



What's Happening in Clarington?

Business Development Update
October 2020

Welcome to the Fall 2020 issue of The Clarington Board of Trade's Business Development Update. We bring you updates and news on developments, projects, growth and collaborative initiatives within the Clarington community - initiatives that create jobs, inspire innovation, and strengthen the economy.



The pandemic certainly did not provide an opportunity to prepare for the disruption it would bring on a global scale. Clarington businesses have been in a state of continued uncertainty since the beginning of the pandemic. Businesses of all types have had to pivot the way they operate, prioritizing their focus on their long-term viability, including the impact on their employees, clients, and suppliers. Since March, approximately 15 businesses have unfortunately permanently closed, representing nearly 60 jobs. However, amidst the disruption the pandemic has caused, we admire their innovation, resiliency, and ability of business to collaborate and support each other during this difficult time. We will continue to provide support and help meet the needs of business as they continue to persevere.

**INNOVATION & COLLABORATION
IN THE FACE OF THE PANDEMIC**



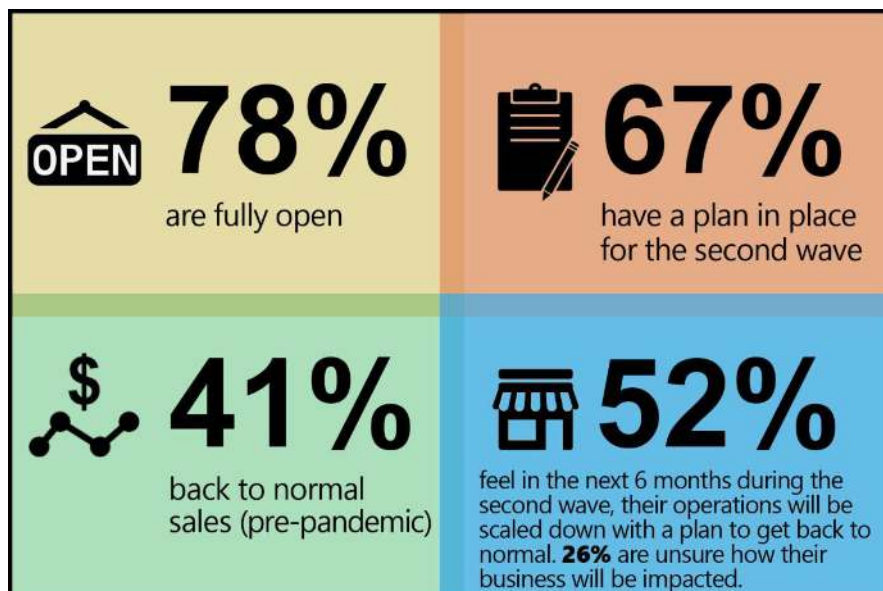
Canada Rubber Group in Bowmanville hosted a tour of their plant as they expressed gratitude for community partnerships and addressed how these partnerships have allowed them to pivot their operations to produce PPE for front line workers.



Fifth generation farmers, Ron and Brenda Metcalf of **Almet Farms** have been farming for over 40 years. Despite the challenges the pandemic has presented, they invested in the construction of a 19,200 square foot state-of-the-art chicken barn! Ready to get cracking in early October, the facility will house 28,000 chickens. Producing one egg a day, the eggs are shipped off to [Burnbrae Farms](#) and are on your table in 4-7 days!

WHAT BUSINESSS ARE SAYING ABOUT THE SECOND WAVE

With uncertainties surrounding the second wave of COVID-19, this brings more reason for concern for business owners. Recent survey results from businesses of all types in Clarington provided insight into the status of their current operations and thoughts about the impact of the second wave. Thank you to members of the business community for your feedback as this provides CBOT with valuable information to help strengthen support systems.



DEVELOPMENT & JOB CREATION

Plans for Ontario Power Generation Corporate Campus Remains on Track



The Ontario Power Generation (OPG) Clarington Corporate Campus Project remains on track to be available for occupancy in 2024. The project is currently in the Planning Phase and OPG is tendering the necessary contracts to begin preliminary design work. In June 2019, Ontario Power Generation (OPG) announced its plan to build a new corporate campus in Clarington which will be consolidating its operations, fostering collaboration and innovation. The facility will accommodate staff from 15 existing locations across the Greater Toronto Area and Niagara Region, bringing over 2,000 jobs to the Clarington community. The new campus will be built on an existing OPG site just north of the Darlington Energy Complex.

Olympia Steel Making Clarington Home



Plans to construct a 19,750 square foot facility on 9 Courtice Court are well underway! The building owned by Olympia Steel will be used for the manufacturing and repair of large steel waste bins, which involves welding, torch/plasma cutting, and spray painting. Olympia Steel plans to open in 2022 and will create 18 jobs. (Rendering courtesy of Municipality of Clarington Planning Department).

KIA Comes to Clarington



The KIA brand is one of the fastest growing brands in Canada and Clarington is one to fastest growing communities in Ontario so when Justin Campbell, Dealer Principal of Durham KIA and Tony Willson, Owner of Ontario Motor Sales and Clarington Hyundai, approached KIA to explore the opportunity to open a brand new KIA store in the Clarington Auto mall it was a pretty quick conversation! The existing Clarington Hyundai facility will begin a transformation into a KIA Red Cube facility this January and should be open for business in the spring of 2021. It will immediately employee 20 people but should quickly grow to 40 jobs by the start of 2022.



On the grow! Site works for the **East Penn Canada** facility have recently commenced. This new headquarters will be the amalgamation of the two current locations in Pickering and Ajax.



Buildings are taking shape at the commercial development site on Trulls Rd/Hwy 2 in Courtice. Future home to **Food Basics, Shoppers Drug Mart** (an additional location in Courtice), **Dollarama** and other retail/food services.



The transition into the new **Toyota Eastern Canada Parts Distribution Centre** in Bowmanville is going very well. Over 90% of their outbound dealer orders are being filled from the new location and they are working hard to transfer the remaining inventory from the Scarborough facility over the next few months.

Grand Openings in Clarington

2020 has been quite an interesting year to say the least. The pandemic continues to cause situations of uncertainty but where there is uncertainty, is also resilience and perseverance. Since March 2020, Clarington has welcomed 10 new businesses creating over 25 jobs, including:

- Live Well Exercise Clinic
- Matt O'Music
- Orono Spa
- Maple Grove Orchards.



- Rising Spirit B&B Wellness Centre
- Belle Ame Beautique by Brianna
- Age Well Fundamentals
- The Park Coworking
- Speakeasy Cannabis Co
- Hope's Christmas Tree Farm

Thank you for your commitment to your business, employees and community!

Bridge Components Services will Operate Under one Roof

Clearwater Structures has submitted a site plan application for the development of a 37,200 square foot industrial building at 505 Lake Road in Bowmanville. Creating 35 jobs, their building will contain two floors of office



space at the front of the building. The remainder of the building is to be used for manufacturing. This development will provide the opportunity to accommodate the operations of Clearwater Structures, Ganawa Bridge Products and Municipal Sewer Services. (Rendering courtesy of the Municipality of Clarington Planning Department).

Shovels in the Ground for Courtice Commercial Development

Construction for the first phase of a mixed-use commercial development has commenced on the S.E. corner of Bloor St & Townline Rd. in Courtice (1405 Bloor St.). This two-storey commercial plaza will have 7,000 square feet of space available at ground floor for retail and approximately 8,000 square feet of



space for office on the second floor. The property owners would like to secure a pharmacy with a walk-in clinic, and are looking forward to welcoming a variety of retail/service and office tenants. Construction of the plaza is targeted for completion by the end of 2020.

Clarington Growth Trends Review 2019

Growth Trends Review 2019



\$129.7 Million
Total Building Permit Value

Decline from 2018 as a result of changes in Building Code, market trends, and mortgage rates

\$89.7 Million
Residential Building Permit Value

\$39.9 Million
Non-Residential Building Permit Value



Between 2015 and 2019, 20% of residential construction in Durham Region was in Clarington.

Building Permits Over \$1 Million



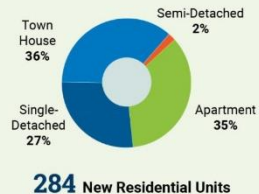
6
Residential



14
Non-Residential



\$616,000
Average Cost of
Single Detached Home



284 New Residential Units

Major Projects Contributing to Growth

- Ontario Power Generation Headquarters
- Toyota Eastern Canada Parts Distribution Centre
- GO Transit Lakeshore East Extension

Current Initiatives

- Electric Vehicle Charger Network
- Affordable Housing Toolkit
- Secondary Plans
- Municipal-Wide Zoning Update

www.clarington.net/GrowthTrendsReview

To obtain this information in an alternate format, please contact the Accessibility Coordinator at 905-623-3379 ext. 2131, TTY: 1-844-790-1599.

Clarington

The Municipality of Clarington recently released The annual Growth Trends Review report which identifies emerging development-related issues and trends within the Municipality. Building permit activity and other related data are used as indicators of housing and employment activity within Clarington, the level of local investment, and economic performance.

[Click here for full report](#)

Hot Properties!

Looking for space? Contact us to explore opportunities in Clarington!



Space available on main floor and basement at 415 Baseline Rd., Bowmanville.

- Professional/office, social, cultural, athletic or recreational uses.
- Elevator access.
- \$12.00/square foot, negotiable.
- Space to suit your needs from 800-10,000 sq ft
- Ample parking.
- Around the corner from Hwy 401



Industrial space for lease
240 Simpson Ave., Bowmanville

- 17,000 square feet
- Space can be split to accommodate 11,000 sq ft or 6,000 sq ft
- 22' and 16' ceilings
- \$6/sq ft + \$4/sq ft TMI

News Links & Resources:

[GO Train Extension Plans to Bowmanville not Disrupted by Pandemic](#)

[Local PPE Suppliers](#)

[Support local, Shop Clarington \[www.cb0t.ca/open\]\(http://www.cb0t.ca/open\)](#)

[CBOT on Rogers TV 'In Your Business' Segment](#)

[Municipality of Clarington Planning e-Updates](#)

[COVID-19 Resource Page for Businesses](#)

[Algoma Orchards Receives Funding to Drive Innovation Forward](#)
[Discover Clarington - Clarington Tourism](#)
[What is Economic Development Anyway?](#)



*Providing a collaborative platform for long-term economic development
in Clarington for the benefit of all our stakeholders*

For more information on projects and opportunity in Clarington
or how we can support your business, contact our dedicated team.
We stand behind your business.



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