

Woodstock, Ontario, Canada

Volume 13, Issue 3 | August 2016

## inside this issue:

- 1 Woodstock Selected for New Thames River Hatchery Venture
- 2 Ontario Partnering with Steel Technologies to Expand and Create Jobs in Woodstock
- 2 3-Unit Industrial Mall to be Built in CommerceWay
- 3 Hino Motors Canada Announces Expansion Plans
- 3 WDDS Open House Celebrates Expansion
- 4 Six Community Improvement Projects Approved
- 5 New Housing Projects will Benefit Downtown Core
- 6 Industrial Development Thriving in Woodstock
- 7 Construction Sector Booming
- 8 Business is at a Crossroads... It's called Woodstock, Ontario, Canada
- 8 The Economic Development Team



# Woodstock Selected for New Thames River Hatchery Venture

Ontario-based chicken processor Sargent Farms (sargentfarms.ca), and Boire & Frères (boire.qc.ca), Quebec's largest hatchery business, have announced a strategic partnership in a new chick hatchery business which will operate as Thames River Hatchery.

The hatchery will be headquartered in Woodstock, in a newly planned facility incorporating the latest hatchery technology and business practices. According to the business partners, the expected investment in the hatchery operations is approximately \$10 million. It is anticipated that the hatchery will create more than 20 new jobs and will have an initial capacity of 20 million chicks per year.

Thames River Hatchery's mission will be to provide quality chicks to Ontario's chicken farmers, who will continue to produce for Sargent Farms and other chicken processors, a premium product for Ontario consumers.

"In Woodstock we have the ideal conditions for our business," stated Eric Stejskal, General Manager of Boire &

Frères. "Close proximity to farmers, access to highways, transportation systems and infrastructure are the synergies of success in our business."

Claude Boire, President of Boire & Frères commented "While the new venture is certainly a good business opportunity for our company we see it as an opportunity to expand the industry and to contribute to the Ontario chicken industry in a meaningful way."

**"In Woodstock we have the ideal conditions for our business."**

Thames River Hatchery has purchased 5.8 acres of industrial land in the Pattullo Ridge Business Park. Construction on the new operations should be underway in the Fall of 2016 and they hope to begin operations in the third quarter of 2017.



## Ontario Partnering with Steel Technologies to Expand and Create Jobs in Woodstock

A substantial grant from the Province of Ontario will help Woodstock's Steel Technologies Canada Ltd. (steeltechnologies.com) to expand their Woodstock plant and invest in innovative technology.

An investment of more than \$855,000 from the Southwestern Ontario Development Fund, secured more than \$8.5 million in private sector investment from Steel Technologies towards the expansion project. The funds invested by the province typically cover up to 15 per cent of eligible project costs, with the recipient company funding the remainder from its own resources.

Steel Technologies is an industry leader in flat-rolled steel processing used in the automotive, appliance, agriculture, construction, and hardware industries as well as many others. Their expansion plans include a 64,000 sq ft ( 5,946 m<sup>2</sup>) addition to their existing 80,000 sq ft ( 7,432 m<sup>2</sup>) building, along with facility upgrades that will allow it to respond to an increasing demand for lightweight materials such as aluminum and advanced, high-strength steels. The expansion will create 15 new jobs while retaining 75 existing positions and is expected to be complete by the end of 2018.

Mark Gemin, Vice-President, STC Steel Technologies Canada Ltd. said "We are pleased to partner with



From left to right, Mark Gemin, Vice-President, STC Steel Technologies Canada Ltd., Liz Sandals, MPP for Guelph, and Woodstock Mayor Trevor Birtch.

the Ontario government on this project. At Steel Technologies, we are committed to delivering value-added products and services to our customers. The expansion at the Woodstock facility will give us the footprint we require to install new equipment allowing Steel Technologies to process advanced lightweight materials to meet growing demand."

## 3-Unit Industrial Mall to be Built in CommerceWay



The sale of 3.5 acres (1.4 Ha) of land in CommerceWay Business Park will lead to the construction of a new industrial mall in Woodstock. Black and White Property Management Inc. plans to build a 15,000 sq ft (1,393 m<sup>2</sup>) three-unit industrial mall which will bring more leasable space to the city. Economic Development Officer Brad Hammond said this land sale will also help create jobs within the city. "When we sell land we know

construction is going to follow shortly thereafter, which creates jobs on the construction site to put up the building," he said. "It will create more jobs when people lease the space and of course it will help grow the city's economy."

Hammond said the city expects the developers to begin construction this fall.

## Hino Motors Canada Announces Expansion Plans

Hino Motors Canada ([hinocanada.com](http://hinocanada.com)) marked their 10 year anniversary in Woodstock on April 8th with a celebration attended by dignitaries from their head office in Japan, federal and provincial government officials, factory staff, and dealers from across Canada.

Hino Motors (Hino), part of the Toyota Group, is the only manufacturer of light and medium-duty trucks for domestic use in Ontario, and currently has the number one market share in that segment of the market.

A highlight of their celebration was an announcement by plant manager Derek Holman that Hino is bringing their cab trim line process to the Woodstock assembly facility. Doors, dash, floorboards and steering wheel will be added to bare bones cabs at the Woodstock assembly facility rather than importing the full assembled cabs from Japan.

Moving the finishing process to the Woodstock plant will allow Hino to

source parts locally, resulting in cost savings and the reduced turn around time for a customer to receive a truck. To accommodate the new cab line process, an expansion of 43,000 sq ft (3,994 m<sup>2</sup>) is underway at the back of Hino's existing building.

Hino's growth over the past decade has seen the number of employees grow from 30 in 2006 to over 75 full-time employees today. Once the expansion is complete, it is expected that approximately nine additional positions will be created.

City of Woodstock Development Commissioner Len Magyar said having companies like Hino set up shop helps to boost Woodstock's reputation. "A lot of people don't understand how much manufacturing there actually is in the community. It creates a workforce that has a certain skill level that tends to attract other similar manufacturers," he said.

## WDDS Open House Celebrates Expansion

Woodstock and District Developmental Services (WDDS) celebrated the completion of their expansion with an open house attended by members of the public and local dignitaries. The open house included an announcement that a special part of the expansion will be named after Toyota Motor Manufacturing Canada, which donated \$150,000 to the capital campaign in support of the renovation.

"That \$150,000 allowed us to build these community rooms, which we're hoping other organizations utilize as well," said Board of Directors' President Carrie Innes Olah.

Stephanie Pollard, Vice President of Administration at Toyota, said the company is focused on giving, both at work and with volunteer opportunities out in the community. "This just adds to that philanthropy and volunteerism that we like to promote," she said.

The Woodstock Toyota plant is also home to Takuetsu, a social enterprise that employs a total of 13 people from WDDS who work in various parts of Toyota and contribute over 100 hours per week.

Although construction on the expansion is complete, WDDS is still actively raising funds to pay for the renovations. "We're about a third of the way to our goal of \$1.5 million. We are so thrilled that Toyota has stepped forward as a leader of industry, and would be thrilled to meet with any other industries, businesses or individuals in the community," said Kathy DeWeerd, Fund Development and Communications Coordinator.



# Six Community Improvement Projects Approved

Six new projects recently approved under the city’s Community Improvement Plan (CIP) will bring the total number of approved projects to 19 since the program began in 2012, representing over \$1 million in approved grants and loans.

The CIP was implemented as a means to ensure that the Downtown maintains its role as the primary business, shopping and cultural centre within the City.

*The projects recently approved include:*

## 34 Brock Street

The owner of 34 Brock Street has recently started construction on a 13 unit residential apartment building at the south west corner of Simcoe Street and Brock Street. The stated value of the project is \$2,200,000.

## 358 Dundas Street

The owner of 358 Dundas Street applied for CIP funding to assist with restoration of the façade of the building. Specific work proposed includes cleaning and restoring the brick at the upper levels, new signage and lighting and a more historically sensitive restoration of the street level façade.

## 363 Dundas Street

The owners of The Little Book Shoppe applied to the CIP program for a \$10,000 Façade Improvement Grant to assist with work to the front of the building. Planned improvements include replacing the 2nd floor windows and capping both the windows and the molding at the top of the building. The street level façade will be resurfaced with a more durable cultured stone.

## 30 Metcalf Street

The owner of 30 Metcalf Street recently constructed an addition to his building which enclosed a space between 30 Metcalf and 476 Peel Street. The new space houses an elevator which provides access to the 2nd floor of both buildings and includes a front and rear entrance.

## 527 Dundas Street

The owners of Mary’s Fine Jewelry at 527 Dundas Street are planning improvements to both the front and rear of their façade. If there is original brick and it is in good shape the brick will be restored. If there is no brick or it is beyond repair the upper façade will be re-plastered. The plan also calls for new signage and a restoration of the street level façade.

## 475 Dundas Street

The owner of 475 Dundas Street has applied for CIP funding to assist with the restoration of the front façade of the building. Specific work proposed includes restoring and painting the brick at the upper level, new signage and a restoration of the street level façade.



Address	Project	Grants	Interest Free Loans	Status
34 Brock St.	13 unit residential apartment building	<ul style="list-style-type: none"> <li>Grant in Lieu of Permits</li> <li>Tax Grant Back</li> </ul>	n/a	Under Construction
358 Dundas St.	Façade improvement	<ul style="list-style-type: none"> <li>\$30,000 Façade Improvement Grant</li> <li>\$3,000 Awning, Signage &amp; Lighting Grant</li> <li>Grant in Lieu of Permits</li> </ul>	\$25,000	Pre-Construction
363 Dundas St.	The Little Book Shoppe: Façade improvement:	<ul style="list-style-type: none"> <li>\$10,000 Façade Improvement Grant</li> </ul>	n/a	Pre-Construction
30 Metcalfe St.	Building addition	<ul style="list-style-type: none"> <li>Grant in Lieu of Permits</li> <li>Tax Grant Back</li> </ul>	n/a	Completed
527 Dundas St.	Mary’s Fine Jewelry: Façade improvement:	<ul style="list-style-type: none"> <li>\$10,000 Façade Improvement Grant</li> <li>\$3,000 Awning, Signage &amp; Lighting, Permits</li> <li>Grant in Lieu of Permits</li> </ul>	\$25,000	Pre-Construction
475 Dundas St.	Façade improvement:	<ul style="list-style-type: none"> <li>\$10,000 Façade Improvement Grant</li> <li>\$1,500 Design Grant</li> <li>Grant in Lieu of Permits</li> </ul>	n/a	Pre-Construction

## New Housing Projects will Benefit Downtown Core



*3D renderings of the proposed building to be constructed at 381-387 Dundas Street which will include ground floor retail and commercial space and 29 one-bedroom apartments on the upper 3 floors.*



Three new residential housing projects in the west end of Woodstock will add much needed affordable housing to the community, bring a lot of visual improvements to the downtown area, and see more people living in the city's core.

London developer HOC Holdings Limited (HOC) and Indwell Community Homes have both received funding from Oxford County to develop a total of 46 affordable housing units on Dundas Street and Vansittart Ave respectively, while a new 13 unit apartment building at Brock and Simcoe Streets is also under construction.

HOC was awarded \$981,800 for their proposal to develop 20 affordable housing units at 381-387 Dundas Street, formerly the home of Stubbe's Furniture and the former Capitol Theatre building. Once the building at 387 Dundas Street is removed, they will build a substantial rent-g geared-to-income apartment building on both lots.

The street-level of the new building will be designated as retail and commercial space, and 29 one-bedroom apartments will be built on the upper floors. "(HOC) will enter into a 20-year agreement with the County of Oxford to maintain 20 of the 36 units at an affordable rent level," said Jaime Stephens, Manager of Housing Development for Oxford County.

Indwell Community Homes received \$1,031,800 from the County's housing reserve to develop an additional 26 affordable housing units in phase two of its Harvey Woods Lofts project. Indwell will also enter into a 20-year agreement with the County to maintain the 26 units at an affordable rent level.

The former Harvey Woods factory is already home to 54 apartments, which have been inhabited since the early fall of 2015. "Phase two has a real focus

on accessibility, so about 50 per cent of the units will have modifications to promote accessibility – things like larger showers with grab bars and seats," said Graham Cubitt, Director of Projects and Development.

These three new housing projects combined with the 27 units now available to rent in the renovated Central United Church building will bring a lot more people to live in the downtown area.

Woodstock Economic Development Officer Brad Hammond says "We'd like to see even more residential downtown as this will increase property values and the attractiveness of the core". More people living downtown means there will be more people on the streets in the evenings which should lead to the growth of retail services and an overall revitalization of the downtown commercial district.

### Residential Construction Still Booming in 2016

Residential construction activity so far this year is on track to exceed 2015's record breaking levels with \$54.6 million in permits issued as of June 30th.

Other noteworthy residential housing projects currently under construction in Woodstock include an 8-storey, 116 unit apartment building at the north-west corner of Juliana and Finkle Streets and a 5-storey, 106 unit apartment building on the north side of Lakeview Drive in the Villages of Sally Creek.

# Industrial Development Thriving in Woodstock

Woodstock is in the midst of an industrial construction boom this summer after selling 30 acres of vacant industrial land since 2016 began. Construction projects can be found throughout the City as these land sales have now become active construction sites. Industrial building permits for just over \$13 million have been issued as of June 30, 2016, a 266% increase compared to the same period last year.

Development Officer Brad Hammond says this is good news for Woodstock. "The City benefits from new assessment and more employment opportunities. Existing businesses, whether you're an industrial supplier or a service industry, will inevitably see new customers," says Hammond.

The Economic Development Office continues to receive many inquiries and expects that the construction trend will continue. Len Magyar, Economic Development Commissioner, says that geography is currently playing in Woodstock's favour. "Development has moved out from Toronto along the 401 highway and compared to the Cambridge area, Woodstock offers better value," says Magyar. With 150 acres of serviced industrial land, and 70 acres of unserviced land currently available in Woodstock, there are of plenty of options to show companies expressing an interest in locating in Woodstock.

Magyar said the intense land sales the City has experienced so far this year suggest there are "a lot of positives" in the Friendly City. "We're attracting new companies particularly in Bysham Park," he said. "There are a lot of small companies which gives diversity to our economy."

## YTD HIGHLIGHTS:

**Anco (Hillsway Ltd.)**  
Bysham Park  
[ancologistics.com](http://ancologistics.com)



Anco Logistics Inc. is building a 6,000 sq ft (557.4 m<sup>2</sup>) warehouse and cross dock facility on a 1.2 acre (0.48 Ha) lot purchased in Bysham Park. Anco provides custom tailored transportation solutions with expertise in flat bed, step deck and over-dimensional cargo.

**Upper Thames Brewing Company**  
Bysham Park  
[upperthamesbrewing.ca](http://upperthamesbrewing.ca)



Upper Thames Brewing Company opened the doors of their new 5,000 sq ft (464.5 m<sup>2</sup>) craft brewery production facility to the public on August 18th. Their facility includes a retail outlet and a breweries bar with 12 taps and seating for 70 where patrons can sample a number of beers produced in house.

The brewery's products will soon be available to purchase in local bars, restaurants, and golf courses as well. They currently employ 3 full time and 3 part time staff with future growth anticipated.

**Pneueveyor Systems**  
Bysham Park  
[pneueveyor.com](http://pneueveyor.com)

Pneueveyor Systems has purchased a 2 acre parcel of land (.80 Ha) in Bysham Park where they will plan to build an expanded facility. The City of Woodstock has purchased Pneueveyor's existing land and building at 643 Peel Street which will be used as a parking lot for the expanded Woodstock Police headquarters. Pneueveyor Systems has been providing pneumatic conveying solutions to customers worldwide since 1959.

**Kyjo Steel**  
Bysham Park  
[kyjosteel.com](http://kyjosteel.com)



Established in 1994, Kyjo Steel is a custom metal fabrication company specializing in metal fabrication processes including rolling plate, fabricating angle, flat bar and structural shapes, welding and brake work. Having outgrown their building at 125 Bysham Park Drive, Kyjo Steel are building a new 9,800 sq ft (910.4 m<sup>2</sup>) facility on a 2.27 acre (.80 Ha) parcel of land across the road.

**Norwell Dairy Systems**  
Bysham Park  
*[norwelldairy.com](http://norwelldairy.com)*



Construction is underway on Norwell Dairy System's new 8,500 sq ft (790 m<sup>2</sup>) building on a 2.4 acre (0.97 Ha) lot in the Bysham Park Business Community. Norwell Dairy is an industry leader in dairy equipment sales, installation and maintenance. When complete, their new facility will be used for manufacturing, assembly and warehousing.

**Hino Motors**  
Pattullo Ridge  
*[hinocanada.com](http://hinocanada.com)*



A 43,000 sq ft (3,716 m<sup>2</sup>) expansion is underway at the rear of Hino's current building at 1000 Pattullo Ridge. When finished, the expanded facility will accommodate a new cab trim line, and create 9 new positions.

**Thames River Hatchery**  
Pattullo Ridge

Thames River Hatchery, a new joint business venture of Sargent Farms and Boire & Frères has purchased 6 acres (2.43 Ha) in the Pattullo Ridge Business park where they will build a new state of the art chick hatchery business.

**Viewcon Construction**  
CommerceWay



Viewcon is currently constructing a 10,000 sq ft (929 m<sup>2</sup>) building on the north east corner of Beards Lane and CommerceWay.

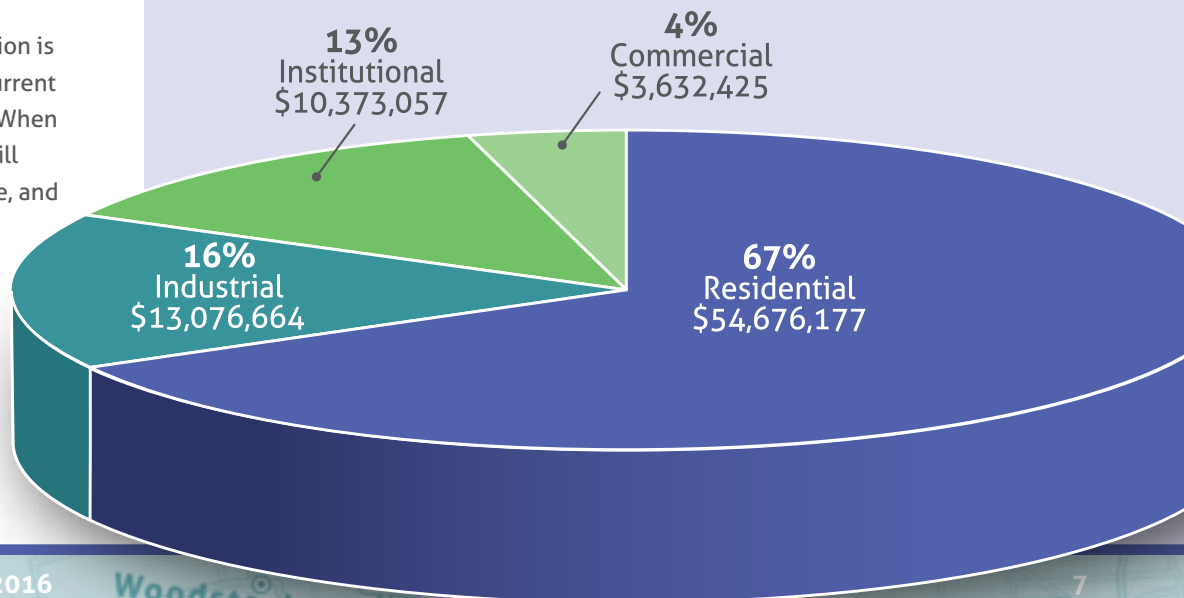
**Ontario Refrigerated Services**  
CommerceWay  
*[ontariorefrigeratedservices.com](http://ontariorefrigeratedservices.com)*



Ingersoll-based Ontario Refrigerated Services (ORS) is building a new 30,000 sq ft (2,787 m<sup>2</sup>) structure on 6.25 acres (0.49 Ha) of land in CommerceWay Business Park along Parkinson Road. ORS provides specialized public refrigeration services for their customers including blast freezing, tempering, inventory management, warehousing as well as transportation and logistics.

## Construction Sector Booming

While industrial construction has been impressive over the first six months of 2016, the construction sector in general has seen a real boom with a total of 248 permits issued as of June 30, 2016 with a value of \$81.7 million. Residential permits of \$54.6 million account for 67% of total permits issued with several new housing projects in the west end of the downtown core underway.



## The Woodstock Value Proposition



- 1 No development charges on industrial construction
- 2 Reduced building permit fees on construction > 65,000 sq ft.
- 3 Municipal industrial land prices starting at \$65,000 per acre.
- 4 Stable and growing workforce – 1 million residents within 1 hour commute of Woodstock.
- 5 Sites as large as 90 acres available.
- 6 Site plan approvals in as little as 2 weeks.
- 7 One of the lowest tipping fees in the Province of Ontario.
- 8 No annual stormwater management fees on industrial lands.
- 9 Legal and survey costs included in the price of municipally owned land.
- 10 Hwy. 401 and 403 interconnect at Woodstock.
- 11 No Parkland Dedication Fees on industrial construction.
- 12 A new \$167.5 million state-of-the-art hospital.
- 13 Home to Toyota's 7th North American assembly plant.
- 14 Serviced by a second dual/redundant 50/83 transformer station.

## Business is at a Crossroads... It's called Woodstock, Ontario, Canada

Our mandate is to support the City of Woodstock's objective of balanced and steady economic growth through existing and new investment.

The Office focuses on business retention and expansion, new business development, investment attraction, and market research. Woodstock Economic Development is an advocate for business dedicated to assisting all companies, regardless of size.

Services offered by the Woodstock Economic Development Department include:

- Land and building site selection information
- Provision of statistical and market data
- Promotional programs to encourage new investment
- Free assistance to new and existing local companies
- Product sourcing and potential market identification
- Assistance with business start-ups
- Liaison with provincial and federal governments
- Consultation and networking with local businesses and industry

If your business is considering an expansion or relocation, or you would like to meet with one of our development staff to discuss any challenges your business may be facing, please contact our office and we would be pleased to assist.



## The Economic Development Team



**Len Magyar**  
Development Commissioner  
p. 519.539.2382 x2112  
lmagyar  
@cityofwoodstock.ca



**Brad Hammond**  
Development Officer  
p. 519.539.2382 x2113  
bhammond  
@cityofwoodstock.ca

Mailing Address:

Office of the Development  
Commissioner  
City of Woodstock  
500 Dundas Street  
P.O. Box 1539, Woodstock, ON  
Canada N4S 0A7

p. 519.539.2382 x2115  
f. 519.539.3275

