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# The Regional Municipality of Durham Report

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To: Planning and Economic Development Committee  
From: Commissioner of Planning and Economic Development  
Report: #2023-EDT-9  
Date: June 6, 2023

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**Subject:**

2022 and Q1-2023 Commercial and Industrial Development in Durham Region

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**Recommendation:**

That the Planning and Economic Development Committee recommends:

That this report be received for information.

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**Report:**

**1. Purpose**

- 1.1 The purpose of this report is to provide a high-level summary of the important commercial and industrial projects that are underway and in the pipeline across the Region, and to highlight the potential job creation numbers from those projects. The information presented in this report has been compiled from information provided by Durham Region's area municipalities, with each municipality providing information on significant investments in their community. Only information provided by the area municipalities has been included in this report.
- 1.2 The significance of an investment selected by an area municipality to be included in this report was determined in a variety of ways, including: a new business investing in the municipality; new buildings or expansion of existing space; the growth of an existing business creating local employment; a major investment in new equipment or machinery; or an investment of strategic importance to the economy.

- 1.3 The report is intended to provide a “snapshot” of the general nature of non-residential development and job creation in Durham.

## **2. Report**

- 2.1 Across Durham Region in 2022, the value of building permits for new commercial and industrial development (excluding renovations to existing spaces, tenant fit-ups, temporary floorspace, etc.) was \$427,246,210, creating total new floor space of nearly 278,000 square metres (3 million square feet). A breakdown of this new commercial and industrial development activity by area municipality can be found in Appendix 1 of this report, and additional building permit data is further summarized in Report [#2023-INFO-40](#): 2022 Annual Building Activity Review.
- 2.2 Durham’s area municipalities identified 43 significant investments in 2022 and Q1-2023. Combined, these significant investments are expected to create over 8,600 jobs (note that total job creation values include only reported values). Details of these investments can be found in Appendix 2 of this report. Some of the jobs are expected in the short term, while others are expected in future years.
- 2.3 This report is accompanied by a video that showcases some of these recent investments across the Region. The video can be accessed at the following link: <https://youtu.be/IMkIIDmZuDY>.

## **3. Conclusion and Next Steps**

- 3.1 The Durham Economic Development Partnership (DEDP), comprised of Economic Development staff of the Region and the area municipalities, are pleased to report that in 2022 and the first quarter of 2023, Durham experienced considerable growth in commercial and industrial development and job creation.
- 3.2 Through ongoing collaboration, the DEDP is working to advance the Region’s investment-readiness and is working to promote a prosperous Region that is open for business.

Respectfully submitted,

Original signed by

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Brian Bridgeman, MCIP, RPP, PLE  
Commissioner of Planning and  
Economic Development

Recommended for Presentation to Committee

Original signed by

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Elaine C. Baxter-Trahair  
Chief Administrative Officer

Appendix 1: 2022 Commercial and Industrial Building Permit Values for New Floorspace

<b>Area</b>	<b>Value of non-residential Building Permits (\$)</b>	<b>Floor Space (Sq. Ft.)</b>
<b>Ajax</b>	\$78,573,147	548,468
<b>Brock</b>	\$12,235,000	23,308
<b>Clarington</b>	\$88,767,710	265,160
<b>Oshawa</b>	\$44,447,700	229,816
<b>Pickering</b>	\$53,100,000	573,743
<b>Uxbridge</b>	\$2,000	3,197
<b>Whitby</b>	\$815,000	4,162
<b>Scugog</b>	\$149,305,653	1,328,429
<b>Durham</b>	<b>\$427,246,210</b>	<b>2,976,282</b>

## Appendix 2: 2022 and Q1-2023 Significant Investment Highlights by Area Municipality

**Ajax**

<b>Company</b>	<b>2022 and Q1/2023 Jobs Created</b>	<b>Building Size / New Floor Space Added (sq ft)</b>	<b>Comments</b>
H&M Warehouse / Distribution Facility	300	716,837	H&M will be the sole tenant of the industrial building B in the GTA East Industrial Park in Ajax. GTA East Industrial Park includes Amazon Fulfillment Centre, the H&M Facility, and the upcoming Building C currently under construction.
Swegon North America	100	90,409	A state-of-the-art logistics facility completed at Harwood Avenue N. This building is located on a 17-acre site along with 675 Harwood Avenue North in the Harwood Business Park.
Business Porters Inc.	22		Business Porters Inc. offers shipment-related services.
Wolseley Canada	8		Wolseley Canada is the leading wholesale distributor to plumbing, HVAC/R, waterworks and industrial markets in the country.
Grandview Kids Children's Treatment Centre			The vision for the new Grandview Kids Children's Treatment Centre is to support the provision of family-centred care for children and youth with physical, communication and developmental needs and their families in the Durham Region. It will be an open, welcoming and inclusive community-based pediatric facility supporting an integrated mix of rehabilitation, medical and clinical services, as well as education and research activities. Currently under construction on Harwood Avenue in Ajax with completion targeted for Fall 2024.

**Brock**

<b>Company</b>	<b>2022 and Q1/2023 Jobs Created</b>	<b>Building Size / New Floor Space Added (sq ft)</b>	<b>Comments</b>
Agile Manufacturing	30	17,000	Retrofit of existing building to establish a business that performs 3D Printing and Additive Manufacturing Services, and Machine Sales.

**Clarington**

<b>Company</b>	<b>2022 and Q1/2023 Jobs Created</b>	<b>Building Size / New Floor Space Added (sq ft)</b>	<b>Comments</b>
Small Modular Reactor development at Ontario Power Generation, Darlington Campus			<p>October 25, 2022, Canada Infrastructure Bank announced loan to Ontario Power Generation in the amount of \$970 million to build Canada's first SMR at Darlington.</p> <p>December 8, 2022 OPG announced site preparations are underway.</p> <p>The project's preliminary schedule is to complete construction of the reactor by 2028 with commercial operation starting in 2029.</p>
Manufacturing and Technology Centre		114,398	Repair and refurbishment of electronics and appliances, reverse logistics and fulfillment services.
Home Hardware	20	62,000	The new store will include retail and warehouse floor space, a garden centre, and an outdoor lumber yard.
Courtice Town Center	100	116,078	Courtice Town Center includes Food Basics Grocery Store, Shoppers Drug Mart, Dollarama, a 2 story retail building with multiple businesses. Three additional buildings have been approved but not yet constructed on site.

**Oshawa**

<b>Company</b>	<b>2022 and Q1/2023 Jobs Created</b>	<b>Building Size / New Floor Space Added (sq ft)</b>	<b>Comments</b>
GEODIS/Aosom Canada Inc.		630,000	
Costoco Wholesale	300	161,000	
Ontario Power Generation	2,000+	285,000	New Corporate Headquarters
Martin Brower	175	172,500	Logistics/Distribution Centre
Broccolini (Tenant TBD)	150	up to 420,000	TBD
General Motors Canada	800		Addition of third shift to assembly line
Hamilton Oshawa Port Authority			Marine/Shipping Infrastructure
JJ McGuire (& Others)		60,000	Industrial/Office Space

**Pickering**

<b>Company</b>	<b>2022 and Q1/2023 Jobs Created</b>	<b>Building Size / New Floor Space Added (sq ft)</b>	<b>Comments</b>
Emix		164,000	Industrial building in Brock Industrial Park.
Kubota	250	500,000	Includes 65,000SF of office space, meeting areas, and training facilities.
Hotel (Durham Live)			A 275-room hotel.

Company	2022 and Q1/2023 Jobs Created	Building Size / New Floor Space Added (sq ft)	Comments
Jerry Coughlan Health and Wellness Centre			The Jerry Coughlan Health and Wellness Centre will be a new medical centre bringing services closer to home for people living in the area. The multi-storey building will be located at 2580 Brock Road on 2.3-acre property that is currently owned by Lakeridge Health.
Porsche Experience Centre			
The Arena (Durham Live)			
FGF Brands	3,000		<p>FGF Brands acquisition represents the largest land deal in the Innovation Corridor with 149 acres being purchased.</p> <p>Phase one will bring 1,000 jobs and phase two expected to be roughly 2,000 jobs. In the long-term, the full build-out is expected to be 5,000 jobs which will all be direct, making them the largest employer in Pickering.</p> <p>First phase of development will have five buildings (4 buildings with manufacturing and office and one distribution building). The second phase is to be determined.</p>
Amazon	200		The new delivery facility is expected to create more than 200 jobs in sorting, operations, and management with approximately 85 per cent being full-time positions. Amazon Logistics expects to start recruitment four to six weeks prior to launch.

<b>Company</b>	<b>2022 and Q1/2023 Jobs Created</b>	<b>Building Size / New Floor Space Added (sq ft)</b>	<b>Comments</b>
SmartCentre / Bad Boy	200	233,000 SF	New 233,000-square-foot, multi-unit \$70 million complex in north Pickering. The development is a partnership between SmartCentres and Lastman's Bad Boy, which will alone take up 130,000 square feet of the space.

### Uxbridge

<b>Company</b>	<b>2022 and Q1/2023 Jobs Created</b>	<b>Building Size / New Floor Space Added (sq ft)</b>	<b>Comments</b>
Zano-con		13,950	Proposed industrial building, repair garage and office component
Oakvalley Health - Uxbridge Campus (hospital)			Proposal includes: long term care facility with 192 beds, 31 hospital beds
Victoria Drive medical offices		TBC	5 storey office building in downtown Uxbridge
Second Wedge Brewing Co.		4,000	Reconstruction and expansion following tornado damage
Wooden Sticks		58,103	5 storey hotel with 79 rooms proposed at existing golf course site

### Scugog

<b>Company</b>	<b>2022 and Q1/2023 Jobs Created</b>	<b>Building Size / New Floor Space Added (sq ft)</b>	<b>Comments</b>
Greenwood Mushroom		97,446	Phased expansion of mushroom growing rooms, harvesting and packaging facilities
Adamsons Engineering		20,000	Expansion to existing facility



<b>Company</b>	<b>2022 and Q1/2023 Jobs Created</b>	<b>Building Size / New Floor Space Added (sq ft)</b>	<b>Comments</b>
Taylor Ford	19	25,341	New build (car dealership, car repair, washing facility)
Tessera Group	95	40,000	New advanced manufacturing facility (packaging)
Woodland Mills	24	17,000	New manufacturing facility and showroom

**Whitby**

<b>Company</b>	<b>2022 and Q1/2023 Jobs Created</b>	<b>Building Size / New Floor Space Added (sq ft)</b>	<b>Comments</b>
Thermea Spa		300,000	
Durham College Centre for Skilled Trades		60,000	
Amazon Centre	500	703,951	
Atlantic Packaging		250,000	
ThermoFisher Scientific		28,000	Manufacturing and supply of Merck's COVID-19 antiviral pill
Oshawa Clinic Group	350	120,000	The state-of-the-art facility will help 85 physicians better serve patients across the region.