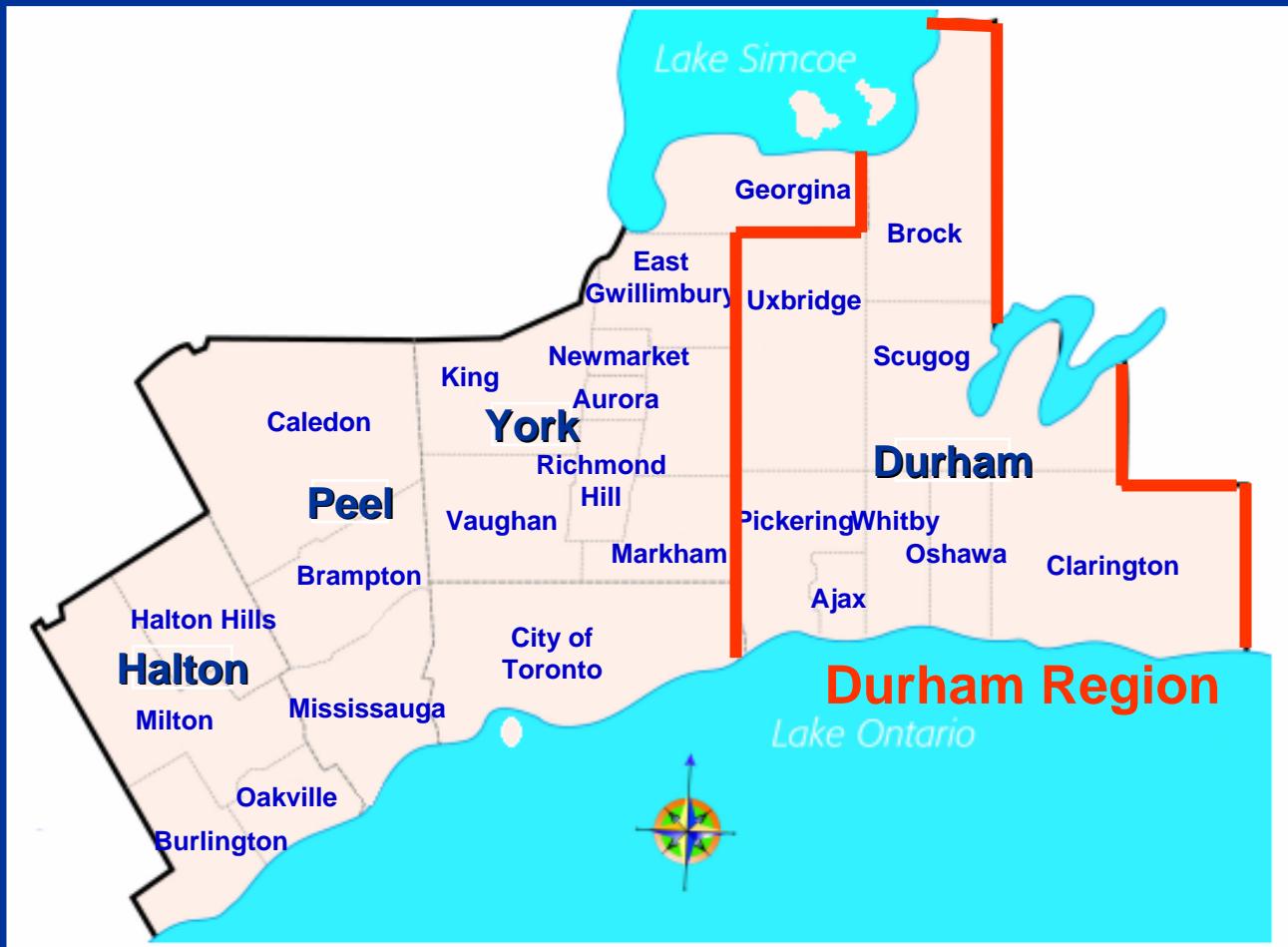


**Invest in Durham  
Ontario, Canada**



# Durham Region

*Toronto's Eastern Gateway*



# Durham Region Fast Facts

- Eight municipalities covering 1,000 square miles
- 600,000 residents – 400,000 workers – 200,000 jobs
- Home to over 13,000 businesses.
- Including 900 manufacturers and a strong agricultural sector.
- Home to Ontario's newest University (University of Ontario Institute of Technology).

## *Toronto's Eastern Gateway*

- Within 1 hour drive from Toronto - Pearson International Airport.
- 2 of the 4 deep-water ports in the Golden Horseshoe are in Durham – Oshawa Harbour and St.Mary's Cement
- Served by 2 national railway lines.

# Durham is Emerging!

**One of the fastest growing regions in Canada**

**Statistics Canada noted Oshawa CMA as the highest net in-migration location in the country**

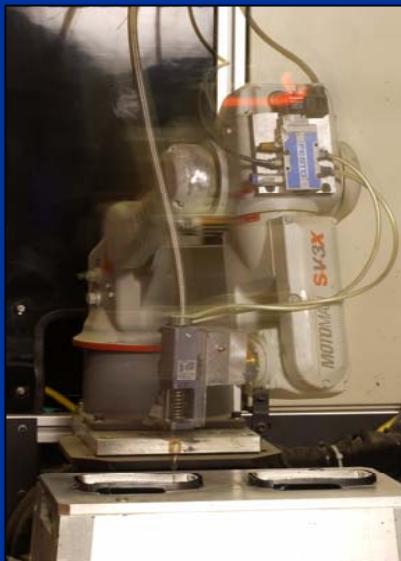
**The Conference Board of Canada noted Oshawa CMA as the projected leader in GDP growth for the 2006-2009 period.**

**The Province has designated Oshawa and Pickering as Priority Urban Centres in their 'Places to Grow' plan.**



# Durham's Key Sectors

- **Advanced Manufacturing/Automotive**
  - Assembly
  - Parts
  - Logistics
  - Automation



- **Energy**
  - Generation
  - Alternative Technologies
  - Research
  - Conservation



- **Agri-Business**
  - Superior Plant & livestock genetics
  - Raw Commodities
  - Food Processing



# Automotive Sector

- **Employs 22,000**
- **Award winning assembly plants (productivity & quality)**
- **GM Regional Engineering Research Center**
- **Location of Canadian Headquarters for GM, Volkswagen, BMW**
- **Tier 1 – Automodular, Lear, Johnson Controls**
- **Advanced skills training through Durham College/UOIT**
- **\$3.2 billion Beacon Project**



# Advanced Manufacturing Sector

- A diverse base of companies representing both multi-nationals and 'niche' manufacturers
- Sub-sectors of note include:
  - plastics
  - packaging
  - pharmaceuticals
  - electronics
  - aerospace
  - logistics
- Durham is home to many Canadian Corporate Head offices, including GM, BMW, Volkswagen, Nokia, Makita, Hubbell, and many others



# Energy Sector

- **'Ontario's Energy Capital'** – over 30% of Ontario's electricity production
- 2 nuclear generating stations (Pickering and Darlington) ensuring stable energy supply
- Significant cluster exists in energy, with companies representing the full energy cycle from production through transmission, research, manufacturing, and conservation
- Advanced education at all levels in energy field through UOIT and Durham College
- Durham Strategic Energy Alliance (DSEA) – public/private/academic membership organization promoting Durham as the place for development of sustainable energy solutions



# Agriculture & Agri-business Sector

- Over 1,700 farms
- Over 330,000 farmland acres
- \$1.6 billion farm capital value
- \$234 million in annual gross farm receipts
- 63% of farms owned vs. rented (highest in GTA)
- Major commodities include dairy, flowers/nursery/sod, cattle & calves, horses, field crops, fruit, poultry and eggs
- Applied agricultural technology



# Durham's Economic Development Drivers & Opportunities

- Key Employers
- University of Ontario Institute of Technology & Durham College
  - Research
  - Training
  - Labour force development
- Transportation Infrastructure
- Proposed Airport
- Key Sector Convergence

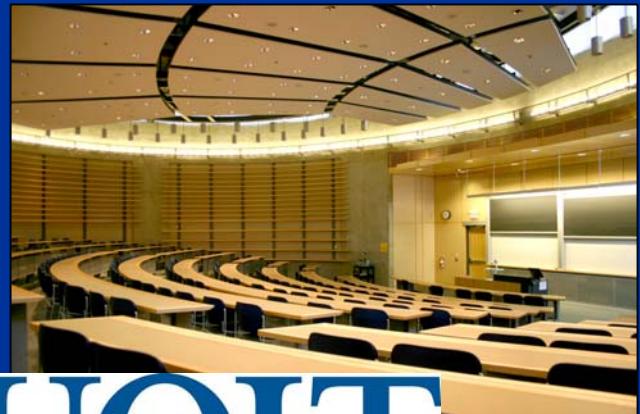
# Economic Drives: Key Employers

- General Motors
- Ontario Power Generation



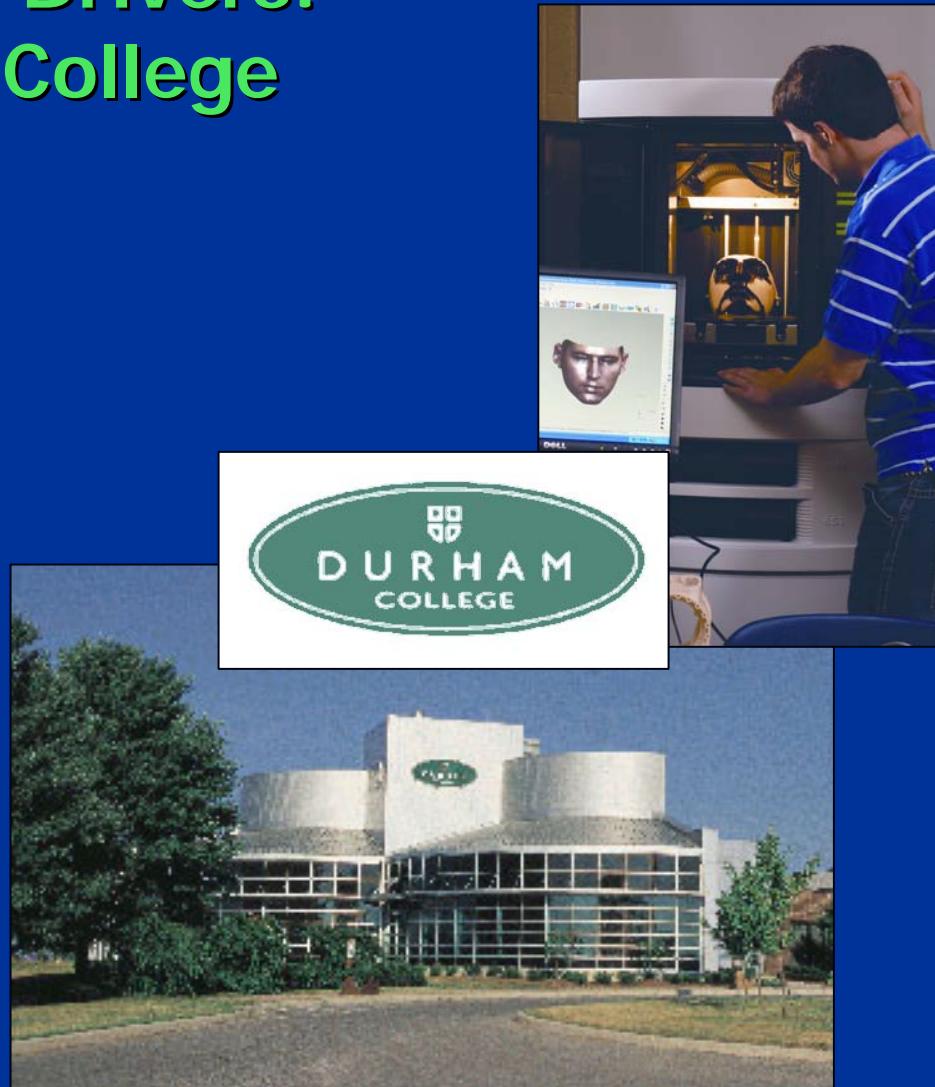
# Economic Drivers: UOIT

- First new university in Ontario in 40 years
- Created in 2001, over 1 million square feet of new classrooms, laboratory, research, dormitory and administrative space has been built.
- Focus on advanced manufacturing, energy, and internet security.
- Strong industry-driven research/ commercialization mandate – opportunity for investment in commercialization centres.



# Economic Drivers: Durham College

- **Students: 5,800 (full-time)  
23,000 (part-time)  
2,000 (apprentices)**
- **Nearly 100 programs in the post-secondary, skilled trades, apprenticeship**
- **Integrated Manufacturing Centre – supports DC and UOIT programs with state-of-the-art equipment**
- **Business and Industry Development Services provides contract training to industry**

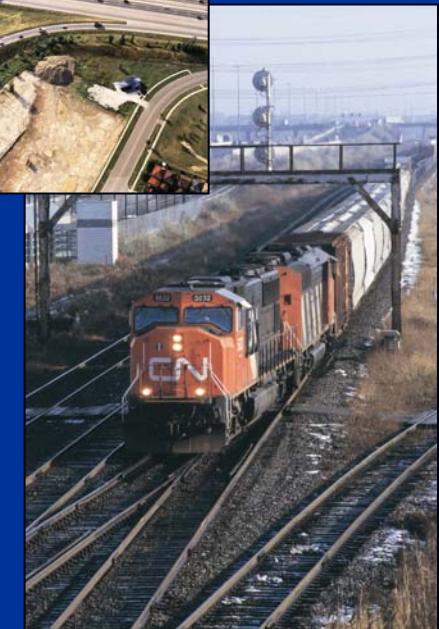


# Economic Drivers: Transportation Infrastructure

- New Highway 401 Interchanges at Salem and Stevenson Roads
- Highway 407 to Brock Road and extension across Durham
- Future Highway 404 extension
- 2 Deep-water ports – Oshawa Harbour and St. Mary's Cement
- Oshawa Municipal Airport serves local business needs

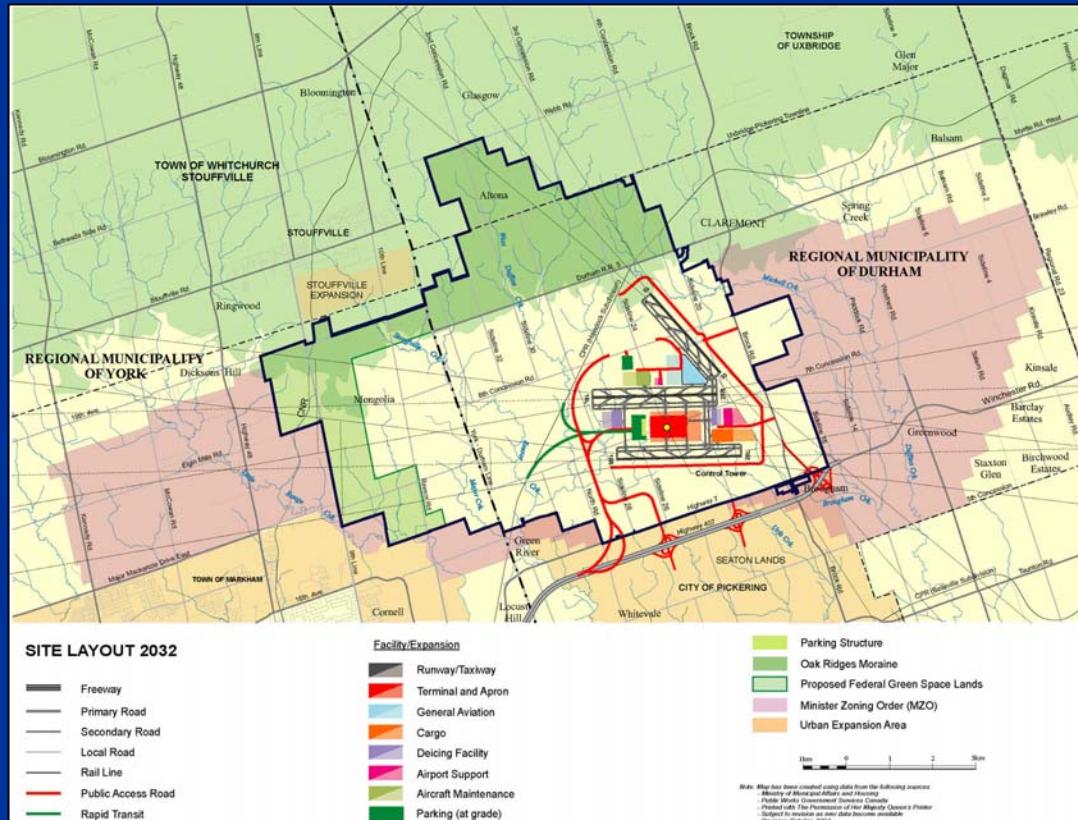
*Status:* 407 Extension EA underway

*Salem Rd/401 Interchange complete; Stevenson Rd /401 Interchange underway.*

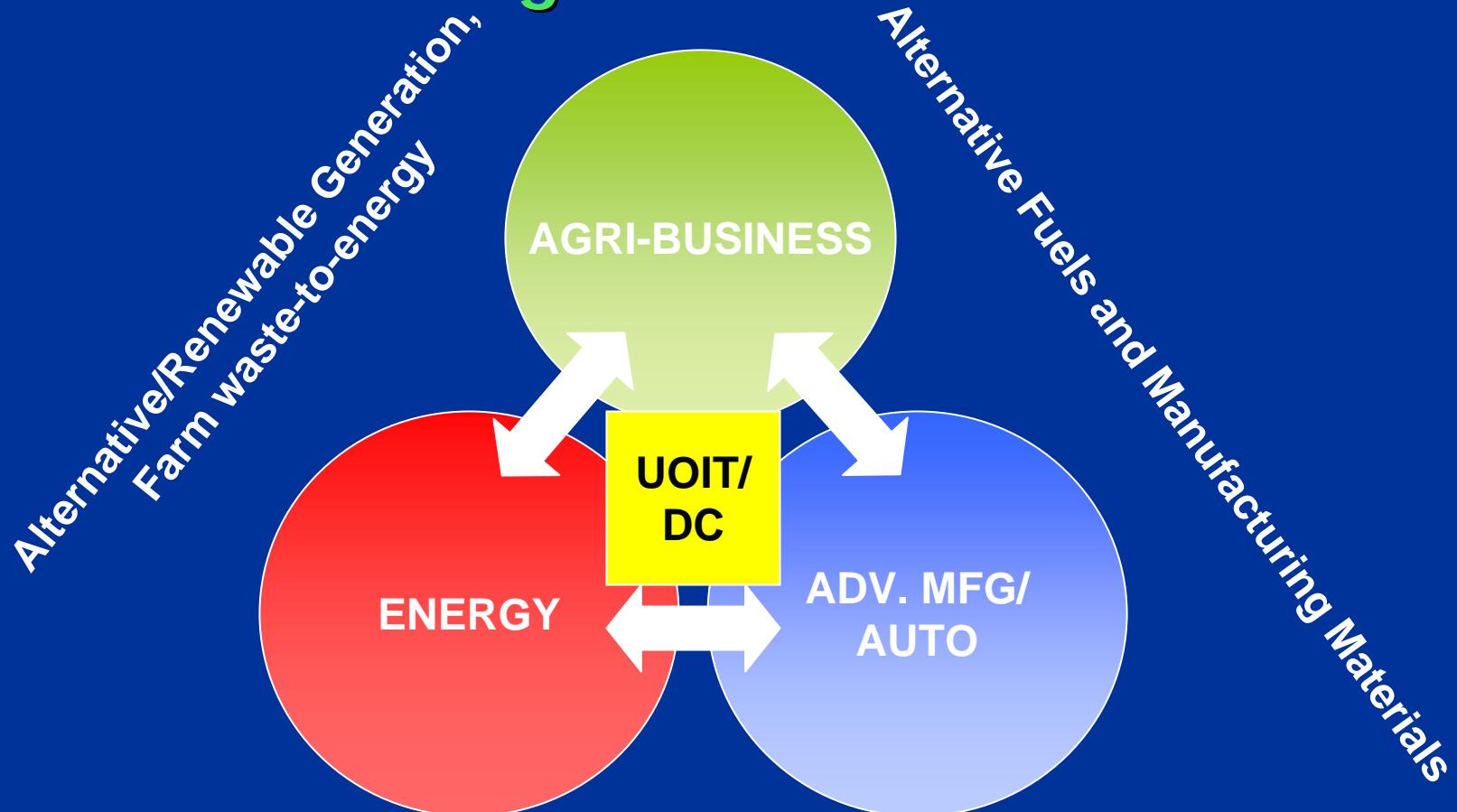


# Economic Drivers: Pickering Federal Airport Lands

- 7,530 hectares of federally owned land in Pickering
- Designed ultimately as a cargo hub and overflow traffic from Pearson International
- Approvals processes underway – environmental assessment on hold pending business case review. First runways could be in place by 2014.



# Emerging Opportunities through Convergence of Sectors



Fuel Efficiency, Vehicle Design, Next Generation Vehicles

# Durham's Signature Sites



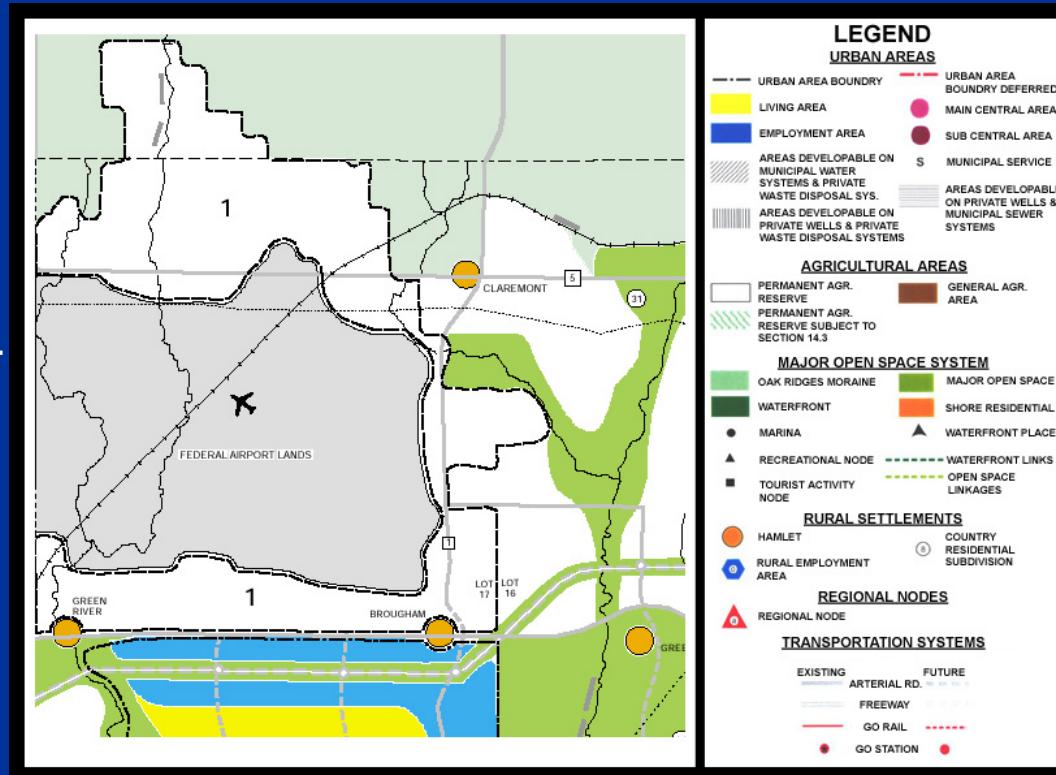
# Pickering Town Centre Office Development

- Proposed Two Class A Office Towers
- Phase 1 200,000 s.f. 20 Storeys  
Phase 2 150,000 s.f.
- Co-located in the Pickering Town Centre in the City of Pickering's Downtown Core
- Planned enclosed pedestrian bridge connection to Pickering GO Transit Station across Highway 401



# Pickering Seaton/Airport Employment Lands

- Province approved the Central Pickering Development Plan on May 3, 2006 allowing projected development for 70,000 new residents and 35,000 total jobs
- 20-22,000 jobs, representing 15 - 20 million sq. ft. of future space on 1,000+ acres to be available along Highway 407 and adjacent to the Pickering Airport Lands
- Detailed planning in Central Pickering is underway with servicing available in 3-5 years.



# Ajax Carruthers Creek Employment Lands

- 400 acres of prime employment lands
- Priced from \$150,000 per acre
- Excellent access to the new Salem/Hwy 401 interchange
- Over 100,000 s.f. of new users already in place
- Adjacent to a 1 million s.f. power centre and 134 room hotel, providing services to employers



# Ajax Salem/Hwy 401 Interchange Lands

- New Salem Road interchange has sparked close to \$200 million in new investment:
  - 134 room Hilton Garden Inn
  - 19,000 s.f. convention facility
  - 1.3 million s.f. Loblaws warehouse
- Various sites with Highway exposure available for office and prestige uses



# Ajax Downtown Redevelopment

- Recent investments include \$10 million new library and \$10 million mall/retail/office conversion.
- Sundial Homes constructing 300 townhouse and 400 high-rise units on 19 acres.
- Several greenfield and redevelopment sites are available.
- Ajax has created a Community Improvement Area to offer development incentives.



# Whitby – Highway 401 Corridor Opportunities

- 240 South Blair – 290,000 s.f. speculative industrial building by Giffels, under construction.
- Brock/Hwy 401 Interchange – office building, 4 floors, 40,000 s.f. ready to build, adjacent to restaurants and hotels.
- Durham Business Centre – Prestige Industrial park with Hwy 401 exposure; Sites up to 40 acres; join Sobey's and Automodular Assemblies.



# Oshawa Downtown Redevelopment

- City has completed a Downtown Action Plan
- 375,000 s.f. Durham Consolidated Courthouse to start construction Fall '06
- Downtown Sports & Entertainment Centre - \$45 million project with Maple Leaf Sports & Entertainment including 5,400 seats for hockey & 6,400 seats for concerts.
- Several redevelopment and conversion sites exist.



# Oshawa - Colonel Sam Drive Business Park

- Prestige business park with Highway 401 exposure
- Beautiful 'Second Marsh' environmental setting
- General Motors Headquarters and Minacs Worldwide as lead users
- Office and Prestige Industrial Sites



# Clarington Energy Park

- 318 acre greenfield development opportunity with Highway 401 exposure.
- Adjacent to the Darlington Nuclear Generation facility, Lake Ontario, and Ontario's power grid
- Lands acquired by Thornrich Investments for energy related development
- Servicing available to the lands in late 2007



# Clarington Energy Park Conceptual Plan



04

Clarington Energy Business Park Study

Conceptual Vision for the Park

April 2005

URBAN  
STRATEGIES  
INC.

# Holburn Science Park

- 300 acre development site adjacent to Highway 401
- Home to Holburn's 50,000 sq.ft. biomedical research laboratory



# Uxville Industrial Park - Uxbridge



## PROPERTY DETAILS

This is a unique industrial site located in the north east GTA with excellent proximity to Hwys 407, and 404 and the proposed new Pickering Airport.



## Phase 1

Only two lots left @ \$183,900 per acre

## Phase 2

2nd Draft Stage of subdivision agreement  
Registered by June 06  
37 lots – approximately 2 acres  
Asking Price: \$199,000 per acre.

# Pioneer Industrial Park - Uxbridge

Pine Valley Packaging



Coming Soon  
**CASTOOL TOOLING  
SYSTEMS**



- Rural Industrial (M1)
- Phase 1 – 2.75 acres left  
@\$300,000
- Phase 2 – 28-30 acres

Interior lots: \$110,000/ac  
Frontage Lots: \$140,000/ac

# Prestige Industrial Development - Scugog



M2 Industrial Land  
135 acres sold for  
development @\$600,000+  
Highway 12 exposure  
Private services

M2 Industrial Land  
125 acres – 80 developable  
Asking \$429,000  
Private Services  
Quick access to Hwy 12

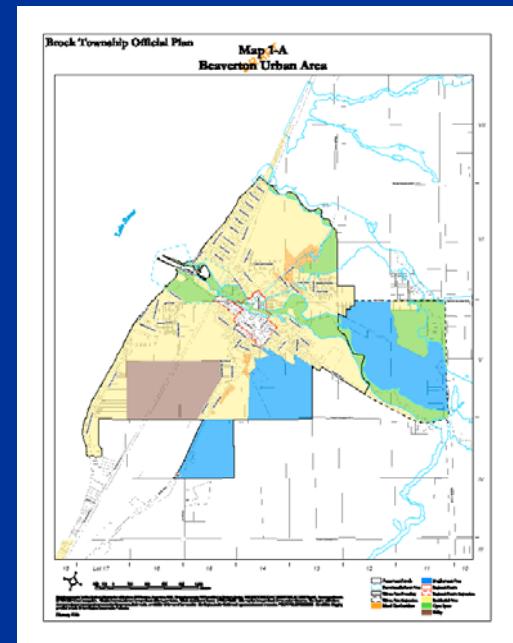
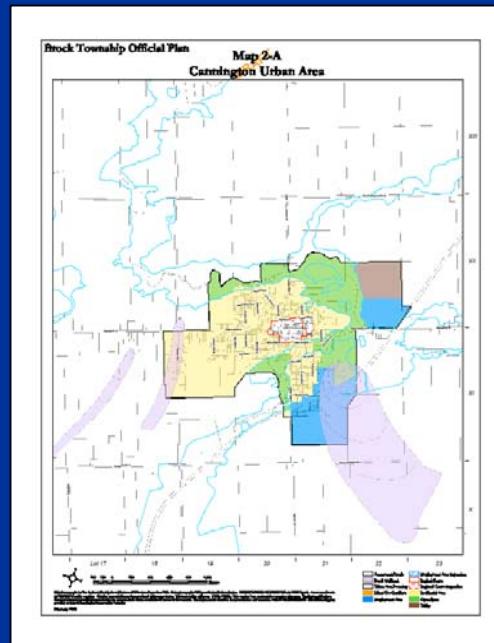
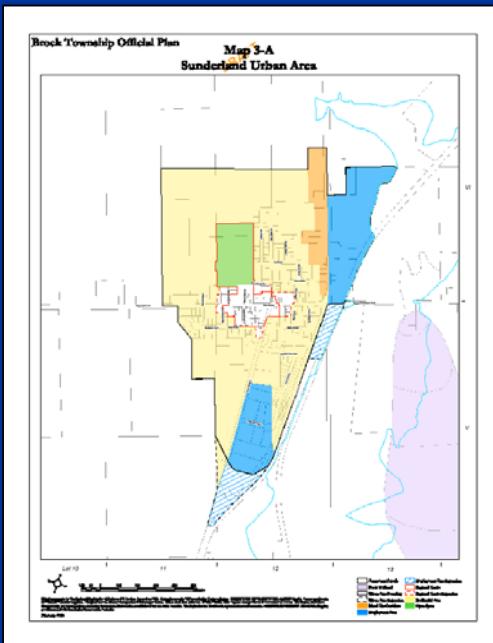
# Success Industrial Park - Scugog



- **For Lease**
- Top quality pre-cast building
  - – almost new
- 44,000 sq ft
- Clear Height – 24'
- 4 truck level shipping docks
- Rent: \$5.95 PSF
- 8 remaining lots of 2 acre parcels
- For sale or design build for lease or sale
- Asking price starting at \$182,995/parcel
- Private services – fire water provided

# Land Opportunities - Brock

- Township has land designated in Sunderland (east side of Hwy 12), Cannington (northeast & southeast), and Beaverton (southeast).



# Invest in Durham Ontario, Canada



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