



## 2021 Realtor & Developer Event

October 28<sup>th</sup>, 2021



# City of Oshawa – Community Overview

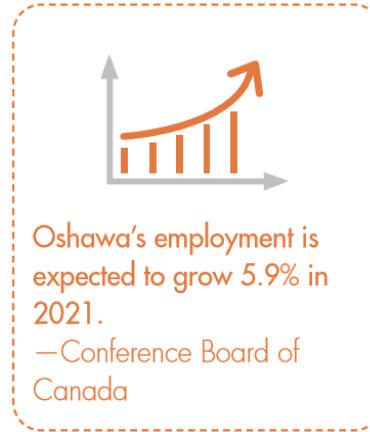
- Population: 172,000
- Largest municipality in Durham Region
- Fastest growing census metropolitan area in Canada 2019/20 – StatsCan
  
- Home to student population of 25,000 across three post-secondary institutions:
  - Durham College
  - Ontario Tech University
  - Trent University Durham GTA
  
- Ranked as one of the top markets for tech talent growth across Canada - CBRE
  
- Home of the Oshawa Executive Airport & Port of Oshawa (HOPA)



# City of Oshawa – Economic Overview

## Conference Board of Canada Projections:

- Manufacturing output growth:
  - 8.2% - 2021
  - 8.5% - 2022
- G.D.P. Growth:
  - 5.2% - 2021
  - 4.7% - 2022
- Largest Sectors:
  - Healthcare
  - Education



## City of Oshawa Real G.D.P. Projections



Source: Conference Board of Canada



# Development - Oshawa

- Excellent future development opportunities are supported by infrastructure and local incentives.
- Oshawa does not have City Development Charges on industrial development.
- Represents a savings of over \$967,000 per 10,000 sq. m. (107,000 sq. ft.) of development.
- #1 Development Approval Time in GTA – Altus Group

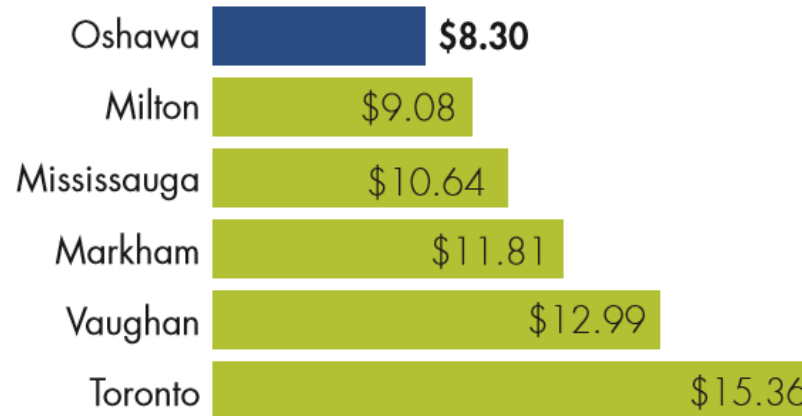
## G.T.A. Industrial Development Charges (\$/sq. ft.)

Oshawa \$10.78  
 Milton \$18.56  
 Mississauga \$26.35  
 Markham \$36.03  
 Vaughan \$39.62



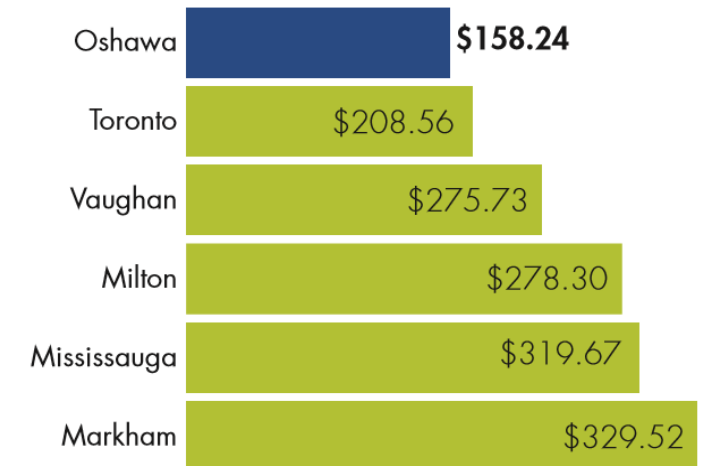
Oshawa has the **lowest industrial development charges** in Durham, York, Peel, Halton and Hamilton.

## G.T.A. Industrial Space Lease Rate (average net asking lease rate/sq. ft.)



Source: CBRE Marketview Toronto Industrial Q1 2021

## G.T.A. Industrial Space Sale Price (average asking sale price/sq. ft.)

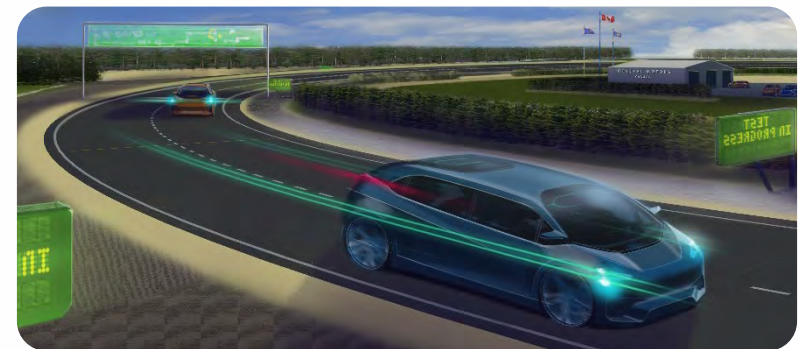


Source: CBRE Marketview Toronto Industrial Q1 2021



# City of Oshawa – Recent Investments

- GM Canada continues a hiring campaign of 1,400 – 1,700 workers following an up to \$1.3 billion investment in the Oshawa Assembly Plant.
- Engineers at the Canadian Technical Centre (CTC) are putting “code-to-the-road” – right here in Oshawa – on the newly completed CTC McLaughlin Advanced Technology Track.
- \$170M track will support the testing of advanced General Motors vehicle software and technologies.



# City of Oshawa – Recent Investments

- Panattoni Canada acquired 11 hectares (27 acres) of land at the corner of Thornton Road and Wentworth for a brand-new, state-of-the-art industrial development
- Two industrial buildings totaling 58,646 sq.m. (631,000 sq.ft.).
- GEODIS - logistical solutions featuring five lines of business (Supply Chain Optimization, Freight Forwarding, Contract Logistics, Distribution & Express and Road Transport). GEODIS has a direct presence in 67 countries with a global network spanning nearly 170 countries.
- Aosom Canada Inc. - Serving customers across Canada providing high quality products and great value; Aosom products are currently featured on Amazon, eBay, Best Buy



# City of Oshawa – Development Opportunities

## Northwood Business Park – Prime Employment Development Opportunity

<b>Gross Area</b>	+/- 722 acres
<b>Developable Area</b>	Estimated +/- 500 acres
<b>Oshawa Official Plan Land Use Designations</b>	Industrial, Open Space and Recreation, Special Purpose Commercial and/or Local Central Area.
<b>Frontage</b>	Thornton Road North, Stevenson Road North, Taunton Road West and Conlin Road West.
<b>Zoning (Arterial Roads)</b>	Select Industrial, General Industrial, Special Purpose, Planned Commercial Centre, Automobile Service Station, Commercial, Park Open Space, Environmentally Sensitive Open Space, Hazard Lands Open Space and/or Urban Reserve.
<b>Servicing</b>	Approved and budgeted by Region of Durham.



# Northwood Business Park





# Northwood Business Park



# Tour of Growth and Development

## Economic Development Monitoring 75 Projects Representing:

- Over \$5 Billion Dollars of Investment
- 36,763 Jobs (Including Construction Jobs)
- 42,184 Potential New Residents
- 16,305 Residential Units
- Visit: [www.oshawa.ca/tour](http://www.oshawa.ca/tour)



# Connect With Us

## Oshawa Economic Development Services

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