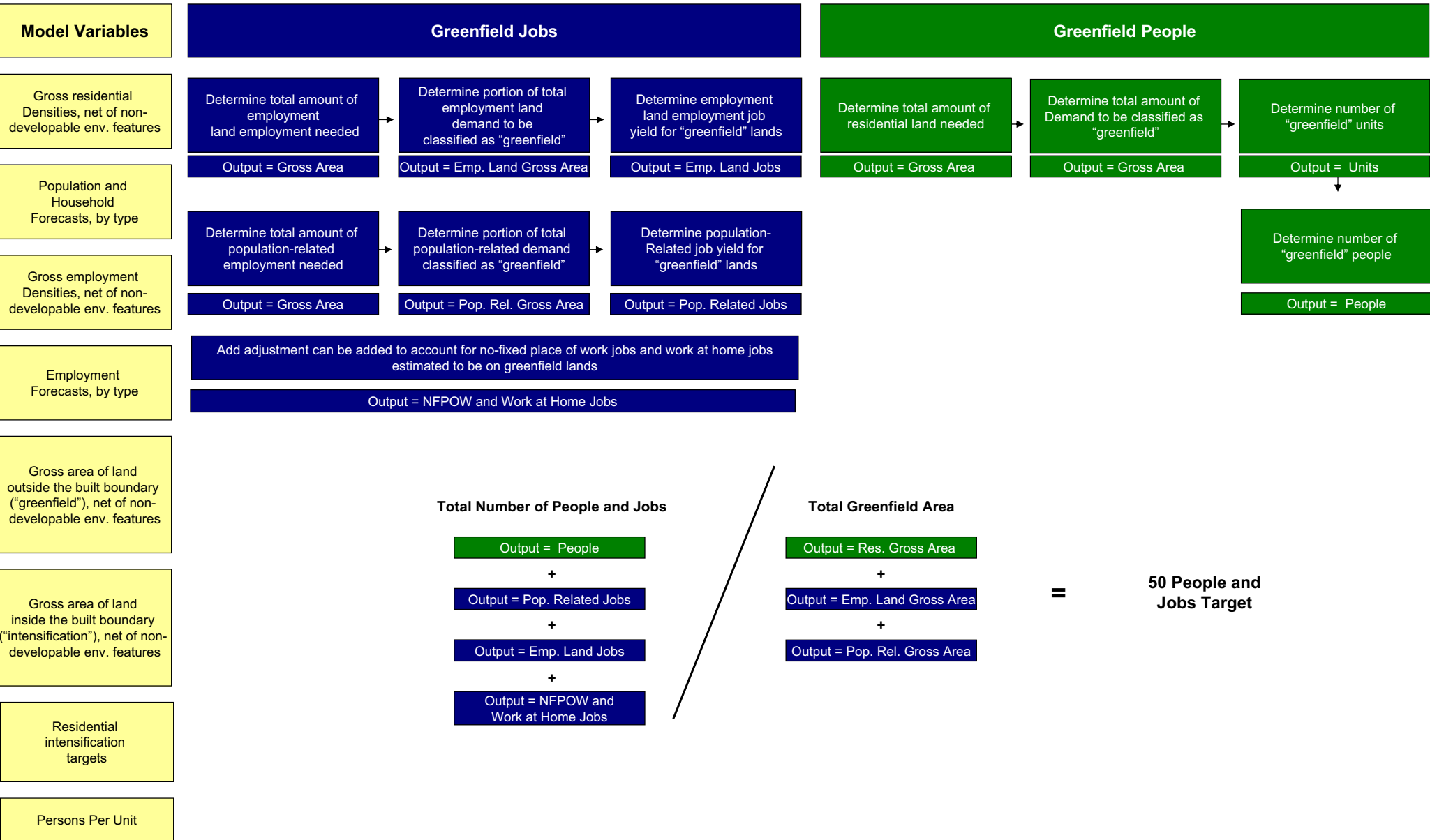


**APPENDIX H**  
**50 PEOPLE AND JOBS CALCULATION**  
**FOR PREFERRED GROWTH OPTION (OPTION D)**

## 50 People and Jobs Model



**ESTIMATED NUMBER OF JOBS ON GREENFIELD LANDS**

Estimated net total employment land employment demand\*

Municipality	Option D
Fort Erie	72
Grimsby	21
Lincoln	30
Niagara Falls	83
Niagara-on-the-lake	31
Pelham	15
Port Colborne	16
Welland	57
West Lincoln	41
St. Catharines	56
Wainfleet	-
Thorold	22
Niagara Region	444

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

Estimated number of employment land jobs yielded on greenfield lands

Municipality	Density*	Option D
Fort Erie	30	972
Grimsby	25	200
Lincoln	25	263
Niagara Falls	35	1453
Niagara-on-the-lake	25	34
Pelham	25	313
Port Colborne	30	480
Welland	30	889
West Lincoln	25	256
St. Catharines	35	1862
Wainfleet	-	-
Thorold	30	429
Niagara Region	29	7150

\*Density provided by EDP Consulting. Derived by multiplying employment density by area

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**	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*	317.5	50%	50%
Niagara-on-the-lake	115.0	96%	4%
Pelham	120.0	17%	83%
Port Colborne	47.4	0%	100%
Welland	403.2	48%	52%
West Lincoln	42.0	75%	25%
St. Catharines	170.0	5%	95%
Wainfleet	-	-	-
Thorold	294.0	35%	65%
Niagara Region	1741.3	-	-

\*Net of any significant environmental features. Provided by lower tier municipalities.

Estimated by Dillon Consulting

Estimate of gross greenfield land requirement for employment land jobs

Municipality	Option D
Fort Erie	41
Grimsby	10
Lincoln	13
Niagara Falls	52
Niagara-on-the-lake	2
Pelham	16
Port Colborne	20
Welland	37
West Lincoln	13
St. Catharines	67
Wainfleet	-
Thorold	18
Niagara Region	287

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

Estimated amount of net employment land employment considered "greenfield"

Municipality	Option D
Fort Erie	32
Grimsby	8
Lincoln	11
Niagara Falls	42
Niagara-on-the-lake	1
Pelham	13
Port Colborne	16
Welland	30
West Lincoln	10
St. Catharines	53
Wainfleet	-
Thorold	14
Niagara Region	230

Derived by multiplying the "estimated portion of vacant employment land supply" by the net land need.

**Estimated amount of population-related jobs on greenfield lands**

Option D						
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	33	2,232	67	15	18	1,004
Grimsby	23	1,527	67	9	14	583
Lincoln	26	1,731	67	9	17	607
Niagara Falls*	82	6,638	81	41	41	3,319
Niagara-on-the-lake	30	2,027	67	1	29	88
Pelham	11	761	67	9	2	634
Port Colborne	18	1,242	67	18	0	1,242
Welland	59	3,997	67	31	29	2,079
West Lincoln	14	960	67	4	11	240
St. Catharines	30	2,414	81	28	1	2,294
Wainfleet	-	-	-	-	-	-
Thorold	31	2,064	67	20	11	1,341
Niagara Region	358	25,593	71	186	172	13,278

\*Provided by Watson and Associates

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

Option D					
Municipality	Employment Land Greenfield Jobs	Population Related Greenfield Jobs	Total Number of Greenfield Jobs	Total Gross Area	Combined Jobs per hectare
Fort Erie	972	1004	1976	55	36
Grimsby	200	583	783	19	42
Lincoln	263	607	870	22	39
Niagara Falls*	1453	3319	4771	93	51
Niagara-on-the-lake	34	88	122	3	41
Pelham	313	634	947	25	38
Port Colborne	480	1242	1722	38	45
Welland	889	2079	2968	68	44
West Lincoln	256	240	496	16	30
St. Catharines	1862	2294	4156	95	-
Wainfleet	-	-	0	-	-
Thorold	429	1341	1770	38	47
Niagara Region	7150	13278	20428	473	43

**ESTIMATED NUMBER OF PEOPLE ON GREENFIELD LANDS**

**Residential Unit Demand and Gross Densities**

Municipality	Option D Gross Density Assumed			Option D - Demand			
	Low	Med	High	Low	Med	High	Total
Fort Erie	15	23	41	3,568	631	241	4,440
Grimsby	24	30	60	1,982	1,173	345	3,500
Lincoln	19	35	68	2,821	339	90	3,250
Niagara Falls	20	20	20	7,367	2,147	726	10,240
Niagara-on-the-lake	15	30	30	2,272	770	358	3,400
Pelham	15	35	65	2,430	438	132	3,000
Port Colborne	10	35	50	1,563	564	248	2,375
Welland	23	50	125	4,704	1,500	671	6,875
West Lincoln	10	10	10	1,130	87	108	1,325
St. Catharines	18	38	74	1,833	4,153	2,849	8,835
Wainfleet	-	-	-	-	-	-	-
Thorold	20	46	82	2,835	568	472	3,875
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.

**Estimated greenfield and intensification split and amount of greenfield units and areas**

Municipality	Option D									
	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%	3,033	536	205	3,774	202	23	5	231
Grimsby	95%	5%	99	59	17	175	4	2	0	6
Lincoln	15%	85%	2,398	288	77	2,763	126	8	1	136
Niagara Falls	40%	60%	4,420	1,288	436	6,144	221	64	22	307
Niagara-on-the-lake	15%	85%	1,931	655	304	2,890	129	22	10	161
Pelham	15%	85%	2,066	372	112	2,550	138	11	2	150
Port Colborne	15%	85%	1,329	479	211	2,019	133	14	4	151
Welland	40%	60%	2,822	900	403	4,125	123	18	3	144
West Lincoln	15%	85%	961	74	92	1,126	96	7	9	113
St. Catharines	95%	5%	92	208	142	442	5	5	2	12
Wainfleet	-	-	-	-	-	0	-	-	-	-
Thorold	15%	85%	2,410	483	401	3,294	120	10	5	136
Niagara Region	-	100%	21,560	5,342	2,400	29,301	1,297	185	0	1,546

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

**Convert Units to People**

Option D - Units to People Conversion			
Municipality	Blended PPU	Total Number of Units	Total Number of People
Fort Erie	2.53	3,774	9,543
Grimsby	2.78	175	487
Lincoln	2.88	2,763	7,945
Niagara Falls	2.60	6,144	15,967
Niagara-on-the-lake	2.69	2,890	7,763
Pelham	2.82	2,550	7,182
Port Colborne	2.48	2,019	5,000
Welland	2.42	4,125	9,975
West Lincoln	2.81	1,126	3,169
St. Catharines	2.65	442	1,170
Wainfleet	2.57	-	-
Thorold	2.55	3,294	8,414
Niagara Region	-	29,301	76,616

**Estimated People and Jobs Per Hectare**

Municipality	Option D			
	Total Residential Greenfield Area	Total Employment Greenfield Area	Combined Greenfield Area	People and Jobs per Hectare
Fort Erie	231	55	286	42
Grimsby	6	19	25	52
Lincoln	136	22	158	58
Niagara Falls	307	93	400	53
Niagara-on-the-lake	161	3	164	52
Pelham	150	25	175	49
Port Colborne	151	38	189	37
Welland	144	68	212	63
West Lincoln	113	16	129	30
St. Catharines	12	95	107	50
Wainfleet	-	-	0	-
Thorold	136	38	174	61
Niagara Region	1546	473	2019	50

**ESTIMATED NUMBER PEOPLE AND JOBS ON GREENFIELD LANDS**

**Total number of people and jobs on greenfield lands**

Option D					
Municipality	Estimated Number of "Greenfield People"	Estimated Number of "Greenfield Jobs"	Adjustment for Greenfield NFPOW and Work at Home Employment*	Total Estimated Number of "Greenfield Jobs"	Combined People and Jobs
Fort Erie	9,543	1,976	501	2,477	12,020
Grimsby	487	783	27	810	1,297
Lincoln	7,945	870	376	1,246	9,190
Niagara Falls	15,967	4,771	566	5,337	21,305
Niagara-on-the-lake	7,763	122	551	673	8,436
Pelham	7,182	947	400	1,347	8,529
Port Colborne	5,000	1,722	373	2,095	7,095
Welland	9,975	2,968	509	3,476	13,451
West Lincoln	3,169	496	201	697	3,866
St. Catharines	1,170	4,156	51	4,206	5,377
Wainfleet	-	-	-	-	-
Thorold	8,414	1,770	424	2,194	10,608
Niagara Region	76,616	20,581	4,066	24,558	101,174

\*NFPOW stands for "no fixed place of work".