

INVEST DOWNTOWN ORILLIA

orillia.ca/investdowntown

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

In 2016, Canadian Property Investor Magazine ranked Orillia as the Fifth Best Place in Canada to Invest.

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

"Orillia continues to be one of the most consistent performing real estate markets in Canada." ~ Real Estate Investment Network

ACCESS TO MARKETS

- Orillia is located approximately 1 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 the City of Barrie.
- This trade area is home to approximately 200,000 permanent residents, which is expected to grow by 23% by 2031.
- This area also encompasses approximately 150,000 additional seasonal residents.

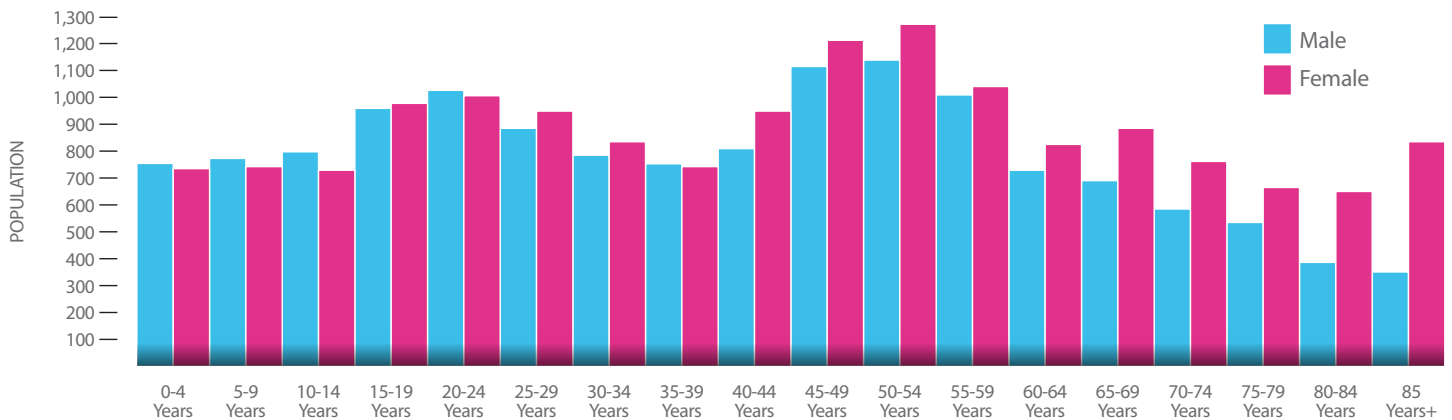
Source: urbanMetrics Inc. Market Demand and Impact Analysis, March 7, 2014.

POPULATION



The Growth Plan for the Greater Golden Horseshoe as amended predicts that Orillia's population will grow by approximately 34% by 2031, which means a corresponding number of housing units will need to be constructed in order to keep up with the anticipated growth.

ORILLIA POPULATION BY AGE



Total Population 30,586

Median age of Population 45.2

RECENT INVESTMENTS

- **Hydro One Investing \$150 Million**
To build North American Advanced Technology Hub
- **Costco Wholesale**
New location in West Orillia, expected to be massive visitor draw
- **Orillia Recreation Centre**
Investing \$54 million in Orillia's downtown core
- **Matchedash Lofts**
Urban renewal project will include more than 70 new residential units on the main street of downtown Orillia
- **70 Front Street South**
City recently acquired large land holdings along waterfront for redevelopment

BUILDING PERMITS 2016



609
new building permits
issued in 2016



Highest number
and value of permits
in last 10 years



156 New homes
constructed in 2016



Over \$165 million generated
in construction value
(4x more than 2015)



in the Orillia Area:
Health Care and Social Assistance
Retail Trade
Arts, Entertainment and Recreation
Accommodation and Food Services
Public Administration



 2,800	 1,200
 1,141	 350
	 300

FINANCIAL INCENTIVES

- The Downtown Tomorrow Community Improvement Plan is a new financial incentive tool offered by the City of Orillia to offset the costs of development in downtown Orillia.
- The program will provide \$185,000 in grants through five programs, including:
 - Feasibility/Design Study Grant Program
 - Fees Grant Study Program
 - Façade Improvement Grant Program
 - Building Improvement Grant Program
 - Residential Grant Program



Job creation in Simcoe Region (includes Orillia) increased 8.1% between 2010 and 2015, surpassing the average job growth rate of Ontario which increased 7.1%.



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



2016 Top growth area (by jobs) Professional, scientific and technical services.

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



This project is funded in part by the Ontario Ministry of Agriculture, Food, and Rural Affairs.

City of Orillia Economic Development Office

Phone: 705-325-4900
E-mail: edc@orillia.ca
Address: Orillia City Centre
First Floor, Suite 104
50 Andrew Street South
Orillia, ON.
L3V 7T5

orillia.ca/investdowntown