

WE ARE PROUD TO PRESENT OUR 2023



ANNUAL BUSINESS REPORT

Business Development Department
Corporation of the City of Niagara Falls

An aerial photograph of the Niagara Falls city skyline at sunset. The sun is low on the horizon, casting a warm golden glow over the buildings and trees. The prominent Skylon Tower is on the right, and several high-rise hotels are in the center. The foreground shows a mix of green trees and urban infrastructure.

**LOCALLY GROWN
GLOBALLY KNOWN**

INTRODUCTION

* CITY OF NIAGARA FALLS * BUSINESS DEVELOPMENT DEPARTMENT

Welcome to the Business Development Department (BDD) – your primary resource at the City of Niagara Falls for supporting existing businesses, potential investors, and community partners in their business and community development endeavours.

Our dedicated staff is committed to showcasing Niagara Falls as an exceptional business destination. Acting as a liaison between the private sector and various governmental levels, the BDD serves as a valuable resource hub offering support and guidance.



Our Services Include:

- + Consultations
- + Site Selection and Tours
- + Business Growth and Investment
- + Sale/Lease of Municipally-Owned Land
- + Market Analysis
- + Business and Financial Incentive Assistance
- + Financial Structuring and Related Business Attraction
- + Business Retention and Expansion Assistance
- + Support for Company Export Market Development
- + Supplier Networks
- + Liaise with Governments

Additionally, we facilitate connections within supplier networks and act as a liaison with governments. Partnered with the Niagara Falls Small Business Enterprise Centre, we provide tailored support to meet individual client needs.

THE CITY OF
NIAGARA FALLS
**BUSINESS
DEVELOPMENT**





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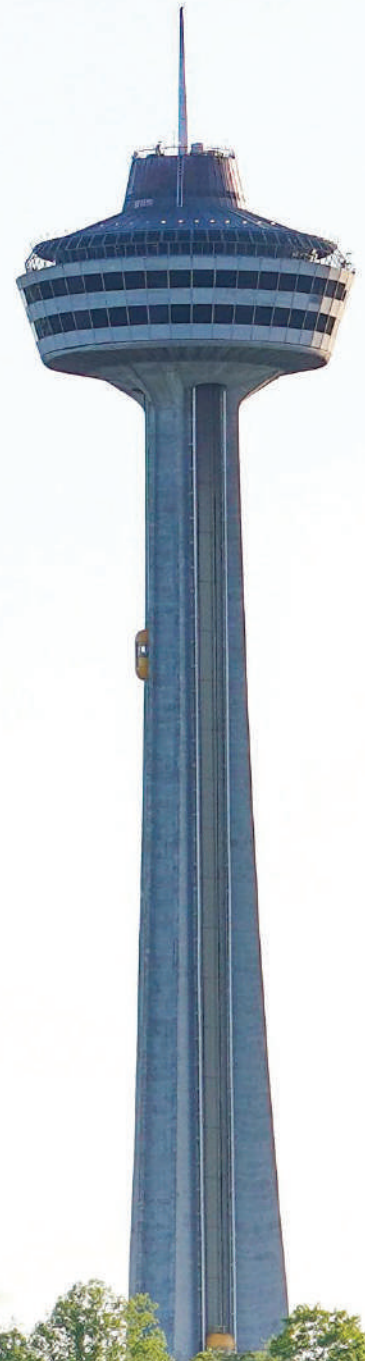
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* CONGRATULATIONS

To All,

The vitality of a city is often measured by the triumphs of its business community, paving the way for economic growth within our city and beyond. It is with immense pleasure that we commemorate the remarkable business milestones attained in 2023.

Representing the City of Niagara Falls, alongside the Business Development Department and the Niagara Falls Small Business Enterprise Centre, we extend our heartfelt commendations to the businesses listed below for their exceptional accomplishments. May these achievements propel us towards sustained prosperity in the years to come.

BUSINESS ANNIVERSARY LIST:

Join Us in Celebrating These Major Milestones!

50 Years

- Niagara Fasteners
- Niagara United Soccer Club

40 years

- Signature Signs
- Niagara Employment Help Centre

20 years

- Bird Kingdom Aviary
- Chippawa Creek at Bella Care Residence
- Niagara Institute of Music & Arts

10 Years

- Kristina's Kolours Facial Space



Luka Lamaj, CEO of Docere Health, created a platform that enables doctors to easily set up and manage their clinics. The company utilizes cutting-edge AI to streamline processes, optimize workflow, and create a central dashboard where doctors can control all clinic aspects. In 2023, Luka was named Young Entrepreneur of the Year in Canada 2023 by League of Innovators and secured 1st Place in the Microsoft Pitch Competition as the best startup in North America.



Mayor Diodati presented Jill and Gary Taylor with the 2023 Patrick Cummings Award. The award is given to a business, commercial establishment, or service provider that has demonstrated exemplary efforts in accommodating persons with disabilities. The Taylor Family owned and operated For The Needy, Not The Greedy, a not-for-profit that assisted many disabled persons with access to various mobility devices. They collected, repaired, and distributed used mobility aids and assistive devices from their Kinsmen Court location for over 25 years.



BUSINESS AWARDS 2023

We extend our heartfelt congratulations to the recipients of prestigious business awards, whose dedication and excellence have been duly recognized. Your unwavering commitment to innovation and outstanding performance not only elevates your business but also contributes significantly to the strength and success of our community. May these honours serve as a testament to your hard work and inspire continued achievements in the future.



Congratulations to Raimondo + Associates Architects Inc. for winning an International Architecture Prize for Sustainable, Accessible, and Innovative Sports and Leisure Facilities. Presented by the International Olympic Committee (IOC), the International Paralympic Committee (IPC) and the International Association for Sports and Leisure Facilities (IAKS), the team at Raimondo + Associates Architects Inc. was recognized for their design contributions to the Neil Campbell Rowing Centre on Henley Island in Port Dalhousie.

Winter Festival of Lights Celebrates 40 years!

Celebrating 40 years of the awe-inspiring Niagara Falls Winter Festival of Lights, Canada's largest FREE outdoor light festival continues to enchant visitors with winter and love-themed displays. Experience the magic of millions of lights and larger-than-life installations across the tourism districts. It's a celebration of four decades of mesmerizing illumination, bringing joy and wonder to all who visit.

* MANUFACTURING * TECHNOLOGY



* FRAMAR

framar-canada.ca

Framar, a pioneering force in professional beauty, unveils its expansive 120,000 sq ft. facility in Montrose Business Park. Situated in Niagara Falls since 1985, marks a significant leap in Framar's evolution. Specializing in hair colouring tools and accessories, Framar has earned a reputation for its commitment to innovation. The new facility not only boosts operational capacity but also signifies Framar's dedication to meeting customer demands. This expansion heralds a promising chapter in Framar's journey, brimming with potential and possibilities for continued growth and excellence.

* CAN-ENG

can-eng.com

Can-Eng Furnaces International Ltd. has secured a contract for a Roller Hearth Iso-Thermal Annealing line for a major American producer of steel automotive impression forgings located in North Carolina. The system will be capable of both Iso-Thermal Annealing and Normalizing consisting of a high temperature furnace operating under EXO atmosphere, a separate low temperature Roller Hearth furnace, automatic bin dump and loading system, integrated tray/basket return system, and Level II Automation technology. Installation of the Equipment will begin in Q2 2024. This is the 4th contract awarded to CAN-ENG in recent years, the previous three were configured as a Mesh Belt Normalizing furnace, Cast Link Belt Normalizing furnace, and a Roller Hearth Iso-Thermal Annealing Furnace.



* WALKER INDUSTRIES

walkerind.com

Walker Industries (Walker) announced that its Niagara Renewable Natural Gas (RNG) facility has reached final stages of commissioning, making it the largest RNG project in Ontario. The Niagara RNG plant will capture and refine landfill gas into low-carbon RNG, providing enough clean energy for more than 8,750 residential homes while reducing greenhouse gas emissions (GHGs) by 48,000 tonnes over a year. "The project represents our commitment to innovation and sustainability," said Geordie Walker, President and CEO, Walker Industries. "For the past 20 years, we have been harnessing landfill gas into energy and we are excited to provide a consistent source of clean natural gas that can heat homes and support industrial activity for many years to come."



NIAGARAFALLS.CA | NIAGARAFALLSBUSINESS.CA

NIAGARA RIVER TRADING *

nrtc.ca



Niagara River Trading began construction of its new manufacturing facility and warehouse at 6162 Progress Road in the Stanley Avenue Business Park. The new facility will have a total gross floor area of 64,058 sq ft. The new construction and related expansion will support the retention of the company's current 60 jobs and support future hires of 40-50 full-time employees. Niagara River Trading Company is a provider of products to over 2,000 active retail customers in the souvenir and resort industry in Canada and the USA. 2023 sales were projected at \$17 million with an expected increase of over \$20 million by the time the new facility is complete. The company has outgrown their current space at 6199 Don Murie Street.

* ATURA POWER

aturapower.com

Christopher Penny, manager of hydrogen products at Atura Power, envisions the forthcoming Niagara Hydrogen Centre as a crucial player in Ontario's shift towards cleaner energy. Despite hydrogen's historical stigma, Penny sees its potential in curbing greenhouse gas emissions, emphasizing its safety and versatility. By utilizing electrolysis to produce hydrogen fuel and oxygen, the facility aims to reduce carbon footprints in power generation and industrial sectors. With support from local leaders and strategic partnerships, Atura Power is poised to advance Ontario's transition to a greener economy, with the facility expected to be operational by mid-2024.



* TOURISM

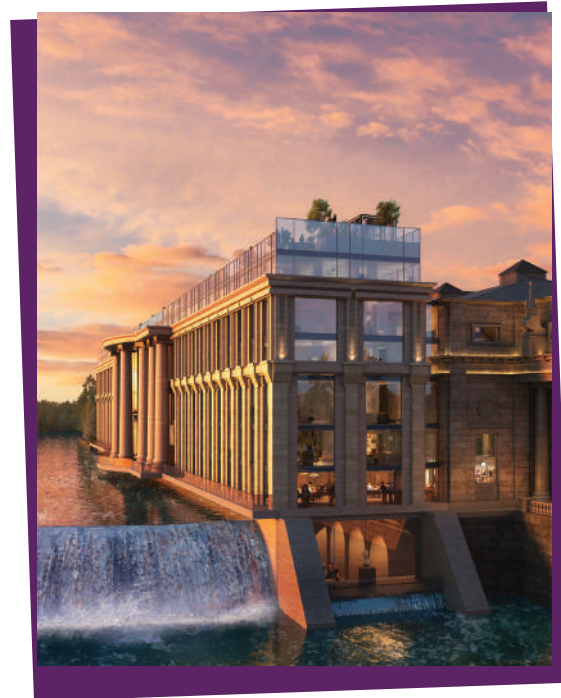


* NIAGARA PARKS * COMMISSION

niagaraparks.com

Niagara Parks has selected Pearle Hospitality to revitalize the historic Toronto Power Generating Station, marking a significant private sector investment of over \$200 million. The restoration aims to preserve the National Historic Site while creating a world-class visitor experience overlooking the Canadian Horseshoe

Falls. Pearle Hospitality's track record in heritage property restoration, such as the Elora Mill Hotel and Spa, ensures meticulous attention to detail. A Letter of Intent has been signed, initiating a 120-day due diligence phase. The project aligns with Niagara Parks' strategic goals and will include public access areas, a museum, an art gallery, boutique accommodation, and more. The redevelopment, guided by regulatory frameworks, promises to enhance Niagara Falls' status as a global tourism destination. Pearle Hospitality envisions offering visitors a breathtaking hospitality venue befitting Canada's natural wonders.





GO TRAIN EXPANSION

Ontario's government is expanding GO train services between Union Station and Niagara Falls, aiming to bolster connections for commuters and tourists alike. Premier Doug Ford

highlights the benefits for both daily travellers and the tourism industry, emphasizing the role of transportation infrastructure in economic growth. Commencing on May 20, weekday trips to Niagara Falls increased by two, with one additional trip on weekends, totalling 21 roundtrips per week. The enhancement includes service to St. Catharines VIA station

gotransit.com

and extra peak express trips on the Lakeshore West line. This move aligns with the government's broader plan to enhance transit accessibility across the Greater Golden Horseshoe. With special bike coaches on weekends and additional amenities like contactless payment and free Wi-Fi, the initiative aims to strengthen Ontario's economy and tourism sector.



NIAGARAFALLS.CA | NIAGARAFALLSBUSINESS.CA

* OLG STAGE AT FALLSVIEW CASINO

fallsviewcasinoresort.com



The OLG State at Fallsview Casino celebrated its official Grand Opening on February 25, 2023, with a performance by legendary singer/songwriter Billy Joel. The OLG Stage, originally slated to open in 2020 had its opening postponed by the pandemic. Now, with the grand opening complete, the OLG Stage is ready to bring world-class entertainment to the City of Niagara Falls.

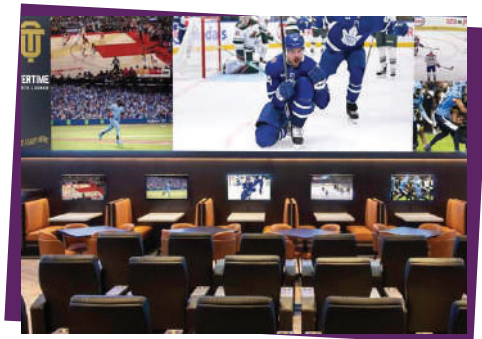
The state-of-the-art 5,000-seat entertainment centre has been years in the making and will greatly enhance the entertainment landscape in Niagara Falls. Residents and visitors alike will enjoy world-class entertainment right here in Niagara Falls.

* OVERTIME SPORTS LOUNGE AT FALLSVIEW CASINO

fallsviewcasinoresort.com

OVERTIME Sports Lounge is the sports fan's ultimate destination for all major sporting events. With over 1,500 square feet of HDTV screens, OVERTIME provides a premium viewing experience throughout the restaurant. OVERTIME features 260 seats and an 80-foot bar that accesses both the restaurant and the gaming floor for all the action. The menu will specialize in elevated pub fare featuring fresh ingredients and masterful preparation by the

culinary team. Whether you're ordering a meal or grabbing a drink and pizza at the bar, OVERTIME Sports Lounge's lively, casual yet upscale atmosphere will offer the perfect dining experience with friends and family, while catching your favourite game.





RETAIL & **COMMERCIAL**



Cafe Dalbodre
5219 Victoria Ave
 Serving specialty coffees, unique authentic Korean teas and fancy delicious desserts.



Cannery Lofts
5686 Lewis Ave
 An independent hotel offering 41 loft-style accommodations that are perfect for long-term stays.



Cardinal Kia
7960 Oakwood Drive
 Providing quality service for a smooth and enjoyable experience.



Chubbies Jerk House
5442 Victoria Ave
 Serving an authentic assortment of Jamaican cuisine with genuine fresh ingredients.



Coop Wicked Chicken
7184 Drummond Rd
 Where punk-rock meets rustic henhouse & where the food is always #tastyasluck.



Crystal Falls Studio
4588 Queen Street
 An event-space venue available for rent with two floors of function space.



Cutie's Sodapop Shoppe
7150 Montrose Road
 Cakes, sweets, fresh pressed juices, sodas and more!



Dollar Tree
5640 Ferry Street
 Exciting products and extreme values from holiday décor to everyday items.



Dollar Tree
6840 McLeod Road
 Exciting products and extreme values from holiday décor to everyday items.



Drummond Medical Centre and Simon's Drug Store
4374 Drummond Road
 A state-of-the-art, purpose-built medical facility to service residents of Niagara.



Employment Solutions Niagara
7188 Dorchester Road
 Working passionately to assist individuals secure meaningful employment.



F45 Training Niagara Falls
6863 Lundy's Lane
 Offering innovative, high-intensity functional group workouts that are fast, fun and results-driven.



Falls Best Authentic Chinese & Japanese Cuisine
5546 Robinson Street
 Serving authentic Chinese and Japanese cuisine.



Fallsview Towns
5828 Robinson St.
 A luxury townhome community.



Far Out Café

5535 Kalar Road

Specialty coffees, smoothie bowls, yummy smoothies, paninis that are out of this world!



Havana Restaurant & Cocktail Lounge

4555 Queen Street
A rich and culturally diverse Cuban food and dining experience.



Hazukido

6380 Fallsview Blvd

Indulge in specialty hand-made croissants baked on-site daily.



Helenrie's Kitchen

6022 Main Street

Serving and bringing the taste of classic Filipino food and desserts to Niagara.



High End Cannabis Co.

6080 McLeod Road

Craft cannabis that is carefully cultivated by small scale growers.



Just Be Strong Gym

4256 Carroll Avenue

A strength & conditioning gym offering a variety of fitness classes to help reach personal goals.



Lucky 7 Liquidation

4400 Montrose Road

Featuring new inventory every week including power tools, home furnishings and electronics.



Lugo Clinic

5400 Portage Road

An osteopath clinic specialize in the treatment of neuro-musculoskeletal disorders.



Main Street Urgent Care

5803 Main Street

Medical walk-in clinic.



Metro

7835 McLeod Road

Over 44,000 square feet including a bakery, seafood section and pharmacy.



Nearly New Thrift Store

4311 Queen Street

A thrift store in support of Big Brothers Big Sisters of Niagara.



Neighbourhood Barbershop and Shave Parlour

8279 Lundy's Lane

Family owned barbershop that prides itself in providing an unforgettable customer experience.



Niku Japanese BBQ

5278 Ferry Street

A housemade, Japanese-infused restaurant with private Shinpo grills.



NOVA Advanced Aesthetics

6080 McLeod Road

Offering a comprehensive range of cutting-edge beauty and skin care treatments.



On the Ridge Cannabis Co. - Cannabis Education Centre

6915 Lundy's Lane

A celebration of cannabis education and community engagement.



Overtime Sports Lounge

6380 Fallsview Blvd

A sports fan's ultimate destination for all major sporting events.



Pie Guys Pizzeria

6080 McLeod Road

A neighbourhood 'go to' for pizza and wings.



Purplemint Kitchen

8100 Lundy's Lane

Indulge in aromatic curries, succulent tandoori specialties, and mouthwatering Indian desserts.



Queen V Beauty Bar

4315 Drummond Road

Founded on finding your inner and outer beauty with the safest, most effective beauty treatments.



Rajdhani Sweets & Restaurant

5695 Victoria Avenue

An Indian vegetarian restaurant that also offers a wide variety of sweets and snacks.



Ren's Asian Restaurant

4497 Drummond Road

Chinese food with take-out and dine-in options.



Rona+

7959 McLeod Road

One of Canada's leading home improvement companies.



Roots & Blooms

3710 Main Street

Flower shop offering premium floral arrangements and gift baskets.



S&C Tattoo and Barber Shop

3714 Portage Road

North-end grocery store with a fresh new look.



Sobey's

5686 Lewis Ave

An independent hotel offering 41 loft-style accommodations that are perfect for long-term stays.



Spicy Cocina Chicken Hut

6095 Dunn Street

Meticulously crafted Jamaican and Caribbean dishes are prepared with the finest quality ingredients.



Swadesi Grocers

6840 McLeod Road

A family-owned grocery store dedicated to offering the finest South Asian essentials and groceries.



Tide & Vine Fish Market

3491 Portage Road

A fresh fish counter, oven-ready meals, takeout, pantry essentials and more!



Triple O's

6363 Lundy's Lane

A premium quick service restaurant offering burgers, hand scooped milkshakes and thick cut fries.



Wal-Mart

7481 Oakwood Drive

From grocery and entertainment to sporting goods and crafts.



Weinlokal Community Social House

7556 Montrose Road

Casually upscale in every detail with a full and diverse menu.

SMALL BUSINESS

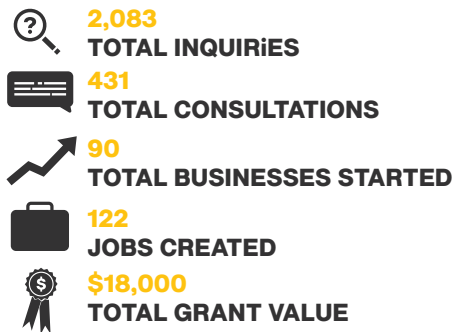


SMALL BUSINESS ENTERPRISE CENTRE

HIGHLIGHTS

- Conducted 5 workshops on Digital Marketing, Websites, and Social Media Management.
- Relocated to City Hall with the Business Development Department.
- Initiated Home Childcare webinars with St. Catharines Enterprise Centre & Venture Niagara.
- Engaged in local markets and networking events with Chambers of Commerce, Brock University, and Niagara Falls Innovation Hub.
- Moderated a panel at SNCC International Women's Day event featuring SBEC clients.
- Led 3 entrepreneurial sessions with Port Colborne and Venture Niagara on business startup steps and planning.

2023 SBEC STATISTICS



2023 STARTER COMPANY PLUS STATISTICS

In 2023, the Starter Company Plus Program saw its highest participation yet, with 61 attendees across 5 training sessions



FOLLOW OUR SOCIALS

 @nfsbec

 Niagara Falls Small Business Enterprise Centre

+ FEATURED SMALL BUSINESS



FAR OUT CAFE

A Cosmic Culinary
Adventure

5535 Kalar Road, Niagara Falls

Coffee, smoothies, sandwiches & salads.

Instagram: @far.out.cafe.canada



ROOTS AND BLOOMS

Blossoming Expressions for
Every Occasion

3710 Main St, U. 102, Niagara Falls

Floral designs, bountiful bouquets & creative arrangements.

Website: flowersniagarafalls.com



SPICY COCINA

Crafting Personalized
Culinary Journeys

6095 Dunn St Unit 5, Niagara Falls

Drop-off catering and buffet-style services.

Website: spycocinachickenhut.com



LA PAISANA LATIN GROCERIES

A Taste of Latin Excellence

9-2895 St Paul Ave, Niagara Falls

Authentic Latin products, spices, and specialty ingredients.

Website: lapaisana.shopsettings.com



FAST LANE MOTO

Your One-Stop Motorcycle Haven

6204 Dunn St, Niagara Falls

Motorcycle gear, accessories, and genuine parts.

Facebook Page: @fastlane.moto



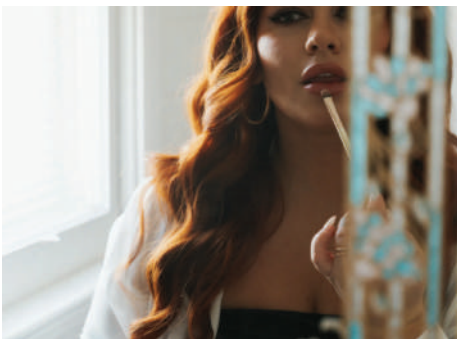
S&C TATTOO AND BARBER

Where Artistry Meets Grooming

4400 Queen St, Niagara Falls

Specializing in tattoos, piercings and haircuts.

Facebook: @SC-Tattoo-x-Barber



BEAUTY WITH CHRIS

Elevating Beauty with
Precision and Care

6080 McLeod Rd, Niagara Falls

Brows, lashes, makeup and more.

Website: beautywithchris.com



THE VINTAGE VENTURE

Uncover Treasures in
the Heart of Niagara Falls

6289 Huggins St, Niagara Falls

Vintage clothing, and goods.

Website: thevintageventure.ca

* SUMMER COMPANY



Summer Company

SUMMER COMPANY PROGRAM

The Niagara Falls Small Business Enterprise Centre offered the Ontario Summer Company program for student entrepreneurs. Six students received a \$3,000 start-up grant, training, mentorship, and funding to launch their businesses over the summer. This program aimed to foster entrepreneurial spirit and support the local economy. The success of the program showcases the importance of nurturing young entrepreneurs.

Total Grant Value Awarded in 2023: \$18,000

Summer Company Businesses Started: 6

Grants Awarded: 6

Heaven Harris, Mystic Hearts

A handmade crystal jewelry business, car accessories, wire-wrapped pendants, and more! weaving positive energy into every piece.

Preston Sibley, Sibp55 Productions

Services include Music Videos, YouTube content, Photoshoots, Promotional Material, Wedding Coverage, and more.

Andrew Hennessy, Artificer Dice

Specializes in customized hand-crafted resin dice sets, often used in games like D&D.

Heather Qureshi, STYLE Outdoor

Leverages digital design technologies, to transform outdoor spaces into stylish places with a vast array of customizable options.

Arham Muhammad, Elite Detailing

A mobile car detailing business that provides services including exterior washes, interior cleaning, paint correction, and paint protection.



Luke Midgley, Simply Electric Mowing

Pioneering eco-friendly lawn care with electric equipment and expanding service reach with zero emissions and minimal noise.

DIGITAL

MAIN ST.™

DIGITAL MAIN STREET - DIGITAL SERVICE SQUAD

The Digital Service Squad aided local businesses in embracing digital tools for growth. They offered free consultations, social media coaching, grant applications, webinars, and more. As consumer behaviour increasingly shifted online, small businesses had to establish a digital presence. The Squad supported physical stores in adopting digital marketing techniques. They assisted 56 businesses in Niagara Falls with \$2,500 grants, totalling \$140,000. Additionally, they hosted 5 workshops in 2023, attended by over 30 business owners, focusing on adapting businesses online.

**DIGITAL
MAIN ST.**

Digital Transformation Grant 4.0 **Success**

We supported 56 Niagara Falls based businesses with \$2,500 grants, working out to a \$140,000 total investment.

 Celebrating the five-year anniversary of the Digital Main Street Program!



* SPECIAL PROJECTS & * GOVERNMENT



New Niagara Falls Economic Development Strategy

The City of Niagara Falls embarked on a comprehensive Economic Development Strategy for the years 2024-2029, approved by the Council on September 12, 2023. This strategy, developed in collaboration with Stiletto Consulting and Business Development, aims to capitalize on the city's strengths and emerging opportunities in sectors such as Tourism, Manufacturing, ICT, and Health Care.

The strategy is structured around four pillars: Diversify Economy, Retain and Grow Existing Businesses, Strengthen Ecosystem, and Expand Niagara Falls. These pillars provide a framework to guide economic activities and enhance the city's economic impact over the next five years.

To formulate the plan, extensive research was conducted, including the analysis of comparator

jurisdictions, asset mapping of local resources, economic forecasts, and stakeholder consultations. Building upon the successes of the previous Economic Development Strategy and FDI Plan, the new strategy focuses on maintaining and supporting existing businesses while attracting new commercial and industrial opportunities to stimulate job creation and economic growth.

Key trends shaping the city's economic landscape include Cluster Development, Workforce Development, Economic Diversification, and Partnership Development. The city possesses a strong foundation for economic development, with robust capabilities to support innovation and entrepreneurship.

The strategy's pillars and goals outline specific actions to achieve economic growth:

Diversify the Economy by strengthening priority sectors through business park and cluster development, modernizing tourism, and fostering innovation.

Retain and Grow Existing Businesses by expanding support services for small businesses, prioritizing needs in key sectors, and facilitating connections with post-secondary partners.

Strengthen the Ecosystem by developing anchor institutions, fostering partnerships, and conducting a labour market assessment.

Expand Niagara Falls by encouraging development that supports key sectors, leveraging ongoing initiatives such as the University of Niagara Falls, Niagara Falls Innovation Hub, and the Niagara South Hospital.

Eight key initiatives are identified to maximize economic development outcomes, including the Music Strategy, Marineland Redevelopment, and the expansion of the Niagara District Airport. These initiatives will contribute to the city's economic vibrancy and ensure sustainable growth for the future.



NIAGARA SOUTH HOSPITAL

In 2023, Niagara Health and Infrastructure Ontario achieved significant milestones in advancing the South Niagara Site capital project. Key events include:

On February 21, NH and IO announced EllisDon Infrastructure Healthcare (EDIH) secured a fixed-price contract of around \$3.6 billion for designing, building, financing, and maintaining the new site. This encompasses construction payments, substantial completion fees, and monthly service payments.

On July 18, Premier Doug Ford, along with Sylvia Jones and Kinga Surma, broke ground on the 1.3-million-square-foot hospital, marking a pivotal moment.

By October 16, EllisDon Infrastructure Healthcare initiated deep foundation work, driving steel piles into bedrock for structural support. The project commenced on October 16, 2023, and is slated for completion by February 2024.

The 12-storey building will accommodate 469 single-patient rooms, eight operating suites, 42 hemodialysis stations, and two MRI machines, providing comprehensive hospital services.

Furthermore, the South Niagara Hospital aims to be Canada's first WELL-certified hospital, prioritizing user health and well-being in its design. This fosters a positive workplace environment, aiding in the attraction and retention of top healthcare professionals.

Additionally, the hospital will incorporate an Indigenous healing space and garden, co-designed with Indigenous partners, to ensure culturally safe and welcoming environments for Indigenous Peoples.

Website: niagarahealth.on.ca/site/south-niagara-hospital-project



THE UNIVERSITY OF NIAGARA FALLS CANADA

SHAPING LEADERS FOR THE DIGITAL ERA

The University of Niagara Falls Canada (UNF) is a pioneering institution focused on preparing graduates for leadership in the digital age. With a commitment to innovation, collaboration, and diversity, UNF offers undergraduate and graduate programs designed to meet the evolving needs of the global workforce.

UNF's curriculum is built around fostering a 'Digital Mindset,' emphasizing growth mindset, digital fluency, and collaboration. Students can expect to engage in innovative learning approaches, work effectively in teams, analyze complex data, and utilize state-of-the-art technology across various industries.

Led by President Cyndi McLeod, UNF stands as a catalyst for change, redefining education to address the challenges of the future. The institution's commitment to excellence is reflected in its meticulously designed programs and distinguished faculty, who guide students toward meaningful careers.

UNF provides a range of delivery models, including in-person, hybrid, and online learning, ensuring flexibility and accessibility for diverse learning preferences. Students benefit from comprehensive



support services, state-of-the-art facilities, and opportunities for hands-on experience through internships and partnerships with leading organizations.

Situated in the heart of vibrant Niagara Falls, UNF offers an unparalleled student experience, blending academic rigour with a rich cultural and recreational environment.

With a focus on career outcomes and a commitment to student success, UNF is shaping the future of education and empowering students to thrive in a digital world. Join UNF and be part of a transformative journey where opportunities are limitless.

Website: unfc.com



SPORT NIAGARA LAUNCHES

FOCUSED ON BUILDING A SPORT LEGACY

Nearly a year after the grand spectacle of the Niagara 2022 Canada Summer Games Opening Ceremony, the 2022 Canada Games Host Society celebrated a significant milestone: the official launch of Sport Niagara and the establishment of the 2022 Canada Games Legacy Fund.

Sport Niagara emerges as a beacon for the Niagara region, poised to propel both community and high-performance sports to new heights. With a dual mission of fostering local athletic talent and attracting prestigious sporting events to Niagara, Sport Niagara stands as a testament to the enduring legacy of the Canada Games.

Central to Sport Niagara's vision is the utilization of the 2022 Canada Games Legacy Fund. This Fund, conceived through a partnership between the Niagara 2022 Canada Games Host Society and the Niagara Community Foundation, represents a reservoir of resources derived from the surplus generated by the Games. Now, these funds will be strategically channeled to support initiatives that promote sports development, infrastructure enhancement, and event hosting within the Niagara community.

As Sport Niagara embarks on its journey, its impact promises to reverberate far beyond the confines of the region. By harnessing the power of sport, this initiative not only enriches the lives of local athletes but also positions Niagara as a premier destination for sporting excellence. For those eager to learn more or get involved, the Sport Niagara website serves as a gateway to this exciting

new era in Niagara's sporting legacy. Visit sportniagara.ca to discover how you can be a part of this transformative endeavour.

Website: sportniagara.ca

CLIMATE ADAPTATION PLAN

BUILDING RESILIENCE FOR A CHANGING FUTURE

Climate change is a pressing reality for our community, affecting our infrastructure, economy, and well-being. The City of Niagara Falls (City) is proactively addressing this challenge by developing a Climate Change Adaptation Implementation Plan. This plan aims to minimize the negative impacts of climate change on our local systems while seizing opportunities to increase resilience.

The development of the Adaptation Plan has been facilitated by ICLEI Canada and a core City team, with input from a diverse group including community members, organizations, City staff, and stakeholders. From February to August 2023, a dedicated Niagara Falls climate change working group provided valuable input.

The plan focuses on five key themes: Nature & Biodiversity, Infrastructure, Health & Wellbeing, Economy & Workers, and Resilient Governance. It includes actions tailored to address the community's highest-priority climate change impacts, with some actions incorporating climate change mitigation strategies to reduce greenhouse gas emissions.

Implementation of the Adaptation Plan will span at least five years, with annual reports to the City's Senior Leadership Team and biennial

reports to City Council, ensuring accountability and progress tracking.

Website: niagarafalls.ca/climate-adaptation-plan



COMMUNITY IMPROVEMENT PLAN

ALIGNING INCENTIVES FOR ENHANCED COMMUNITY DEVELOPMENT

In late 2023, Council was informed about the initiation of a review process for the Community Improvement Plan (CIP) incentives. This review aims to evaluate the effectiveness and relevance of current programs and ensure alignment with Niagara Region's incentives. The city currently operates five CIP programs, including Downtown, Historic Drummondville, Brownfields, Lundy's Lane, and Niagara Economic Gateway, all initiated in 2006 for 10 years.

THE OBJECTIVES OF THE REVIEW ARE TO:

Assess program effectiveness, including application rates, approved projects, and economic impact.

Compare eligibility requirements, application processes, and evaluation criteria with Regional incentives.

Evaluate funding options and incentives from Regional programs to maximize funding potential.

Consult with stakeholders, such as BIAs, internal staff, agencies, and the development community.

Coordinate with Niagara Region to align initiatives.

The review, spanning 2024, will involve consultations with key stakeholders, including BIAs, internal staff, and affected agencies.

Website:
[niagarafalls.ca/business/
community-improvement-plans](https://niagarafalls.ca/business/community-improvement-plans)



Niagara Falls
CANADA



CityView
PORTAL

ONLINE BUILDING PERMIT & PLANNING APPLICATION PORTAL

The City of Niagara Falls introduced its new CityView Portal, an all-in-one community development software designed to streamline planning and building permit applications through a paperless process that enhances our customer communication and internal productivity.

To access the portal, you must register for a MyCity Dashboard account. The online portal will provide step-by-step instructions on creating an account, submitting an application, or making a payment.

THROUGH THE ONLINE PORTAL, USERS CAN:

Apply for a Building Permit

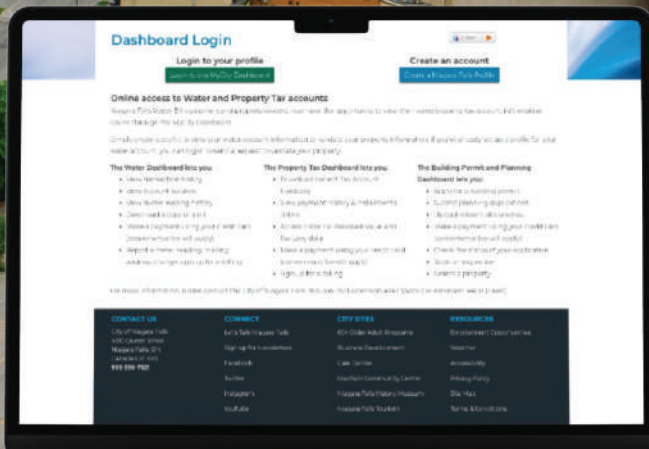
Submit a Planning Application

Check the Applications Status & Permits

Request a Building Inspection

Pay Building & Planning Fees Online

Website:
niagarafalls.ca/cityview



* THE INNOVATION HUB



* THE NIAGARA FALLS INNOVATION HUB

The Niagara Falls Innovation Hub (NFIH) is at the forefront of innovation in the region, providing essential resources for entrepreneurs at all stages. Located in downtown Niagara Falls, this comprehensive incubator offers a range of amenities, from flexible co-working spaces to specialized prototyping areas.

NFIH distinguishes itself with modern facilities like meeting spaces equipped for strategic discussions and multimedia rooms for communication needs. Its diverse offerings include a fitness center for well-being and productivity, alongside specialized areas like the Makerspace and BASE Lab for idea experimentation.

Committed to fostering a thriving entrepreneurial community, NFIH offers tailored business and community programs. From business basics to immigrant support through the Start-Up Visa program, and

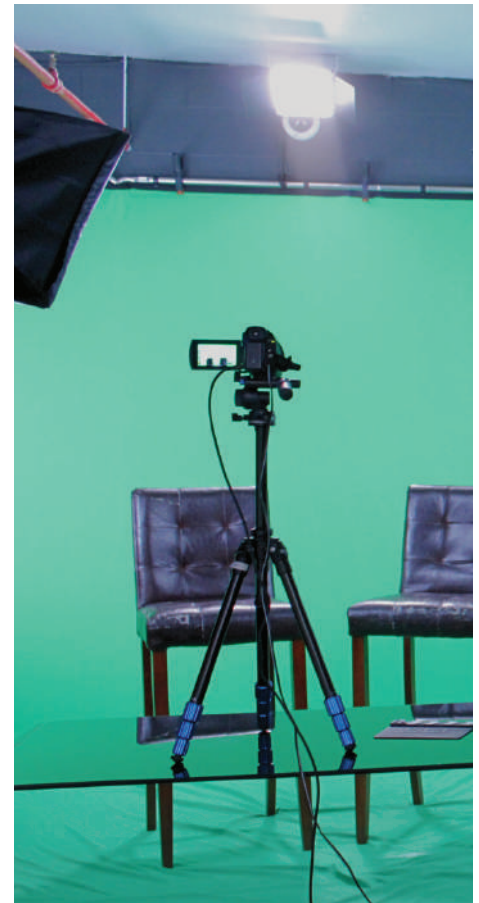
initiatives like the Magnificent Women Market and STEF Camps, NFIH integrates entrepreneurship with professional development and youth education, shaping the future of innovation in Niagara Falls.

HIGHLIGHTS

- + 60+ New Companies Supported
- + 170+ New Jobs Created
- + 500+ Coaching Hours

2023 PARTNERS

- + The University of Niagara Falls
- + Meridian
- + The Exchange
- + Blue Ocean Angel Network
- + Niagara Business & Innovation Fund
- + The UPS Store McLeod Road
- + Iva's Granddaughters Legacy
- + The Club at White Oaks
- + Capacity Creator
- + Ownera Media
- + Niagara Planning Group
- + Gales Gas
- + Reach Innovation
- + CBCC



NFIH PROGRAMMING

The **Startup Visa** program offers immigrant entrepreneurs entry into the Canadian business scene. Niagara Falls is positioned as a hub for innovation, fostering a dynamic entrepreneurial ecosystem and boosting its appeal for success-driven individuals.

The **Magnificent Women Market**, a Retail Incubator, supports women-led businesses in Niagara by offering physical space for a three-month cohort. This initiative emphasizes community engagement, professional development, and networking opportunities, aiming to refine offerings and connect with local markets.

The **Investor Readiness** program offers a 6-month accelerator focused on fundraising potential. It provides personalized coaching, aligning with specific goals and enhancing technical and strategic skills.

The **S.T.E.F. Camp**, in collaboration with White Oaks, integrates STEM and Fitness for holistic youth development, offering immersive experiences and scholarships. Emphasizing well-being, it ensures inclusivity by breaking financial barriers and providing transformative experiences. Ultimately, it fosters a generation prepared for success in these dynamic fields.

The **E=STEAM** program emerges as a comprehensive initiative that seamlessly intertwines entrepreneurship with Science, Technology, Engineering, Arts, and Math (STEAM). The curriculum includes financial planning, audio and broadcasting media, and mechanical engineering. With a focus on practical applications, the program has successfully engaged 289 students from the Niagara Catholic District School Board.



NFIH SUCCESS STORIES

In 2023, the hub supported several local companies, yielding remarkable results for many.

Infinite Harvest Technologies leads AgriTech with its bio-digestion solution, receiving investments and grants. It promotes sustainability and innovation in agriculture.

Leaf Automation revolutionizes vineyard management with AI, reducing administrative burdens. It reshapes farming technology, epitomizing AgriTech innovation.

TechRyde serves 900+ restaurants with food ordering software, achieving annual revenue exceeding \$500,000 USD. It streamlines processes, enhancing experiences for restaurants and customers.

Docere Health expands healthcare access through no-code telemedicine, securing funding and hosting a digital health conference. It leads digital health advancements.

Corks and Bubbles crafts artisanal soap, recognized for quality and social responsibility. Its Shoebox Project supports community welfare, symbolizing excellence and altruism.

Twists pioneers eco-friendly paper packaging, earning recognition and investments. It sets new standards in sustainability, leading eco-conscious business practices.

* NIAGARA FALLS HOUSING



* CASSONE DWELLINGS

URBAN DEVELOPMENT PLANNED FOR MOUNT CARMEL CENTRE

Cassone Dwellings is poised to introduce a vibrant community featuring 275 modern dwelling units. Comprising 18 spacious semi-detached homes, 109 stylish block townhouses, and 148 innovative stacked townhouse units, this development promises diverse living options to suit every lifestyle.

Nestled on 5.45 acres of prime land at 3770 Montrose Road, Cassone Dwellings boasts a strategic location that offers a seamless blend of urban sophistication and suburban charm.

Achieved through meticulous planning and execution, this development heralds a new era of contemporary living with completed zoning and plan amendments.

* ZONING UPDATE

OFFICIAL PLAN AND ZONING BY-LAW AMENDMENTS

CBill 23 has amended the Planning Act to permit two Additional Dwelling Units (ADUs) on parcels of urban residential land containing a detached, semi-detached, or on-street townhouse dwelling for a total of three dwelling units on a lot.

Council approved a Staff-initiated Official Plan Amendment and Zoning By-law Amendment to align City policies with the Planning Act. With this, duplex dwellings are permitted to have ADUs. Further, one ADU on parcels of rural land containing a detached dwelling is now permitted.

PERMIT SUMMARY REPORT

PERMIT TYPE: COMMERCIAL

WORK DESCRIPTION	COUNT	WORK VALUE
Beauty Parlour	1	50,000.00
Bed & Breakfast	22	125,000.00
Bakery	1	100,000.00
Bank	1	30.00
Bar	1	45,000.00
Barber, Hairdresser Shop	1	50,000.00
Amusement Facility	3	931,000.00
Casino	1	5,000,000.00
Hotel	6	709,500.00
Motel	2	10,000.00
Office Building	12	3,725,000.00
Recreational Building	1	1,500,000.00
Restaurant	28	2,802,970.00
Retail Store	11	2,869,000.00
Service Centre	1	1,800,000.00
Strip Plaza	2	26,600.00

PERMIT TYPE: INDUSTRIAL

WORK DESCRIPTION	COUNT	WORK VALUE
Equipment/Machinery Building	2	74,300
Parking Garage	1	190,000
Self-Storage Building	1	500,000
Auto/Vehicle Repair Establishment	1	50,000
Industrial Building	5	9,745,000
Parking Garage	1	600,000
Industrial Building Offices	1	45,000
Storage Building	1	150,000
Warehouse	4	10,300,000

PERMIT TYPE: RESIDENTIAL

WORK DESCRIPTION	COUNT	WORK VALUE
Semi-Detached	15	\$3,729,900.00
Single Family	161	31,565,836.80
Duplex	6	353,000.00
Townhouse	158	24,171,254.00
Triplex	1	3,500.00
Fourplex	1	200,000.00
Apartment Building	7	57,566,020.00

The amendments were recommended for the following reasons:

To bring the City's Attached Dwelling Units policies and provisions into conformity with the Planning Act and Regional policies;

To provide additional opportunities for affordable housing units;

To align with Provincial, Regional, and Local goals to provide a range of housing;

To update Zoning By-law provisions to ensure the health and safety of Attached Dwelling Units



NIAGARA FALLS BUSINESS DEVELOPMENT DEPARTMENT NEW DEVELOPMENT PUBLICATION

2023 PROPOSED, CURRENT, AND/OR COMPLETE PROJECTS

2023-04-19	Residential	North Street	Townhouses, 14 + 8 Units
2023-04-13	Residential	Montrose Road	276 Units
2023-04-13	Residential	McLeod Road	Rezone to Residential Mixed, 495 Units
2023-05-18	Residential	Pin Oak Drive	Townhouses, 335 Units + 89-118 Units
2023-07-28	Comm/Res	Stanley Avenue	14-Storey Mixed Use, 162 Apartment Units + Commercial Space
2023-08-21	Residential	Lundys Lane	Permit to increase density of 2 Apartment Buildings, 87 Units
2023-09-05	Comm/Res	Ferry Street	30-storey Mixed Use, 456 Residential + 2 Commercial Units
2023-09-05	Industrial	Montrose Road	Rezone (RA) and (C2) to (PI) and (EPA)
2023-09-14	Residential	Montrose Road	Zone to Permit, Townhouses, 10 Units
2023-10-10	Residential	Mewburn Road	Site Plan Ammendment, 4-Storey Apartment Building, 60 Units
2023-10-18	Residential	Drummond Road	Zone to permit 12 Townhouse Units + 6 Basement Units
2023-10-23	Residential	Mountain Rd./St. Paul Ave.	5-Storey Building, 71 Units
2023-12-05	Commercial	Lundy's Lane	New retail commercial building
2023-12-06	Residential	McLeod Road	5-Storey Rental Apartment Building
2023-12-12	Comm/Res	Stanley Avenue	39-Storey Mixed Use, 414 Apartment Units
2023-12-08	Residential	Portage Road	29-Storey, 38-Storey Residential Towers, 830 Units
2023-05-05	Residential	Beaverdams Road	10 Townhouse Condominium Units



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