

# Topic: Amazon Fact Sheet

## Investment Facts

- Amazon is the first corporation to confirm their plans for locating in the planned industrial area west of Coleraine Drive.
- The development management company for the property is Blackwood Partners, who has secured Amazon as a long-term tenant.
- The proposed building will be approximately 1 million ft<sup>2</sup>

## Municipal Revenue

- The development charges for the Amazon development are estimated at approximately \$17 to \$18 million with the Town's share estimated at \$3 to \$3.5 million.
- The property taxes for the Amazon development are estimated at approximately \$1.9 million annually with the Town's share estimated at approximately \$500,000.

## Background

- The Employment Land Needs Study (2007), which was undertaken to identify the need for employment land in Caledon, determined that an additional 251 ha (620 ac.) of employment land is required in Bolton. To determine where the settlement boundary expansion should be located, a Municipal Comprehensive Review (MCR) was undertaken.
- From 2009 to 2016, through a series of planning related processes (Municipal Comprehensive Review, Regional Official Plan Review, Town Official Plan Review, Ontario Municipal Board), The Coleraine West Employment Area lands were identified for future employment development.
- On April 5, 2016, Town Council passed Staff reports CP-2016-18: Coleraine West Employment Area: Official Plan Amendment 243 and 2018-66: Request to Allow Minor Variance Applications in the Coleraine West Employment Area, to make lands in this Area available for development.
- All planning related processes involved extensive public consultation program to expand the settlement area boundary of the Bolton Rural Service Centre.

## The Coleraine West Employment Area (see attached map)

- The Coleraine West Employment Area, partnered with the current employment area in Bolton, is the Town's major employment centre. The location enables existing services, infrastructure and labour force to be fully utilized and reduce commuting.



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- The selected area is bounded on the south by Mayfield Road, on the east by Coleraine Drive, on the north by existing industrial development and on the west by the half lot line of Concession VI, known as the Coleraine West Employment Area.
- Town-initiated zoning of industrial lands west of Coleraine Drive has resulted in the addition of over 400 acres of shovel-ready employment land.
- The Coleraine West Employment Area was specifically chosen as it could:
  - build upon the existing employment area located on the east side of Coleraine Drive.
  - access to the multimodal goods movement transportation depot on Highway 50 and to road improvements and connect to existing municipal services and east-west roads, further strengthening the strategic importance of the existing employment area.
- Coleraine Drive was widened to serve as a major arterial road to alleviate congestion in the Bolton Core and to provide additional transportation infrastructure to the Town's major settlement area.

### Media Releases

For further information please refer to the Town of Caledon website at [caledon.ca/news](https://www.caledon.ca/news) or <https://www.newswire.ca/news-releases/amazon-expands-footprint-in-ontario-with-new-fulfillment-centre-in-caledon-689108641.html>



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Current as of July 26, 2018