

# GROWTH & OPPORTUNITY IN CLARINGTON

Thursday, October 19, 2017



# Who is the Clarington Board of Trade? (CBOT)



Developing Business in Clarington

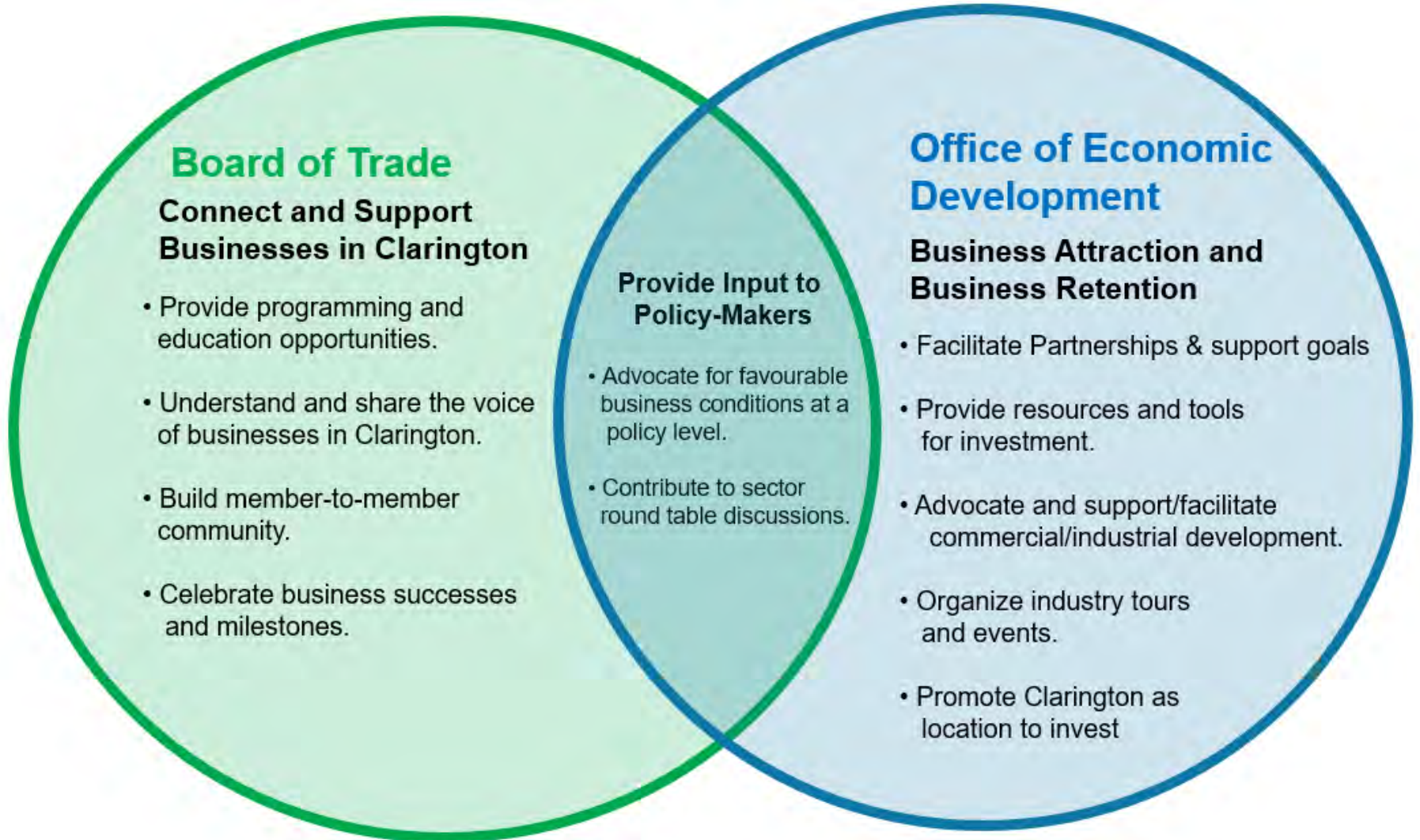
## Board of Trade

Connecting, Supporting and Growing  
Clarington's Business Community

## Office of Economic Development

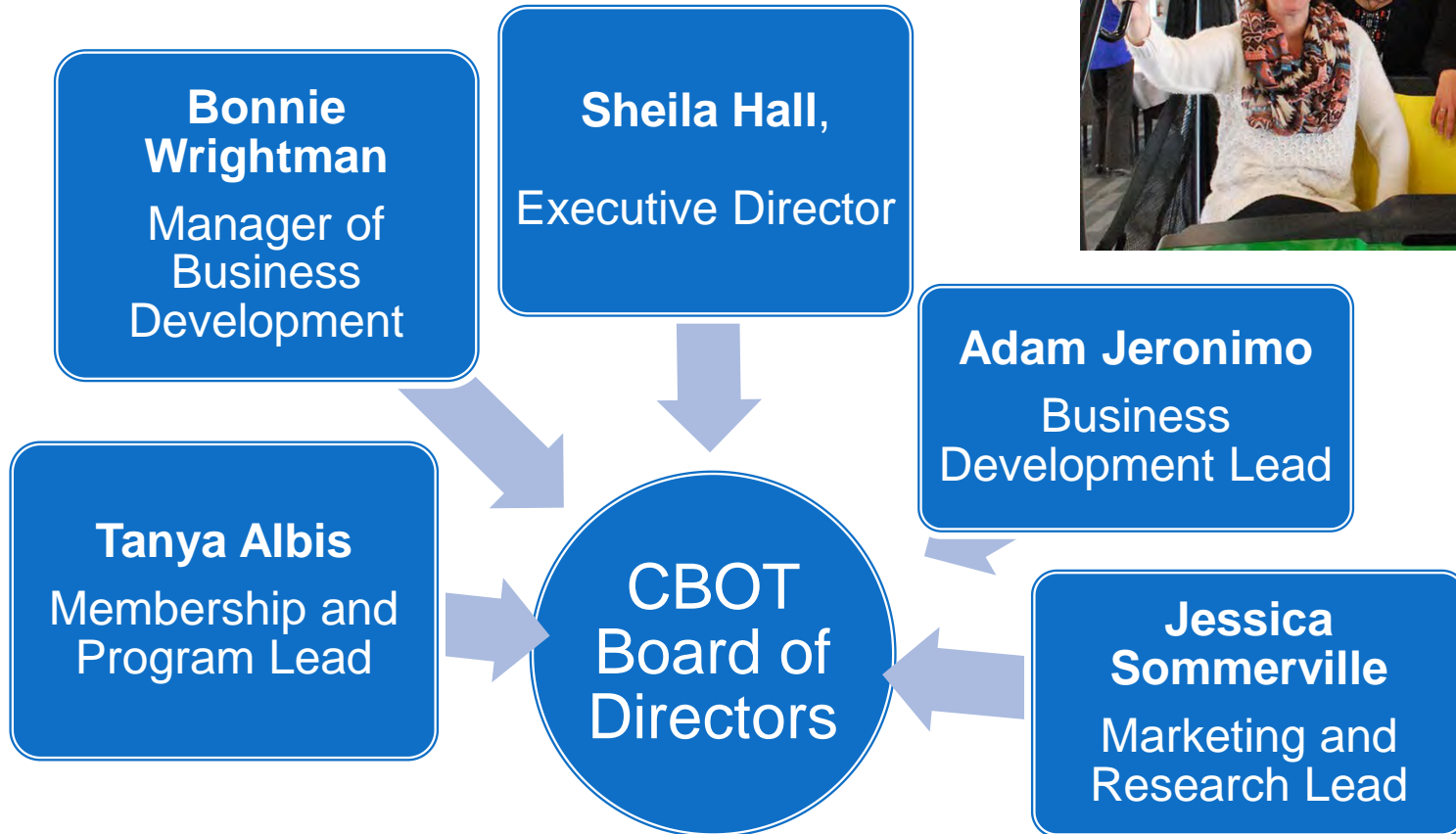
Attracting Business Investment to and  
Supporting Existing Business  
in Clarington

# Our Dual Role



**Our Business is to Support Business – Period!**

# Our Team...



# Where and Who is Clarington?

Courtice – Bowmanville – Newcastle – Orono

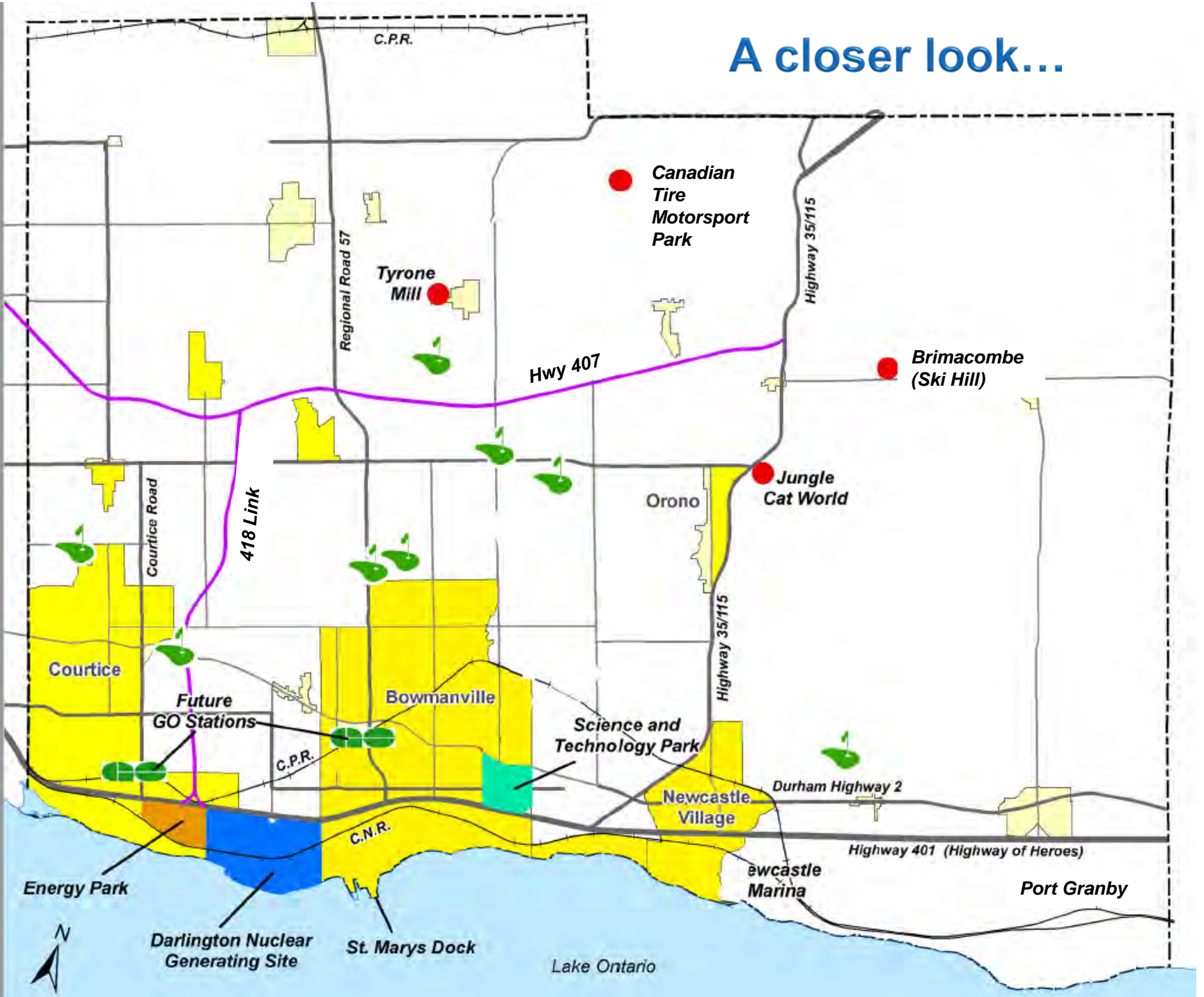


- *Eastern Gateway to the GTA*
- *40 Minutes to Toronto; 80 km*
  - *Lakeshore Community*
- *Close proximity to major road and highway systems*
  - *Diverse business community*
- *Home to 3 of top 100 largest infrastructure Projects in Canada*

# A closer look...

OSHAWA

PORT HOPE



C.P.R.

Canadian Tire Motorsport Park

Tyrone Mill

Hwy 407

Highway 35/115

Brimacombe (Ski Hill)

Jungle Cat World

Orono

Highway 35/115

Courtice Road

418 Link

Courtice

Future GO Stations

Bowmanville

Science and Technology Park

Newcastle Village

Durham Highway 2

Highway 401 (Highway of Heroes)

Energy Park

Darlington Nuclear Generating Site

St. Marys Dock

Newcastle Marina

Port Granby

Lake Ontario



# Sector Strengths

## *Manufacturing*



## *Agriculture*



## *Tourism*



## *Energy*

# Population Growth at a Glance

<b>Table 5</b>					
<b>Clarington Population by Community</b>					
	<b>Bowmanville</b>	<b>Courtice</b>	<b>Newcastle</b>	<b>Rural</b>	<b>Total</b>
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.



# Business at a Glance

## MAJOR ECONOMIC SECTORS

Agriculture & Agriculture Services, Aggregate  
Excavation and Cement, Tourism, Manufacturing,  
Utilities (including Darlington Nuclear Generating  
Station), Retail, Construction

## MAJOR EMPLOYERS

Ontario Power Generation - Darlington Nuclear  
Municipality of Clarington  
Lakeridge Health Bowmanville  
St Marys Cement  
Algoma Orchards  
EII-Rod Holdings Inc.



# 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.

# Cost of Doing Business

## ***Average Cost for Industrial Land***

Unserviced: \$125,000/acre

Serviced: \$175,000/acre



## ***Development Charges***

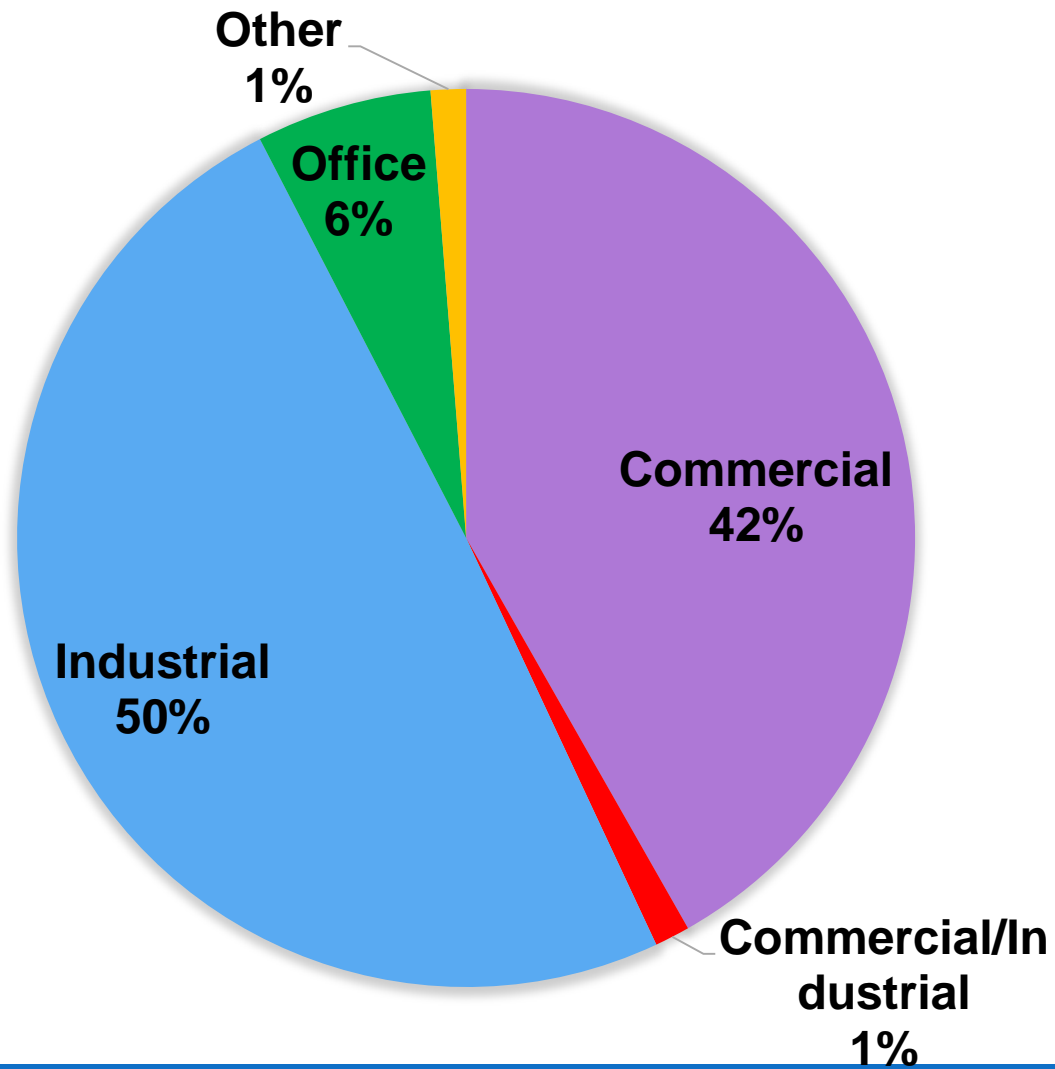
	<b>Municipality</b>	<b>Region</b>	<b>School Boards</b>	<b>Total</b>
Industrial	*\$3.44/sf	\$10.98/sf	\$0.40/sf	<b>\$14.82/sf</b>
Commercial	\$6.34/sf	\$13.55/sf	\$0.40/sf	<b>\$20.29/sf</b>

## ***Incentives***

For new industrial builds, 50% discount on Municipality of Clarington DCs

For expansions, businesses can expand up to 100% of their current footprint and no DCs will be charged from the Municipality of Clarington

# 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**

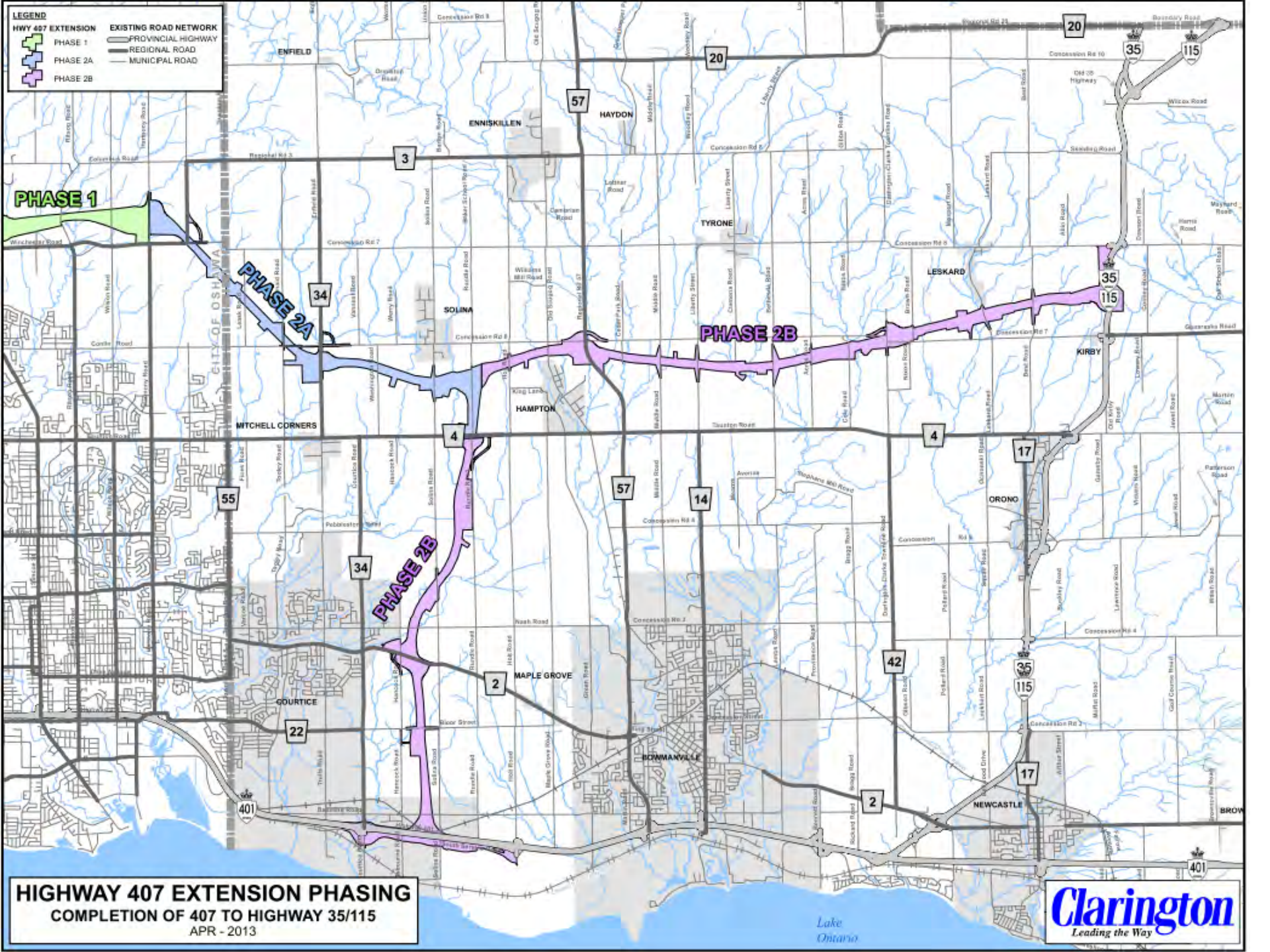


**Port Granby Project**

**\$270 Million**



**GO Train Extension**



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



Lake Ontario

# 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



## 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**



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

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

# 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

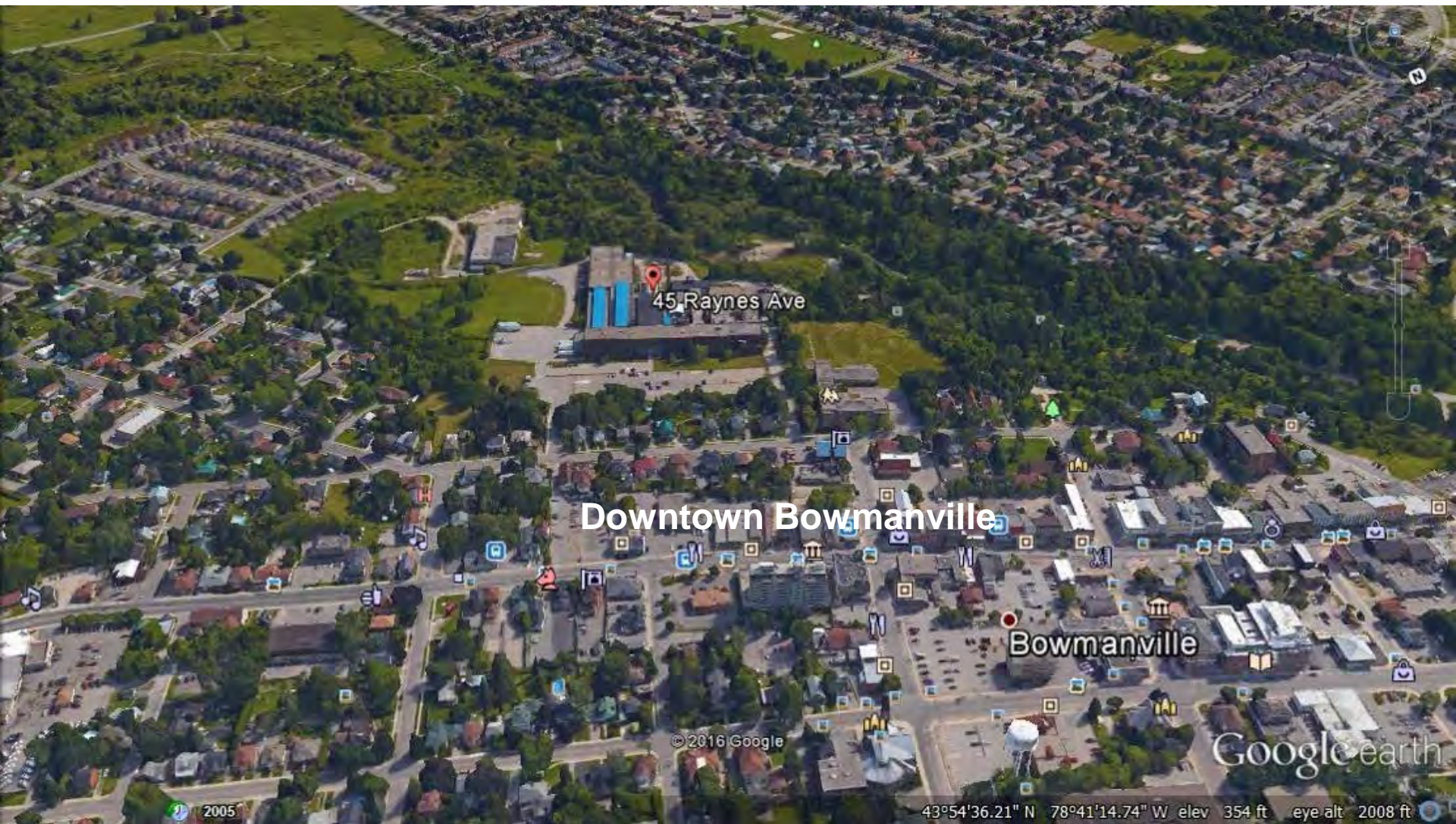
Commercial  
10,100 sf  
West End of Bowmanville

# Clarington Developments



Lowe's  
Application  
Approved

# Opportunity



# Opportunity



# Opportunity

## Port Darlington East Beach Park



### Potential Uses:

Retail and personal service uses; retail speciality shops and studio facilities; restaurants; office and related uses; with residential use incidental to main use

# Investing in Growth

## Waverley Rd/401 Interchange



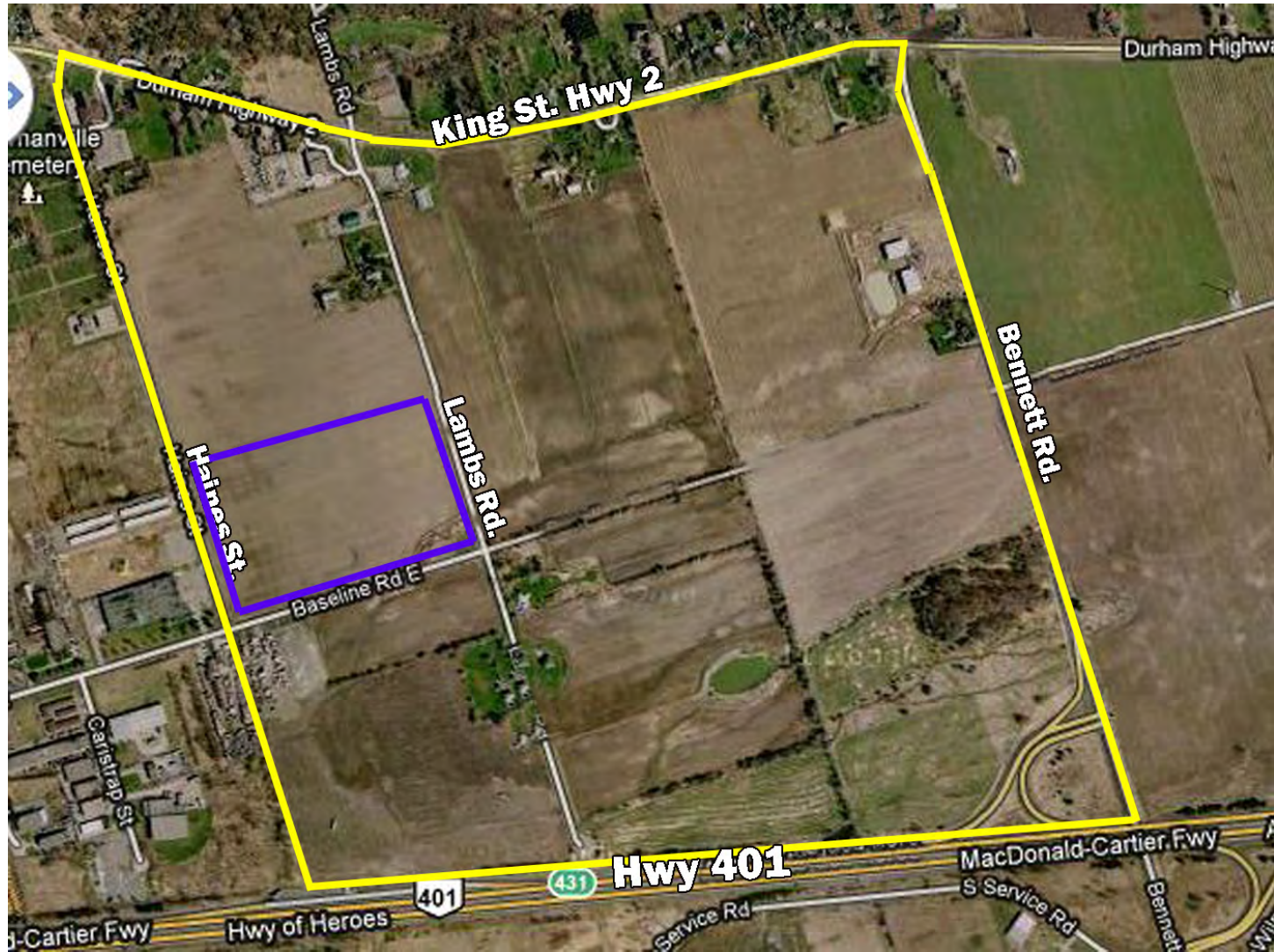


# Investing - Servicing

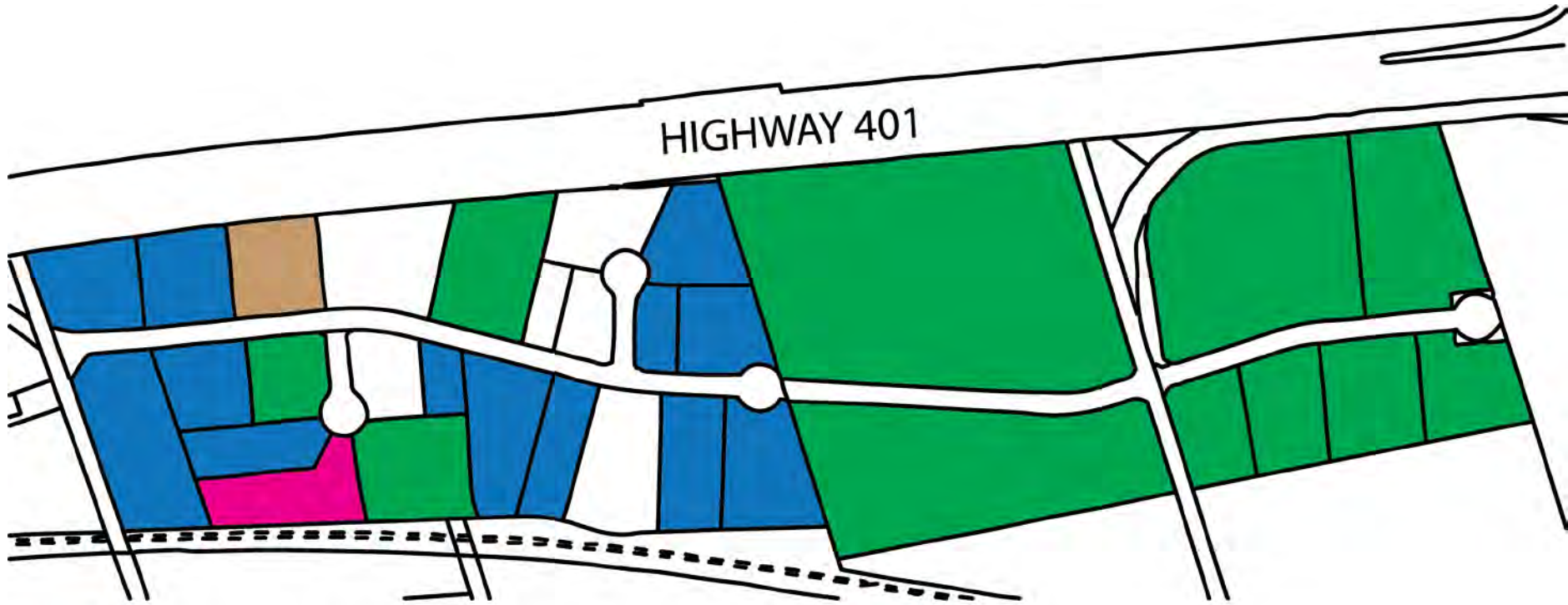


*fully serviced Industrial land*  
**Average \$175,000/acre**  
*Along Hwy 401*

# Investment



# Activity April 2017



- Existing Business
- Site Plan Application

- Serious Interest/Activity
- Building Being Constructed

# Activity today



-  Existing Business
-  Serious Interest/Activity
-  Property Sold  
Either Conditionally or Firm
-  Building Being Constructured

# 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



# Get in the Know...

## Municipality of Clarington monthly Planning Updates

**Volume 13, Issue 2**  
To subscribe, unsubscribe or comment, send a plain text message to [planning@clarington.net](mailto:planning@clarington.net)

**INSIDE THIS ISSUE**

- 1 Public Meetings
- 2 New Applications
- 2 Recent Approvals
- 3 Trees for Rural Roads Program
- 3 Draft Bowmanville/Soper Creek Watershed Plan
- 3 Public Information Centre
- 3 Appointments to the Sustainable Clarington Community Advisory Committee
- 4 Make Your Voice Heard on Extending the GO Train to Bowmanville: "The Big Move"

**Public Meetings**  
The public meetings listed below are scheduled for:  
Monday February 25, 2013  
9:30 a.m.  
Municipal Administrative Centre  
40 Temperance Street, Bowmanville, ON

**APPLICATION BY EPS INVESTMENTS, INC.**  
(former Hilltop Restaurant site)  
To increase the list of permitted commercial uses to include:

- Bank
- Commercial School
- Convenience Store
- Day Nursery
- Dry Cleaning Distribution Centre
- Laundromat
- Medical or Dental Clinic
- Personal Service Shop
- Professional Office
- Retail Commercial Establishment
- Supermarket

For more information on this application, please contact Paul Wirch at 905-623-3379 Ext. 2418 or [pwirch@clarington.net](mailto:pwirch@clarington.net)

**Public Meetings Continued**  
**APPLICATION BY COBBEST GROUP**  
Property Address: 105 Queen St  
former Bowmanville Senior Pub

Proposed Official Plan Amendment to permit the development of a retirement residence with 155 x 7 storey apartment for seniors. The Amendment would adjust the target for the Bowmanville East Neighbourhood, and permit a maximum of seven stories and increased residential density.

For more information on this application, please contact Tracey Webster at 905-623-3379 Ext. 2420 or [twebster@clarington.net](mailto:twebster@clarington.net)

**New Applications**

**New Store at Bowmanville**  
File Nos.: SPA 2013-0001  
Property Address: 2324 Highway 2

SmartCentres has submitted a Site Plan Application to construct a 745 m<sup>2</sup> (8,000 sq ft) commercial building on their site in Bowmanville.

For more information on these applications, please contact Paul Wirch at 905-623-3379 Ext. 2418 or [pwirch@clarington.net](mailto:pwirch@clarington.net)

**Planning Email Update Service**  
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March 22, 2013

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- 1 Public Meetings
- 1 New Applications
- 1 Recent Approvals
- 2 Trees for Rural Roads Program
- 2 Heritage Incentive Grant Program
- 2 New Staff
- 3 Metrolinx Tackles the Next Wave of Transit Issues

**Public Meetings**  
There are no public meetings scheduled for the meeting below:  
Monday April 8, 2013  
9:30 a.m.  
Municipal Administrative Centre  
40 Temperance Street, Bowmanville, ON

**New Applications**

**Telecommunications Tower**  
File No.: SPA 2013-0005  
Property Location: 2216 Solina Road  
William Paul Watson has submitted a Site Plan Approval Application for the addition of a 55m telecommunications tower.

For more information on this application, please contact Mitch Morovetz at 905-623-3379 Ext. 2420 or [mmorovetz@clarington.net](mailto:mmorovetz@clarington.net)

**Telecommunications Tower**  
File No.: SPA 2013-0006  
Property Location: 3233 Concession Road 10  
Caradyn Motorsport Ventures Ltd. has submitted a Site Plan Approval Application for the addition of a 60m telecommunications tower.

For more information on this application, please contact Mitch Morovetz at 905-623-3379 Ext. 2420 or [mmorovetz@clarington.net](mailto:mmorovetz@clarington.net)

**Recent Approvals**  
**Approval of an Amendment to Draft Approval in the Brookhill Neighbourhood.**  
File Nos.: SC 2004-004, DRG 2012-0017  
West of Green Road, north of Durham Highway 2, Bowmanville

On March 20, 2013 West Diamonds Properties Inc. & Players Business Park Ltd. were granted an Amendment to Draft Approved Plan of Subdivision which results in a reduction of units from 190 to 163 units in Phase 2.

The first phase of development in the Brookhill Neighbourhood is near completion with approximately 200 new homes constructed and occupied. The approval of the amendment to the draft plan will change the lot and unit type around the newly constructed park from traditional semi-detached units to linked units. In addition, two townhouse blocks have been changed to single detached units. Construction of Phase 2 will commence in the summer of 2013.

For more information on this application, please contact Cynthia Strike at 905-623-3379 Ext. 2410 or [strike@clarington.net](mailto:strike@clarington.net)

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

To subscribe to email updating service, email [planning@clarington.net](mailto:planning@clarington.net)

# Telling Clarington's Story

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

The image shows a collage of several eUpdate newsletters from Clarington Economic Development. The newsletters are titled 'Clarington Economic Development Update' and 'Winter 2015'. They feature various sections and content:

- Environmental Responsibility:** A section with a photo of a group of people and text about a water treatment system.
- Trade-Tech Industries ENTE:** A section with a photo of a building and text about Clarington's role in the industry.
- Hot Spots:** A section with a photo of a building and text about a property for sale.
- Message from the Office of Economic Development:** A section with a photo of a woman and text about the community's progress.
- Open Doors at the Darlington Energy Complex:** A section with a photo of a large industrial facility and text about a public event.

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

# Thank you!

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905-623-3106

[cbot.ca](http://cbot.ca)

