

TOWN OF FORT ERIE SUBDIVISION STATUS REPORT FOURTH QUARTER 2013 & YEAR END



TOWN OF FORT ERIE

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TOWN OF FORT ERIE

DEVELOPMENT ACTIVITY – Q4 2013

New Residential Construction

During the fourth quarter of 2013, twenty-six new building permits were issued in the Town of Fort Erie. Sixteen of these permits were issued for single detached residential dwellings, two for semi-detached, five were for townhouse dwellings and the remaining three were for mobile homes. Fourteen of these new permits were in registered plans of subdivision.

The total construction value of this new residential in the last quarter of 2013 is recorded as \$6,536,000.⁰⁰.

Commercial and Industrial Construction

The last quarter of 2013 did not see any new major industrial or commercial permits drawn. However, there was one major commercial renovation with a total value of \$523,000.⁰⁰ (Silver Nugget).

Registered Plans of Subdivision

The fourth quarter of 2013 did not result in any new Subdivision Plan registrations. Registration of River Trail Phase 2 had been anticipated; however it did not occur in the last quarter of 2013. The last quarter of 2013 did result in the Lexington Court Condominiums being registered as a Standard Condominium, but in such instances, registration of a standard condominium does not add to the available supply, but rather, occurs after the build-out and occupancy.

Draft Approved Plans of Subdivision

There were no new Draft Plan Approvals in the fourth quarter of 2013. There were several extensions granted and therefore, present supply of Draft Approved Plans remains status quo. There are, however, some active redline revisions in process on a few of the Draft Approved Plans, most notably, Alliston Woods, Spears Road Estates and Crystal Ridge Landing. Any approved changes will be reported in the 2014 Q1 Report.

Active Plans in Process

The Town did receive one (1) new Draft Plan of Subdivision application late in the fourth quarter for a 23 unit townhome plan in Crystal Beach. Processing of this application is underway.

APPENDIX "1" TO ADMINISTRATIVE REPORT CDS-19-2014 DATED MARCH 3, 2014

PERMITS ISSUED FOR NEW RESIDENTIAL DWELLINGS FOURTH QUARTER 2013						
Q4 2013						
Oct-13						
	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	3237	RISELAY AVENUE	RIDGEWAY/THUNDER BAY	SINGLE	1	
	421	ARGYLE ROAD	LAKE SHORE	SINGLE	1	59R14754
	3033	TOWNLINE ROAD	DOUGLASTOWN	MOBILE	1	
	3033	TOWNLINE ROAD	DOUGLASTOWN	MOBILE	1	
	3325	CHARLESTON DRIVE	RIDGEWAY/THUNDER BAY	SINGLE	1	59M313
	3966	LOWER COACH DRIVE	STEVENSVILLE	SEMI	1	59M390
	3033	TOWNLINE ROAD	DOUGLASTOWN	MOBILE	1	
	3936	VILLAGE CREEK DRIVE	STEVENSVILLE	SINGLE	1	59M390
	427	ARGYLE ROAD	LAKE SHORE	SINGLE	1	59R14754
	564	LAKE SHORE ROAD	LAKE SHORE	SINGLE	1	
	19	DRIFTWOOD TRAIL	RIDGEWAY/THUNDER BAY	SINGLE	1	59M372
	3514	EDINBURGH ROAD	DOUGLASTOWN	SINGLE	1	
	TOTAL				12	
Nov-13						
	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	3970	LOWER COACH ROAD	STEVENSVILLE	SEMI	1	59M390
	2435	BURGER ROAD	RURAL	SINGLE	1	
	3459	DOMINION ROAD	RIDGEWAY/THUNDER BAY	SINGLE	1	59M375
	3465	DOMINION ROAD	RIDGEWAY/THUNDER BAY	SINGLE	1	59M375
	3238	CHARLESTON DRIVE	RIDGEWAY/THUNDER BAY	SINGLE	1	59M313
	886	CENTRALIA AVENUE NORTH	RURAL	SINGLE	1	59R12038
	48	SUNRISE COURT	RIDGEWAY/THUNDER BAY	SINGLE	1	59M372
	79	SUNRISE COURT	RIDGEWAY/THUNDER BAY	TOWN	1	59M372
	77	SUNRISE COURT	RIDGEWAY/THUNDER BAY	TOWN	1	59M372
	75	SUNRISE COURT	RIDGEWAY/THUNDER BAY	TOWN	1	59M372
	73	SUNRISE COURT	RIDGEWAY/THUNDER BAY	TOWN	1	59M372
	71	SUNRISE COURT	RIDGEWAY/THUNDER BAY	TOWN	1	59M372
	313	ELMWOOD AVENUE	CRYSTAL BEACH	SINGLE	1	59R14836
	TOTAL				13	
Dec-13						
	STR NO	STREET	NEIGHBOURHOOD	TYPE	NO. OF UNITS	REG PLAN
	3244	GROVE AVENUE	RIDGEWAY/THUNDER BAY	SINGLE	1	
	TOTAL				1	
			NEIGHBOURHOOD STATS			
			Bridgeburg	0		
			Business Park - Gilmore	0		
			Crescent Park	0		
			Crystal Beach	1		
			Douglastown	4		
			Fort Erie	0		
			Garrison	0		
			Gateway	0		
			Kraft	0		
			Lakeshore	3		
			Ridgeway/Thunder Bay	13		
			Spears/High Pointe	0		
			Stevensville	3		
			Rural Areas	2		
				0		
			TOTAL	26		

REGISTERED PLANS - Fourth Quarter 2013

	3.5 YEAR SUPPLY OF UNITS IN REGISTERED PLANS

[illegible]

ACTIVE PLANS - Fourth Quarter 2013

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)										
A001	ALLISTON WOODS EAST	26T-15-00-02/350308-0091	13-Dec-11	7	210	0	0	210	11.6										
A002	CRESCENT FARM ACRES	26T-22885		104	198	103	0	95	10.8										
A003	SHAYNE AVENUE TOWNHOMES	350308-0090	10-Mar-11	35	35	0	0	35	1.4										
A004	HEIMS ESTATE	350308-0093	4-Jan-12	5	5	5	0	0	0.62										
A005	PARKLANE PLACE	350308-0095	20-Dec-13	6	23	0	0	23	1.14										
TOTALS				151	471	108	0	363	24.42										



REGISTERED 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 Noye Plan I
- R09 Hill Estates
- R10 Crescent Farm Extension 1
- R11 Victoria Village Phase I
- R12 Erie Beach IA
- R13 Prospect Point
- R14 Noye 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 Shoreline Condominiums
- R36 Highgate Condominiums
- R37 Village Creek Estates Phase II
- R38 Dominion Woods Phase I
- R39 Bay Ridge Crossing Phase III
- R40 Deerwood Lanes Phase I
- R41 Lexington Court Condominiums

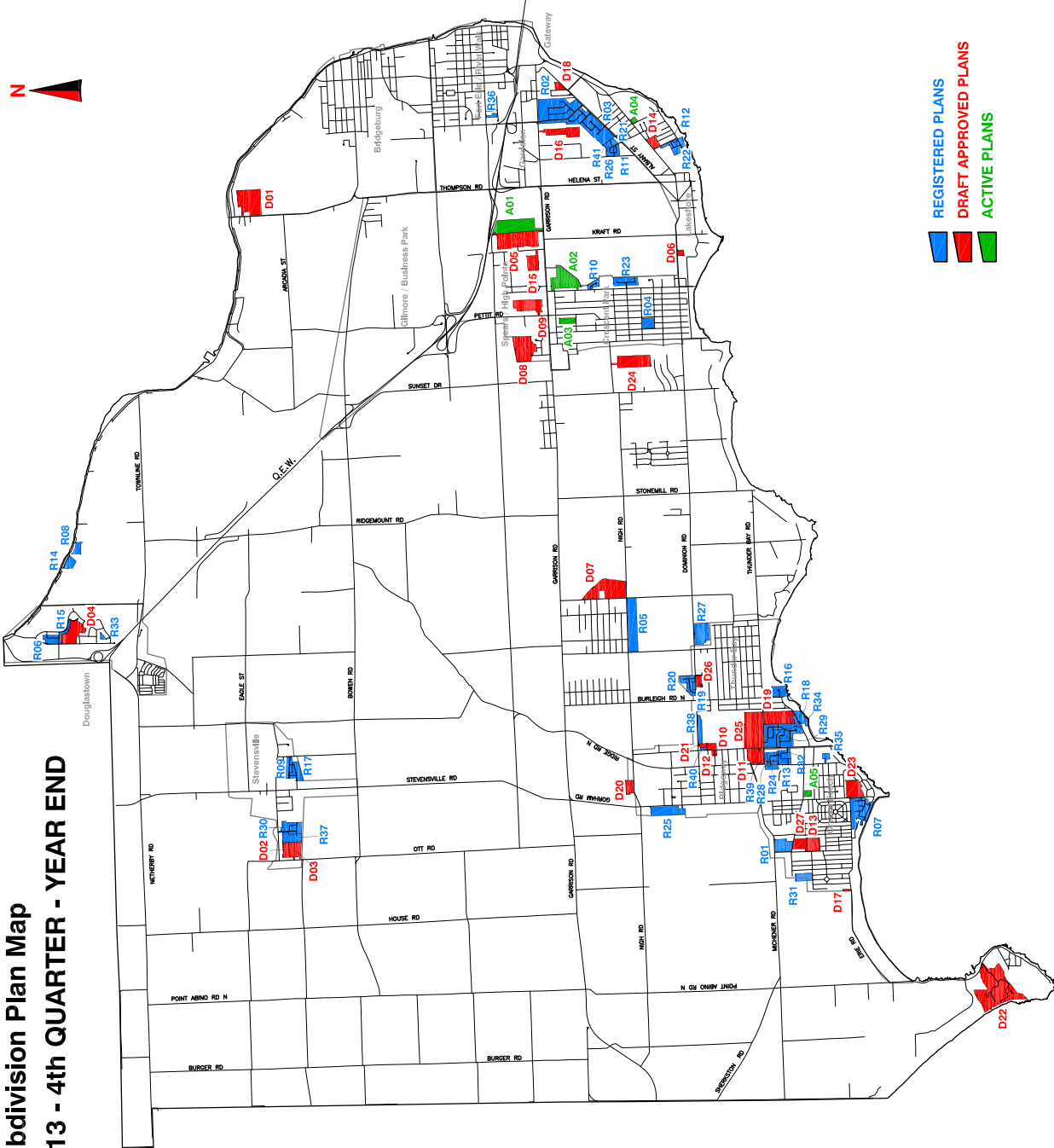
DRAFT APPROVED PLANS

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

ACTIVE PLANS (Not Draft Approved)

- A01 Alliston Woods East
- A02 Crescent Farm Acres
- A03 Shayne Avenue Townhomes
- A04 Heims Estates
- A05 Parklane Place

Town of Fort Erie
Subdivision Plan Map
2013 - 4th QUARTER - YEAR END



- REGISTERED PLANS
- DRAFT APPROVED PLANS
- ACTIVE PLANS

TOWN OF FORT ERIE

DEVELOPMENT ACTIVITY - YEAR END 2013

New Residential Construction

Over the course of 2013, 82 new residential building permits were issued in the Town of Fort Erie. Compared to 2012 (106 permits), representing a difference of 24 fewer and slightly less than the 5 year average of 92 permits. With respect to quarterly activity, Q1 and Q2 experienced the bulk of the difference with 18 fewer permits over the same two quarters of 2012. Q3 saw activity picking back up and by the Q4 the permit activity matched that of the same quarter of 2012 with 26 permits issued. Generally speaking, 2013 was a soft year for new residential permit activity.

Of the 82 permits issued in total, sixty-two (62) of these permits were issued for single detached residential dwellings, four (4) for semi-detached dwellings, eleven (11) were for multi residential dwellings (townhomes) and five (5) were for mobile homes.

For the tenth consecutive year, Ridgeway-Thunder Bay has led all neighbourhoods with 37% of permits being issued for 2013. The Lakeshore Neighbourhood came in with 21% and Crystal Beach with 17%.

Planning staff anticipate this trend to continue in Ridgeway-Thunder Bay for the next decade, tapering down as Ridgeway-by-the-Lake Phase 3 and Ridgeway Shores Phase 2 register and are built out. Staff also anticipate activity in the long idle Spears-High Pointe Neighbourhood with developers working to finalize detailed engineering submissions for Spears Road Estates and Alliston Woods, as these two long standing draft approvals move towards registration. Furthermore, As South Coast moves closer towards registration, it too is expected to show modest activity early to mid of the coming decade.

Commercial and Industrial Construction

Over the course of 2013, three (3) permits for new commercial construction were issued with a value of just under \$3.5 million. All permits were for new commercial structures at Garrison Road and Thompson Road (Calloway REIT). There were fourteen (14) permits for alteration/additions to commercial operations from a variety of sources resulting in an additional value to the commercial base of just under \$1.3 million.

With respect to new industrial, the only new permit drawn occurred in March 2013 (Peninsula Plastics) with a value of \$865,000.⁰⁰. There were alterations/addition permit draws that also added another \$278,000.⁰⁰ in value to the industrial base.

TOWN OF FORT ERIE

DEVELOPMENT ACTIVITY – YEAR END 2013 (...con't)

Registered Plans of Subdivision

As of year end 2013, there were 30 Registered Subdivision Plans with available supply in Fort Erie. The total of these plans at their original registration represented a sum of 1169 lots/blocks (1439 units). As time has progressed and building having occurred in many of these Plans, a current count of 300 lots/blocks (328 potential units) represents the remaining registered supply. Based on the current 5 year average absorption, there is an approximate 3.5 year supply of housing in registered subdivisions.

Draft Approved Plans of Subdivision

By year end 2013, there were 28 Draft Approved Plans in Fort Erie, representing a total of 1,078 lots/blocks (1,463 potential units). This represents approximately 16 years supply of housing in draft approved plans. While it is difficult to predict when developers will move their approvals closer to registration and ultimately construction, there are positive signs and engineering activity with several long anticipated plans such as Alliston Woods and Spears Road Estates in the Spears-High Pointe Neighbourhood, Ridgeway Shores Phase 2 and Ridgeway-by-the-Lake Phase 3 are also actively moving to clear conditions. River Trail Estates Phase 2 in Douglastown (Black Creek) is in the final stages of pre-registration with registration anticipated in early 2014.

Active Plans in Process

The Town received one (1) new Draft Plan of Subdivision application late in the calendar year for 23 units in the Crystal Beach Neighbourhood (Parklane Place).

Some of the existing Draft Plans are seeking redline revisions, and have been back in the process for review and circulation. These would include Alliston Woods (both east and west), Spears Road Estates and Crystal Ridge Landing.

There were two Condominium Plans applications received (Parazader and Pillar) for processing in 2013 and staff are expecting to receive Draft Plan of Condominium application for the Point Abino Dunes development to allow for its registration as a Common Element Condominium.

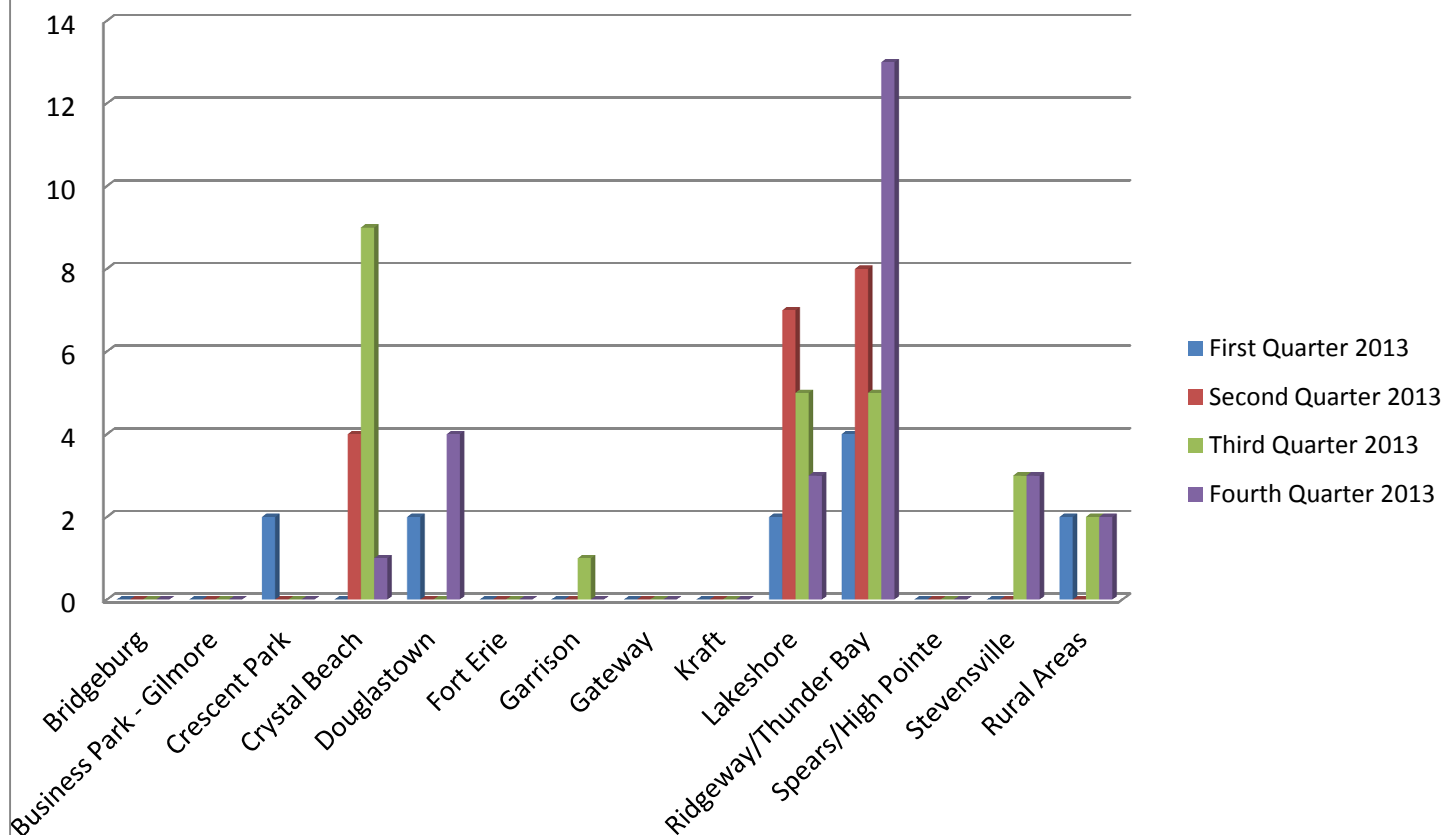
The charts and graphics included with this report provide a visual representation on the 2013 reporting herein.

APPENDIX "1" TO ADMINISTRATIVE REPORT CDS-19-2014 DATED MARCH 3, 2014

2013 QUARTER NEW RESIDENTIAL PERMITS BY NEIGHBOURHOOD

<i>Neighbourhood</i>	1Q	2Q	3Q	4Q
Bridgeburg	0	0	0	0
Business Park - Gilmore	0	0	0	0
Crescent Park	2	0	0	0
Crystal Beach	0	4	9	1
Douglastown (Black Creek)	2	0	0	4
Fort Erie	0	0	0	0
Garrison	0	0	1	0
Gateway	0	0	0	0
Kraft	0	0	0	0
Lakeshore	2	7	5	3
Ridgeway/Thunder Bay	4	8	5	13
Spears/High Pointe	0	0	0	0
Stevensville	0	0	3	3
Rural Areas	2	0	2	2
Total	12	19	25	26

New Residential Building Permits Issued by Neighbourhood Quarterly Trends 2013



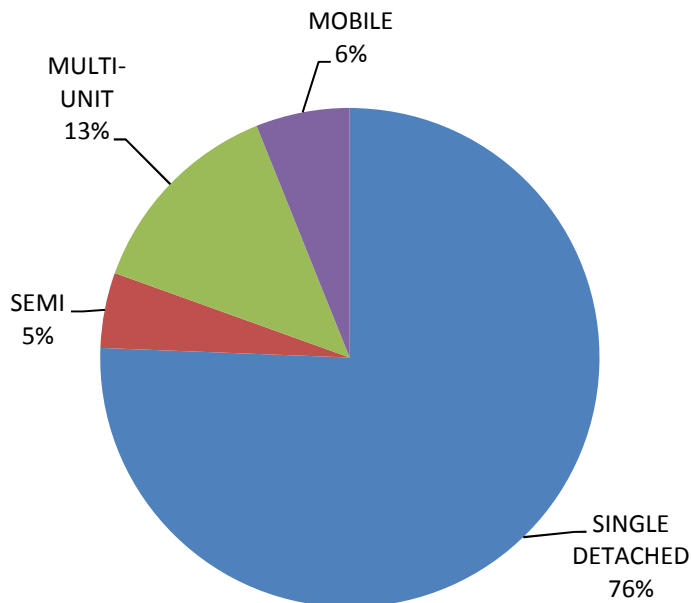
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2013 NEW RESIDENTIAL PERMITS BY NEIGHBOURHOOD PERCENTAGE & OVERALL BUILDING TYPE PERCENTAGE

<i>Neighbourhood</i>	<i>As a Percentage</i>
Bridgeburg	0%
Business Park - Gilmore	0%
Crescent Park	2%
Crystal Beach	17%
Douglastown (Black Creek)	7%
Fort Erie	0%
Garrison	1%
Gateway	0%
Kraft	0%
Lakeshore	21%
Ridgeway/Thunder Bay	37%
Spears/High Pointe	0%
Stevensville	7%
Rural Areas	7%
TOTAL	100%

<i>2013 TOTAL BY TYPE</i>	
SINGLE DETACHED	62
SEMI	4
MULTI-UNIT	11
MOBILE	5
TOTAL	82

New Residential Building Permit by Type - 2013 Year End



New Residential Building Permits - 2013 Year End by Neighbourhood

