

Town of Whitby's Economic Drivers

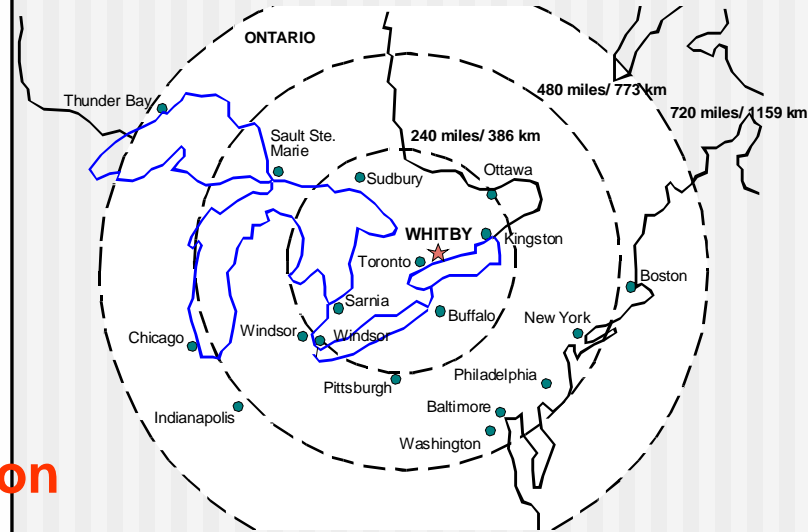
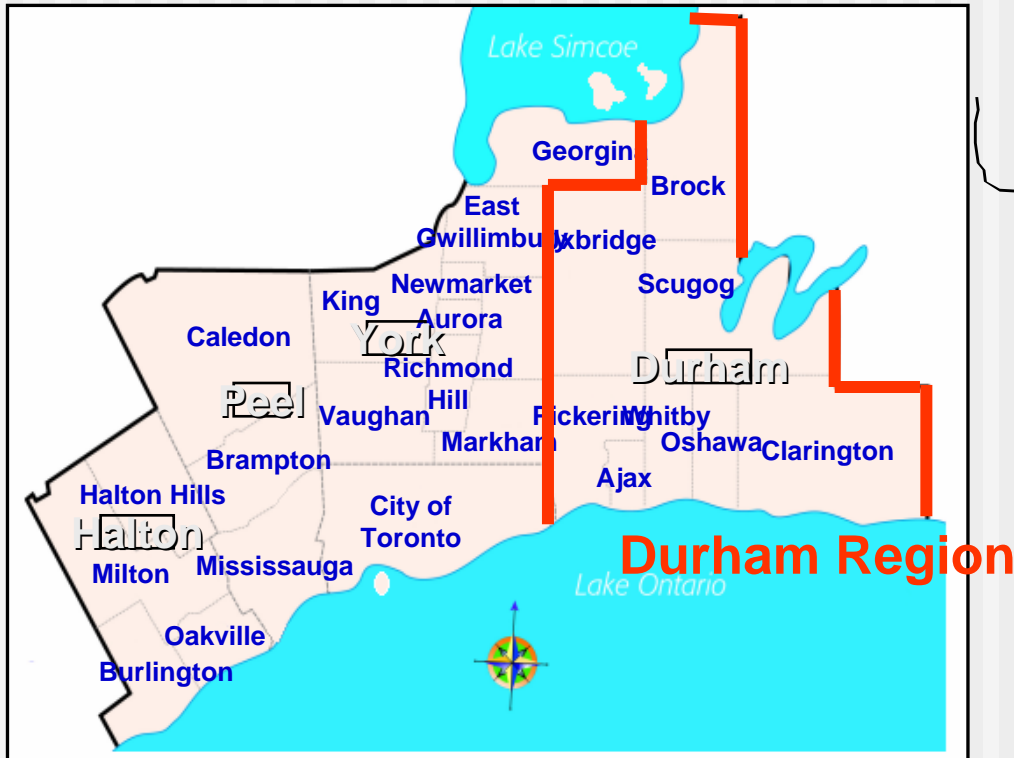
Economic Development Division

Fostering innovation, competitiveness
and economic growth within our
business community





Where we are located



Town of Whitby
Ontario, Canada



Economic Profile

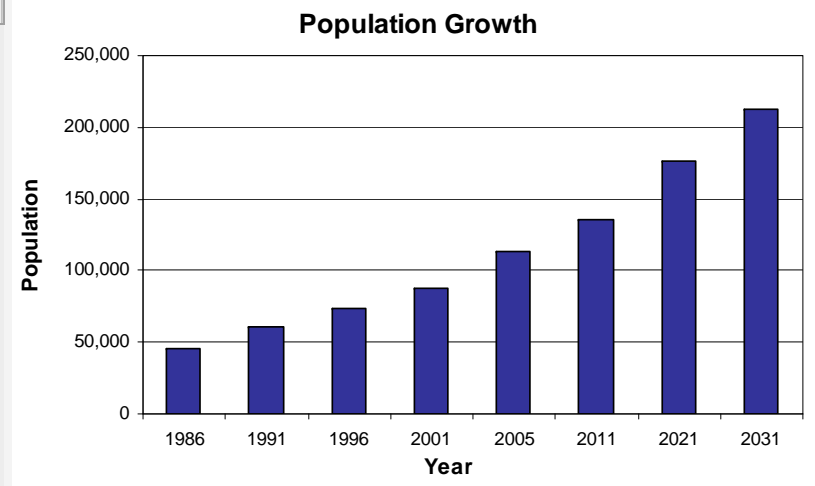
A Growing Population...

Year	Population
1986	45,819
1991	61,281
1996	73,794
2001	87,413
2005	113,200
2011	135,200
2021	176,400
2031	212,700

Source: The Statistics Canada data does not include the Census undercoverage/undercount.

Statistics Canada noted Oshawa/Whitby CMA as the highest net in-migration location in the country.

The Conference Board of Canada noted Oshawa/Whitby CMA as the projected leader in GDP growth for the 2006-2009 period.



Source: Statistics Canada and Hemson Consulting



Top 10 Economic Drivers

Reasons to invest in Whitby

1. Strong Economic Structure
2. Available Commercial and Industrial Land and Space
3. Solid Transportation Network
4. Available Skilled Labour and Employment Opportunities
5. Access to Quality Education
6. Diverse Markets & Industries
7. Competitive Business Costs
8. Proximity...Centrally Located
9. High Quality Health Care Facilities
10. High Quality of Life



#1 Strong Economic Structure

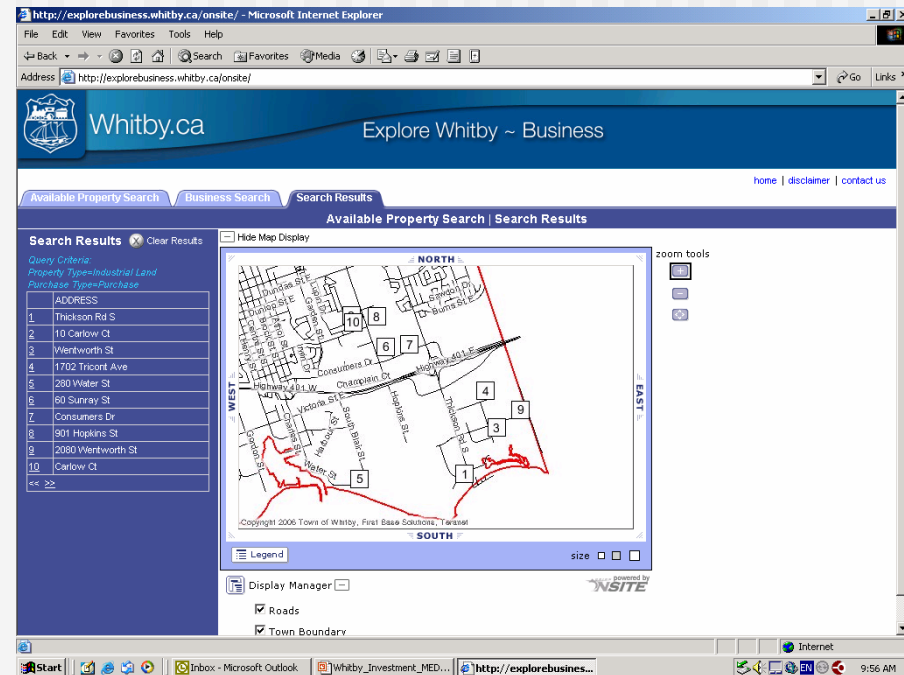
Whitby Already has a Solid Economic Infrastructure in Place

- Number of Businesses in Industrial Zoned Areas: 300 approx.
- Total Number of Employees: 34,100 approx.
- Average Number of Employees: 50 approx.



#2 Available Commercial and Industrial Land and Space

- Industrial Vacant Land
383.61 acres
- Commercial Vacant Land
174.83 acres
- Industrial Vacant Space
239,064 sq. ft.
- Commercial Vacant Space
357,327 sq. ft.



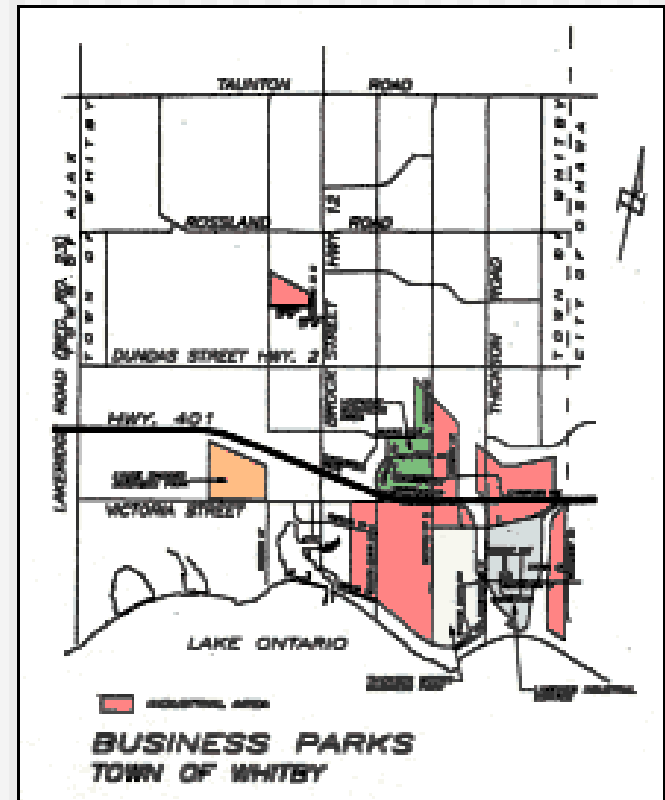
NEW! Search for Properties Online
<http://explorebusiness.whitby.ca/onsite>



#2 Available Commercial and Industrial Land and Space

Industrial Parks:

- Lakeview Industrial Estates
- Thickson Woods Business Park
- Durham Business Centre
- Hopkins Business Area





#3 Solid Transportation Network

Roads: Highways 401, 2, 12 and 7

Rail: CN, CP, GO Commuter Train

Bus Service: GO Transit, Whitby Transit

Air: Oshawa Municipal Airport, Toronto's Lester B. International Airport, future Pickering Airport

Water: Port Whitby Marina, Whitby Yacht Club, Deep Sea Harbour – 2 Deep-Water Ports – Oshawa Harbour and St. Mary's Cement



Status: 407 Extension EA underway

Salem Rd interchange complete, Stephenson Rd underway.



#4 Available Skilled Workforce and Employment Opportunities

Labour Force – Whitby:

	<i>Male</i>	<i>Female</i>
Total in Labour Force:	32,315	30,061
Total out of Labour Force:	9,617	12,916
Total Employed:	30,521	28,425
Total Unemployed:	1,794	1,636
Participation Rate:	77.1%	69.9%
Unemployment Rate:	5.6%	5.4%

Source: Financial Post Markets, Canadian Demographics 2006



#4 Available Skilled Workforce and Employment Opportunities

Top Five Private Sector Employers:

<u>Name of Employer</u>	<u>Description</u>	<u>No. of Employees</u>
Lear Corporation	Motor Vehicle Seat Systems	795
Sobeys Whitby Retail Support Centre	Warehouse and Distribution of Groceries	738
Gerdau AmeriSteel Corp.	Primary Steel Industries	550
Sklar-Pepler Furniture Corporation	Upholstered Household Furniture Ind.	400
Johnson Controls	Automotive Sub-assembly	350



#4 Available Skilled Workforce and Employment Opportunities

	<u>Population*</u>	<u>Jobs*</u>
Durham Region	578,345	191,040
Ajax	87,710	25,120
Brock	12,810	3,880
Clarington	80,735	18,020
Oshawa	150,100	64,470
Pickering	90,950	33,260
Scugog	22,470	6,700
Uxbridge	20,195	5,490
Whitby	112,375	34,100

*Source: Durham Region Planning: Population – May, 2005/Jobs – Jan, 2005



#5 Access to Quality Education

- Public Schools 22
- Catholic Schools 9
- Montessori Schools 4
- High Schools 6
- Private School – Trafalgar Castle School



#5 Access to Quality Education

University of Ontario Institute of Technology (UOIT)

- First new university in Ontario in 40 years.
- Strong **industry-driven** research & commercialization mandate.
- Created in 2001, over 1 million sq. ft. of new classrooms, laboratory, research, dormitory and administrative space has been built.
- Engineering School under construction.
- Focus on advanced manufacturing, energy, and internet security.
- Students: 1,800 (full-time)
 500 (full-time) Trent



University of Ontario
INSTITUTE OF TECHNOLOGY



#5 Access to Quality Education

Durham College & Business & Industry Development Services (BIDS)

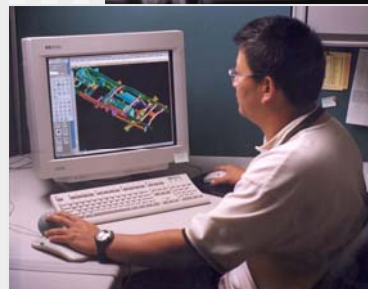
- Nearly 100 programs in the post-secondary, skilled trades, apprenticeship.
- Integrated Manufacturing Centre – supports DC and UOIT programs with state-of-the-art equipment.
- Business and Industry Development Services provides contract training to industry.
- Students:
 - 5,800 (full-time)
 - 23,000 (part-time)
 - 2,000 (apprentices)





#6 Diverse Markets and Industries

- Automotive
- Energy
- Plastics
- Call Centres
- Pharmaceuticals
- High Technology Manufacturing



- Packaging
- Fabricated Metals / Steel
- Publishing
- Food Processing
- Engineering
- Business Services



#6 Diverse Markets and Industries

Canadian Headquarters:

- BMW Canada Incorporated
- McGraw-Hill Ryerson
- Duramould
- Horn Plastics
- Lofthouse Brass Manufacturing
- Corning Frequency

International Companies:

- Smurfit-MBI
- Liqui-Box Canada Inc. (Dupont)
- Patheon Whitby Inc.
- Gerdau AmeriSteel Corp.



#7 Competitive Business Costs

Competitively Priced **Land and Space**

Industrial Land Rates:

- With close to 400 acres still available. Approximate cost per acre range from \$100,000 to \$300,000.

Industrial Rental Rates:

- Lease cost per sq. ft. net: \$4.25 - \$7.50

Local Office Space Rental Rates:

- From \$4.00 to \$6.00 per sq. ft. To \$10.00 to \$15.00 per sq. ft. net. TMI



#7 Competitive Business Costs

Access to Competitive **Labour**

- Over 2 million workers within a one-hour drive.
- Strong economic growth attracts skilled labour force.
- Department of Human Resources and Skills Development (HRSD)
- Wage Subsidies Programs Available.



#7 Competitive Business Costs

Competitive **Development Charges**

Industrial/Commercial Development Charges

Whitby:

Industrial	\$1.47 per sq. ft.
Commercial	\$2.94 per sq. ft.

Durham Region:

Industrial	\$0
Commercial	\$3.85 per sq. ft.



#8 Proximity...Centrally Located

Distance from Whitby to key points:

In Canada:

Toronto	30 miles (48 km)
Ottawa	227 miles (365 km)
Montreal	317 miles (510 km)
Sault Ste. Marie	450 miles (724 km)

In The United States:

Philadelphia	476 miles (765 km)
Washington D.C.	491 miles (790 km)
New York	493 miles (793 km)
Chicago	525 miles (840 km)
Boston	528 miles (849 km)





#9 High Quality Health Care Facilities

- Lakeridge Health Whitby
- Whitby Mental Health Centre
- Lakeridge Health Oshawa
- Numerous Medical Clinics
- Rouge Valley Ajax-Pickering General Hospital
- Numerous Nursing Homes
- Durham Regional Cancer Centre
(Under construction)





#10 High Quality of Life

Beautiful homes...

High standard of living...

Two Heritage Downtowns...

Beautiful Countryside...

Interactive Parks and Facilities...

and so much more...





Economic Development Programs



**Business Growth
& Expansion**
SUPPORT PROGRAM



**Site Selection
& Relocation**
SUPPORT PROGRAM



**Entrepreneurship
& Small Business**
SUPPORT PROGRAM



Tourism Whitby
SUPPORT PROGRAM



Invest Whitby
SUPPORT PROGRAM



Film Whitby
SUPPORT PROGRAM



Invest Whitby

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