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## **MEMORANDUM**

**CWCD 414-2019**

**Subject: Potential Surplus Property, 745 Crescent Road in the Town of Fort Erie**

**Date: November 8, 2019**

**To: Regional Councillors**

**From: Pam Salvatore, Real Estate Coordinator**

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In accordance with Niagara Region's Disposal of Land By-law 26-2011 (the "By-law"), staff are required to circulate information related to potential surplus property to Regional Council not less than two weeks prior to a decision being made.

The potential surplus property is vacant land municipally known as 745 Crescent Road in the Town of Fort Erie (the "Lands") and is the former site of the Crescent Road water tower which was demolished in 2017. An aerial photo of the Lands is attached as Appendix 1. The Lands, located in a predominantly residential area are surrounded by both residential/vacant land to the north, vacant land to the south, Crescent Road to the east, and Fairview Road (unimproved) to the west. A Record of Site Condition for the Lands was filed in the Environmental Site Registry on September 14, 2018. The Lands are approximately 0.67 acres in size and are further described as Parts 1 and 2 on the attached reference plan 59R-16123 (Appendix 2).

In accordance with the By-law, staff have circulated information about the Lands to departments, agencies, boards, and commissions of Niagara Region along with the Town of Fort Erie (the "Town"), provincial government, federal government, and school boards. No responses indicating interest in the Lands were received. It was noted that the Town of Fort Erie did suggest that Niagara Region notify private not-for-profit agencies. Staff will address this suggestion in an upcoming report (January 2020) to Corporate Services Committee which will seek approval to declare the Lands surplus and to dispose of the Lands in accordance with the By-law.

The Lands are currently designated Institutional in the Town's Official Plan with a Public zoning. With the support of Planning and Development staff from the Town and Niagara Region, staff have started the process for a Combined Official Plan Zoning By-law Amendment (the "Amendments"). The Amendments will redesignate the Lands to Urban Residential with a rezoning to Residential Multiple 1 (RM1). The Amendments will permit a variety of residential dwelling types to be developed on the Lands including single detached dwellings, semi-detached dwellings, duplexes, triplexes, four-plexes, street townhouse dwellings, block townhouse dwellings, and uses, buildings and structures accessory to the permitted uses.

The Application for an Amendment to the Zoning By-law and/or Official Plan has been submitted to the Town and a Public Information Open House was held on October 22, 2019 at the Town's Municipal Town Hall. A Public Meeting is scheduled for November 12, 2019 at the Town's Municipal Town Hall. Residents have the opportunity to provide their input about the Amendments.

Should a Councillor identify a potential use for the Lands, then the process to declare the Lands surplus will be halted. If no use is identified, then staff upon completion of the redesignation and rezoning will submit the report to Committee and Council to declare the Lands surplus and to dispose of the Lands in accordance with the By-law.

Respectfully submitted and signed by

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Pam Salvatore, RWA  
Real Estate Coordinator

Appendix 1 – the Lands  
Appendix 2 – Reference Plan 59R-16123