



MILTON.CA NEWS

A PUBLICATION OF MILTON ECONOMIC DEVELOPMENT



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We Can Help

If you would like us to help you with relocating your business, or to find out more about Milton's advantages, please contact Robbie Grewal, Economic Development Officer, at 905.878.7252, ext. 2152 or e-mail: robbie.grewal@milton.ca

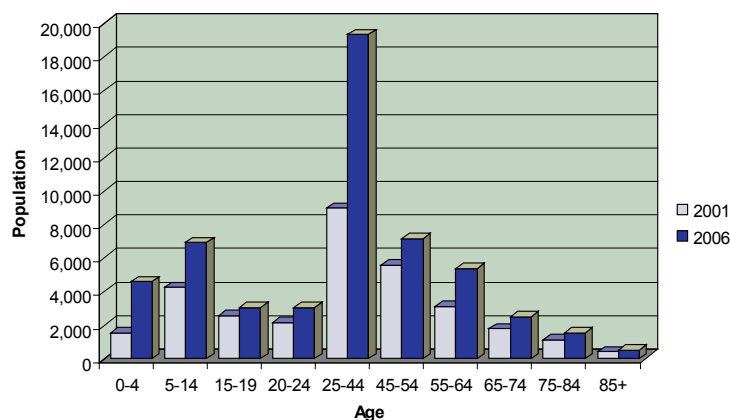
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THE PLACE TO GROW WHY CHOOSE MILTON AVAILABLE LAND / BUILDINGS SECTOR PROFILES

Milton: Young Dynamic Population

POPULATION BY AGE GROUP (2001 vs. 2006)



Census 2006 data released this spring has determined Milton as Canada's fastest-growing municipality with population growth of 71.4 per cent over the past five years. The latest Census 2006 data released has determined that unlike the rest of the province, and the country as a whole, Milton is getting younger.

The Town's median age is 34.4, nearly four years younger than it was in 2001, and four years younger than the City of Toronto and almost five years younger than the Ontario median of 39.0 years. Census 2006 numbers also show that Milton's 0 to 14 cohort represents 21.3 per cent of the Town's population. Further, the 24 to 44 cohort, representing Milton's young working-age population, accounts for nearly 36 per cent of the Town's population. The differences are due primarily to internal migration of young adults pursuing their education and/or working within the GTA – a pattern predominantly seen in large urban centres.

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Milton's local population is definitely changing. It is younger, more diverse and more dynamic than it has ever been. The local labour force is filled with knowledge workers. These are individuals with specific knowledge, skills and business intelligence who use intellectual capital and insight to aid their respective business or organization. Milton's knowledge-based labour force will be a key driver in the town's future economic development.

Milton Professional Centre Breaks New Ground

Maple Reinders Constructors Limited has commenced construction on the Milton Professional Centre, a new professional office complex at 410 Bronte Street. This project continues the development of professional offices already in the Bronte Street and Derry Road corridor, supporting Milton Hospital and professional services in Milton.



Site of the Milton Professional Centre at 410 Bronte Street

The 39,353 square-foot building will consist of two floors and will house Milton's Prime Care Family Health Team.

Family Health Teams are a key component of the Ontario government's plan to build a health care system that delivers on three priorities - keeping Ontarians healthy, reducing wait times and providing better access to doctors and nurses. The Milton Professional Centre will also be home to MDS Medical Laboratories, which works with physicians, hospitals and other healthcare providers to help deliver better outcomes in patient care through broad range laboratory tests.

The Milton Professional Centre is expected to be completed by May 2008. Close to 16,000 square feet of space is still available for lease. Units range from 900 square feet to 10,000 square feet. For more information on leasing opportunities please contact Shamim Warren at 416-998-1304.

Loblaw Superstore Opens

The first phase of a significant commercial development at the southwest corner of Main Street and Thompson Road in Milton has opened. In September, Loblaw Companies Limited opened a 135,000 square-foot Superstore.

The shopping centre is a joint venture between Trinity Development Group Inc. and Loblaw Companies Limited, with RioCan Real Estate Investment Trust involved from a financial perspective. The Loblaw Superstore is a one-stop shop with major grocery and general merchandise retail, plus a wine shop, portrait studio, dry cleaner, optical and medical centre, President's Choice Financial and a GoodLife Fitness for women.

The new Milton Superstore will also be the first major grocery and general merchandise retail store in North America to eliminate traditional plastic grocery bags at the checkouts. In April of this year, Loblaw Companies Limited made a commitment to reduce one billion plastic grocery bags from Canada's landfills within one year by reducing the amount of plastic grocery bags offered in stores and offering more sustainable choices.



Loblaw Superstore at Main Street and Thompson Road

This development is a significant retail project for Milton. With a growing local population, additional commercial service and retail options are needed. Construction on the remainder of the 240,000 square foot commercial development continues. Tenants are expected to occupy their space in December and early in the new year. Businesses that have been secured for the site include: LCBO, Starbucks, First Choice Haircutters, Bulk Barn, TD Canada Trust, Home Connection, Extreme Pita, East Side Mario's, Scotiabank, Blockbuster, Hero Burger, Baskin-Robbins, Pizza Nova, and Pet Valu.

Update: Escarpment Business Community

The Hospitals Of Ontario Pension Plan (HOOPP) is close to completing the development of three multi-tenant industrial facilities in the Escarpment Business Community. The facilities, all multi-unit, are 109,996; 75,003; and 54,003 square feet respectively. Units are available and range from 5,000 square feet to 25,000 square feet.

Tenants will begin moving into the new facility this Fall. Tenants secured so far include:

- The Steritech Group, a provider of specialized brand protection services in North America and more importantly a growing Milton business. Steritech provides food safety, quality assurance and pest prevention services to industries in which health, safety and cleanliness are powerful drivers of preference and satisfaction.
- Dresser Instrument Canada, a manufacturer of pressure gauges, thermometers, transducers, transmitters, pressure and temperature switches, calibration equipment, recorders and other instruments to suit virtually every application. Dresser maintains a world-wide network of manufacturing facilities, sales offices, local representatives and distributors in 40 countries on five continents.



Multi-tenant industrial facility in the Escarpment Business Community

- Fastenal Industrial and Construction Supplies is a growing full-line industrial fastener distributor. Fastenal's business network currently includes an in-house Manufacturing Division, a product Quality Assurance and Engineering Department, a strategic system of 12 distribution centers in North America, a fleet of over 275 company-owned semi-trucks and trailers, and over 2,000 stores around the world. Within the fastener category, Fastenal specializes in threaded fasteners and accessories for use in both industrial and commercial applications.

Monitoring the Local Economy

Indicators	YTD 2007	Year-End 2006
Unemployment Rate (Toronto CMA) ¹	6.56%	6.98%
Total Construction Value ²	\$268,004,571	\$322,469,829
Residential Construction Value ²	\$165,044,096	\$210,909,178
Industrial Construction Value ²	\$41,416,400	\$75,645,100
Commercial Construction Value ²	\$52,376,987	\$28,163,500
Average House Price ³	\$340,772	\$310,000
Housing Permits (Units) ²	1,139	1,542
Population Estimate ²	68,030	65,000
New Industrial & Commercial Space ⁴	1,215,662	1,870,976
Industrial Vacancy Rate ⁵	14.5%	20.9%

SOURCES: ¹ Toronto Economic Indicators, City of Toronto, May, 2007. ² Monthly Building Report, Town of Milton Planning Department, Month-End September 2007. ³ Toronto Real Estate Board, Market Watch, July 2007. ⁴ Economic Development Department, Town of Milton. ⁵ Cushman, Wakefield & LePage, Q2 2007 Industrial Snapshot.