



# WoodstockNOW

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## Welcome Toyota!

On June 30, 2005 **Toyota** made the official announcement that they will construct a new plant in Woodstock which will employ **1,300 team members** to build the **RAV4 sport utility vehicle**. The new plant represents an approximate **C\$800 million/US\$650 million investment** and will be the first green field automotive assembly facility in Canada in almost 20 years.

"We have been waiting for two decades to welcome Toyota to our community and have worked tirelessly for the past six months to ensure that this investment was made in Woodstock," said Mayor Michael Harding. "This announcement is a watershed moment for the City of Woodstock and represents perhaps the **single largest industrial investment in North America in 2005**. We are honoured that Toyota has shown its confidence in our community and selected Woodstock as the site for its second assembly plant in Canada."

The project will see a **state-of-the-art, flexible assembly plant constructed on approximately 1,000 acres just east of Woodstock**. The new plant will use the latest Toyota manufacturing systems and will employ innovations in flexible manufacturing technologies and processes. This will maximize efficiency and quality while reducing costs, **features which will ensure the plant's position in the community for decades to come**. Construction of the new facility is expected to take nearly two years with the plant to begin production in 2008.

Atsushi Niimi, the former president of Toyota Motor



*Atsushi Niimi, Senior Managing Director of Toyota Motor Corporation, announces Toyota will build a new plant in Woodstock.*

Manufacturing North America and now a senior managing director of Toyota Motor Corporation, noted the benefits of the Woodstock location. "This location allows us to capitalize on our outstanding operation 40 kilometres away in Cambridge. **Its proximity to suppliers on both sides of the border will benefit both countries and it will mean new opportunities for those suppliers**. Jobs will be created across North America," he said.

"**This project has been a textbook example of cooperation between various levels of government,**" noted Woodstock Development Commissioner Len Magyar. "City and provincial staff have committed thousands of person hours to guarantee that Toyota had all of the information required to make a decision in favour of a Woodstock location. City and County Councils have worked together to assemble the land required to facilitate such a site, and senior management at all levels have worked together to ensure that **the only logical answer to a Woodstock site was yes.**"



*An artist's conceptual drawing of the future home of Toyota's new manufacturing plant shows its location northeast of Oxford roads 2 and 4 and just northwest of Highway 401.*

## 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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## First Gulf Acquires 67 Acres in CommerceWay Business Park

The City of Woodstock and **First Gulf Industrial Properties Inc.** are pleased to announce that **First Gulf** has acquired 67 acres of prime industrial land in the **CommerceWay Business Park**.

“**First Gulf** is one of Canada’s premier development and property service companies,” Mayor Michael Harding said. “They are a high caliber company and we expect many great things from them in our business community.”

Development Commissioner for Woodstock, Len Magyar, indicated that “**First Gulf is well respected in the development community** and we are pleased that they have shown their confidence in our community by way of this significant investment. They are known for building **high quality industrial buildings** and have a reputation that attracts some very notable industrial users.”



**FIRST GULF**  
DEVELOPMENT CORPORATION

David Gerofsky, Chief Operating Officer and Managing Director of First Gulf, noted that this investment in Woodstock was made more attractive by the fact that there are no development charges on industrial construction or any fees for storm water management on industrial lands in the City. “From the perspective of development costs, visibility, and a business friendly environment, **we believe Woodstock is among the best locations in the 401 corridor for our company to develop,**” said Gerofsky. Varied lot sizes will afford First Gulf the flexibility of offering their clients design build opportunities ranging from 40,000 to 400,000 square feet.

First Gulf’s industrial client list includes companies such as the Clorox Company of Canada, Western Waffels, CAMCO, Hunter Douglas Canada, Brewers Retail and El-En Packaging Co. Ltd. to name only a few.



Strategically located at the intersection of Highways 401 and 403, CommerceWay Business Park offers tremendous exposure along Highway 401 with easy access to both major highways.



## Firestone Textiles Opens Learning Centre

**Firestone Textiles Company** recently opened a state-of-the-art learning centre which will provide employees with access to skills development opportunities right in the workplace. The centre was developed in partnership with the **Textiles Human Resources Council** as part of its Skills and Learning Sites program. This project brings unprecedented learning and communications vehicles to companies and their employees at all levels – from the shop floor to head office.

“**Firestone has been an outstanding corporate citizen in Woodstock since it first opened here in 1936,**” said Michael Harding, Mayor of the City of Woodstock. “Today’s investment in its labour force continues this tradition, strengthening the skills and abilities of their employees and increasing the Woodstock facility’s ability to compete in the global marketplace.”

## Till-Fab Expands Operations in Woodstock

The **City of Woodstock** and **Till-Fab Ltd.** are pleased to announce that the company is expanding their Norwich operation into a permanent facility in the Pattullo Ridge Business Park. **Till-Fab** has leased space in Woodstock in the past but has secured the Pattullo Ridge property as a more permanent location for manufacturing operations. The facility on Jack Ross Avenue will house some outsourced manufacturing and finishing operations for the **Roll-Tite** product.

**Till-Fab** is a Norwich based company that manufactures **retractable tarp systems for flatbed transport trailers** under the brand name **Roll-Tite**. The first Roll-Tite system was manufactured in 1987. Mr. Graeme

Lowry, President of Till-Fab Ltd., acquired the company in 2001 after founding partners Don Legue and Robert Wass retired.

**“We chose Woodstock as a location for this facility based on a variety of factors including past experience in the City, available real estate that met our needs, and close proximity to Highways 401 and 403,”** said Graeme Lowry. “City staff were very helpful in assisting us in putting this real estate deal together and were quite accommodating of our specific needs.”

Mayor Michael Harding said that he was pleased with the addition of **Till-Fab Ltd.** to the City’s industrial community. “We thank Till-Fab for their confidence in Woodstock and welcome them in to the **Pattullo Ridge Business Park**. We value manufacturing jobs in our City and see this investment as further diversification of our industrial sector.”



Till-Fab manufactures retractable tarp systems for flatbed transport trailers under the brand name Roll-Tite.

## More New Commercial Developments

July 14, 2005 marked the grand opening of Woodstock’s new **Home Depot** – an 80,000 square-foot store and 12,500 square foot outdoor garden centre. As Woodstock continues to grow as a regional commercial centre for Oxford County, it continues to draw interest from other chains.



### On the Horizon...

Additional commercial developments coming soon to Woodstock include:

- A & W
- Boston Pizza
- Burger King
- Eastside Mario’s
- Sunoco Gas Bar and Convenience Store
- Winners

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[www.WoodstockNow.com](http://www.WoodstockNow.com)

# 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

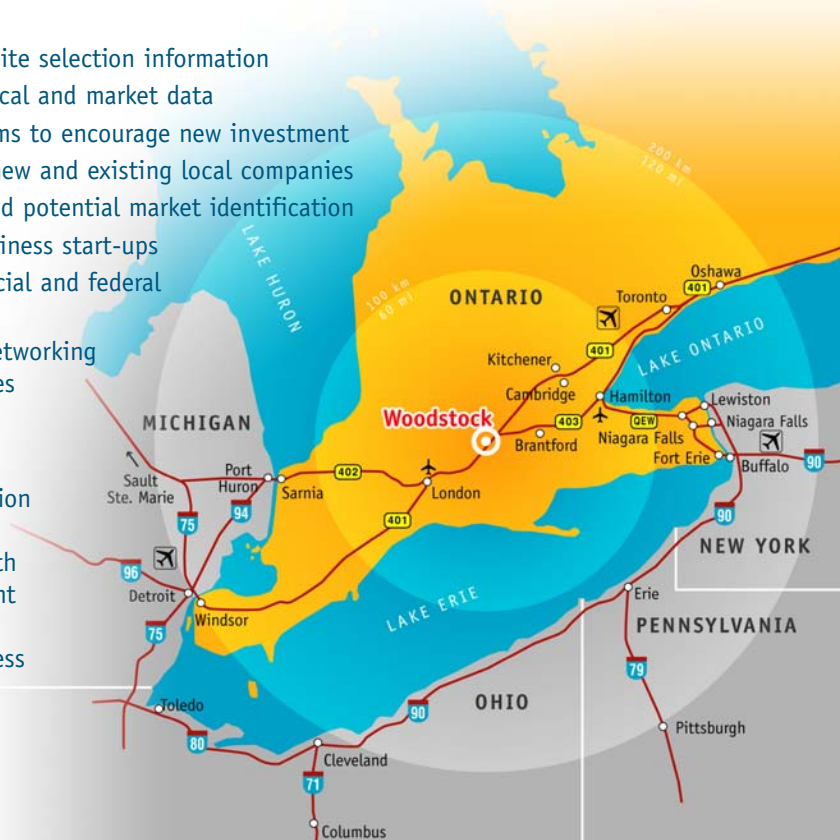
Our mandate is to support the City of Woodstock's objective of balanced and steady economic growth through existing and new investment.

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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