

Growing Better Together

Large-Lot Signature Employment Sites

Our Ask

That the Province partner with the Region to service large-lot employment sites within Niagara to support Provincial Foreign Direct Investment (FDI) and attract new jobs to Ontario.

Why is this Important?

Niagara is the only area in the Greater Golden Horseshoe that has the combination of land and an array of 400 series highways complemented by five border crossings to the US; however, there is a lack of large-scale lands ready to accommodate manufacturers looking for serviced employment sites. Identifying and servicing strategically located, large-lot employment sites for industrial users would strengthen Ontario's competitive advantage in securing new Foreign Direct Investment (FDI) opportunities in key sectors across the province.

Aligning with Provincial Priorities

Introducing new large-lot employment sites would allow Niagara to be a catalyst in the Province's commitment to electrification as outlined in the Driving Prosperity document, and would further support a future Ontario Marine Strategy, as committed to in the transportation plan for the Greater Golden Horseshoe. Niagara can also be a complement to the Province's plan to maintain Ontario as an Automotive HUB given our proximity to market and tier two supplier base.



Niagara's manufacturers exported

\$7.3 Billion

in goods (2022)
and generated

\$2.5 Billion

in GDP (2022)

Niagara is the only area in the Greater Golden Horseshoe that has:



4 400-series highways



5 International border crossings into the US



6 International airports within 100 km



2 Class 1 railways



Welland Canal connects the Great Lakes to the world



Niagara's manufacturing sector directly employs

20,000+
people

Our Opportunity

- As some of the last remaining greenfield lands with direct 400-series highway access in the Greater Golden Horseshoe, lands along Niagara's transportation corridors are ideally located to support investment
- Regional and local Economic Development offices have collaborated in identifying 50+ acre sites and have developed a mapping tool to showcase those sites
- Additionally, large-lot signature employment sites could also be identified on existing airport lands that have excess acreage, as well as along the Welland Canal where 12,000 acres of land are under the purview and management of the St. Lawrence Seaway
- Servicing large-lot employment sites would allow the Region to leverage Niagara's exclusive assets and accommodate for long-term employment growth

Contact Information

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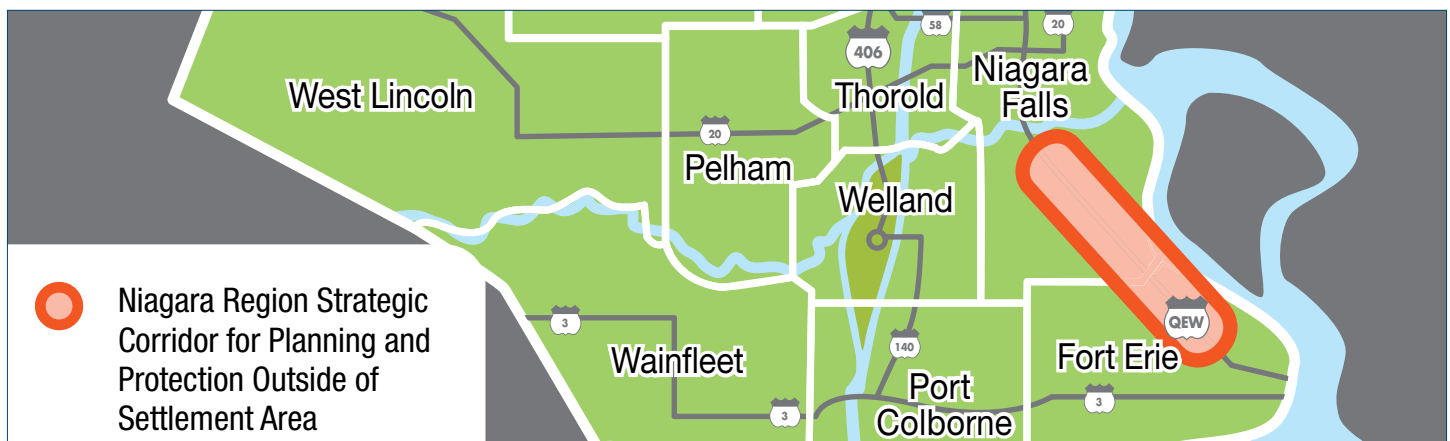
Commissioner of Growth Strategy and Economic Development, Niagara Region
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Our Challenges

- In spite of the unique transport offerings Niagara brings to the area, there is a lack of turnkey signature employment lands to accommodate industrial manufacturers looking for serviced employment site
- Local, Regional and Provincial Economic Development staff have been receiving an influx of requests for manufacturing investment opportunities; however, employment areas are often occupied or are not large enough for industry needs
- Utility capacity at those sites generally require infrastructure improvements and or new infrastructure to be implemented on sites

The Impact

- Introducing additional large-lot employment sites would provide the Region with capacity to support the infrastructure needs of today's employer
- It would also ensure Niagara is well positioned to accommodate future population and employment growth, which is estimated to reach 694,000 people and 272,000 jobs by 2051



Let's continue to increase employment opportunities across Niagara and Ontario. Let's Grow Better, Together.