089	08/11/2012	2	8	0	0	0	0	0
B18	LEXINGTON COURT CONDOMINIUM	Garrison	NSSCP89	26CD-15-04-01	18/10/2013	1	20	0	0	0	0	0
B19	RIDGEWAY-BY-THE-LAKE PHASE I	Ridgeway/Thunder Bay	M-341	26T-96014	30/01/2006	86	86	0	0	0	0	0
B20	RIDGEWAY-BY-THE-LAKE PHASE 2	Ridgeway/Thunder Bay	M-372		11/09/2008	41	70	0	0	0	0	0
REGISTERED WITH UNITS REMAINING												
R01	JETMAR SUBDIVISION	Crystal Beach	M-65	26T-74259	07/02/1978	54	54	46	46	46	0	0
R02	GARRISON VILLAGE PHASE I	Garrison	M-83	26T-74019	26/11/1979	215	306	3	3	3	0	0
R03	GARRISON VILLAGE PHASE II	Garrison	M-84	26T-74019	26/11/1979	65	150	6	8	4	0	4
R04	DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	10/03/1989	15	15	1	1	1	0	0
R05	COUNTRY SQUIRE ESTATES I	Rural Area	M-172	26T-78024	08/03/1990	11	11	2	2	2	0	0
R06	CRYSTAL BEACH Y & T CLUB	Crystal Beach	M-208	26T-91012	07/04/1993	169	169	34	34	34	0	0
R07	NEYE PLAN PHASE I	Outside of Urban Area	M-209	26T-91011	09/12/1993	2	2	1	1	1	0	0
R08	ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	08/02/1999	6	12	3	6	0	6	0
R09	PROSPECT POINT PLAN	Crystal Beach	M-265	26T-91010	24/03/1999	55	55	3	3	3	0	0
R10	NEYE PLAN PHASE II	Rural Area	M-267	26T-91011	21/06/1999	4	4	1	1	1	0	0
R11	BURLEIGH SOUTH PLAN	Ridgeway/Thunder Bay	M-287	26T-		14	14	3	3	3	0	0
R12	HILL ESTATES SOUTH	Stevensville	M-303	26T-	18/11/2002	36	36	1	1	1	0	0
R13	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	18/12/2002	16	16	6	6	6	0	0
R14	ERIE BEACH PHASE 1B	Lakeshore	M-319	26T-94005	31/03/2004	39	46	4	4	4	0	0
R15	BRIAN STREET DEVELOPMENT	Crescent Park	M-BRI	N/A	N/A	46	46	10	10	10	0	0
R16	VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	09/03/2005	11	11	1	1	1	0	0
R17	DOMINION ROAD ESTATES PLAN	Rural Area	M-333	26T-15-00-01	01/04/2005	7	7	2	2	2	0	0
R18	BAY RIDGE CROSSING 1	Crystal Beach	M-337	26T-15-03-02	15/07/2005	10	10	2	2	2	0	0
R19	BAY BEACH WOODS	Crystal Beach	M-349	26T-15-9803	04/08/2006	32	32	21	21	21	0	0
R20	DOMINION ROAD PHASE 1	Thunder Bay	M-375	26T-15-03-01	03/04/2008	24	24	1	1	1	0	0
R21	BAY RIDGE CROSSING PHASE 3	Crystal Beach	M-363	26T-15-03-02	2007	1	9	1	9	9	0	0
R22	SOUTH COAST VILLAGE PHASE 1	Crystal Beach	59M-415	26T-15-09-01	12/12/2014	2	11	2	2	2	0	0
R23	SPEARS ROAD ESTATES	Spears-High Pointe	59M-419	350308-0380	02/10/2015	40	59	1	3	0	0	3
R24	RIDGEWAY-BY-THE-LAKE PHASE 3	Ridgeway/Thunder Bay	59M-418	350308-0048	02/10/2015	74	76	0	0	0	0	0
R25	SOUTH COAST VILLAGE PHASE 2	Crystal Beach	59M-430	350308-0087	13/10/2016	48	128	4	85	0	0	82
R26	VILLAGE CREEK ESTATES PHASE 3	Stevensville	59M-438		17/05/2017	59	75	44	60	38	0	22
	TOTALS					1492	1927	159	255	157	6	89
		denotes Registered Built-out										
		denotes Registered / Units remaining										
	1.8 YEAR SUPPLY OF UNITS IN REGISTERED PLANS											

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-17-2018 DATED MARCH 5, 2017

SECTION A – 2017 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

(Table 3 – Draft Approved Plans of Subdivision – Q4 & Year End 2017)

DRAFT APPROVED PLANS - Fourth Quarter 2017 (at 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	RIVER TRAIL ESTATES - Phase 2	Douglastown	26T-89020	11/13/1997		90	90	90	0	0	6.94
D02	ALLISTON WOODS	Spears	26T-15-00-02	2/8/2001	5/22/2015	177	304	170	0	134	23.56
D03	LEVY COURT (formerly KRISTEN CLOSE)	Lakeshore	26T-15-02-07	9/23/2003	7/16/2010	12	12	12	0	0	0.84
D04	HERSHEY ESTATES	Rural Area	26T-15-99-02	1/12/2001	9/15/2003	17	17	17	0	0	14.3
D05	HIGH POINTE SUBDIVISION	High Pointe	26T-15-02-02	12/24/2002	6/6/2008	114	139	112	0	27	11.87
D06	SPEARS GARDENS	Spears	26T-85022	11/1/2004	5/24/2015	82	103	76	0	27	9.24
D07	DOMINION WOODS 2 (CONDOMINIUM)	Ridgeway/Thunder Bay	26CD-15-09-01	8/13/2009		1	40	0	0	40	1.65
D08	CRYSTAL RIDGE LANDING	Ridgeway/Thunder Bay	26T-15-2005-02	5/4/2006		72	72	72	0	0	5.27
D09	WILLOW TRAIL HOMES	Ridgeway/Thunder Bay	26T-15-2005-01	4/7/2006		16	16	0	0	16	0.6
D10	SCHOOLEY ROAD CONDOMINIUMS	Crystal Beach	350303-006	9/11/2006		53	53	0	0	53	3.94
D11	GARRISON GREENS	Garrison	26T-15-06-02	4/9/2007		70	92	69	0	23	6.41
D12	HAZELWOOD CONDOMINIUMS	Crystal Beach	350309-0293	3/10/2008		2	12	0	0	12	0.35
D13	KING ALBANY	Gateway	26T-15-0801	11/13/2009	1/16/2107	4	39	0	0	39	1.28
D14	CREEKSIDE ESTATES	Ridgeway/Thunder Bay	26T-15-05-	4/11/2011		31	31	31	0	0	2.43
D15	DEERWOOD LANE Phase 2 (CONDOMINIUM)	Ridgeway/Thunder Bay	26CD-15-10-01	12/11/2012		1	18	0	0	18	0.8
D16	ABINO DUNES CONDOMINIUM	Point Abino	350308-040/D12-040			27	27	27	0	0	32.97
D17	NIGH ROAD SUBDIVISION	Rural Area	350308-0077	Mar-08		19	19	19	0	0	9.57
D18	THE OAKS AT 6 MILE CREEK	Ridgeway/Thunder Bay	350308-0085	3-Feb-09		80	124	79	0	45	16
D19	DANTINI PLAN	Crystal Beach	350308-0082			28	28	28	0	0	3.18
D20	PARKLANE PLACE	Crystal Beach	350308-0095	12-May-14		6	22	0	0	22	1.142
D21	RIVER LEA ESTATES	Rural Area	350303-0016 / 350302	10-Apr-14		4	3	3	0	0	1.46
D22	BLACK CREEK SIGNATURE	Douglastown	350308-0100	11-Jul-16		138	181	121	14	46	14.74
D23	ROYAL RIDGE	Ridgeway/Thunder Bay	350308-0101	7-Nov-16		14	39	0	12	27	2.61
D24	Fort Erie Hills	Bridgeburg	350308-0120	1-May-17		137	900	30	134	736	19.2631
	TOTALS					1195	2381	956	160	1265	148.02
16.4 YEARS SUPPLY OF UNITS IN DRAFT APPROVED PLANS											

Active Plans in Process

The Town did not receive any new applications for Draft Plan of Subdivision in Q4. As illustrated in Table 4 below, there is only one actively processing plan which is close to completing its processing. Spears Garden Phase 2 is a small Plan of Subdivision with 8 lots proposed.

A Draft Plan of Condominium is also in progress, but is not being captured under the "Active Plans" table because is on an existing Block within an already draft approved plan of subdivision (The Oaks at Six Mile Creek) and its unit yield for the Block was recorded as part of that prior approval.

Prior to the Spears Garden Phase 2 plan, the only other Active Plan had been the very large (900 unit) Fort Erie Hills proposal, which received its draft plan approval in the second quarter of 2017. With the present absorption rate at 144.6 units per year, the Spears Garden Phase 2 Plan represents and would be consumed in a matter of three weeks.

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 2017)

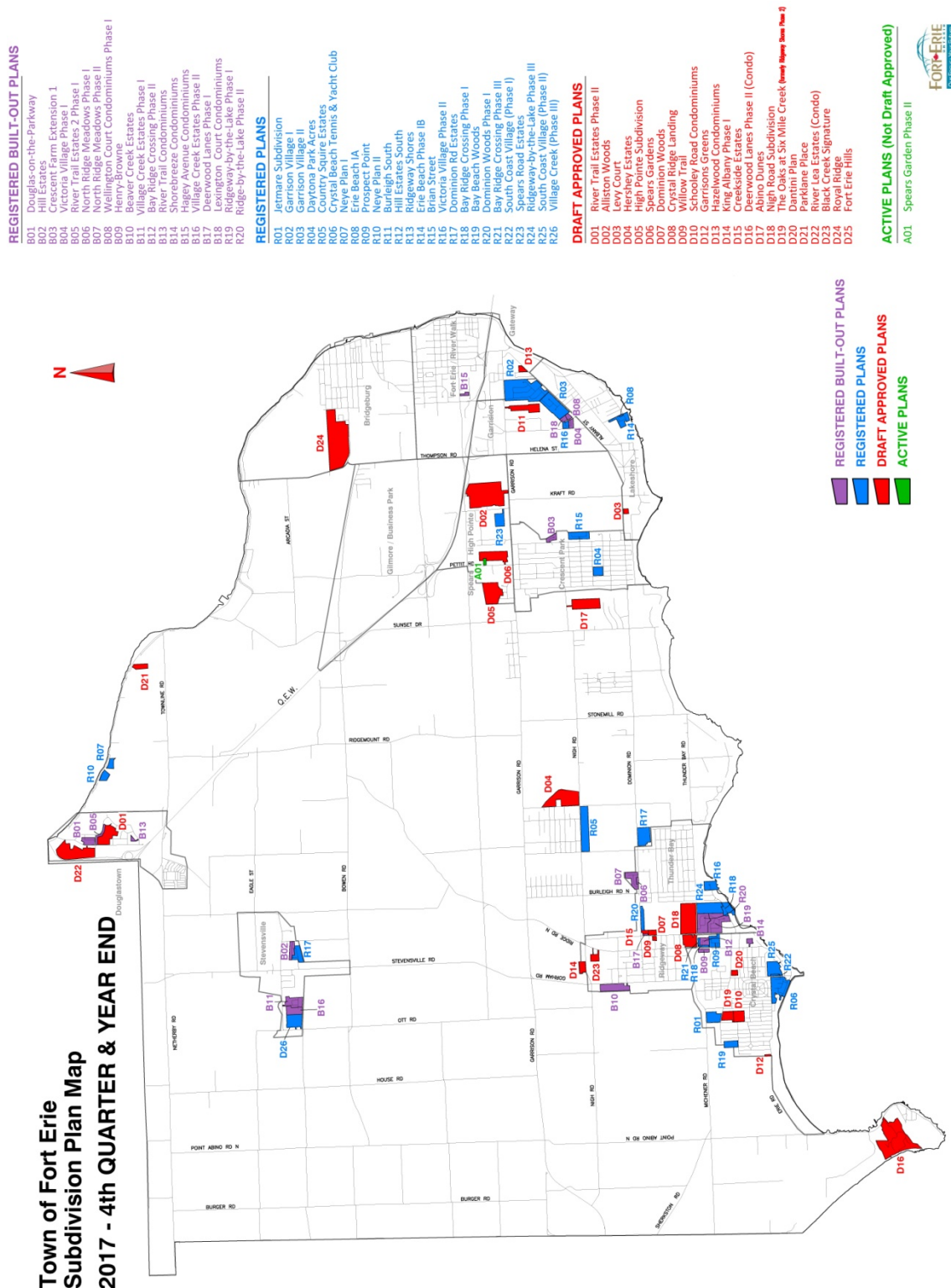
ACTIVE PLANS - Fourth Quarter 2017 (at Year End)										
ACTIVE PLANS OF SUBDIVISION (NOT DRAFT APPROVED)										
	Plan Name	Neighbourhood	Reg/Town File No	Submission Date	# of Lots/Blocks	# of Units	Single-Det. Lots	Semi-Det. Units	Multiple Units	Site Area (ha)
A01	Spears Garden Phase 2	Spears-High Pointe	350308-0	18-Jul-17	8	8	8	0	0	0.67
	TOTALS				8	8	8	0	0	0.67
THE AMOUNT OF UNITS IN PROCESS WOULD REPRESENT AN ADDITIONAL SUPPLY OF JUST UNDER 3 WEEKS WORTH OF DWELLINGS UNDER CURRENT 5 YEAR ROLLING AVERAGE ABSORPTION (144.6 un/yr)										

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-17-2018 DATED MARCH 5, 2017

SECTION A – 2017 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Subdivision Map

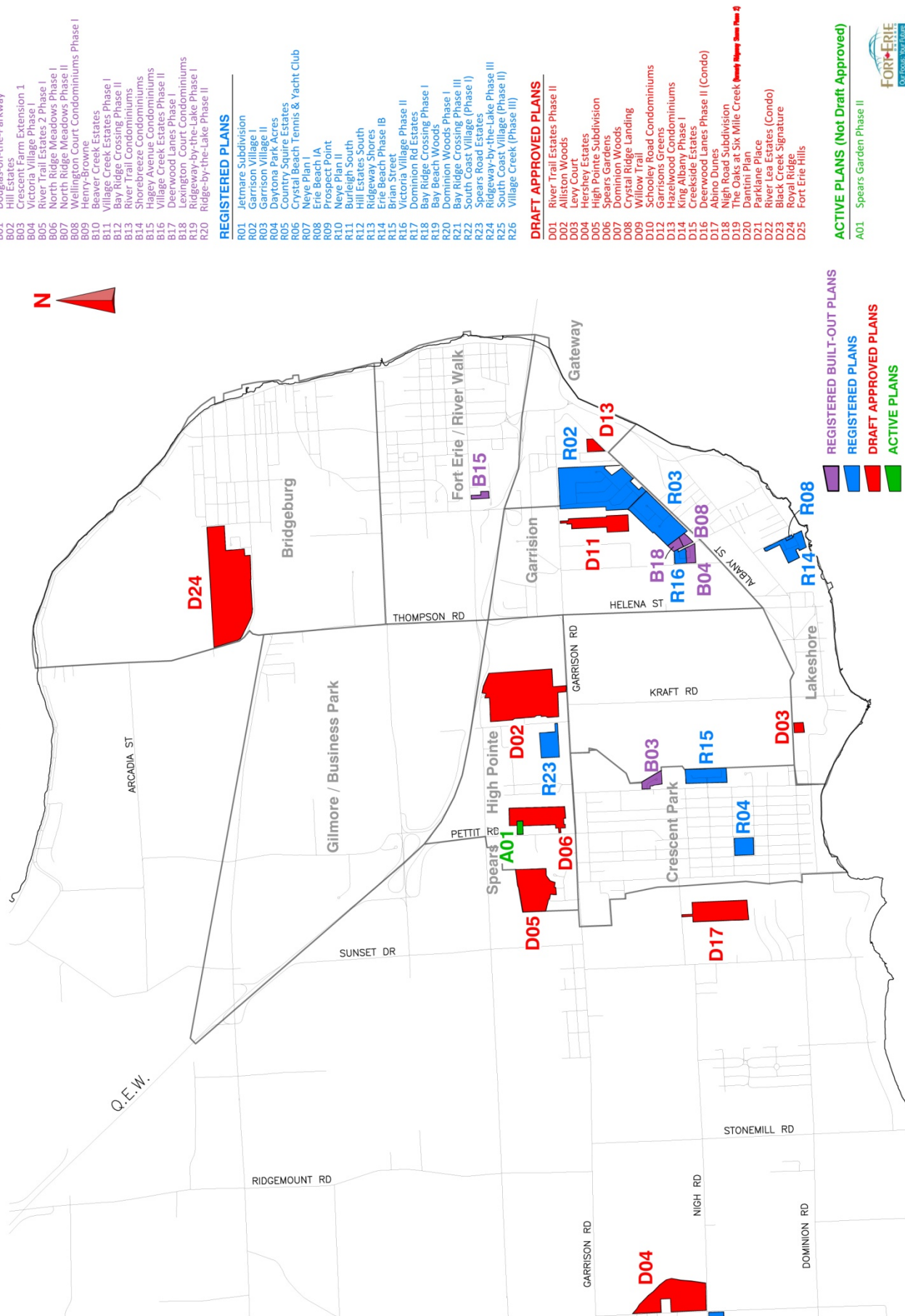
The overall municipal map is now augmented by providing additional sectioned maps to assist in clarity at smaller scales. The Subdivision Maps illustrate geographically where each of the Registered, Draft Approved and Active Plans are found within the municipality.



APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-17-2018 DATED MARCH 5, 2017

SECTION A – 2017 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Town of Fort Erie - Subdivision Plan Map 2017 - 4th QUARTER & YEAR END EAST REGION



APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-17-2018 DATED MARCH 5, 2017

SECTION A – 2017 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Town of Fort Erie - Subdivision Plan Map 2017 - 4th QUARTER & YEAR END NORTH REGION



REGISTERED BUILT-OUT PLANS

B01 Douglas-on-the-Parkway
B02 Hill Estates
B03 Crescent Farm Extension 1
B04 Victoria Village Phase I
B05 River Trail Estates 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 Shorebreeze Condominiums
B15 Hagey Avenue Condominiums
B16 Village Creek Estates Phase II
B17 Deerwood Lanes Phase I
B18 Lexington Court Condominiums
B19 Ridgeway-by-the-Lake Phase I
B20 Ridgeway-by-the-Lake Phase II

REGISTERED PLANS

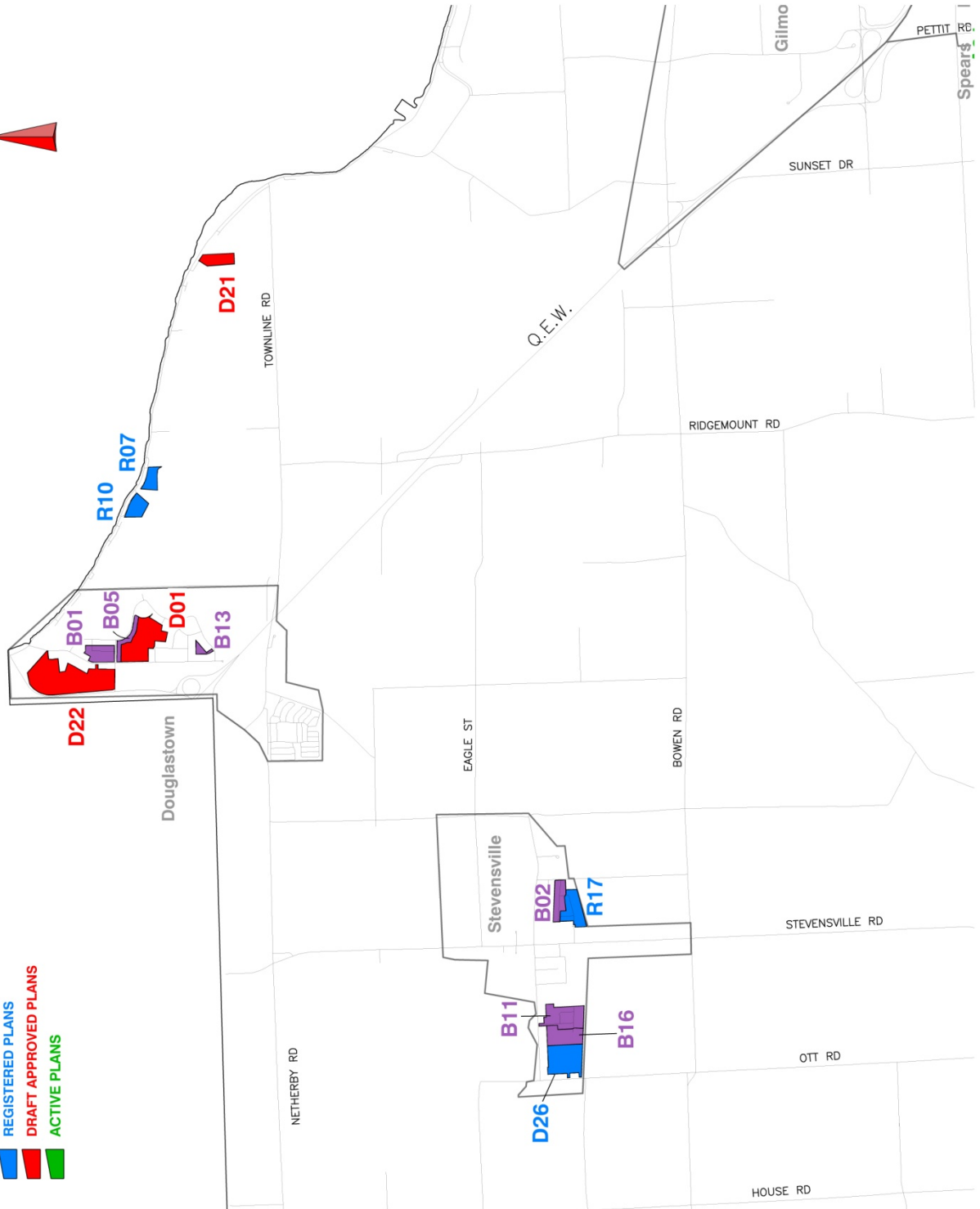
R01 Jetmore Subdivision
R02 Garrison Village I
R03 Garrison Village II
R04 Daytona Park Acres
R05 Country Squire Estates
R06 Crystal Beach Tennis & Yacht Club
R07 Noye Plan I
R08 Erie Beach I
R09 Kings Point
R10 Noye Plan II
R11 Burling South
R12 Hill Estates South
R13 Ridgeway Shores
R14 Erie Beach Phase IB
R15 Brian Street
R16 Victoria Village Phase II
R17 Dominion Rd Estates
R18 Bay Ridge Crossing Phase I
R19 Bay Beach Woods
R20 Dominion Woods Phase I
R21 Bay Ridge Crossing Phase III
R22 South Coast Village (Phase I)
R23 Spears Road Estates
R24 Ridgeway-by-the-Lake Phase III
R25 South Coast Village (Phase II)
R26 Village Creek (Phase II)

DRAFT APPROVED PLANS

D01 River Trail Estates Phase II
D02 Alliston Woods
D03 Levy Court
D04 Hershey Estates
D05 High Pointe Subdivision
D06 Spears Gardens
D07 Dominion Woods
D08 Crystal Ridge Landing
D09 Willow Trail
D10 Schooley Road Condominiums
D11 Harrisons Greens
D12 Haverhill Condominiums
D13 King Albany Phase I
D14 Creekside Estates
D15 Deerwood Lanes Phase II (Condo)
D16 Abino Dunes
D17 The Oaks at Six Mile Creek (Ready to Sign Date 2)
D18 The Oaks at Six Mile Creek
D19 Parklane Place
D20 Dantini Plan
D21 River Lea Estates (Condo)
D22 Black Creek Signature
D23 Royal Ridge
D24 Fort Erie Hills
D25

ACTIVE PLANS (Not Draft Approved)

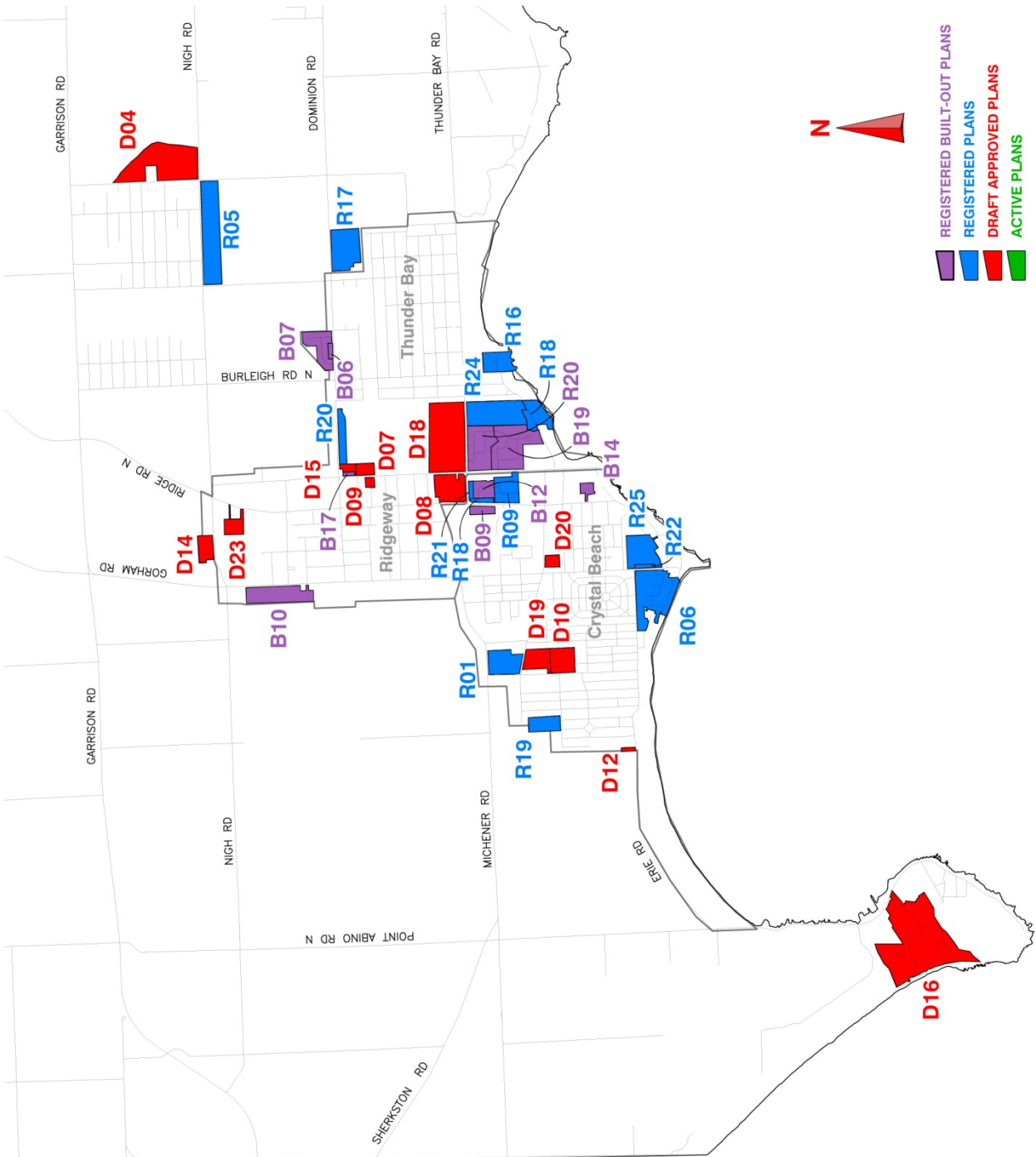
A01 Spears Garden Phase II



APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-17-2018 DATED MARCH 5, 2017

SECTION A – 2017 Q4 & YE - SUBDIVISION STATUS AND RESIDENTIAL PERMIT REPORT

Town of Fort Erie - Subdivision Plan Map 2017 - 4th QUARTER & YEAR END SOUTHWEST REGION



- REGISTERED BUILT-OUT PLANS
- REGISTERED PLANS
- DRAFT APPROVED PLANS
- ACTIVE PLANS

REGISTERED BUILT-OUT PLANS

- R001 Douglas-on-the-Parkway
- R002 Hill Estates
- R003 Crescent Farm Extension 1
- R004 Victoria Village Phase 1
- R005 North Ridge Estates Phase I
- R006 North Ridge Meadows Phase II
- R007 Wellington Court Condominiums Phase I
- R008 Henry-Browne
- R009 Beaver Creek Estates
- R010 Village Creek Estates Phase I
- R011 Bay Ridge Crossing Phase II
- R012 River Trail Condominiums
- R013 Shorebreeze Condominiums
- R014 Hagey Avenue Condominiums
- R015 Village Creek Estates Phase II
- R016 Deerwood Lanes Phase I
- R017 Lexington Court Condominiums
- R018 Ridgeway-by-the-Lake Phase I
- R019 Ridge-by-the-Lake Phase II

REGISTERED PLANS

- R001 Jetmore Subdivision
- R002 Garrison Village I
- R003 Garrison Village II
- R004 Cayona Park Acres
- R005 Coastal Aquil Estates
- R006 Crystal Beach Tennis & Yacht Club
- R007 Neve Plan
- R008 Erie Beach IA
- R009 Prospect Point
- R010 Neve Plan II
- R011 Burleigh South
- R012 Hill Estates South
- R013 Ridgeway Shores
- R014 Erie Beach Phase IB
- R015 Brian Street
- R016 Victoria Village Phase II
- R017 Dominion Rd Estates
- R018 Bay Ridge Crossing Phase I
- R019 Bay Beach Woods Phase I
- R020 Bay Ridge Crossing Phase II
- R021 South Coast Village (Phase I)
- R022 Spears Road Estates
- R023 Ridgeway-by-the-Lake Phase III
- R024 South Coast Village (Phase II)
- R025 Village Creek (Phase III)

DRAFT APPROVED PLANS

- D001 River Trail Estates Phase II
- D002 Alliston Woods
- D003 Levy Court
- D004 Hershey Estates
- D005 High Pointe Subdivision
- D006 Spears Gardens
- D007 Dominion Woods
- D008 Crystal Ridge Landing
- D009 Willow Trail
- D010 Schooley Road Condominiums
- D011 Garrisons Greens
- D012 Hazelwood Condominiums
- D013 King Albany Phase I
- D014 Creekside Estates
- D015 Deerwood Lanes Phase II (Condo)
- D016 Abino Dunes
- D017 Nigh Road Subdivision
- D018 The Oaks at Six Mile Creek (Heavy Impact Status Phase II)
- D019 Dantini Plan
- D020 Parklane Place
- D021 River Lea Estates (Condo)
- D022 Back Creek Signature
- D023 Royal Ridge
- D024 Fort Erie Hills
- D025

ACTIVE PLANS (Not Draft Approved)

- A001 Spears Garden Phase II



SECTION B

INDUSTRIAL, COMMERCIAL & INSTITUTIONAL PERMIT ACTIVITY AND DEVELOPMENT CHARGE REPORT 2017 Q4 AND YEAR END

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-17-2018 DATED MARCH 5, 2017

SECTION B – 2017 Q4 & YE – PERMIT ACTIVITY, INDUSTRIAL, COMMERCIAL & INSTITUTIONAL

This section provides a brief summary for the fourth quarter of 2017 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 2017 there were **2 industrial related permits** drawn. Zavcor in Stevensville has added solar panels to the site **(\$70,000)** and a new foundation permit was substantial in value and is for a new medical marijuana facility just west of the Stevensville urban area **(\$1,650,000)**. It can be noted that the land subject of the permit does not reduce the current supply of designated employment land, which remains intact as identified in the Fort Erie Economic Development and Tourism Corporations Industrial Lands Strategy.

Industrial 2017 Year End

Total permits for 2017 were generally light with **only 6 drawn for the year**; this is two better than 2016. The total value of those permits was recorded **at \$1,835,000**, which is up from last year's total of \$791,000 from 4 permits and 3 permits in 2015 that totaled \$521,000.

Commercial Q4

Fourth quarter permit activity in the Commercial sector had seen 8 permits in total with a value recorded at \$167,000. Of those, 6 permits were for renovation or change of use. The 2 remaining permits were issued for new construction works at Safari Niagara that would see two new animal shelter buildings constructed. Although the use is more in line with agricultural type activity, the operation is a commercial operation and the permits are issued accordingly.

Commercial 2017 Year End

Over the course of 2017, the sum of all quarters realized 32 permits and shared in the total recorded permit value of \$932,700. This is down from the 2016 totals of 34 permits with a value recorded at \$2,303,500. The single largest commercial permit issued during 2017 was for interior renovations (\$150,000) to the former May Wah restaurant on Niagara Boulevard, which is being renovated by the new owner.

Institutional Q4

The Institutional sector remained quiet in the final quarter of 2017 with only a **single permit (1)** issued for renovation work on a portable classroom at the Peace Bridge Public School. Permit value was recorded at **\$10,000**.

Institutional 2017 Year End

Considering the 2017 year overall, institutional permit activity was generally subdued with the exception of Niagara Region's major investments into the Rosehill Water Treatment Facility (\$10,000,000). **Overall there were a total of 9 permits issued for Institutional uses with a collective recorded value of \$10,069,500.**

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-17-2018 DATED MARCH 5, 2017
SECTION B – 2017 Q4 & YE – PERMIT ACTIVITY, INDUSTRIAL, COMMERCIAL & INSTITUTIONAL

Permit Volumes & Estimate Value

Table 5 provides the permit totals for each of the descriptive categories for 2017 Q4. For comparison, the Q4 results of 2016 and 2015 are provided also.

Table 6 on the following page provides the sum totals of each permit category or classification covering **all of 2017** 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)

PLANNING AND DEVELOPMENT SERVICES						
CLASSIFICATION	2017		2016		2015	
	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	25	\$10,531,000	73	\$25,102,000	32	\$12,002,500
<i>Two Family Dwellings</i>						
New	1	\$150,000	2	\$400,000	2	\$300,000
<i>Multi-Unit Dwellings/Apartments/Towns</i>						
New	6	\$2,709,000	14	\$3,483,000	1	\$50,000
<i>Res. Add. Alt. & Repairs</i>	40	\$2,047,000	36	\$2,002,600	36	\$1,792,500
<i>Garages & Carports</i>	9	\$298,500	10	\$303,255	9	\$312,500
<i>Accessory Buildings</i>	5	\$41,000	7	\$35,000	2	\$7,800
<i>Swimming Pools</i>	3	\$31,000	3	\$120,000	0	\$0
<i>Farm Buildings</i>	3	\$188,000	0	\$0	1	\$50,000
<i>Model Homes</i>	0	\$0	0	\$0	0	\$0
<i>Commercial Business</i>						
New	2	\$45,000	1	\$800,000	0	\$0
Additions, Alterations, Etc.	6	\$122,100	4	\$254,000	6	\$215,000
<i>Industrial</i>						
New	1	\$1,650,000	1	\$196,000	0	\$0
Additions, Alterations, Etc.	1	\$70,000	3	\$275,000	3	\$521,000
<i>Institutional & Gov't</i>						
New	0	\$0	0	\$0	1	\$23,000,000
Additions, Alterations, Etc.	1	\$10,000	3	\$80,000	2	\$31,000
<i>Demolitions</i>	13	\$93,850	16	\$308,000	12	\$106,100
<i>Plumbing</i>	6	\$741,500	6	\$26,800	7	\$863,100
<i>Other (sign, tent, tank, etc;)</i>	3	\$5,500	3	\$17,400	3	\$6,200
TOTALS	125	\$18,733,450	182	\$33,403,055	117	\$39,257,700

Despite finishing with approximately half of the value compared to the two previous Q4 results, **Table 6** (following page) will illustrate that the closing value for the overall year was strong finish.

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-17-2018 DATED MARCH 5, 2017
SECTION B – 2017 Q4 & YE – PERMIT ACTIVITY, INDUSTRIAL, COMMERCIAL & INSTITUTIONAL

(Table 6)

PLANNING AND DEVELOPMENT SERVICES						
CLASSIFICATION	2017		2016		2015	
	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$	NO. OF PERMITS YEAR END	ESTIMATED VALUE \$
Single Family Dwellings						
New	141	\$54,197,000	203	\$73,753,000	89	\$29,292,000
Two Family Dwellings						
New	9	\$2,100,000	12	\$2,740,000	4	\$870,000
Multi-Unit Dwellings/Apartments/Towns						
New	18	\$5,212,500	39	\$5,276,000	1	\$50,000
Res. Add. Alt. & Repairs	172	\$7,442,600	137	\$5,721,600	154	\$6,065,700
Garages & Carports	42	\$1,709,400	49	\$1,375,255	33	\$1,369,800
Accessory Buildings	19	\$143,100	17	\$147,500	2	\$7,800
Swimming Pools	43	\$1,012,800	24	\$617,400	14	\$297,000
Farm Buildings	8	\$463,000	7	\$455,500	6	\$248,500
Model Homes	1	\$515,000	0	\$0	1	\$315,000
Commercial Business						
New	3	\$80,000	14	\$1,248,000	1	\$300,000
Additions, Alterations, Etc.	29	\$853,300	21	\$1,080,500	33	\$1,498,600
Industrial						
New	2	\$1,750,000	1	\$196,000	0	\$0
Additions, Alterations, Etc.	4	\$85,000	4	\$595,000	5	\$539,000
Institutional & Gov't						
New	1	\$32,000	0	\$0	2	\$31,000,000
Additions, Alterations, Etc.	8	\$10,037,500	7	\$185,000	11	\$491,000
Demolitions	55	\$652,350	55	\$659,900	53	\$508,800
Plumbing	13	\$1,626,900	19	\$490,600	14	\$880,500
Other (sign, tent, tank, etc;)	22	\$163,000	28	\$469,500	16	\$44,500
TOTALS	590	\$88,075,450	637	\$95,010,755	439	\$73,778,200

Noteworthy Building Permits in 2017

In review of permits for 2017, the two most noteworthy would be that of Niagara Region's investment at the **Rosehill Water Treatment Facilities**, which had seen new construction valued at a total of **\$10,069,500**. Subsequent to those two Institutional permits, the **\$1,650,000 foundation permit issued for the new build (Medical Marijuana facility) west of Stevensville** was the next closet in value. Beyond those noted above, residential dwelling construction became the next levels on terms of value with some single detached dwellings reaching values reported at **up to \$900,000** in the Ridgeway-by-the-Lake development.

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Development Charge (DC) Report

Planning and Development Services are monitoring / tracking the Industrial and Commercial construction sectors for purposes of Development Charges By-law review when next due for comprehensive study in 2018. By-law 43-2014 was passed by Town Council which effectively eliminated Town Industrial Development Charges. Other exemptions include Commercial and Residential in downtown core area CIP's. For this reporting, there is expressed interest in monitoring the industrial and commercial amounts collected under the current by-law parameters.

DC's for 2017 - Q4

Development Charges collected in 2017 - Q4 represented a total of \$2,122.21 for a single permit to create a residential apartment in a commercial building on Jarvis Street. The DC was a Regional charge after qualifying for a 50% exemption for being within a Downtown CIP Project Area. The Town fully exempts DC's for this type of permit and location and therefore, no local charge applied. This particular DC charge is being tracked because it was issued under a commercial permit for an apartment in a commercial zone.

Industrial DC's All of 2017

There were no new industrial permits in 2017 that otherwise, if not exempt or credited, would have been subjected to DC's and therefore, no DC calculation/collection for those industrial permits had occurred. The Town fully exempts Industrial DC's but Niagara Region does have charges that apply based on their own Development Charges by-law, however none of the 6 permits issued in 2017 were subjected to Regional DC's.

Commercial

Commercial permits issued in 2017 (32 permits) did see 4 permits subjected to DC's and in this case, not only were those 4 permits required to pay Regional Charges, one of the permit did see local DC charges being applied. Total DC charges collected in 2017 is recorded at \$24,392.22 comprised of \$20,994.07 charged by Niagara Region and \$3,398.15 charged by the Town.

SECTION C

BY-LAW ENFORCEMENT REPORT 2017 Q4 AND YEAR END

APPENDIX "1" TO ADMINISTRATIVE REPORT PDS-17-2018 DATED MARCH 5, 2017
SECTION C – 2017 Q4 & YE – BY-LAW ENFORCEMENT REPORT

Overview

This section provides statistics related to the volume of complaints and actions the Town's By-law Enforcement Officers are experiencing. **Table 7** provides a look at the previous 5 years compared to this year's final amount. **Tables 8 thru 13** 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 2017 are provided with summary cross reference against last year's total (**Tables 12 and 13**).

(Table 7)

TOTAL COMPLAINTS 2012-2016	
2012	582
2013	522
2014	580
2015	673
2016	837
2017	937
Total Complaints	4131

Activity Comments

Municipal Law Enforcement Statistics for Q4 of 2017 report 140 new complaints being filed. Reviewing the tables (8 thru 11) 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 year were waste and debris related (229) with long grass and weeds a close second (225). There were 34 more property standards related complaints in 2017 over last year (182 vs.148 respectively). All other categories listed in **Table 13** received a higher number of complaints in 2017 over those recorded in 2016 with the exception of Waste and debris which remained the same at 229 complaints. **Tables 12 and 13** provide the comparison of the complaint volumes received for both 2016 and 2017.

Parking Violations

When reviewing the parking violations for the complete year, a total of 596 tickets were issued for parking infractions, which is down considerably from the 2016, when the total reached 916 tickets having been issued. The reduction in parking infraction notices could be explained by the wet and cool summer experienced in 2017, officer workload in other areas of enforcement and public awareness regarding parking enforcement in the Town.

Summary Conclusion

In general terms, new complaints received in Q4 of 2017 were slightly higher than the same period of 2016 (140 vs.134 respectively) and overall, the 2017 year totals were also reporting higher volumes with an additional 100 more complaints filed in 2017 (937) over that of 2016 (837). By-law Enforcement has been busy with the upward trend continuing over the past 5 years. **Table 7** illustrates the steady annual increase in the volume of new complaints filed.

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SECTION C – 2017 Q4 & YE – BY-LAW ENFORCEMENT REPORT

(Table 8)

By –Law Enforcement Quarterly Statistics January 1 to March 31, 2017				
Q1 - 2017				
BY-LAW	Complaints Carried Over 2016	New Complaints Received	Closed Complaints	Pending Complaints
WASTE AND DEBRIS	14	50	28	36
LONG GRASS AND WEEDS	0	0	0	0
ZONING	6	47	14	39
NOISE	1	14	8	7
PROPERTY STANDARDS	35	35	23	47
MISCELLAENOUS	16	29	23	22
TOTAL	72	175	96	151

(Table 9)

By –Law Enforcement Quarterly Statistics April 1 to June 30, 2017				
Q2 - 2017				
BY-LAW	Complaints Carried Over from Q1 - 2016	New Complaints Received	Closed Complaints	Pending Complaints
WASTE AND DEBRIS	36	63	58	41
LONG GRASS AND WEEDS	0	130	110	20
ZONING	39	10	16	33
NOISE	7	18	18	7
PROPERTY STANDARDS	47	45	37	55
MISCELLAENOUS	22	52	44	30
TOTAL	151	318	283	186

(Table 10)

By –Law Enforcement Quarterly Statistics July 1 to September 30, 2017				
Q3 - 2017				
BY-LAW	Complaints Carried Over from Q2 - 2016	New Complaints Received	Closed Complaints	Pending Complaints
WASTE AND DEBRIS	41	78	89	30
LONG GRASS AND WEEDS	20	91	101	10
ZONING	33	17	19	31
NOISE	7	23	25	5
PROPERTY STANDARDS	55	61	59	57
MISCELLAENOUS	30	34	38	26
TOTAL	186	304	331	159

(Table 11)

By –Law Enforcement Quarterly Statistics October 1 to December 31, 2017				
Q4 - 2017				
BY-LAW	Complaints Carried Over from Q3 - 2016	New Complaints Received	Closed Complaints	Pending Complaints
WASTE AND DEBRIS	30	38	49	19
LONG GRASS AND WEEDS	10	4	14	0
ZONING	31	6	13	24
NOISE	5	16	21	0
PROPERTY STANDARDS	57	41	53	45
MISCELLAENOUS	26	35	38	23
TOTAL	159	140	188	111

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(Table 12)

2016 Total Complaints		
BY-LAW	New Complaints Received (not including 2015 carryover)	Closed Complaints (including 2015 carryover)
WASTE AND DEBRIS	229	233
LONG GRASS AND WEEDS	197	197
ZONING	58	55
NOISE	63	66
PROPERTY STANDARDS	148	130
MISCELLAENOUS	142	133
TOTAL	837	814

(Table 13)

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