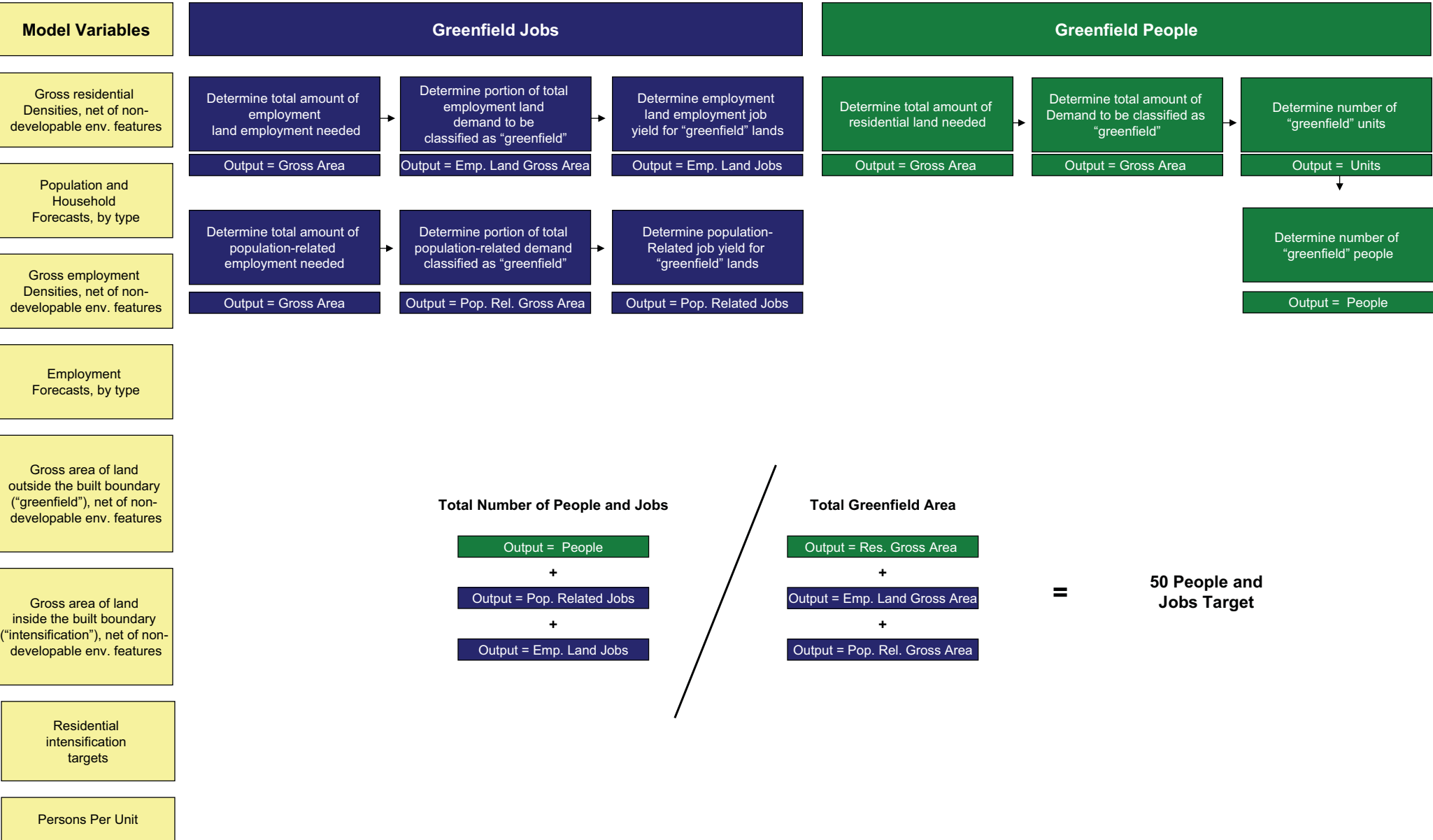


APPENDIX C1
50 PEOPLE AND JOBS CALCULATION
FOR OPTIONS A, B AND C

50 People and Jobs Model



ESTIMATED NUMBER OF JOBS ON GREENFIELD LANDS

Estimated net total employment land employment demand*

Municipality	Option A (ha)	Option B (ha)	Option C (ha)
Fort Erie	76	104	77
Grimsby	20	10	18
Lincoln	36	12	33
Niagara Falls	60	40	63
Niagara-on-the-lake	27	11	20
Pelham	21	6	15
Port Colborne	15	29	20
Welland	45	89	52
West Lincoln	40	6	36
St. Catharines	80	76	81
Wainfleet	8	4	7
Thorold	21	50	23
Niagara Region	449	436	444

* EDP Consulting. *Net* represents the amount of land needed to satisfy projected industrial job growth.

Estimated amount of net employment land employment considered "greenfield".

Municipality	Option A	Option B	Option C
Fort Erie	34	47	35
Grimsby	8	4	7
Lincoln	13	4	12
Niagara Falls	30	20	32
Niagara-on-the-lake	1	0	1
Pelham	18	5	13
Port Colborne	15	29	20
Welland	23	46	27
West Lincoln	10	2	9
St. Catharines	0	0	0
Wainfleet	-	-	-
Thorold	14	33	15
Niagara Region	165	189	169

Derived by multiplying the "estimated portion of vacant employment land supply located outside built boundary" by the "net total employment land employment demand".

Estimated portion of total employment land employment demand to be satisfied on greenfield lands.

Municipality	Estimated Gross Vacant Supply*	Estimated Portion of Vacant Employment Land Supply Located within Built Boundary**	Estimated Portion of Vacant Employment Land Supply Located outside Built Boundary
Fort Erie	110.0	55%	45%
Grimsby	60.0	62%	38%
Lincoln	62.2	65%	35%
Niagara Falls*	568.0	50%	50%
Niagara-on-the-lake	155.5	97%	3%
Pelham	120.0	17%	83%
Port Colborne	65.4	0%	100%
Welland	324.0	48%	52%
West Lincoln	62.2	75%	25%
St. Catharines	170.0	100%	0%
Wainfleet	NA	-	-
Thorold	294.0	35%	65%
Niagara Region	1991.3	-	-

*Net of any significant environmental features. Provided by lower tier municipalities.
**Estimated by Dillon Consulting.

Estimated number of employment land jobs yielded on greenfield lands

Municipality	Net Density*	Option A	Option B	Option C
Fort Erie	30	1026	1404	1040
Grimsby	25	191	95	172
Lincoln	25	315	105	289
Niagara Falls	35	1050	700	1103
Niagara-on-the-lake	25	22	9	16
Pelham	25	438	125	313
Port Colborne	30	450	870	600
Welland	30	700	1384	809
West Lincoln	25	250	38	225
St. Catharines	35	0	0	0
Wainfleet	25	-	-	-
Thorold	30	410	975	449
Niagara Region	-	4851	5705	5014

*Density provided by EDP Consulting.
Derived by multiplying employment density by area of greenfield employment lands.

Estimate of gross greenfield land requirement for employment land jobs

Municipality	Option A*	Option B*	Option C*
Fort Erie	43	59	43
Grimsby	10	5	9
Lincoln	16	5	14
Niagara Falls	38	25	39
Niagara-on-the-la	1	0	1
Pelham	22	6	16
Port Colborne	19	36	25
Welland	29	58	34
West Lincoln	13	2	11
St. Catharines	0	0	0
Wainfleet	-	-	-
Thorold	17	41	19
Niagara Region	206	237	211

*A net to gross factor of 20% is applied to account for roads and other

Estimated amount of population related jobs on greenfield lands

Option A							Option B						
Municipality	Estimated Gross Area of Land Needed Population Related Employment ha*	Number of Population Related Jobs	Gross Density	Greenfield Land	Intensification Land	Number of Pop. Related Greenfield Jobs	Municipality	Estimated Gross Area of Land Needed Population Related Employment ha*	Number of Population Related Jobs	Gross Density	Greenfield Land	Intensification Land	Number of Pop. Related Greenfield
Fort Erie	32.0	1,732	54	14.4	17.6	779	Fort Erie	61.0	3,304	54	27.5	33.6	1,487
Grimsby	18.0	946	53	6.9	11.1	361	Grimsby	7.0	363	52	2.7	4.3	138
Lincoln	29.0	1,559	54	10.2	18.8	546	Lincoln	6.0	334	56	2.1	3.9	117
Niagara Falls*	63.0	4,092	65	31.5	31.5	2046	Niagara Falls*	55.0	3,547	64	27.5	27.5	1,774
Niagara-on-the-lake	32.0	1,699	53	1.0	31.0	55	Niagara-on-the-lake	12.0	662	55	0.4	11.6	21
Pelham	23.0	1,214	53	19.2	3.8	1012	Pelham	5.0	282	56	4.2	0.8	235
Port Colborne	14.0	780	56	14.0	0.0	780	Port Colborne	23.0	1,240	54	23.0	0.0	1,240
Welland	40.0	2,146	54	20.7	19.3	1113	Welland	72.0	3,861	54	37.3	34.7	2,002
West Lincoln	27.0	1,433	53	6.8	20.3	358	West Lincoln	4.0	222	56	1.0	3.0	56
St. Catharines	54.0	3,481	64	0.0	54.0	0	St. Catharines	59.0	3,821	65	0.0	59.0	0
Wainfleet	8.0	438	55	-	-	-	Wainfleet	4.0	201	50	-	-	-
Thorold	25.0	1,332	53	16.3	8.8	866	Thorold	56.0	3,013	54	36.4	19.6	1,958
Niagara Region	365.0	20,852	57	140.9	216.1	8048	Niagara Region	364.0	20,850	57	162.0	198.0	9,280

*Provided by Watson and Associates

Option C						
Municipality	Estimated Gross Area of Land Needed Population Related Employment ha*	Number of Population Related Jobs	Gross Density	Greenfield Land	Intensification Land	Number of Pop. Related Greenfield Jobs
Fort Erie	34.0	1,836	54	15.3	18.7	826
Grimsby	14.0	755	54	5.3	8.7	288
Lincoln	24.0	1,309	55	8.4	15.6	459
Niagara Falls*	69.0	4,470	65	34.5	34.5	2,235
Niagara-on-the-lake	26.0	1,402	54	0.8	25.2	45
Pelham	18.0	952	53	15.0	3.0	793
Port Colborne	19.0	1,006	53	19.0	0.0	1,006
Welland	49.0	2,617	53	25.4	23.6	1,357
West Lincoln	21.0	1,110	53	5.3	15.8	278
St. Catharines	54.0	3,488	65	0.0	54.0	0
Wainfleet	6.0	302	50	-	-	-
Thorold	30.0	1,605	54	19.5	10.5	1,043
Niagara Region	364.0	20,852	57	148.5	209.5	8,510

Estimated total number of population related and employment land jobs on greenfield areas

Municipality	Option A					Option B					Option C				
	Employment Land Greenfield Jobs	Population Related Greenfield Jobs	Total Number of Greenfield Jobs	Total Gross Area	Combined Jobs per gross hectare	Employment Land Greenfield Jobs	Population Related Greenfield Jobs	Total Number of Greenfield Jobs	Total Gross Area	Combined Jobs per gross hectare	Employment Land Greenfield Jobs	Population Related Greenfield Jobs	Total Number of Greenfield Jobs	Total Gross Area	Combined Jobs per gross hectare
Fort Erie	1026	779	1805	57.2	32	1404	1,487	2891	86.0	34	1040	826	1866	58.6	32
Grimsby	191	361	552	16.4	34	95	138	234	7.4	31	172	288	460	13.9	33
Lincoln	315	546	862	25.9	33	105	117	222	7.4	30	289	459	748	22.9	33
Niagara Falls*	1050	2046	3096	69.0	45	700	1,774	2474	52.5	47	1103	2,235	3338	73.9	45
Niagara-on-the-lake	22	55	76	2.1	36	9	21	30	0.8	36	16	45	61	1.6	37
Pelham	438	1012	1449	41.0	35	125	235	360	10.4	35	313	793	1106	30.6	36
Port Colborne	450	780	1230	32.8	38	870	1,240	2110	59.3	36	600	1,006	1606	44.0	37
Welland	700	1113	1813	49.9	36	1384	2,002	3386	95.0	36	809	1,357	2166	59.1	37
West Lincoln	250	358	608	19.3	32	38	56	93	2.9	32	225	278	503	16.5	30
St. Catharines	0	0	0	0.0	0	0	0	0	0.0	0	0	0	0	0.0	0
Wainfleet	-	-	0	-	-	-	-	0	0.0	-	-	0	-	-	-
Thorold	410	866	1275	33.3	38	975	1,958	2933	77.0	38	449	1,043	1492	38.2	39
Niagara Region	4851	8048	12898	346.9	37	5705	9,280	14985	398.7	38	5014	8,510	13523	359.3	38

ESTIMATED NUMBER OF PEOPLE ON GREENFIELD LANDS

Residential Unit Demand and Gross Densities

Municipality	Option A Gross Density Assumed			Option A - Unit Demand				Option B Gross Density Assumed		
	Low	Med	High	Low	Med	High	Total	Low	Med	High
Fort Erie	20	46	82	3,332	489	416	4,237	20	46	82
Grimsby	13	30	60	1,060	905	387	2,352	20	30	60
Lincoln	15	35	100	3,101	631	142	3,874	20	35	100
Niagara Falls	25	50	125	7,183	2,509	490	10,182	25	50	125
Niagara-on-the-lake	15	30	30	2,488	1,007	742	4,237	20	30	30
Pelham	15	35	65	2,311	550	165	3,026	20	35	65
Port Colborne	20	70	100	1,158	689	90	1,937	20	70	100
Welland	23	50	125	3,413	1,281	633	5,327	23	50	125
West Lincoln	25	40	60	2,887	333	333	3,553	25	40	60
St. Catharines	25	75	75	3,102	3,052	2,454	8,608	25	75	75
Wainfleet	20	46	82	917	110	63	1,090	20	46	82
Thorold	20	46	82	2,178	814	325	3,317	20	46	82
Niagara Region	-	-	-	33,130	12,370	6,240	51,740	-	-	-

*Density is net of any significant environmental features. Densities represent the upper limits of local official plans. Averages were used for plans which did not contain densities.

Municipality	Option B - Demand				Option C Gross Density Assumed			Option C - Demand			
	Low	Med	High	Total	Low	Med	High	Low	Med	High	Total
Fort Erie	7,370	512	266	8,148	20	46	82	3,546	507	446	4,499
Grimsby	459	322	119	900	20	30	60	859	704	312	1,875
Lincoln	661	134	30	825	20	35	100	2,601	529	119	3,249
Niagara Falls	4,076	3,886	886	8,848	25	50	125	7,847	2,741	536	11,124
Niagara-on-the-lake	1,055	364	231	1,650	20	30	30	2,070	811	618	3,499
Pelham	551	118	31	700	20	35	65	1,823	421	131	2,375
Port Colborne	2,374	648	52	3,074	20	70	100	1,515	867	118	2,500
Welland	7,802	1,361	410	9,573	23	50	125	4,196	1,524	779	6,499
West Lincoln	461	48	41	550	25	40	60	2,235	251	260	2,746
St. Catharines	1,655	3,905	3,913	9,473	25	75	75	3,159	2,984	2,482	8,623
Wainfleet	500	0	0	500	20	46	82	633	74	43	750
Thorold	6,166	1,072	261	7,499	20	46	82	2,646	957	396	3,999
Niagara Region	33,130	12,370	6,240	51,740	-	-	-	33,130	12,370	6,240	51,740

Estimated greenfield and intensification split and amount of greenfield units and area

Municipality	Intensification Target*	Option A								
		Remaining Greenfield	Greenfield Units - Low	Greenfield Units - Med	Greenfield Units - High	Greenfield Units -Total	Greenfield Land - Low (ha)	Greenfield Land - Med (ha)	Greenfield Land - High (ha)	Greenfield Land - Total (ha)
Fort Erie	15%	85%	2,832	416	354	3,601	142	9	4	155
Grimsby	95%	5%	53	45	19	118	4	2	0	6
Lincoln	15%	85%	2,636	536	121	3,293	176	15	1	192
Niagara Falls	40%	60%	4,310	1,505	294	6,109	172	30	2	205
Niagara-on-the-lake	15%	85%	2,115	856	631	3,601	141	29	21	191
Pelham	15%	85%	1,964	468	140	2,572	131	13	2	146
Port Colborne	15%	85%	984	586	77	1,646	49	8	1	58
Welland	40%	60%	2,048	769	380	3,196	89	15	3	107
West Lincoln	15%	85%	2,454	283	283	3,020	98	7	5	110
St. Catharines	95%	5%	155	153	123	430	6	2	2	10
Wainfleet	15%	85%	779	94	54	927	39	2	1	42
Thorold	15%	85%	1,851	692	276	2,819	93	15	3	111
Niagara Region	-	-	22,182	6,401	2,750	31,334	1,140	148	46	1,333

*Conceptual targets developed by Dillon Consulting. Targets consider a wide variety of development forms. See 40% conformity tables for more

Option B										
Municipality	Intensification Target	Remaining Greenfield	Greenfield Units - Low	Greenfield Units - Med	Greenfield Units - High	Greenfield Units -Total	Greenfield Land - Low (ha)	Greenfield Land - Med (ha)	Greenfield Land - High (ha)	Greenfield Land - Total (ha)
Fort Erie	20%	80%	5,896	410	213	6,518	295	9	3	306
Grimsby	95%	5%	23	16	6	45	1	1	0	2
Lincoln	20%	80%	529	107	24	660	26	3	0	30
Niagara Falls	45%	55%	2,242	2,137	487	4,866	90	43	4	136
Niagara-on-the-lake	20%	80%	844	291	185	1,320	42	10	6	58
Pelham	20%	80%	441	94	25	560	22	3	0	25
Port Colborne	20%	80%	1,899	518	42	2,459	95	7	0	103
Welland	45%	55%	4,291	749	226	5,265	187	15	2	203
West Lincoln	20%	80%	369	38	33	440	15	1	1	16
St. Catharines	95%	5%	83	195	196	474	3	3	3	9
Wainfleet	20%	80%	400	0	0	400	20	0	0	20
Thorold	20%	80%	4,933	858	209	5,999	247	19	3	268
Niagara Region	-	-	21,949	5,414	1,644	29,007	1,043	112	21	1,176

Option C										
Municipality	Intensification Target	Remaining Greenfield	Greenfield Units - Low	Greenfield Units - Med	Greenfield Units - High	Greenfield Units -Total	Greenfield Land - Low (ha)	Greenfield Land - Med (ha)	Greenfield Land - High (ha)	Greenfield Land - Total (ha)
Fort Erie	15%	85%	3,014	431	379	3,824	151	9	5	165
Grimsby	95%	5%	43	35	16	94	2	1	0	4
Lincoln	15%	85%	2,211	450	101	2,762	111	13	1	124
Niagara Falls	40%	60%	4,708	1,645	322	6,674	188	33	3	224
Niagara-on-the-lake	15%	85%	1,760	689	525	2,974	88	23	18	128
Pelham	15%	85%	1,550	358	111	2,019	77	10	2	89
Port Colborne	15%	85%	1,288	737	100	2,125	64	11	1	76
Welland	15%	85%	3,567	1,295	662	5,524	155	26	5	186
West Lincoln	15%	85%	1,900	213	221	2,334	76	5	4	85
St. Catharines	95%	5%	158	149	124	431	6	2	2	10
Wainfleet	15%	85%	538	63	37	638	27	1	0	29
Thorold	15%	85%	2,249	813	337	3,399	112	18	4	134
Niagara Region	-	-	22,984	6,879	2,935	32,798	1,058	152	44	1,254

Convert Units to People

Municipality	Option A - Units to People Conversion			Option B - Units to People Conversion			Option C - Units to People Conversion		
	Blended PPU	Total Number of Units	Total Number of People	Blended PPU	Total Number of Units	Total Number of People	Blended PPU	Total Number of Units	Total Number of People
Fort Erie	2.40	3,601	8,652	2.46	6,518	16,064	2.41	3,824	9,202
Grimsby	2.66	118	313	2.65	45	119	2.66	94	249
Lincoln	2.75	3,293	9,063	2.73	660	1,800	2.75	2,762	7,591
Niagara Falls	2.47	6,109	15,100	2.45	4,866	11,915	2.48	6,674	16,528
Niagara-on-the-lake	2.59	3,601	9,311	2.59	1,320	3,417	2.58	2,974	7,673
Pelham	2.69	2,572	6,907	2.64	560	1,476	2.68	2,019	5,402
Port Colborne	2.34	1,646	3,857	2.39	2,459	5,881	2.35	2,125	5,004
Welland	2.37	3,196	7,578	2.43	5,265	12,777	2.38	5,524	13,144
West Lincoln	3.01	3,020	9,101	2.97	440	1,306	3.01	2,334	7,016
St. Catharines	2.32	430	999	2.30	474	1,091	2.32	431	1,001
Wainfleet	2.72	927	2,521	2.65	400	1,059	2.71	638	1,725
Thorold	2.54	2,819	7,173	2.65	5,999	15,890	2.55	3,399	8,683
Niagara Region	-	31,334	80,574	-	29,007	72,796	-	32,798	83,219

ESTIMATED NUMBER OF PEOPLE AND JOBS ON GREENFIELD LANDS

Total number of people and jobs on greenfield lands

Municipality	Option A			Option B			Option C		
	Estimated Number of "Greenfield People"	Estimated Number of "Greenfield Jobs"	Combined People and Jobs	Estimated Number of "Greenfield People"	Estimated Number of "Greenfield Jobs"	Combined People and Jobs	Estimated Number of "Greenfield People"	Estimated Number of "Greenfield Jobs"	Combined People and Jobs
Fort Erie	8,652	1026	9,678	16,064	2891	18,955	9,202	1,866	11,068
Grimsby	313	191	503	119	234	353	249	460	709
Lincoln	9,063	315	9,379	1,800	222	2,022	7,591	748	8,339
Niagara Falls	15,100	1050	16,150	11,915	2474	14,389	16,528	3,338	19,866
Niagara-on-the-lake	9,311	22	9,333	3,417	30	3,447	7,673	61	7,734
Pelham	6,907	438	7,344	1,476	360	1,836	5,402	1,106	6,508
Port Colborne	3,857	450	4,307	5,881	2110	7,991	5,004	1,606	6,610
Welland	7,578	700	8,278	12,777	3386	16,164	13,144	2,166	15,310
West Lincoln	9,101	250	9,351	1,306	93	1,399	7,016	503	7,519
St. Catharines	999	0	999	1,091	0	1,091	1,001	0	1,001
Wainfleet	2,521	-	2,521	1,059	0	1,059	1,725	0	1,725
Thorold	7,173	410	7,583	15,890	2933	18,823	8,683	1,492	10,175
Niagara Region	80,574	4851	85,425	72,796	14985	87,782	83,219	13,523	96,743

Estimated People and Jobs Per Hectare

Municipality	Option A				Municipality	Option B				Municipality	Option C			
	Total Residential Greenfield Area	Total Employment Greenfield Area	Combined Greenfield Area	People and Jobs per Hectare		Total Residential Greenfield Area	Total Employment Greenfield Area	Combined Greenfield Area	People and Jobs per Hectare		Total Residential Greenfield Area	Total Employment Greenfield Area	Combined Greenfield Area	People and Jobs per Hectare
Fort Erie	155	57	212	46	Fort Erie	306	86	392	48	Fort Erie	165	59	223	50
Grimsby	6	16	22	23	Grimsby	2	7	9	38	Grimsby	4	14	18	40
Lincoln	192	26	218	43	Lincoln	30	7	37	54	Lincoln	124	23	147	57
Niagara Falls	205	69	274	59	Niagara Falls	136	53	189	76	Niagara Falls	224	74	298	67
Niagara-on-the-lake	191	2	193	48	Niagara-on-the-lake	58	1	59	59	Niagara-on-the-lake	128	2	130	59
Pelham	146	41	188	39	Pelham	25	10	36	52	Pelham	89	31	120	54
Port Colborne	58	33	91	47	Port Colborne	103	59	162	49	Port Colborne	76	44	120	55
Welland	107	50	157	53	Welland	203	95	298	54	Welland	186	59	245	62
West Lincoln	110	19	129	72	West Lincoln	16	3	19	73	West Lincoln	85	17	102	74
St. Catharines	10	0	10	101	St. Catharines	9	0	9	128	St. Catharines	10	0	10	100
Wainfleet	42	-	42	61	Wainfleet	20	0	20	53	Wainfleet	29	-	29	60
Thorold	111	33	144	53	Thorold	268	77	345	55	Thorold	134	38	172	59
Niagara Region	1,333	347	1,680	51	Niagara Region	1,176	399	1,575	56	Niagara Region	1,254	399	1,614	60

Percentage of Urban Area already considered as "Built Up"

Municipality	Total Designated Urban Land (ha.)	Total Area of Natural Heritage System within Designated Urban Area (ha.)	Total Built-Up Area (ha.)	Total Greenfield Area (ha.)	Percent of Natural Heritage System in Urban Area	Percent of Built Up Area	Percent of Greenfield Area
Town of Fort Erie	4,545	2,457	1,456	632	54%	32%	14%
Town of Grimsby	1,258	592	642	23	47%	51%	2%
Town of Lincoln	956	175	599	183	18%	63%	19%
City of Niagara Falls	8,233	2,523	4,396	1,314	31%	53%	16%
Town of Niagara on the Lake	1,025	451	369	205	44%	36%	20%
Town of Pelham	1,053	134	719	199	13%	68%	19%
City of Port Colborne	3,009	1,210	805	994	40%	27%	33%
City of St. Catharines	7,970	2,563	5,003	404	32%	63%	5%
City of Thorold	1,817	367	355	1,095	20%	20%	60%
City of Welland	4,808	1,353	2,883	572	28%	60%	12%
Township of Wainfleet	-	-	-	-	-	-	-
Township of West Lincoln	511	290	143	78	57%	28%	15%
Region of Niagara	35,184	12,115	17,371	5,699	34%	49%	16%

APPENDIX C2
WATER AND WASTEWATER SUMMARY

Wastewater Summary Sheet

Facility	PERIOD	RESERVE CAPACITY ML/da			COST TO EXPAND (WHERE APPLICABLE)		
		OPTION A	OPTION B	OPTION C	OPTION A	OPTION B	OPTION C
Anger Avenue	5 YEARS	9.01	8.15	8.97			
	10 YEARS	7.76	5.92	7.66			
	25 YEARS	4.78	1.58	4.55			
Baker Road	5 YEARS	5.45	8.20	6.02			
	10 YEARS	2.02	7.48	3.01			
	25 YEARS	-6.08	3.44	-3.44	\$14,721,253		\$8,337,389
Crystal Beach	5 YEARS	2.93	2.56	2.92			
	10 YEARS	2.39	1.59	2.35			
	25 YEARS	1.10	-0.29	1.00		\$604,562	
Stamford	5 YEARS	12.73	13.28	12.44			
	10 YEARS	9.67	11.03	9.26			
	25 YEARS	1.19	3.69	-0.02			\$56,238
Niagara on the Lake	5 YEARS	-0.12	0.52	0.07	\$692,970		
	10 YEARS	-1.29	0.07	-0.86	\$7,154,194		\$4,774,532
	25 YEARS	-4.41	-1.91	-3.38	\$24,546,785	\$10,615,187	\$18,803,100
Port Dalhousie	5 YEARS	17.04	16.32	16.95			
	10 YEARS	15.11	13.72	14.92			
	25 YEARS	9.95	7.45	9.47			
Port Weller	5 YEARS	12.63	11.91	12.53			
	10 YEARS	10.71	9.32	10.51			
	25 YEARS	5.57	3.07	5.09			
Queenston	5 YEARS	0.21	0.21	0.21			
	10 YEARS	0.21	0.21	0.21			
	25 YEARS	0.21	0.21	0.21			
Seaway	5 YEARS	1.04	0.59	0.88			
	10 YEARS	0.43	-0.56	0.07		\$1,994,040	
	25 YEARS	-1.11	-2.88	-1.97	\$3,935,147	\$10,207,198	\$6,986,133
Stevensville	5 YEARS	1.20	1.13	1.18			
	10 YEARS	1.10	0.97	1.09			
	25 YEARS	0.89	0.66	0.87			
Welland	5 YEARS	5.42	4.50	5.30			
	10 YEARS	2.68	0.66	2.43			
	25 YEARS	-4.39	-7.79	-5.01	\$10,493,146	\$18,625,061	\$11,997,655

Water Summary Sheet

Facility	PERIOD	RESERVE CAPACITY ML/da			Unit Cost to Expand	COST TO EXPAND (WHERE APPLICABLE)		
		OPTION A	OPTION B	OPTION C		OPTION A	OPTION B	OPTION C
DECEW	5 YEARS	64.5	64.1	64.6	\$920,085			
	10 YEARS	59.1	58.5	59.3	\$920,085			
	25 YEARS	44.2	43.3	44.7	\$920,085			
ROSEHILL	5 YEARS	14.4	13.1	14.3	\$1,092,407			
	10 YEARS	12.6	9.8	12.5	\$1,092,407			
	25 YEARS	8.4	3.1	8.0	\$1,092,407			
GRIMSBY	5 YEARS	7.8	10.2	8.3	\$972,731			
	10 YEARS	4.9	9.6	5.8	\$972,731			
	25 YEARS	-1.8	6.8	0.6	\$972,731	\$1,733,760		
NIAGARA FALLS	5 YEARS	41.0	41.5	40.6	\$876,821			
	10 YEARS	37.8	39.0	37.3	\$876,821			
	25 YEARS	28.9	31.2	27.5	\$876,821			
WELLAND	5 YEARS	21.4	20.5	21.3	\$1,156,142			
	10 YEARS	18.7	16.7	18.4	\$1,156,142			
	25 YEARS	11.5	8.1	10.9	\$1,156,142			
PORT COLBORNE	5 YEARS	15.1	14.6	14.9	\$1,252,434			
	10 YEARS	14.5	13.5	14.1	\$1,252,434			
	25 YEARS	12.9	11.1	12.1	\$1,252,434			

APPENDIX C3
MARKET DEMAND VS. HISTORIC GROWTH

TABLE 1
OPTION A: CURRENT TRENDS
ANNUAL HOUSING GROWTH, 1981-2006 VS. 2006-2031

	A	B	C (B/A)
	81-06	06-31	% Change
South Niagara	460	592	28.7%
Remaining Niagara	1,220	1,477	21.0%
Total Niagara	1,680	2,069	23.1%

Source: Watson & Associates Economists Ltd.

	A	B	C (B/A)
	96-06	06-31	% Change
Fort Erie	146	169	15.9%
Grimsby	191	94	-50.7%
Lincoln	126	155	23.3%
Niagara Falls	245	407	66.3%
NOTL	76	170	124.9%
Pelham	86	121	40.5%
Port Colborne	39	78	99.0%
St. Catharines	243	344	41.9%
Thorold	45	132	193.8%
Wainfleet	24	43	80.0%
Welland	167	213	27.9%
West Lincoln	70	142	104.6%
Niagara Region	1,456	2,069	42.1%

	A	B	C (B/A)
	81-06	06-31	% Change
Fort Erie	145	169	16.5%
Grimsby	144	94	-34.4%
Lincoln	129	155	20.2%
Niagara Falls	305	407	33.7%
NOTL	55	170	208.7%
Pelham	94	121	28.5%
Port Colborne	41	78	88.3%
St. Catharines	414	344	-16.8%
Thorold	78	132	69.5%
Wainfleet	20	43	116.0%
Welland	196	213	8.9%
West Lincoln	60	142	136.2%
Niagara Region	1,680	2,069	23.2%

Figure 1.1
Option A: Current Trends - South Niagara
Market Threshold - Housing Forecast

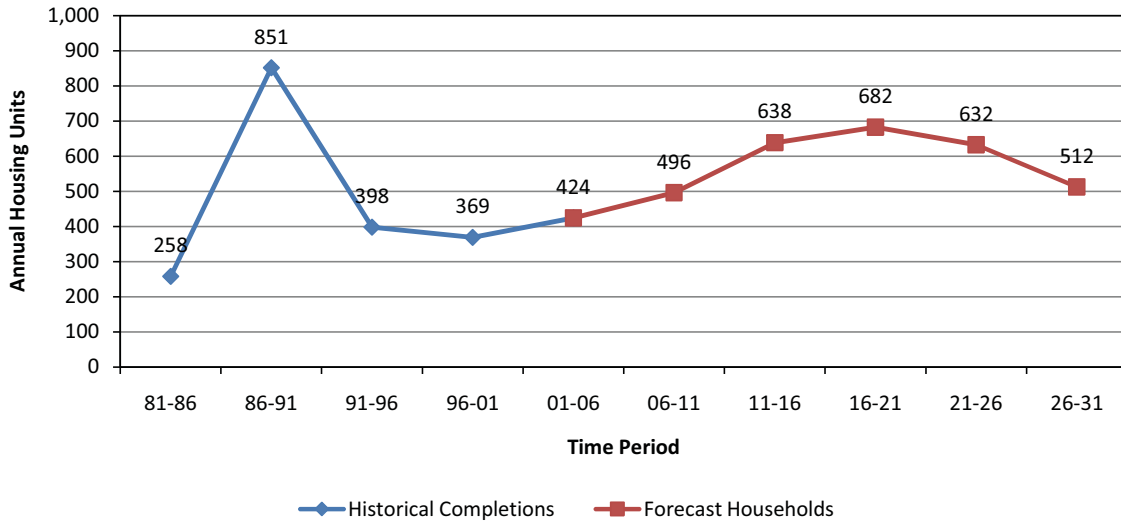


Figure 1.2
Option A: Current Trends - Remaining Niagara
Market Threshold - Housing Forecast

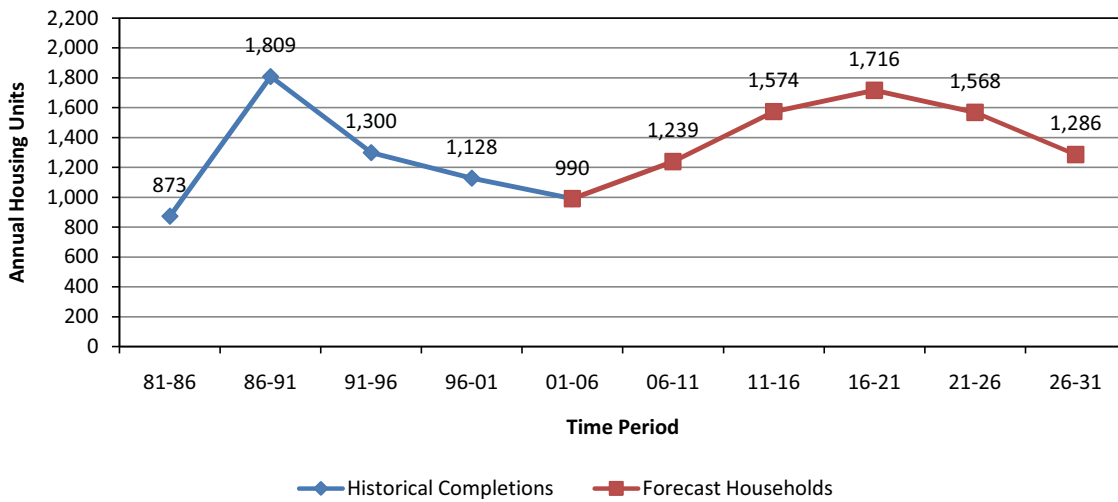


TABLE 2
OPTION B: GROW SOUTH/CITY FOCUS
ANNUAL HOUSING GROWTH, 1981-2006 VS. 2006-2031

	A	B	C (B/A)
	81-06	06-31	% Change
South Niagara	460	1,132	146.1%
Remaining Niagara	1,220	937	-23.2%
Total Niagara	1,680	2,069	23.2%

Source: Watson & Associates Economists Ltd.

	A	B	C (B/A)
	96-06	06-31	% Change
Fort Erie	146	326	123.3%
Grimsby	191	35	-81.5%
Lincoln	126	33	-73.9%
Niagara Falls	245	354	44.4%
NOTL	76	66	-12.3%
Pelham	86	28	-67.4%
Port Colborne	39	123	215.9%
St. Catharines	243	379	56.5%
Thorold	45	300	566.2%
Wainfleet	24	20	-18.3%
Welland	167	383	130.0%
West Lincoln	70	22	-68.6%
Niagara Region	1,456	2,069	42.2%

	A	B	C (B/A)
	81-06	06-31	% Change
Fort Erie	145	326	124.5%
Grimsby	144	35	-75.3%
Lincoln	129	33	-74.5%
Niagara Falls	305	354	16.2%
NOTL	55	66	20.4%
Pelham	94	28	-70.2%
Port Colborne	41	123	199.0%
St. Catharines	414	379	-8.3%
Thorold	78	300	284.4%
Wainfleet	20	20	-2.0%
Welland	196	383	95.8%
West Lincoln	60	22	-63.8%
Niagara Region	1,680	2,069	23.2%

Figure 2.1
Option B: Grow South/City Focus - South Niagara
Market Threshold - Housing Forecast

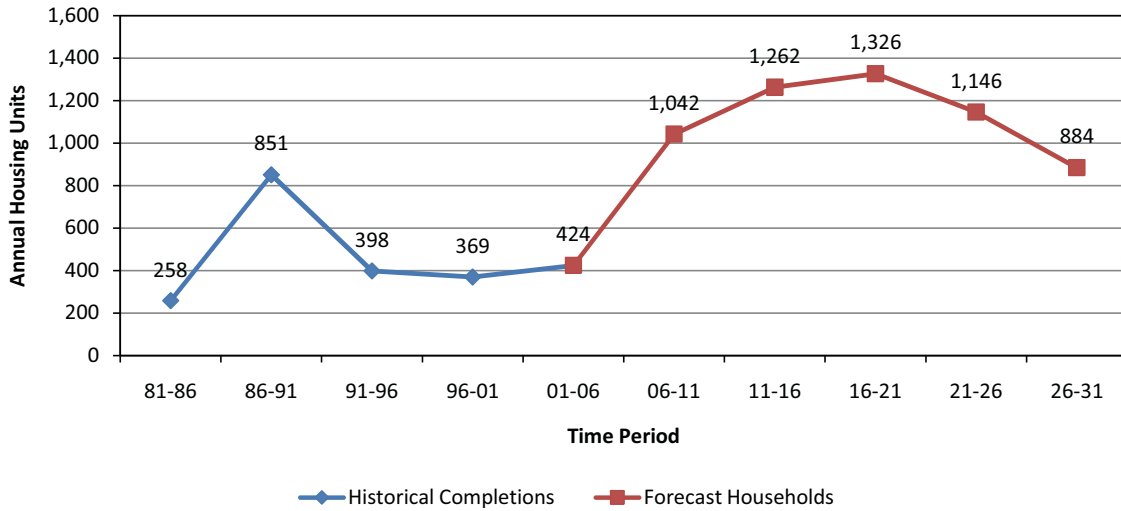


Figure 2.2
Option B: Grow South/City Focus - Remaining Niagara
Market Threshold - Housing Forecast

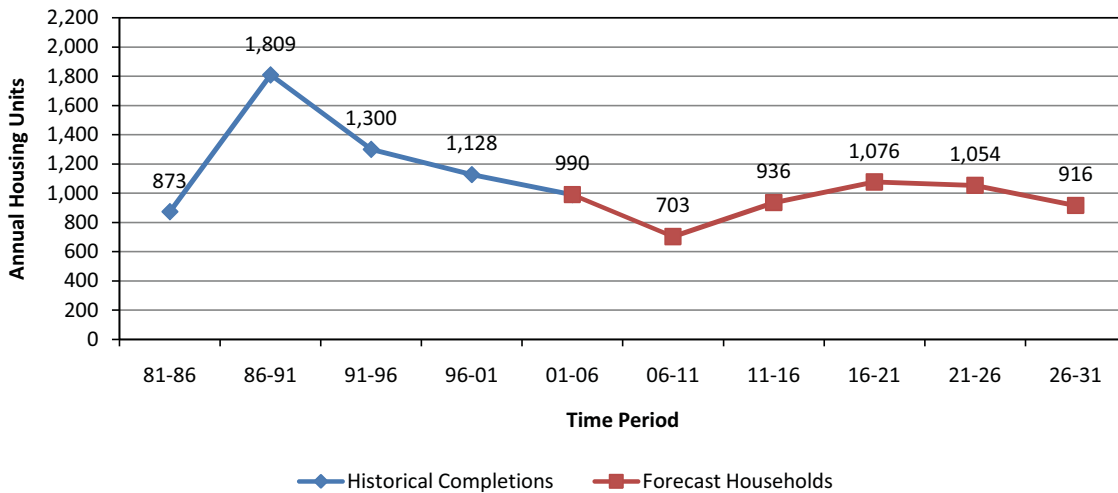


TABLE 3
OPTION C: NODAL GROWTH
ANNUAL HOUSING GROWTH, 1981-2006 VS. 2006-2031

	A	B	C (B/A)
	81-06	06-31	% Change
South Niagara	460	700	52.2%
Remaining Niagara	1,220	1,369	12.2%
Total Niagara	1,680	2,069	23.1%

Source: Watson & Associates Economists Ltd.

	A	B	C (B/A)
	96-06	06-31	% Change
Fort Erie	146	180	23.0%
Grimsby	191	75	-60.9%
Lincoln	126	130	3.6%
Niagara Falls	245	445	81.6%
NOTL	76	140	85.2%
Pelham	86	95	10.2%
Port Colborne	39	100	157.4%
St. Catharines	243	345	42.3%
Thorold	45	160	255.1%
Wainfleet	24	29	21.7%
Welland	167	260	56.3%
West Lincoln	70	110	58.6%
Niagara Region	1,456	2,069	42.1%

	A	B	C (B/A)
	81-06	06-31	% Change
Fort Erie	145	180	23.7%
Grimsby	144	75	-48.1%
Lincoln	129	130	0.9%
Niagara Falls	305	445	46.1%
NOTL	55	140	154.2%
Pelham	94	95	0.9%
Port Colborne	41	100	143.7%
St. Catharines	414	345	-16.6%
Thorold	78	160	104.9%
Wainfleet	20	29	46.0%
Welland	196	260	33.0%
West Lincoln	60	110	83.1%
Niagara Region	1,680	2,069	23.2%

Figure 3.1
Option C: Nodal Growth - South Niagara
Market Threshold - Housing Forecast

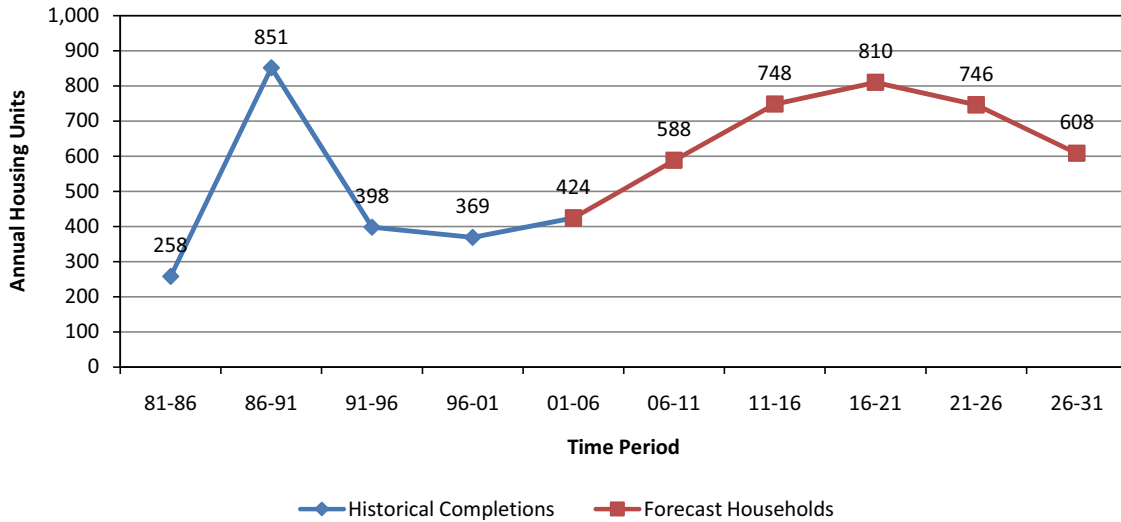


Figure 3.2
Option C: Nodal Growth - Remaining Niagara
Market Threshold - Housing Forecast

