

**Pat Rapone, 217 Concession 5 Rd. NOTL (St Davids ON)**

Sep 24, 2021

**Kirsten McCauley, MCIP, RPP**

Acting Manager, Long Range Planning

Planning and Development Services, Niagara Region

1815 Sir Isaac Brock Way, P.O. Box 1042

Thorold, ON

L2V 4T7

Dear Ms. McCauley:

**RE: Comments and Justification of Pat Rapone boundary expansion request SABR 1211**

**Figure 1: Areal view** - Lands located within the St. David's Village Block bounded by York Rd, Concession 5 Rd, Warner Rd and Tanbark Rd.



## Description of subject lands

The subject lands **Do Not** contain any of the following:

- a. Bedrock, Sand or Gravel Resources
- b. Natural or Human Made Hazards
- c. Water Resources
- d. Natural Heritage Features
- e. Good general agricultural Farming

## Review/Comments of NOP draft LNA released in May 2021

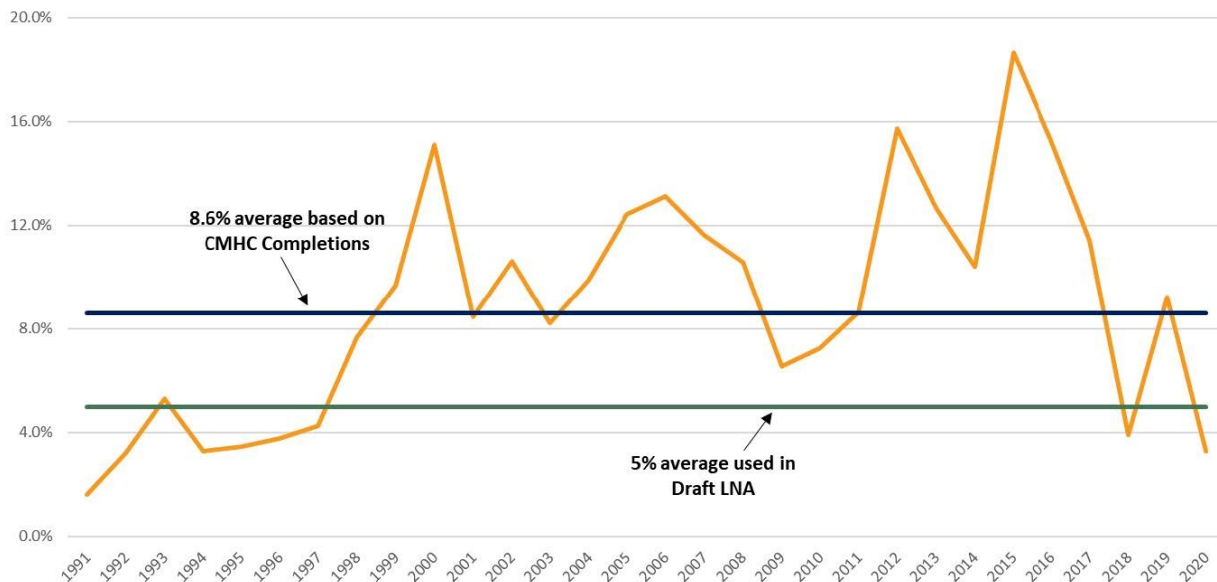
One of the Main/Major issues for all political parties in this federal election is the inadequate supply and affordability of housing.

This issue is evident and magnified in the village of St Davids due to housing demand being at all-time high and land supply available for residential development (within the current boundary) being at all-time low.

The LNA draft has allocated 5% of the regional growth to NOTL, however, numerous studies, Developers, Home Builders, Urban Planners and Real Estate Brokers point to the market-based high demand for housing in NOTL resulting from the critical shortage of residential development lands within the current boundary (especially in St Davids).

Information from the Census of Canada and the CMHC indicate that, in the past 30 yrs (1991-2021), NOTL has been accounting for 6.8% and 8.6% of growth respectively (and as high as 18% in 2015-2016)

**Figure 2: NOTL share of residential completions of Niagara Region**



The draft LNA also does not account that due to NOTL Geographical location, Proximity to US border and World-Renowned Attractions, Great Selection of Amenities, Historical appeal and Natural Beauty offers unparalleled lifestyles that draws home buyers from outside the region and beyond resulting in even higher shortage and further deterioration of housing affordability in the St Davids community.

Considering the above, if a growth of 8.6% (CMHC average 30 yr. historical growth) was to be more reasonably allocated to NOTL, it would result in a considerable shortfall of housing units to accommodate the demand between 2021 and 2051, nearly 4000 units more than the draft LNA

## **Boundary expansion request Justification**

The expansion request SABR 1211 is well suited to support a small portion of the forecasted shortfall of housing needs to 2051 for the following considerations:

### **Current Land Use Designation**

Lands within the referenced block are subjected to several land use designations, controls and zoning as follows: (refer to Figure 3:)

#### **1. Low Density Residential**

The east end of the block is within the boundary and contains a new residential subdivision

#### **2. Service Commercial**

Niagara trailers (partially within the boundary) and several other businesses operating service commercial but located outside the boundary

#### **3. Rural residential**

Few single families residing mainly in a rural setting (non-agricultural use) sparsely located facing Warner Rd side of the block and a few single-family dwellings sparsely located facing York Rd in mixed use settings.

These are few single-family dwellings with large lots. (Refer to Figure 4.)

- a) 9.82 acres on 217 Concession 5 Rd.
- b) 6.60 acres on 1153 York Rd.
- c) 5.77 acres on 640 Warner Rd.
- d) (10) additional lots ranging from 1 to 4 acres

#### **4. Niagara Escarpment designation**

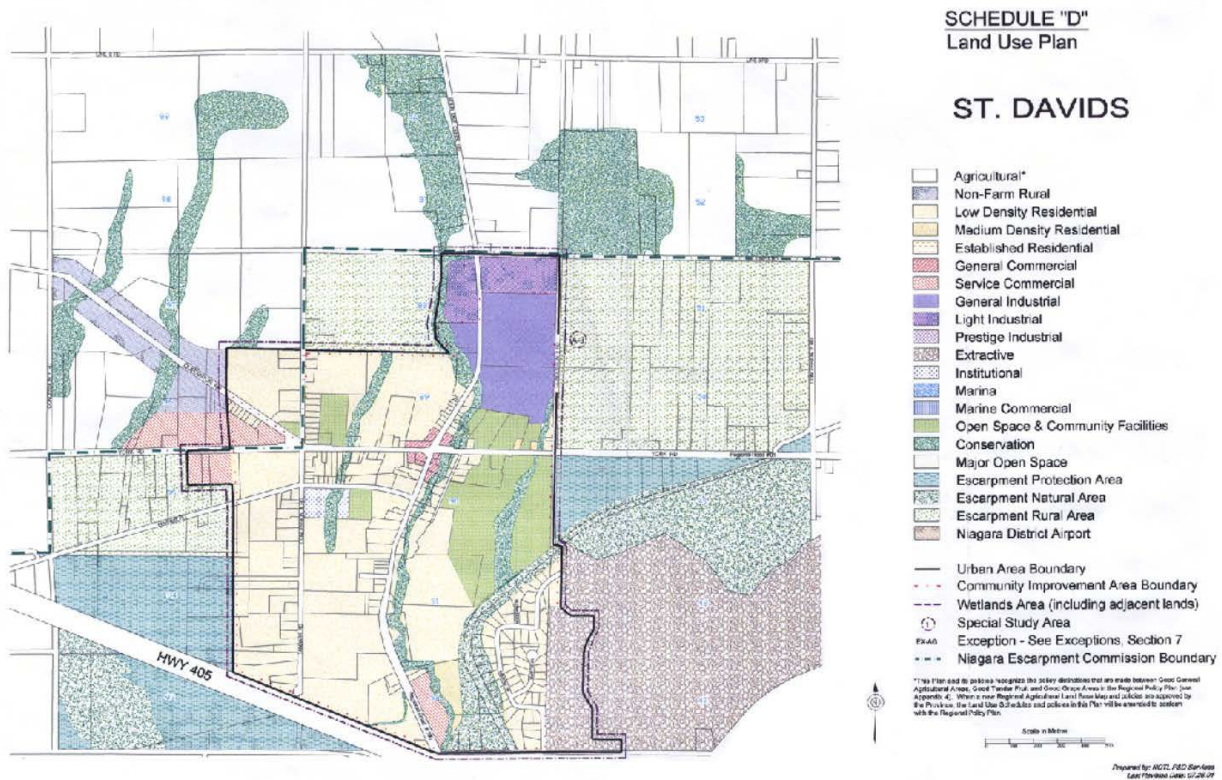
The referenced block is located on flat land, a considerable distance away from the Niagara Escarpment; Highway 405 cuts through the lower end of Escarpment severing the higher slopes on the south side of the highway from the lower flatter lands of the Escarpment on the north side. All lands have very poor clay soil conditions which are not best suited for farming, soil quality test does not support crop growth; due to the extreme small parcel size, soil modifications to render it fertile will be prohibitive. (Refer to Figure 5.)



## 5. Greenbelt control

There has not been any farming activity on any lands within this block due to the extremely small plot sizes (less than 5 acres of open land on any parcel), consequently, it will not be practical nor economical to ever be farmed in the future, consequently, there would not be any farming activity removed from the Greenbelt.

**Figure 3. Schedule D St Davids Land Use Plan**

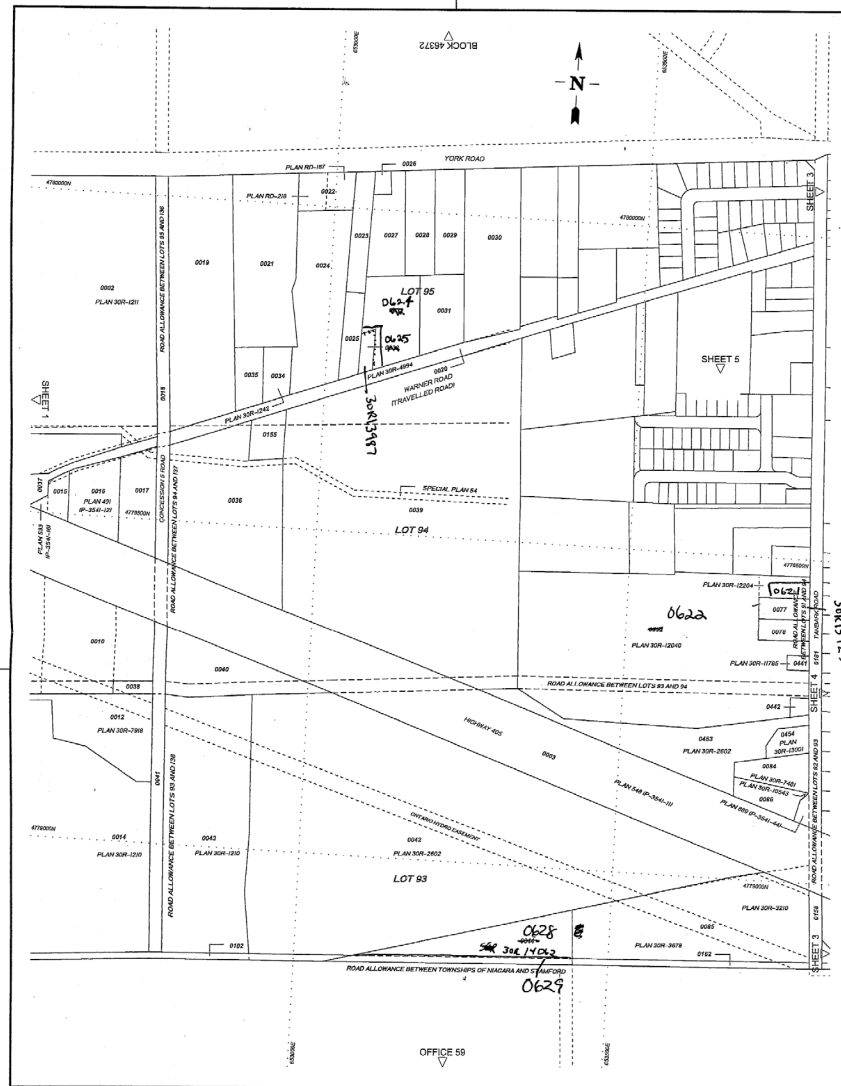


### Benefits attainable from Boundary expansion approval of the Subject Land:

1. **Infill of Sparsely Built-up** and mostly serviced block as prioritized by the Planning Act.
2. **Does NOT take away** any farming activity from the Greenbelt
3. **Reduces Pressures** of future residential expansion onto neighboring, ideally suited and sized, productive farmlands, vineyards, and wineries
4. **Maintain and preserve** the small, quaint community lifestyle
5. **Provide more efficient use of the services** already being provided to this block
6. **Provide opportunities** for creation of highly desired, low density and/or rural residential estate lots
7. **Complement and enhance** the pristine St Davids community by providing a much-needed beautification to the Gateway Western Entry into St Davids and to neighboring Wineries (as recommended by the Hamson Consulting Ltd. Study Report)

8. **Provide additional** Service Commercial opportunities and employment along the York Road corridor section
9. **Provide Positive impact** to the scenic qualities of the distant Niagara Escarpment slopes
10. **Generate Considerable** local construction opportunities (Good Paying Jobs)
11. **Generate Much Needed** additional property tax revenue in the foreseeable future
12. **Minimal Infrastructure Requirement** additional to currently provided

**Figure 4.** Lots located within the St. David's Village Block bounded by York Rd, Concession 5 Rd, Warner Rd and Tanbark Rd



PROPERTY INDEX MAP  
 BLOCK 46373  
 TOWN OF  
 NIAGARA-ON-THE-LAKE  
 REG. MUNICIPALITY OF  
 NIAGARA  
 (OFFICE 30)

THIS INDEX MAP SHOWS ALL  
 PROPERTIES EXISTING IN  
 BLOCK 46373 - SHEET 2  
 ON DECEMBER 01, 2011

SCALE  
 0 50 100 150 200 250  
 METERS  
 0 150 300 450 600 750  
 FEET

LEGEND	
FRESHLY PROPERTY BOUNDARY	0147
LEASOLD PROPERTY BOUNDARY	0147
LIMITED INTEREST PROPERTY BOUNDARY	0147
FRESHLY PROPERTY NUMBER	0147
LEASOLD PROPERTY NUMBER	0147
LIMITED INTEREST PROPERTY NUMBER	0147
TOWNSHIP FACILITY	
STREET/FACILITY	
UNDERLYING FRESH EXISTENT	
UTM GRID	
ADJOINING MAP NUMBER	

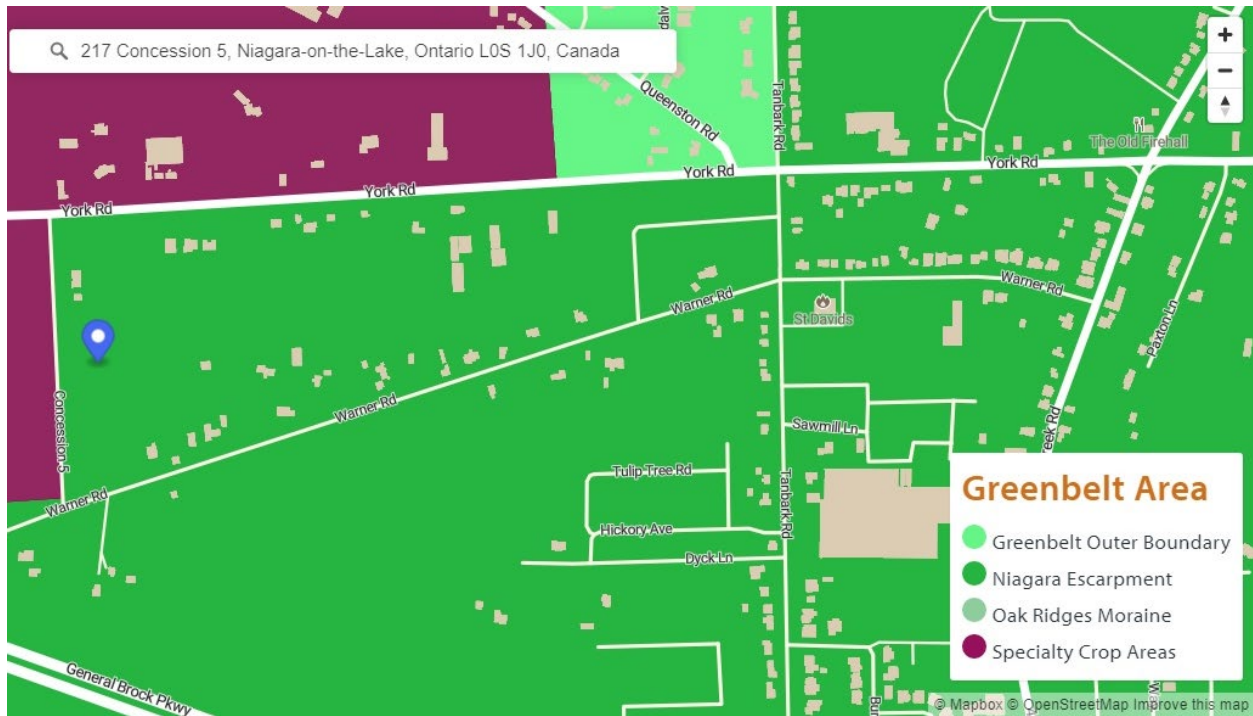
NOTES

NORTH AMERICAN DATUM 1983  
 UNIFORM, TRANSVERSE MERCATOR PROJECTION  
 ZONE 17 CENTRAL MERIDIAN 81W  
 THIS IS NOT A PLAN  
 OF SURVEY  
 THIS MAP WAS COMPILED FROM PLANS AND  
 RECORDS RECORDED IN THE LAND REGISTRY  
 SYSTEM AND WAS NOT PREPARED FOR PROPERTY  
 RECORD PURPOSES ONLY  
 FOR DIVISIONS OF PROPERTY BOUNDARIES  
 SEE REGISTRY PLANS AND RECORDS  
 ONLY VALUOR ASSESSMENTS  
 ARE SHOWN  
 REFERENCE TO ADJOINING MAPS OR GREAT  
 REFERENCE PLANS ARE NOT ILLUSTRATED

THE UTM GRID CENTER FOR ANY PROPERTY IS 0000 - 0400 IS  
 COMPOSED OF THE MAP BLOCK NUMBER TIMES 100 THE FOUR DIGIT  
 NUMBER EACH WHICH APPEARS IN EACH ACTIVATED PROPERTY

2500 k Rd.

**Figure 5.** Greenbelt Map



**SABR 1211 boundary expansion request is fully endorsed by the following property owners** residing within the referenced block:

1. Milenko Markovic  
[Redacted]
2. Robin Ungaro  
[Redacted]
3. Eun Ok Ki  
[Redacted]
4. Brian Mackenzie  
[Redacted]
5. Tony Del Gobbo, (Del Gobbo Body Shop)  
[Redacted]
6. Maria T Rapone  
[Redacted]

We believe that a boundary expansion approval would provide opportunities to develop currently under-utilized lands and satisfy a small fraction of the high market-demand, resulting in huge Positive Impact to the St Davids Community, Neighboring Properties, Municipality, Region and Block Residents.

I appreciate and applaud everyone at the Niagara Region involved in charting a much-needed new Niagara Official Plan, undoubtedly has and will continue to require extensive work and dedication in order address the wellbeing, needs and interests of Niagara Region Communities for decades to come.

Look forward to answering any questions and provide additional information that may be required.

Yours truly,

Pat Rapone

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