

Northwood Business Park

+/- 500 Developable Acres
Prime Employment Development Opportunity

Northwood Business Park
Oshawa, ON

Economic Development Services
City of Oshawa
905-436-3311

oshawa.ca/northwoodbusinesspark



Property specifications



Property details

Gross Area	+/- 722 acres
Developable Area	Estimated +/-500 acres
Oshawa Official Plan Land Use Designations	Industrial, Open Space and Recreation, Special Purpose Commercial and/or Local Central Area.
Frontage	Thornton Road North, Stevenson Road North, Taunton Road West and Conlin Road West.
Zoning (Arterial Roads)	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.
Servicing	Approved and budgeted by Region of Durham.

Highlights

- Location bounded by Taunton Road West 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.
- Pre-servicing for water and sewer infrastructure projects is a Region of Durham priority.
- Pre-zoned employment lands.
- Minutes to Highways 401 (Stevenson Road South Exit), 407 East (Simcoe Street North Exit), 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 Road North currently underway.

Access and Connectivity



Companies in Oshawa have quick and convenient access to Canada’s largest consumer market of more than 5 million people and are located within a day’s drive of more than 120 million Canadian and American consumers. With easy connections to multiple USA border crossings into New York, Michigan and Minnesota, Oshawa offers superior access to American markets.

Hamilton-Oshawa Port Authority is the Region of Durham’s gateway to world markets through the St. Lawrence Seaway.



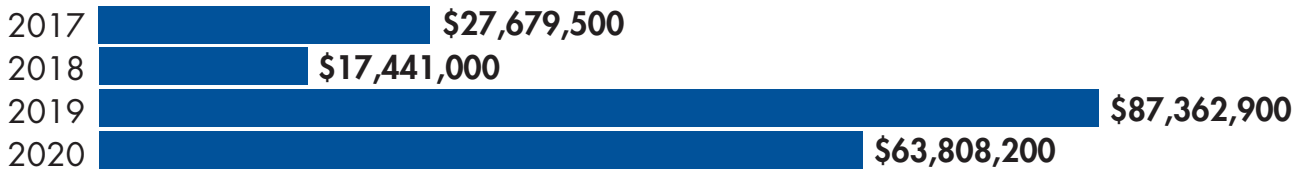
Highway Infrastructure in Oshawa includes two 400 series highways, Highway 401 and Highway 407.



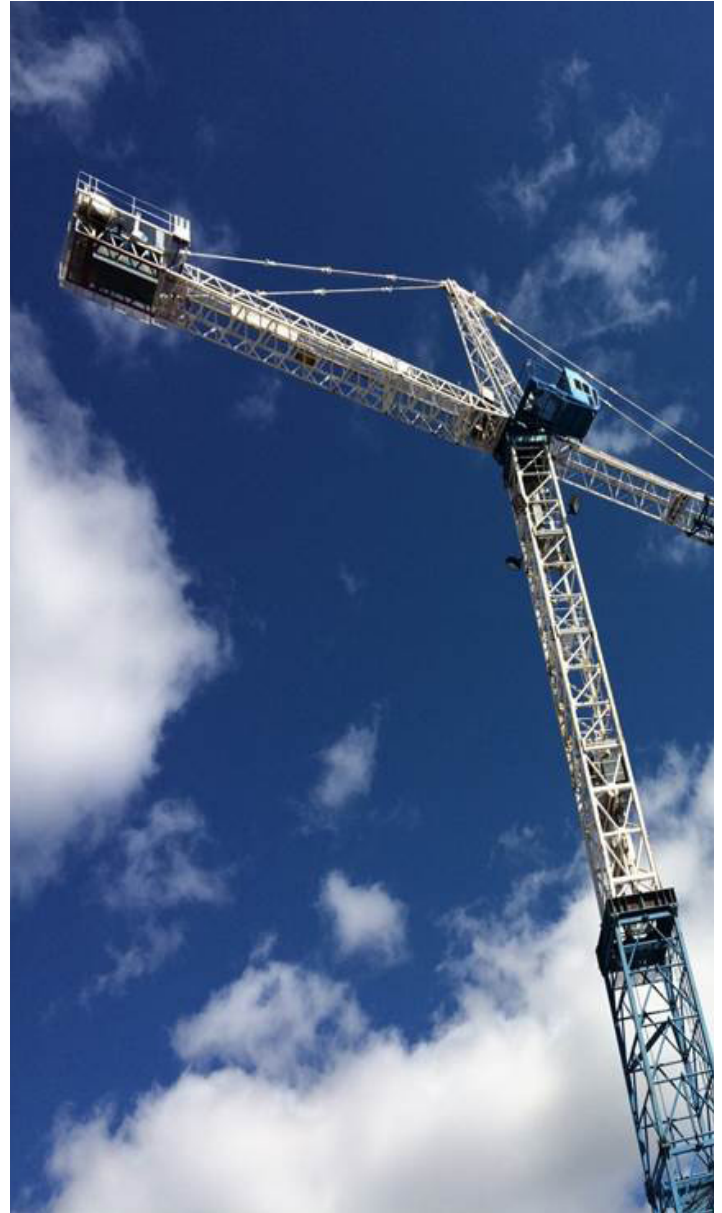
Oshawa Executive Airport is a regional airport offering corporate business travel and general aviation. Passenger charter services, freight services, aircraft maintenance and aircraft restoration services are provided at the airport. On-site Canada Border Service Agency—Canada Customs is available 7 days a week by appointment.

Development Charges

Permit Value: Industrial Development



- The City of Oshawa is ranked number 1 for development approval timelines across the GTA (Altus Group, 2020).
- In 2020, Oshawa had its 4th Highest Total Construction value on record at \$480,474,100.



Development Charges (Industrial)

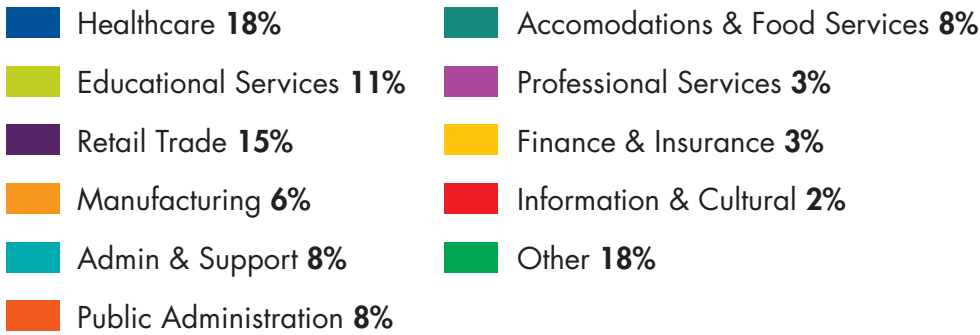
City of Oshawa N/A (exempt)

Regional \$119.54/m²

Education N/A

Oshawa does not collect City Development Charges on industrial development. This represents a savings of over \$967,000 per 10,000 sq. m. (107,000 sq. ft.) of development.

Oshawa's dynamic and diverse economy consists of:



- According to Statistics Canada, Oshawa Census Metropolitan Area (CMA) is leading Canada in population growth.
- Oshawa ranked 5th as one of the best cities to move to for those moving out of Toronto to surrounding communities by HuffPost (2020).
- BMO's Regional Labour Market Report Card (2020) examines labour market trends in Canada and ranked Oshawa 6th in Canada and 2nd in Ontario.

1.2 million workers within a **45 minute** commute

Post Secondary Institutions

- Durham College
- Ontario Tech University
- Trent University Durham GTA

One of Canada's fastest growing markets for tech talent

Smart 21 community

Fastest Growing Census Metropolitan Area in Canada — Statistics Canada

25,000 student population in a unique, **technology rich** learning environment



Development Charges

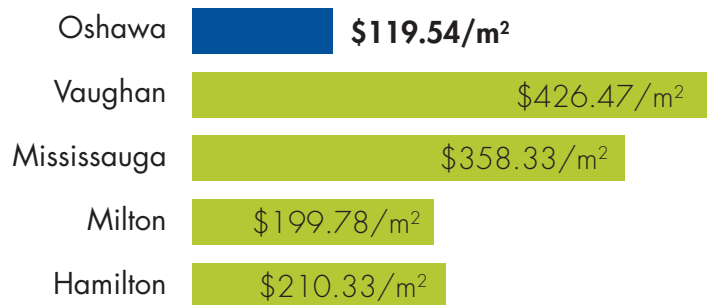
**Non-Residential Development Charges and Cash-in-lieu of Parkland Dedication as of January 1, 2021
(payable in full to Building Permit Services on or before the date a building permit is issued)**

Non-Residential Development	Commercial	Industrial	Institutional (Unless exempt from the bylaw)
City of Oshawa	\$132.95/m ²	N/A	\$132.95/m ²
Region of Durham	\$221.76/m ²	\$119.54/m ²	\$115.45/m ²

Visit oshawa.ca/northwoodbusinesspark for a list of exemption rules and contacts.



G.T.A. Industrial Development Charges (\$/m²)



Source: Urbacon 2021



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