

Development Insider





Mayor's Message

2022 was a transformational year for the City of Oshawa, breaking all-time building records with permit values of \$901 million. We're welcoming tens of thousands of new residents to Oshawa, one of the fastest growing communities in Canada with an estimated population of 187,813. Our growing community has a lot to celebrate:

- We saw the addition of light-duty pick-up production and a third shift at GM Canada's Truck Assembly Plant, which has created more than 3,200 new jobs, 50% of that diverse workforce is female.
- We're celebrating HOPA's announcement of a \$32 million capital infrastructure project at the Oshawa Port and the much-anticipated news that the Lakeshore East GO Train extension through Oshawa to Bowmanville is fully committed, funded and will be constructed. This \$1.1 billion project is estimated to create 21,000 jobs.
- We are thrilled to welcome Ontario Power Generation's (OPG) new corporate headquarters to the City of Oshawa, with an additional 2,000 jobs relocating to our community. OPG's announcement continues the diversification of Oshawa's economy and employment base, bringing further strength to a robust talent pool.
- The Northwood Business Park is the City of Oshawa's newest prime employment development opportunity. This major industrial park is comprised of 202 hectares (500 acres) of developable employment land, with unique advantages of being located in proximity to the Ontario Tech University/Durham College main campus, Highway 407 East and the Oshawa Executive Airport. The investment interest in our community is strong, with major companies such as Martin Brower establishing industrial facilities that will bring hundreds of additional jobs to our community.

We invite you to join us as we continue to chart a path of ambitious growth in the great City of Oshawa.

Dan Carter
Mayor, City of Oshawa



Message from the Chair

The City of Oshawa is a community known for breaking new development records, and 2022 was certainly no exception. The City of Oshawa is thrilled to report building permit activity exceeding any year in Oshawa's recorded history. Oshawa's previous annual building permit record was set in 2017 at \$614 million. The City shattered that previous record with \$901 million in building permit values for 2022. Over the past five years, the City of Oshawa has issued \$2.7 billion in total building permits with \$268 million in industrial construction.

Our population growth has been amongst the highest in Canada, with 2022 being a landmark year of construction to meet the needs of our growing community. Our Kedron and Columbus Part II plans will have the capacity to welcome up to 50,000 residents to our rapidly growing community.

This incredible year of development demonstrates the rapid pace of investment and economic momentum of the great City of Oshawa. We've seen billions of dollars invested and thousands of new jobs created from major international companies. Our city continues to establish momentum as an economic hub and major destination within the G.T.A.; one that new companies and residents are gravitating to more than ever as one of the best places to live, learn, work and invest.

Our community is poised for growth. We're continuing to build for the future and hope that you'll join us on our remarkable journey of change and innovation.

Tito-Dante Marimpietri
Chair of the Economic and Development Services Committee
Ward 2 Regional and City Councillor
City of Oshawa



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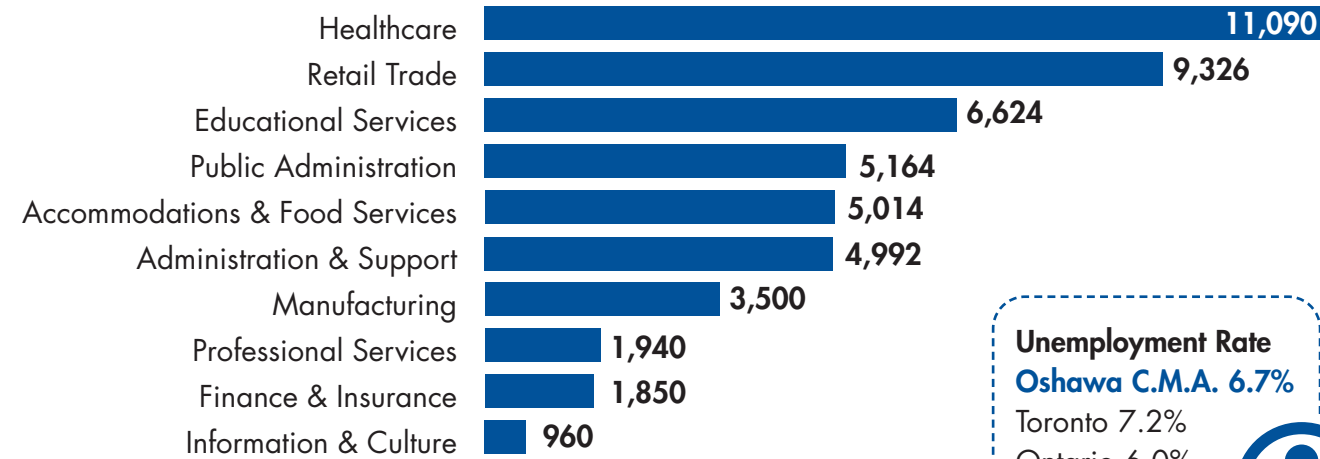
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Strong Economic Fundamentals

Oshawa's economy is one of Canada's top seven mid-sized cities for real G.D.P. growth from 2023 to 2026. The city's proximity to Toronto, Canada's most important economic hub, has led Oshawa to achieve some of the highest population growth in Canada, bringing with it an influx of new talent. As more employees work remotely, the Conference Board of Canada anticipates that some Torontonians will opt to move to cities such as Oshawa that benefit from a lower cost of living. The Conference Board further anticipates Oshawa's G.D.P. growth to be 2.2% in 2023, exceeding the Canadian average. The projections point to a significantly improved job market, with employment predicted to expand by 5.9%. The opening of GM Canada's Truck Assembly Plant and strong non-residential construction activity are seen as key factors in the rebounding of Oshawa's manufacturing sector and the recovery of Oshawa's construction output.

Jobs by Employment Sector

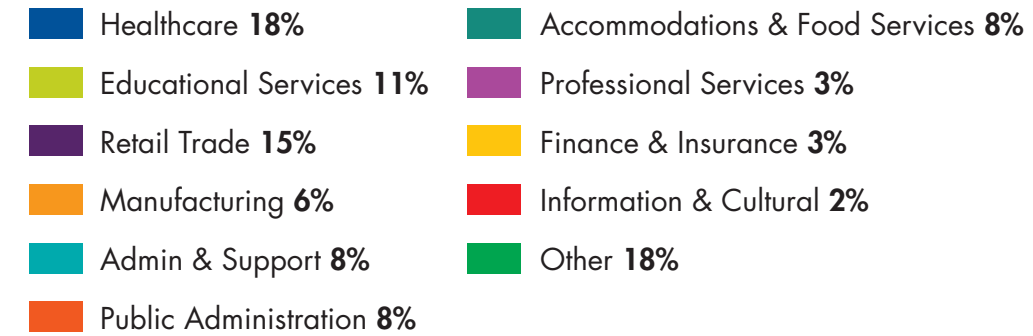


Unemployment Rate
Oshawa C.M.A. 6.7%

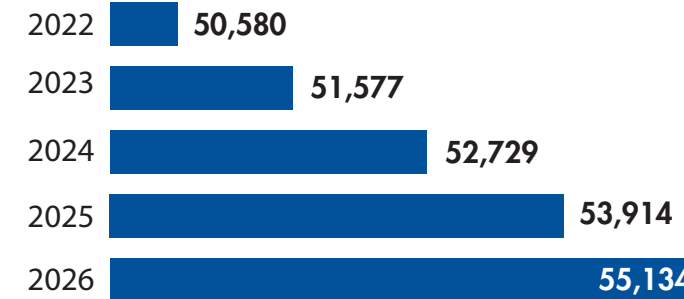
Toronto 7.2%
Ontario 6.0%
Canada 5.5%
January 2023



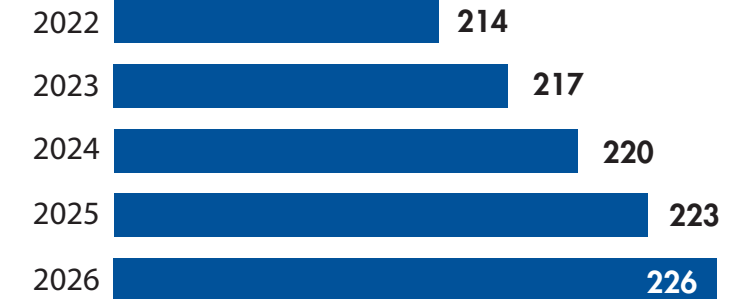
Oshawa's dynamic and diverse economy consists of:



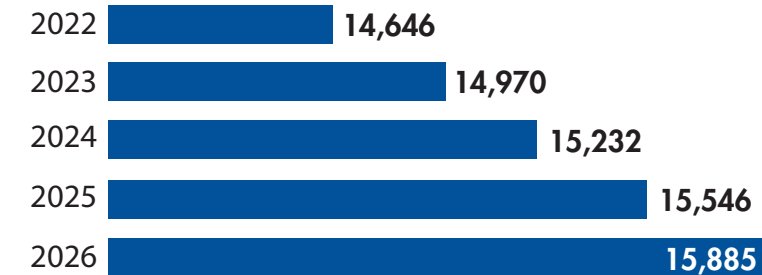
Household Income Per Capita (\$)



Total Employment (000s)



Real G.D.P. at Basic Prices (\$ millions)



G.D.P. Projections Canada

2023 1.75%
2024 2.5%



Total Businesses in Oshawa C.M.A.
9,314 Statistics Canada

Industrial Growth

The City of Oshawa is pleased to report 2022 building permit activity that exceeded any year in Oshawa's recorded history. Oshawa's previous building permit record was set in 2017 at \$614 million. In 2022, the City shattered that record with over \$900 million in building permit values. Oshawa set 25 new building records in 2022, including the construction of 12 new industrial and commercial buildings in the city. Industrial growth, which has accounted for over \$250 million in building permit activity over the past five years, is bringing new companies and thousands of new jobs to Oshawa's economy.

450-464 Taunton Rd. W. Approximately 9,000 sq. m. (96,875 sq. ft.) of industrial condominiums are now complete along Taunton Rd. W. in proximity to the Oshawa Executive Airport. The development will have 64 industrial units.

377 Taunton Rd. E. Five new industrial buildings are nearing completion at this location that will serve as a self-storage facility with drive-up capabilities.

900 Farewell St. Located in the Farewell Industrial Park, 244 m. (800 ft.) from the Port of Oshawa, this business complex contains five units ranging in size from 111 sq. m. (1,194 sq. ft.) to 400 sq. m. (4,305 sq. ft.). Cooper Equipment Rentals, Emco Waterworks and Lev2 Millwork are among the first occupants of the property.

Lakeside Business Centre: 1155 Boundary Rd. Lakeside Business Centre provides the unique opportunity to own brand new industry-leading, state-of-the-art industrial condos in Durham, one of the fastest growing industrial nodes in the Greater Toronto Area. Offering unit sizes from 1268 sq. m. (13,649 sq. ft.) to 12,800 sq. m. (137,778 sq. ft.) including walk-up second floor, Lakeside Business Centre features best-in-class specifications including 8.53 m. (28 ft.) clear ceiling height, dock and grade loading per bay.



Oshawa Airport Centre 650 Taunton Rd

Jones Lang LaSalle, in partnership with Fieldgate Commercial, is proud to introduce the Oshawa Airport Centre, a development consisting of four buildings totalling 10,170 sq. m. (109,471 sq. ft.) Building C and D consists of prestige industrial units perfectly suited for a wide variety of permitted uses and adding much needed inventory to one of North America's largest and most undersupplied industrial markets. Building B features rarely offered for sale, premium commercial/retail units with excellent exposure on Taunton Rd.



1260 Skae Dr. New industrial development will include 2,508 sq. m. (26,995 sq. ft.) of space for a warehouse and sales outlet. The property will store and distribute building materials.

1140 Skae Dr. New Honda vehicle pre-delivery inspection facility coming to the east side of Skae Dr., east of Terwillegar Dr.

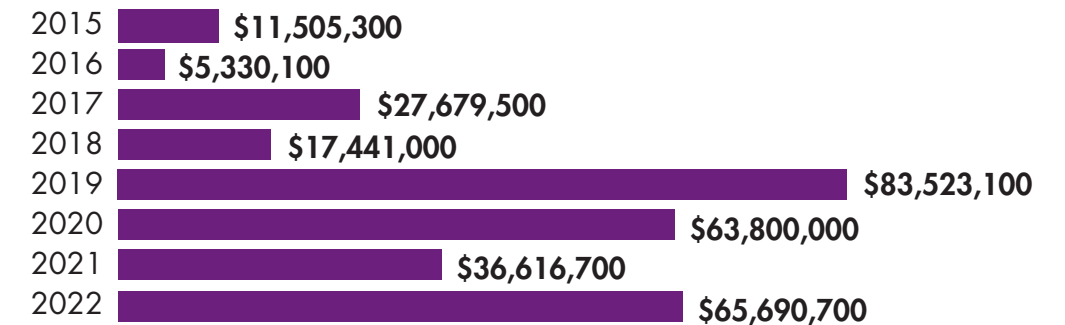
980 Thornton Rd. S.

New industrial development will include 10,000 sq. m. (107,639 sq. ft.) of space to accommodate four units. New business occupants include Complete Packaging Systems, Van Rees Tea, Moda at Home Enterprises and Metro at Home.



The City of Oshawa has issued over \$250 million in industrial building permits over the past five years.

Permit Value Industrial Development



Developments Built and Under Construction

80 Bond As part of a \$125 million two phase Bond and Mary development, 370 units are now complete for Phase II. This includes a 21-storey residential condo tower and 185 sq. m. (2,000 sq. ft.) of ground-floor commercial space. The beautifully designed, high tech suites offer incredible views. There's a spacious, well-equipped gym, private party room with its own kitchen, fifth floor lounge and terrace, soaring lobby with lounge area, business centre, conference room and even a pet wash.



Panattoni Phase I and II Panattoni Development Company is one of the largest privately held, full service developers in North America. In the past decade, the company expanded operations into the Canadian marketplace and into Europe. Panattoni has focused its resources on creating solutions for tenants in the industrial and suburban office markets. Panattoni has developed an 11 hectare (27.18 acre) site at the southeast corner of Thornton Rd. S. and Wentworth St. W. with two industrial buildings totaling 58,646 sq. m. (631,260 sq. ft.).



Oshawa has issued \$2.7 billion in building permit values over the past five calendar years.



Total Building Permit Values Oshawa

2018	\$427,022,600
2019	\$327,062,200
2020	\$480,474,100
2021	\$564,582,600
2022	\$901,813,500

UC Towers 2 and 3 A 27, 19 and 3-storey condo and townhouse development is currently under construction by Tribute Communities and RioCan REIT on the east side of Simcoe St. N., south of Windfields Farm Dr. E., across from the Phase 1: UC Tower in Oshawa's Windfields Community.

Approved Developments

80 Harbour Rd. A new residential/commercial mixed-use development containing two buildings in two phases is being proposed for the Farewell Community. Phase 1 consists of one new mixed-use building varying in height between 12 and 20-storeys and containing 556 apartment units and approximately 469 sq. m. (5,048 sq. ft.) of commercial floor space on the ground-floor. Phase 2 consists of one new mixed-use building varying in height between 12 and 35-storeys and containing 826 apartment units and approximately 569 sq. m. (6,125 sq. ft.) of commercial floor space on the ground-floor.



Lactalis Canada Inc. selects Northwood Business Park for their largest global distribution facility

Lactalis Canada Inc. is breaking ground on a new 35,210 sq. m. (379,000 sq. ft.) distribution centre located in Oshawa's Northwood Business Park, creating approximately 80 jobs. Expected completion Q4 2024.



600 and 656 Conlin Rd. W. Martin Brower Panattoni Development Company has partnered with Stonemont Financial Group and BentallGreenOak to bring a major industrial development to Northwood Business Park. Martin Brower will occupy 16,030 sq. m. (172,545 sq. ft.) of ground-floor area including an office with mezzanine. Martin Brower's new Oshawa facility will join 70 global hubs in 18 countries, handling complex logistics and supply chain operations for 25,000 restaurants. In Canada, Martin Brower currently employs 1,000 staff across six facilities. It is estimated that this development will generate a further 175 direct jobs.

135 Bruce St. A 2,241 unit mixed-use development, this project will include 2,145 apartment units and 96 townhouse units, as well as office and retail ground-floor space, in buildings ranging from 3 to 22-storeys in height. Phase I will include 509 apartments in 10-storey and 22-storey towers.



The City of Oshawa set **25 new building records** in 2022.



Proposed Developments

Columbus Part II Plan This Part II Plan was adopted by City Council on June 26, 2023 and includes new growth areas to accommodate up to 24,000 new residents. The proposed draft plan includes new growth areas of 396 hectares (979 acres) of developable land and a range of 7,057 to 10,996 units in a mix of low, medium and high density.

Kedron Part II Plan Expected to accommodate 22,000 new residents on 466 hectares (1,151 acres). Ten new schools and a number of new parks are expected. The plan permits for up to 22,483 sq. m. (242,000 sq. ft.) of commercial space.

Post Lofts 47 Simcoe St. S. Atria Development continues to play a key role in Oshawa's downtown revitalization, with the acquisition of 47 Simcoe St. S., a former Canada Post building. Atria's new development is anticipated to be an eight-storey 143 unit mixed-use, mid-rise building

Richmond and Mary Development This proposal for two 18-storey residential towers will bring 630 units of living space to Downtown Oshawa. The project will also include 557 sq. m. (6,000 sq. ft.) of commercial space on a two-storey podium.



The Terraces 245 Bloor St. W. This 12-storey building is comprised of 140 residential units and 99 provided parking spaces, 44 of them in one level of underground parking.

39 Athol St. W. Twelve-storey building comprising a total of 140 residential units. A total of 99 parking spaces will be provided. A roof top amenity space has also been recognized as an important element of the proposed development, and will provide opportunities for residents to enjoy indoor and outdoor spaces to socialize and connect with one another on rooftop gathering places.

Kenneth, Division and Bond A new development with more than 233 apartments and ground-floor commercial space is proposed for Downtown Oshawa at Bond and Division St. S. The proposal would develop the site for a new residential/commercial mixed-use development including a 12-storey building with 233 apartments and approximately 127 sq. m. (1,367 sq. ft.) of ground-floor commercial space.



Proposed Developments (continued)

144–155 First Ave. A new mixed-use development is being proposed for the lands at 144-155 First Ave., directly south of where the new Central Oshawa GO Station will be located. The proposed development in central Oshawa will bring new vibrancy to the area as it transitions from a former industrial site, toward a transit-oriented neighbourhood.



Northwood Business Park

Comprised of 202 hectares (500 acres) of developable employment land, this area has the advantage of being located in proximity to the Ontario Tech University/Durham College main campus, Highway 407 East and the Oshawa Executive Airport. A plan for regional servicing of Northwood has now been approved.

Property details

Gross Area +/- 292 hectares (721.55 acres)

Developable Area Estimated at 202 hectares (500 acres)

Oshawa Official Plan Land Use Designations

Industrial, Special Purpose Commercial and/or Local Central Area, Open Space and Recreation.

Frontage Thornton Rd. N., Stevenson Rd. N., Taunton Rd. W. and Conlin Rd. W.

Zoning (Arterial Rd.s) Select Industrial, General Industrial, Special Purpose Commercial, Planned Commercial Centre, Automobile Service Station, Park Open Space, Environmentally Sensitive Open Space, Hazard Lands Open Space and/or Urban Reserve.

Servicing Approved and budgeted by Region of Durham.

Highlights

- Location bounded by Taunton Rd. W. to the south, the Oshawa-Whitby boundary to the west, Highway 407 East to the north and the Oshawa Creek to the east.
- Northwood Business Park consists of multiple privately-held properties with a distribution of open space areas.
- Water and sewer infrastructure projects are being advanced by the Region of Durham.
- Pre-zoned employment lands.
- Minutes to Highways 401 (Stevenson Rd. S.), 407 East (Simcoe St. N.), 412 and 418. Adjacent to the Oshawa Executive Airport. Served by Regional Bus Transit.
- In proximity to leading post-secondary institutions and research facilities — Ontario Tech University, Durham College, and The Automotive Centre of Excellence (ACE).
- Environmental Assessment for Stevenson Rd. N. is anticipated to be completed in 2024.



Company Growth

Oshawa's economy continues to gain momentum as one of Canada's top 10 mid-sized cities for real G.D.P. growth through 2023. Oshawa's favourable proximity to Toronto, Canada's most important economic hub, has led to some of the highest levels of population growth in Canada as well as an influx of new talent in our community. Key developments over the past five years have generated or added over 7,000 jobs within the Oshawa community. The Conference Board of Canada projections point to a significantly improved job market, with employment predicted to expand by 5.9%. The reopening of GM Canada's Truck Assembly Plant and strong non-residential construction activity are seen as key factors in the growth of Oshawa's manufacturing sector and Oshawa's construction output.

2018

- **Employment Complex**
900 Farewell St.
2,787 sq. m. (30,000 sq. ft.)
Industrial Multiple Complex
- **Panattoni**
1181 Thornton Rd. S.
58,436 sq. m. (629,000 sq. ft.)
Industrial/Warehouse Space
- **RioCan Windfields Retail Hub**
Simcoe St. N. and Hwy 407
64.75 ha (160 acres)
- **Dymon's Self Serve Storage Facility**
285 Taunton Rd. E.
24,991 sq. m. (269,000 sq. ft.)

2019

- **Industrial Multi-Complex**
980 Thornton Rd. S.
9,941 sq. m. (107,000 sq. ft.)
- **Industrial Multi-Complex**
450-464 Taunton Rd. W.
9,024 sq. m. (97,137 sq. ft.)
- **Industrial Multi-Complex**
1133 Boundary Rd.
- **Ontario Tech University Student Centre**
\$40 Million Centre for Students
- **Durham College Geothermal Field**
\$9 Million project



2020

- **GM New Assembly Operation** up to \$1.3 billion investment
- **GM Parts Manufacturing** – \$170 million investment
- **GM Test Track for Autonomous and Advanced Technology Vehicles**
- **Trent University Durham GTA Campus Expansion**
Approx. \$30 million Investment
- **Panattoni Industrial Development**
 - Phase I 1121 and 1147 Thornton Rd. S.
58,529 sq. m. (630,000 sq. ft.)
\$70 million investment
 - Phase II 883 Thornton Rd. S.
40,970 sq. m. (441,000 sq. ft.)

TerraPex Environmental Ltd. Located at 1333 Thornton Rd. S., TerraPex is a dynamic and fully integrated Canadian engineering and geosciences company, providing multi-disciplinary services. Established in 1995, TerraPex is a 100% Canadian-owned firm that has expanded to Oshawa.

2021 and Beyond

- **GEODIS** 883 Thornton Rd. S.
40,877 sq. m. (440,000 sq. ft.)
Logistics and Warehouse
- **Aosom Canada Inc.** 1121 Thornton Rd. S.
15,794 sq. m. (170,000 sq. ft.)
Logistics and Warehouse
- **Windfields Costco** 100 Windfields Farm Dr. E.
14,948 sq. m. (160,900 sq. ft.)
Retail
- **1707 Thornton Rd. N.**
5,574 sq. m. (60,000 sq. ft.)
- **Broccolini and Panattoni – Acquisitions** in Northwood Business Park
- **OPG headquarters** 1980 Colonel Sam Dr.
- **Oshawa Assembly Plant upgrades** for next-generation full-size trucks.
\$280 million investment

Company Growth (continued)

Ontario Power Generation to locate new corporate headquarters and 2000+ jobs to Oshawa

In a major 2023 announcement, Ontario Power Generation (OPG) will establish a new corporate headquarters in the city of Oshawa. With the consolidation of corporate offices from across Ontario, OPG has selected the Oshawa as the new centre of operations at 1908 Colonel Sam Dr.

OPG's significant decision will bring more than 2,000 highly skilled corporate staff to Oshawa, alongside their existing presence at the Pickering and Darlington Nuclear Generating Stations. With this announcement, OPG will establish a new high-tech energy headquarters promoting innovation and collaboration between their many partners and suppliers.

OPG Oshawa headquarters will encompass a 26,433 sq. m. (284,522 sq. ft.) office building on 29.94 hectares (74 acres) of land. Anticipated occupancy will come in late 2024. With an electrical generating portfolio including hydroelectric, nuclear, solar and biomass, OPG is one of the most diverse electricity generators in North America. OPG produces approximately half of the electricity Ontarians rely on every day with clean, safe power that costs an average of 40% less than other generators.



"GM is here to stay. We're really proud of the investment we've been able to make in Oshawa. We're really proud of our workforce there, we're incredibly proud of the product that they are producing with high quality to serve our most important segment and allow GM to achieve truck leadership."

—Marissa West, GM Canada President and Managing Director

GM Oshawa Assembly Plant Delivers Big in 2022

GM Canada remains proudly headquartered in Oshawa, at their Wentworth St. campus which also now enables closer collaboration between their Headquarters, Canadian Technical Centre, the new McLaughlin Advanced Technology Track, and the iconic Oshawa Assembly plant which is in full operation.

GM's Oshawa Assembly Plant got off the line quick in 2022 with one of the fastest plant launches in history. The only GM Plant in North America that builds both light and heavy duty Silverados, its 3,200 hourly and salaried workers across three shifts (half of whom are women), provide big results and additional flexibility to meet demand.

Innovations Driving the Future Economy

The accelerating pace of digital transformation and disruption are driving businesses to adapt to a new competitive environment. These challenges have also brought unique opportunities and a renewed interest in Oshawa, as new technology adoption empowers companies and employees to redefine the workplace. As evidenced in a report released by CBRE, Oshawa has been ranked as one of the top five markets for tech talent growth across Canada. We will continue to embrace and support emerging high growth sectors such as artificial intelligence, cybersecurity, augmented reality and eSports.

ACE Moving Ground Plane

A new milestone unveiled by Ontario Tech University, home of the ACE Climatic Wind Tunnel, has placed Canada on the technological forefront of climatic aerodynamic research and development. The addition of a seven-metre (22.96 foot) single belt Moving Ground Plane, a giant belt that acts as a road moving under a vehicle, will reproduce aerodynamic forces against moving vehicles while measuring physical characteristics in real-world conditions. The ACE Moving Ground Plane offers diverse industries with “Plug and Play” tools to conduct research in a high-tech environment, helping companies and researchers create new energy efficient products such as active aero, energy efficiency maximization and carbon emission reduction.



O.V.I.N. Ontario Vehicle Innovation Network

O.V.I.N. is a Provincial program created to encourage the collaboration of industry, academia and government for the development of connected and autonomous vehicles. As one of the six Regional Technology Development Sites (R.T.D.S.), Durham Region works alongside partners to create a space for small to medium-sized enterprises to test and validate emerging technologies and prototypes.



Horizon Aircraft Inc., an aerospace company building the next generation of Electric Vertical Take-Off and Landing vehicles, is currently running rigorous tests of scale prototypes at the ACE Climatic Aerodynamic Wind Tunnel.

Innovations Driving the Future Economy (continued)

Environmental and Related Technologies Hub (EaRTH District)

As the global climate crisis accelerates, Durham College, Ontario Tech University and Trent University Durham GTA have joined together with Centennial College and University of Toronto Scarborough (UTSC) to advance clean, green, sustainable solutions, such as net-zero vertical farming and technology to reverse groundwater pollution. Dedicated to fueling sustainable, resilient communities locally and around the world, EaRTH District will

develop the region's sustainable technology sector through research, academic programming and commercialization of advanced technology. An EaRTH-commissioned study projects the district to generate \$8.4 billion in total direct cumulative output, \$1 billion in taxes and more than 4,000 jobs over the next two decades.



Project Arrow Ontario Tech University's Automotive Centre of Excellence (ACE) was home to a top-secret and visionary national engineering project. Known as Project Arrow, the mission was to build Canada's first zero-emission concept electric vehicle.

Project Arrow progressed from initial supplier meetings all the way to part design, fabrication, and full build on-site in the ACE climactic wind tunnel at Ontario Tech University. Whereas today's cars are typically built on

assembly lines, every design and fabrication detail of the Arrow, from the decision on type and placement for every bolt, to the full installation and build, was completed on campus by a team of experts and future talent from the University's engineering programs.

Innovations Driving the Future Economy (continued)

New Centre of Excellence in Robotic Surgery

The introduction of a regional, robot-assisted surgical program and the da Vinci Surgical System to Lakeridge Health Oshawa will transform the way Lakeridge will offer surgery in Durham Region, especially for cancer patients.

The da Vinci Surgical System is a minimally invasive robotic tool that acts as an extension of the surgeon operating it. The surgeon, who sits within a console in the same room as the patient and equipment, uses real-time 3D-imaging to view inside the body via the da Vinci's camera arm. The four other arms of the robot are manipulated through hand-controls in the console that are directly linked to the equipment. The arms of the robot, which offer one surgeon the same access as two, operate in tiny, precise and controlled movements that are beyond the capabilities of a human hand.



Brilliant Energy Institute The Brilliant Energy Institute builds upon the energy research and expertise at Ontario Tech University to meaningfully contribute to Canada's leadership in the global transition to net zero by 2050, and to strengthen outcomes regionally, provincially and nationally, here at home. Their work supports deep decarbonization, sustainability and equitable access to clean, safe, abundant energy necessary for prosperity, quality of life, and climate resilience in communities across Canada and worldwide.

Durham College eSports Gaming Arena With the opening of its eSports Gaming Arena in Oshawa, Durham College is taking a leading role in one of the fastest-growing industries in the gaming market. The 278 sq. m. (2,992 sq. ft.) venue is unique from any other collegiate gaming space in Canada thanks to its extensive broadcast capabilities and lounge area that can hold up to 120 spectators for eSports tournaments. Its industry-grade design is providing students with vital hands-on experience to prepare them for career success in the global eSports market, which is exceeding \$1.6 billion per year.

Ontario Tech University to pursue licence enhancing high-tech nuclear facilities Ontario Tech University is enhancing its high-tech nuclear laboratory facilities with the addition of new equipment, unique among all educational institutions in Canada.

Known as the Subcritical Assembly Project, the new equipment at Ontario Tech will enable enhanced hands-on experiential learning opportunities for students, a key aspect of many of Ontario Tech's highly regarded energy and engineering programs, including Canada's only undergraduate Nuclear Engineering degree program.

The distinct design features of a subcritical assembly will offer an ideal enhancement to the University's top-level nuclear engineering teaching and training



infrastructure within its controlled and secure environment.

McLaughlin Advanced Technology Track

As part of a \$170 million investment, engineers at Oshawa's Canadian Technical Centre (C.T.C.) are putting their "code-to-the-road" on the newly completed C.T.C. McLaughlin Advanced Technology Track (C.T.C. M.A.T.T.).

Featuring an oval-shaped design for continuous driving and four lanes with speeds ranging from 60–100 km/hour, the C.T.C. M.A.T.T. will support the testing of advanced General Motors vehicle software and technologies that will enable a future vision that is self-driven, all-electric and highly connected.

Strategic Investments

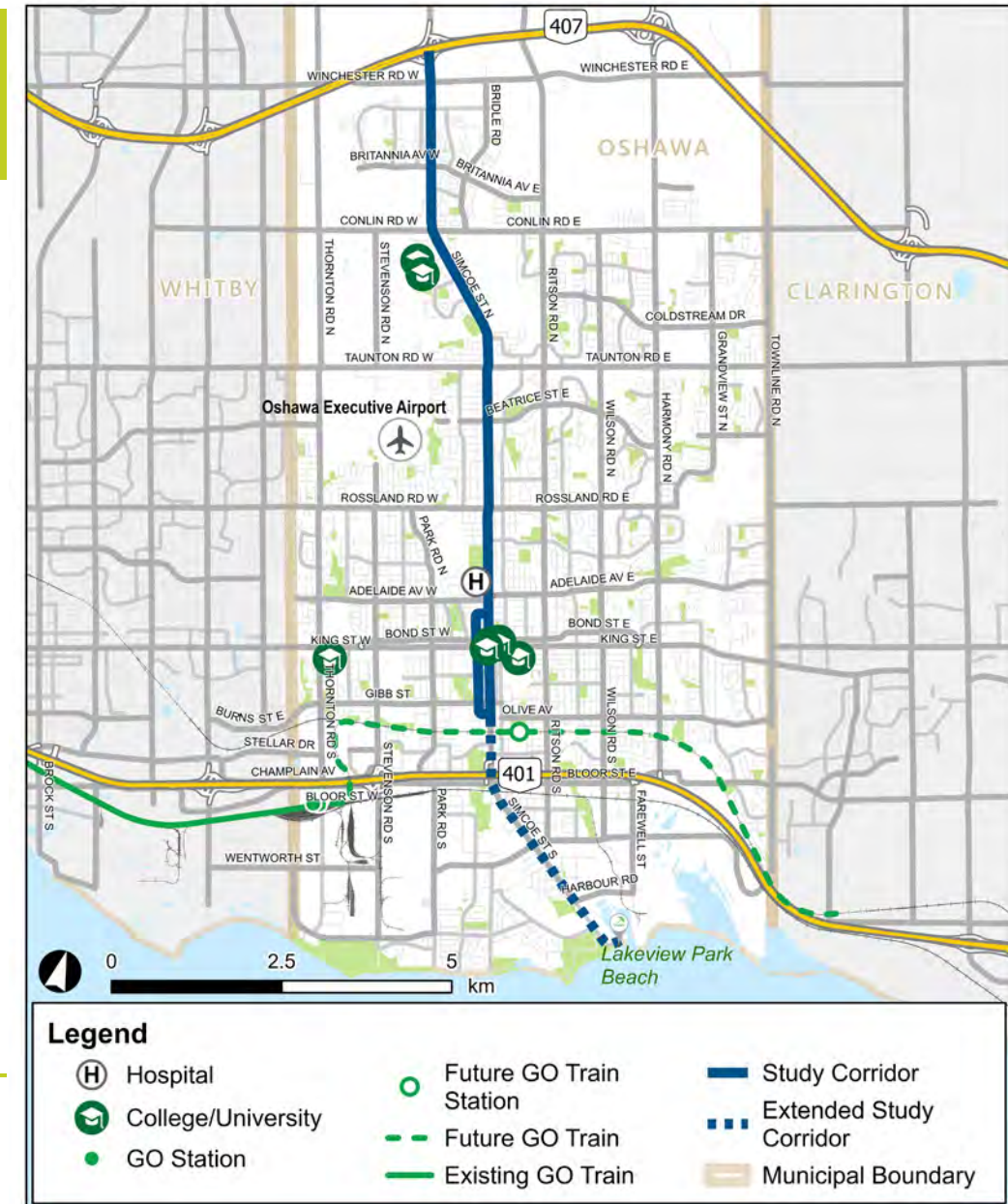
GO Train East Extension Recently approved in the Provincial budget, the Lakeshore East GO Train extension has an estimated economic value of \$1.1 billion in transit-oriented, walkable urban development. The new downtown Central Oshawa station will be located on a 24 acre parcel midway between Simcoe St. S. and Ritson Rd. S., parallel to the C.P. mainline. This project is estimated to generate 21,000 permanent new jobs. The City of Oshawa has initiated the Central Oshawa Major Transit Station Area (M.T.S.A.) Land Use and Area-specific Transportation Master Plan.

The new stations will:

- Provide an accessible, walkable link into the regional transit system for Oshawa.
- Be a hub for multiple modes of transit (train, bus, rapid transit, walking and cycling).

- Serve as a southerly anchor for Metrolinx's proposed Rapid Transit route on Simcoe St., creating Oshawa's first north-south rapid transit corridor.
- Spur revitalization of the surrounding neighbourhood.
- Help Downtown Oshawa accommodate the needs of new community members and the future workforce who want access to regional transit.
- Provide post-secondary students with a viable and affordable transit option.
- Function as the focus of the Central Oshawa Transportation Hub as designated in the Oshawa Official Plan.

Simcoe St. Rapid Transit Visioning Study Durham Region, in consultation with the City of Oshawa, is working on a Visioning Study that will identify a suitable form of Rapid Transit along Simcoe St. between Highway 407 and Lakeview Park Beach, with a connection at the proposed Central Oshawa (Ritson) GO Station. The Study will produce both a vision and an Initial Business Case to guide how Simcoe St. will evolve and grow, with a focus on mobility, sustainability, equity, economic opportunity, and land use.



TeachingCity Oshawa

TeachingCity Oshawa brings together the City of Oshawa and its education and research partners – Durham College, Ontario Tech University, Trent University Durham GTA and the University of Toronto’s Department of Civil and Mineral Engineering. The City and its partners focus on studying and addressing urban issues in Oshawa through innovation, collaboration, applied research and shared experiential learning opportunities with the aim to position Oshawa as a local, national and global community of urban research and learning.

TeachingCity Oshawa Celebrates 5 Years

This year TeachingCity Oshawa celebrated the five-year anniversary of the partnership and the partners have officially extended the collaboration for an additional five years.

Since the partnership began 1,711 students and 135 post-secondary faculty have worked with City staff on unique TeachingCity projects that cover topics including: diversity, equity and inclusion; stormwater management ponds; virtual reality training and advanced navigation technology for firefighters; active transportation for an age-friendly community; engaging youth; supporting local culture and business; digital wayfinding; optimizing City operations routes; and corporate energy management planning.

The partnership has included 55 applied research projects and 52 courses, as well as 192 experiential learning opportunities where students have become part of team Oshawa through placements or practicums.

To learn more about TeachingCity, visit teachingcityoshawa.ca and follow [#OshTeachingCity](https://twitter.com/OshTeachingCity) on Twitter and Instagram.



Did you know?



In a 2023 TeachingCity project, Durham College students are creating 3D rendered buildings as part of a downtown augmented reality tour of development activity.

A student team from Ontario Tech University and the AVEC Research Lab have been working with the City of Oshawa Operations staff to optimize waste, snow removal and street sweeping routes.

Unique Assets

Port of Oshawa Hamilton-Oshawa Port Authority (HOPA) plans to increase Oshawa's current cargo levels by upgrading its port facilities and infrastructure in the coming years, namely, increasing capacity for agricultural cargoes and the port's allowable draft. The Federal Government announced approximately \$14 million for an export expansion project at the Oshawa Port. As the recipient, the Hamilton-Oshawa Port Authority will be making a total investment of approximately \$32 million. With this investment, new infrastructure will be built to modernize operations in the port's main area and position it for growth.

Oshawa Executive Airport The Oshawa Executive Airport features a modern terminal, capable of facilitating corporate business travel and general aviation. The airport offers dual runways able to service a broad range of aircraft, modern navigational aids, hangar space and a variety of aviation services to meet business needs. Canada Border Services are available.

Roads Infrastructure Highway 407 East provides Oshawa with another point of access across the G.T.A. With tolls now removed from Highways 412 and 418, highway travel around the region offers more convenience than ever.

LHEARN Centre The Lakeridge Health Education and Research Network (LHEARN) is on the cutting edge of teaching health care practitioners the skills and knowledge they will need in order to succeed in the ever-evolving field of medicine. As Oshawa's largest employer, Lakeridge Health utilizes world-class training technologies to attract and retain medical talent in our city. High fidelity patient simulators mimic hundreds of real world pathologies. This innovative approach allows medical residents to practise unlimited clinical scenarios in a risk-free environment, which translates into better care for our city. Every year, Lakeridge Health welcomes nearly 2,000 students across a broad range of health disciplines as they pursue their studies in state-of-the-art facilities under the guidance of expert instructors. To date, Lakeridge Health has also been host to over 600 research studies and clinical trials across many clinical programs.



Continuous Investment in Talent

The City of Oshawa is the proud home of Durham College, Ontario Tech University, and Trent University Durham GTA. These globally-recognized institutions offer our region access to top talent, are home to world-renowned centres for research and development and generate innovative business solutions for our community. With approximately 30,000 post-secondary students enrolled annually and over 120,000 global alumni, our community is brimming with opportunity for those looking to tap into talent.

Durham College With campuses in Oshawa and Whitby, Durham College offers over 11,400 full-time students access to more than 140 post-secondary programs, including four honours bachelor degrees and nine apprenticeship programs. Applied research at Durham College – facilitated by the Office of Research Services, Innovation and Entrepreneurship (ORSIE) and its five research centres – solves business and social challenges through innovation and collaboration by engaging industry, faculty, students and the community-at-large in research projects to address the needs of a technology-driven knowledge economy.

Trent University Durham GTA The Oshawa campus of Trent University opened in 2010, building upon 40 years of presence in Durham Region. With 2,000 students enrolled annually, the campus offers Bachelor of Arts and Science degrees, post-graduate certificates and master's programs. The campus focuses on the needs of business management and

community health and wellness, offering community-based research to their partners. Trent University Durham GTA is renowned for the innovative and ground-breaking research conducted by faculty and students, on campus and around the world.

Ontario Tech University With two campuses in Oshawa, Ontario Tech is a modern, forwarding-thinking university that advances the discovery and application of knowledge to accelerate economic growth, regional development and social innovation. Researchers, students and graduates are inspired and equipped to make a positive impact in a tech-focused world through understanding and integrating the social and ethical implications of technology. With seven faculties, more than 10,000 students in over 115 programs, the STEM-focused university houses more than 80 specialized research laboratories and facilities. Ontario Tech is home to 11 Canada Research Chairs, attracting world-class talent in fields



Ontario Tech TALENT

TALENT'S vision is to transform Ontario's workforce by creating talent pipelines in key sectors impacted by digital transformation. Affiliated with Ontario Tech University, TALENT develops industry-approved microcredentials to prepare customers for high-growth careers of the future.

such as health care simulation, the Internet of Things, linguistics information visualization, artificial intelligence, adaptive aerodynamics, nuclear fuel and materials and electric energy storage systems for transportation electrification.

#1 in Ontario #2 in Canada 2022 Ontario Tech Research Imprint Ranking, Small Universities: —Research Infosource

Continuous Investment in Talent (continued)

Queen's University School of Medicine Queen's University and Lakeridge Health have announced an innovative and first-of-its-kind-in-Canada education and training approach that will help to address physician shortages. Building on a longstanding partnership, Queen's University and Lakeridge Health are poised to help address the primary care physician shortage in southeastern Ontario by taking a novel approach to medical education. This new model seamlessly integrates the training of medical students and residents, which are currently separate programs, to graduate practice-ready, community-focused physicians.

As part of a provincial announcement that will expand medical school seats across Ontario, the Queen's-Lakeridge Health collaboration for health sciences education will begin offering 20 new medical school seats in 2023 at the Lakeridge Health satellite campus. Queen's University students will undergo classroom training at Lakeridge Health and engage in workplace experiences embedded in our community.



Trent University Durham GTA Advanced Learning Centre now open in Downtown Oshawa The Trent University Durham GTA Advanced Learning Centre opened to hundreds of new students in the fall of 2023. The Centre provides postgraduate certificates, English Language, and Pathway Courses. Located at 11 Simcoe St. N.

Canada is the **most educated country** in the G7, with 67% of the Toronto Region having a post-secondary degree.



Did you know?



Oshawa's tech talent growth is one of the strongest in North America.

Shawenjigewining Hall Ontario Tech University's newest building is designed to fully optimize collaborative learning, interaction with business and industry partners and future growth. This \$33 million centre will centralize the Faculty of Health Sciences creating valuable and dynamic opportunities for undergraduate and graduate students to participate in enriched learning and mentorship. It will offer students a unique perspective across all health disciplines and support the expansion of simulated and experiential learning.

Tech Talent Growth North America

Toronto 2%
Seattle 1.7%
Oshawa 1.5%
San Francisco Bay Area 1.5%
New York City 1.5%
Boston 1.2%
Chicago 1.2%

Source: LinkedIn Talent Insights, 2022

Downtown

As one of the fastest growing communities in Canada, the City of Oshawa is welcoming many new businesses, just like yours. As a key market within the Greater Toronto Area, the City of Oshawa is a critical gateway to one of the largest concentrations of economic activity in North America.

Companies continue to discover the value Oshawa provides—proximity to major markets, 1.2 million workers within a 45-minute commute and a pipeline of talent spanning nearly 30,000 post-secondary students. Oshawa is a community exceptionally positioned to live, work, learn and invest in.

As a major urban destination within the eastern G.T.A., Oshawa’s downtown core is the heart of our community and home to three university satellite locations. Downtown Oshawa is a vibrant and growing entertainment, arts, culture, education and shopping/dining district within Durham Region; a vibrant, attractive and animated destination where people come together to meet and engage.

From hockey games and live music to art exhibitions and stand-up comedy, you will find a broad range of venues and attractions to complement your business. Downtown Oshawa is home to more than 50 restaurants, offering cuisine ranging from vegan to gourmet ice cream, poutine to Thai, and fine dining to casual bistro.

Plan20Thirty Action Plan for Downtown Oshawa

The Council-approved Plan20Thirty is the City's new downtown revitalization action plan. Plan20Thirty builds upon Oshawa’s previous downtown plan, Plan 20Twenty and its successes to date, while addressing new challenges and opportunities. Plan20Thirty’s Vision Statement is: A lively and modern urban centre where all thrive. Plan 20Thirty introduces new actions to meet the needs of an evolving and changing downtown and maintains the same overarching goals to improve and promote Downtown Oshawa as a unique destination for working, living, attending

post-secondary school, shopping, dining and enjoying entertainment. In total, 60 action items were identified across seven core pillars:

1. Business Growth, Expansion & Retention
2. Residential Growth
3. The Physical Environment
4. Social Experience
5. Communications
6. Modernization & Innovation
7. Customer Service & Red Tape Reduction



New Downtown Oshawa Lighting Project

The City of Oshawa continues to enhance the downtown experience with beautification efforts and installations. New L.E.D. lighting has been installed on 180 light poles in Downtown Oshawa. This year-round installation will brighten pedestrian areas throughout our core.

The Downtown	Residents	Residential Units	Jobs
Today	8,553	4,434	5,000
Current Development Pipeline	7,758	3,879	598
Future Development Opportunities	19,196	9,597	4,003
Total	35,507	17,910	9,601

Downtown (continued)

Incentive Programs The City of Oshawa offers a variety of popular incentive programs to support private investment and development. Oshawa's Community Improvement Plans (C.I.P.) have encouraged significant investment in the community. In the past year, \$190,000 worth of C.I.P. grants were awarded. The Urban Growth Centre Community Improvement Plan consists of five grant programs:

1. Increased Assessment Grant Program
2. Façade and Accessibility Improvement Grant Program
3. Conversion to Residential Grant Program
4. Upgrade to Building, Fire and Electrical Safety Codes Grant Program
5. Economic Stimulus Grant Program

King St. Streetscape Improvements We have rebuilt our downtown Streetscape to welcome both visitors and new residents. Phases 1, 2 and 3 of this project are now complete, which included the widening of the sidewalk where possible on the north side of King St. E. between Centre St. and Mary St. N., allowing for additional space for pedestrians, outdoor patios/cafes, amenities and businesses. Phase 4, which includes widening portions of the sidewalk from McMillan Dr. to Centre St., was constructed in 2023.

Downtown Sidewalk Snow Clearing Program

Supported by the Oshawa Accessibility Advisory Committee and approved by City Council, the downtown sidewalk snow clearing service is now permanent after a two-year pilot. The program adds over 12 kilometres of sidewalks to our existing operations. Busy pedestrian areas of our downtown will now become more accessible to residents and visitors of local businesses.



A New Public Park in the Heart of Downtown Oshawa

The City of Oshawa is planning to introduce a new urban square to the downtown core at the northwest corner of Bond St. E. and Simcoe St. N. This new urban square will improve the quality of life of a growing downtown with public consultations occurring in 2023 for 2024 construction.

A Vibrant Downtown Post-Secondary Student Population

Ontario Tech University has a significant presence in Downtown Oshawa with multiple buildings centrally located in the core of the community. The footprint includes Bordessa Hall, 2 Simcoe St. S., 61 Charles St., Regent Theatre at 50 King St. E. and the Baagwating Indigenous Student Centre at 151 Athol St. E.



In January 2023, thousands visited Downtown Oshawa to watch over 350 senior and junior skaters from across Canada compete at the 2023 Canadian Tire National Skating Championships!

Downtown (continued)

Trent University Durham GTA Advanced Learning Centre now open in Downtown Oshawa The Trent University Durham GTA Advanced Learning Centre opened to hundreds of new students in the fall of 2023. The Centre provides postgraduate certificates, English Language, and Pathway Courses. Located at 11 Simcoe St. N.

Ontario Tech University reaffirms long-term commitment to Downtown Oshawa location

Ontario Tech will further enhance its long-term commitment to Downtown Oshawa with the recent purchase of a parcel of land at 154 Bruce St., adjacent to its existing operations in the 61 Charles St. building. The new purchase of land along the north side of Bruce St. (east of Charles St.) signals exciting new growth opportunities for Ontario Tech in Downtown Oshawa in the coming decades; creating a new academic hub as well as commercial spaces. Construction is anticipated to begin in 2027, with the building being operational by 2030.

Convocation Ceremonies This past convocation season, the City shared in celebrations with graduates from Durham College and Trent University Durham GTA.

As we welcomed the classes of 2020, 2021 and 2022, and honoured their academic achievements through 12 downtown ceremonies, unique additions to Oshawa's downtown helped to celebrate this momentous occasion, including:

- Selfie stations and temporary decorative fixtures.
- Social media campaign and email blasts to graduates supporting their local adventures on their convocation day.
- Ambassador street teams welcomed guests to Downtown Oshawa and supported their local experience.
- Postcard handouts were provided to guests entering and exiting the ceremony, showcasing local business.



Downtown (continued)

New Downtown Visual Brand Identity DTO To better communicate the qualities that attract residents, businesses, students, and visitors to our urban core, the City of Oshawa has developed a new visual brand identity for Downtown Oshawa. The new Downtown Oshawa brand identity is designed to represent the strength of the people who have built and continue to evolve the area. The DTO forms, inspired by the area's bold and iconic architecture, provide a flexible and adaptable canvas to showcase the creativity, innovation, and humanity of Downtown Oshawa. Accompanying the logo, the new brand emphasizes real photography of real Downtown Oshawa people – entrepreneurs, residents, students, artists, and community-builders. The work evolved through a rigorous discovery phase and involved the voices and perspectives of those within and around Downtown Oshawa. Like Downtown Oshawa, this brand is designed to be alive – always evolving and growing.



**Downtown
Oshawa**

Follow us  @DowntownOshawa
Share your experience [#DTOSHAWA](#)

Lifestyle

Oshawa continues to establish momentum as an economic hub and destination within the G.T.A.; one that new residents and companies are gravitating to more than ever. Our population growth has been amongst the highest in Canada, with 2022 being a landmark year of construction to meet the needs of our growing community and one of the best places to live, learn, work and invest.

Population growth is projected to continue to lead all of Durham Region up to 2041. The City of Oshawa has made national headlines as a top destination for those migrating out of Toronto. According to a 2021 HuffPost article, Oshawa is one of the best cities to move to within the G.T.A. Oshawa, which ranked fifth, was the only municipality in Durham Region to make the list. Oshawa's low unemployment was also a factor in Oshawa's ranking, with the article citing that the number of jobs in Oshawa is up by 3.2% compared to 2020.

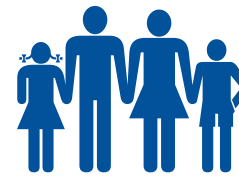
According to the Conference Board of Canada, Oshawa benefits from being only 60 kilometres (37 miles) east of downtown Toronto, making the city increasingly attractive to young families seeking more affordable homes than those in Canada's largest cities.

Parks and Trails Oshawa's parks and recreational trail system encompasses almost 410 hectares (1013 acres) of parkland and provides more than 27 kilometres (16.7 miles) of paved surface for you to explore. The parks and recreational trails are a great place to enjoy Oshawa's outdoors with friends and family.

Culture and Festivals Oshawa is an amazing place to host a special event or festival. The City of Oshawa has a wide variety of venues including parks, arenas and facilities. The City is committed to further enhancing and expanding events within our community. We host and facilitate many annual events

and tournaments ranging from one-day celebrations to multi-day festivals. These events attract more than 40,000 spectators and visitors from across the city and beyond.

Gold Point Wildlife Reserve The City is undertaking the design of the Gold Point Wildlife Reserve, located at the southwest corner of Stevenson Rd. S. and Phillip Murray Ave. The site is home to a number of significant environmental features. The Wildlife Reserve is being designed as a passive recreational destination, which respects and protects the significant natural environmental features of the site.



Population Change

2016 -2021

Oshawa	9.3
Vancouver	7.3
Edmonton	7.3
Calgary	6.4
Toronto	6.2
Montreal	4.6



2016-2022
Oshawa welcomed
28,355
new residents

Median After Tax Household Income 2020

Oshawa C.M.A.	\$89,000
Ontario	\$79,500
Canada	\$73,000

Census Population Estimate

	2018	2019	2020	2021	2022
Oshawa (C.Y.), Ontario	170,837	175,279	179,504	182,793	187,813
Increase	—	2.60%	2.41%	1.83%	2.75%





Convergence Festival On September 23, 2023, Convergence Festival brought thousands of visitors to Downtown Oshawa for an incredible day of live music, art, an international street food alley, light shows and so much more.

Congratulations to Oshawa Tourism for bringing this unique event to Downtown Oshawa.

Lifestyle (continued)

Oshawa Lakefront Nestled along the shore of Lake Ontario, Lakeview Park with its mature landscape setting has views of the lake and is a beautiful, community park. Exploring the Joseph Kolodzie Oshawa Creek Bike Path, Larry Ladd Harbour Trail and Waterfront Trail, visitors can connect to Oshawa's vibrant downtown, Oshawa Second Marsh, McLaughlin Bay Wildlife Reserve, the historical Oshawa Museum among other attractions. Lakeview Park is host to many family fun events and also home to the Jubilee Pavilion which provides a banquet hall, restaurant with lakeside patio and public meeting place.

A massive tower-like structure is the centrepiece of a new lakefront playscape attracting families from across the G.T.A. with its exciting features and breathtaking waterfront views. Kids can also enjoy a variety of net climbers, ziplines, spinners and a rope swing. Younger kids can spend time on the fully-accessible junior play structure. Families can also cool off at the new splash pad or relax in the nearby seating area.



Filming

TV Shows and Films 2022

- Flint Strong
- Gotham Knights
- Titans
- The Boys
- In the Dark
- Gray
- The Handmaid's Tale

TV Shows and Commercials 2021

- CAA commercial
- Dan Brown's The Lost Symbol
- Jack Reacher (TV series)
- Made Good commercial

Projects in 2021

- Un-Perfect Christmas Wish
- Projects 2020
- The Expanse
- Langdon
- My Boss's Wedding
- Nightmare Alley (feature film)
- Turtles in Ontario (documentary)
- Station Eleven
- CBC's Dragon's Den
- The Odd Squad
- Stella Artois



Cameras roll in Downtown Oshawa, a recent film location for the Amazon Prime Video thriller series "Reacher" at 47 Bond St. W.



Oshawa is the film set location of the house on Neibolt Street, one of the most infamous locations in Stephen King's movie IT and the highest grossing horror film of all-time with a box office of \$700 million.



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