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September 14, 2020

Isaiah Banach and Rochelle Larocque
Region of Niagara
1815 Sir Isaac Brock Way
Thorold, ON
L2V 4T7

Dear Mr. Banach and Ms. Larocque:

**EMPLOYMENT LAND NEEDS STUDY – STATUS UPDATE
475-635 CANAL BANK STREET, WELLAND ONTARIO**

IBI Group was retained by Empire Communities to undertake a review of the Region of Niagara's employment land needs study and employment market review to support the application for the redevelopment of the properties on Canal Bank Street in the City of Welland. IBI Group, Armstrong Planning, the City of Welland and the Region of Niagara have an agreed upon Terms of Reference dated August 23, 2019 (attached).

IBI Group has been working with the Region of Niagara to complete this study, in particular the Employment Land Review and the Implication of the Re-Designation components, as this work requires data and information which the Region will be using as part of their Municipal Comprehensive Review (MCR) and growth management work. The Region has been very helpful throughout this process, however, delays regarding the impending Provincial releases, including a new Land Needs Assessment Methodology and new population and employment numbers for the Region which extends the planning horizon to 2051 have impacted the data and assumptions which will underpin the IBI Group analysis.

On August 28th, 2020, the Province released the awaited documents which will inform both the Region's MCR and growth management work, and the IBI Group analysis. The Region is now working to revise their employment land assessment, and IBI Group can not finish their draft report until this information is finalized and released to IBI Group. Discussions with Regional staff indicate that they are working through the changes and will be prepared to release the data as soon as they have finished their work.

At this point, IBI Group is unable to provide the full report to support this application which would meet the Terms of Reference. It is IBI Group's intention, once the new data and analysis is provided, to finalize a draft of their report to submit to Regional staff for comment.

Please feel free to reach out if you have any questions,

Yours truly,

IBI Group Professional Services (Canada) Inc.

Name: Audrey Jacob MCIP RPP PLE

Title: Deputy Regional Director, Canada East

Name: Robyn Brown

Title: Associate Director – Planning

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