

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



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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 4<sup>th</sup> 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 4<sup>th</sup> 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 3<sup>rd</sup> 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 2<sup>nd</sup> 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.