



2024

**Development
& Housing
Monitoring
Report**

Year in Review



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Section 1

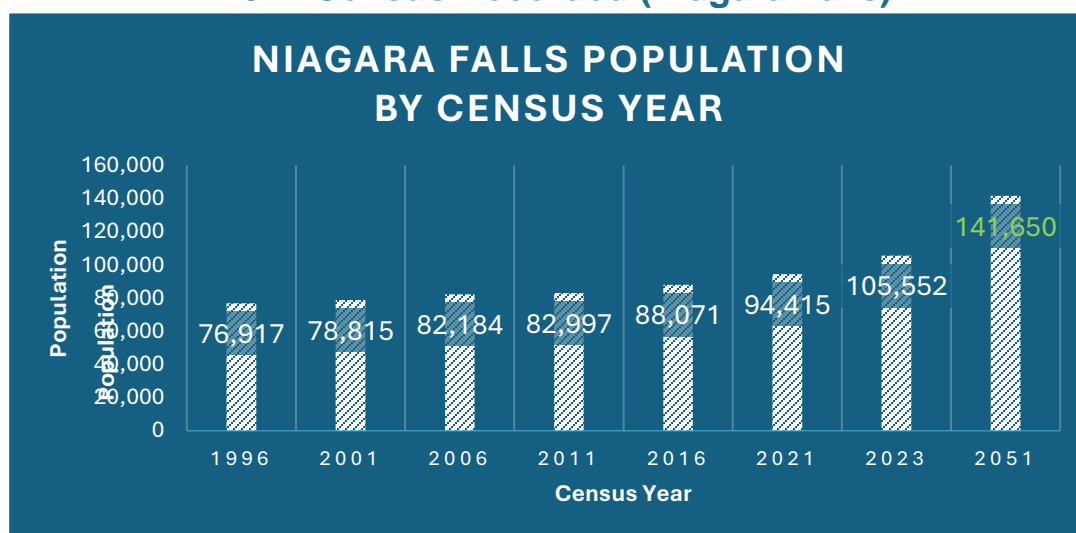
Population

As of October 1, 2024, Canada's estimated population was at 41,465,298. This is a growth of 936,902 people to Canada's population of 40,528,396 recorded on October 1, 2023. Of this population growth, 92% was attributed to international migration, and 8% was attributed to natural increase (births minus deaths).

Population estimates have been released for the City to the end of 2023. The estimated population of Niagara Falls at the end of 2023 was 105,552 which is an increase of 11,137 or 11.7% from 94,415 reported in the 2021 Census. This equates to an estimated annual growth rate of 3.9%. When compared to the projected growth rate of 1.7%, this illustrates that the City in the last few years has grown quicker than previously forecasted. If immigration to Canada slows, then it is anticipated that the growth in Niagara Falls' population and the growth rate will slow as well.

Niagara Region's 2022 Official Plan sets a population target of 141,650 for the City of Niagara Falls by 2051, which is a growth of 47,235 people. The Region's 2051 population target is considered to be a minimum and it is noted that the City has the potential to accommodate 177,500 people within our current Urban Area Boundaries, including our three recent urban expansion areas. With the 2023 estimate showing the City at approximately 25% of the 47,235 expected population growth by 2051, meaning the City has been growing faster than anticipated with respect to the population forecast. Ultimately, the Region estimates a population of 694,000 in Niagara Region by 2051 and Niagara Falls will represent 20% of the Region's overall population. See Figure 1 below, which depicts the population of Niagara Falls over various census years in comparison to the target for 2051.

2021 Census Recorded (Niagara Falls)



(Source: Statistics Canada)

Figure 1: Population of Niagara Falls by Census Year in Comparison to 2051 Population Target









Section 2

Building Permits

Residential Building Activity

Building permit activity is a standard indicator of local investment and local economic activity. The number of building permits issued has a direct correlation to the number of housing units added to the Niagara Falls Housing stock in 2024. In 2024, building permits were issued for 125 single detached, 8 semi-detached, 66 townhouses, 102 apartments, along with 129 conversions including ADU's and conversions from commercial to residential for a total of 430 dwelling units. The table below depicts the number of building permits by type, categorized by year. The total for each category is also showcased, including the corresponding 10-year average.

Building Permits Per Housing Type

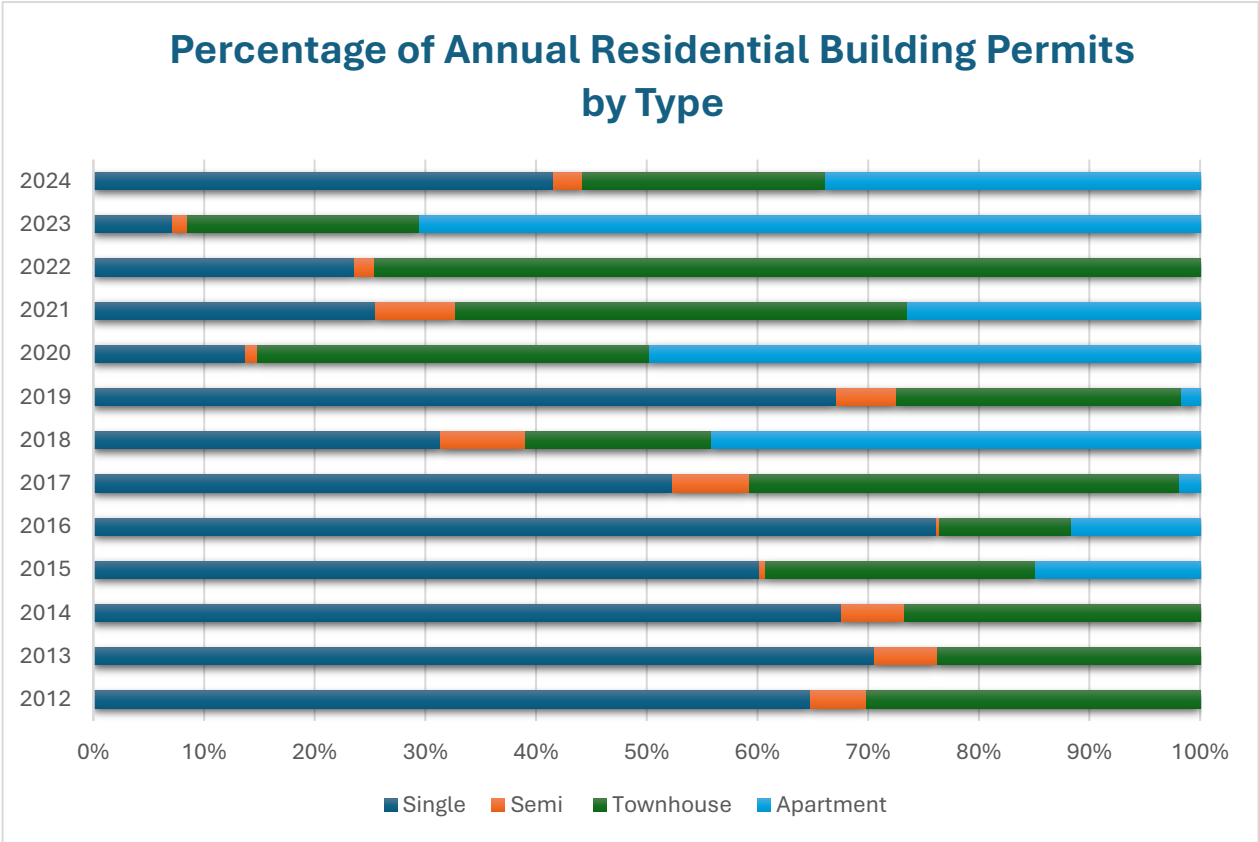
							
Year	Single	Semi	Townhouse	Apartment	Conversions	Total	10 Yr Avg
2024	125	8	66	102	129	430	588
2023	42	8	123	415		588	595
2022	133	10	421	0		564	574
2021	219	62	352	227		860	549
2020	79	6	203	285		573	499
2019	196	16	75	5		292	464
2018	155	38	83	218		494	326
2017	285	38	212	10		545	438
2016	625	2	98	95		820	412
2015	474	4	192	117		787	353
2014	286	24	113	0		423	304
2013	273	22	92	0		385	297
2012	204	16	95	0		315	300
2011	181	6	60	110		357	297
2010	191	12	22	0		225	286
Total	3,468	272	2,207	1,584	129	7,429	6,282

(Source: Niagara Falls building permits, 2024)

In addition to the above residential building permits, there were 129 conversions to new residential units, including 107 Additional Dwelling Units and a conversion of part of a former hotel to 22 residential apartment units at the former IHOP restaurant (7280 Lundy's Lane). These 129 conversions help contribute to affordable housing, as the

units are generally smaller in size.

Overall, with the building permits issued, plus conversion data for new dwelling units, including ADUs there were a total of 430 issued permits in 2024 for new residential dwellings. Single detached units were the dominant housing type for which permits were issued (29.1%). Following the 125 single detached, were 107 ADUs making up 24.9% of new permits issued in 2024, followed by 102 apartment units (23.7%) and 66 townhouse permits (15.3%), then 22 conversion units from the former IHOP restaurant (5.1%), and finally 8 semi-detached dwellings (1.9%).



(Source: Niagara Falls building permits, 2024)

Figure 2: Annual Residential Building Permits by Type of Dwelling

Figure 2 above shows annual residential building permits by type of dwelling. However, it is important to note that this chart does not report on conversion data, which includes ADUs. The composition of residential building permit activity in 2024 was heavily weighted towards single detached houses, which made up 42% of the building permit activity. In 2023, only 7% of building permits were attributed to single detached houses however 71% were attributed to apartments.

Starts and Completions

Housing starts are the beginning of the housing construction cycle and completions are the end of the construction cycle. It should be noted that there is not a direct

correlation between housing starts and the number of units created through issued building permits. For example, there may be a time lag (up to six months) between the issuance of a building permit by the City and when a residential unit is started for construction.

Starts and Completions by Year

Year	Starts	Completions
2024	225	534
2023	389	590
2022	600	846
2021	602	385

(Source: CMHC starts and completions data, 2024)

As shown in the table above, starts have been regularly decreasing since 2021. Overall, across Niagara, Ontario and Canada housing construction has been weak and this weakness can be attributed to a number of factors including, the high cost of materials and land, high interest rates, shortage of skilled labour and general economic uncertainty.

Similar to housing starts, housing completions have been decreasing since 2022. The decrease in housing completions is reflective of the decrease in housing starts. Figures 3 and 4 below depict the Starts and Completions in 2024 as compared to 2023..

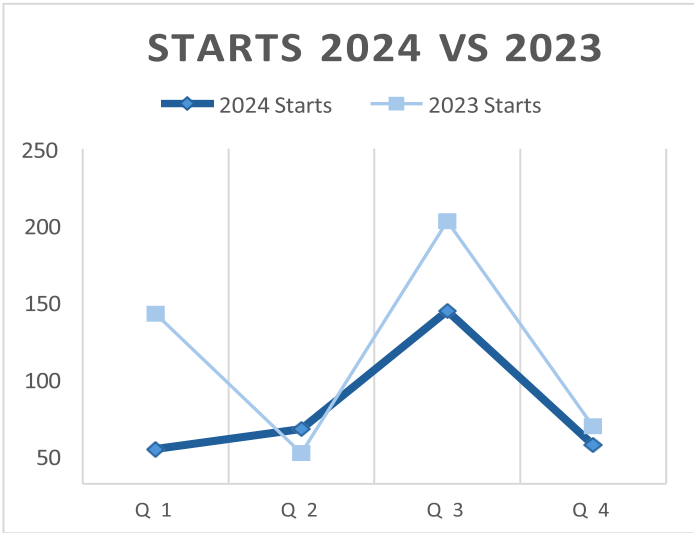


Figure 3 Source: CMHC housing starts data, 2024

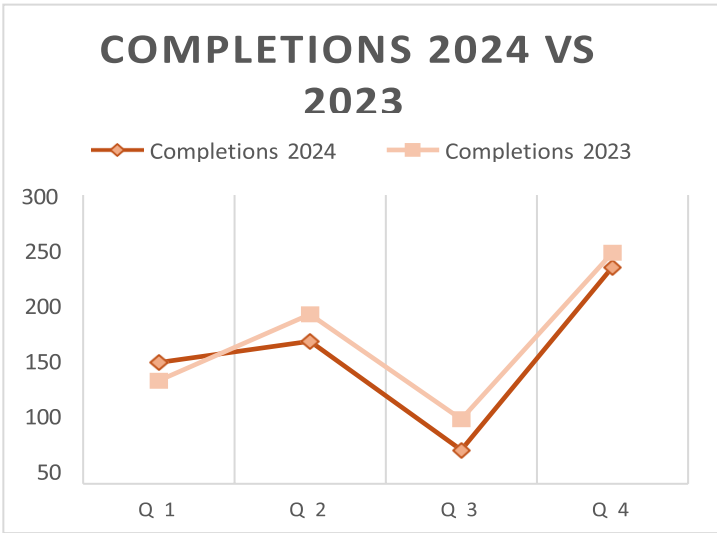
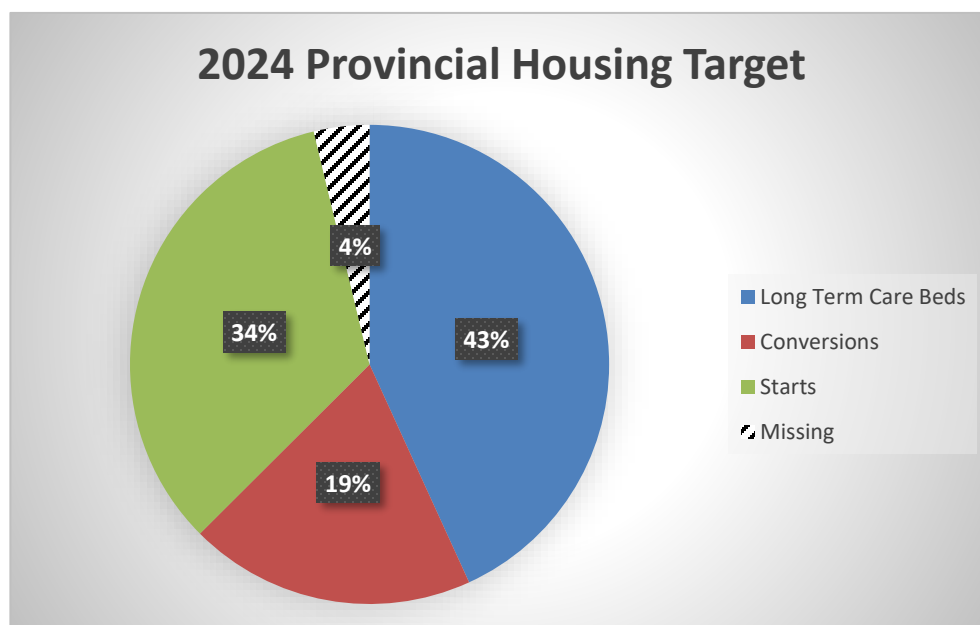


Figure 4 Source: CMHC housing completions data, 2024

Housing Target

In 2023 the City signed a Housing Pledge to build 800 units per year between 2023 and 2031. The Provincial Build Faster Fund provides funding to municipalities that meet the Housing Pledge goal. Recognizing tough economic building conditions, the Province has modified the City's goal with a target of 667 units for 2024, as measured by housing starts, long term care beds and conversions to new residential units. This year the City recorded 642 units, which can be broken down by 225 housing starts as reported by CMHC, 288 new long term care beds as reported by Ministry of Long-Term Care, and 129 conversions to new residential units, including 107 ADUs. The City's 642 units represents 96% of the target of 667 for 2024. City staff will continue to work with Provincial and CMHC staff to determine our Building Faster Fund allotment for 2024. Figure 5 below depicts the percent contribution of each of type of housing towards the 2024 Housing Target.



(Source: Niagara Falls building permit data, and CMHC starts data, Ministry of Long-Term Care data)

Figure 5: Percentage of Starts, Conversions, & Long-Term Care Beds for 2024 Housing Pledge

Affordable Housing Target

'Affordable', as defined in the 2024 Provincial Planning Statement, is housing for which the purchase price results in annual accommodation costs that do not exceed 30 percent of gross income for low and moderate-income households. Affordability is measured across a spectrum of income levels with low income represented by households earning up to \$64,800 annually and moderate incomes represented by households earning between \$64,800 and \$103,572 annually. In order to meet the affordability criteria, the value of the new build construction must be equal to or less than \$539,460.

Out of the 430 new residential permits issued in 2024, 243 (73%) of units were considered affordable based on OLMCBO construction values. While accurate to construction costs, OLMCBO construction permit values will not account for land costs which adds to the overall cost of housing. Of these 243 units, all the ADUs are counted towards housing that is affordable due to their smaller size and therefore lower cost, which makes up 107 (44%) of the 243 units. There were 67 single detached houses that were considered affordable (28%) and 4 semi-detached houses that were considered affordable in 2024. Finally, there were 65 townhouses that were considered affordable (27%) which represents almost all the new townhouse issued building permits in 2024.

In the City’s Official Plan, the annual target for new affordable housing is 270 units. Accordingly, 243 new residential units were considered to be affordable, and this represents 90% of our annual affordability target of 270 units. With respect to the creation of housing that is affordable, the majority of the 243 permits were new townhome and apartment construction, including ADUs.

Industrial, Commercial, Institutional Construction Activity (ICI)

In 2024 there were 141 building permits issued for Industrial, Commercial and Institutional construction, including 21 Industrial, 84 Commercial and 36 Institutional permits issued. The 141 building permits issued includes both new construction and renovations and alterations and totals \$221 million in total construction value. This is an 340% increase from the 2023 total construction value of \$50 million.

ICI comparison 2024 vs 2023

	New Construction 2024	Reno/Alt 2024	All Construction 2024	New Construction 2023	Reno/Alt 2023	All Construction 2023	% Change
Industrial	\$25,080,000	\$7,145,774	\$32,225,774	\$8,750,000	\$4,765,000	\$13,515,000	+ 138%
Commercial	\$21,683,200	\$15,126,551	\$36,809,751	\$725,000	\$17,693,370	\$18,418,370	+ 99%
Institutional	\$139,959,865	\$ 11,579,330	\$151,539,195	\$13,510,000	\$ 4,628,600	\$18,138,600	+ 735%
Total	\$186,723,065	\$33,851,655	\$220,574,720	\$22,985,000	\$27,086,970	\$50,071,970	+ 340%

(Source: Niagara Falls building permit data, 2024)

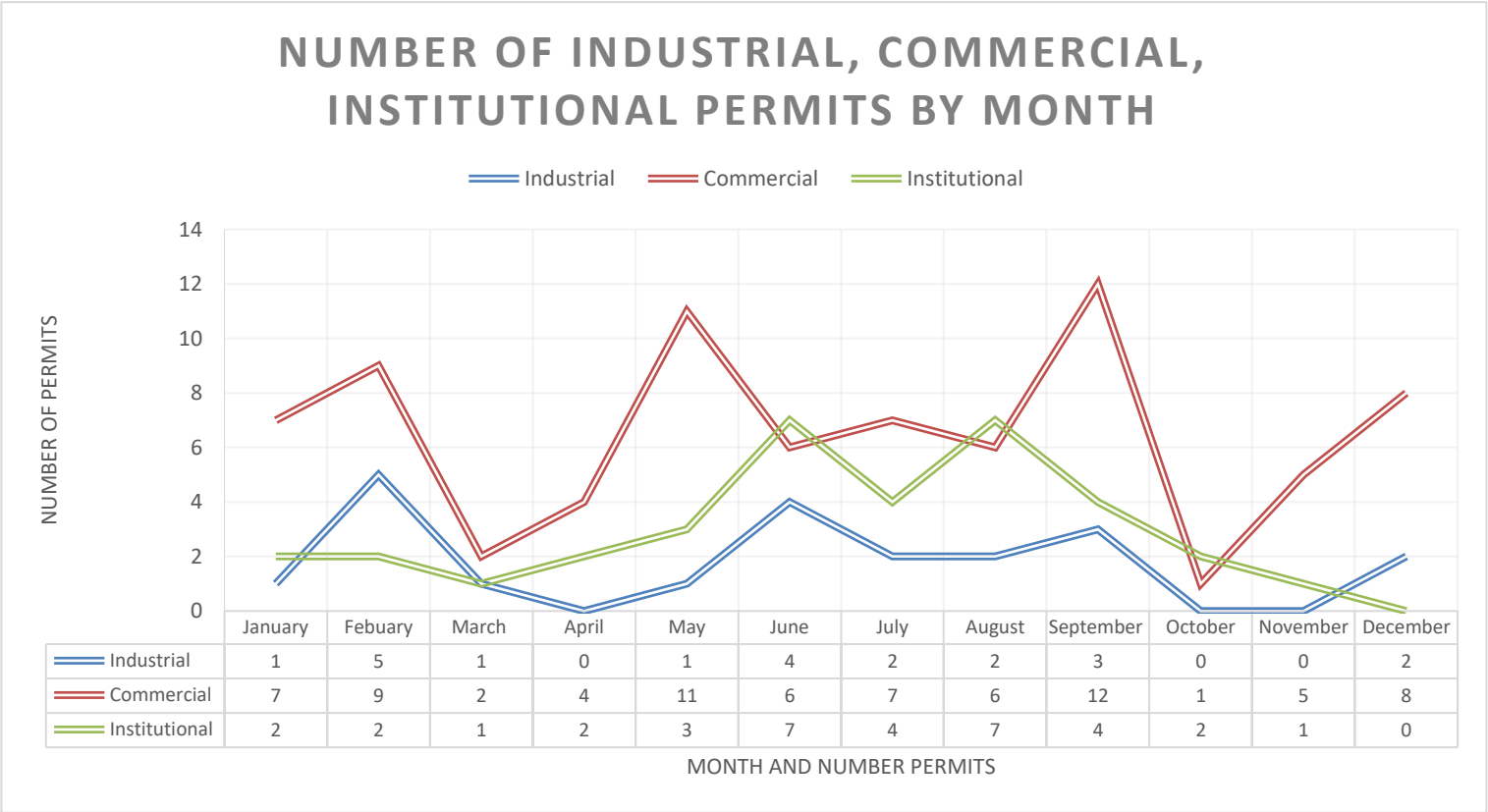
The value of all new Industrial, Commercial, and Institutional (ICI) construction in 2024 was \$186 million. With respect to Industrial construction there were 5 new industrial building permits issued, totaling, \$32 million which added approximately 3,644 square meters of new industrial space to the City, though it is important to note not all of the 5 permits reported their size of construction. The largest Industrial permit issued was

for \$10 million at 6162 Progress Street for a new warehouse.

With respect to new Commercial construction, there were 8 building permits valued at total of \$36 million, with the largest permit being \$10 million for a new KIA sales facility at 7960 Oakwood Drive.

There were 14 new Institutional building permits issued in 2024, for a total value of \$151 million, with the largest permit being the foundation permit for the new hospital at 9889 Montrose Road, valued at \$90 million. The second largest permit was for a new elementary school for the Niagara District Schoolboard at 8422 McLeod Road, valued at \$25 million.

Permits for ICI renovations and alterations, including expansion, additions to existing facilities, or renovations to improve existing buildings and facilities was \$34 million in 2024, an increase from 2023’s \$27 million. The table below showcases the various types of constructions in 2023 in comparison to 2024 including the % change for each category.



(Source: Niagara Falls building permit data, 2024)

Figure 6: Graph showcasing Industrial, Commercial, and Institutional Construction Permits by month in 2024

Total Building Permit Activity

The total value of all new residential and ICI construction activity, 2024 was \$341 million, compared to the total all construction value of \$415 million which includes renovations and alterations. The new construction total of \$341 is more than the overall 2023 value of \$134 million, and the 2022 value of \$219 million. New residential construction comprises \$154 million, whereas new ICI construction comprises \$186 million of the \$341 million total.

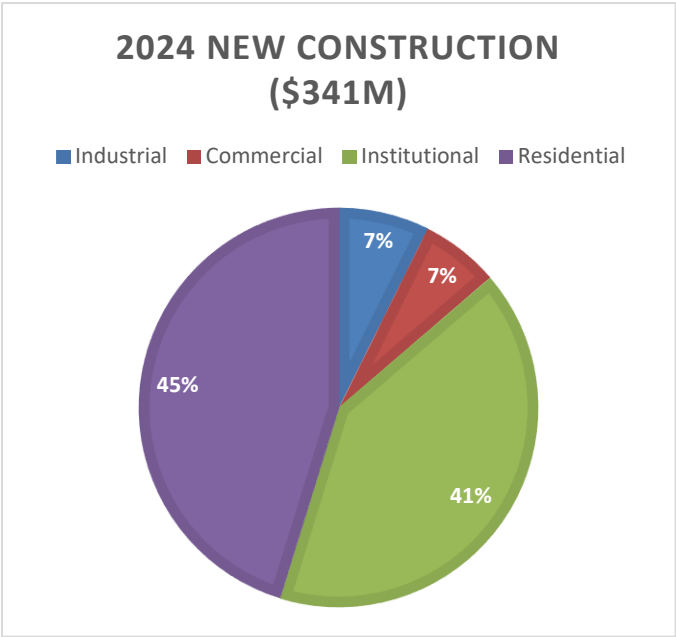


Figure 7 Source: Niagara Falls building permits, 2024

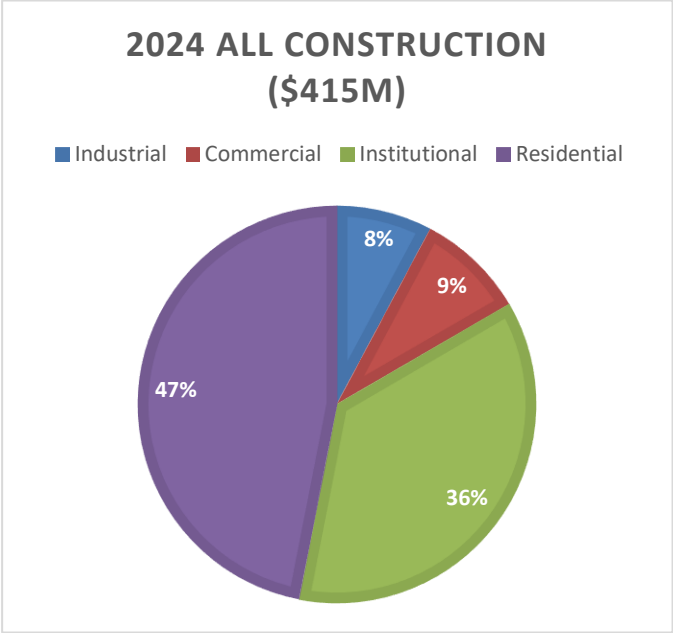


Figure 8 Source: Niagara Falls building permits, 2024

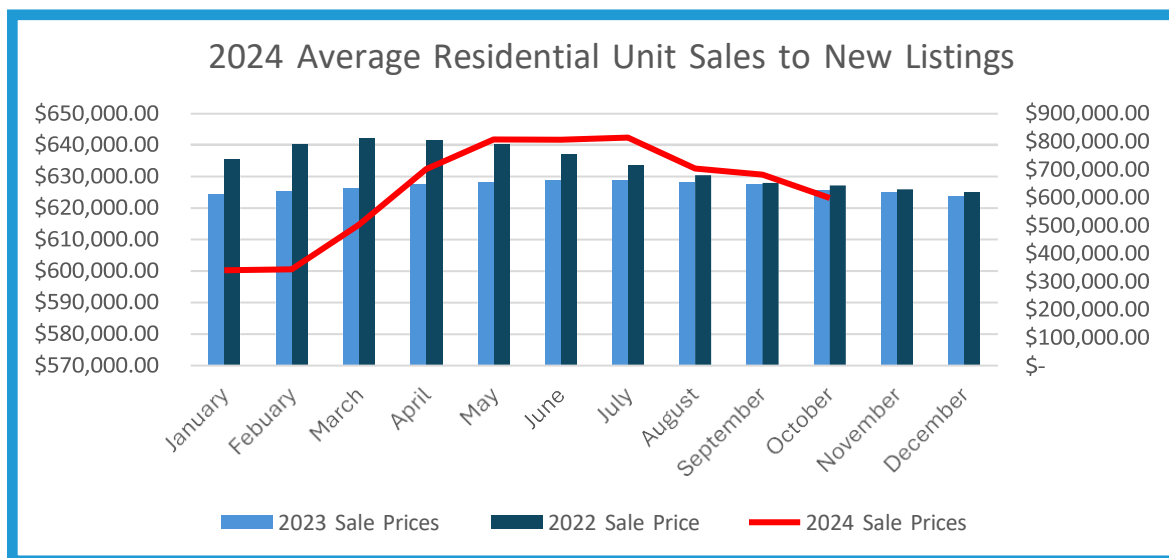
As illustrated in Figures 7 and 8 above, the relative growth of all sectors is consistent between new and all construction for the year. Residential and Institutional construction were the largest growth sectors for the year. This is to be expected with a new hospital and school being the largest overall projects for the year.

Section 3

Real Estate and The Rental Market

Residential Real Estate Market

- The real estate market in Niagara Falls weakened in 2024 with a 2% decrease in the average price for a residential real estate resale home.
- The average price for a house in Niagara Falls in 2024 was \$626,040 compared to 2023's average of \$638,175. Figure 9 below showcases the 2023 and 2022 sale prices of residential units in Niagara Falls in comparison to the 2024 sale price.



(Source: Niagara Association of Realtors, 2024)

Figure 9: 2024 Average Residential unit Sales Niagara Association of Realtors

**It is important to note November and December data has not been published due to a technology system transition at Niagara Association of Realtors.*

- The number of days a resale home remained on the market averaged 38 days with the highest being 44 days in January and the lowest being 31 days in June.
- The highest number of active home listings was 299 in May, with the lowest being 174 in January, an increase when compared to 2023 where the highest new home listings was 263 listings in September, and the lowest was 75 listings in December.
- An increase in available housing supply shows the market is rebounding from high interest rates and the pandemic where less people were moving.

Rental Market Data

The City uses Canadian Mortgage and Housing Corporation (CMHC) data to track vacancy rates for rental housing. Overall, the vacancy rate for Niagara Falls grew 1% from 2.8% in October 2023, to 3.8% in October 2024. A vacancy rate of 3% is traditionally accepted as a healthy vacancy rate as it provides a sufficient choice for housing tenants. A higher vacancy rate provides more housing choice, with a greater rental supply.

Regarding rents, the average rent for tenants in Niagara Falls was \$1,420, an increase from 2023's average rent of \$1,343. The average rent for St Catharines – Niagara as reported by CMHC for a bachelor apartment was \$988, for a 1 bedroom \$1,251, for a 2 bedroom \$1,474, and for a 3+ bedroom was \$1,527. Though a higher vacancy rate indicates the supply of rental housing has been growing, an increase in the average rent for tenants could be attributed to the general rising cost of maintaining a rental unit. In spite of this year's higher rental vacancy rate, the City must continue to add to the existing rental housing stock as outlined in the Council approved 2022 Housing Strategy.

Short Term Rentals

A Vacation Rental Unit (VRU) is a short-term accommodation that is available in its entirety, without owner present on site. A VRU is permitted in commercial zones with up to 3 bedrooms. There was a total of 64 Registered VRUs in the City by the end of 2024, with 27 new VRUs registered in 2024. Compared to the end of 2023 there were 37 active registered VRU's with 17 added in 2023. The number of licensed VRUs has increased over the last few years, demonstrating the importance of the effectiveness of enforcement. The City is also exploring the expansion of permissions for short term rentals through the proposed Owner-Occupied Short-Term Rental policies.

A Bed and Breakfast (BnB) is permitted in residential and commercial zones. In residential zones a BnB is allowed 3 guest bedrooms, and in commercial zones 6 guest bedrooms. Bed and Breakfasts require the owner to live on site, unlike VRU's which don't require an owner to live onsite. In 2024 there were 56 licensed Bed and Breakfast establishments in the City of Niagara Falls.

Section 4

Land Supply

Previously, the 2020 Provincial Policy Statement required at least a 3-year supply of draft approved and registered units. The Provincial Planning Statement and Growth Plan, 2024, which replaced the Provincial Policy Statement, planning authorities are required to:

1. Maintain at all times the ability to accommodate residential growth for a minimum of 15 years through lands which are designated and available for residential development; and
2. Maintain at all times land with servicing capacity sufficient to provide at least a three-year supply of residential units available through lands suitably zoned, including units in draft approved or registered plans.

Draft Plans of Subdivision

Draft plan approved subdivisions are plans of subdivision, which have received Council approval along with conditions for the applicant to fulfil before registration. In 2024, there was one draft plan approved subdivision for 30 units in the City's Built-Up Area boundary. Within, the Greenfield Area two new draft approved subdivisions were added in 2024 including, Oakwood Drive, with up to 301 units including 255 townhouses and 46 ADU's and 3151 Montrose Road with 10 units including 1 single and 9 townhouses. Altogether, 311 new units were draft approved in 2024. The table below depicts the categories of draft approved subdivisions in December 2024.

Draft Approved Subdivisions December 2024					
	Subdivision Name	Number of Units			
<u>Built-Up Area Boundry</u>		Single	Semi	Multiples	Total
	St Thomas More	18	0	12	30
<u>Greenfield Area</u>					
	Riverfront Subdivision	371	0	389	760
	Chippawa East Subdivision	454	48	429	931
	Sodom Road (Polocorp)	18	0	77	95
	9304 McLeod Road	203	0	295	498
	Grand Niagara*				5,387
	Oakwood Drive	0	0	301	301
	3151 Montrose Road	1	0	9	10
Total		1,065	48	1,512	8,012

(Source: Planning and Development data, 2024)

*Grand Niagara Subdivision proposes a range of 3,558 to 5,387 housing units and has not yet provided a definitive lot by lot breakdown of housing types. It should be noted that the majority of the housing proposed in the Grand Niagara Plan would be classified as multiples (i.e. townhouses street and block, and apartments).

As of December 2024, there were 8 draft approved subdivisions within the City's land supply inventory. There was 1 subdivision within the Built-Up Area Boundary for 30 units and there were 7 subdivisions within the City's Greenfield Area with 8,012 units

predominantly comprised of multiple units, with multiple units defined as townhouse and apartments and including ADU's. The total of 8,012 units at the draft plan of subdivision stage will be available for construction once conditions of approval are cleared.

Registered Plans of Subdivision

Registered plans of subdivision have received final approval from the City as all conditions have been fulfilled and have been registered with a Land Registry Office. In 2024, two new plans of subdivision were registered in Niagara Falls, one at Garner Road and Angie Road, and one at 2700 Mewburn Road. These two new subdivisions added 97 units to the total number of registered lots.

Overall, the city has a supply of 390 registered units available for construction. Of the registered supply, there were 52 units registered to be built in the Built-Up Area Boundary, 324 registered to be built in the Greenfield Area, and 14 registered to be built in the Agricultural Area. The table below depicts the categories of vacant lots in 2024.

Niagara Falls – Vacant Lots / Units in Registered Plans					
	Subdivision Name	Remaining Units			
		Single	Semi	Multiples	Total
Built-Up Area Boundary					
	Golia Estates	3	0	0	3
	Terravita	41	0	0	41
	Willoughby Gardens	2	0	0	2
	Grottola Court	6	0	0	6
	Total	52	0	0	52
Greenfield Area					
	Garner Rd and Angie Rd	46	0	23	69
	2700 Mewburn Road	0	0	28	28
	Forestview Estates	6	0	24	30
	Splendour Subdivision	61	16	120	197
	Total	113	16	195	324
Agricultural Area					
	Mingle Subdivision	4	0	0	4
	Miller Road Estates	3	0	0	3
	Miller Road Estates South	7	0	0	7
	Total	14	0	0	14
Total Units		179	16	195	390

(Source: Planning and Development data, 2024)

Short Term Land Supply

Based on the housing supply of 8,012 draft approved and 390 registered units for a total of 8,402, the City has an approximate 10.5 year supply of draft and registered approved units. The City's 10.5 year supply exceeds the minimum requirement of 3

years contained in both the Provincial Planning Statement and the City's Official Plan.

It can be concluded that the City continues to maintain a healthy supply of available land in the form of unbuilt lots/units available for development in the short term.

As of December 31, 2023 the City had an inventory of 14,768 approved residential units. This translates into an 18-year supply and exceeds the 15 year target as identified in the 2024 Provincial Planning Statement.

Intensification Rate

Provincial policy requires that municipalities support intensification and redevelopment to encourage complete communities, including policy to encourage a range and mix of housing types.

The 2022 Niagara Region Official Plan has increased the City's intensification target from 40% to 50%. The City's 2022 Housing Needs Study concluded that a significantly higher intensification target would be required to help address housing affordability. A higher intensification target would result in the provision of a broader range of housing Opportunities. In 2024, the majority of new construction residential building permits issued were located within the Built-Up Area Boundary resulting in an intensification rate of 76%.

Section 5

Statistical Summary

Planning Summary

- The City was within 4% of meeting the Provincially modified 2024 housing target of 667 units with 642 new units of housing
- The overall construction value in the City was dominated by Residential and Institutional construction.
- In the Real Estate market, prices fell for residential homes 2% in 2024, with the average number of days on the market between 31 and 44 days.
- The short-term housing supply of 10.5 years continues to exceed the Provincial standard of 3 years.
- The City's intensification rate of 76% also continues to exceed the regional target of 50%.
- Overall, planning applications have increased 0.8% in 2024 with 127 applications over 126 in 2023

Planning Application Statistics 2024

Planning Application	2024	2023
Rezoning / Official Plan	37	35
Draft Plans of Subdivision/Condo	2	5
Site Plans	18	17
Minor Variances	46	50
Consents	24	19
Pre-Consultations	83	113
Total	210	239

(Source: Planning and Development data, 2024)

Bylaw Summary

- By-law services responded to 2,252 complaints which was a slight increase from 2023 when 1,841 complaints were received.
- Property standards complaints were up 25% in 2024 (456) from 2023 (364).
- Building Code orders were up in 2024 to 190 from the 104 orders issued in 2023.

Building and Bylaw Enforcement Statistics

	Portfolio	Q1	Q2	Q3	Q4	2024 Total	2023 Total
Bylaw							
	Condition of Yards	142	589	537	140	1,408	1086
	Downspouts	10	31	12	8	61	47
	Encumbrance	11	14	24	25	74	64
	Fence/Hedge	9	30	29	6	74	63
	Licenses	4	11	2	23	40	18
	Noise	32	37	42	17	128	93
	Other	3	4	66	4	77	38
	Signs	4	3	1	1	9	8
	Zoning	43	126	156	56	381	422
	Total	258	845	869	280	2,252	1,841
Property Standards							
	Water supply/drainage	16	21	7	18	62	40
	Occupancy standards	12	19	28	15	74	52
	Other	21	24	32	17	94	80
	Tree Issues	5	29	31	7	72	32
	Structural/Exterior	30	26	23	6	85	59
	Lack of Heat	7	1	0	10	18	27
	Zoning/Out buildings	1	2	1	0	4	12
	Miscellaneous complaints	4	7	25	11	47	62
	Total	100	129	147	84	456	364
Building Code							
	Orders Issued	53	49	46	42	190	161
	Building w/out permit	*	*	*	*	159	168
	Total						329
Rodent Rebate Program							
	Forms Given out	*	*	*	*	95	43
	Paid out	15	31	22	11	79	78
	Total						121
Clerks							
	Calls/Counter	610	3,490	4,227	2,954	11,281	3,912
	Compliance Letters	38	27	27	10	102	106
	FOI requests	3	0	0	0	3	32
	Muzzle order appeals	0	0	0	0	0	2
	Total	651	3,517	4,254	2,964	11,386	4,052
	Homelessness	24	30	70	68	192	N/A
	Total	24	30	70	68	192	N/A

(Source: Municipal Enforcement data, 2024)

*Bylaw tracks annually, not monthly or quarterly