



**M|O  
D|O**  
MODERN  
DOWNTOWN  
CONDO

55 Clarington Boulevard

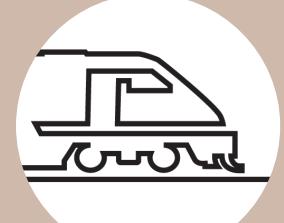
Investor information

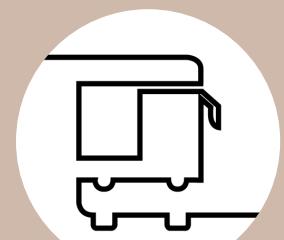


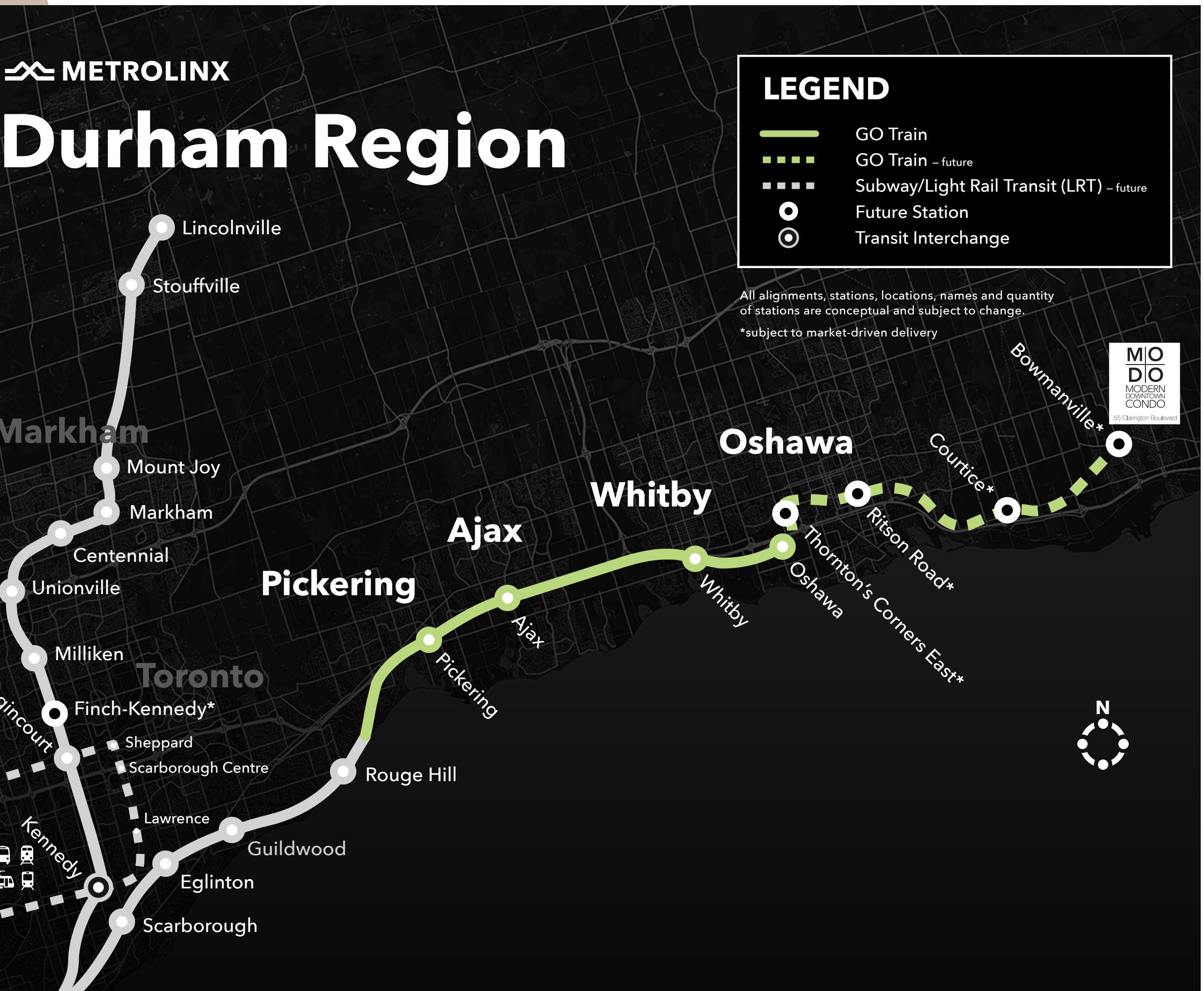
# future Bowmanville GO Station

- Brand new 20KM extension of the Lakeshore East GO line from Oshawa to Bowmanville
- 12 stops to Union Station
- Downtown in minutes
- GO Station steps to MODO 55

 **90%**  
projected population growth by 2041

 **20km**  
corridor extension east of Oshawa GO station

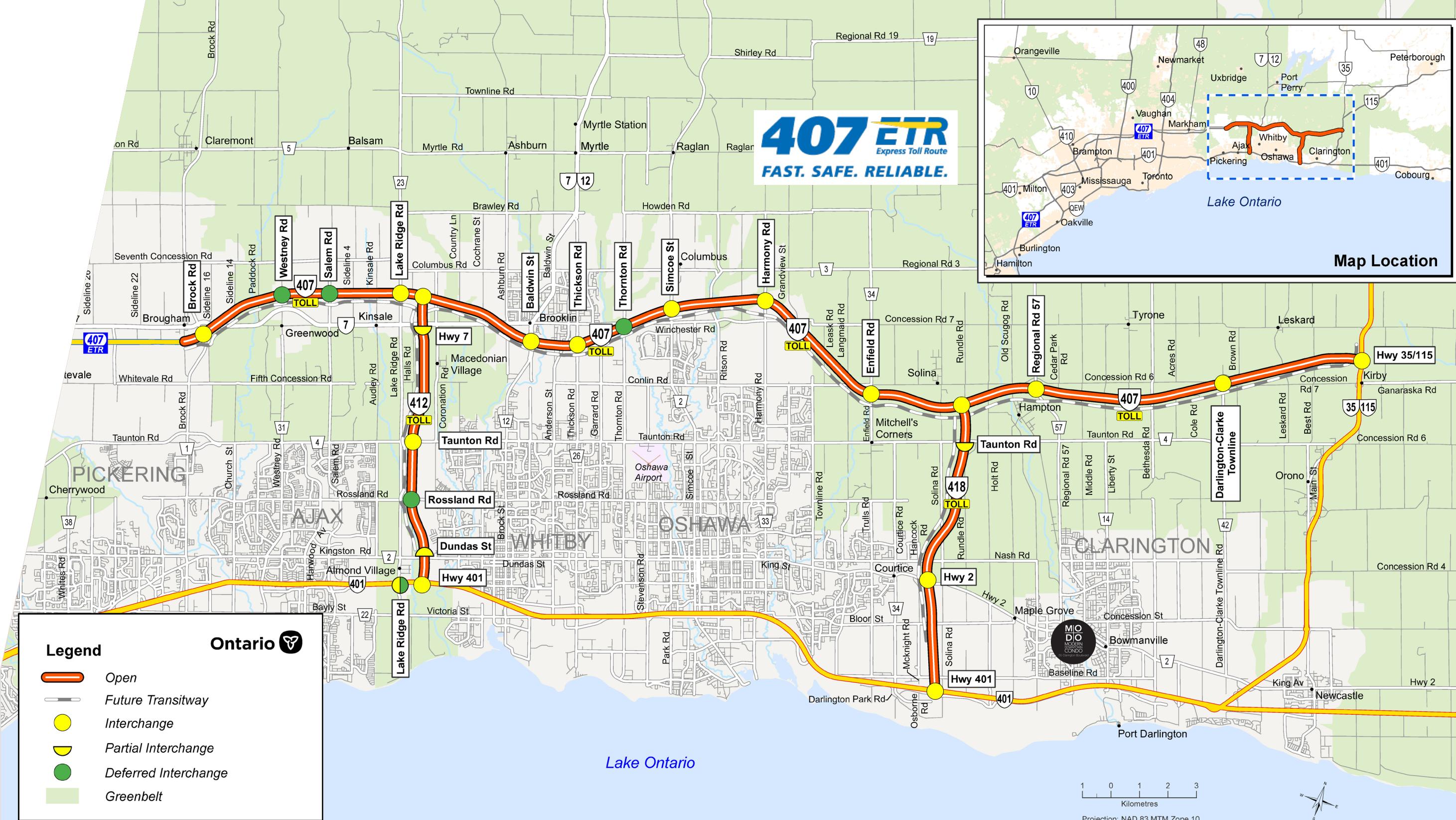
 **36km**  
BRT line



# MODO 55 growth

**“Clarington is home to four of the top 100 largest infrastructure projects in Canada. Over \$14 billion is being invested, creating thousands of jobs. Projects currently underway are: Ontario Power Generation’s Darlington Nuclear Generation Station’s refurbishment which will extend station operations for 30 more years; Port Granby environmental remediation project; Highway 407 east extension to Highway 35/115; and the extension of the GO Train to Clarington.”**

SOURCE: CBOT.CA



## 407 Extension

Highway 407 has been extended by about 22 kilometres from Harmony Road in Oshawa to Highway 35/115 in Clarington. This includes the construction of Highway 418, a new four-lane, 10 kilometre highway that connects Highway 407 to Highway 401 running north/south.

SOURCE: CLARINGTON.NET

**\$90 Billion**  
EXPECTED ECONOMIC  
FOR ONTARIO

**\$14 Billion**  
INVESTED IN NEW  
INFRASTRUCTURE PROJECTS

# economic development

## Darling Refurbishment

The Darlington Nuclear Generating Station which produces 20% of Ontario's electricity, is working on the mid-life refurbishment of the station, which will extend the life of the station by 30 years. This is expected to generate a total of \$89.9 billion in economic benefits for Ontario, create 14,200 jobs per year, and boost personal income by an average of \$1.6 billion on an annual basis. The Ontario Power Generation hopes to complete the refurbishment project by 2025.

SOURCE: OPG.COM

## Port Granby

The Port Granby Project is part of the Government of Canada's Port Hope Area Initiative (PHAI). The goal is to cleanup historic low-level radioactive waste found in the Municipalities of Clarington and Port Hope.



## Major Projects Contributing to Growth

- Ontario Power Generation Headquarters
- Toyota Eastern Canada Parts Distribution Centre
- GO Transit Lakeshore East Extension

## Current Initiatives:

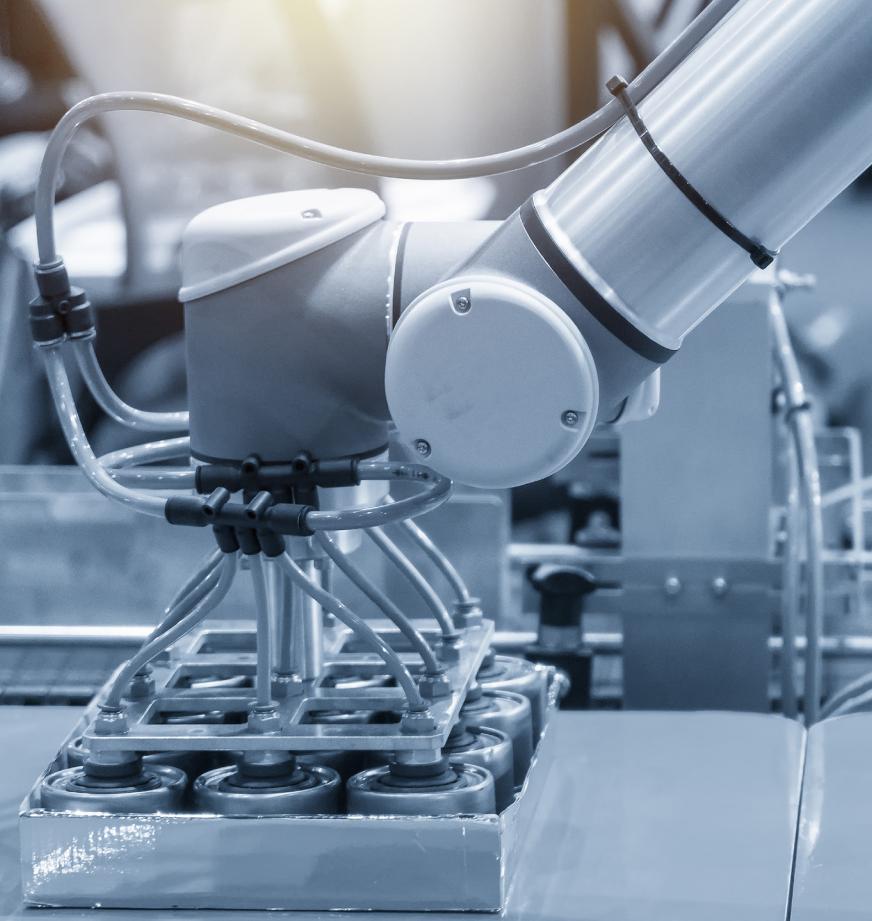
- Electric Vehicle Charger Network
- Affordable Housing Tool Kit
- Municipal-Wide Zoning Update

SOURCE: CLARINGTON.NET



Clarington was awarded the Eric Krause Innovative Plans/Policies/Initiatives Award in 2017 for its Port Granby Natural Reserve Proposal. The proposal was recognized for its "ecology-first" vision for the restoration of a former low-level radioactive waste site. This award represents forward-thinking efforts to encourage positive change with respect to the natural environment.

SOURCE: CLARINGTON.NET



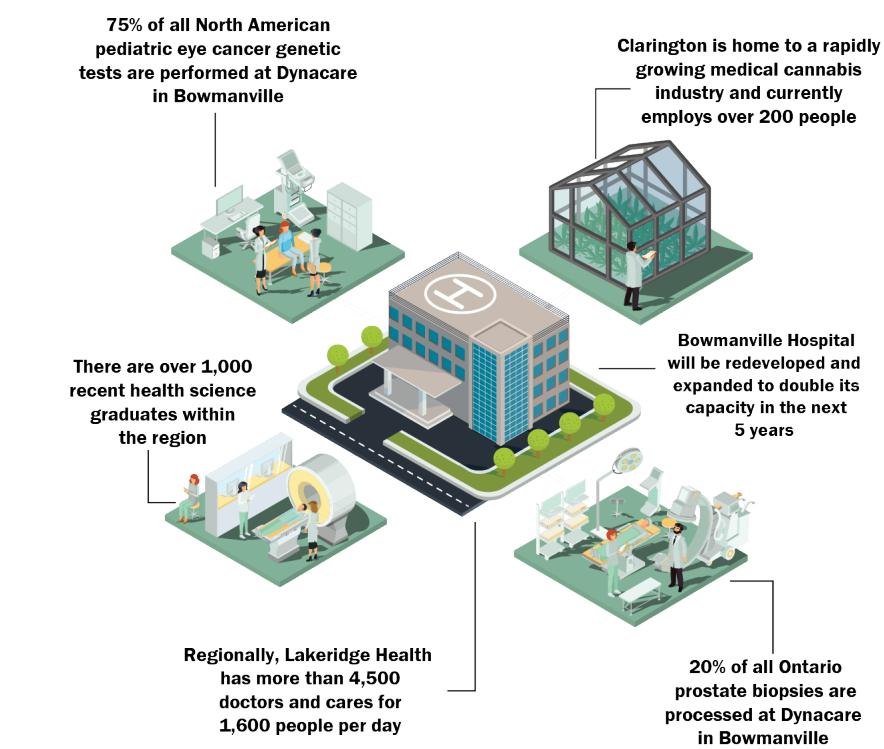
## manufacturing in Clarington



## energy in Clarington



## life science in Clarington



## top employers

Ontario Power Generation  
Darlington Nuclear Generating Station  
Municipality of Clarington  
Lakeridge Health Bowmanville  
St. Marys Cement Group  
Algoma Orchards  
Ell-Rod Holdings Inc.

A black and white photograph of a young couple in a modern, minimalist interior. They are standing close together, smiling and looking at each other. The woman has long dark hair and is wearing a light-colored, ribbed, long-sleeved top. The man has a beard and is wearing a light-colored t-shirt. The background shows large windows reflecting the city outside.

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