

COMMITTEE OF THE WHOLE - APRIL 18, 2006

ECONOMIC & TECHNOLOGY DEVELOPMENT ANNUAL REPORT 2005

Recommendation

The Commissioner of Economic/Technology Development and Communications recommends
That this report be received as information only.

Economic Impact

There is no economic impact.

Purpose

To provide an analysis and summary report of Vaughan's economic conditions, development trends and the activities of the Economic & Technology Development Department (ETDD).

Background - Analysis and Options

The Economic & Technology Development Department's mandate includes attraction and retention of existing businesses, entrepreneurship development, tourism expansion and environmental business development. The Annual Report provides a summary of the Department's activities as well as an analysis of the economic conditions that will impact local businesses as they plan and prepare to meet the challenges of local and global competitiveness.

In 2005, the City experienced steady growth with industrial/commercial construction activity exceeding all other sectors than in previous years. ETDD recorded successful completions for 26 businesses with a total of 1.79 million square feet of space and employing over 1,600 people. New investments and relocations have dominated the overall activity for the Department.

Through the Vaughan Business Enterprise Centre, 24,000 clients were served and 3,000 confidential consultations provided. The fourth annual Bridge to Better Business Event drew over 200 business professionals.

The Tourism and Environment divisions also continued to develop in 2005. In consultation with key stakeholders and the Vaughan Tourism Advisory Committee, a Tourism Strategy was completed and work began in the latter part of 2005 to begin implementation of the directions. From the Environment division, the City participated in its second litter clean-up, the 20-Minute Makeover achieving phenomenal results with 8,500 participants. The City also launched the innovative Cash for Trash contest to increase public awareness of litter and providing residents with the opportunity to win cash or prizes for doing their parts in putting litter in its proper place.

Overall, 2005 was a very successful year for the City and the ETDD. The Annual Report serves as year-to-year reporting mechanism and a marketing and research tool for site selectors, realtors and investors. The Annual Report will be posted on the City's website. Hardcopies are also available and will be forwarded to industrial/commercial investors, federal, provincial and regional agencies.

Relationship to Vaughan Vision 2007

The Annual Report meets Goal 6.4 of Vaughan Vision 2007 to create increase awareness of the City's leadership on key issues and celebrate our successes and achievements. This report is

consistent with the priorities previously set by Council and the necessary resources have been allocated and approved.

Conclusion

The Annual Report documents the achievements of the Economic and Technology Development Department, but more importantly, it demonstrates to future investors the dynamic nature of our community.

Attachments

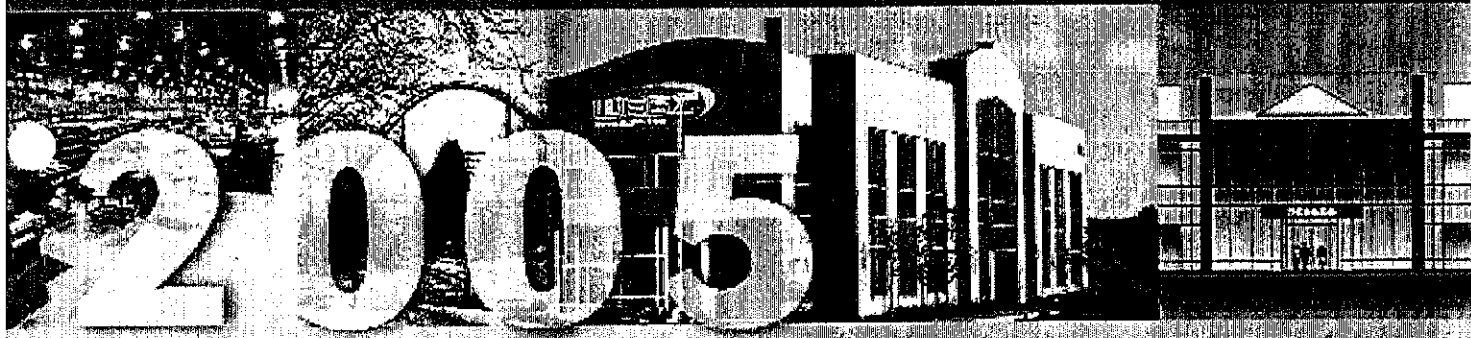
Annual Report 2005

Report prepared by:

Frank Miele, Commissioner of Economic/Technology Development and Communications

Respectfully submitted,

Frank Miele
Commissioner of Economic/Technology Development and Communications



City of Vaughan
The City Above Toronto

ANNUAL ECONOMIC REPORT

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A Solid Year for Industrial & Commercial Development

This year's message to our local businesses and the larger investment community is simple: we continue to have steadfast growth and 2005 was the strongest year yet for industrial/ commercial development. Construction activity in industrial and commercial sectors represented a greater percentage of overall construction activity than in previous years.

During 2005, our local economy forged ahead with new project announcements, new business and tourism establishments and significant expansions among existing industries. Bausch & Lomb Canada, Busy Bee Tools and Optech are some examples of industries that have planted new roots in our community; while long-time industries such as San Remo Lighting and Allfield Industries/Martin Rea continue to make reinvestment in Vaughan. New investments in the hospitality sector increased the number of hotel rooms in Vaughan by 68 per cent.

In addition to ongoing business development activities, the Economic & Technology Development Department also undertook activities in developing its environmental programs, tourism sector and entrepreneurship. The announcement of the completion of the Spadina-York Subway expansion environmental assessment and solid progress on the Highway 427 Extension are further steps in the development of the Vaughan Corporate Centre and the Enterprise Zone.

We encourage you to review the City's accomplishments in our 2005 Annual Economic Report. To all of our partners and industries, let's continue to work together to make 2006 a banner year.

Sincerely,

Frank Miele
 COMMISSIONER OF ECONOMIC/TECHNOLOGY DEVELOPMENT AND COMMUNICATIONS



Attractions, Retentions & New Investments

2005 New Business Investments & Expansions

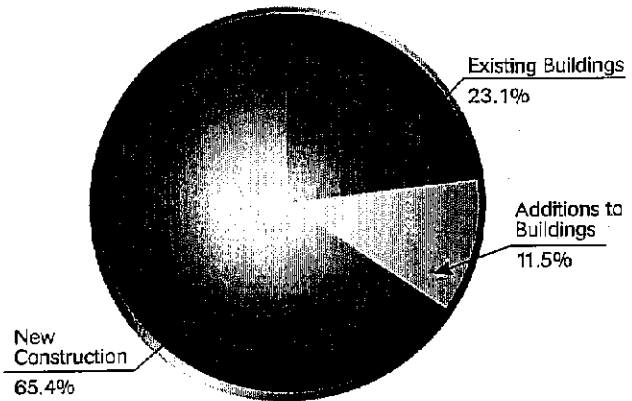
Vaughan in 2005 attracted close to 1.8 million square feet in new business investments and expansions. Total jobs retained in the private sectors numbered more than 875 and over 777 new jobs were created.

Vaughan Enterprise Zone

While the overall GTA land market remains very tight, Vaughan's Enterprise Zone will lead the way in future employment growth. The first phase of the Vaughan Enterprise Zone continues to develop with new industrial and commercial projects. Sustained confidence in a relatively stable market led to a number of speculative buildings being constructed in 2005.

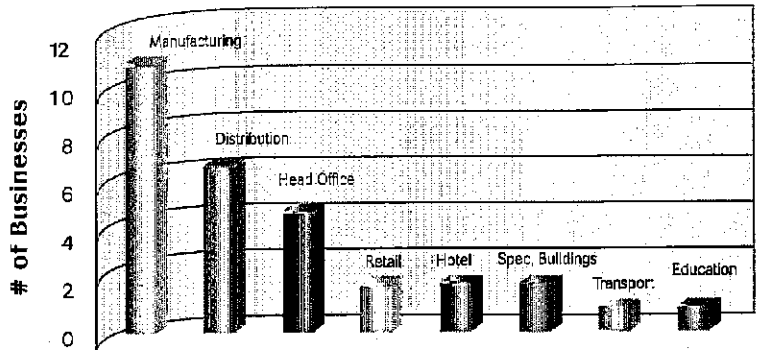
The planning process for Phase 2 is under way and many more greenfield projects are in the market for 2008 and beyond.

Completions by Building Space Occupied

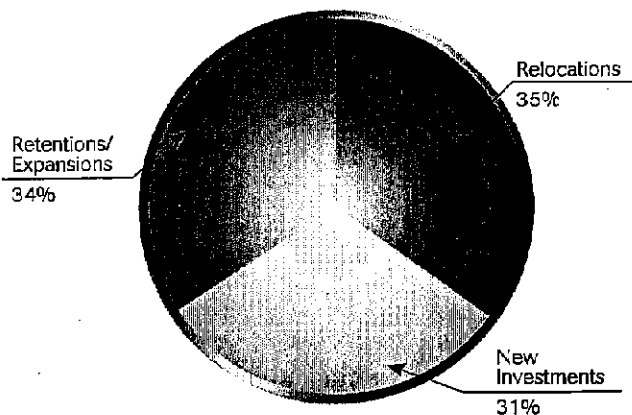


Completions by Activity Type

(Business may have multiple functions)



Completions by Origin of Investments



Attractions, Retentions & New Investments

2005 Business Investments & Expansions

Company Name & Address	Business Activity	Estimated Value (\$)	Number of Employees	Origin / Type of Investment
Bausch & Lomb Canada 520 Applewood Crescent	Cdn. Head Office vision care products	66,000	111	Relocation
Busy Bee Tools 130 Great Gulf Drive	Head Office & Dist. Construction tools	67,363	20	Relocation
Capital Tool 270 Spinnaker Way	Mfr. Automotive parts	216,297	400	Retention / Expansion
Chicago 58 Food Products Ltd. 135 Haist Avenue	Dist. Deli meats & other food products	20,000	10	Relocation
Co-Ex-Tec 201 Confederation Parkway	Mfr. Automotive parts	104,822	120 new	Retention / Expansion
Cousins-Curie 400 Rowntree Dairy Road	Mfr. Plastic containers	4 silos	Not applic.	Expansion
Fieldview Construction 9000 Keele Street	3 Multi-unit industrial buildings	93,474	Not applic.	New investment
Hansa-Flex Hydraulics 295 Connie Crescent	Mfr. Hose assemblies	16,800	6	New investment
Hilton Garden Inn 3201 Highway 7 West	Hotel	106,265	100	New investment
Investments Hardware Ltd. 27B Aviva Park Drive	Dist. Construction tools	50,000	30	Retention / Expansion
Kingsdown Mattress Company 51 Stone Ridge Road	Head Office & Dist. mattresses	118,000	70	Relocation
Leon's Furniture 299 Bass Pro Mills Drive	Retail furniture	78,843	70	New Investment
Martin Rea 70 Aviva Park Drive	Mfr. Automotive parts	100,000	Not avail.	Expansion / Investment
Macgregors Meat & Seafood Ltd. 60 Harlan Road	Mfr. Meat & seafood products	49,000	55	Relocation
Miele Canada 16 Four Valley Drive	Cdn. Head Office appliances	30,000	50	Relocation
Mister Chemicals 10 Jacob Keffer Parkway	Dist. Cleaning & janitorial supplies	42,000	20	Retention / Expansion
Optech Interchange Way	Mfr. & R&D scientific instruments (laser-based survey systems)	60,000	Not avail.	Relocation
P & F Tool & Die Co. 210 Citation Drive	Mfr. Automotive parts	19,402	150 new	Addition / Expansion
Reptilia 2501 Rutherford Road	Zoo & Education centre	13,000	10 ret. 10 new	Retention / Expansion
Residence Inn 11 Interchange Way	Hotel	96,695	45	New Investment
San Remo Lighting 8830 Jane Street	Dist. Lighting products	59,391	15	Retention / Expansion
Sicilian Ice Cream 349 Four Valley Drive	Mfr. Ice cream	21,504	10	Relocation
Sorbara Group 20 Vaughan Valley Boulevard	Spec building	104,127	Not applic.	New investment
The Beer Store 8771 Jane Street	Retail	5,748	20	Retention
Toro Aluminum 330 Applewood Crescent	Mfr. Curtain walls	123,217	80	Relocation
Vitrans Express Canada Inc. 1201 Creditstone Road	Transportation & logistics providers	129,622	250	Retention / Expansion
TOTAL		791,570	1,652	

Vaughan Business Enterprise Centre 2005

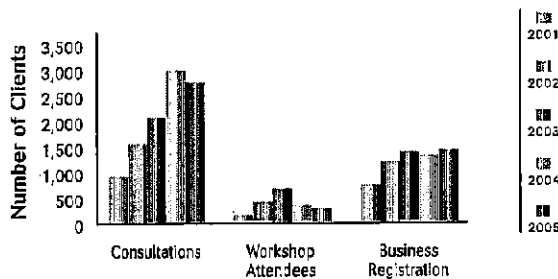
V Vaughan Business Enterprise Centre (VBEC), a part of the Economic & Technology Development Department, provides assistance to expanding businesses, while simultaneously supporting new entrepreneurial enterprises and providing consultations and professional development for small business owners. VBEC services include: information centre, group training and individual consultations. Founding partners include the Province of Ontario through the Ministry of Economic Development & Trade (MEDT), the City of Vaughan, and sustaining partner RBC Royal Bank.

Milestones Achieved at VBEC in 2005:

Over 24,000 Clients Served

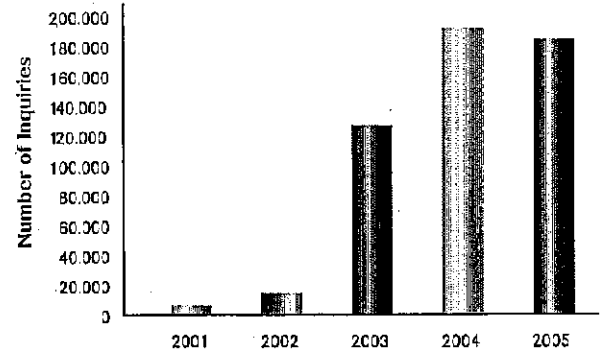
- ▶ Approximately 3,000 Business Consultations
- ▶ More than 1,400 New/Renewed Business Registrations
- ▶ Creation of more than 1,500 Initial Jobs from Registered Businesses
- ▶ 158 visits to the Resource Library
- ▶ 314 Seminar Attendees
- ▶ 152,994 Website Hits

Expected Initial Investment by Business



Source: VBEC, 2005

General Inquiries 2001 - 2005



Source: VBEC, 2005

Bridge to Better Business Event



In celebration of Small Business Month in Ontario, VBEC hosted its fourth annual Bridge to Better Business event on November 3, at the Renaissance Parque Convention Centre. Over 200 business professionals and 80 exhibitors gathered for a day of celebration and networking. Attendees took the opportunity to listen to a number of key experts presenting topics relevant to today's business owners. The keynote address came from Terry Leon of Leon's Furniture Ltd., and youth entrepreneur Tom Szaky of TerraCycle.

Summer Company Program

VBEC successfully implemented its fourth annual Summer Company Program for student entrepreneurs. Four students were able to launch their own summer company in 2005 with a grant of up to \$3,000. The four student businesses operated in 2005 included: Asphalt Driveway Sealing, Web Designing, Personalized Skateboard Logos and Acupuncture. One student quickly experienced business success when his dot com name was purchased by a US firm.

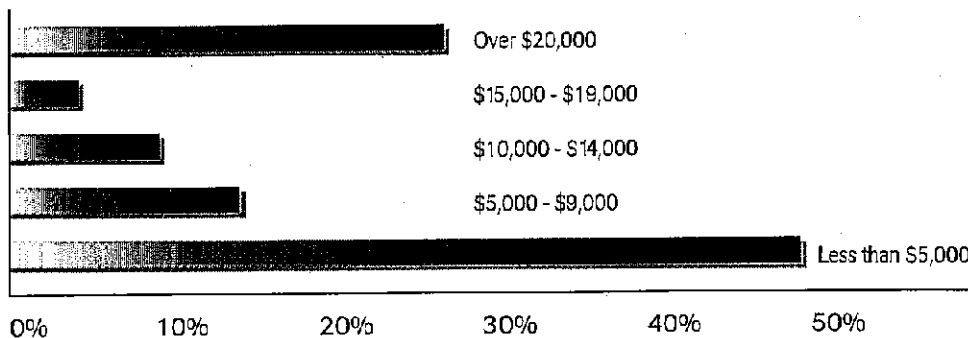
Vaughan Business Enterprise Centre 2005

Business Plan Challenge for High School Students

The inauguration of the Region of York Business Plan Challenge for High School Students 2005 was a tremendous success. VBEC along with two other centres in the Region cooperated to deliver the program to all public, separate and private high schools in their respective communities. VBEC provided workshops on entrepreneurship to schools and hundreds of students. The program offered high school students the opportunity to create a business plan and compete with their peers for money and prizes totalling \$5,000 that was generously provided by sponsors from the private sectors in the community.

In June, the awards ceremony was attended by 125 people consisting of provincial and municipal government dignitaries, educators, parents, entrepreneurs and students.

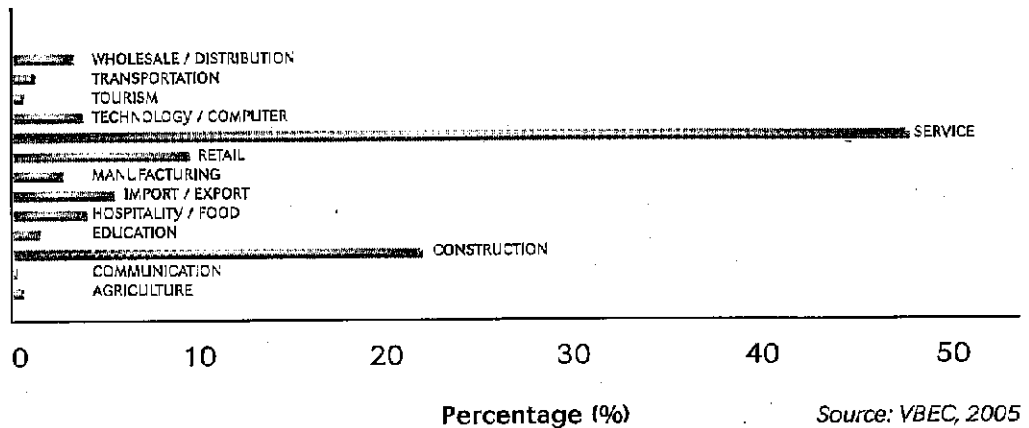
Expected Initial Investments by Business 2005



Source: VBEC, 2005

Newly-created businesses registered through VBEC in 2005 were forecasted to generate more than \$25 million in initial investments.

New Business Registration by Industry



Source: VBEC, 2005

VBEC Event Sponsors:

Scotiabank, BMO Bank of Montreal, Staples, Totally One Communications (Bell) and Sweet Obsessions.

Media Support: York Region Business Times, Lo Specchio, Corriere Canadese, Ciao Radio, Vaughan Weekly, Rogers Television and VaughanRadio.ca

Celebrating Successes

Ground Breakings & Grand Openings

Bausch & Lomb

Perfecting Vision. Enhancing Life.



Vice President of the America's Regions, Paul G. Howes officially opened the company's new Canadian headquarters at a grand opening ceremony on January 31, 2006.

Bausch & Lomb Canada Opens New Headquarters In Vaughan

Bausch & Lomb, founded in 1853, is a world leader in eye health care. The Canadian operation now based in Vaughan, employs 120 people, selling and distributing three product lines: Vision Care, Surgical and Pharmaceuticals.

The new facility consolidates all of Bausch & Lomb's Canadian commercial operations - administration, customer service, warehouse and distribution, finance and the three commercial business units all in one central location.

"One of the deciding factors to move our facilities to Vaughan is the close proximity to Toronto, Pearson International Airport and all major highways, with great accessibility for our employees," said Dennis O'Brien, General Manager of Canada. "Vaughan is one of Canada's fastest growing communities, it provides a great place to live and work and we look forward to developing strong relationships with Vaughan's businesses and citizens."

Miele

Anything else is a compromise

Future Corporate Head Office



2005 Grand Openings & Ground Breakings

Chocorate Concepts	November 3
Color Steels	November 3
Deale, Harley Davidson	June 2
Divine Lounge	May 11
Harcol	May 27
Investments Hardware Ltd	September 23
Jets West Limited Windows	May 27
Maple Honda	September 2
Miele Canada Ltd	April 19
Mister Chemical	May 31
Monte Carlo Int	May 26
Nascar Speedpark	June 8
Scotiabank	October 25

Business Attractions & Retentions Highlights



**Hilton
Garden Inn**
Toronto/Vaughan

The award-winning, mid-priced brand, Hilton Garden Inn began construction at the Highway 7 and Interchange Way, adjacent to Vaughan Corporate Centre. The 106,000 plus square-foot site is one of their largest developments to date. As a result of the high market demands in Vaughan, the Hilton Garden Inn Vaughan will open next year providing 9,100 square-feet of state-of-the-art corporate meeting facilities and elegant banquet facilities with the convenience of sophisticated accommodations.

KINGSDOWN
A TRADITION OF INNOVATION

Founded in 1904, the Kingsdown mattress company is recognized as an industry leader in providing handcrafted mattresses with space-age technology. It is the only mattress company to have won the furniture manufacturer's highest award of excellence, and they have done it twice. The 118,000-square-foot head office and distribution facility is located at 51 Stone Ridge Road and represents a relocation and expansion for Kingsdown.

Miele

Anything else is a compromise

Miele, the world's largest family owned and operated company in the appliance industry has begun work on their new two-storey Canadian headquarters and showroom centre. Located at 161 Four Valley Road, the landscaped four-acre site is strategically located in the heart of Vaughan, with tremendous exposure to Highway 400. This state-of-the-art building will serve as the flagship Miele Design Centre - a meeting place and a resource centre.



The Residence Inn with 545 locations worldwide is designed as "home away from home" with residential appeal and spacious accommodations. The 97,000-square-foot site is located in the heart of Highway 400 and Highway 7 at Interchange Way. The hotel will be offering corporate meeting facilities and accommodations of 140 rooms.



New Initiatives, Events Highlights

MuniCard™

by **civic** STRATEGIES INC.



Banking on hometown businesses *New Vaughan credit card to benefit entire community*

The City of Vaughan will be the first municipality to offer Vaughan residents and businesses a branded credit card with an awards program. Users can accumulate "points" with every purchase to be applied against their property taxes.

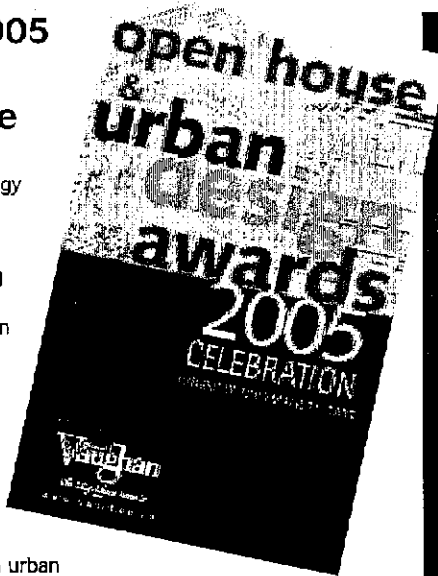
What makes the new credit card program so innovative is the objective of involving the entire community and getting people to invest in their own community. Quite simply, it is to encourage residents to "shop locally." Everyone wins - the purchaser saves on their property taxes; participating stores will enjoy an increase in business; and the City will reap the benefits of a thriving local economy.

The City's partner, Civic Strategies Inc., will also be introducing a Merchants Discount Program to support the launch of the City's new credit card in 2006. The program's visibility will be sustained through point-of-purchase advertising and the City's promotional efforts to encourage people to apply for the card.

This initiative will go a long way in strengthening Vaughan's sense of community. Residents can be proud that Vaughan is a leader in providing new, innovative services. With its local focus, the program will encourage residents to identify with Vaughan's Business Community.

Vaughan Celebrates 2005 Urban Design Awards and Annual Open House

The City of Vaughan, Economic & Technology Development Department and the Policy Planning/Urban Design Department hosted the Urban Design Awards and Annual Open House in November at the Paramount Conference & Event Venue. Seven local developments were recipients of the 2005 Vaughan Urban Design Award in recognition of excellence and innovation in urban development, while contributing to the positive image and identity of the City.



2005 Economic Outlook Breakfast

February 9, hosted by Economic & Technology Development Department with Derek Holt, Assistant Chief Economist, RBC Financial Group, as keynote speaker.

Events Highlights

City of Vaughan Mission to Italy to Promote Doing Business in Vaughan



The City of Vaughan's six-day business mission to Italy on July 19-26, 2005, was for the purpose of creating strategic alliances between local businesses and Italian companies looking to expand into the North American market. Organized by the Italian Chamber of Commerce of Toronto, the delegation visited several Italian cities with strong commercial and industrial economies.

In addition to Vaughan Mayor Michael Di Biase, City officials participating in the mission included Regional Councillor Joyce Frustaglio and Ward 2 Councillor Tony Carella. The 11-person delegation also included representatives from York Region, the Vaughan Chamber of Commerce and the Italian Chamber of Commerce of Toronto. The itinerary included official visits to Milan, Parma, Modena, Brescia, Bergamo, Rome and meetings with representatives of the city of Sora, which signed a Sister City agreement with Vaughan in 1992.

2005 Vaughan International Delegations



Abruzzo, Lacioano Italian Delegation



Lazio, Italian Delegation



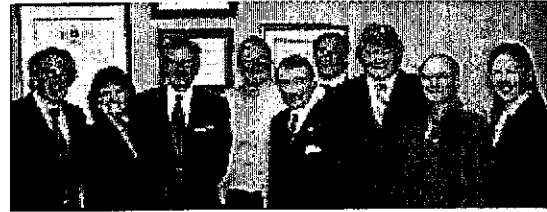
Israeli Student Delegation



Modugno, Italian Delegation



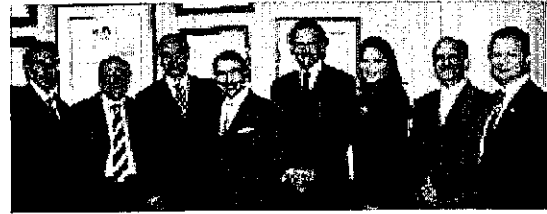
Italian Parliamentary Delegation



Pordenone, Italian Delegation



Japanese Student Delegation



Region of Molise Delegation

Tourism Overview



DISCOVER VAUGHAN BASH Boosts Tourism in the City Above Toronto

Local business people and residents joined in a celebration of the City's sights, sounds and tastes at the Discover Vaughan Bash, an annual event that supports tourism development. This year's event was held at Lucky Strike Lanes in the Vaughan Mills Mall on the evening of Thursday, September 22.

The City is working with the private sector to promote tourism in Vaughan and implement the Vaughan Tourism Strategy, approved by Council on June 27, 2005. The strategy sets out a five-year action plan that includes building brand awareness, attracting hotel development, and improving directional signage. The Discover Vaughan Bash is organized as a fundraiser in support of this effort.

"As one of our newest tourist destinations, Vaughan Mills provides the perfect venue to bring the community together to celebrate the best our City has to offer," said Mayor Michael Di Biase. "We are reaching out to everyone in the GTA and beyond to visit our City and discover how dynamic and exciting Vaughan really is with our many restaurants, world-class tourist attractions, and a vibrant local culture."



"Tourism is a growth industry in Vaughan," said Ward 2 Councillor Tony Carella, Co-Chair of the Vaughan Tourism Advisory Committee. "There are tremendous benefits to the entire business community and we want to identify and capitalize on these growth opportunities through an effective private-public partnership."

Formed in June 2004, the Vaughan Tourism Advisory Committee (VTAC) is comprised of members of the tourism industry who advise the City on strategies and initiatives in support of tourism development in Vaughan. The committee is co-chaired by Diana Dodge, CEO of Dodge Suites Hotels, and Councillor Carella.



Environmental Initiatives

The City of Vaughan's Environmental Task Force recognizes the importance of environmental sustainability. In order to meet the challenges of the 21st century, the City of Vaughan has partnered with several organizations to move the environmental agenda forward. The following initiatives were undertaken in 2005.



Intergovernmental Declaration on Clean Air at the 2005 Smog Summit

The City of Vaughan endorsed the Intergovernmental Declaration on Clean Air at the 2005 Smog Summit held on June 8, in Toronto. The Summit focused on health and transportation issues. In preparation of the Summit, Regional Councillor Frustaglio participated in an air quality sampling exercise.

20-Minute Makeover

The City of Vaughan in cooperation with other GTA municipalities held its 20-Minute Makeover. The event was a huge success with a total of 8,500 registered participants.

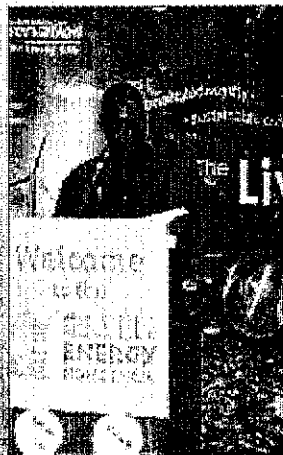


Cash For Trash

The Cash for Trash anti-litter initiative was launched by the City's Environmental Task Force (ETF) in April. During a period of 20 weeks, trash spotters were travelling across the City raising public awareness about litter in the community. 240 individuals were rewarded for picking up and properly disposing of litter.

Pollution Prevention Workshop

The City of Vaughan, the Ontario Centre for Environmental Technology Advancement (OCETA) and the Canadian Centre for Pollution Prevention (C2P2) jointly hosted York Region's fourth Stakeholders' Pollution Prevention Workshop on September 30. The free workshop was sponsored by the Ontario Trillium Foundation.



Green Energy Home Show

The City of Vaughan participated in the Green Energy Home Show held at the Kortright Centre for Conservation on October 1 and 2. This event encompassed a series of seminars and workshops on energy conservation and provided homeowners with the opportunity to learn about the latest energy-efficient technologies and products.

Vaughan Manufacturers' Sustainability Program

In partnership with OCETA & TRCA, the City's Vaughan Manufacturers' Sustainability Program assists small and medium sized manufacturers to improve environmental and economic performance through pollution prevention. Grants up to 50 per cent (or a maximum of \$4,000) of the cost of assessment were made available to Vaughan companies.

Market Overview

ECONOMIC INDICATORS	2005	2004
Total Population ¹	240,978	235,000
Median Household Income (\$) ⁶	80,321	80,321
Total Value of Construction (\$ million) ²	836.9	891
Industrial	166.5	174
Commercial	176.6	171
Residential	434.3	453
Industrial Land Sales Volume (\$ million) ³	25.0	84.1
Industrial Land Sales Volume (acres sold) ⁴	75.0	253.0
Average House Price (\$) ⁵	404,136	364,521
Total Number of Permits Issued ²	3,836	4,867
Industrial Vacancy Rate ⁶	5.9%	4.4%
Office Vacancy Rate ⁵	9.7%	12.3%

Sources:

- 1 York Region Estimates 2005
- 2 City of Vaughan, Building Standards Department 2005
- 3 Toronto Real Estate Board Watch 2005
- 4 Colliers International Greater Toronto Industrial Quarterly Update Q4 2005
- 5 Colliers International Greater Toronto Office Quarterly Update Q4 2005
- 6 Statistics Canada, 2001 Census

Top Private Sector Employers In Vaughan

Employer	Number of Employees
Tesma International/Magna International*	13,397
Paramount Canada's Wonderland**	4,150
Royal Group Technologies*	3,800
Con-Drain Co. (1983) Ltd.	1,350
Canadian National Railway	1,300
Sears Canada Distribution Centre	1,200
Progressive Moulded Products	1,024
Panigas Group of Companies	960
Nova Services Group	720
Noma Automotive	700

*Includes employees of subsidiary companies located in York Region.

**Includes seasonal employment (May-October).

Source: York Region Employment Survey, 2004

Spadina Subway Extension

Vaughan moved closer to realizing a subway service at its doorstep with the City of Toronto's approval of the Spadina Subway Extension Environmental Assessment Study in December 2005.

The Individual Environmental Assessment was conducted by the City of Toronto and the Toronto Transit Commission for a 6.2 kilometre extension of the Spadina Subway from Downsview Station to York University and Steeles Avenue. Four new subway stations will be built including an inter-regional terminal in Vaughan at Steeles Avenue that will provide commuter parking, passenger pick-up and drop-off, and a bus terminal. Planning is in place for the second phase of the subway extension from Steeles Avenue to the Vaughan Corporate Centre.

The Environment Assessment will now be submitted to the Ontario Ministry of the Environment for final review and approval.

Market Overview

Industrial Inventory & Vacancy Rates, Greater Toronto Area

Municipality	Total Inventory (sq.ft.)	Vacancy Rate	Avg. Annual Rental Rate	Avg. Sales Price/sq.ft.
Ajax	5,360,283	1.1%	\$4.95	\$68.00
Aurora	4,652,914	7.0%	\$6.10	\$44.00
Brampton	78,763,062	6.0%	\$5.41	\$65.00
Burlington	16,164,231	9.0%	\$5.34	\$48.00
Markham	33,627,186	3.6%	\$6.35	\$86.00
Milton	8,668,038	10.90%	\$6.04	\$82.00
Mississauga	151,235,962	6.5%	\$5.83	\$83.00
Newmarket	4,966,021	5.4%	\$6.58	\$0.00
Oakville	23,376,056	6.2%	\$5.87	\$81.00
Pickering	9,383,237	8.8%	\$4.88	\$0.00
Richmond Hill	12,993,154	4.6%	\$6.23	\$0.00
Toronto	27,609,350	1.2%	\$2.95	\$18.00
Vaughan	59,224,141	5.9%	\$5.98	\$79.00
Whitby	8,554,164	5.0%	\$5.50	\$0.00

Source: Colliers International, Greater Toronto Industrial Report, Q4 2005

Highway 427 Transportation Corridor

The environmental assessment for the extension of Highway 427 has been completed. Upon completion of the environmental assessment, the lands in the Vaughan Enterprise Zone will provide business investment and commercial opportunities for the future GTA for the next 25 years. Phase 2 of the Vaughan Enterprise Zone development is expected to begin in 2006.

2005 Top 10 Canadian Cities by Industrial Construction Value (in Millions \$)

Rank	Municipalities	Industrial	Commercial	Total
1	Montréal	195.2	480.4	675.6
2	Mississauga	180.8	162.7	343.5
3	Vaughan*	166.5	176.6	343.1
4	Calgary	122.3	978.1	1,100.4
5	Brampton	122.3	290.0	412.3
6	Edmonton	97.9	331.3	429.2
7	Toronto	81.4	961.3	1,042.7
8	Laval	38.0	127.7	161.3
9	Ottawa	29.4	346.8	376.2
10	Surrey	25.0	186.2	213.2

Source: Statistics Canada, Top Canadian Cities by Total Value of Construction, March 2006

*Building Standards Department, City of Vaughan, January 2006

Vaughan - Top 10 Canadian Cities

The City of Vaughan is Canada's fastest growing city in terms of new construction. The value of building permits issued in 2005 topped the \$800 million-dollar mark. In terms of total industrial construction value, Vaughan ranks third overall in the country after Montreal and Mississauga.

Industrial & Commercial Activity Highlights

NEW COMMERCIAL BUILDING PERMIT - 2005 (greater than 30,000 square feet)

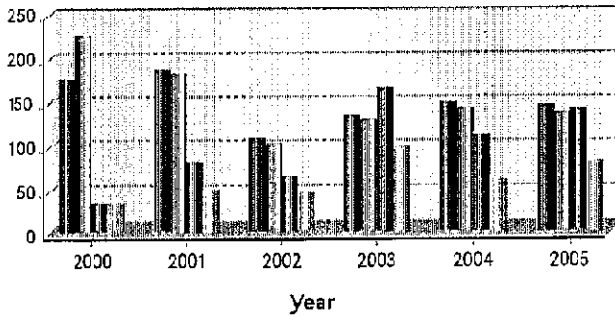
Applicant (Tenant/Occupant)	Address	sq.m.	sq.ft.	Value (\$)
Gateglenn Development Limited	255 Bass Pro Mills Dr.	2,804	30,171	2,243,960
Rowhedge Construction Ltd.	8395 Jane St., Unit A	2,904	31,247	2,904,400
Miele Limited	161 Four Valley Dr.	3,031	32,614	3,940,300
Majorwest Commercial II	3737 Major Mackenzie Dr., Unit E-F	3,761	40,468	3,008,560
Majorwest Commercial II (Price Chopper)	3737 Major Mackenzie Dr., Unit H	4,260	45,838	3,407,936
Wietzes Motors Ltd.	7080 Dufferin St.	4,620	49,711	3,695,600
Interior Systems Contractors	60 Sharer Rd.	4,999	53,789	8,998,200
Maple Toyota	88 Auto Vaughan Dr.	5,337	57,426	5,336,900
2748355 Canada Inc.	300 Interchange Way	5,563	59,858	5,562,750
Audi Dealership	9088 Jane St.	6,296	67,745	10,000,000
Ruland Properties (Monte Carlo Inn)	705 Applewood Cr.	6,324	68,046	7,588,800
Murlee Holdings Limited (Leon's Furniture Ltd.)	299 Bass Pro Mills Dr.	6,522	70,177	5,488,000
Concord Vaughan G.P. Inc.	11 Interchange Way	8,983	96,657	16,169,400
1406284 Ontario Inc. (Hilton Garden Inn)	3201 Hwy 7	9,872	106,223	17,769,600

NEW INDUSTRIAL BUILDING PERMIT SUMMARY- 2005 (greater than 30,000 square feet)

Applicant (Tenant/Occupant)	Location	sq.m.	sq.ft.	Value (\$)
Marche Woods Developments Inc.	399 Confederation Pkwy.	2,827	30,419	1,978,900
Castiel Homes	290 Vaughan Valley Blvd	2,991	32,183	2,093,980
Luis Rodriguez In Trust	141 Rainbow Creek Dr.	3,005	32,334	2,103,584
Mohamed Ismail	177 Zenway Blvd.	3,601	38,747	2,520,700
Bellshire Woods Estates Inc.	2501 Rutherford Rd., Unit C	3,617	38,919	2,531,984
Renaissance Commercial Centre Inc./Montecassino Ltd.	8055 Weston Rd	3,676	39,554	2,573,277
Alvit Holdings (Furniture Warehouse)	100 Four Valley Dr.	3,778	40,651	2,644,306
Bloorguard Investment (HJ Fine Foods)	100 Ortona Ct.	4,199	45,181	2,519,376
Bellshire Woods Estates Inc.	2501 Rutherford Rd Unit B	4,482	48,226	3,137,575
Crystal Glen Homes Inc.	411 Spinnaker Way	4,592	49,410	2,754,918
1261322 Ontario Inc.	960 Edgeley Blvd.	4,614	49,647	2,768,400
Sam Sgotto	160 Bass Pro Mills Dr.	4,653	50,066	3,257,037
Von Land Corporation Limited	1500 Hwy 7	4,737	50,970	2,842,314
DRC Investments	8830 Jane St.	5,517	59,363	3,310,440
Craftex Property Inc. (Busy Bee)	130 Great Gulf Dr.	6,258	67,336	3,754,606
Jodan Investments Inc.	310 Vaughan Valley Blvd.	6,447	69,370	5,157,744
Roybridge Holdings Ltd. (Window Seal Ltd.)	67 Rainbow Creek Dr.	6,618	71,210	4,632,782
Tiflor Property Mgmt. Ltd. (Bausch & Lomb)	520 Applewood Cr.	8,138	87,565	4,900,200
Elio Granzotto (Doorland 2000)	221 Creditview Rd.	9,012	96,969	5,407,026
Gottardo Construction (Hydel)	206 Great Gulf Dr.	9,190	98,884	5,514,000
NHD Developments Ltd.	20 Vaughan Valley Blvd., Unit A	9,673	104,081	7,738,752
1606633 Ontario Inc.	120 Great Gulf Dr.	10,482	112,786	6,289,266
NHD Developments Ltd.	51 Stone Ridge Rd., Unit B	10,928	117,585	8,742,400
Burnac Corporation	80 Zenway Blvd.	11,095	119,382	6,657,000
Hirano Development Inc.	330 Applewood Cr.	11,389	122,546	7,972,328
Spinnaker Langstaff Investments (Capital Tool)	270 Spinnaker Way	20,094	216,211	16,075,200

Business & Construction Activity

Industrial and Commercial Land Absorption 2000 - 2005



Industrial Value (\$ millions) Industrial Acres Commercial Value (\$ millions) Commercial Acres

Source: City of Vaughan, Building Standards Department 2005

Industrial and Commercial Land Absorption 2000 - 2005

Year	Industrial		Commercial	
	Acres	Hectares	Acres	Hectares
2000	230	90	35	14
2001	188	73	56	22
2002	113	44	48	19
2003	131	51	104	41
2004	150	61	72	29
2005	142	58	87	35

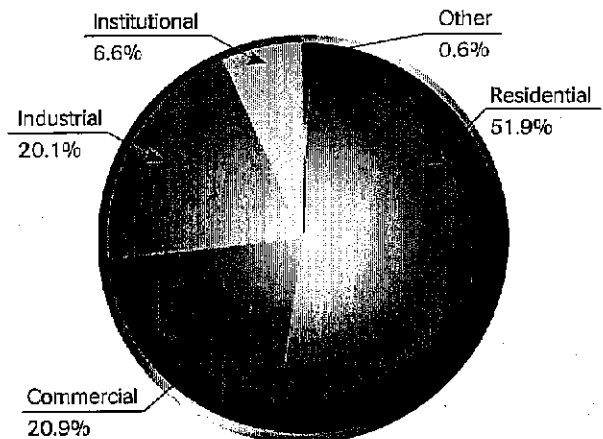
Source: City of Vaughan, Building Standards Department, 2005

Construction Value of Issued Permits (in Millions \$)

Type of Construction	2000	2001	2002	2003	2004	2005
Residential	801.0	720.1	810.4	539.4	452.5	434.3
Commercial	61.7	124.9	102.6	203.3	171.1	176.6
Industrial	226.5	219.7	141.5	194.0	173.9	166.5
Institutional	29.8	83.0	60.8	117.2	87.8	54.8
Other	3.3	3.5	3.9	2.7	4.8	4.7
Total Value	1122.4	1151.4	1119.3	1056.8	890.6	836.9
Number of Permits	8,295	8,048	8,534	5,641	4,867	3,836

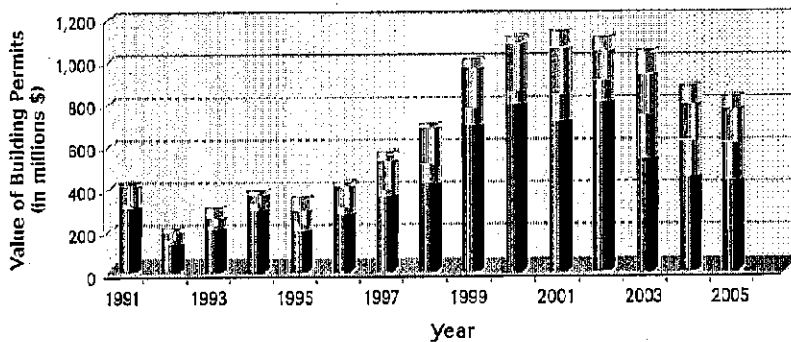
Source: City of Vaughan, Building Standards Department, 2005

Type of Construction by Total Value, 2005



Source: City of Vaughan, Building Standards Department 2005

Construction Activity 1991 - 2005



Source: City of Vaughan, Building Standards Department 2005



MEMBERS OF COUNCIL

Front (from Left): Regional Councillor Joyce Frusciaglio, Regional Councillor Mario F. Ferri, Mayor Michael Di Biase, and Regional Councillor Linda D. Jackson.

Back (from Left): Ward 5 Councillor Alan Shefman, Ward 4 Councillor Sandra Yeung Racco, Ward 3 Councillor Bernie DiVona, Ward 2 Councillor Tony Carella, and Ward 1 Councillor Peter Meffe.

Economic & Technology Development Department (ETDD)

For more information about the City of Vaughan, contact the Economic & Technology Development Department at 905.832.8521 • ecdev@vaughan.ca • www.vaughan.ca

ETDD SERVICES

- Site Location Assistance
- Information Services
- Business Facilitation
- Client Support Services
- Business Events Assistance
- Small Business Assistance

for more information, contact Vaughan Business Enterprise Centre (VBEC) at:

905.417.0412 or visit www.centrebusiness.com

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