

# Economic Development & Strategic Projects

## IN PICKERING

### 1. PICKERING INNOVATION CORRIDOR

The Innovation Corridor is located in central Pickering, these prestige employment lands are largely owned by the Province of Ontario and include over 800 acres of land abutting both the north and south side of highway 407. City of Pickering is working closely with Infrastructure Ontario to find ideal users.

One of the main developments in the Innovation Corridor is Kubota Canada Ltd., a Japanese manufacturer of construction equipment. Their development in Pickering will serve as their new Canadian headquarters and bring over 200 jobs to the City.

### 2. SEATON COMMUNITY

Development is well underway for the Seaton Community, as one of the largest combined residential, employment and commercial developments in Durham Region. Seaton is designed to develop a complete community, offering a range of housing types, employment lands and land densities. The first phase of Seaton residents moved in Spring 2018. The first commercial plaza opened in 2019 to bring shopping closer for Seaton residents. Additional commercial areas are planned for Seaton.

### 3. JERRY COUGHLAN HEALTH & WELLNESS CENTRE

Pickering will also be home to a new medical centre, bringing health services closer to home for people living in the area. The modern multi-storey building will be on a 2.3-acre property that is owned by Lakeridge Health.



Seaton Community Development, Rendering

### 4. FEDERAL PICKERING LAND

Transport Canada lands, north of Highway 7, were identified and reserved for the future development of an airport. An airport would be the source of significant economic development and job creation for not only Pickering, but across Durham Region. This significant infrastructure project could generate hundreds of millions of dollars in new investment for our aeronautic, transportation and logistics, high-tech, and other innovative sectors.

In March 2020, Transport Canada released the Pickering Lands Aviation Sector Analysis. The report highlighted strategic scenarios of when the Pickering airport would be needed. The City of Pickering is working closely with all levels of government on the airport file to find solutions on how we can move forward and prepare for it when the time comes.

VIA Rail Canada (VIA) is proposing a High Frequency Rail (HFR) line between the Toronto and Quebec City corridor. The HFR will help reduce passenger and freight train delays and provide faster service to its patrons. City of Pickering is collaborating with Region of Durham to retain a consultant group to create a business case, develop a concept plan and identify the best location to propose an HFR station in Pickering to VIA's Joint Project Office (JPO). The HFR service will broaden connectivity across eastern Ontario, reduce greenhouse gas emissions, and create jobs and opportunities in the area



Pickering Nuclear Generation Station, Lake Ontario

### 5. DURHAM LIVE

Durham Live is an entertainment hub underway in Pickering. The Pickering Casino Resort opened in July 2021. The hotel is expected to be completed in late 2022. Residents can expect to also see film studio, office buildings, restaurants, amphitheatre, performing arts centre and so much more. In 2021 it was announced that Porsche Experience Centre is expected to be built in Durham Live for 2024, one of three locations in North America.

### 6. KINGSTON ROAD CORRIDOR INTENSIFICATION

City of Pickering is undergoing a major update to the Official Plan that identifies policies to guide redevelopment of the lands located along Kingston Road and east of Brock Road. Through this strategic project, the City is aiming to improve the social, economic, and environmental health of Pickering.

### 7. NORTHEAST PICKERING

City of Pickering, in partnership with Northeast Pickering Landowners group, are initiating a secondary plan for a new proposed community. Pickering currently faces a growing housing crisis due to the limited supply, outpricing current residents out of home ownership. The planned community of Northeast Pickering would provide thousands of new homes along with community and recreational facilities, commercial, retail and employment opportunities, as well as schools and community spaces built around neighbourhoods.

### 8. WILLIAM F. WHITE

The City of Pickering has an agreement with William F. White International Inc. (WFW), a Sunbelt Rentals company, for the leasing of City-owned lands, which will be used as a movie and television filming backlot, commencing October 1, 2021 for up to a nine year period.

The lands have been transformed into the largest backlot of its kind in Canada and were used for the principal filming site of a major streaming service's new television series.



William F. White, Backlot

### 9. PICKERING NUCLEAR DECOMMISSIONING

Staff are regularly engaged with Regional and OPG staff to study the economic activity produced by OPG in the City and across the Region.

In January 2021, Council awarded AECOM Canada Ltd. to undertake the study on the financial, economic, and social impacts on the retirement of the Pickering Nuclear Generation Station (PNGS). The study is expected to be completed by June 2022.

### 10. BROCK INDUSTRIAL BUSINESS PARK

South of Highway 401, along Brock Road, is Pickering's industrial hub. With thousands of jobs located in and around the area, it provides the perfect opportunity for businesses to grow and have access to resources such as transportation and labour.

Construction for a 130,000 square foot Amazon delivery station is also underway, bringing another 200 jobs to Pickering.

Triovest Realty Advisors has also purchased land east of Sandy Beach Road to build a new facility for large industrial tenants. Their building is expected to be complete within two years.

Emix Ltd has already begun construction of their 172, 000 square foot facility expected to be complete in 2022.

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Map of Pickering, General locations of projects noted.