

# Niagara Falls

A Global Brand  
for Business

Visit

Invest

Build

Live



Niagara Falls Community Overview



[www.niagarafalls.ca](http://www.niagarafalls.ca)



# Opportunities Flow in Niagara Falls, Ontario

Located in the heart of North America's most affluent consumer market, Niagara Falls is a dynamic, internationally renowned city with a prosperous business community.

Niagara Falls is built on an economic foundation anchored by tourism, manufacturing, commercial retail, and knowledge-based sectors. We are linked to the world by extensive road, rail, water, air, and telecommunications networks.

In addition to having desirable industrial and commercial real estate, Niagara Falls offers a reasonable cost of living and some of the most attractive residential communities in all of Canada.

When it comes to quality of life, Niagara Falls has other communities beat. Where else can you enjoy all the amenities of a large urban centre in a comfortable, livable community? Whatever you're looking for you can find it in Niagara Falls or nearby. Arts, culture, recreation, commerce, and peaceful quiet moments - they're all here in Niagara Falls.

With these advantages and amenities, it's no wonder that local, national, and international companies exceed their expectations and expand their operations in Niagara Falls.

We welcome your business. Come see all the opportunities that flow in Niagara Falls, Canada.

## Competitive Advantages for Business

- Located next door to the United States and Canada's major market, the Greater Toronto Area.
- Direct 'one-day' business opportunities to a market area of 150 million people.
- Multi-modal transportation network including road, rail, air, and water.
- Regional labour force capable of drawing from a population of more than 400,000 people.
- Safe, efficient, reliable electricity.
- Advanced fibre optic telecommunications network delivering Internet and data services with great speed, scalability, and reliability.



Easy Access to Over  
**150 Million** Consumers  
Within a Day's Drive



# A Global Brand for Business

Niagara Falls is a dynamic place to conduct business. We're located next door to the United States and Canada's major market, the Greater Toronto Area (GTA). Multimodal transportation networks make Niagara Falls an ideal location for manufacturing, distribution of goods, and the provision of services for centres throughout North America.

## Easy access

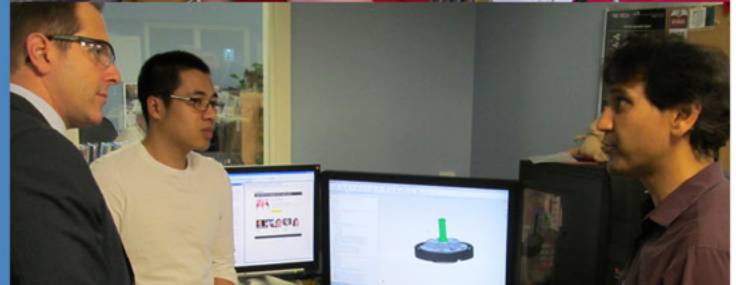
Niagara's highways, waterways, railways, and airports provide quick access to supplier and customer networks. Whether it's a timely air shipment or a supplier delivering raw materials from across North America, Niagara's transportation network meets the most diverse and demanding needs.

## Skilled, regional labour force

A region-wide labour force draws from a population of over 400,000 people. When new skill-sets are required, local post-secondary institutions such as Brock University and Niagara College are quick to work with industries to develop specialized training programs.


## Embracing the future

Our entrepreneurs continue to invest in new technologies and adapt to the demands of the global marketplace. Companies are meeting the challenges of the new economy by investing in state-of-the-art facilities and emerging technologies.





# Niagara Falls At-a-Glance



Niagara Falls, Canada is a small, vibrant city located in the heart of North America's consumer and industrial marketplace. This 'Gateway to North America' is home to many local, national, and multinational companies. Niagara Falls is part of the Regional Municipality of Niagara.

## Facts & Figures

**Population:** 82,997 (Statistics Canada Census, 2011)  
**Land Area:** 212 sq. km. (81.9 sq. mi.)  
**Geographic Coordinates:** 43:05:00N 79:04:15W  
**Elevation:** 618 feet above sea level  
**Multi-season:** (Spring, Summer, Autumn, Winter)

## Key Competitive Advantages

### Location

- Niagara Falls is located in the heart of the most affluent consumer market in the world.
- Quick access to 56% of the North American industrial marketplace.
- Direct 'one-day' business opportunities to a market area of 150 million people.

### Transportation/Logistics

- Multi-modal network including road, rail, air, and water.
- Located along International Travel Corridor and connecting junction to all major '400' routes and U.S. state highways.
- CP and CN rail lines for passenger and freight.
- Municipal airport. Located within one hour drive of three International airports.
- Welland Canal, St. Lawrence Seaway System.
- Three International border crossings in municipality.

### Labour Force

- Regional labour force capable of drawing from a population of more than 400,000 people.
- Award-winning post secondary institutions Brock University, Niagara College, and several private training facilities.



# Transportation & Communication Networks

## Manufacturing and Distribution

Distribution and manufacturing operations choose Niagara Falls for its ideal border location next to New York State and its extensive multi-modal transportation network. With more than 150 million consumers within a day's drive, just-in-time supply management systems use Niagara's road, rail, water, and air transport networks to keep products and materials moving between suppliers and customers.

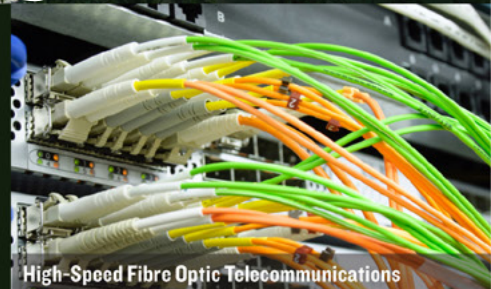
## Telecommunication Networks

Advanced telecommunications networks keep Niagara Falls connected the world. Niagara Regional Broadband Network Ltd. (NRBN) is Niagara's locally owned and operated telecommunications provider.

NRBN's extensive fibre network delivers second to none business Internet and data connectivity services with great speed, scalability, and reliability.

## Visiting Niagara Falls

Visiting Niagara Falls is easy! Road travel options include private automobile, transportation charter, municipal transit and Niagara's new WEGO Visitor Transportation System. Train travel is provided by both Via Rail and GO Transit. Air travel is available from three International Airports (John C. Munro International, Hamilton, ON; Pearson International, Toronto, ON; and Buffalo Niagara International, Buffalo, NY). Private charter flights are available at the local Niagara District Airport.



High-Speed Fibre Optic Telecommunications



St. Lawrence Seaway • Welland Canal



Ontario's 400 Series Highways Link to U.S. Interstate



Three International and One Regional Airport



WEGO Integrated Visitor Transportation System



Via Rail & GO Transit Bus and Rail Service



CP & CN Rail Lines



Three International Border Crossings



# Tourism Investment

12 million people visit Niagara Falls every year. Many will travel from across Ontario, Quebec, and the north eastern United States, while others will come from Asia and Europe.

When they arrive, there will be plenty

for them to see and do. New attractions, resorts, hotels, and experiences await. Niagara Falls is a global destination with an established tourism infrastructure that's continually evolving to meet the ever-changing demands of business and vacation travelers.

A newly opened convention and civic centre along with major casino gaming attractions, family resorts, professional quality golf courses and brand name hotels provide the continued momentum that's been driving new investment and economic growth over the past decade.



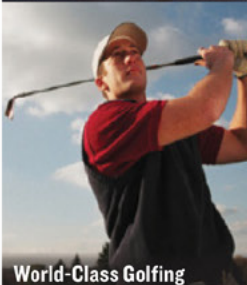
Museums & Historical Sites



Niagara Parkway



Niagara's Wine Country



World-Class Golfing



Scotiabank Convention Centre



Niagara Parks Commission



Entertainment Districts & Attractions



Hornblower Niagara Cruises



Gaming



Casino Resorts

# Accommodations & Hospitality



Business and pleasure travelers enjoy a growing number of accommodation options when staying in Niagara Falls!

Fueled by new attractions, casino resorts and a major convention centre, international leaders in the hotel and accommodation sector continue to make significant investments in hotel, motel, and related hospitality properties.



Theme Resorts • Great Wolf Lodge



Hotel Redvelopment Investment Opportunities



Brand Name Hotels • Wyndham Garden



Bed & Breakfast Accommodations



Meeting & Conference Facilities



Water Parks & Resorts



Spas & Wellness Centres



Fine Dining & Upscale Restaurants



Canada's Tallest Hotel Tower • Hilton Hotel & Suites

# Entertainment & Blockbuster Events



Niagara Falls is home to blockbuster events and leading attractions. Each year begins with North America's leading lights festival and Canada's premier New Years Eve celebration, an event that kicks-off a dynamic, year-long run of celebrations, festivals, and special events. Live theatre, Vegas-styled shows, major entertainers, sporting events, business conferences, and even the occasional wirewalker— they're all here in Niagara Falls, Ontario.



Festivals • Winter Festival of Lights



Red Bull Crashed Ice Tour



Entertainment • Keith Urban at Fallsview Casino



Sports Tourism • Clarkson Cup Championships



Wirewalker • Nik Wallenda



Canada's Leading New Years Eve Celebrations • Queen Victoria Park



Heritage Tourism • War of 1812 Celebrations



Cycling • GranFondo Niagara



World Champion of Magic • Greg Frewin



Live Theatre • Lyndesfarne Theatre Project





# Retail & Commercial

Commercial and retail industry leaders invest in Niagara Falls

Fortune 500 companies and small to medium-sized independent operators realize the potential created by a market of more than 12 million visitors. They've signaled their confidence in Niagara Falls with multi-million dollar investments in new shopping centres and commercial business developments.

Renovations, upgrades and expansions to existing retail and commercial properties

throughout Niagara Falls are providing enhanced shopping experiences for residents and visitors to enjoy.

## Community Improvement Plan Districts

Dedicated Community Improvement Plans (CIP) are providing incentives to help business and property owners make strategic redevelopment investments in designated commercial districts and brownfield properties.



Major North American Retailers



Downtown Redevelopment



Boutique and Specialty Retailers



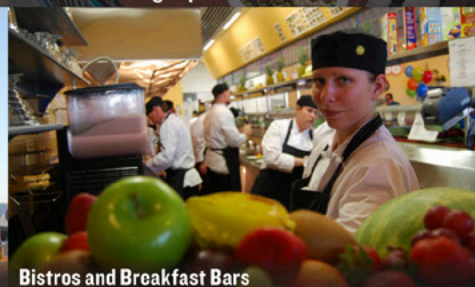
Unlimited Dining Experiences



Community Improvement Plan Districts



Building Supply Retailers and Wholesalers



Bistros and Breakfast Bars



Commercial Plaza Redevelopments



# Manufacturing & Technology

Niagara Falls an ideal location for manufacturing, distribution of goods, and the provision of services for centres throughout North America. Products manufactured or warehoused in Niagara Falls can reach more than 150 million consumers in less than one day's drive.

Niagara's highways, waterways, rail and airports provide quick access to supplier and customer networks. Whether it's a timely air shipment, or a supplier delivering raw materials from across North America, Niagara's transportation network meets the most diverse and demanding needs.

Our region-wide labour force draws from a population of over 400,000 people. When new skill-sets are required, local post-secondary institutions such as Brock University and Niagara College are quick to work with industry to develop specialized training programs.



**Automotive Industry Suppliers**



**LED & Electronic Components**



**Research & Development**



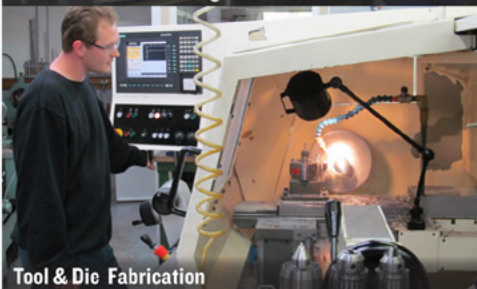
**Wine & Food Processing**



**Advanced Manufacturing Technologies**



**International Headquarters & Distribution Centres**



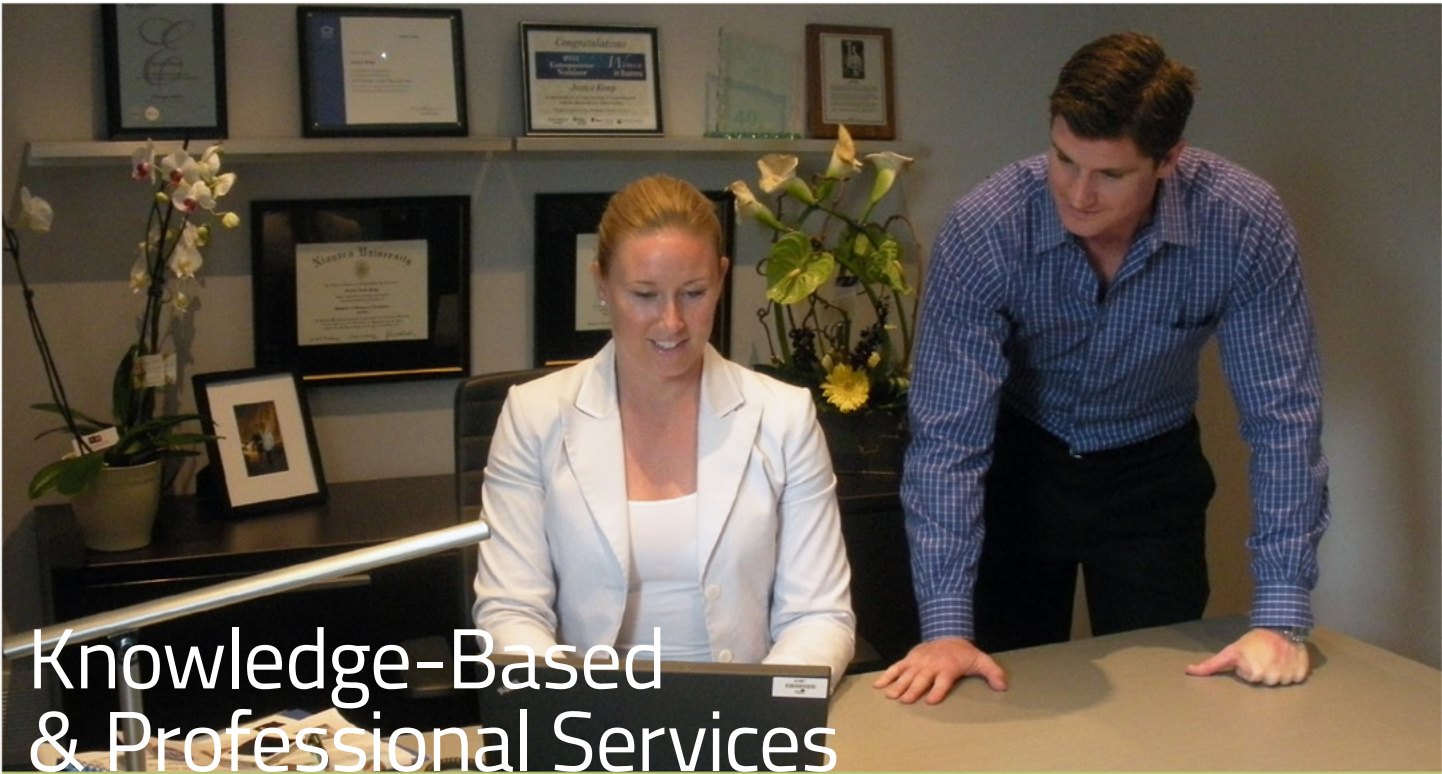
**Tool & Die Fabrication**



**Chemicals & Cleaning Supplies**



**Computer Aided Design**



# Knowledge-Based & Professional Services

Knowledge and innovative thinking are key drivers of the new economy. From green industries to advanced manufacturing and engineering, entrepreneurs in Niagara Falls are creating the technologies of tomorrow and bringing

new opportunities to global markets. Professional service providers thrive in Niagara Falls. Whether you need accountants, advertising, architects, brokerage houses, engineers, financial institutions; internet service providers,

lawyers, planners, realtors, software designers; or undertakers, you'll find a local, national, or international firm in Niagara Falls to meet your needs.



Customer Contact Centres



Laboratory Services



Digital Media



Medical Services



Computer Software Design



Engineering Services



Green Energy



Advanced Technology Manufacturing



Film Production & Creative Services



# Big-City Living, Hometown Comforts

Niagara Falls offers big-city living with hometown comforts. With all the amenities of metropolitan living available in your own backyard, you'll never have to travel too far to get a change of pace. If you ever miss the hectic pace of big-city living, Toronto or New York City, are just a few hours away by train, plane or car.

Niagara Falls is a great place to live, work, and raise a family. With its strong education system, cultural and recreational attractions, dynamic business community, and abundance of exciting, vibrant neighbourhoods, you'll enjoy a work-life balance that's hard to beat. 'Community' still matters in Niagara Falls.

You'll know almost everyone where you work. Neighbours will pause to chat with one another on the street; old friends and new faces alike meet and greet at the local arena, community centre, golf course, or Rotary Club meeting. For residents and businesses, the quality of life in Niagara Falls is second to none.



Walkable Communities



Civic Pride



Museums & Historical Sites



Neighbourhood Cafes



Niagara Falls Farmers' Market



Cultural Celebrations



Community Parklands



Greenspace & Nature Trails - Niagara Gorge



Arenas & Civic Centres

# New Developments in Niagara Falls

New investment and development occurs across all industry sectors and business districts in Niagara Falls. These are exciting times for business owners and residents in the City's tourism and hospitality, commercial, institutional, and industrial sectors. Look who's investing in Niagara Falls!



## Cytec Industries completes \$175 million chemicals manufacturing expansion

In October 2014, Cytec Industries celebrated the completion of the expansion to their Niagara Falls manufacturing plant. The expansion doubled Cytec's capacity to manufacturing phosphine and phosphine derivatives making it the largest and most technically advanced phosphine plant in the world, accounting for their \$175 million dollar expansion and 30 new full-time high paying jobs. Cytec is a global specialty chemicals and materials company focused on developing, manufacturing and selling products that serve a diverse range of end markets including aerospace, adhesives, automotive and industrial coatings, inks, mining and plastics. Cytec's history in Niagara Falls dates back to 1947. >> [www.cytec.com](http://www.cytec.com)



## New Niagara Regional Police Headquarters

Construction is well underway on a new \$46-million headquarters for the Niagara Regional Police in Niagara Falls. The new 210,000 sq. ft., four-storey police headquarters building will consolidate operations from five different police facilities, bringing together Niagara Regional Police central headquarters and 2 District operations. The new facility is located at the intersection of Highway 420, Portage Road and Valley Way. Once completed in late 2015, the new headquarters will employ 680 police and civilian staff. >> [www.niagarapolice.ca](http://www.niagarapolice.ca)



## Hornblower Cruises set sail in Niagara Falls

Hornblower Cruises celebrated their first voyage on May 25, 2014 offering visitors more ways to experience the thundering majesty of Niagara Falls. Hornblower Niagara Falls Boat Tours won a 30-year contract with the Niagara Parks Commission and invested \$25-million dollars in two brand new 700 passenger catamarans and 150 passenger jet boats. Favourable late season weather conditions enabled Hornblower to extend its season to November 30, 2014. It is estimated that as many as two million visitors experienced the daily 20-minute boat tours as well as special event charters to the basin of Niagara Falls aboard Hornblower in 2014. >> [www.niagaracruises.com](http://www.niagaracruises.com)



## Commemorating the Bicentennial of the Battle of Lundy's Lane

Hundreds of community members returned to Drummond Hill on Friday July 25, 2014 to mark the 200th Anniversary of Peace at what was known as one of the bloodiest battles of the War of 1812. To commemorate the bicentennial of the Battle of Lundy's Lane, the City of Niagara Falls installed a large steel gateway across Lundy's Lane at Battlefield Park. The new gateway signage serves as a unique marker for the heritage district and was undertaken as part of the War of 1812-1814 Bicentennial Legacy Project. >> [www.thebattleoflundyslane.ca](http://www.thebattleoflundyslane.ca)



## Major expansion and relocation for Laurcoat Inc. doubles production capacity

Laurcoat Inc. opened a new production facility at 8591 Earl Thomas Avenue located in the City of Niagara Falls Stanley Avenue Business Park. The new 18,800 sq.ft. plant allows the industrial powder coat business to double their production capacity. Established in 2010 by entrepreneur Michael Laur, Laurcoat Inc. has quickly gone from leasing industrial space to owning his own building and employing 6 full-time staff. Laurcoat places a great deal of importance on handling the entire coating process for its customers to ensure that all standards are being met. Laurcoat is quickly building a reputation for offering quality coatings with minimal turn-around times. >> [www.laurcoat.com](http://www.laurcoat.com)



### **Imagine, Warren Woods: Green Eco-friendly subdivision starts Phase III construction**

Phase III of the Warren Woods community broke ground in Spring 2014 with 224 lots for single detached dwellings, 4 blocks for 20 on-street townhouses dwellings, and one block for a 50-unit apartment building. The entire subdivision is designed for those who love to enjoy the outdoor natural amenities such as walking the trails along the Warren Creek Trail Network. Warren Woods is located south of McLeod Road between Montrose & Garner Road.

>> [www.imagine.empirecommunities.com](http://www.imagine.empirecommunities.com)



### **Revel Realty redevelops former motel site**

Revel Realty has completed construction of a 30,000 sq. ft. commercial plaza located at 8685 Lundy's Lane. Revel Realty is an innovative company with a specialized focus on the development of commercial, retail, industrial, and residential projects. Their primary goal is to create ideal placements for small businesses, entrepreneurs, and corporations in ultimate locations that will maximize prosperous client relationships. New Tenants include Revel Realty's corporate office, Jill C. Anthony Law Office and Nail Bar. Additional tenant space is still available. >> [www.revelrealty.ca](http://www.revelrealty.ca)



### **LA Fitness builds new sports club in Niagara Falls**

The city of Niagara Falls approved RioCan's plans for three new commercial buildings at 6777 Morrison Street (Former Zellers building), including a 38,000-square-foot LA Fitness centre and two buildings for future tenants. LA Fitness is a privately owned American health-club chain that has more than 500 clubs across Canada and the U.S. Typical amenities include state-of-the-art equipment, fitness classes, yoga, kick boxing, a swimming pool and basketball courts. LA Fitness opened in early 2015. >> [www.facebook.com/LAFitness](http://www.facebook.com/LAFitness)



### **Constellation Brands, Niagara Falls Wine Cellars invests in innovative wine technology equipment and wine making processes**

With the increased popularity of red wine by consumers, Canada's largest wine producer invested \$10 million into their Niagara Falls VQA cellars to meet demand for quality Ontario wines. Constellation brands additionally received 400 tonnes of Cabernet Sauvignon grapes and 325 tonnes of red hybrid grapes from Ontario grape growers in 2014.

>> [www.cbrands.com](http://www.cbrands.com)



### **New Niagara Falls Transit Facility under construction**

The City of Niagara Falls received \$50 million dollars between the federal and provincial governments to cover the costs of the new WEGO visitor transportation system. The money was used to purchase 27 buses plus the construction of the new \$20-million state-of-the-art transit and maintenance facility being constructed in the City's own Montrose Business Park. Construction is on-going with a grand opening slated for 2015.

>> [www.niagarafalls.ca](http://www.niagarafalls.ca)



### **Mobilfy app development company moves to larger Queen St. location**

Mobilfy has relocated its operations to 4876 Queen Street in Niagara Falls. The application development company provides mobile solutions to businesses and professionals by building winning and sustainable mobile strategies that incorporate technologies such as "text to app" service, augmented reality, push notifications, geo-fencing, beacons, personalization and segmentation to the marketing and promotions mix. Mobilfy's clients include major brands such as BMW, Mercedes Benz, Audi, Revel Realty, Outback Steakhouse, Quality Inn and Suites, Air Canada, CC Swirls, etc. The company is currently working on a major project involving international cellular carriers collaborating all carriers across Canada. >> [www.Mobilfy.ca](http://www.Mobilfy.ca)

## **Want to see more? Visit [www.niagarafalls.ca](http://www.niagarafalls.ca)**

to learn additional details on these and many other new and exciting developments happening in the City of Niagara Falls.



# Niagara Falls: A Global Brand For Business.



[www.niagarafalls.ca](http://www.niagarafalls.ca)

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