



INVEST CLARINGTON

Tuesday, May 30, 2017

Sponsored by:



Working together to maximize opportunity.

Who is the Clarington Board of Trade? (CBOT)



Developing Business in Clarington

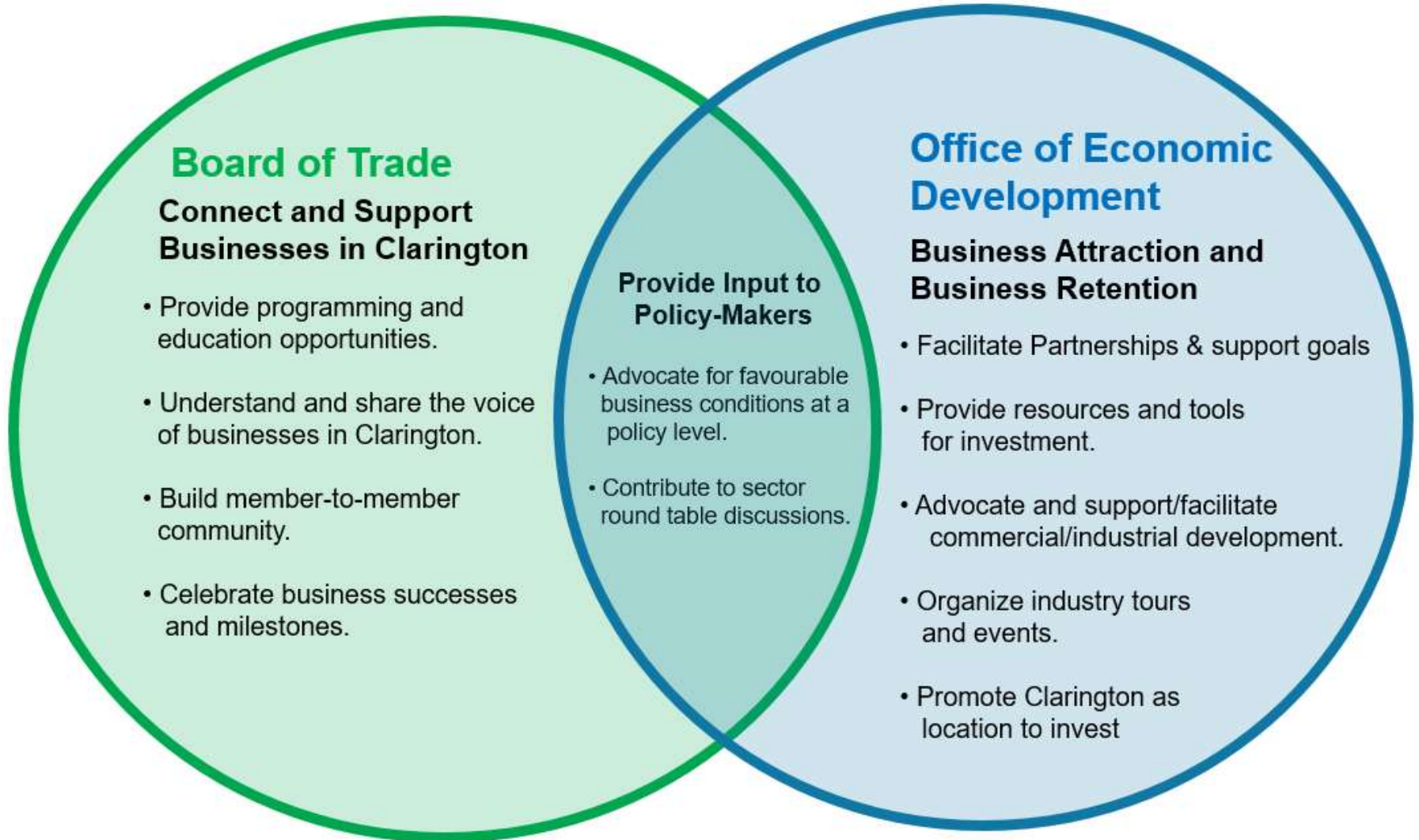
Board of Trade

Connecting, Supporting and Growing
Clarington's Business Community

Office of Economic Development

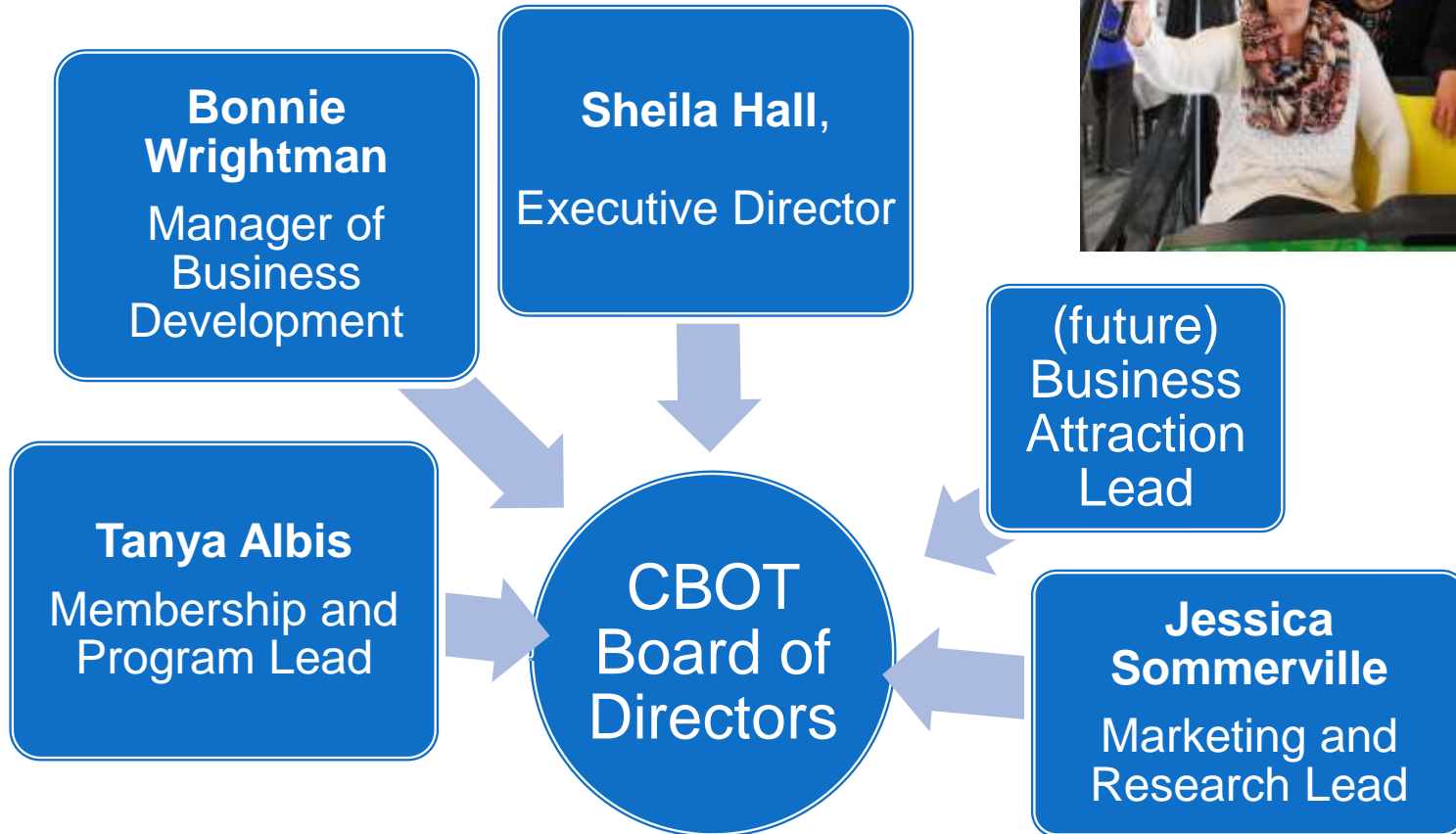
Attracting Business Investment to and
Supporting Existing Business
in Clarington

Our Dual Role



Our Business is to Support Business – Period!

Our Team...



Where and Who is Clarington?

Courtice – Bowmanville – Newcastle – Orono

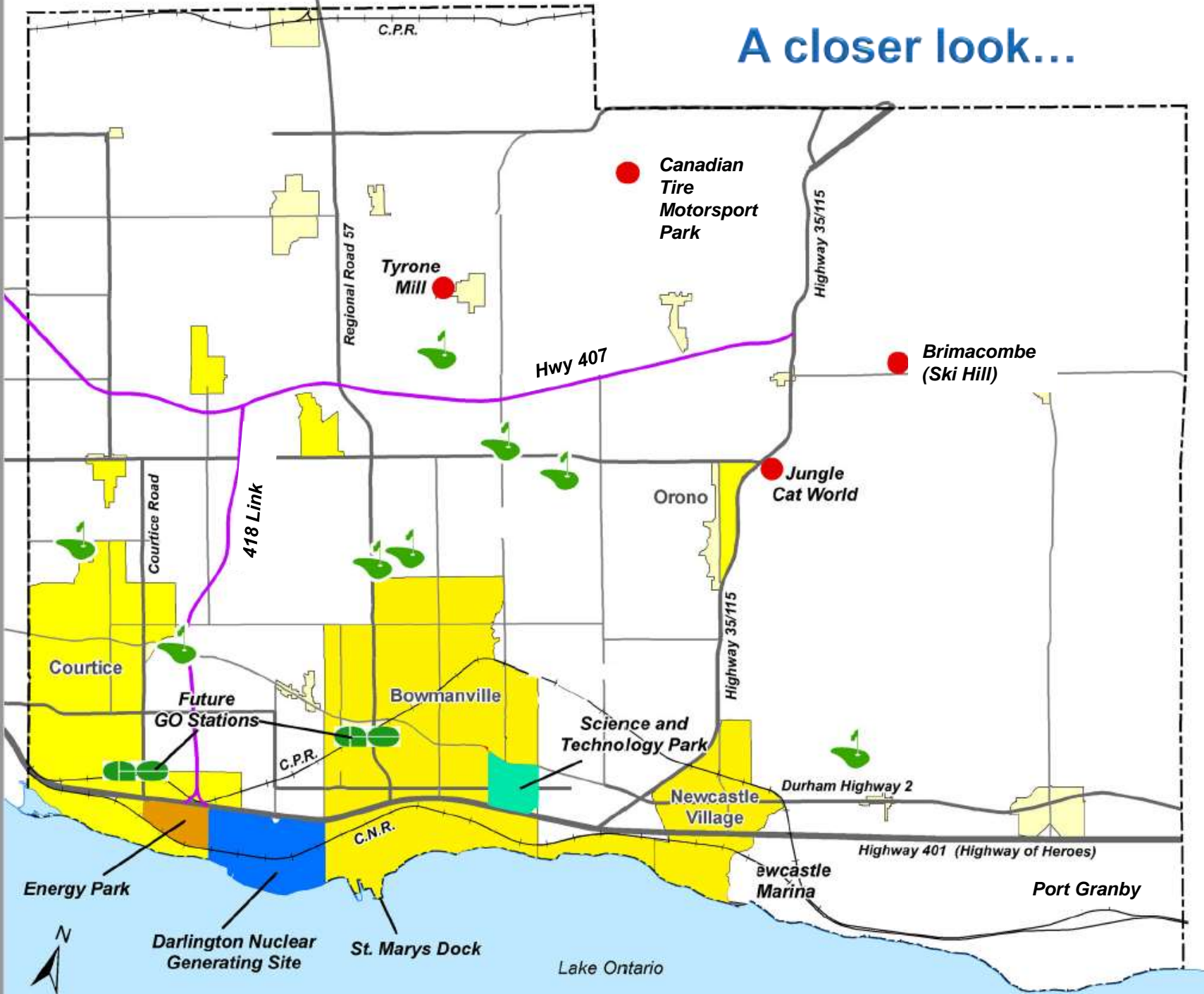


- *Eastern Gateway to the GTA*
- *40 Minutes to Toronto; 80 km*
 - *Lakeshore Community*
- *Close proximity to major road and highway systems*
 - *Diverse business community*
- *Home to 3 of top 100 largest infrastructure Projects in Canada*

A closer look...

OSHAWA

PORT HOPE



Lake Ontario

Population Growth at a Glance

Table 5					
Clarington Population by Community					
	Bowmanville	Courtice	Newcastle	Rural	Total
2006	31,600	23,200	8,900	17,200	80,900
2011	36,100	24,900	8,300	18,400	87,700
2016	40,500	28,100	9,800	18,700	97,100
2021	47,100	31,300	12,200	19,100	109,800
2026	55,100	33,900	15,300	19,600	123,900
2031	64,200	36,600	19,300	20,300	140,400
Growth 2006-31	32,600 103%	13,400 58%	10,400 117%	3,100 18%	59,400 74%

Source: Statistics Canada Census of Canada and Hemson Consulting Ltd.

Municipal data: projecting 27% growth from 2016-2026 = 27,000 more people.



A LOOK AT BUSINESS IN CLARINGTON

Clarington is home to over

400

WORKING FARMS

100

MANUFACTURERS

300

RETAILERS

1,000

PROFESSIONAL AND
PERSONAL SERVICES

20

TOURIST ATTRACTIONS



Established in

1902

BOWMANVILLE FOUNDRY IS THE
OLDEST MANUFACTURER IN
CLARINGTON.



40 MILLION

GLASSES OF APPLE JUICE IS
SERVED UP TO CANADIANS EACH
YEAR BY ALGOMA ORCHARDS



20%

OF PROSTATE BIOPSIES WITHIN
ONTARIO ARE HANDLED BY
DYNACARE



23

FAMILY PHYSICIANS HAVE BEEN
RECRUITED BY THE CLARINGTON
PHYSICIAN RECRUITMENT
COMMITTEE SINCE 2005.

THIS IS 40% OF CLARINGTON'S TOTAL
COMPLEMENT OF DOCTORS.



20%

OF ONTARIO'S ELECTRICITY IS
PROVIDED BY ONTARIO POWER
GENERATION'S DARLINGTON
NUCLEAR GENERATION PLANT.

THIS IS ENOUGH ENERGY TO SERVE A CITY
OF TWO MILLION PEOPLE.



48%

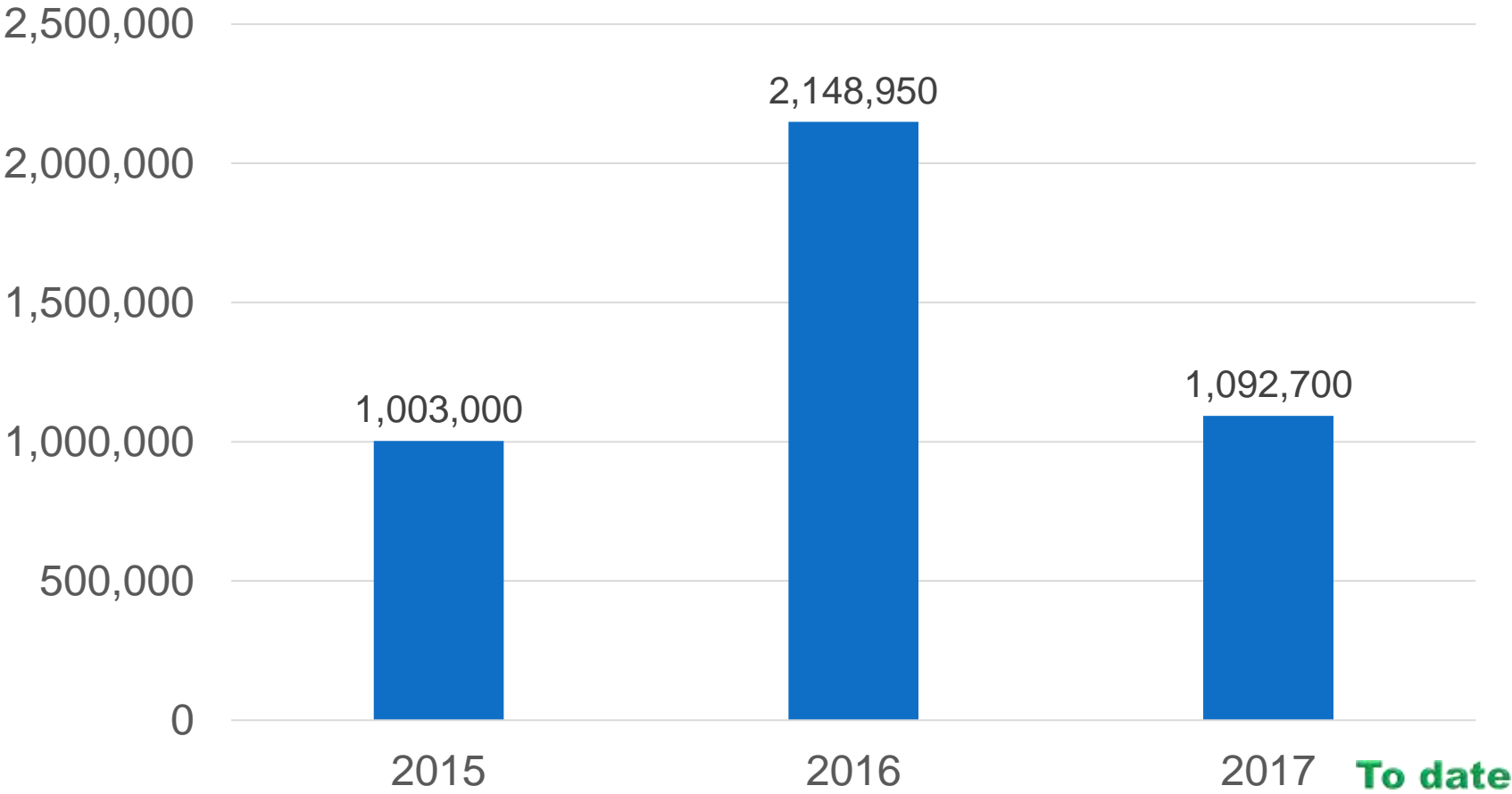
OF MAIN STREET BUSINESSES IN
CLARINGTON HAVE UNDER
4 EMPLOYEES



3 OF THE TOP 100

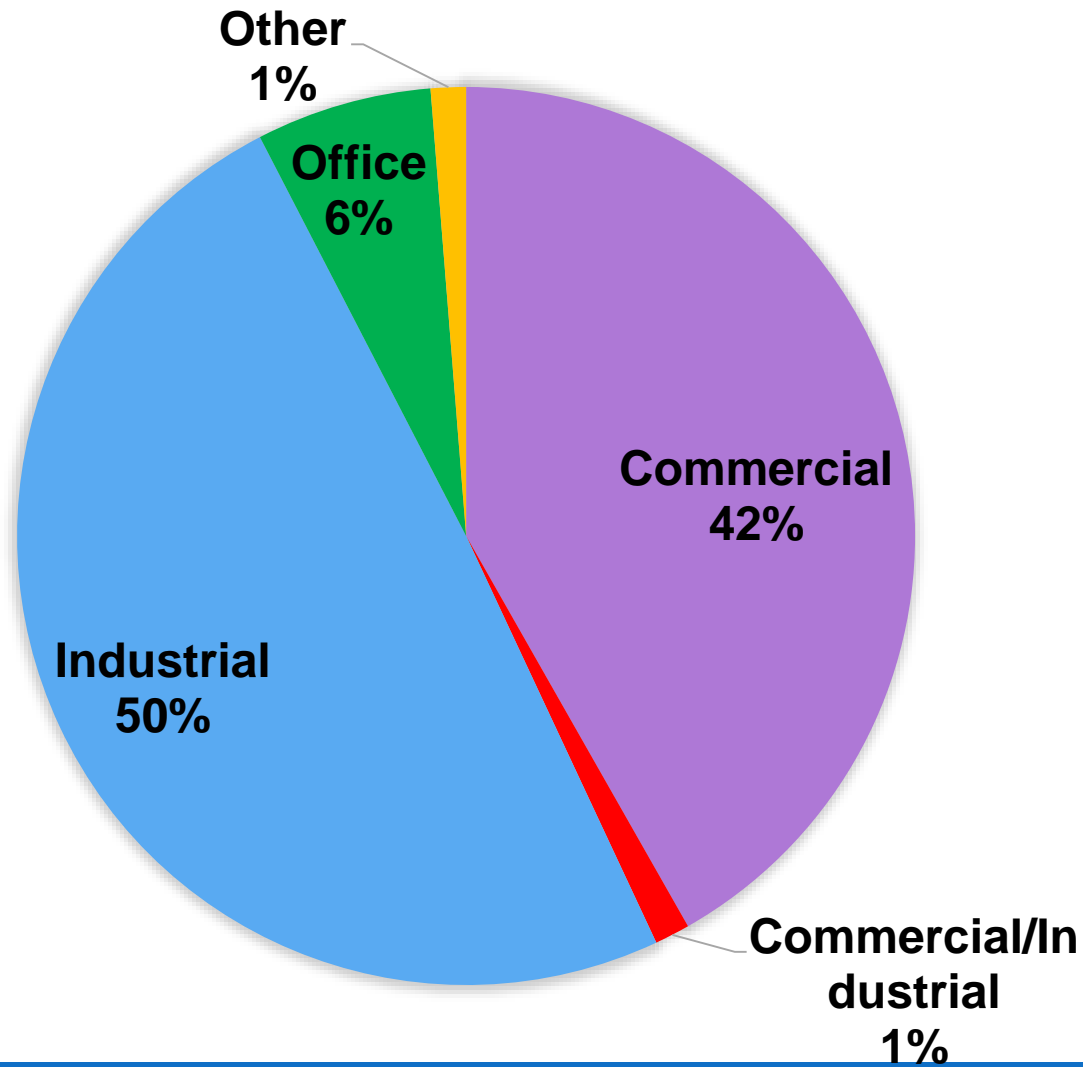
LARGEST INFRASTRUCTURE
PROJECTS IN CANADA ARE LOCATED
IN CLARINGTON: DARLINGTON
NUCLEAR REFINISHMENT; 407
EXTENSION; PORT GRANBY PROJECT
- CREATING **THOUSANDS OF JOBS**
FOR YEARS TO COME.

Inquiries to Locate Business



Since January 2016 we have received inquiries for over 3 Million square feet - ranging from office space to food processing, to distribution centre space.

Business Inquiry Types - 2016



Infrastructure Projects

Three of Canada's Top 100 largest infrastructure projects are in Clarington

407 Extension

\$1.2 Billion



Darlington Refurbishment

\$12 Billion



Connecting Business to
Projects



Port Granby Project

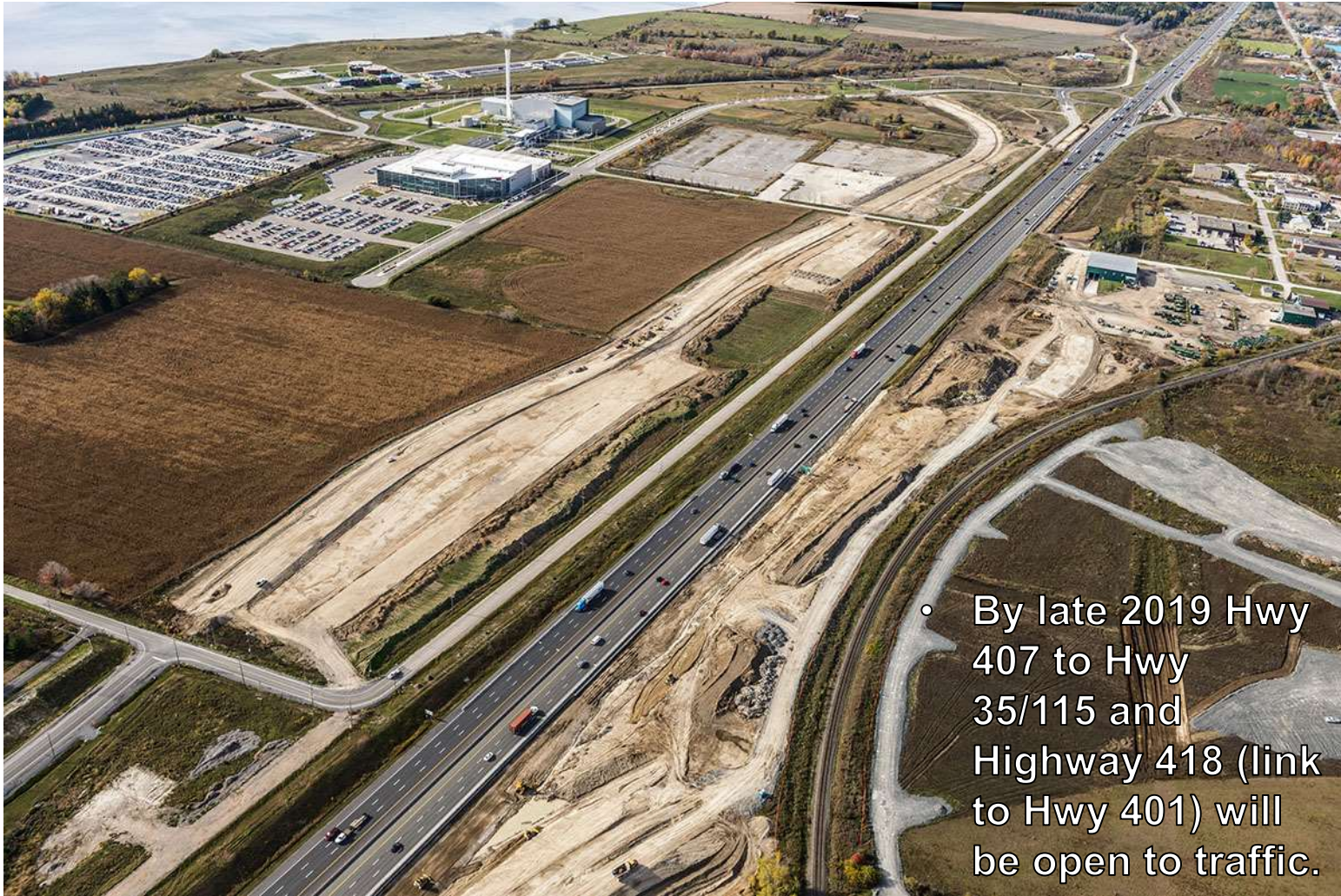
\$270 Million



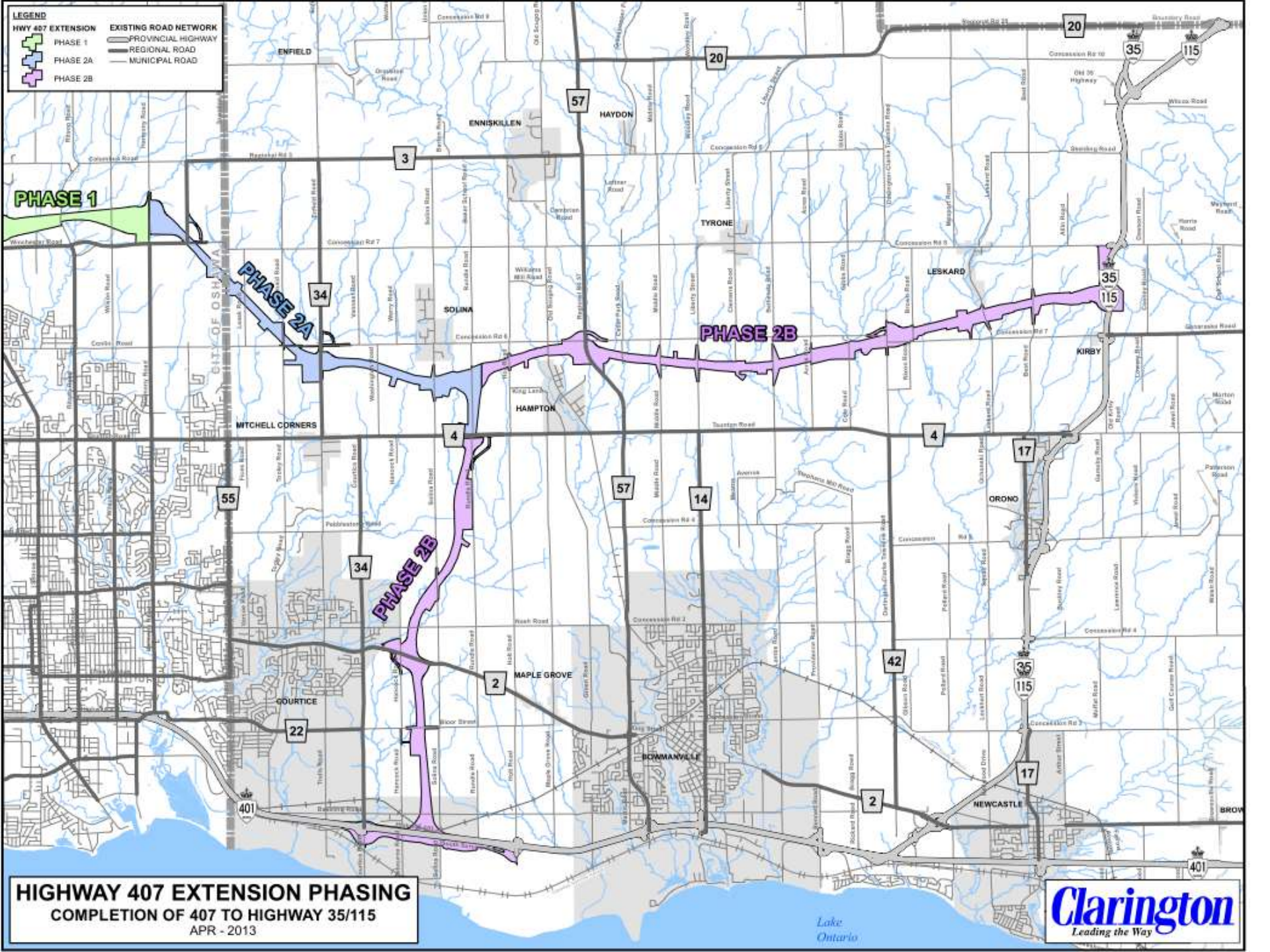
GO Train Extension



407 East Extension to Hwy 35/115



- By late 2019 Hwy 407 to Hwy 35/115 and Highway 418 (link to Hwy 401) will be open to traffic.



HIGHWAY 407 EXTENSION PHASING
 COMPLETION OF 407 TO HIGHWAY 35/115
 APR - 2013

Clarington
 Leading the Way

Darlington Refurbishment

96% OF EXPENDITURES FOR THE REFURBISHMENT PROJECT OCCUR IN ONTARIO

20% OF ONTARIO'S POWER IS SUPPLIED BY DARLINGTON

ECONOMIC IMPACT

\$14.9 BILLION BOOST TO ONTARIO'S GDP


INCREASE IN:

 HOUSEHOLD INCOME
\$8.5 BILLION

 CORPORATE PROFITS BEFORE TAX
\$2.8 BILLION

 GOVERNMENT REVENUES
\$5.4 BILLION

JOB CREATION

 PEAK **11,800** 2014-2023
8,800
AVERAGE NUMBER OF JOBS CREATED OVER THE LIFE OF PROJECT

 INCREASED EMPLOYMENT BY **149,100** PERSON-YEARS OVER THE LIFE OF THE PROJECT

OTHER BENEFITS

 DARLINGTON REFURBISHMENT IS PROJECTED TO INCREASE EXPORTS BY **\$94 MILLION**

 DARLINGTON REFURBISHMENT WILL BOLSTER **HOUSEHOLD SPENDING BY \$7.5 BILLION AND INCREASE HOUSING STARTS BY 2,200**

EVERY \$1 INVESTED IN THIS PROJECT IS A **\$1.3 INCREASE IN GDP**

TOTAL IMPACT IS **2.1X THE DIRECT IMPACT**

Port Granby Project



- Environmental remediation Federal project
- The site is being prepared for the relocation of the low level radio active waste to an engineered above-ground mound.
- Complete in 5 years or less



GO Train Extension to Clarington



UP TO
21,000 JOBS



OVER **6,000** NEW
RESIDENTIAL UNITS



OVER **60**
DEVELOPMENT
SITES NEAR
NEW STATIONS



7.8 MILLION SQ-FT
IN MIXED USE AREAS AND
EMPLOYMENT HUBS-
CREATING OVER
\$1BILLION
IN CONSTRUCTION VALUE



Future Stations:

Courtice Rd and Baseline Rd in Courtice

Martin Rd and Highway 2 in Bowmanville

 Future GO Train Stations

Growth Around the GO Train



Courice GO:

Surrounding the station, there is potential for over 2.7 million square feet of office space and over 2 million square feet of industrial

Bowmanville GO:

Surrounding the station, there is potential for 3,300 residential units, over 150,000 square feet of office and 121,000 square feet of commercial and retail.



Share your thoughts

Sneak Peek - Under Construction



2021 Green Rd. Mixed Use
8,800 Sq ft commercial



Commercial
10,100 sf
West End of Bowmanville



Comfort Inn & Suites
Under Construction
4 storey; 72 suites

Clarington Developments



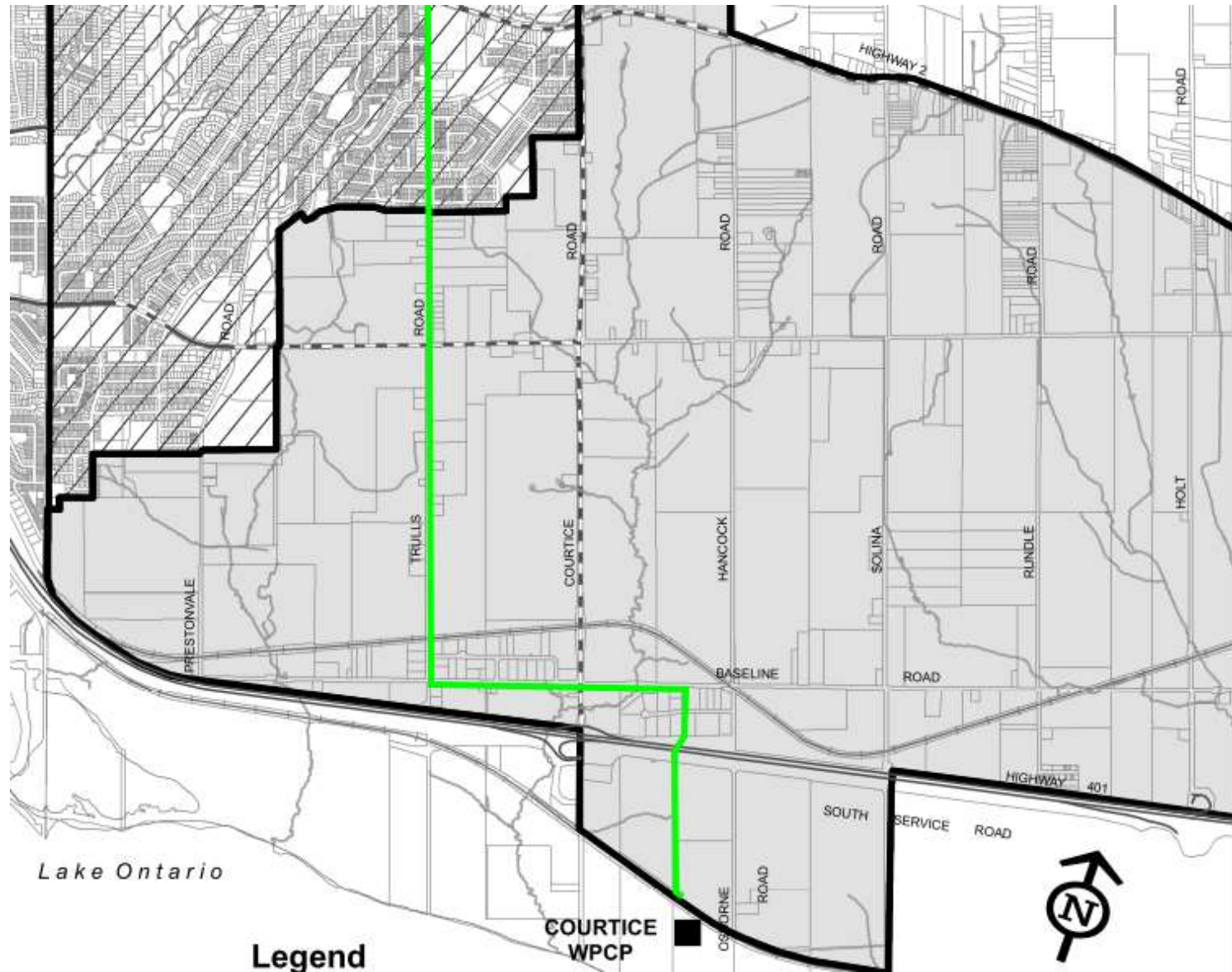
Lowe's
Application
Approved

Investing in Growth

Waverley Rd/401 Interchange



Investing in Growth - Servicing



Investing in Growth - Servicing



fully serviced Industrial land
Average \$160,000/acre
Along Hwy 401

Partnerships with Commercial Real Estate and Investment Community

- ✓ Understand needs Commercial Realtors and their clients
- ✓ Educate on investment opportunities and vacancies within Clarington
- ✓ CBOT is a resource ie. Building reports, Demographic info, Pre-consultations
- ✓ Promoting Clarington commercial properties on our website and newsletters
- ✓ Connection for development/investment leads
- ✓ Custom Investment attraction package
- ✓ Arranging site visits
- ✓ Share development/investment information
- ✓ **Streamline investment/development process**
 - liaise with local business, investors, Municipality and stakeholders
- ✓ Participation in Land & Building Inventory Tours



Getting in the Know...

Municipality of Clarington monthly Planning Updates

INSIDE THIS ISSUE

- 1 Public Meetings
- 2 New Applications
- 3 Recent Approvals
- 4 Open for Rural Roads Program
- 5 Draft Bowmanville Super Creek Watershed Plan - Public Information Update
- 6 Approvals to the Sustainable Clarington Community Advisory Committee
- 7 Make Your Voice Heard on Defending the GO Train to Bowmanville "The Big Issue"

Public Meetings
The public meetings listed below are scheduled for:

**Monday Feb 24th, 2013
6:30 a.m.**
Municipal Administration Centre
48 Temperance Street, Bowmanville, ON
publicinfo@clarington.on.ca
(905-423-1079 ext. 3438)

To receive the list of permitted commercial uses to include:

- Bank
- Commercial Retail
- Convenience Store
- Day Nursery
- Dry Cleaning/Delamination Centre
- Landfill
- Medical or Dental Clinic
- Pet Care Service Shop
- Professional Office
- Retail Commercial Establishment
- Supermarket

For more information on this application, please contact Paul Hirst at 905-423-1079 Ext. 3438 or paul.hirst@clarington.on.ca

Public Meetings
Proposed Official Plan Amending Amendment to permit the above retirement residence with 155 x 7 riding apartment for rental. Amendment would adjust the by-laws for the Bowmanville East Neighbourhood, and permit a retirement residence and associated retail services and associated retail services.

For more information on this application, please contact Tracy Webster at 905-423-1079 ext. 3438 or tracy.webster@clarington.on.ca

New Applications

New Store at Bowmanville
The Hon. SPA 2013-0001
Property Address: 2218 Highway 10
SmartCarriers has submitted a site plan to construct a 744 m² (8000 sq ft) commercial building on their site at Bowmanville.

For more information on this application, please contact Paul Hirst at 905-423-1079 ext. 3438 or paul.hirst@clarington.on.ca

Public Meetings
There are no public meetings scheduled for the meeting below:
**Monday April 8, 2013
9:00 a.m.**
Municipal Administration Centre
48 Temperance Street, Bowmanville, ON

New Applications

Telecommunications Tower
The Hon. SPA 2013-0005
Property location: 2136 Selwyn Road
William Paul Watson has submitted a Site Plan Approval Application for the addition of a 50m telecommunications tower.

For more information on this application, please contact Julie Mowbray at 905-423-1079 ext. 3438 or julie.mowbray@clarington.on.ca

Telecommunications Tower
The Hon. SPA 2013-0006
Property location: 2131 Devereaux Road 10
Carolyne Matsumoto (Verizon Ltd.) has submitted a Site Plan Approval Application for the addition of a 50m telecommunications tower.

For more information on this application, please contact Julie Mowbray at 905-423-1079 ext. 3438 or julie.mowbray@clarington.on.ca

Recent Approvals

Approval of an Amendment to Draft Approval in the Brookhill Neighbourhood
The Hon. SA 2012-004, Site 2122-0017
West of Green Road, North of Shelburne Highway 2, Bowmanville

On March 20, 2013 West Elements Properties Inc. & Pajaro Business Park Ltd. were granted an Amendment to their Approved Plan of Subdivision which would be a reduction of lots from 308 to 143 units in Phase 2.

The first phase of development on the Brookhill Neighbourhood is now complete with approximately 200 new homes constructed and occupied. The approval of the amendment for the draft plan will change the lot and unit type around the newly constructed park from traditional semi-detached units to mixed units. In addition, two new houses (bldgs) have been changed to single detached units. Completion of Phase 2 will commence in the summer of 2013.

For more information on this application, please contact Jennifer Strick at 905-423-1079 Ext. 3438 or jen.strick@clarington.on.ca

- Site Plan Applications & Approvals
 - Commercial
 - Residential
 - Industrial
- Public Meetings
- Community Development Updates

To subscribe to email updating service, email planning@clarington.net

Telling Clarington's Story

- ▶ Clarington Economic Development eUpdates Released by the Clarington Board of Trade & Office of Economic Development



- Local developments
- Expansions
- Business news
- Events
- Partnerships
- Hot Properties

Thank you!

Bonnie@cbot.ca

905-623-3106

cbot.ca

