

TOWN OF FORT ERIE SUBDIVISION STATUS REPORT FOURTH QUARTER 2014 & YEAR END



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Q4 and Year End Statistics

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DEVELOPMENT ACTIVITY – FOURTH QUARTER 2014

New Residential Construction

During the final quarter of 2014, permits were issued for 30 new residential dwelling units in the Town of Fort Erie. This quarter had seen the highest permits drawn for the year. 12 of these new permits were in registered plans while the others were issued to lots resulting from consent, part lot control or being a lot of record. 30 permits represent the highest of the 4 quarters and represents 7 more than the average of 23 permits per quarter over the last 5 years. Last year's Q4 had seen 26 permits issued to this year's Q4 at 30. New residential construction value for this 4th quarter was recorded at \$ 10.02 million.

Commercial, Industrial and Institutional Construction

There were no permits issued for new industrial or new commercial builds in this third quarter. There were 7 permits issued for commercial renovations/additions totaling approximately \$564,000 and a single permit for industrial renovations/additions totaling approximately \$30,000. With respect to institutional building activity, 6 permits for renovation/alteration were drawn totaling an amount of \$644,000.

Registered Plans of Subdivision

There was one Plan of Subdivision that registered a 1st Phase in this 4th quarter (South Coast). The phase consists of 11 detached dwellings. The overall Plan was Draft Approved for 139 units, most of which will be multiples. River Trail Phase 2 remains in a position to register, however the developer has not approached the Town seeking to execute the already prepared and final documents.

Draft Approved plans of Subdivision

There were no new Draft Plan Approvals in the fourth quarter of 2014. As of the end of the quarter, there were 29 Draft Approved Plans in Fort Erie, representing a total of 1,086 lots/blocks (1,487 potential units). This represents an approximate 16.3 year supply of housing in Draft Approval Plans based on the past 5 year average annual absorption.

Active Plans in Process

As of the end of the third quarter 2014, there were 4 active plans of subdivision in various stages of processing. These 4 plans represent 151 lots/blocks (448 potential units). If approved, these plans would supply an additional 4.9 years of housing supply.

DEVELOPMENT ACTIVITY – 2014 YEAR END SUMMARY

New Residential Construction

Permit activity over the course of the 2014 calendar year was up 11% over last year with 91 permits issued to 82 respectively. Over the past 5 years, 2014 ranks 3rd in the number of new permits drawn with the lowest being 80 (2011) and the highest at 106 (2012). Ridgeway/Thunder Bay continues to lead in this activity with 33% of all permits. Ridgeway/Thunder Bay has led in new permit activity since 2003. Crystal Beach (18) and Stevensville (10) were the next two highest communities for residential permits in 2014.

Viewed quarterly, the year ended positively despite a soft 2nd quarter. The positive finish is welcomed following a rather unusual first two quarters where a record Q1 high 29 permits and record Q2 low of 9 permits marked the start of 2014. Overall, the total estimated value of new residential dwelling construction is estimated to have been \$25.8 million in 2014, up \$4 million over last year.

Commercial, Industrial and Institutional Construction

2014 was a quiet year for new commercial, industrial and Institutional. Commercial did not see any new buildings, but did have just under \$2 million in renovations and additions on 29 permits issued. Industrial had seen one new \$50,000 soft cover Quonset style structure built on the Barbican site and 2 other permits for renovation totaling approximately \$135,000. This is down from the previous year that had seen 1.14 million in new and reno/additions. One new modular building was constructed at the Fort Erie Native and Cultural Centre on Buffalo Road for additional office space and learning space. Value was estimate to be \$196,000. Other renovation and additions in the institutional category totaled \$789,000 for the year. In total, institutional uses drew 10 permits over 2014, with a total value of \$985,000. This amount has declined from 2013 (\$4.3 million) largely due to the renovation work of DSBN at Peace Bridge and Garrison Road Public Schools having been completed in that year.

Registered Plans of Subdivision

2014 can be viewed as a year where some of the current registered lots were consumed while only seeing one partial registration late in 2014, being that of South Coast Village Phase 1 (11 units – all detached). River Trail Phase 2 in Douglastown remains idle for over a year now, when it had been anticipated to register and remains in a position to register. The developer has not approached the Town seeking to execute the already prepared and final documents. One small Registered Plan has now been built out in Crystal Beach. The small 8 lot Henry-Browne subdivision immediately north of the Crystal Ridge Library has drawn all of its permits.

As of the end of the quarter, there were 30 Registered Plans in Fort Erie representing 1172 lots/blocks and 1445 units. Of these, 270 lots/blocks (299 potential units) were vacant. This represents an approximate 3.3 year supply of housing in registered lots.

DEVELOPMENT ACTIVITY – 2014 YEAR END SUMMARY (CON'T)

Draft Approved plans of Subdivision

There were 2 new Draft Plan Approvals in 2014 being the Parklane Place subdivision on Rebstock Road in Crystal Beach and River Lea Estates along the Niagara Parkway north of Townline Road. Both of these approvals occurred in the second quarter and are generally small developments. Parklane Place can be characterized as an infilling development comprising 22 multiple dwellings while River Lea Estates is the redevelopment of an old motel site for residential purposes, adding 3 detached dwellings with a common driveway. This development will register as a condominium. As of the end of the calendar year, there were 29 Draft Approved Plans in Fort Erie, representing a total of 1,086 lots/blocks (1,487 potential units). This represents an approximate 16.3 year supply of housing in Draft Approval Plans based on the past 5 year average annual absorption.

Active Plans in Process

As of the end of 2014, there were 4 active plans of subdivision in various stages of processing. These 4 plans represent 151 lots/blocks (448 potential units). If approved, these plans would supply an additional 4.9 years of housing supply.

REGISTERED PLANS - Third Quarter 2014

REGISTERED PLANS OF SUBDIVISION - Fourth Quarter and Year End 2014												
	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
R1	JETMAR SUBDIVISION	Crystal Beach	M-65	26T-74259	07/02/1978	54	54	46	46	46	0	0
R2	GARRISON VILLAGE PHASE I	Garrison	M-83	26T-74019	26/11/1979	215	306	3	3	3	0	0
R3	GARRISON VILLAGE PHASE II	Garrison	M-84	26T-74019	26/11/1979	65	150	6	8	4	0	4
R4	DAYTONA PARK ACRES	Crescent Park	M-155	26T-85019	10/03/1989	15	15	1	1	1	0	0
R5	COUNTRY SQUIRE ESTATES I	Rural Area	M-172	26T-78024	08/03/1990	11	11	2	2	2	0	0
R6	DOUGLAS-ON-THE-PARKWAY	Douglastown	M-197	26T-88006	08/04/1991	38	38	0	0	0	0	0
R7	CRYSTAL BEACH Y & T CLUB	Crystal Beach	M-208	26T-91012	07/04/1993	169	169	41	37	37	0	0
R8	NEYE PLAN PHASE I	Outside of Urban Area	M-209	26T-91011	09/12/1993	2	2	1	1	1	0	0
R9	HILL ESTATES NORTH	Stevensville	M-232	26T-91018	23/10/1996	27	27	0	0	0	0	0
R10	CRESCENT FARM EXTENSION I	Crescent Park	M-244	26T-22885	16/04/1998	19	19	0	0	0	0	0
R11	VICTORIA VILLAGE PHASE I	Garrison	M-261	26T-90009	21/12/1998	10	10	0	0	0	0	0
R12	ERIE BEACH PHASE 1A	Lakeshore	M-263	26T-94005	08/02/1999	6	12	4	8	0	8	0
R13	PROSPECT POINT PLAN	Crystal Beach	M-265	26T-91010	24/03/1999	55	55	3	3	3	0	0
R14	NEYE PLAN PHASE II	Rural Area	M-267	26T-91011	21/06/1999	4	4	3	3	3	0	0
R15	RIVER TRAIL ESTATES II - PHASE I	Douglastown	M-276	26T-	07/06/2000	23	23	0	0	0	0	0
R16	BURLEIGH SOUTH PLAN	Ridgeway/Thunder Bay	M-287	26T-		14	14	4	4	4	0	0
R17	HILL ESTATES SOUTH	Stevensville	M-303	26T-	18/11/2002	36	36	7	7	7	0	0
R18	RIDGEWAY SHORES PHASE 1	Ridgeway/Thunder Bay	M-304	26T-15-9801	18/12/2002	16	16	9	9	9	0	0
R19	NORTHRIDGE MEADOWS PHASE 1	Ridgeway/Thunder Bay	M-305	26T-15-2001-	27/02/2003	7	7	0	0	0	0	0
R20	NORTHRIDGE MEADOWS PHASE 2	Ridgeway/Thunder Bay	M-313	26T-15-02-03	30/07/2003	44	44	1	1	1	0	0
R21	WELLINGTON COURT CONDOMINIUM	Garrison	NSSCC-65	26CD-15-9901	01/01/2001	1	17	0	0	0	0	0
R22	ERIE BEACH PHASE 1B	Lakeshore	M-319	26T-94005	31/03/2004	39	46	17	20	14	6	0
R23	BRIAN STREET DEVELOPMENT	Crescent Park	M-BRI	N/A	N/A	46	46	16	16	16	0	0
R24	HENRY-BROWNE SUBDIVISION	Crystal Beach	M-329	26T-15-02-06	24/02/2005	8	8	0	0	0	0	0
R25	BEAVER CREEK ESTATES	Ridgeway/Thunder Bay	M-330	26T-15-02-05	09/03/2005	53	53	7	7	7	0	0
R26	VICTORIA VILLAGE 2	Garrison	M-331	26T-90009	09/03/2005	11	11	2	2	2	0	0
R27	DOMINION ROAD ESTATES PLAN	Rural Area	M-333	26T-15-00-01	01/04/2005	7	7	3	3	3	0	0
R28	BAY RIDGE CROSSING 1	Crystal Beach	M-337	26T-15-03-02	15/07/2005	10	10	2	2	2	0	0
R29	RIDGEWAY-BY-THE-LAKE PHASE I	Ridgeway/Thunder Bay	M-341	26T-96014	30/01/2006	86	86	13	13	13	0	0
R30	VILLAGE CREEK ESTATES PHASE I	Stevensville	M-347	26T-91013	29/05/2006	40	63	4	4	4	0	0
R31	BAY BEACH WOODS	Crystal Beach	M-349	26T-15-9803	04/08/2006	32	32	27	27	27	0	0
R32	BAY RIDGE CROSSING PHASE 2	Crystal Beach	M-363	26T-15-2000-01	05/09/2007	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		11/09/2008	41	70	4	7	3	0	4
R35	SHOREBREEZE CONDOMINIUM PLAN	Crystal Beach	VLC-92		03/09/2008	19	19	0	0	0	0	0
R36	HAGEY AVENUE CONDOMINIUM PLAN	Fort Erie	NSC-102		17/09/2009	1	21	0	0	0	0	0
R37	VILLAGE CREEK ESTATES PHASE II	Stevensville	M-390	26T-91013	06/06/2012	38	55	21	36	18	14	4
R38	DOMINION ROAD PHASE I	Thunder Bay	M-375	26T-15-03-01	03/04/2008	24	24	19	19	19	0	0
R39	BAY RIDGE CROSSING PHASE 3	Crystal Beach	M-363	26T-15-03-02	2007	1	7	1	7	7	0	0
R40	DEERWOOD LANE PHASE 1	Ridgeway/Thunder Bay	M-397	350308-089	08/11/2012	2	8	0	0	0	0	0
R41	LEXINGTON COURT CONDOMINIUM	Garrison	NSSCP89	26CD-15-04-01	18/10/2013	1	20	0	0	0	0	0
R42	SOUTH COAST VILLAGE PHASE 1	Crystal Beach	59M-415	26T-15-09-01	12/12/2014	2	11	2	11	11	0	0
	TOTALS					1328	1662	270	299	259	28	12
		denotes built-out subdivision										
	3.3 YEAR SUPPLY OF UNITS IN REGISTERED PLANS											

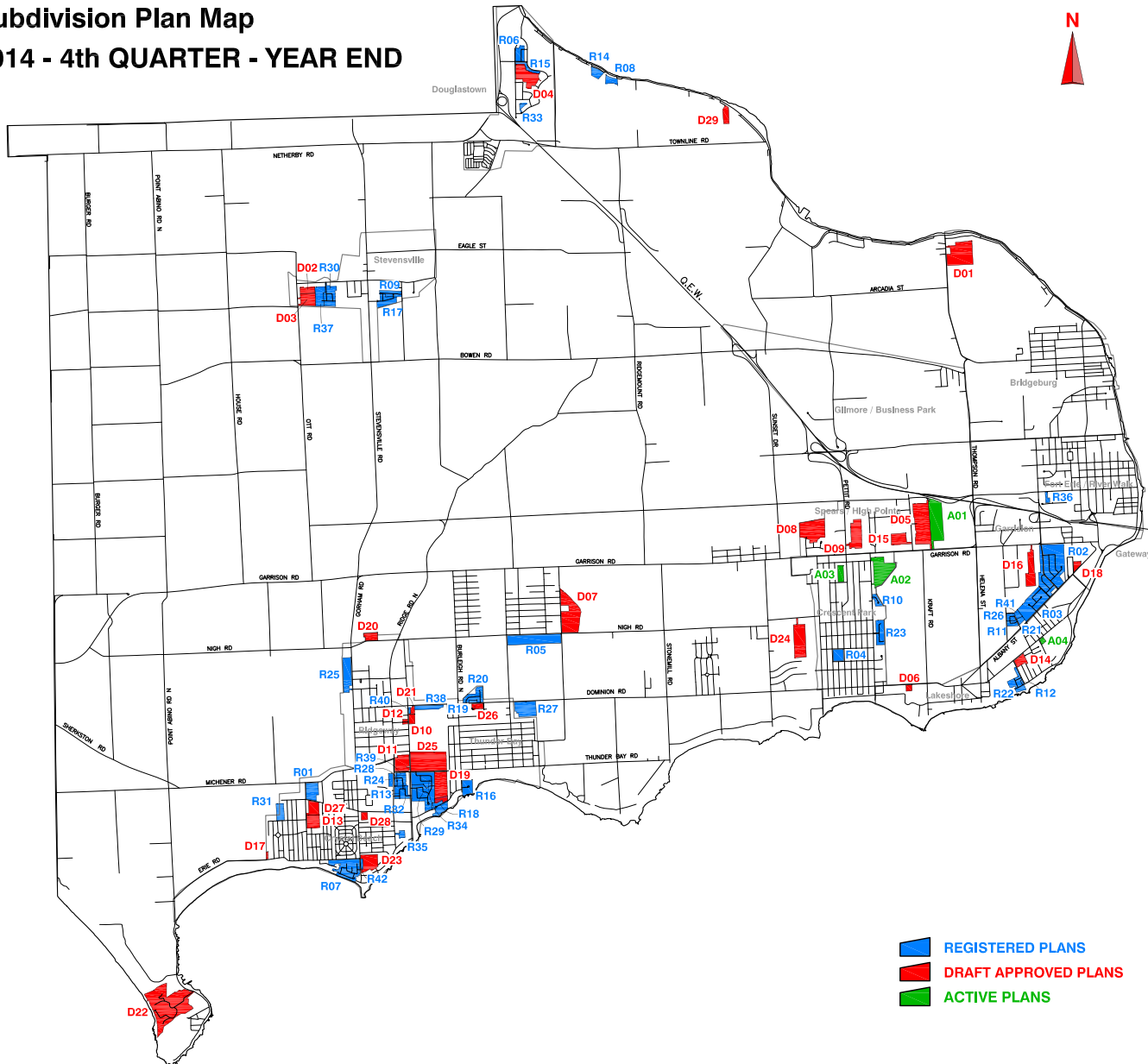
DRAFT APPROVED PLANS - Fourth Quarter and Year End 2014

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ACTIVE PLANS - Fourth Quarter and Year End 2014

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Town of Fort Erie Subdivision Plan Map 2014 - 4th QUARTER - YEAR END



- REGISTERED PLANS
- DRAFT APPROVED PLANS
- ACTIVE PLANS

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 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
- R41 Lexington Court Condominiums
- R42 South Coast Village (Phase I)

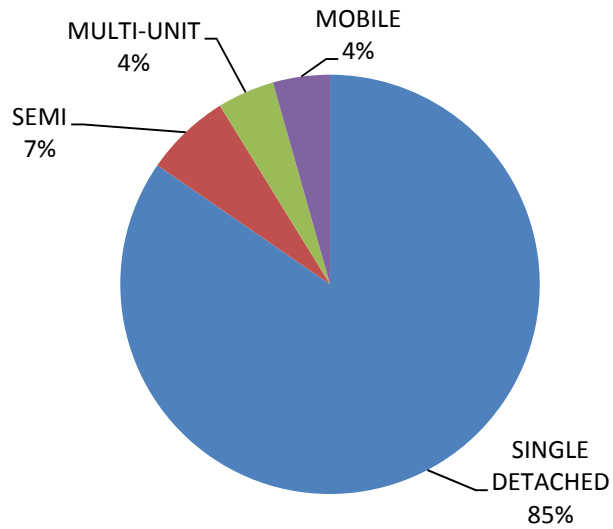
DRAFT APPROVED PLANS

- 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 Schooley Road Condominiums
- D14 Dominion Road Subdivision
- D15 Spears Road Estates
- D16 Garrisons Greens
- D17 Hazelwood Condominiums
- D18 King Albany Phase I
- D19 Ridgeway-by-the-Lake Phase 3
- D20 Creekside Estates
- D21 Deerwood Lanes Phase II (Condo)
- D22 Abino Dunes
- D23 South Coast Village (Phase II)
- D24 Nigh Road Subdivision
- D25 Ridgeway Shores Phase II
- D26 South Ridge Meadows
- D27 Dantini Plan
- D28 Parklane Place
- D29 River Lea Estates (Condo)

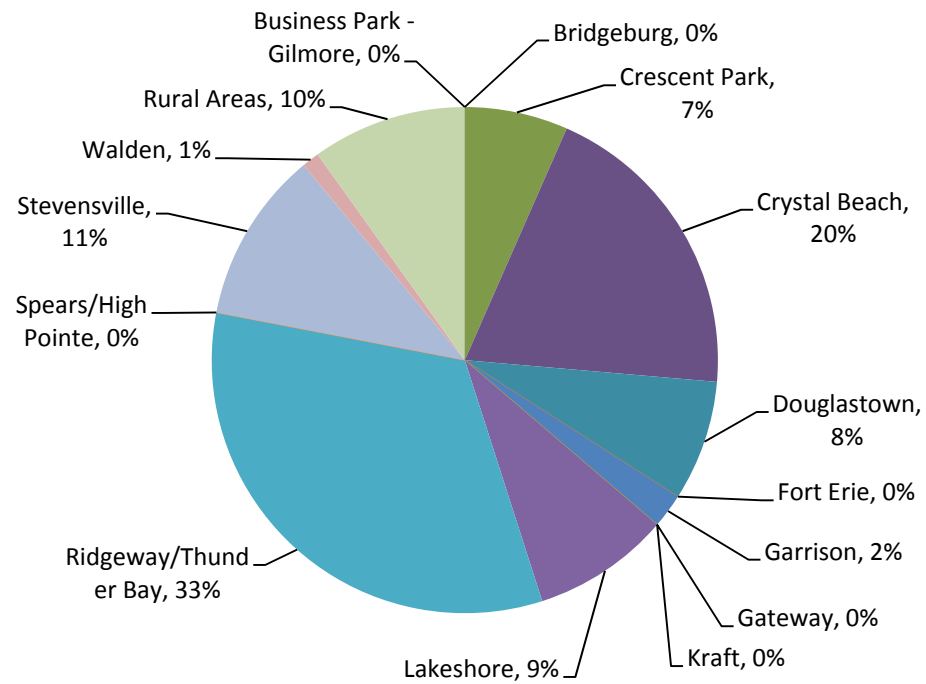
ACTIVE PLANS (Not Draft Approved)

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

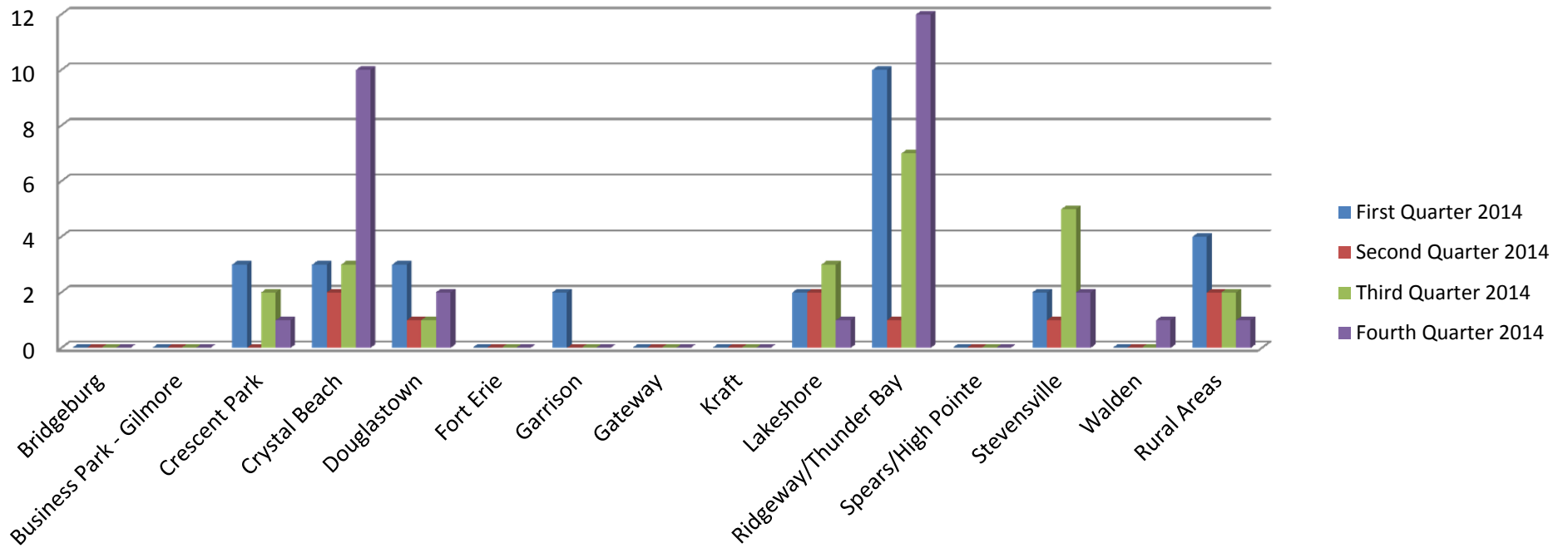
New Residential Building Permit by Type - 2014 Year End



New Residential Building Permits - 2014 Year End by Neighbourhood



**New Residential Building Permits Issued by Neighbourhood
Quarterly Trends 2014**



Residential Permits by Year 1996-2014

