

# ECONOMIC DEVELOPMENT UPDATE



## MAKING CLARINGTON HOME



Rendering of Toyota Canada Inc.'s new Eastern Parts Distribution Centre in Bowmanville

In March of 2018, the Municipality of Clarington shared a press release announcing that the Municipality set a record in construction in 2017. Residential construction value was 3.1% higher than the value in 2016 representing over \$330 million. Industrial construction increased 145.5% in 2017 over 2016. 2018 is seeing a continuation of growth in building permits. Below are a few businesses who are making Clarington home:

**Toyota Canada Inc.** will soon receive their building permit to construct their 350,000 square foot Eastern Canada Parts Distribution Centre in east Bowmanville. Their future home will be located on Baseline Rd. E. between

Lambs and Haines Road. Approximately 130 employees will be working at this facility located on this 30-acre property. Investing over \$40 million to build the facility, Toyota is targeting to be open by fall 2019. During their design-reveal on April 26th, Larry Hutchinson, President & CEO stated Toyota is looking forward to being part of the neighbourhood. To enhance the quality of life and demonstrate their commitment to the community, Toyota is investing over \$600,000 to build "Toyota Trail", a one-kilometer trail connecting the site to the Soper Creek Trail.

*Continued on page 2*

### In this issue...

- Pg 2: OWASCO RV Centre
- Pg 2: 3D Cana Inc.
- Pg 3: Business Opening their Doors
- Pg 3: Coming Soon
- Pg 3: Clarington Connects: Online Tool
- Pg 4: Hwy 407 East on Schedule
- Pg 4: Courtice Park & Ride
- Pg 4: Lake Road Extension
- Pg 5: Courtice Sewer & Water
- Pg 5: Optimizing Broadband
- Pg 5: Development Surrounding Future GO Train Stations
- Pg 6: Funding for Orono Economic Development Strategy
- Pg 6: Bowmanville Hospital Expansion
- Pg 6: CBOT's AGM
- Pg 7: Cannabis Industry Round Table
- Pg 7: Promoting Clarington
- Pg 7: Agricultural Summit
- Pg 7: South Courtice Businesses
- Pg 8: A Toast to Agri-Business
- Pg 8: CBOT is 20!
- Pg 9: Hot Listings



*A few members of the team that made Toyota's transition to Clarington a reality Left to right: Tony Cannella, Municipality of Clarington, Warren Orton, Toyota Canada Inc., Stephen Connell, Cushman & Wakefield, Ted Chesney, Toyota Canada Inc., Sheila Hall, Clarington Board of Trade & Office of Economic Development, Peter Mason, Cushman & Wakefield, Ron Albright, Municipality of Clarington, Bonnie Wrightman, Clarington Board of Trade & Office of Economic Development, David Crome, Municipality of Clarington.*

**OWASO RV** is currently constructing a 31,000 square foot RV dealership in the west end of Bowmanville off Highway 401. This location will bring 30 to 40 jobs to the community with some employees becoming new residents of Clarington! OWASCO Inc. has invested over \$12 million dollars and plan to invest another \$15 million in future expansion, creating an additional 100 to 150 jobs. "OWASCO is looking forward to a bright future in Clarington", states Bob Verwey, President of OWASCO Inc. Using a local builder Johnson Building Construction, they plan to be open for business by late summer, early fall 2018.



**3D Cana Inc.** is currently constructing a 21,000 square foot licenced medical cannabis production facility on 685 Lake Road in Bowmanville. Proposed future phases consist of an additional 70,000 square feet.

# BUSINESS OPENING THEIR DOORS

Since the beginning of 2018 over a dozen businesses, creating more than 70 jobs, have opened their doors to the community! Below are just a few businesses to have chosen to make Clarington their home:

- Marlene Boyle Real Estate – RE/MAX Jazz Inc., Brokerage 
- LCBO Newcastle
- Eggsmart 
- Chronicle Brewing
- Shoeless Joe's Courtice 
- Durham Home Respiratory Services 



## COMING SOON

An application for development was recently submitted to the Municipality of Clarington for a two-storey, 16,700 square foot multi-tenant commercial building to be located on the corner lot, immediately south of the Dairy Queen and across the road from the new Comfort Inn at the entrance to Spicer Square. The proposed building would have four restaurants on the ground floor including a Starbucks with an outdoor patio plus office space on the second floor above the restaurants.



## YOUR BUSINESS RESOURCE

### CLARINGTON CONNECTS: ON-LINE TOOL CONNECTING PEOPLE & BUSINESS TO OPPORTUNITY



Need to hire? Looking for skills? Searching for space for your business? Does your business have or are you looking for equipment, expertise or resources? CLARINGTON CONNECTS is a newly-launched on-line resource connecting people & business to opportunity.



<https://www.cbota.ca/cc>

At the end of March 2018, the Clarington Board of Trade & Office of Economic Development (CBOT) launched their new website [www.cbota.ca](http://www.cbota.ca) making navigation to services, news and resources for business much easier. Access to and quality of information ranging from CBOT programming, to information for businesses who want to locate in Clarington is optimized for those visiting the site. The highlight of the site is the addition of the CLARINGTON CONNECTS platform which was created to invite businesses to share needs, opportunities and resources and facilitating growth and relationships. CBOT invites you to explore CLARINGTON CONNECTS and engage!

# ROADS & RAIL LEAD TO GROWTH

## HWY 407 EAST EXTENSION ON SCHEDULE

Four of the top 100 largest infrastructure projects in Canada reside in Clarington, two of those with a focus on strengthening the transportation network. Highway 407 East Extension from Oshawa, extending 22km to the 35/115 is well underway and is scheduled to be open to traffic late 2019 as well as the completion of the 10km 418 freeway link to Hwy 401. The 407 highway will include 8 new interchanges.

Many members of the Clarington business community are anxious for the completion of the project. Kirk Kemp, President of Algoma Orchards states, "When the 407 opens up to the 35/115 it will finally bring relief to the overcrowding on the 401 at the east end of the GTA. This will certainly allow for more efficient transportation of our apples to our customers!" [Click here for more information on this project.](#)



## COURTICE PARK AND RIDE WILL FACILITATE COMMUTES



In March Metrolinx announced shovels will be in the ground in 2019 for construction of the four new GO Train stations – two in Oshawa and two in Clarington. First step is construction of a new bridge over Highway 401 in Oshawa. To accommodate the four new stations, 20km of new track is required!

Construction for two new commuter GO bus Park and Ride lots in Courtice and Oshawa will be underway this summer.

As an interim step toward expanding rail service to these future station locations, GO Transit will expand service on Bus Route 91 — Newcastle to Oshawa — to include the stops at the Courtice and Ritson Park and Ride lots. There will be 109 parking spaces at the Courtice Park and Ride lot, which is expected to be open by end of 2018, beginning of 2019 west of Courtice Road and north of Baseline Road.

## LAKE ROAD STAGE TWO EXTENSION

Construction is underway for the stage two extension of Lake Road in the South Bowmanville Industrial Park. In December 2014, the stage one 416 metre extension to Lambs Road was opened, creating a much needed second entrance/exit to the Industrial Park, also promoting traffic safety and accessibility to lands for development. Stage two

will consist of a 440 metre extension east to the property line. This project was motivated by development, such as 3D CANA, a medical cannabis Licensed Producer under Health Canada who is constructing a facility. Construction of the final stage (three) 420 metre road extension connecting to Bennett Road is expected to start later this year.



## PROJECTS ADVANCING GROWTH

For businesses to operate efficiently, be competitive, hire and retain talent and effectively reach their goals, certain elements must exist: support within the community and efficient, reliable local services. There are several projects and initiatives underway to advance the growth of business communities across Clarington.

### WHAT SEWER AND WATER SERVICES MEAN FOR BUSINESS



Construction has begun for Phase 2 of the Courtice trunk sewer and water main. A Region of Durham Project, the trunk sewer and water main will extend from Energy Drive south of the Hwy 401, under the highway to Courtice Court and Progress Drive, moving west on Baseline Road, over Courtice Road which is to be completed later this year or early in 2019. Phase 3 of work will continue west to Trulls Road then extend north to eventually service North Oshawa and Brooklin. Although the

trunk sewer will be constructed, for area businesses to connect to the sanitary trunk sewer, local sewers will need to be built being funded by those that require the servicing. Members of the South Courtice business community and new business can explore options to connect to sewer and water services. Having the option to connect to municipal water and sewer has a direct impact on business, facilitating operations and plans for expansion.

### OPTIMIZING BROADBAND

In the world of business, high speed internet is a necessity. Gaps in service can be a detriment to production, affecting what matters most – the customer, compromising a business' position and reputation in the ever-changing market. The Municipality of Clarington and Bell recently announced

the rollout of the world's best Internet technology to more than 28,000 Clarington residences and businesses as Bell begins deployment of its all-fibre broadband network throughout Durham Region.



*Residential installation in Courtice – photo taken by Metroland Media*

### DEVELOPMENT SURROUNDING FUTURE GO TRAIN STATIONS



In 2024, service should be up and running at the Courtice and Bowmanville GO Train stations. In the past year, the Municipality of Clarington as undertaken a study, involving Metrolinx, consultants and input from residents and businesses in Clarington. This study will produce a report

outlining recommendations for what development is best suited surrounding the future stations. Currently, the Courtice location, just west of Courtice Road, between Bloor Street and Baseline Road, is surrounded by industrial business and farmland. While the Bowmanville location West of Regional Rd. 57 and south of Hwy 2 is surrounded by residential and commercial business. Incorporating a vision of a transportation hub, preliminary land use concept near the Courtice station supports a variety of employment uses, from industrial to office and commercial such as shops and restaurants as well as vibrant public spaces. As a result of planning processes, opportunities for development are approximately 5 years out. Surrounding the future Bowmanville GO Station, the Bowmanville Transportation Hub will support high-rise residential and commercial development.

# FUNDING FOR ORONO ECONOMIC DEVELOPMENT STRATEGY

In April 2018 the Provincial government announced funding to support economic growth in Orono. \$20,000 in funding is provided through the Rural Economic Development program which is designed to attract investment, create jobs and help rural and Indigenous communities diversify and grow their local economies. The Municipality of Clarington is working alongside the Orono Business Improvement Area (BIA), Clarington Board of Trade (CBOT), and Region of Durham planning and economic development to devise a plan to revitalize the economy in Orono.



## EXPANSION OF BOWMANVILLE HOSPITAL MEETING NEEDS OF GROWING COMMUNITY



On January 29, 2018, the Province announced the Government of Ontario's approval for the expansion of the Bowmanville Hospital. The development plans are expected to include

the construction of a new hospital wing, nearly doubling the size of beds, which will better meet the growing health care needs of those living in East Durham. With the development, Lakeridge Health is also anticipating expanding and enhancing the environment for other programs and services. The new wing is expected to include a new Emergency Department, new surgical services, Critical Care and inpatient units and Diagnostic Imaging. Construction is projected to begin in at least two years and is estimated to represent approximately \$300 million in project costs.

## CELEBRATE BUSINESS

### CLARINGTON BOARD OF TRADE'S AGM & BUSINESS AWARDS

The Clarington Board of Trade & Office of Economic Development (CBOT) is in its 20th year, creating a reason to not only celebrate supporting business for 20 years but to celebrate the contribution business makes to the economic growth of the community. On April 26th, CBOT held their Annual General Meeting and Business Awards at the Canadian Tire Motorsport Park event centre. CBOT announced the recipients of the 2017 Business Recognition Awards to a sold out crowd of 150 people. The premier event incorporated a family atmosphere as members of the business community from years past and present came together to celebrate business and wish CBOT a happy 20th anniversary.

#### 2017 Business Recognition Awards:



**Business Leadership**  
Gary Peters



**Business Person of the Year**  
Peter Hobb



**Community Leadership**  
Jennifer Knox

# MAKING CONNECTIONS, SHARING KNOWLEDGE

## CANNABIS INDUSTRY ROUND TABLE



The Clarington Board of Trade & Office of Economic Development (CBOT) invited post-secondary institutions, University of Ontario Institute of Technology and Durham College, Municipality of Clarington and established as well as soon to be established medical cannabis Licensed Producers in Clarington to discuss the industry. The discussion surrounded understanding industry needs, their challenges, bridging resources and building partnerships. Two of the largest challenges in the cannabis industry is stigma and sourcing skills. CBOT continues to support sector development, ensuring they have the tools to help achieve their goals and raise awareness of their successes and challenges. Currently there are three established, licensed cannabis facilities in Clarington: Canopy Growth Corporation, Starseed, and MediWanna and four more involved in various stages of development such as MedGreen Biologicals and 3D CANA.

## PROMOTING CLARINGTON

An initiative of CBOT is to promote Clarington's assets, strengths and opportunities to the real estate, investor and business community. In March, CBOT enjoyed touring members of Toronto's NU Stream Realty around Clarington, talking about the growth, projects underway and investments made by local business in expansions or new builds. They looked forward to sharing their knowledge and what Clarington offers with their clients.



## 5th ANNUAL CLARINGTON AGRICULTURAL SUMMIT



70 members of the agriculture, food processing and industry supporters came out to the Newcastle Community Hall in March to celebrate agriculture, reconnect and learn. Topics surrounded connecting organic waste diversion with agriculture through composting and anaerobic digestion - producing green energy for use on farm fields. Also introduced were two Clarington home-grown stories from members of the Clarington Agriculture community on their dedication, commitment and passion for agriculture.

Pictured above: Bruce Sargent talks about his family, roots in farming in Clarington and passion for capturing and presenting the story of agriculture in Canada through his business Farm Boy Productions.

## SERVICES UPDATE FOR SOUTH COURTYCE BUSINESSES

With numerous projects underway such as the 407 extension, and extension of the GO Train to Courtice and Bowmanville, key local infrastructure improvements are also underway to accommodate existing and new growth.

On May 25th members of the South Courtice business community attended a discussion with the Region of Durham and Municipality of Clarington, receiving updates on much needed services such as effective internet, sewer and water and transportation networks including the local impact resulting from the future Courtice GO Train station. Making connections and continuing conversation facilitates growth!



# A TOAST TO AGRI-BUSINESS

This year marks 50 years of the first planting of apple trees at Archibald's Orchards & Estate Winery in Clarington. In May, 12 members of the business community, Municipality of Clarington and Region of Durham visited Archibald's to learn more about this fourth-generation family farm. Originally established in 1967 as a wholesale operation, Fred & Sandy Archibald have developed the family farm into several components, serving the tastes and interests of not only local residents but fans of wines and ciders within Ontario.



Out of 40 acres, 20 acres are in production.



40,000 bottles of wine are made each year.

## FUN FACTS

### THE CLARINGTON BOARD OF TRADE IS 20 YEARS OLD!

#### Clarington 20 Years Ago...



**Population**  
 1998: 60,615  
 2018: 92,013  
\*Based on 1996 & 2016 census information



**Average House Price**  
 1998: \$155,756  
 2018: \$538,272



**Median Age**  
 1998: 33.0  
 2018: 39.1  
\*Based on 1996 & 2016 census information



This is where it all started in 1998 at 181 Liberty St. S., 400 sq ft.



In 2001, there were 14,785 jobs in Clarington. In 2018, there are 23,219 jobs. That's a 57% increase.



Since 2000, there has been a 151% increase in the number of businesses in Clarington.



CBOT has participated in over 80 grand openings since 2013, welcoming over 360 jobs.



Since 2011, the number of Cropland acres in Clarington has increased from 54,413 to 56,041. That's a 3% increase.

# HOT LISTINGS

## OFFICE

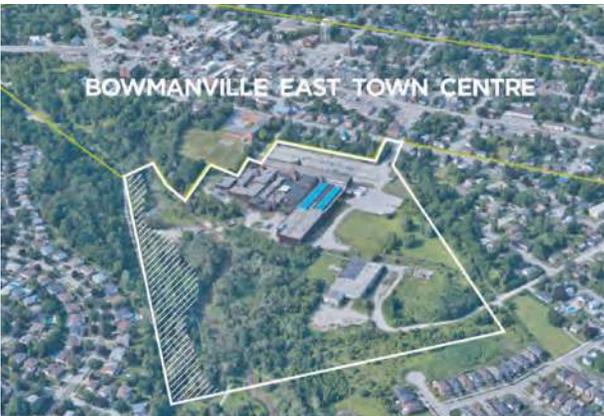


415 Baseline Rd W, Bowmanville  
10,000 sq ft  
\$14.95/sq ft + TMI (lease)  
[Read more](#)



68 King St. E., Downtown Bowmanville  
500 sq ft and 1,200 sq ft  
\$25/square feet (lease), includes TMI  
[Read more](#)

## REDEVELOPMENT



45 Raynes Ave, Bowmanville  
39 Acres - Proposed mixed use  
[Read more](#)

## GENERAL INDUSTRIAL LAND



1977 Baseline Rd W  
14 Acres  
[Read more](#)

## BUILD-TO-SUIT



Industrial Building - 221 Lake Rd., Bowmanville 33,800 sq ft floor plan  
Lease or buy. Proposed Unit Sizes at multiples of 6,760 sq ft. 24' clear height.  
Deliver anticipated summer/fall 2019

**Contact us today for more options**

## IMPORTANT LINKS:

[Tourism Video](#)

[CBOT Turns 20!](#)

[Algoma Goes Greener](#)

[Veridian Receives Smart Commute Gold!](#)

[Municipality of Clarington's Procurement Tool – Get on their Bidder's list today!](#)



Need to hire? Looking for skills? Searching for space for your business? Does your business have or are you looking for equipment, expertise or resources? CLARINGTON CONNECTS is a newly-launched on-line resource connecting people & business to opportunity.

**Be sure to register for our upcoming events - we look forward to seeing you!**

**Visit: [cbot.ca/cbot-events](http://cbot.ca/cbot-events)**

**[Aug 19-25: Clarington Food Week](#)**

**[Sept 20: Annual Mayor's Address](#)**

**[Sept 26: Energizing Retail](#)**

**[Nov 7: Business to Business Summit](#)**

**[Nov 23: 10th Annual Clarington Energy Summit](#)**

