



## Home Depot Construction Underway, Opens 2005

Home Depot announced in November 2004 that it is coming to Woodstock and will be bringing about **140 new jobs**. It is expected that **ninety-five per cent** of the employees will be found locally, with a split roughly 50-50 between full and part-time workers.

"It's further evidence that the people of Woodstock are now choosing to shop local and that's why (Home Depot) is coming here," Mayor Michael Harding said. "The chain must see potential in Woodstock for it to make such a large investment here", said Len Magyar, Development Commissioner. As the community grows it will continue to draw interest from other chains, he added.

The **80,000-square-foot store** and **12,500 square foot outdoor garden centre** is currently under construction at the corner of Juliana and Montclair Drives, just east of the **First Professional Group** development 'big box' site.



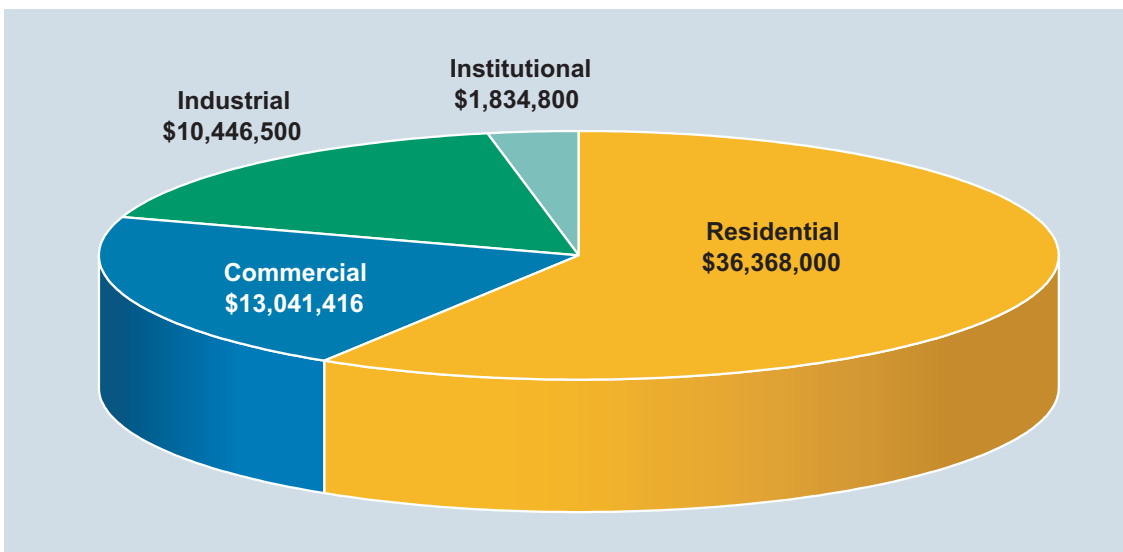
Home Depot's \$4.5 million building permit marks the continued growth of Woodstock as a regional commercial centre for Oxford County, following recent investments by Wal-Mart, Canadian Tire, Shopper Drug Mart, LCBO, Montana's, and many other retail and restaurant chains.

## Building Permit Values Strong in 2004

Building permits in Woodstock set a near record pace in 2004. With the exception of institutional permits, all categories exceeded the 10-year average for value by nearly two times. In fact, industrial building permits had a near record year, topping the \$10 million mark for the first time in over a decade.

Residential building activity, although down slightly from 2003, remained strong with this trend expected to continue in 2005.

### 2004 Building Permit Values



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### 2004 Year in Review Fast Facts:

- 165 NEW INDUSTRIAL JOBS
- 240 NEW COMMERCIAL JOBS
- \$61,690,616 IN NEW CONSTRUCTION
- 194 NEW SINGLE FAMILY HOMES CONSTRUCTED
- 32 BUSINESS EXPANSIONS

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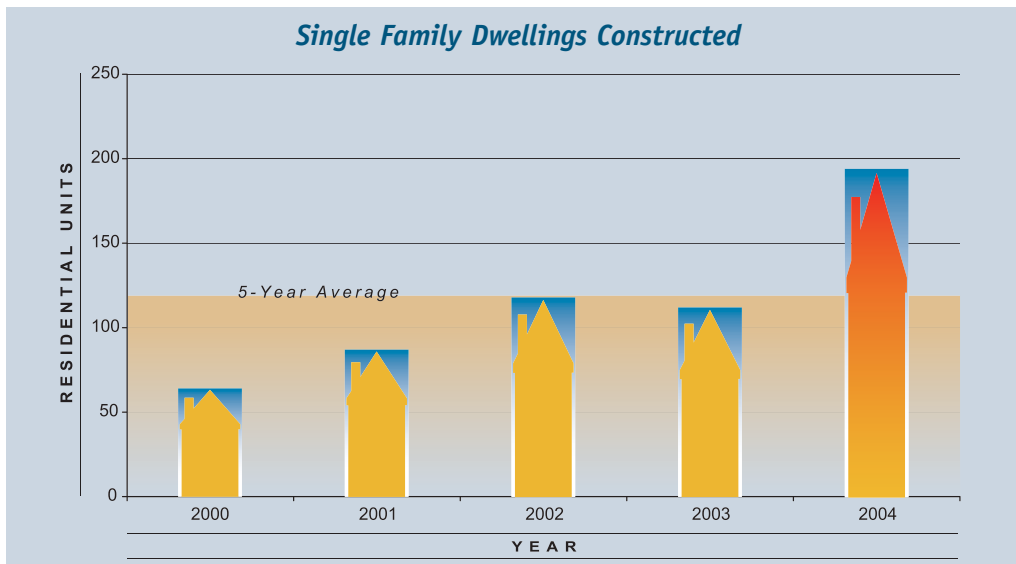
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## New Home Starts Soar

New home starts were up by nearly 80 units in 2004 with a total of **194 single family dwellings constructed**. The value of residential permits was down slightly when compared to 2003 suggesting a move toward more smaller and entry level homes. This trend would suggest that **more young families are choosing to make Woodstock their home**.



## Woodstock's Industrial Expansion Strong

A significant portion of industrial building permit activity in Woodstock in 2004 was **internal growth**, coming from expansions at local companies as shown below.

Company	Address	Sq Ft	Value
<b>New!</b> Kenton Flooring	1015 Ridgeway Rd	5,500	\$300,000
Metal Technologies	303 Tecumseh St	4,000	\$530,000
<b>New!</b> Perma Paving	201 Universal Rd	28,000	\$2,200,000
<b>New!</b> Kyjo Steel	125 Bysham Park Dr	3,200	\$170,000
Great Northern Insulation	935 Keyes Dr	2,500	\$100,000
E & E McLaughlin	273 Ingersoll Ave	1,390	\$30,000
OWL Distribution	220 Universal	5,000	\$100,000
Easy Way Cleaning	10 Housers Lane	8,000	\$300,000
Metal Technologies	303 Tecumseh St	600	\$45,000
<b>New!</b> Legacy Express	921 Keyes Dr	30,000	650,000
<b>New!</b> Marcus Abernethie	71 Bysham Park Dr	6,700	\$800,000
Raldor Holdings	640 Main St	4,297	\$350,000
Woodstock Stampings	975 Pattullo Ave	30,000	\$1,700,000
Vuteq Canada	920 Keyes Dr	37,000	\$1,800,000
<b>Total</b>		<b>166,187</b>	<b>\$9,075,000</b>

## Industrial and Commercial Development



There were **32 major industrial and commercial developments** accounting for **more than \$21 million in assessment growth in 2004**.

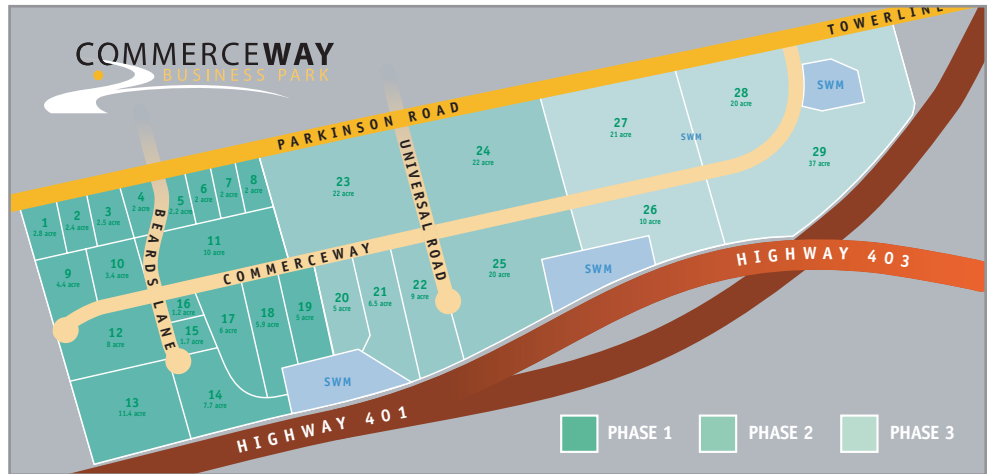
*These developments include:*

- Villages of Sally Creek
- Steves Automotive
- Travel Centres of America
- CMHC
- Sobey's
- LCBO
- Becker Milk Company
- Quality Inn
- Dubois Honda
- Tim Horton's
- M & M Meat Shops
- Home Depot Holdings Inc.
- Woodstock Toyota
- Uvalux
- E & E McLaughlin
- Kenton Flooring
- Metal Technologies Inc.
- Perma Paving
- Vuteq Canada
- Rogers Cable
- Kyjo Steel
- Great Northern Insulation
- OWL Distribution
- Easy Way Cleaning Products Ltd.
- Legacy Express
- Marcus Abernethie
- Raldor Holdings
- Woodstock Stampings Inc.
- Oxford Plumbing

## Servicing Business Parks: Investing in Future Growth

In 2004, the City of Woodstock invested close to **\$3 million** in the servicing of industrial land. This investment has brought at least **150 acres** of industrial land into service for industrial development and set in place important infrastructure to service at least another **350 acres**.

**CommerceWay** is the City's newest prestige industrial park and it has already attracted the attention of some of the provinces most notable industrial realtors. Once the park is completely built out, **more than \$9 million will have been spent** to develop **270 acres** of prime industrial land along Highway 401, Canada's "main street".



During 2004, in response to the increasing demand for industrial lots of all sizes, the City of Woodstock also completed **Phase 2** of the **Bysham Business Park Community**. More than \$800,000 in infrastructure work added another **20 acres** to the City's inventory of serviced industrial land and lays the groundwork for future expansions of the park. In addition to Phase 2, a further **40 acres** are still available for development in the **Bysham Park Business Community**.

The return on investment for the City of Woodstock is the expectation of an addition of more than 1 million square feet of new industrial plants and the **creation of at least 2,500 new jobs**. For more information on the availability of development sites in CommerceWay visit [www.WoodstockNow.com](http://www.WoodstockNow.com).



## 405 New Jobs created in 2004

**Aisin Canada – 60 New Jobs.** Aisin Canada Inc. has added 60 additional jobs since it opened less than a year ago. The company initially employed 40 people and is now up to 100 with future growth expected.

**Home Depot – 140 new jobs:** Home Depot is constructing an 85,000 square foot hardware and building supply store that is expected to source nearly all of its labour locally.

**ICT Group – 60 new jobs:** ICT Group, a marketing research service that established in Woodstock in 2003, continues to grow and add new jobs.

**Jeamar Winches – 10 New Jobs.** Jeamar Winches is a premier provider of heavy-duty winching solutions with facilities in the United States and Canada. The company has chosen 34 Bysham Park Road as the new location for its warehousing and distribution operation.

**KYJO Steel Inc. – 5 New Jobs.** KYJO Steel Inc. has purchased 1.39 acres of industrial land in the City to relocate their manufacturing operation from the Elmira area. The property, situated on Bysham Park Drive, will be developed for the purpose of a new custom machine shop manufacturing a variety of products for local customers including Tigercat Industries and Timberjack Inc.

**Leon's Furniture – 20 New Jobs** Leon's Furniture Superstore has opened a Woodstock location at 905 Dundas Street. Leon's entry into the Woodstock market continues the historic commercial growth the City has experienced over the last two years.

**Ontegra – 50 New Jobs** Ontegra, a Division of Magna International's Intier Automotive Group, has established a facility in Woodstock to serve CAMI Automotive and the production of the Chevy Equinox.



**Woodstock Stampings – 40 New Jobs.** Woodstock Stampings Inc. has announced that they will be proceeding with an expansion at their current manufacturing facility in Woodstock. The expansion should add 30,000 square feet to the existing building and 30 – 40 new jobs resulting in close to \$2,000,000 in new payroll for the community.

**Woodstock Toyota – 20 New Jobs.** Woodstock Toyota has recently completed a 14,000 sq ft dealership. This marks Toyota's entrance into the Woodstock market.

# 13 Great Reasons TO CHOOSE Woodstock NOW!

1. No development charges on industrial construction.
2. Reduced building permit fees on construction > 50,000 sq. ft.
3. Industrial land prices ranging from \$40,000 - \$85,000 per acre.
4. Stable workforce.
5. Site sizes up to 100 acres. Up to 600 acres is serviceable.
6. Site plan approvals in as little as 2 weeks.
7. One of the lowest tipping fees in the Province of Ontario.
8. No 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. Virtually no tax rate increase in Woodstock over the past 4 years.
12. New \$90,000,000 hospital planned for near future.
13. 275 acres available at Hwy. 401 and 403.

## Office of the Development Commissioner:

### City of Woodstock

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## Woodstock... The Balance is in Your Favour

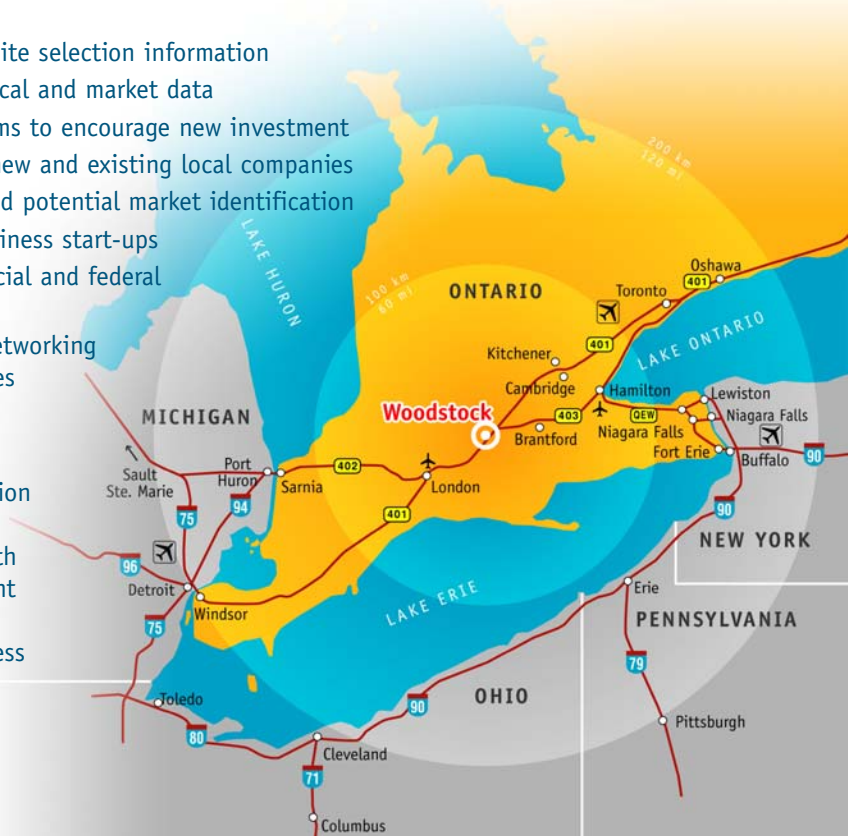
Our mandate is to support the City of Woodstock's objective of balanced and steady economic growth through existing and new investment.

The Office focuses on business retention and expansion, new business development, investment attraction, and market research. The Woodstock Economic Development Department 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



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