

WHERE *business* MEETS *pleasure*

INVEST ORILLIA

businessinorillia.ca

Orillia continues to rank as one of the top places to live and invest across Canada!

Orillia has been ranked the **Fifth Best Place in Canada to Invest** by Canadian Property Investor Magazine.

Orillia has been ranked **one of the Top 10 Canadian Small Cities to Live** by MoneySense Magazine.

In 2018, the Real Estate Investment Network (REIN) ranked Orillia as **one of the top 10 Cities for Real Estate Investment**.

Access to Markets

- Orillia is located approximately one hour from the GTA at the crossroads of the north/south Highway 11/400 and east/west Highway 12.
- The Lake Simcoe Regional Airport, with passenger, freight, and full Canada Customs service, is just 10 minutes away.
- Based on customer origin research, Orillia's customers come from a broad geographic region (trade area) which includes Parry Sound, Huntsville, Bracebridge, Penetanguishene, Midland and South to Barrie and Innisfil.
- This area also encompasses approximately 150,000 additional seasonal residents.
- The Growth Plan for the Greater Golden Horseshoe as amended predicts that Orillia's population will grow by approximately 46.6% by 2051.

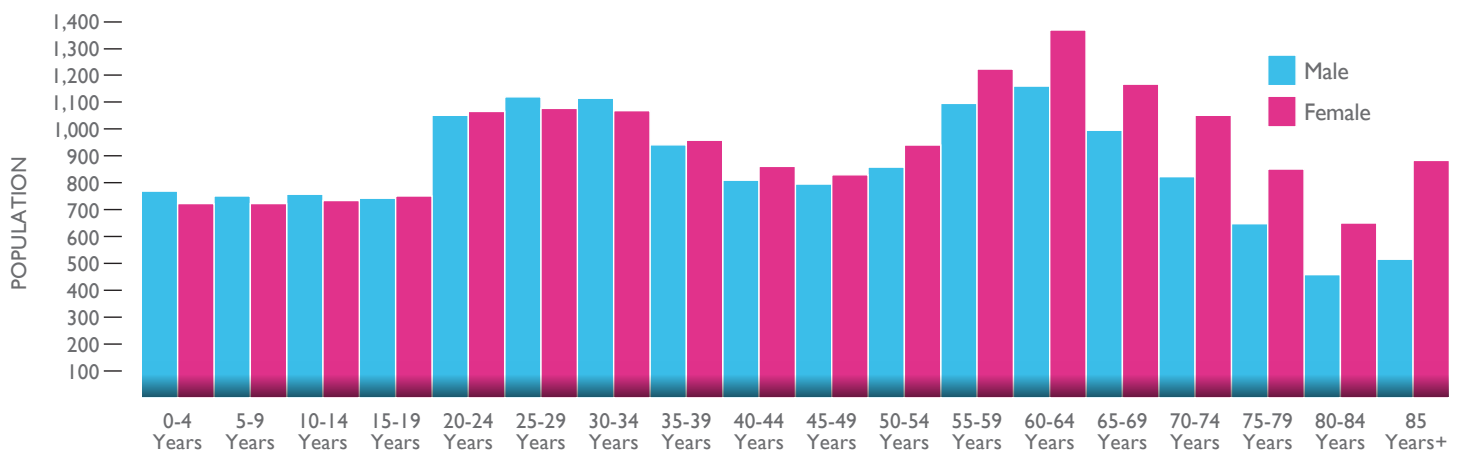
Source: A Place to Grow: Growth Plan for the Greater Golden Horseshoe (amended August, 2020)



Population



Orillia Population by Age



Total Population 33,411

Median Age of Population 45.4

Source: 2022 Environics Analytics

Recent Investments

- Waterfront Development**
 Municipally initiated redevelopment of approximately 8.5 acres of prime waterfront adjacent land in the downtown core.
- Hydro One Investing \$150 Million**
 To build North American Advanced Technology Hub.
- Costco Wholesale**
 New location in West Orillia. Has solidified Orillia as a regional commercial/retail hub.
- Orillia Recreation Centre**
 State-of-the-Art facility opened in 2020 after a \$54 million investment in Orillia's downtown core.
- Matchedash Lofts**
 Urban renewal project includes more than 70 new residential units on the main street of downtown Orillia.

Building Activity



713 building permits issued in 2021



Total number of permits issued increased by 26.3% between 2020 and 2021



188 Single Family Dwellings (SFD) constructed in 2021



\$175M in permits issued in 2021



In the Orillia Area:

- Health Care and Social Assistance
- Public Administration
- Retail Trade
- Accommodation and Food Services
- Manufacturing



Financial Incentives

- Zero industrial development charges until the end of 2022.
- The Downtown Tomorrow Community Improvement Plan is a financial incentive tool offered by the City of Orillia to offset the costs of development in downtown Orillia.
- Significant financial incentives available to offset the costs of brown field remediation and large redevelopment projects in the Downtown Tomorrow Project Area.



Since 2016, \$1,114,350 in total grants have been approved for small businesses and property owners in the downtown core through the Downtown Tomorrow Community Improvement Plan (DTCIP).



The Orillia Area is home to a highly skilled workforce, and opportunities for partnerships are available through Lakehead University and Georgian College.



2021 top growth industry area (by jobs): public administration, health care and social assistance, and educational services.

City of Orillia Business Development Office

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Contact the City of Orillia Business Development Office today to explore properties/locations that suit your business needs.

