

Prepared for Council-in-Committee
Agenda Date February 4, 2013

Report No. CDS-16-13
File No. 350308

Subject

SUBDIVISION AND BUILDING PERMIT STATUS REPORT – YEAR END 2012

Recommendations

THAT Council receive the 2012 Year-End Subdivision Status Report and Building Permit Report for information purposes, and further

THAT A copy of this report be sent to Regional Niagara - Integrated Community Planning and the Fort Erie Economic Development and Tourism Corporation.

Relation to Council's 2011-2014 Corporate Strategic Plan

Priority: **Economic Development**

Goal: 6 – Engage with and support retention of existing business in Fort Erie

Initiative: 6.1 – Encourage existing companies with expansion efforts

6.4 – Engage and support Fort Erie small business and BIAs

Priority: **Infrastructure Development**

Goal: 2 – Enhance the ability of existing assets to meet future community needs

Initiative: 2.6 – Promote the use of our existing assets

Priority: **Infrastructure Development**

Goal: 3 – Leverage value from infrastructure investments to generate future growth and revenue for the Town

Initiative: 3.1 – Continue infrastructure investment to realize the new growth/revenue opportunities associated with the Frenchman's Creek Trunk Sewer.

List of Stakeholders

Developers

Land owners

Fort Erie Economic Development and Tourism Corporation

Prepared by:

Submitted By:

Approved by:

Original Signed

Original Signed

Original Signed

Amanda D'Angelo, BA (Hons.)
Assistant to the Director of
Community and Development
Services

Richard F. Brady, MA, MCIP, RPP
Director of Community and
Development Services

Ron Tripp, P.Eng
Acting Chief Administrative
Officer

Purpose of Report

The purpose of this report is to provide Council with a comprehensive overview of subdivision development activity occurring throughout the Town. The reporting assists in identifying areas where the most activity is occurring and reports on actual permits drawn for each Neighbourhood Area. The report will also assist in supplying data for the annual Municipal Performance Measures reporting requirements for the calendar year of 2012. In addition to residential development, the report provides a summary of commercial and industrial/institutional permit activity for the information of council.

Background

Since 1991, staff have been tracking residential, commercial and industrial construction trends in the Town of Fort Erie by way of quarterly and year-end subdivision and building permit status reports. These reporting procedures assist staff in monitoring new development and intensification in relation to projected numbers based on approved land use in the Town's Official Plan, Secondary and Neighbourhood Plans.

Analysis**Subdivision Status Report**

This report tracks the quarterly changes in the number of registered subdivision lots, draft approved lots, and conceptual plan of subdivision lots throughout the year. In 2012, there were two subdivisions registered within the Town of Fort Erie. These are identified as Village Creek Estates Phase II (Q3 registration) and Deerwood Lane Phase I (Q4 registration). In addition, there was one Draft Plan of Subdivision approved (*South Ridge Meadows*) and one Draft Plan of Vacant Land Condominium approved (*Deerwood Lane Phase II*), both occurring during the fourth quarter of 2012. Conceptual subdivision plans the Town has been monitoring, remained static for this calendar year. **Appendix "1"** contains detailed spreadsheets outlining the subdivision activity that took place throughout 2012. The attached mapping contained within Appendix "1" illustrates the location of the various plans of subdivision throughout the Town.

To summarize, at the end of 2012 there were 327 vacant registered lots which represents an adequate supply of housing between 3 and 4 years of residential growth (based upon the average number of permits issued per year over the previous five year period).

Residential Dwelling Permit Report Year End 2012

Contained in **Appendix "1"**, a total of 26 residential building permits were issued during the fourth quarter of 2012. At year end, a combined total of 106 new residential dwelling permits were issued. The total estimated construction value for new residential was \$23,598,000. This number is significantly higher in comparison to year end 2011 where by 80 permits were issued for new residential dwellings. Of the 106 permits issued for new residential construction, 77 were for single family dwellings, 22 were for multi-unit dwellings and 7 were for mobile dwellings. The bar graph contained in

Appendix “1” provides a visual illustration of the new residential permit quarterly activity by neighbourhood over the course of 2012. Subsequently, a pie graph illustrates this quarterly activity as a percentage.

Industrial/Commercial Permit Report Year End 2012

During the fourth quarter of 2012 there was one new institutional permit issued in the amount of \$115,000 located in Fort Erie’s rural area. There were no new commercial or industrial permits issued during this quarterly reporting period.

At year end 2012, there were no new industrial permits issued, three new institutional permits issued and two new commercial building permits issued with the equivalent construction value of \$8,025,000. Over and above the new building permit values, it can be noted that by year end 2012, there was an estimated total of \$9,440,600 in addition and alteration permits issued for commercial, industrial and institutional areas.

Comparing the overall 2012 construction values of residential, commercial and industrial/institutional (\$46,318,600) with those of 2011(\$35,143,750), results in a net increase of \$11,174,850 or 32%. Going forward, staff remain optimistic that new development activity will begin to move forward in the Spears-High Pointe Neighbourhood area now that the servicing issues have been resolved and developers are starting to work on plans of subdivision in this area.

Conclusions

The 2012 year has been one of renewed growth in residential building permits as well as significant growth in the value of building activity in Fort Erie. A 32% increase in the value of building permits issued in 2012 as compared to 2011 has substantially increased overall level of building activity in the Town.

Provincial Growth Plan Conformity

The Provincial Growth Plan provides targets for residential development in “Greenfield Areas” and within the “Built Boundary”. The provincial target for Greenfield development is 50 persons/jobs per hectare. The Provincial target for new development within the Built Boundary is that 15% of all residential development shall occur within the Built Boundary.

The South Ridge Meadows Subdivision was the only subdivision approved within the Greenfield Area of Fort Erie during 2012. South Ridge Meadows includes 36 residential units within the 1.44 hectare site. The Region of Niagara estimates that 2.53 persons per will reside within each residential unit and that 5% of residential units will include a home occupation. Based on these estimates, the South Ridge Meadows subdivision will generate a total of 93 persons/jobs. This represents a density of 64.5 persons/jobs per hectare which exceeds the Provincial Target by 29%.

The Deerwood Lane Phase 2 Subdivision was the only subdivision approved within a Greenfield Area in 2012. The Deerwood Lane Phase 2 Subdivision includes 18 residential units, which represents 33% of all residential units approved in 2012. This exceeds the Provincial target for the Built Boundary by 18%.

Financial/Staffing Implications

N/A

Policies Affecting Proposal

N/A

Comments from Relevant Departments/Community and Corporate Partners

N/A

Alternatives

N/A

Conclusion

Staff is recommending that Council receive the 2012 Year-End Subdivision Status Report and Building Permit Report for information purposes.

Attachments

Appendix “1” – Subdivision Status Report Year End 2012

TOWN OF FORT ERIE SUBDIVISION STATUS REPORT FOURTH QUARTER – YEAR END 2012



TABLE OF CONTENTS

Residential/Commercial/Industrial Development Activity 2012.....	1
Residential Building Permits Issued Fourth Quarter 2012.....	2
Registered Plans of Subdivision—Table	3
Draft Approved Plans of Subdivision—Table	4
Active Plans of Subdivision with no Formal Approvals—Table	5
Town of Fort Erie Subdivision Map	6

DEVELOPMENT ACTIVITY – FOURTH QUARTER 2012

New Residential Construction

During the fourth quarter of 2012, twenty-six new building permits were issued in the Town of Fort Erie. Sixteen of these permits were issued for single detached residential dwellings, six were for multi residential dwellings and four were for mobile homes. Twenty-two of these new permits were in registered plans of subdivision.

Commercial and Industrial Construction

There was one new institutional building permit issued during the fourth quarter of 2012 in the amount of \$115,000 located in Fort Erie's rural area. There were no new commercial and industrial building permits issued during this time.

Registered Plans of Subdivision

There was one new plan of subdivision registered in the fourth quarter of 2012, Deerwood Lane Phase I. As of the end of the quarter, there were 40 Registered Plans in Fort Erie representing 1326 lots/blocks and 1634 units. Of these, 327 lots/blocks (366 potential units) were vacant. This represents an approximate 3 to 4 year supply of housing in registered lots.

Draft Approved Plans of Subdivision

There was one new plan of subdivision receiving draft approval in the fourth quarter of 2012, South Ridge Meadows. As of the end of the fourth quarter, there were 27 Draft Approved Plans in Fort Erie, representing a total of 1,051 lots/blocks (1,455 potential units). This represents an approximate 14 year supply of housing in draft approval plans.

Active Plans in Process

There were no new conceptual plans of subdivision brought to the Town during the fourth quarter. As of the end of the fourth quarter 2012, there were four conceptual plans in preliminary stages representing 151 lots/blocks (448 potential units).

PERMITS ISSUED FOR NEW RESIDENTIAL DWELLINGS FOURTH QUARTER 2012

Q4 2012						
Oct-12						
	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	47	ELMWOOD AVENUE	CRYSTAL BEACH	SINGLE	1	59R14323
	3033	TOWNLINE ROAD	DOUGLASTOWN	MOBILE	4	59R11371
	1800	MACDONALD DRIVE	RURAL	SINGLE	1	N/A
	135	STONEMILL ROAD	RURAL	SINGLE	1	59R13645
	3393	SWITCH ROAD	DOUGLASTOWN	SINGLE	1	59R9728
	3955	VILLAGE CREEK DRIVE	STEVENSVILLE	SINGLE	1	59M390
	3315	LAKECREST COURT	RIDGEWAY/THUNDER BAY	SINGLE	1	59M287
	134	PARK STREET	RIDGEWAY/THUNDER BAY	SINGLE	1	59R14100
	3044	HYMANN AVENUE	RIDGEWAY / THUNDER BAY	SINGLE	1	59R14269
	TOTAL				12	
Nov-12						
	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	3948	VILLAGE CREEK DRIVE	STEVENSVILLE	SINGLE	1	59M390
	TOTAL				1	
Dec-12						
	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	27	SPINNAKER DRIVE	RIDGEWAY/THUNDER BAY	SINGLE	1	59M341
	8	BEACON HILL	CRYSTAL BEACH	SINGLE	1	59M208
	3967	LOWER COACH ROAD	STEVENSVILLE	MULTI	1	59R14682
	3971	LOWER COACH ROAD	STEVENSVILLE	MULTI	1	59R14682
	3975	LOWER COACH ROAD	STEVENSVILLE	MULTI	1	59R14682
	3977	LOWER COACH ROAD	STEVENSVILLE	MULTI	1	59R14682
	3945	VILLAGE CREEK DRIVE	STEVENSVILLE	MULTI	1	59M390
	3949	VILLAGE CREEK DRIVE	STEVENSVILLE	MULTI	1	59M390
	710	BRIAN STREET	CRESCENT PARK	SINGLE	1	59M-BRI
	3318	CHARLESTON DRIVE	RIDGEWAY/THUNDER BAY	SINGLE	1	59M313
	390	JORDYN DRIVE	LAKE SHORE	SINGLE	1	59M84
	3976	LOWER COACH ROAD	STEVENSVILLE	SINGLE	1	59R14682
	670	BRIAN STREET	CRESCENT PARK	SINGLE	1	59M-BRI
	TOTAL				13	
			NEIGHBOURHOOD STATS			
			Bridgeburg	0		
			Business Park - Gilmore	0		
			Crescent Park	2		
			Crystal Beach	2		
			Douglastown	5		
			Fort Erie	0		
			Garrison	0		
			Gateway	0		
			Kraft	0		
			Lakeshore	1		
			Ridgeway/Thunder Bay	5		
			Spears/High Pointe	0		
			Stevensville	9		
			Rural Areas	2		
				0		
			TOTAL	26		

APPENDIX "1" TO ADMINISTRATIVE REPORT NO. CDS-16-13 DATED FEBRUARY 4, 2013

REGISTERED PLANS - Fourth Quarter 2012

	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	Vac. Single-Det.	Vac. Semi-Det. Units	Vac. Multiple Units
R1	JETMAR SUBDIVISION	Crystal Beach	M-65	26T-74259	2/7/1978	54	54	46	46	46	0	0
R2	GARRISON VILLAGE PHASE I	Garrison	M-83	26T-74019	11/26/1979	215	306	3	3	3	0	0
R3	GARRISON VILLAGE PHASE II	Garrison	M-84	26T-74019	11/26/1979	65	150	6	8	4	0	4
R4	DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	3/10/1989	15	15	1	1	1	0	0
R5	COUNTRY SQUIRE ESTATES I	Rural Area	M-172	26T-78024	3/8/1990	11	11	2	2	2	0	0
R6	DOUGLAS-ON-THE-PARKWAY	Douglastown	M-197	26T-88006	4/8/1991	38	38	0	0	0	0	0
R7	CRYSTAL BEACH Y & T CLUB	Crystal Beach	M-208	26T-91012	4/7/1993	170	170	43	40	40	0	0
R8	NEYE PLAN PHASE I	Outside of Urban Area	M-209	26T-91011	12/9/1993	2	2	1	1	1	0	0
R9	HILL ESTATES NORTH	Stevensville	M-232	26T-91018	10/23/1996	27	27	0	0	0	0	0
R10	CRESCENT FARM EXTENSION I	Crescent Park	M-244	26T-22885	4/16/1998	19	19	0	0	0	0	0
R11	VICTORIA VILLAGE PHASE I	Garrison	M-261	26T-90009	12/21/1998	10	10	0	0	0	0	0
R12	ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	2/8/1999	6	12	4	8	0	8	0
R13	PROSPECT POINT PLAN	Ridgeway/Thunder Bay	M-265	26T-91010	3/24/1999	55	55	3	3	3	0	0
R14	NEYE PLAN PHASE II	Rural Area	M-267	26T-91011	6/21/1999	4	4	3	3	3	0	0
R15	RIVER TRAIL ESTATES II - PHASE I	Douglastown	M-276	26T-	6/7/2000	23	23	0	0	0	0	0
R16	BURLEIGH SOUTH PLAN	RidgewayThunder Bay	M-287	26T-		14	14	4	4	4	0	0
R17	HILL ESTATES SOUTH	Stevensville	M-303	26T-	11/18/2002	36	36	7	7	7	0	0
R18	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	12/18/2002	16	16	10	10	10	0	0
R19	NORTHRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	2/27/2003	7	7	0	0	0	0	0
R20	NORTHRIDGE MEADOWS PHASE 2	Ridgeway/Thunder Bay	M-313	26T-15-02-03	7/30/2003	44	44	4	4	4	0	0
R21	WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-65	26CD-15-9901	1/1/2001	1	17	0	0	0	0	0
R22	ERIE BEACH PHASE 1B	Lakeshore	M-319	26T-94005	3/31/2004	39	46	24	29	19	10	0
R23	BRIAN STREET DEVELOPMENT	Crescent Park	M-BRI	N/A	N/A	46	46	17	17	17	0	0
R24	HENRY-BROWNE SUBDIVISION	Crystal Beach	M-329	26T-15-02-06	2/24/2005	8	8	2	2	2	0	0
R25	BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	3/9/2005	53	53	7	7	7	0	0
R26	VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	3/9/2005	11	11	2	2	2	0	0
R27	DOMINION ROAD ESTATES PLAN	Rural Area	M-333	26T-15-00-01	4/1/2005	7	7	4	4	4	0	0
R28	BAY RIDGE CROSSING 1	Crystal Beach	M-337	26T-15-03-02	7/15/2005	10	10	2	2	2	0	0
R29	RIDGEWAY-BY-THE-LAKE PHASE I	Ridgeway/Thunder Bay	M-341	26T-96014	1/30/2006	86	86	19	19	19	0	0
R30	VILLAGE CREEK ESTATES PHASE I	Stevensville	M-347	26T-91013	5/29/2006	40	63	5	5	5	0	0
R31	BAY BEACH WOODS	Crystal Beach	M-349	26T-15-9803	8/4/2006	32	32	27	27	27	0	0
R32	BAY RIDGE CROSSING PHASE 2	Crystal Beach	M-363	26T-15-2000-01	9/5/2007	26	26	2	2	2	0	0
R33	RIVER TRAIL CONDOMINIUMS	Douglastown	NSVLC-99	350303-0011		10	10	1	1	1	0	0
R34	RIDGEWAY-BY-THE-LAKE PHASE 2	Ridgeway/Thunder Bay	M-372		9/11/2008	41	70	17	24	15	0	9
R35	SHOREBREEZE CONDOMINIUM PLAN	Crystal Beach	VLC-92		9/3/2008	19	19	0	0	0	0	0
R36	HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		9/17/2009	1	21	0	0	0	0	0
R37	VILLAGE CREEK ESTATES PHASE II	Stevensville	M-390	26T-91013	6/6/2012	38	55	32	49	27	18	4
R38	DOMINION ROAD PHASE 1	Thunder Bay	M-375	26T-15-03-01	4/3/2008	24	24	24	24	24	0	0
R39	BAY RIDGE CROSSING PHASE 3	Crystal Beach	M-363	26T-15-03-02	2007	1	9	1	8	8	0	0
R40	DEERWOOD LANE PHASE 1	Ridgeway/Thunder Bay	M-397	350308-089	11/8/2012	2	8	4	4	0	0	4
	TOTALS					1326	1634	327	366	309	36	21
		denotes built-out subdivision										
	3 TO 4 YEAR SUPPLY OF UNITS IN REGISTERED PLANS											

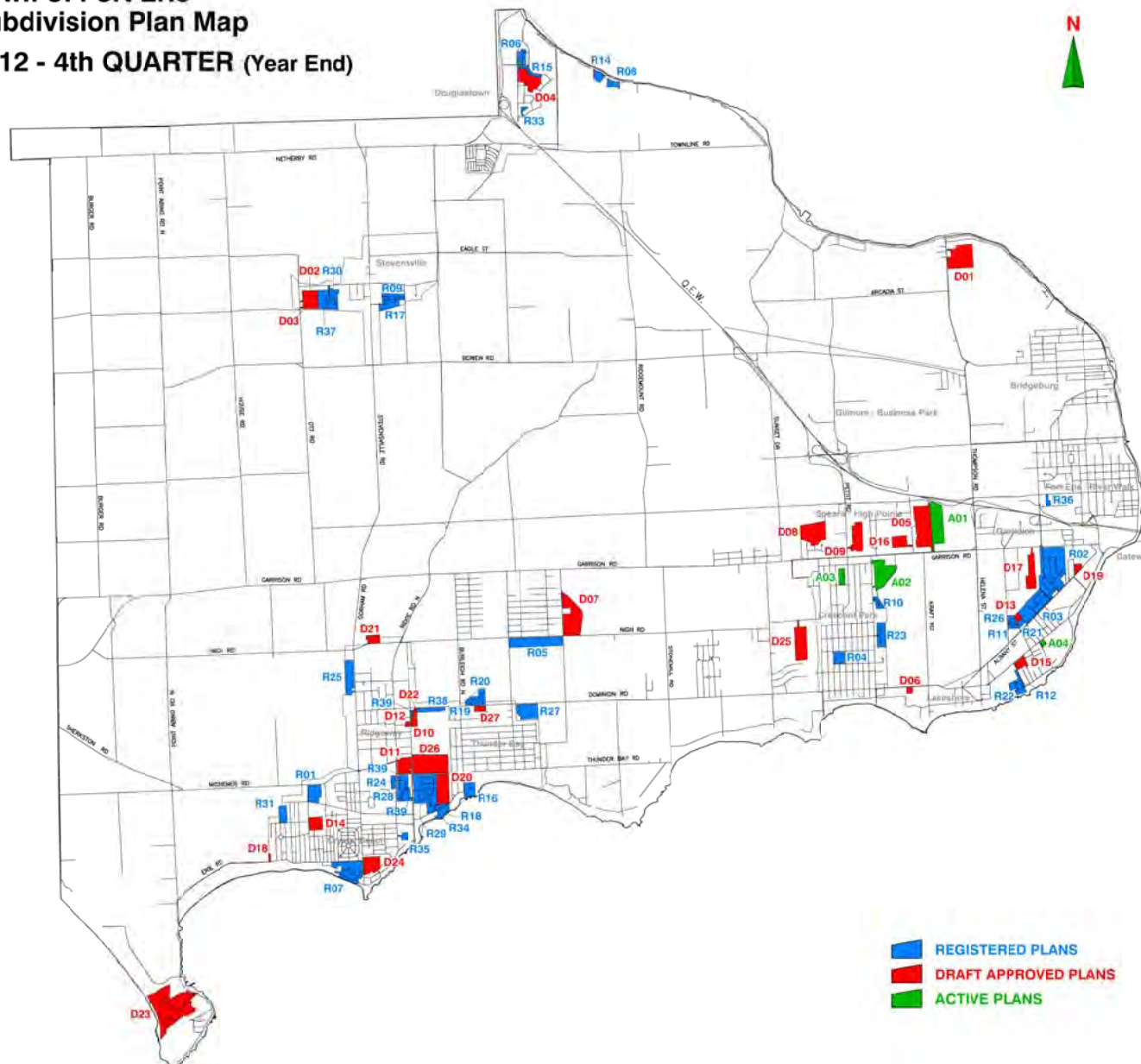
APPENDIX "1" TO ADMINISTRATIVE REPORT NO. CDS-16-13 DATED FEBRUARY 4, 2013

ACTIVE PLANS - Fourth Quarter 2012

[illegible]

Town of Fort Erie Subdivision Plan Map

2012 - 4th QUARTER (Year End)



REGISTERED PLANS
DRAFT APPROVED PLANS
ACTIVE PLANS

DRAFT APPROVED PLANS

- R01 Jetmare Subdivision
- R02 Garrison Village I
- R03 Garrison Village II
- R04 Daytona Park Acres
- R05 Country Squire Estates
- R06 Douglas-on-the-Parkway
- R07 Crystal Beach Tennis & Yacht Club
- R08 Neye Plan I
- R09 Hill Estates
- R10 Crescent Farm Extension 1
- R11 Victoria Village Phase I
- R12 Erie Beach IA
- R13 Prospect Point
- R14 Neye Plan II
- R15 River Trail Estates 2 Phase I
- R16 Burleigh South
- R17 Hill Estates South
- R18 Ridgeway Shores
- R19 North Ridge Meadows Phase I
- R20 North Ridge Meadows Phase II
- R21 Wellington Court Condominiums Phase I
- R22 Erie Beach Phase IB
- R23 Brian Street
- R24 Henry-Browne
- R25 Beaver Creek Estates
- R26 Victoria Village Phase II
- R27 Dominion Rd Estates
- R28 Bay Ridge Crossing Phase I
- R29 Ridgeway-by-the-Lake Phase I
- R30 Village Creek Estates Phase I
- R31 Bay Beach Woods
- R32 Bay Ridge Crossing Phase II
- R33 River Trail Condominiums
- R34 Ridge-by-the-Lake Phase II
- R35 Shorebreeze Condominiums
- R36 Hagey Avenue Condominiums
- R37 Village Creek Estates Phase II
- R38 Dominion Woods Phase I
- R39 Bay Ridge Crossing Phase III
- R40 Deerwood Lanes Phase I

DRAFT APPROVED PLANS

- D01 Mackenzie's Crossing
- D02 Bakersfield Phase I
- D03 Bakersfield Phase II
- D04 River trail Estates 2 Phase II
- D05 Alliston Woods West
- D06 Kristen Close
- D07 Hershey Estates
- D08 High Pointe Subdivision
- D09 Spears Gardens
- D10 Dominion Woods
- D11 Crystal Ridge Landing
- D12 Willow Trail
- D13 Lexington Court Condominiums
- D14 Schoolay Road Condominiums
- D15 Dominion Road Subdivision
- D16 Spears Road Estates
- D17 Garrisons Greens
- D18 Hazelwood Condominiums
- D19 King Albany Phase 1
- D20 Ridgeway-by-the-Lake Phase 3
- D21 Creekside Estates
- D22 Deerwood Lanes Phase II (Condo)
- D23 Abino Dunes
- D24 South Coast Village
- D25 Nigh Road Subdivision
- D26 Ridgeway Shores Phase II
- D27 South Ridge Meadows

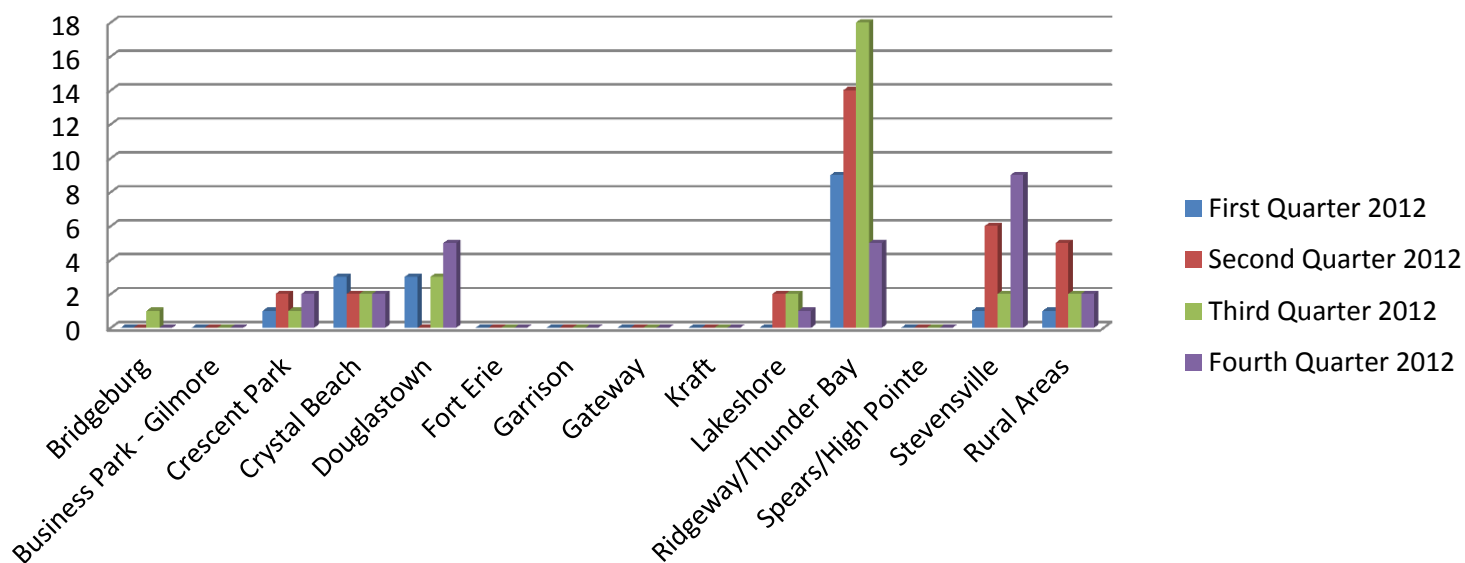
ACTIVE PLANS (Not Draft Approved)

- A01 Alliston Woods East
- A02 Crescent Farm Acres
- A03 Shayne Avenue Townhomes
- A04 Heims Estates

2012 New Residential Building Permits Issued by Neighbourhood

Neighbourhood	1Q	2Q	3Q	4Q
Bridgeburg	0	0	1	0
Business Park - Gilmore	0	0	0	0
Crescent Park	1	2	1	2
Crystal Beach	3	2	2	2
Douglastown	3	0	3	5
Fort Erie	0	0	0	0
Garrison	0	0	0	0
Gateway	0	0	0	0
Kraft	0	0	0	0
Lakeshore	0	2	2	1
Ridgeway/Thunder Bay	9	14	18	5
Spears/High Pointe	0	0	0	0
Stevensville	1	6	2	9
Rural Areas	1	5	2	2
Total	18	31	31	26

New Residential Building Permits Issued by Neighbourhood Quarterly Trends 2012



2012 New Residential Building Permits Issued by Neighbourhood as a Percentage

