

## MAYOR'S MESSAGE



Patrick Brown  
Mayor

Welcome to Brampton, the youngest and second fastest growing City in Canada.

Land inventory is a principal asset in Brampton. With over 120 million square feet of industrial/commercial building space, Brampton has emerged as a key location in the Greater Toronto Area, with access to a highly skilled talent pool of 4.3 million.

Brampton is conveniently located adjacent to Canada's largest airport and is home to CN, Canada's largest intermodal railway terminal. We have access to an extensive network of highways that connects us to global markets for business of any size.

Our strategically located employment areas and business parks have become signature locations for a wide variety of new and expanding industry-leading companies.

Come and see why **BRAMPTON MEANS BUSINESS NOW**

## KEY STATISTICS

# 2<sup>ND</sup> FASTEST

GROWING CITY  
IN CANADA WITH  
**14,000**  
NEW RESIDENTS  
PER YEAR



**HIGHLY SKILLED TALENT:**  
ACCESS TO 4.3 MILLION  
LABOUR POOL ACROSS THE  
GREATER TORONTO AREA



**LARGEST SUPPLY OF  
VACANT LAND**  
ADJACENT TO CANADA'S  
LARGEST AIRPORT



**CENTRALLY  
LOCATED IN MIDDLE OF  
THE TORONTO-WATERLOO  
INNOVATION CORRIDOR**



**9<sup>TH</sup> LARGEST CITY  
IN CANADA WITH A  
POPULATION CLOSE  
TO 700,000**

# 36YRS

**LOWEST AVERAGE AGE  
IN CANADA**



**YOUNG, DIVERSE  
WORKFORCE WITH  
234 CULTURES SPEAKING  
115 LANGUAGES**



**HOME TO CN  
THE LARGEST INTERMODAL  
RAILWAY TERMINAL  
IN CANADA**

## BRAMPTON LABOUR FORCE

# 4<sup>TH</sup> LARGEST

**LABOUR FORCE  
IN ONTARIO  
320,000**

**LABOUR FORCE  
IS PROJECTED  
TO GROW FROM  
332,000  
TO  
362,000  
BY 2022**

# 60%

**OF THE  
LABOUR FORCE HAVE  
A POST-SECONDARY  
EDUCATION**

## QUICK FACTS BY THE NUMBERS

**POPULATION PROJECTIONS:** 650,000 – 890,000 (2019-2041) 36% INCREASE

**NUMBER OF BUSINESSES:** OVER 73,000

**LAND AREA:** 266 SQ. KM

**POPULATION DENSITY:** 2,462 PEOPLE/SQ. KM<sup>2</sup>

**AVERAGE ANNUAL GROWTH RATE:** 13 % (2011-2016)

**ESTIMATED HOUSEHOLD INCOME:** \$110,100 (2019)

**UNEMPLOYMENT RATE:** 4.9% (2019 REGION OF PEEL)

**ESTIMATED VACANT LAND:** 2,800 ACRES

**RETAIL SPACE:** 20 MILLION SQ. FT.

**OFFICE SPACE:** 5 MILLION SQ. FT.

**INDUSTRIAL SPACE:** 98 MILLION SQ. FT.

## KEY ECONOMIC SECTORS

### ADVANCED MANUFACTURING

1,500 Companies / 30,000 Employees

**Top Employers:** FCA Canada, ABB Inc., Armacell Canada, Velcro Canada Corp. (HQ)

### FOOD & BEVERAGE

Food & Beverage: 300 Companies / 8,000 Employees

**Top Employers:** Loblaw (HQ), Maple Lodge Farms, Coca-Cola Refreshments, Italtasta (HQ)

### INNOVATION & TECHNOLOGY

6,500 Companies / 13,000 Employees

**Top Employers:** Rogers Communications, Canon Canada (HQ), Air Canada, MDA Robotics

### HEALTH & LIFE SCIENCES

2,300 Companies / 13,000 Practitioners & Services

**Top Employers:** Medtronic (HQ), Taro Pharmaceuticals (HQ), Dynacare, Canadian Blood Services (HQ)

### LOGISTICS

11,000 Employers (transportation and warehousing) / 24,000 Employees

**Top Employers:** Amazon, M-O Freight Works (HQ), CN Intermodal, DHL Express Canada

## SKILLED TALENT

### CANADA IS THE MOST EDUCATED COUNTRY IN THE WORLD — OECD

**55% OF CANADIANS HAVE A COLLEGE OR UNIVERSITY DEGREE**

### HIGHLY SKILLED TALENT ACCESS TO 4.3 MILLION LABOUR POOL ACROSS THE GREATER TORONTO AREA

**PART OF THE GLOBAL SKILLS STRATEGY, WHICH FACILITATES  
HIRING HIGHLY SPECIALIZED INTERNATIONAL TALENT**

### 2<sup>ND</sup> LARGEST TECH SECTOR IN NORTH AMERICA, PART OF THE TORONTO REGION

## EDUCATION

Brampton has access to 21 Post-Secondary Institutions and over 600,000 students within an hour's drive, accounting for 75 per cent of the region's overall enrolment.

Home to:



## INVESTMENT SERVICES

**Our office has the expertise and resources to support your investment. Our staff provide one-on-one assistance to help guide investors and owners, and deliver strategic advice.**

- Business expansion and relocation support
- Site selection services
- Workforce and employment development
- Corporate calls and private consultations
- Strategic partnership guidance

- Access to in-market research, market trends and demographics
- Information on and access to incentive programs
- Export and foreign investment and development
- Brampton Business Directory

## CONNECT WITH US:

Investment Services  
T 905.874.3903 TF 1.888.381.BRAM  
E invest@brampton.ca

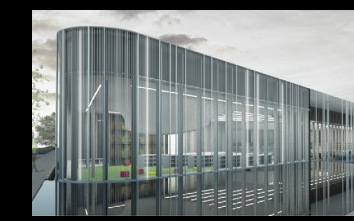


**INVESTBRAMPTON.CA**

# BRAMPTON BUSINESS PARK GUIDE



AIR CANADA CENTRE





# BRAMPTON BUSINESS PARKS

## 1 NORTH WEST SANDALWOOD – 850 ACRES

The North West Sandalwood business park is primarily zoned for industrial use (70%) and is located north of Bovard Drive and west of Hurontario Street. It occupied approximately thirty acres of available and highly sought after vacant industrial lands at the southwest corner of Sandalwood Parkway and Hurontario Street.

**Major Employers:** Alectra Utilities, Canadian Tire Distribution Centre, Sotawall Inc. (HQ), Day and Ross Inc., Dymin Steel, Brampton Brick Limited (HQ), A. Berger Precision Ltd., The Stevens Company (HQ), Armacell Canada Inc., The Peele Company Ltd. (HQ), The Fashion Distributors (HQ), Performance Auto Group (HQ), Itwal Ltd. (HQ), Vulsay Industries (Safety Kleen)

## 3 HURONTARIO SOUTH – 160 ACRES

Proximity to Hwy 407 and the future Hurontario LRT has made this area, currently characterized by a mix of office, institutional and commercial uses, attractive for redevelopment and investment. Shoppers World, Brampton's first indoor mall, is being reinvented to accommodate higher-density and pedestrian-friendly environments with complementary employment opportunities. The area includes major institutional uses such as the Brampton Provincial Offences Court, the A. Grenville and William Davis Courthouse and the Peel Region police station, with Sheridan College (Davis Campus) only 5 minutes away.

**Major Employers:** Rogers, Coca-Cola Bottling Co. Ltd., Roofmart (HQ), TJX Canada, Olymel, Ford Motors, ABC Technologies, QBD Cooling Systems Inc. (HQ), Almag Aluminium (HQ), Sun Chemicals, IKO Industries, Brannon Steel (HQ), Cardinal Meats (HQ), Mandarin (HQ), Pepsico, Graham Bros Construction Ltd. (HQ), ABB (HQ), The Clorox Company of Canada Ltd. (HQ), Taylor Manufacturing Industries Inc. (HQ), Amcor Rigid Plastics

**Other Major Employers:** Investors Group, People 2.0 (HQ), Simmons Da Silva and Sinton (HQ), Crawford Chondon and Partners LLP (HQ)

## 5 HIGHWAY 410 SOUTH – 2,600 ACRES

This employment area, which is primarily zoned industrial (60%) has easy access to Highway 410 and Highway 407.

The majority of businesses in this area work within the manufacturing and wholesale trade industries, with approximately 20 percent of the employers in the area being manufacturers. The vast majority are metal fabricators as well as machinery and chemical manufacturers.

**Major Employers:** Rogers, Coca-Cola Bottling Co. Ltd., Roofmart (HQ), TJX Canada, Olymel, Ford Motors, ABC Technologies, QBD Cooling Systems Inc. (HQ), Almag Aluminium (HQ), Sun Chemicals, IKO Industries, Brannon Steel (HQ), Cardinal Meats (HQ), Mandarin (HQ), Pepsico, Graham Bros Construction Ltd. (HQ), ABB (HQ), The Clorox Company of Canada Ltd. (HQ), Taylor Manufacturing Industries Inc. (HQ), Amcor Rigid Plastics

## 6 BRAMALEA SOUTH GATEWAY – 1,100 ACRES

This designated Business Corridor and Industrial area has led to a mix of manufacturing, retail, wholesale trade, transportation and warehousing, with over twenty per cent of the employers being manufacturers. Located just north of Highway 407 and the Pearson International Airport, these lands encircle the Bramalea GO Station, making it a prime redevelopment and investment opportunity with two-way all-day GO service anticipated by 2024.

Canadian Tire Distribution Centre is a major landowner in the area with over 80 acres of land.

**Major Employers:** Canadian Tire (Distribution Centre), Matcor Automotive Inc., Taro Pharmaceuticals Inc., Massiv Die-Form, Polar Pak Co. (HQ), Sofina Foods Inc., Velcro Canada Inc., Brampton Engineering (HQ), Aircraft Appliances & Equipment Ltd., The Crump Group Inc. (HQ), Maplehurst Bakeries Inc.

## 7 HIGHWAY 410 NORTH – 420 ACRES

Highway 410 North Business Park is located in North Brampton near Highway 410 and Mayfield Road. The site area is approximately 420 acres with a mix of both industrial and commercial uses. Over 170 acres are currently zoned for industrial purposes and 20 acres are available for commercial use such as major office developments. Several vacant employment land parcels are still available for development in this business park. A majority of the land is currently owned by DG Group/Metrus or Emery Investments.

**Major Employers:** The area has been occupied by major automotive dealers such as Mercedes-Benz, Audi, Volkswagen, Infinity, Honda, BMW, Land Rover and Jaguar. However, there is vacant land available for major office or industrial developments.

## 8 AIRPORT INTERMODAL – 5,400 ACRES

The Airport Intermodal Business Park represents one of the most mature and largest clusters of employment, with a mix of office, manufacturing, logistics and commercial and over fifty percent of the area zoned for industrial use. A large percentage of the lands are occupied; however, there is evidence of reinvestment given its primary location, with easy access to Pearson International Airport, CN Intermodal and Highways 407 and 427 within less than a 10-minute drive away.

**Major Employers:** FCA Canada Inc., Dynacare (HQ), Give & Go Prepared Foods, HBC (HQ), Triple M Metal LP (HQ), M-O Freight Works (HQ), Hydroform Solutions, Data Communications Management (HQ), MDA Robotics and Automation, Canadian Blood Services, CN Intermodal (HQ), Skjodt-Barrett (HQ), FGF Brands, WG Pro-Manufacturing Inc. (HQ), Entertainment One (HQ), Alumint Products Ltd. (HQ), Italpasta Ltd. (HQ), Sleep Country (HQ), Stackteck (HQ), Unilever Canada, Schenker of Canada Limited, Packall Packaging Inc. (HQ), Iron Mountain, Android Ind. (HQ), Santa Maria Foods (HQ), BMP Metals (HQ), Magna – Cosma International HQ, Nahanni Steel (HQ), Sew-Eurodrive (Cdn HQ)

## 2 BRAM WEST – 1,500 ACRES

Much of the lands are already zoned and/or designated, in addition to being well-served, to accommodate major office and industrial development. Amenities in the area include prestigious golf courses such as the Lionhead Golf Club & Conference Centre, restaurants, retail and other service commercial uses. The Bram West business park remains popular for a number of reasons, including its proximity to the Airport, immediate access to Highways 407 and 401, visibility, room to expand and the ability to accommodate surface parking. As a result of attracting multinational companies that are well-designed, clean and environmentally friendly, this area has evolved into one of the GTA's most prestigious business parks. Developers and landowners like Kaneff, Tiovest and DG Group are looking for potential tenants.

**Major Employers:** Loblaw Companies Ltd. (HQ), Maple Lodge Farms (HQ), Amazon, Canon Canada Inc. (HQ), Technicolor Canada Inc., Air Canada Operational Centre, Medtronic Canada Ltd. (HQ), Kaneff Group of Companies (HQ), Jarden Consumer Solutions, Kuehne and Nagel, Survalent Technology Corporation (HQ), Emblem Logistics

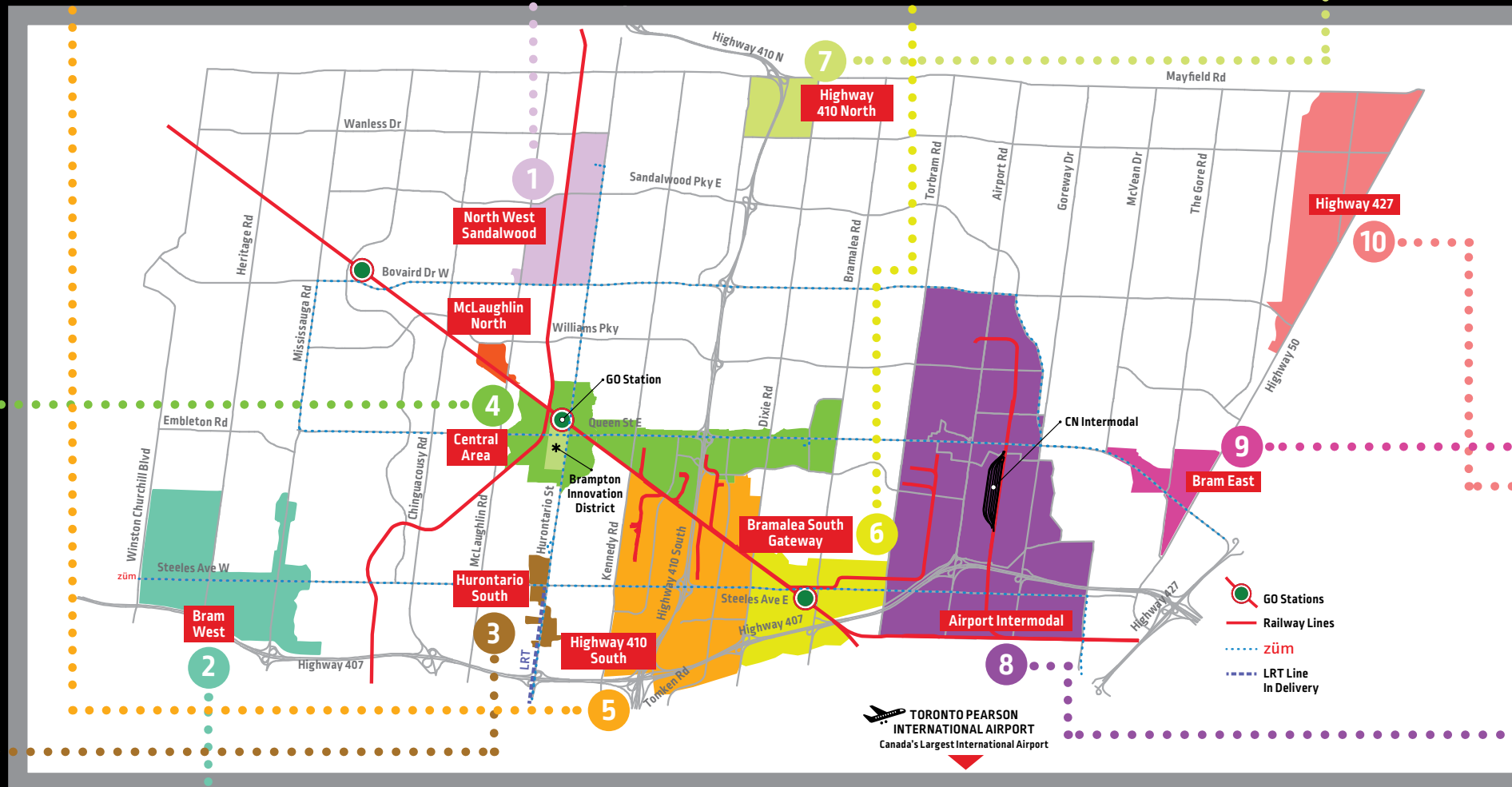
## 4 DOWNTOWN AND CENTRAL AREA – 2,000 ACRES

Located along Queen Street, and including the historic downtown, the Central Area is a designated growth centre within the GTA and an important regional node with civic, institutional, cultural and entertainment facilities as well as commercial, employment and residential areas. Although a large part of Queen Street is characterised by low-density strip plazas, a major transformation is underway to turn it into a smart, sustainable and walkable neighbourhood with the amenities and transit connections that are attractive to employers interested in an urban environment. Zoning in the Central Area provides some of the highest density permission in the City.

The downtown is designated as an anchor mobility hub because of the regional transportation connections that converge at the Brampton GO Train Station. In addition to being the cultural and institutional centre of the City with the Rose Theatre, PAMA, City Hall and Peel Memorial, downtown Brampton exemplifies the City's entrepreneurial spirit as it is home to the new Brampton Innovation District.

**The Brampton Innovation District** is built around partnerships with post secondary institutions (Ryerson, Algoma and Sheridan College); the downtown is becoming the foundation that entrepreneurs and new businesses need to thrive. From major companies to sector-specific start-ups, you will find commercialization opportunities, incubators, accelerators, amenities and resources that attract new businesses and employers. Find out more at [bramptoninnovationdistrict.com](http://bramptoninnovationdistrict.com)

**Major Employers:** City of Brampton, Peel Memorial Centre for Integrated Health and Wellness, Peel Region, Peel Plastic Products Limited (HQ), Maple Leaf Consumer Foods, Brafasco (HQ), D and W Forwarders Inc. (HQ), City of Brampton City Hall, Armetc LP, IKO Industries Ltd.



## 9 BRAM EAST – 430 ACRES

This Brampton gateway features over 100 acres currently zoned for commercial and another 100 acres zoned for industrial uses. High-density mixed-use developments with office and commercial uses are anticipated for the lands north of Queen with developers like TACC and Trinistar actively looking for tenants. South of Queen Street, Panattoni Development are looking for tenants to fill over 30 acres of industrial space that will be available by the end of 2021. This premier Brampton location is strategically located in proximity to Highways 427 and 407, Pearson International Airport, and the CN and CP Intermodal terminals, in addition to being along a major intensification corridor and serviced by Brampton's premier transit service (Züm), which will be upgraded to a full rapid transit standard within the next 10 years.

**Major Employers:** Plexis Software Inc (HQ), Downsview Plumbing Limited (HQ), Multivac Canada Inc., EM Plastic and Electric Products Ltd. (HQ), TMC Restoration (HQ), Shepherd Thermoforming and Packaging (HQ), Trittech Financial Systems Inc. (HQ)

## 10 HIGHWAY 427 – 1,600 ACRES

This northeast area of Brampton occupies the newest greenfield employment development area with servicing imminently available and proposed prestige industrial uses in the pipeline. Experienced developers such as Orlando Corporation, First Gulf Development Corporation, Prologis Inc. and Goldpark are currently looking for potential tenants or companies to own land. These developers are well versed in providing innovative spaces and unique land opportunities to suit any potential investor. This area is designated for office, prestige industrial and logistics. The land is well-positioned for office and industrial uses given their proximity to CP Intermodal, CN Intermodal, the Pearson Airport and future extension of Hwy 427. Smaller parcels of land also remain available to the northwest of this area for those investors looking to consolidate.

**Major Employers:** Air and Oceanland Inc. (HQ), Pilen Construction of Canada Limited (HQ), Roma Fence Ltd. (HQ), Terrapave Construction Corp (HQ), Protosteel Industries Ltd. (HQ), Cadetta Concrete and Drain Ltd. (HQ)