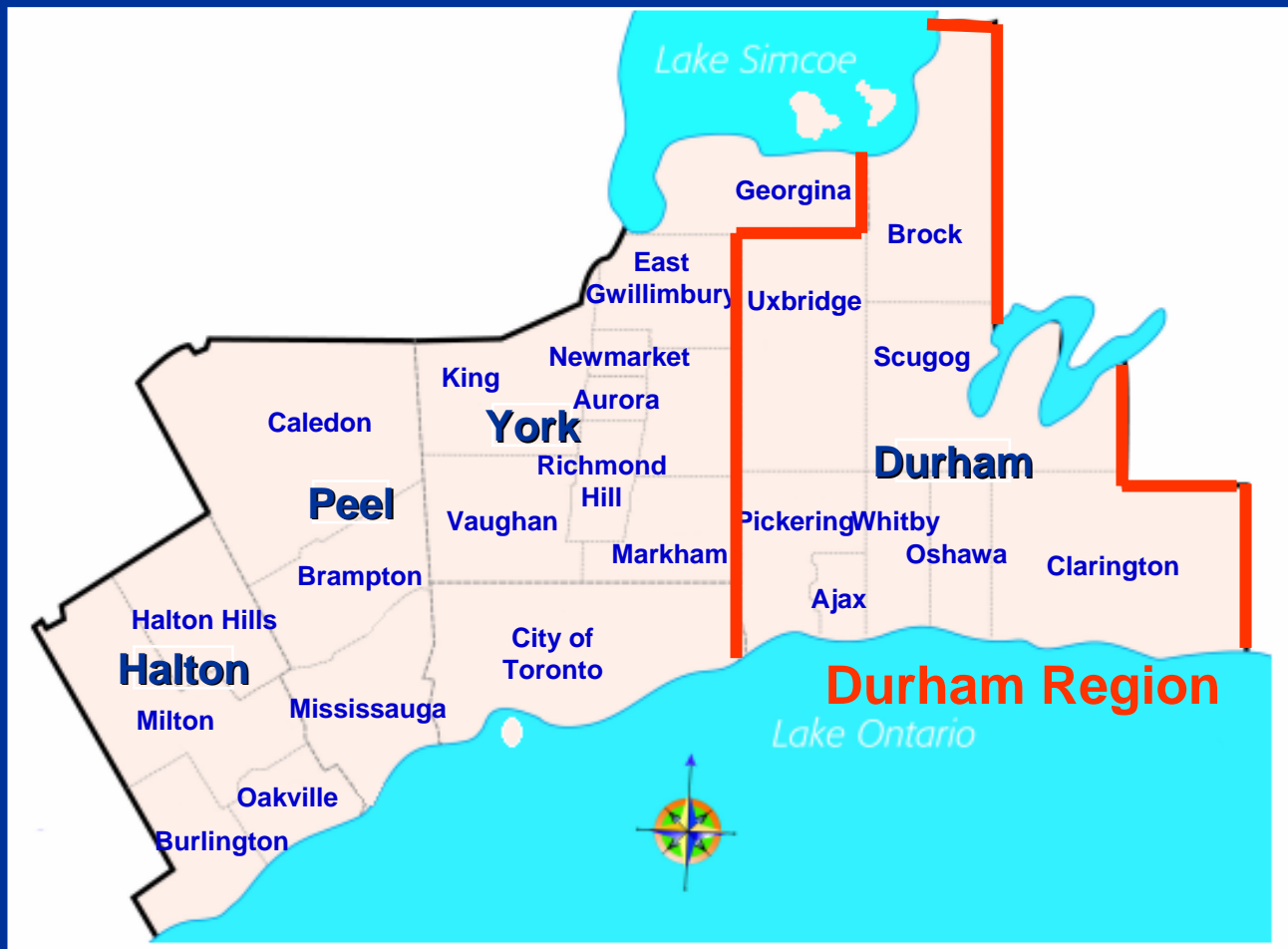


Invest in Durham Ontario, Canada



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



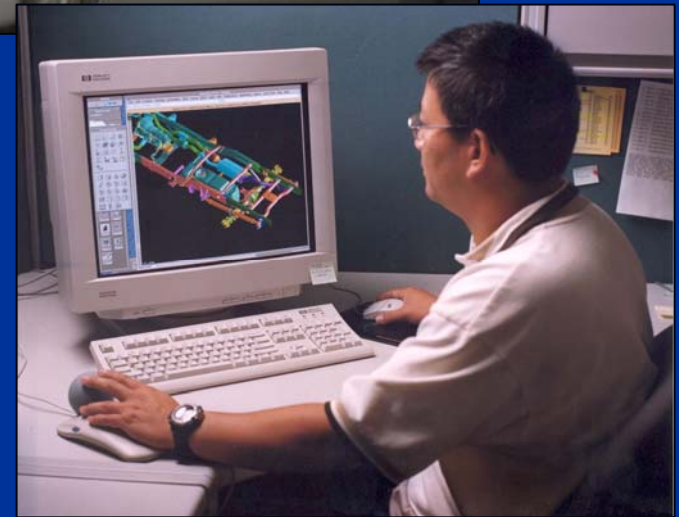
■ Agri-Business

- Superior Plant & livestock genetics
- Raw Commodities
- Food Processing



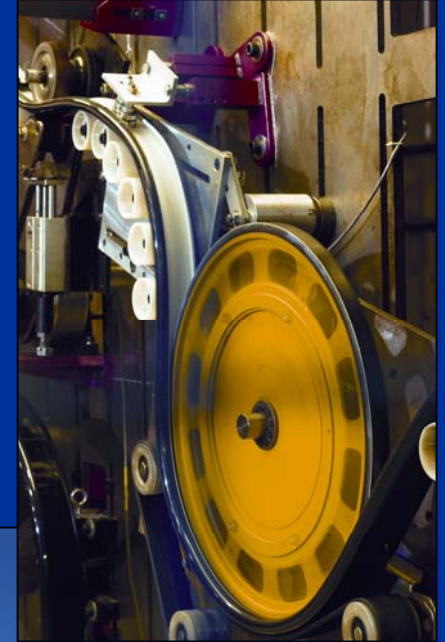
Automotive Sector

- 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



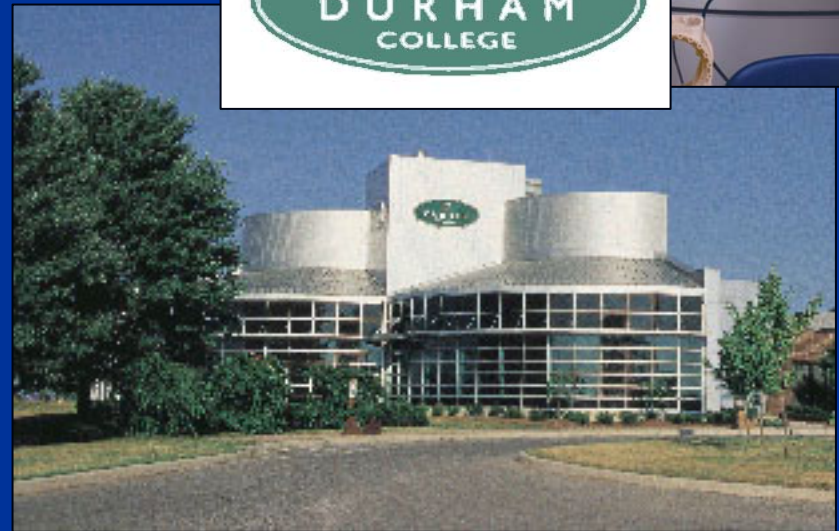
Economic Drivers: UOIT

- 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

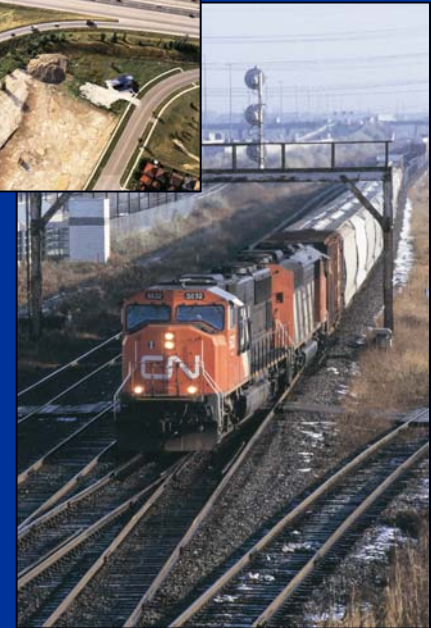


Economic Drivers: Transportation Infrastructure

- 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

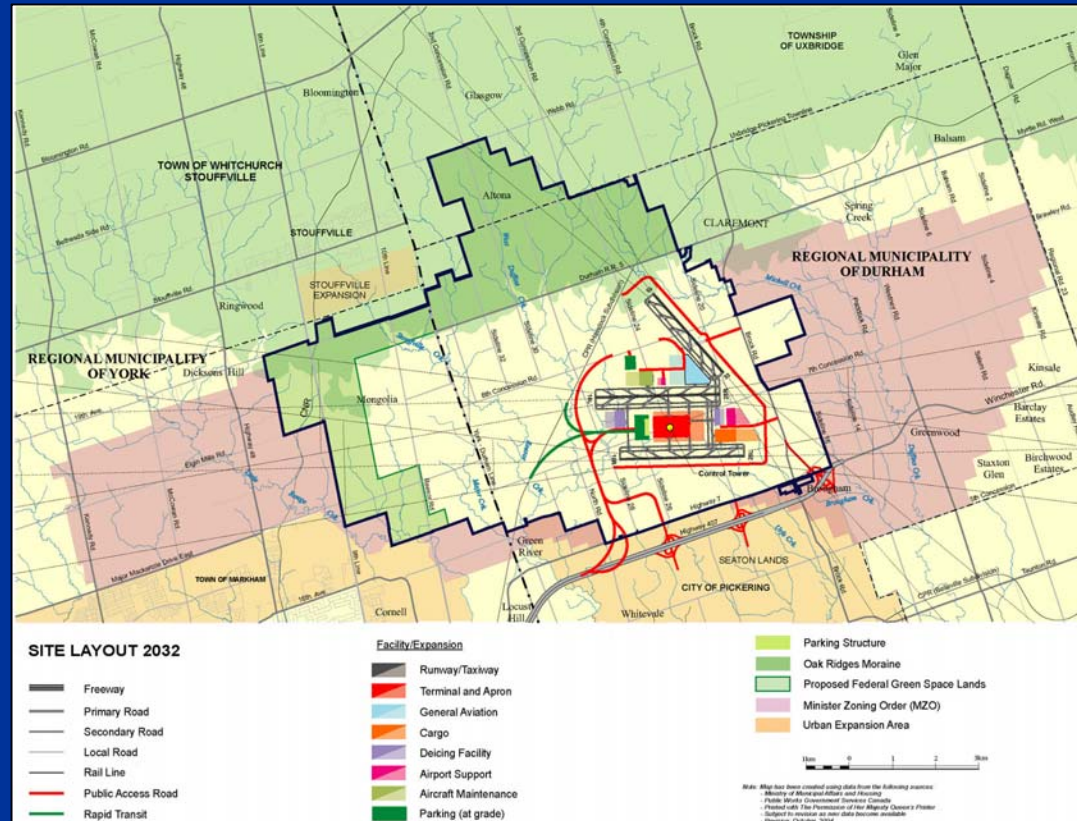
Status: 407 Extension EA underway

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

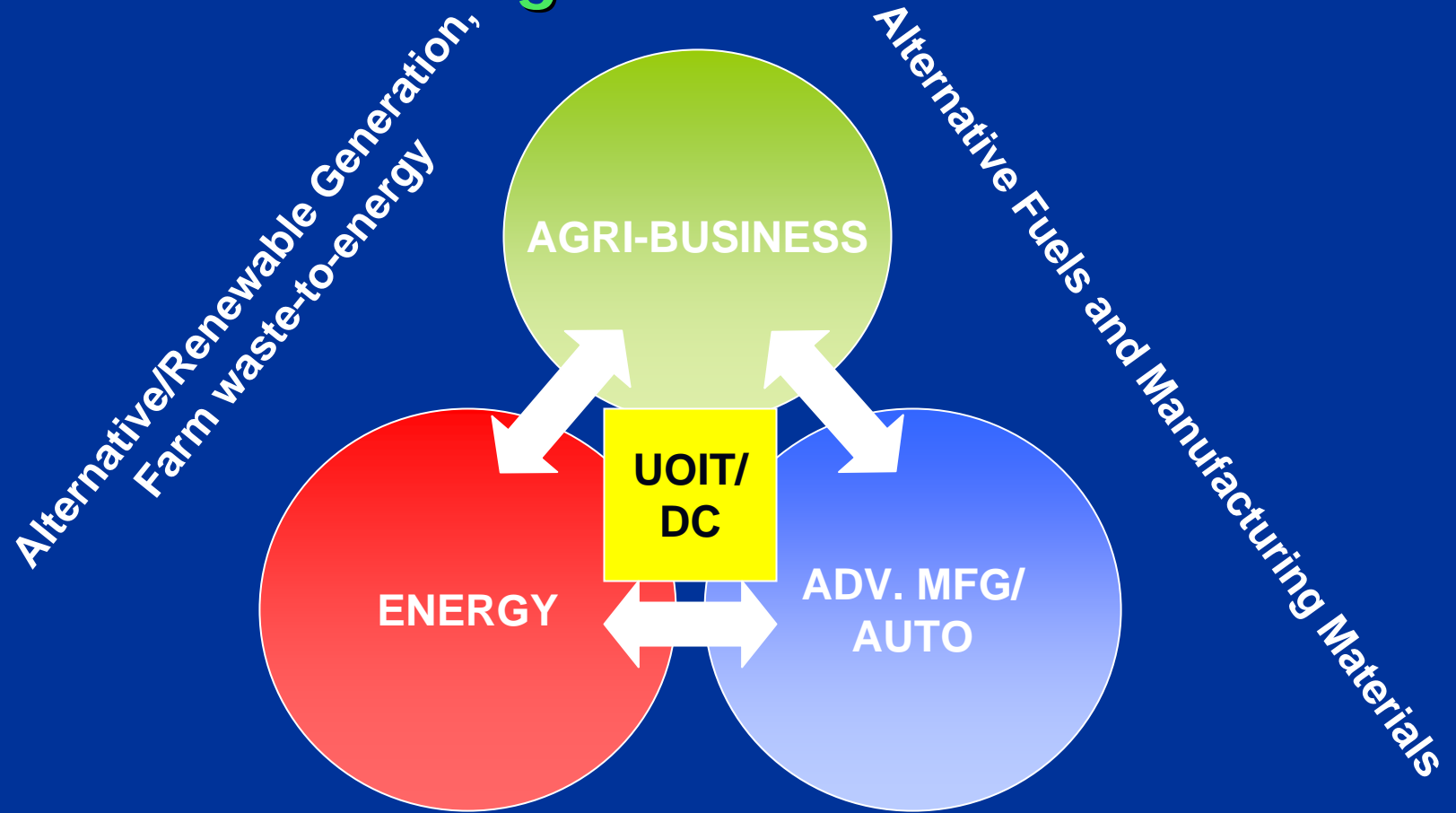


Economic Drivers: Pickering Federal Airport Lands

- 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



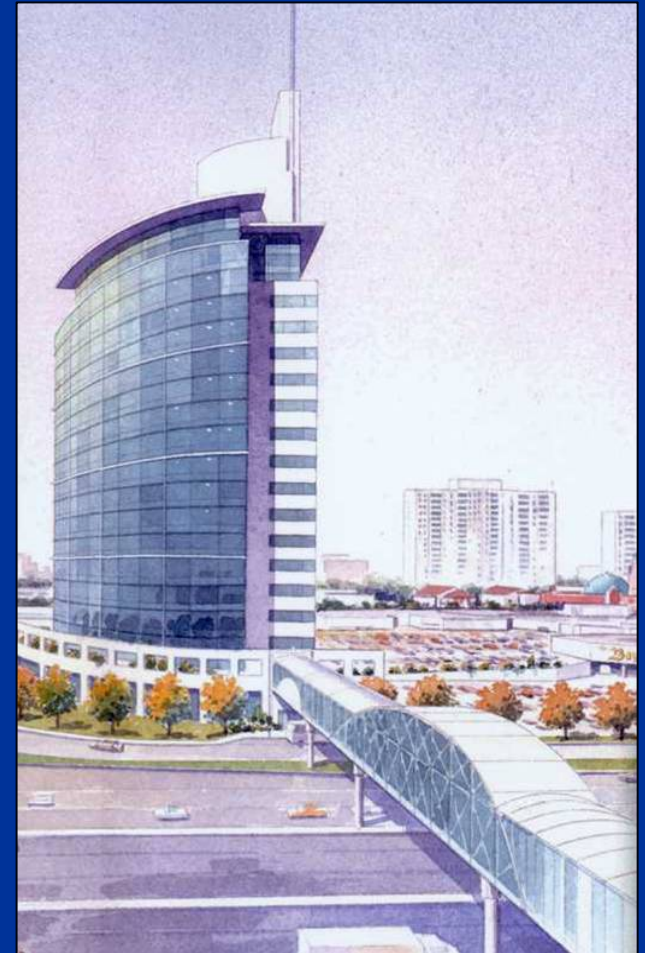
Fuel Efficiency, Vehicle Design, Next Generation Vehicles

Durham's Signature Sites



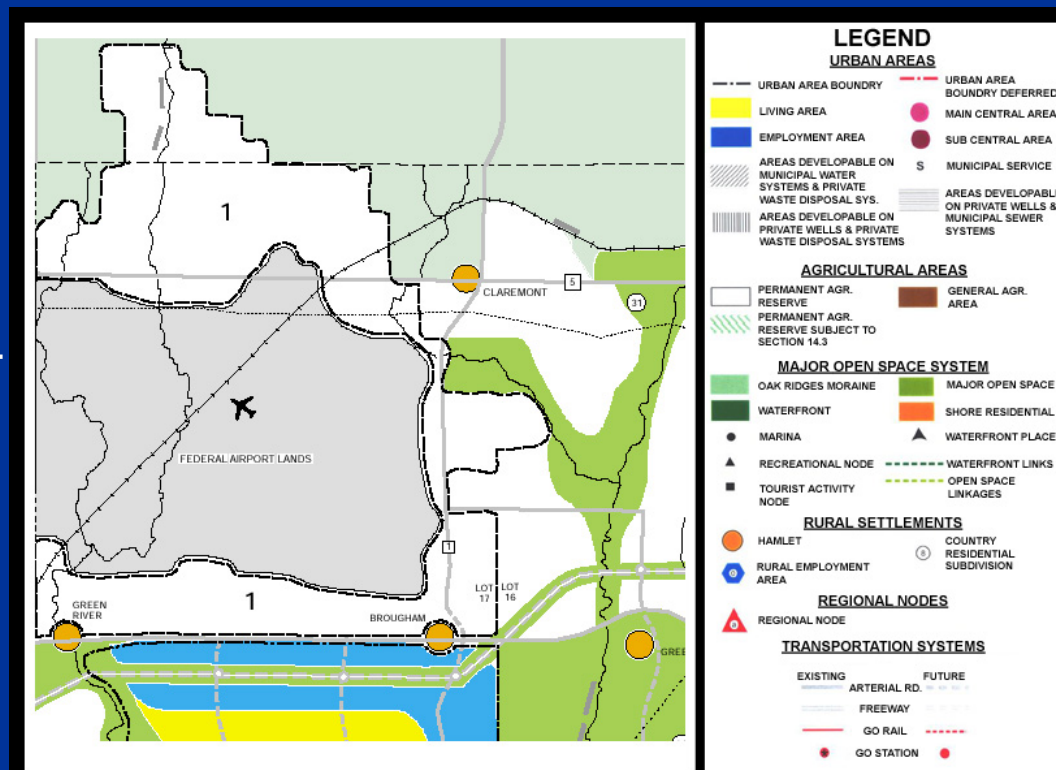
Pickering Town Centre Office Development

- 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



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



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

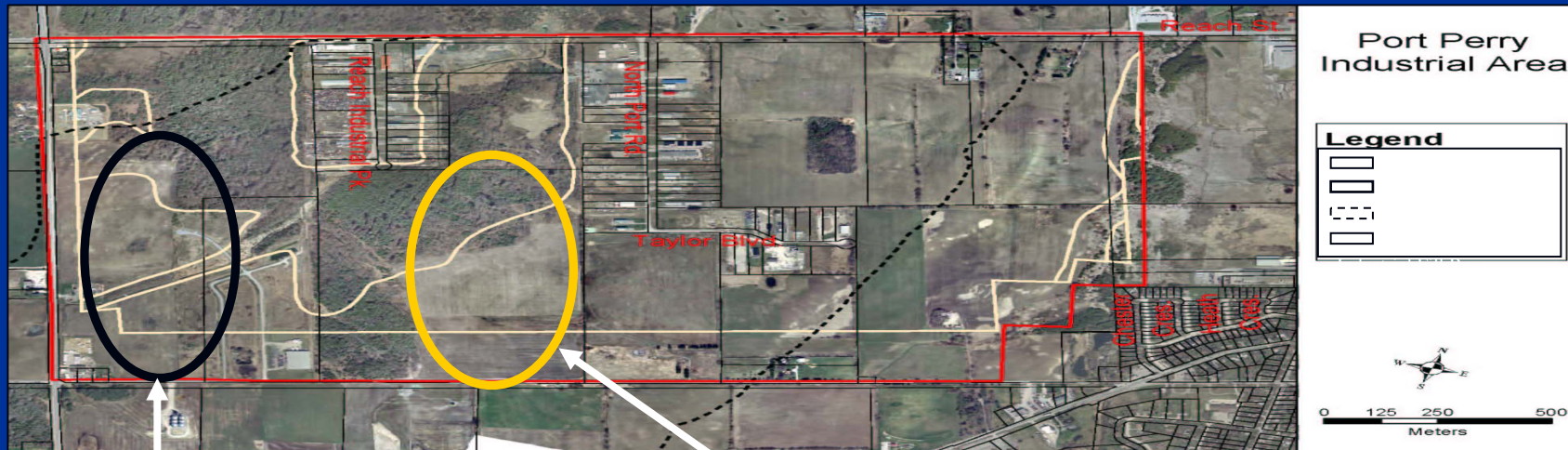
Interior lots: \$110,000/ac

Frontage Lots: \$140,000/ac

Coming Soon
**CASTOOL TOOLING
SYSTEMS**



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



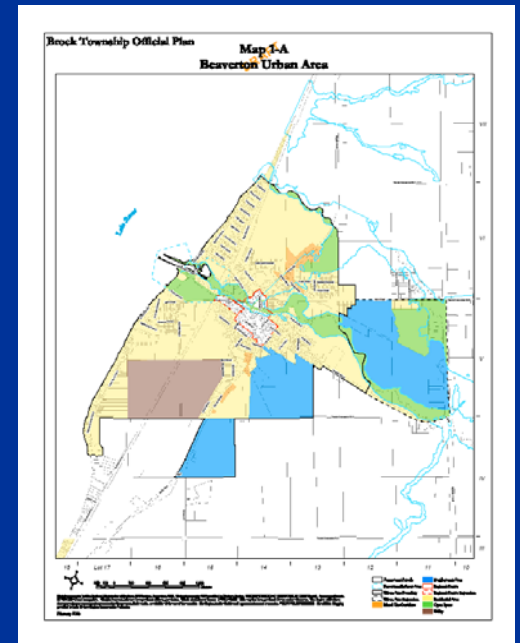
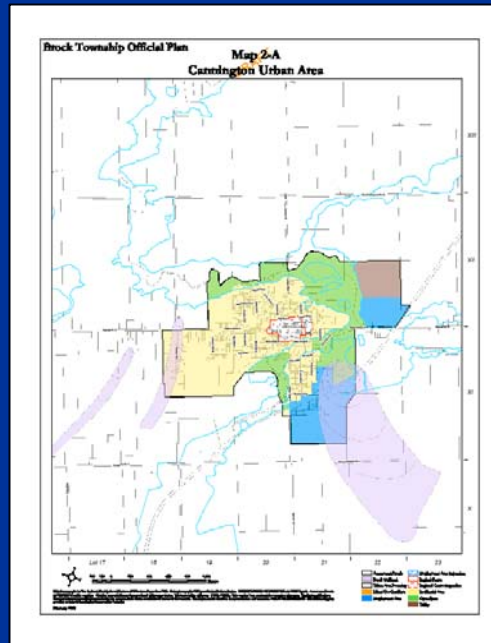
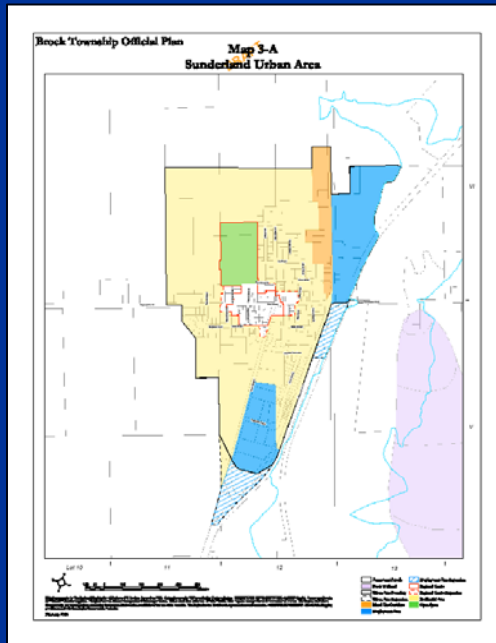
- **For Lease**
- Top quality pre-cast building
- – almost new
- 44,000 sq ft
- Clear Height – 24'
- 4 truck level shipping docks
- Rent: \$5.95 PSF



- 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



Contact: Doug Lindeblom, Director, Economic Development & Tourism
doug.lindeblom@region.durham.on.ca, 905-668-4113, ext. 2602