

Report

Report to: Mayor and Council
Date: February 28, 2023
Title: **Development and Housing Monitoring Report:
2022 Year in Review**

Recommendation(s)

That Council receive the Development and Housing Monitoring Report that reviews the status of development and growth management activity in the City for the year 2022.

Executive Summary

This report informs Council about development and growth management activity that occurred in the City during 2022. The report utilizes statistics compiled from a variety of sources on different aspects of development activity in the City of Niagara Falls. As part of the strategy to manage and plan for the City's future, the report provides hard data to show where and what types of housing are being constructed and to provide insight with respect to the type of housing that will be needed in the future to accommodate the City's growing, yet changing population.

2022 was a slower year for building activity in the City as reflected in the following statistics:

- Residential building permits decreased by 34% from 2021 as the City issued 564 permits in 2022 down from 860 permits in 2021.
- Planning applications were down 13% from the previous year (148 in 2021 vs 129 in 2022),
- Pre-consultation applications were up from 162 in 2021 to 256 in 2022.

With respect to By-law Services, the following is a statistical summary for 2022:

- Property standards complaints were up 10% in 2022 (409) from 2021 (372) and 116 orders were issued.
- By-law Services responded to 1,969 complaints which was a slight decrease from 2021 when 2,053 complaints were received.
- Building Code orders were up in 2022 to 146 over 103 orders issued in 2021;
- Rodent rebates were up in 2022 to 114 over 71 rebates given in 2021.
- SPCA overall statistics were down 10% from 2021.

Going forward, housing information will be reported quarterly throughout the year. This will assist in tracking additional information including planned, purpose built rental units and affordable housing units.

Analysis

The report provides Council with an overall summary of growth, building and development activity that occurred in Niagara Falls in 2022. The collection and reporting on key growth and development trends enables staff and Council to make more informed decisions with respect to infrastructure projects, housing and land needs requirements for the City. In addition, it allows for a benchmarking of servicing levels.

Quarterly reporting is expected to begin this year which will allow tracking of additional housing information including planned, purpose built rental units and affordable housing units.

An examination of the attached Development and Housing Monitoring Report (Attachment 1) highlights a number of key findings.

Population

The 2021 Census records an official population of 94,415 people which is a 7.2% increase from the 2016 population of 88,071 people. Niagara Regions' new Official Plan projects that the City's population will be 141,650 people by 2051 driven primarily by international and intra-provincial migration and not by natural increase. Further, statistics indicate the median age in Niagara Falls is increasing and it is expected that the majority of growth in the City's population will be seniors.

Residential Development: Building Permits

Residential building permits were down 34% over 2021. Niagara Falls issued 564 residential building permits in 2022 as opposed to 860 residential building permits in 2021.

Townhouse dwellings continue to be the dominant housing type for which building permits were issued (75%). It is noted that only 23% of the permits issued were for single-detached dwellings. The remaining 2% were issued for semi-detached dwellings.

Residential Development: Starts and Completions

In 2022, 600 housing units were started (the beginning of the housing construction cycle) and 846 housing units were completed in Niagara Falls. Though there is not a direct correlation between housing starts and completions, the increased number of completions in 2022 may have been reflective of the rebounding of the building industry as the end of the pandemic nears.

Non-Residential Development: Industrial, Commercial and Institutional

The value of new Industrial, Commercial and Institutional (ICI) construction in 2022 was \$24.8 million. The City experienced an approximate 50% increase in ICI construction permit values over 2021 (\$10 million) primarily due to the construction of a warehouse (\$11 million) that increased the overall total value of ICI building permits.

Real Estate Market

The real estate market in Niagara Falls weakened slightly in Niagara Falls for 2022 with a 12% decrease in the average price for residential real estate. The average price for a house in Niagara Falls in 2022 was \$617,100.

Rental Vacancy Rate

The rental market in Niagara Falls has increased since 2021 as the vacancy rate in 2022 was 2.7% which is up from 1.9% in 2021. A vacancy rate of 3% has traditionally been accepted as providing sufficient housing choices for tenants.

Land Supply

With a supply of 1,780 draft approved and 877 registered units, the City has a 4.8 year supply of readily developable land which exceeds the 3 year minimum Provincial requirement. From the boundary expansions received through the recently approved Niagara Region's Official Plan, which includes three (3) areas, plus (1) one additional area included by the Province, the City has a sufficient land supply for the next 20 years.

Intensification

Continuing the trend from 2021, the majority of development in the City was within the Built Area Boundary. At an intensification rate of 74%, the City continues to exceed the Region's Official Plan target of 50% for Niagara Falls.

2022 Planning Applications

During 2022, Planning and Development staff have processed the following numbers and types of applications:

- 5 Draft Plan of Condominium applications (8 in 2021)
- 31 Zoning By-law Amendment applications (includes Official Plan amendments) (30 in 2021)
- 16 Site Plan applications (10 in 2021)
- 47 Minor Variances (66 in 2021)
- 30 Consent applications (34 in 2021)
- 256 Pre-consultations (162 in 2021)

By-law Services Statistics

By-law Services received a number of complaints across the various areas that they monitor. The following are the numbers of complaints received in 2022:

409 Property Standards complaints (372 in 2021)

1,969 By-law complaints over the various areas covered by City by-laws (2053 in 2021)

262 Building Code orders were issued (103 in 2021)

165 Compliance letters were written (173 in 2021)

SPCA Statistics

2,168 calls received (2421 in 2021)

523 Animals taken in (778 in 2021)

455 Adoptions (490 in 2021)

117 Animals claimed (146 in 2021)

Future Outlook (next 2-5 years)

Industrial/Commercial/Institutional

In the future, it is anticipated that Industrial construction values will increase with the approval of the new Grassy Brook secondary plan and the subsequent construction of new industrial developments.

Residential

There are approximately 8,757 residential units over 63 sites that have received approval, both draft plan and zoning by-law, in previous years yet remain unbuilt. The largest developments by unit numbers are typically multi-storey with the largest three developments containing 1,020 units, 889 units and 758 units.

Land Supply

There is proposed development of four greenfield secondary plans that will establish complete communities in the four urban expansion areas (Northwest/Club Italia, Garner West, New Hospital South and Kalar Road West) that Niagara Falls received with the approval of the Niagara Region Official Plan in the Fall of 2022. As well the City will be proactively undertaking a secondary plan for the redevelopment of the existing Greater Niagara General Hospital site so that it is shovel ready for redevelopment when Niagara Health vacates this site for the new South Niagara Falls Hospital campus.

Population

With the population in the area trending more to the senior age group, the proposed new hospital will be well positioned to handle increased need for medical services. As well, with an aging population there will be a greater need for and use of the region-wide transit system.

Financial Implications/Budget Impact

This report has no direct financial implications for the City, however, metrics contained in this report help inform the City's financial strategies. The increased development activity combined with an increasing property assessment has a direct impact on tax revenue collected by the municipality.

Strategic/Departmental Alignment

The development of an annual Development and Housing Monitoring Report is consistent with the City's Strategic priority of a Vibrant and Diverse Economy.

List of Attachments

[2022 Housing Monitoring Report](#)

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Status:

Approved

- 21 Feb

2023

Approved

- 22 Feb

2023



2022 Year
in Review

DEVELOPMENT & HOUSING MONITORING REPORT



Niagara Regional Housing Community Housing Development Hawkins Street

Planning, Building & Development
2/13/2023

Development & Housing Monitoring Report 2022 Year in Review

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SECTION 1 POPULATION

The 2021 Census recorded a population of 94,415 people in the City of Niagara Falls which is a 7.2% increase from the 2016 population of 88,071 (or 6,344 people) (Figure 1). Statistics Canada projected a population estimate for the City of Niagara Falls as of July 1, 2022 to be 99,007¹ people. Immigration, Refugees and Citizenship Canada reported issuing 25% more international study permits for temporary residents in 2022 than in 2021, as post secondary institutions moved back to in-person classes. Immigration continues to be a source of population growth as there were 2,225 permanent residency visas issued in the St. Catharines Niagara CMA. (CMHC St Catharines-Niagara Rental Market Report, January 2023)

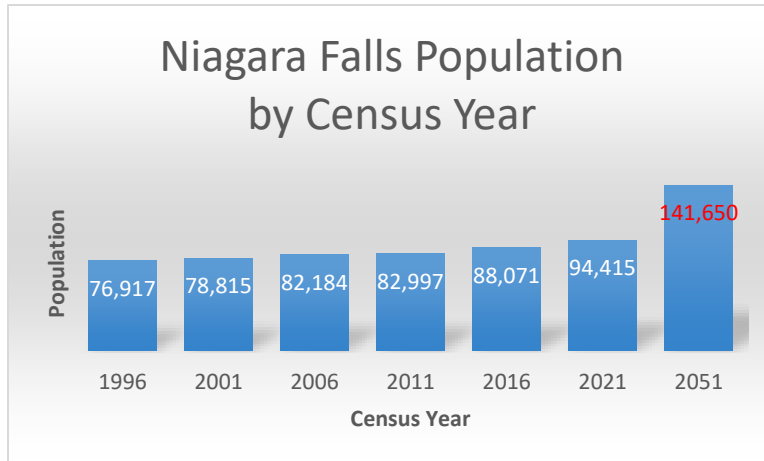


Figure 1 Source: Statistics Canada

Niagara Region, through its new Official Plan provided the City of Niagara Falls with a population target of 141,650 people by the year 2051. While Niagara Falls is projected to be considerably larger in 2051, the City's age composition will be greatly different. Figure 2 illustrates that the largest increase in the population will be in the age category 65-100 years. Such a large growth in the senior population will put increased pressure on the City's services, programs and facilities. Further, the aging population will also have impacts on transportation, housing mix and community design going forward.

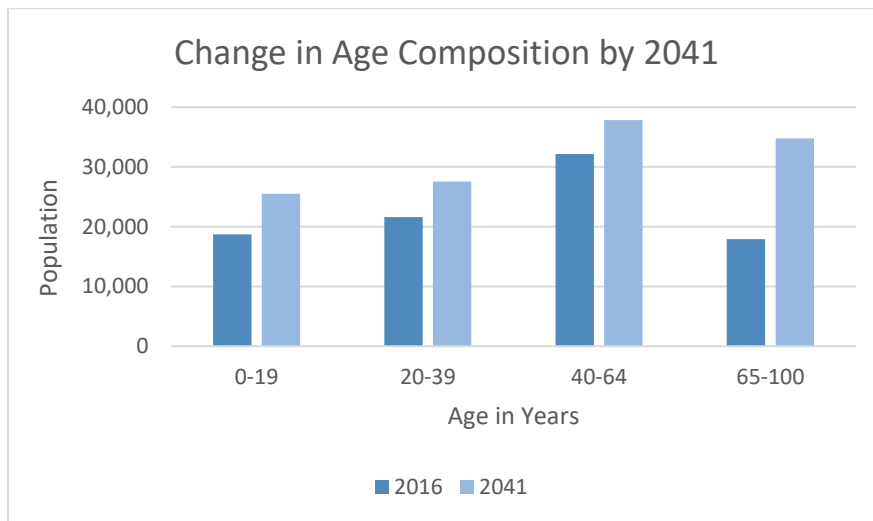


Figure 2 Source: Niagara Region Population Projections 2041 (2051 Age-Composition not yet available)

¹ Source: Stats Canada Population Estimate for Niagara Falls as of July 1, 2022 Table 17-10-0142-01, Population estimates July 1, by Census subdivision, 2016 boundaries.

SECTION 1 POPULATION

Household size in the City of Niagara Falls has decreased over time from 3.0 persons per household in 1996 to 2.5 persons per household as reported in the 2021 Census. The decrease in household size is due to a number of factors that include a slowdown in family formation, an increase in the number of lone parent families and more people living alone. It is expected that this trend will continue into the future and was confirmed in the 2021 Census results. With an ever decreasing household size and the fact that currently 66% (2021 Census data) of all dwellings in Niagara Falls are single detached (consisting of multiple bedrooms), it can be concluded that Niagara Falls is over-housed.

The City's current population of 94,415 people represents a 20% share of Niagara Region's total population of 477,941 for 2021. The City's projected population of 141,650 people (Figure 1) will represent 21% of the Region's 2051 forecasted population of 694,000 people. Generally speaking, the proportion of the City's population relative to the Niagara Region's population as a whole through 2051 is expected to remain the same. (Figure 3)

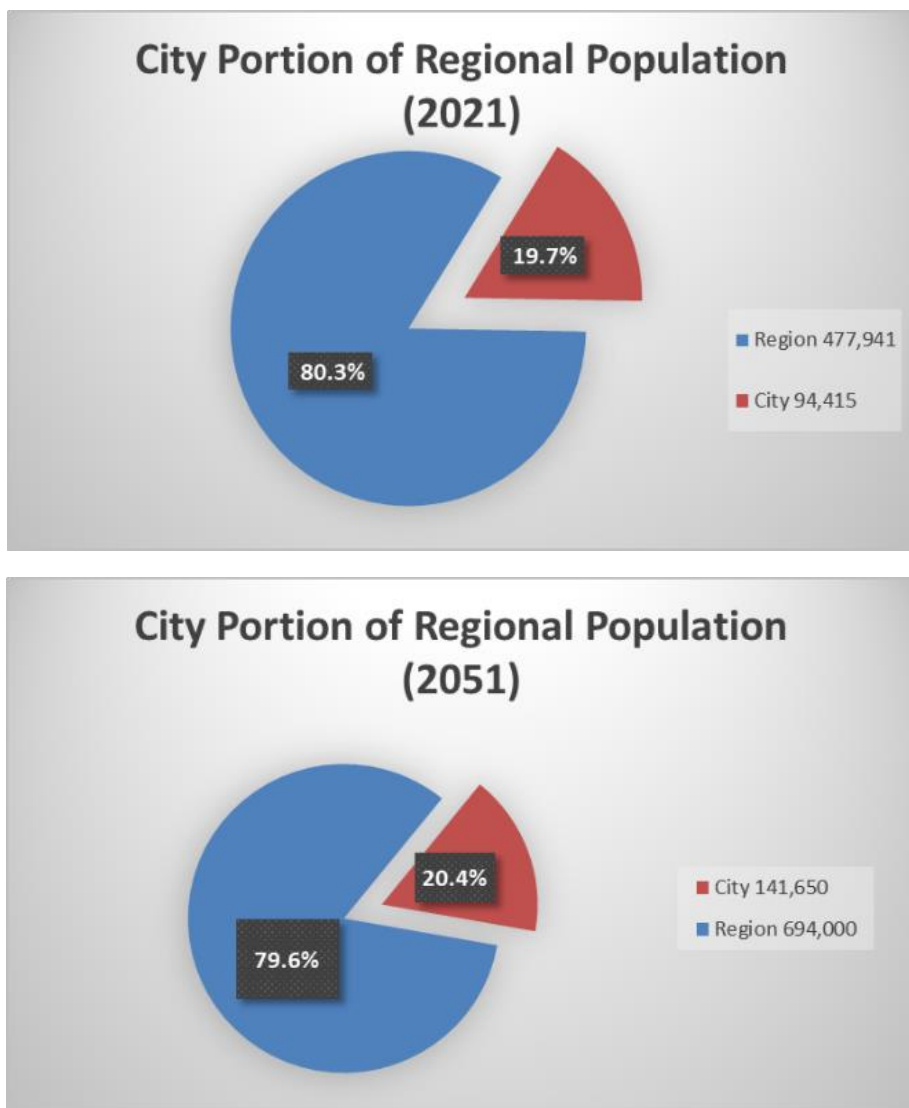


Figure 3 Source: Niagara Region, Growth Forecast 205

SECTION 2 BUILDING PERMIT ACTIVITY

RESIDENTIAL CONSTRUCTION

Building permit activity is a standard indicator of local investment and local economic activity. The effects of the continuing Covid-19 Pandemic resulted in the City of Niagara Falls issuing 564 residential building permits in 2022 compared to 860 permits issued in 2021, a 34% decrease and the lowest number permits issued per year since 2019 (292). (Figure 4)

Annual Building Permits by Type 2010-2022 (Units Created)						
Year	Single	Semi	Townhouse	Apartment	Total	10 Yr Avg
2022	133	10	421	0	564	574
2021	219	62	352	227	860	550
2020	79	6	203	285	573	522
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	3,301	256	2,018	1,067	6,640	

Figure 4 Source: Niagara Falls Building Permits

The composition of building permits issued in 2022 was not as balanced across residential building types as in recent years. In 2022, 75% of the permits issued were for townhouses, 23% for single-detached and 2% for semi-detached units. Most notable, there were no apartment units created in 2022. The construction of townhouse units continues to reflect an increasing trend to intensify and further diversify the City’s housing supply and may be reflective of the cost of housing and people’s ability to pay.

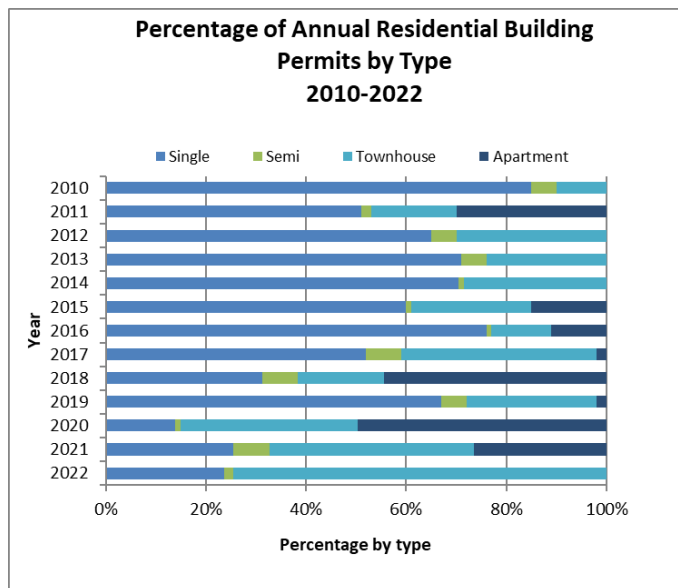


Figure 5 Source: Niagara Falls Building Permits

SECTION 2 BUILDING PERMIT ACTIVITY

RESIDENTIAL CONSTRUCTION

The chart below shows that over the past 12 years the number of building permits issued has not been consistent however, it is important to note that the rate of growth (10 year average) has continued to accelerate since 2016. In the past, single detached housing has dominated new construction followed by townhouse units. Since 2017, single detached housing has represented a smaller percentage of the total number of residential units built in the City as more semi, townhouse and apartment units have been constructed. It is anticipated that as the cost of land rises along with the cost of new housing, this will continue to reduce the proportion of single detached dwellings constructed in the City. (Figure 5 & 6)

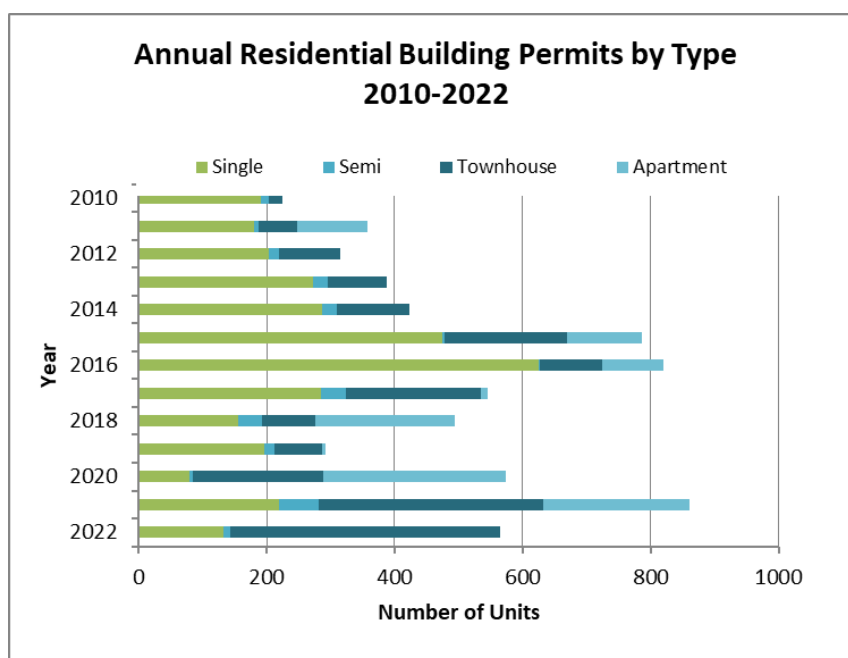


Figure 6 Source: Niagara Falls Building Permits

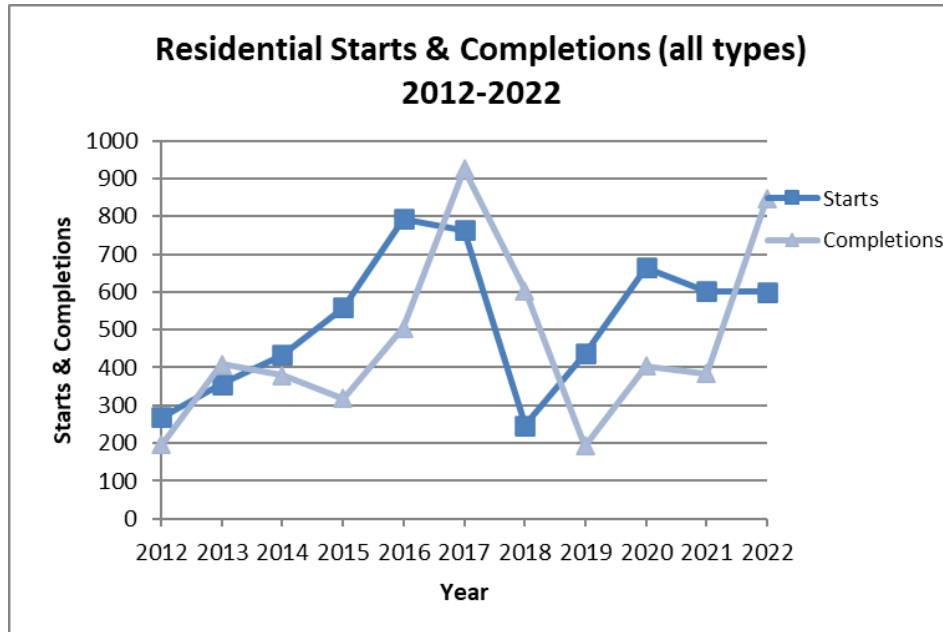
RESIDENTIAL STARTS AND COMPLETIONS

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 co-relation 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.

In 2022, the number of residential housing starts (all types) was 600, a minimal decrease from 602 units started in 2021. Housing starts in 2022 continued to rebound from a low in 2018 as increased housing costs in the Greater Toronto and Hamilton area have encouraged people to seek less expensive housing in the surrounding communities such as Niagara Falls. The highest number of housing starts in Niagara Falls occurred in 2016 and 2017.

Residential completions more than doubled from 2021 as the number of residential units completed increased from 385 units in 2021 to 846 units completed in 2022. The increased number of housing completions in 2022 may have been reflective of the rebounding of the building industry as the economy strengthens and the end of the pandemic nears. (Figure 7)

SECTION 2 BUILDING PERMIT ACTIVITY



INDUSTRIAL/COMMERCIAL/INSTITUTIONAL CONSTRUCTION

In 2022, the City experienced an increase in the value of new Industrial/Commercial/Institutional (ICI) construction. The value of new ICI construction in 2022 was approximately \$24.8 million which was a 50% increase over the 2021 ICI value of \$10 million. A new warehouse project on Blackburn Parkway (\$11 million) was the single largest permit issued and was largely responsible for the increase in permit value in 2022. (Figures 8 & 9)



Figure 8 Source: Niagara Falls Building Permits

SECTION 2 BUILDING PERMIT ACTIVITY

2022 TOP INDUSTRIAL/COMMERCIAL/INSTITUTIONAL BUILDING PERMITS

Project	Building Permit Value
New warehouse (Blackburn Parkway)	\$11 M
Westlane Highschool alteration	\$6 M
New retail store (McLeod Road)	\$5 M
Wastewater Treatment Plant improvements	\$3.3 M

Figure 9 Source: Niagara Falls Building Permits

TOTAL BUILDING PERMIT ACTIVITY: NEW AND ALL CONSTRUCTION

The total value of new construction activity in the City in 2022 was \$218.6 million (Figure 10) which is slightly lower than the 2021 value of \$263 million. In 2022, residential construction represented 89% of the value of new construction (\$194 million) followed by industrial at 7% (\$15 million), and commercial at 3% (\$5.9 million) and institutional at 1% (\$3.4 million). A key observation is that in spite of the economic uncertainty brought on by the Covid-19 pandemic, the City's construction activity remained quite buoyant, albeit it is residential construction as opposed to ICI construction driving the City's construction industry.

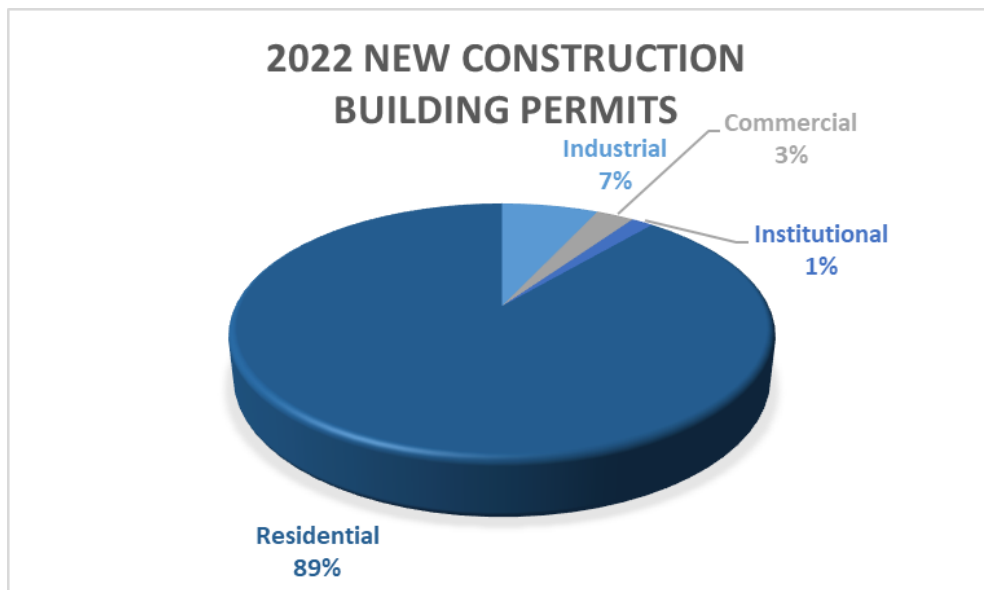


Figure 10 Source: Niagara Falls Building Permits

SECTION 2 BUILDING PERMIT ACTIVITY

In comparison, the total value of all construction in Niagara Falls which includes new builds, additions and renovations was \$274 million (Figure 11) as compared to \$313 million recorded in 2021. Residential construction activity represented the largest proportion at 77% (\$211 million), commercial at 12% (\$31 million) industrial at 6% (\$17.5 million), and institutional at 5% (\$14 million).

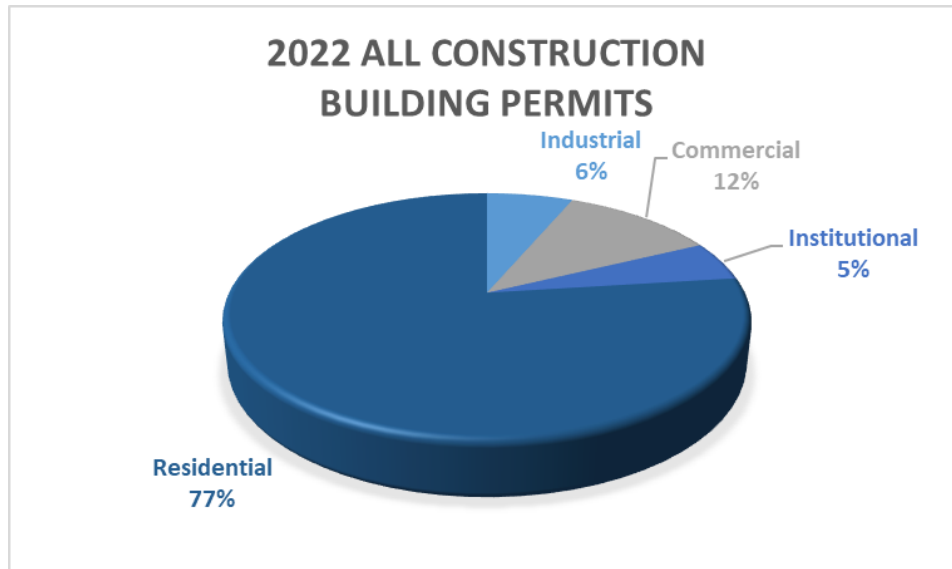


Figure 11 Source: Niagara Falls Building Permits

SECTION 3 REAL ESTATE AND RENTAL MARKET

RESIDENTIAL REAL ESTATE MARKET

The real estate market weakened slightly in Niagara Falls for 2022 due to the rise in the interest rate and accordingly, the overall value of housing in the City decreased. As demonstrated in Figure 12, the average value of a residential real estate sale for all housing units increased from \$432,700 in 2020 to \$703,600 in 2021 which represented a 37.5% increase in price. In 2022 the average value dropped to \$617,100, a decrease of 12% from a year ago. It is anticipated that housing values will rise in the foreseeable future as there is still strong intra-provincial migration into the municipality.

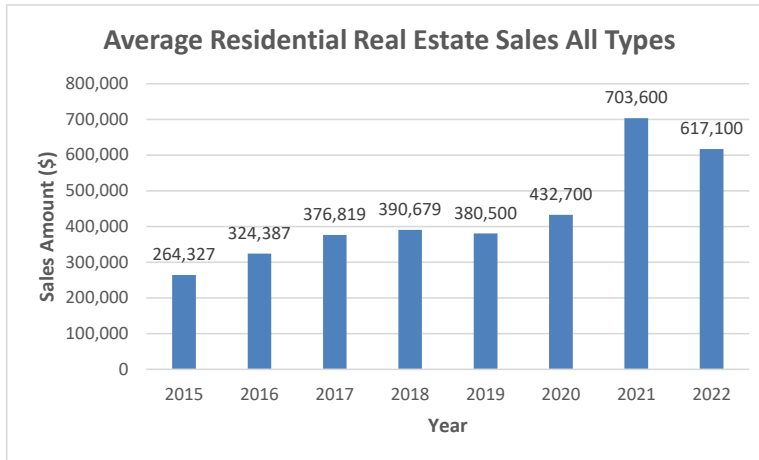


Figure 12 Source: Niagara Association of Realtors Annual Residential Overview

VACANCY RATES & AVERAGE RENTAL COSTS

The City uses Canadian Mortgage and Housing Corporation data to track vacancy rates for rental housing. Overall, the vacancy rate for Niagara Falls increased from the 2021 rate of 1.9% to 2.7% in 2022. Similarly, across the St. Catharines Niagara Census Metropolitan Area (CMA), vacancy rates increased in 2022 to 2.8% from 1.9% in 2021. A vacancy rate of 3% has traditionally been considered to be a healthy rental vacancy rate which provides sufficient choice for tenants seeking rental accommodation. As can be seen in Figure 13, rental costs continue to increase for all apartment types as the new 2022 average rental cost is \$1,197 per month, an increase from \$1,139 per month in 2021.

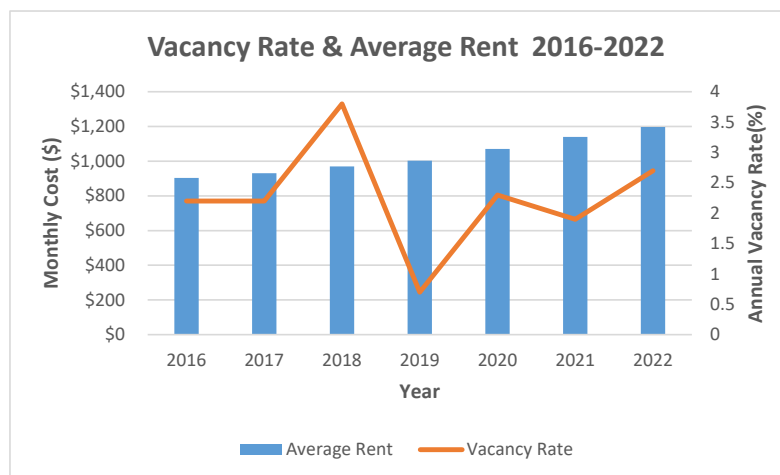


Figure 13 Source: CMHC Rental Market Survey 2022

SECTION 4 LAND SUPPLY

The 2020 Provincial Policy Statement requires at least a 3 year supply of draft approved and registered units with servicing capacity to ensure a healthy supply of soon to be buildable lots. The Niagara Falls Official Plan, through its Growth Objectives, has a similar requirement.

DRAFT PLANS OF SUBDIVISION

In 2022, no new subdivisions were given draft plan approval. In all previously draft approved subdivisions (as of December 31, 2022) there are 1,780 units. (Figure 14) With respect to draft approved units, all units are located within the Greenfield Area. Generally speaking, the Greenfield Area for Niagara Falls is predominantly located in the south end of the City.

Within the Greenfield Area, approximately 50% of the available units were for single detached, 47% were for multiples (townhouses and apartments), and 2% were for semi-detached dwellings.

In 2022 there remains one draft approved subdivision for 30 units in the City's Built-Up area boundary as seen in Figure 14.

DRAFT APPROVED SUBDIVISIONS DECEMBER 2022						
Built Boundary	SUBDIVISION NAME	COMMUNITY	NUMBER OF UNITS			Total
			Single	Semi	Multiples	
	St Thomas More		18		12	30
	Total		18	0	12	30
Greenfield Area						
	1198815 Ontario Inc (Garner Rd)		46	0	23	69
	Riverfront Subdivision	Drummond	371	0	389	760
	Chippawa East Subdivision	Chippawa	449	48	329	826
	Sodom Road (Polocorp)		18	0	77	95
	Total		884	48	818	1750
TOTAL UNITS			902	48	830	1780
Multiples include apartments, townhouses (street and block)						

Figure 14 Source: Niagara Falls Planning, Building & Development

SECTION 4 LAND SUPPLY

REGISTERED PLANS OF SUBDIVISION

In 2022, no new plans of subdivision were registered in Niagara Falls. This is likely a residual fallout from the pandemic. Despite no new plans being registered there continued to be 876 units available for immediate construction at the end of 2022. The number of available units are divided between the Built Area Boundary with 37% (324) and the Greenfield Area with 61% (539). (Figure 15)

Overall, the City has a supply of 877 registered units with 324 units available in the Built Area Boundary and 539 units available in Greenfield Areas.

NIAGARA FALLS - VACANT LOTS/UNITS IN REGISTERED PLANS - DECEMBER 2022

SUBDIVISION NAME	COMMUNITY	REMAINING UNITS			
		Single	Semi	Multiple*	Total
Built Boundary					
Westway Estates	Northwest	0	0	32	32
Williams Subdivision north side	Chippawa	4	0	0	4
Golia Estates	Stamford	3	0	0	3
Chippawa West	Chippawa	33	0	70	103
Optimist Park	Stamford	12	0	0	12
Chippawa West Phase 2, Stage 4	Chippawa	2	0	0	2
Terravita	Stamford	41	0	0	41
Willoughby Gardens	Chippawa	2	0	0	2
Grottola Court	Stamford	6	0	0	6
Chippawa West Phase 2, Stage 5	Chippawa	32	56	24	112
Beaver Valley Extension Ph 1	Northwest	0	0	0	0
Beaver Valley Corridor Ph 2	Northwest	7	0	0	7
Total		142	56	126	324
Greenfield Area					
Neighbourhoods of St. Davids	Stamford	8	0	12	20
Deerfield Blocks 274 & 275	Westlane	7	0	0	7
Fernwood Phase 1	Westlane	1	0	0	1
Deerfield Estates Phase 8	Westlane	7	0	0	7
Warren Woods East	Westlane	0	0	75	75
Windylane	Westlane	4	0	0	4
Fernwood Phase 3	Westlane	18	0	0	18
German Village	Westlane	7	0	0	7
Deerfield Estates Phase 10	Westlane	8	0	0	8
Oldfield Estates Phase 1	Drummond	28	0	15	43
Oldfield Estates Phase 2	Drummond	48	0	0	48
Oldfield Estates Phase 3	Drummond	4	0	0	4
Southgate Estates	Westlane	6	0	0	6
Warren Woods Phase 5	Westlane	8	0	56	64
Forestview Estates	Westlane	6	0	24	30
Splendour Subdivision	Westlane	61	16	120	197
Total		221	16	302	539
Agricultural					
Mingle Subdivision	Willoughby	4	0	0	4

Miller Road Estates	Willoughby	3	0	0	3
Miller Road Estates South	Willoughby	7	0	0	7
	Total	14	0	0	14
TOTAL UNITS		377	72	428	877

Figure 15 Source: Niagara Falls Planning, Building & Development

Within the Built Area Boundary 39% of the available units were for multiples (townhouses and apartments) and 44% were available for single detached. Semi-detached units accounted for 17%.

Within the Greenfield Area 56% of the available units were for multiples (townhouses and apartments) followed by 41% for single detached and 3% for semi-detached. (Figure 15)

SHORT TERM LAND SUPPLY

Based on the housing supply of 1,780 draft approved units and 877 registered units (2,657 total units) divided by the City's 10 year average housing demand (574 units), the City has an approximate 4.6 year supply of draft and registered approved units. The City's 4.6 year supply exceeds the minimum requirement of 3 years contained in both the Provincial Policy 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.

LONG TERM LAND SUPPLY – VACANT LAND

The long term land supply for the City includes those lands that are vacant with an approved Official Plan designation yet have no planning permissions. Figure 16 illustrates that there are 613 net hectares (ha) of vacant land within the City as of December 2018. The vacant land supply of 613 ha is reflective of the fact that non-developable features such as Provincially Significant Wetlands and Hydro Corridors have been excluded as per Provincial Growth Plan policy. Of the total vacant land supply, 379 ha are for future employment purposes and 234 ha are for future residential purposes.

VACANT LAND SUPPLY - DECEMBER 2018		
	Employment Lands	Residential Lands
Greenfield Area	245 ha	156 ha
Built Area	134 ha	78 ha
TOTAL	379 ha	234 ha

Figure 16 Source: Niagara Region, December 2018

INTENSIFICATION RATE

Provincial policy requires that municipalities promote intensification to maximize urban designated land and municipal services thereby reducing the negative impacts of urban sprawl. In keeping with Provincial direction, a percentage of the City's annual growth must be directed to the Built Area Boundary where new development can take advantage of existing municipal services, the provision of public transit, and other existing community infrastructure and services.

The new Niagara Region Official Plan (approved by the Province in the fall of 2022) has increased the City's intensification target from 40% to 50%. Since 2009, the City's intensification rate has ranged from a high of 77% in 2020 to a low of 11% in 2013. In 2022, 420 of the 564 building permits issued were located within the Built Area Boundary resulting in an intensification rate of 74%. As land and housing prices have increased, the market is responding with the provision of a broader mix of housing within established residential neighbourhoods.

SECTION 4 LAND SUPPLY

Intensification performance has been tracked since 2009 and as seen on Figure 17, prior to 2020 the municipality has only achieved its 50% intensification target once in 2018. In the past, development has primarily occurred in the City's existing large Greenfields which can be easier to develop than land within the Built Area Boundary. An intensification rate exceeding the 50% target for the last three years shows a continuing upward trend of development occurring within the Built Area Boundary.

A review of the 2022 zoning amendment applications proposing new residential development (approved or yet to be approved) shows a continued strong trend towards multiple unit forms of housing. Those applications that have been approved by by-law include 662 apartments and 135 townhouse units, all within the Built Area Boundary. Applications awaiting final by-law approval include 1,902 apartment units, 1,159 townhouse units and 674 single detached units. All but 91 of these units are within the Built Area Boundary. This would appear to reinforce stronger intensification performance in the future.

Even with the increased intensification target number of 50%, the City's completed 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 which would help maximize our existing investments in infrastructure, decrease impacts on environmentally sensitive areas and minimize our future consumption of agricultural lands.

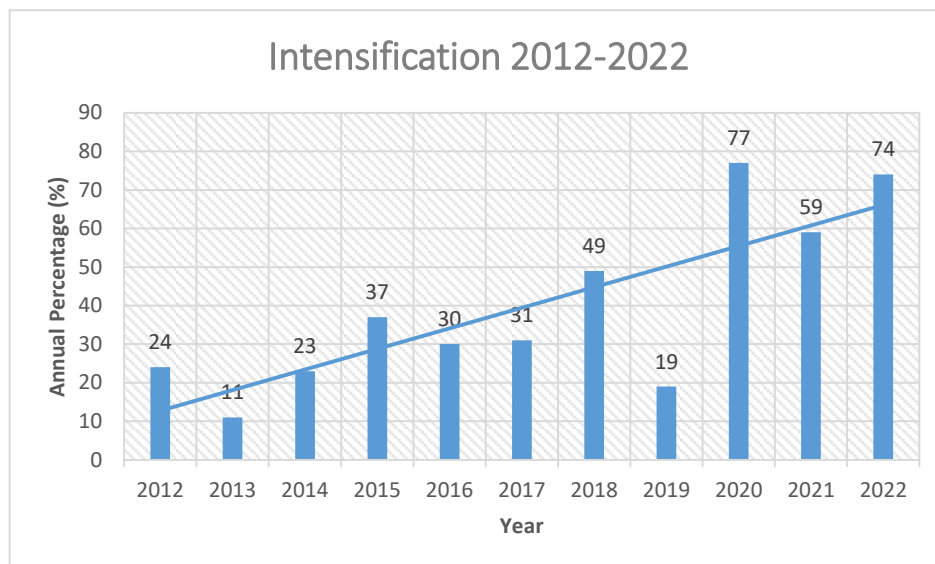


Figure 17 Source: Niagara Falls Planning, Building & Development

SECTION 5 STATISTICAL SUMMARY

This section provides a statistical summary of Planning and Building activity in 2022. A general overview of these statistics note the following:

PLANNING SUMMARY

- The City's population increase, while not as robust as projections had forecasted, still increased by 7%.
- The number of Residential Building Permits issued decreased 34% over 2021; and the overall construction value in the City was dominated by Residential construction.
- The Real Estate market prices declined due to decline in number of sales with a 12% decrease in value compared to 2021.
- The housing supply of 4.8 years continues to exceed the Provincial standard of 3 years.
- The City's intensification rate of 74% also continues to exceed the Regional target of 50%.
- Overall, planning applications have decreased 13% from 2021.
- A quick overview of 2022 Pre-consultation proposals reviewed (256) would indicate that 2023 will experience an increase in planning applications over previous years due to the increased number of pre-consultations conducted.

Planning Application Statistics

Rezoning/Official Plan – 31
Draft Plans of Subdivision/Condo – 5
Site Plans – 16
Minor Variances 47
Consents – 30

BYLAW SUMMARY

- Property standards complaints were up 10% in 2022 (409) from 2021(372) and 116 orders were issued.
- By-law services responded to 1,969 complaints which was a slight decrease from 2021 when 2053 complaints were received.
- Building Code orders were up in 2022 to 146 over the 103 orders issued in 2021.
- Rodent rebate program increased to 114 rebates in 2022 from the 71 rebates in 2021.
- SPCA statistics were down overall by 10% from 2021.

SECTION 5 BUILDING STATISTICS

Niagara Falls		Monthly Statistics 2022											
Municipal Enforcement Stats													
Complaints received													
Complaints Received	Totals	January	February	March	April	May	June	July	August	September	October	November	December
By-Law													
Condition of Yards	1178	0	0	0	0	0	0	0	0	0	0	0	0
Downspouts	40	0	0	0	0	0	0	0	0	0	0	0	0
Encumbrance	113	0	0	0	0	0	0	0	0	0	0	0	0
Fence/Hedge	87	0	0	0	0	0	0	0	0	0	0	0	0
Licenses	25	0	0	0	0	0	0	0	0	0	0	0	0
Noise	112	0	0	0	0	0	0	0	0	0	0	0	0
Other	101	0	0	0	0	0	0	0	0	0	0	0	0
Signs	21	0	0	0	0	0	0	0	0	0	0	0	0
Zoning	292	0	0	0	0	0	0	0	0	0	0	0	0
Monthly Totals		0	0	0	0	0	0	0	0	0	0	0	0
Annual Total	1969												
Property Standards													
Water Suply/Plumbi	32	0	0	0	0	0	0	0	0	0	0	0	0
Occupancy Standar	82	0	0	0	0	0	0	0	0	0	0	0	0
Tree	36	0	0	0	0	0	0	0	0	0	0	0	0
Structural/ Exterior	68	0	0	0	0	0	0	0	0	0	0	0	0
Lack of Heat	27	0	0	0	0	0	0	0	0	0	0	0	0
Other	103	0	0	0	0	0	0	0	0	0	0	0	0
Zoning/ Out building	16	0	0	0	0	0	0	0	0	0	0	0	0
Mics. Complaints	45	0	0	0	0	0	0	0	0	0	0	0	0
Annual Total	409												
Building													
Building with out Per	146	0	0	0	0	0	0	0	0	0	0	0	0
Orders Sent Out	116	0	0	0	0	0	0	0	0	0	0	0	0
Other		0	0	0	0	0	0	0	0	0	0	0	0
Monthly Totals		0	0	0	0	0	0	0	0	0	0	0	0
Annual Total	262												
Clerk Intake													
	Total	January	February	March	April	May	June	July	August	September	October	November	December
Calls/ Counter	9144	446	351	445	569	773	1641	1261	1506	874	397	436	445
Compliance letters	165	18	23	22	12	15	18	14	3	10	4	14	12
FOI Requests	25	0	0	0	0	0	0	0	0	0	0	0	0
Muzzel Order Appea	2	0	0	0	0	0	0	0	0	0	0	0	2
	0	0	0	0	0	0	0	0	0	0	0	0	0
Monthly Totals		464	374	467	581	788	1659	1275	1509	884	401	450	459
Annual Total	9336												
Homelessness													
Homelessness	200	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
Other		0	0	0	0	0	0	0	0	0	0	0	0
Monthly Totals		0	0	0	0	0	0	0	0	0	0	0	0
Annual Total	0												
Court/ Charges													
Charges Part 3	35	0	0	0	0	0	0	0	0	0	0	0	0
Trials													
Plea bargan													
Part 1	0	0	0	0	0	0	0	0	0	0	0	0	0
Monthly Totals		0	0	0	0	0	0	0	0	0	0	0	0
Annual Total	35												
Rodent Rebate													
Forms Given out	140	0	0	0	0	0	0	0	0	0	0	0	0
Paid Out Claims	114	0	0	0	0	0	0	0	0	0	0	0	0
		0	0	0	0	0	0	0	0	0	0	0	0
Monthly Totals		0	0	0	0	0	0	0	0	0	0	0	0
Annual Total	254												

Election Signs - 200

not inputted
not inputted

SECTION 5 BUILDING STATISTICS

Niagara Falls		Monthly Statistics 2022											
Niagara SPCA													
Canine Control (Animals brought in by A/S)													
Calls Received	Totals	January	February	March	April	May	June	July	August	September	October	November	December
Stray Dogs	135	9	3	12	9	15	9	15	12	14	16	17	4
DOA Dogs	5	0	0	0	0	0	1	1	1	0	1	0	1
Stray Cats	77	1	6	9	9	7	8	9	11	7	3	3	4
DOA Cats	32	2	3	4	1	4	2	5	3	3	2	1	2
Wildlife	683	13	22	21	52	83	113	94	98	72	59	29	27
DOA Wildlife	459	10	20	32	44	34	57	47	54	67	42	31	21
Bylaw Infractions	498	30	47	44	58	34	51	44	55	40	38	42	15
Provisions of Needs	0	0	0	0	0	0	0	0	0	0	0	0	0
Dog Bites	74	5	7	3	6	10	8	8	9	6	8	3	1
*Other	205	13	15	17	19	16	12	17	21	19	16	22	18
Monthly Totals		83	123	142	198	203	261	240	264	228	185	148	93
Annual Total	2168												
Mileage		3846	3675	4576	4703	4816	5213	5116	5189	4897	4712	4388	3861
Patrols		99	82	95	80	83	76	78	65	64	94	81	89
Shelter Services													
Admissions(Animals dropped off by public)													
	Total	January	February	March	April	May	June	July	August	September	October	November	December
Stray Dogs	32	4	5	2	5	1	3	1	3	1	0	7	0
Stray Cats	249	14	16	18	20	20	27	23	15	26	22	32	16
Owner surrendered	185	3	4	12	22	23	20	5	27	22	10	21	16
Transfer In	48	0	0	7	4	2	3	8	9	4	2	6	3
wildlife	9	1	3	0	0	1	1	0	2	0	0	1	0
Monthly Totals		22	28	39	51	47	54	37	56	53	34	67	35
Annual Total	523												
Adoptions													
	Total	January	February	March	April	May	June	July	August	September	October	November	December
Dogs	65	1	3	4	9	7	6	4	3	9	8	8	3
Cats	357	33	22	21	21	27	18	49	39	28	31	40	28
Other	33	4	1	2	4	5	2	2	2	1	2	5	3
Monthly Totals		38	26	27	34	39	26	55	44	38	41	53	34
Annual Total	455												
Claimed													
	Total	January	February	March	April	May	June	July	August	September	October	November	December
Dogs	91	7	2	9	8	10	9	0	10	8	10	14	4
Cats	26	1	2	5	1	4	1	0	3	1	2	3	3
Monthly Totals		8	4	14	9	14	10	0	13	9	12	17	7
Annual Total	117												
Euthanised													
	Total	January	February	March	April	May	June	July	August	September	October	November	December
Dogs	7	0	1	1	0	1	0	0	0	1	3	0	0
Cats	44	3	2	4	2	2	2	10	7	3	3	3	3
Wildlife	356	4	9	7	33	45	59	52	51	43	25	12	16
Monthly Totals		7	12	12	35	48	61	62	58	47	0	15	19
Annual Total	407												