

The Niagara Digital Campus

Jobs. Technology. Economic opportunity.



What is the Niagara Digital Campus?

The Niagara Digital Campus is a **\$1.48 billion technology and data hub** being developed through a partnership between Niagara Falls Redevelopment (NFR) and Urbacon, an experienced developer and operator of data centers. The Niagara Digital Campus will bring thousands of jobs and cutting-edge technological infrastructure to the City of Niagara Falls.

- ▶ Built in phases, the campus will eventually be home to more than 600,000 square feet of high-security, technologically advanced data-center space, creating state-of-the-art data and IT jobs for area residents—along with new tax revenues and economic opportunity across the region.
- ▶ The development is privately funded and not dependent on special government grants or funding of any kind.
- ▶ **During construction, the Niagara Digital Campus is projected to create more than 5,600 high-paying jobs** with more than \$250 million in wages, with economic spinoff benefits expected to top more than \$810 million.*
- ▶ Once operational, the Digital Campus will create more than **500 high-paying permanent jobs**, with expected annual wages of nearly \$29 million. Total economic benefit from the new facility is expected to exceed \$250 million annually, with more than 1,700 permanent jobs created in support and ancillary businesses.*

* - Job creation and economic benefit numbers based on reports issued by the [U.S. Chamber of Commerce](#) and the [Northern Virginia Technology Council](#).

About Urbacon

Urbacon is one of the premier developers of commercial and industrial properties in **Canada and the northern United States**, and has successfully built similar facilities in Montreal, Toronto and Richmond Hill, Ontario. Each project brought tremendous economic benefit to its local community and has received the full support of all levels of government.



Richmond Hill



Montreal



Toronto

“[Just from Urbacon], we expect three shifts with dozens of engineers, managers, security and maintenance... hundreds of people are coming and going each day.”

– Urbacon

Benefits: Broadband Access

High-speed broadband will be flowing right into the heart of the city – this will be available not just for the data center, but the surrounding area.

- ▶ Broadband vendors will be servicing tenants in the Niagara Digital Campus, bringing enormous capacity with them.
- ▶ They will compete with each other for other additional business in the community.
- ▶ Competition goes up... prices come down for all.
- ▶ Through partnership and donations, NFR and Urbacon will ensure city residents have access to broadband and WiFi throughout downtown.



Other Benefits

- ▶ **Energy Infrastructure:** The Niagara Digital Campus data center project is an unprecedented opportunity to develop new energy infrastructure that will not only bring high-tech jobs and opportunity where they are needed, but will also **lower rates** and bring other benefits:
 - ▶ NFR and Urbacon will combine to build a new substation on the site.
 - ▶ Substation can be an access point for the city's addition power needs (including electric school buses).
- ▶ The Niagara Digital Campus would also be home to the new ***Niagara Digital Campus Technology Education Center***, where local school groups and other interested members of the community will have the opportunity to learn about all aspects of data engineering and network operations.
- ▶ Future plans include **scholarship programs and partnerships** with local educational institutions in furtherance of these efforts.

Jobs & Diversity

Full Q&A available on our [website](#)

from Q&A with Urbacon

Q: Can you tell us more about the types of jobs?

A: Data centers create jobs in several different ways. They create direct jobs for data center staff—such as **engineers, technicians, managers, and security personnel**. These jobs tend to be high-paying and require specialized skills. But data centers also create indirect jobs for **contractors, suppliers, and service providers** that support the data center operations.

Finally, there's what we call "induced jobs". Local businesses benefit from the increased spending of data center employees and visitors – these include **retailers, restaurants, hotels, and entertainment venues**.

Q: Let's talk about diversity and the ways centers like these provide quality jobs for entire communities. Is that true?

A: Yes, there is **remarkable diversity at all of our facilities**, and there are jobs at all skill levels. I should point out that this occurs naturally—we're not just checking boxes. We ensure we create the conditions that will foster this diversity, of course, but we believe **it is a feature of these types of facilities and the incredible range of jobs and opportunities we bring at all levels**, starting with the array of construction jobs even before the first shovel is in the ground.

Thank you!

For more information:
niagaradigitalcampus.com