
Subject: Vacant Land at 745 Crescent Road in the Town of Fort Erie

Report to: Corporate Services Committee

Report date: Wednesday, September 15, 2021

Recommendations

1. That vacant land owned by Niagara Region and municipally known as 745 Crescent Road, Fort Erie, described as Parts 1 and 2 on Reference Plan 59R-16123, and as shown on the attached Appendix 1 to Report CSD 59-2021 (the "Land") **BE DECLARED** surplus to the needs of Niagara Region;
2. That the transfer of Land to Niagara Regional Housing ("NRH") for the nominal sum of \$1.00 **BE APPROVED**; and
3. That the Commissioner/Treasurer of Corporate Services **BE AUTHORIZED** to execute the necessary documents satisfactory to the Director, Legal and Court Services to facilitate these recommendations.

Key Facts

- The purpose of this report is to declare vacant land owned by the Niagara Region as surplus and to transfer the land to NRH for \$1.00 in order to support a federal application for Rapid Housing Initiative (RHI) project stream funding for an affordable housing development.
- The Crescent Road elevated water tank (the "Tank") was previously located upon the Land.
- The Tank was demolished in 2017 and the Land is now vacant.
- The Land is approximately 0.67 acres and located in a residential neighbourhood.
- In 2020, the Town of Fort Erie (the "Town") re-designated the land use to Urban Residential with a rezoning to Residential Multiple 1 (RM1) and to permit an apartment dwelling with a maximum height of three storeys with a minimum lot area of 149 m² per unit.

Financial Considerations

To support Council's Objective 2.3: Addressing Affordable Housing Needs, it is recommended to not dispose of the Land at market value but to transfer the land to NRH for \$1.00 to support a federal application for RHI funding for an affordable housing development.

Analysis

The Land is the former site of the Crescent Road water tower that was demolished in 2017. Water staff determined the land was no longer needed for water purposes. Environmental Site Assessments were undertaken and a Record of Site Condition was filed with the Ministry of Environment, Conservation, and Parks on September 14, 2018.

In early 2019, Real Estate staff began the process to dispose of the Land in accordance with the Disposal of Land By-law 26-2011 (the "By-law"). Information about the Land being declared surplus was circulated to departments of Niagara Region; agencies, boards, and commissions of Niagara Region; the Town; local school boards; provincial government; and federal government. No responses were received indicating interest in purchasing the Land.

Discussion was held with Planning and Development Services staff from the Town and Niagara Region regarding future use of the Land. The Town's Official Plan designation and zoning at that time severely restricted the development potential. An application for an amendment to the zoning by-law and/or official plan was submitted to the Town in October 2019.

Regional Councillors were notified of this potential surplus land in memorandum CWCD 414-2019 dated November 8, 2019 (attached as Appendix 2 to Report CSD 59-2021).

In early 2020, the Town approved the application for an amendment to the zoning by-law and/or official plan with the land use designation changing to Urban Residential from Institutional along with a change in zoning from Public to Residential Multiple 1 (RM1) with a special provision to allow an apartment dwelling with a maximum height of three storeys with a minimum lot area of 149 m² per unit.

As NRH had expressed no interest in the Land in 2019, Real Estate staff intended to continue with the process to dispose of the Land, but a motion was carried at the

January 15, 2020, Corporate Services Committee “That the property located at 745 Crescent Road, in the Town of Fort Erie, **BE INCLUDED** as part of the inventory in the Niagara Regional Housing Master Plan and that staff not proceed with any action to dispose of the property at this time”. Real Estate staff then discontinued the process to dispose of the Land until NRH completed their Master Plan.

Recently NRH staff contacted Real Estate staff about acquiring the Land for \$1.00 for affordable housing. NRH will be presenting their own report for approval to purchase the Land from Niagara Region.

Alternatives Reviewed

Disposing of the Land on the open market was reviewed, however, the process was stopped following the motion carried at the January 15, 2020, Corporate Services Committee meeting. Additionally, since the real estate market has increased substantially, NRH would be at a disadvantage to find alternative vacant land to support affordable housing.

Relationship to Council Strategic Priorities

Objective 2.3: Addressing Affordable Housing Needs.

Other Pertinent Reports

Niagara Regional Housing SPEC-1-2021, September 8, 2021

Prepared by:

Pam Salvatore, SR/WA
Real Estate Coordinator
Corporate Services

Recommended by:

Todd Harrison, CPA, CMA
Commissioner/Treasurer
Corporate Services

Submitted by:

Ron Tripp, P.Eng.
Acting Chief Administrative Officer

This report was reviewed by Frank Fucile, Manager, Real Estate; Donovan D'Ambroise, Manager, Program Financial Support; Gordon Szaszi, Project Manager Housing Development; Adrienne Jugley, Commissioner, Community Services, Donna Gibbs, Director, Legal and Court Services and Sterling Woods, Legal Counsel.

Appendices

- Appendix 1 Aerial photo of 745 Crescent Road, Fort Erie
- Appendix 2 CWCD 414-2019



Legend

- Address Points
- Ownership Parcels
- Streets Labels

127.0 0 63.50 127.0 Meters

© 2018 – The Regional Municipality of Niagara and its suppliers. All Rights Reserved. Produced (in part) under license from: © 2018 OF THE QUEEN'S PRINTER FOR ONTARIO. ALL RIGHTS RESERVED; © Teranet Enterprises Inc. and its suppliers. All rights reserved. Not a plan of survey; 2006 Air Photos courtesy of First Base Solutions Inc.; 1934 Air Photos courtesy of Brock University, Statistics Canada, 2006, 2011 Census of Population. Reproduced and distributed on an "as is" basis with the permission of Statistics Canada. This does not constitute an endorsement by Statistics Canada of this product.

This map is a user generated static output from an Internet mapping site and is for reference only. Data layers that appear on this map may or may not be accurate, current, or otherwise reliable. This map is not to be used for navigation.



Notes

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

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

Pam Salvatore, RWA
Real Estate Coordinator

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