

COMMITTEE OF THE WHOLE – FEBRUARY 19, 2007

CITY OF VAUGHAN COMMUNITY PROFILE

Recommendation

The Commissioner of Economic/Technology Development and Communications, in consultation with the Director of Economic Development recommend

That this report be received as information only.

Economic Impact

There is no economic impact associated with this report.

Purpose

To advise Council that a Community Profile is now available for corporate marketing and business development purposes.

Background

The Economic & Technology Development Department has updated and published a new Community Profile. The Community Profile is a foundation piece of all marketing and collateral materials used by Economic Developers across North America. This new publication provides broad insight into our community, including demographics; locational and transportation advantages; labour and employment characteristics; real estate markets; key development areas; business costs; housing; tourism and other lifestyle amenities.

The purpose of the Community Profile is to provide investors, site selection professionals, businesses and residents with an understanding of the characteristics that distinguishes Vaughan from other municipalities for economic development purposes. With this publication, business investors will have another tool to assist in making an informed decision on relocation and expansion opportunities in Vaughan. The Community Profile will be distributed to site selectors, realtors, developers, investors, government agencies, business associations, residents and ratepayer associations.

The Community Profile is available in hardcopy and electronic format via the City's website. The hardcopy of the Community Profile embodies the City's commitment to environmental leadership and has been printed on paper stock sanctioned by the Forest Stewardship Council. A further step has been taken in selecting a printer using a waterless printing technology, which produces better colour saturation with less volatile organic compounds and no requirement for water consumption, typical of most conventional printing processes.

Relationship to Vaughan Vision 2007

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

Conclusion

The Community Profile is a foundation piece of any corporate marketing toolkit. Business investors and their advisors use the Community Profile as one of the first tools to gain insight into a community as a potential location. This document further presents a picture of the community's quality of life, cultural and social amenities, important factors to be considered for potential new residents, employers and business investors.

Attachments

City of Vaughan Community Profile

Report prepared by:

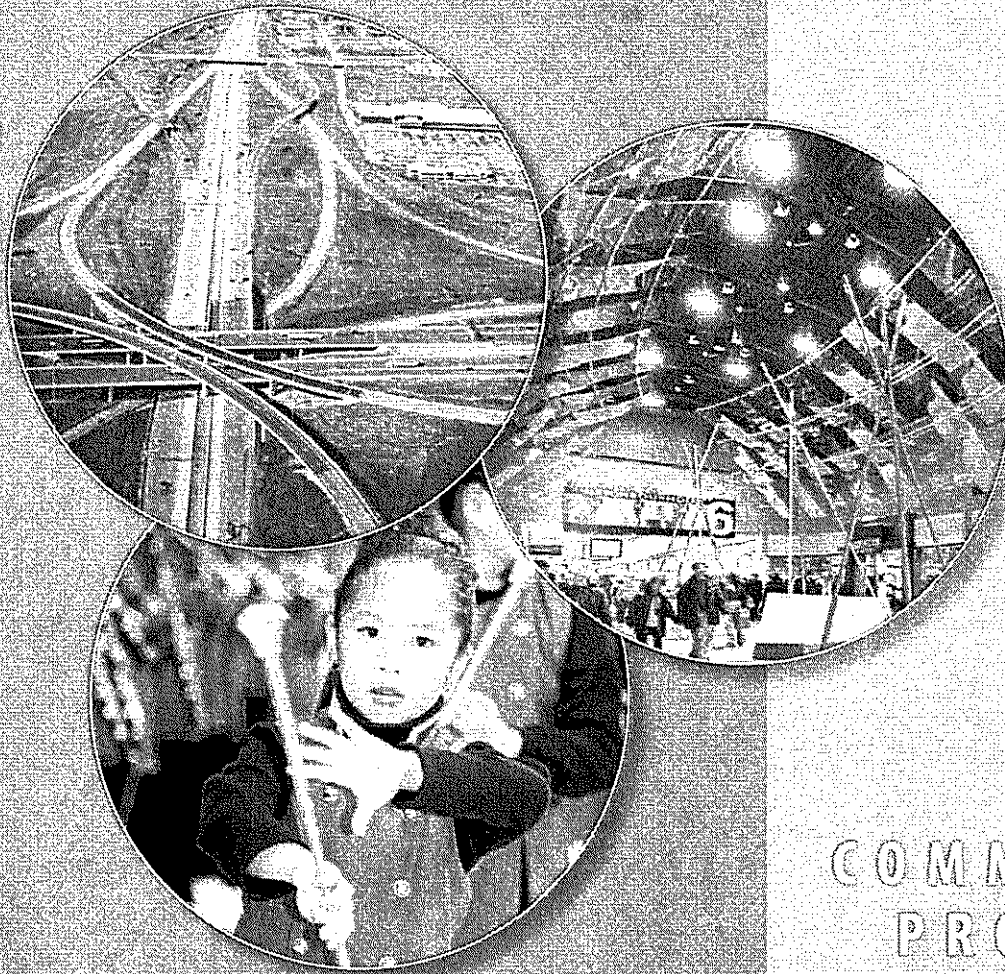
Shirley Kam, Manager of Economic Development
Emilia Valentini, Director of Economic Development

Respectfully submitted,

Frank Miele
Commissioner of Economic/Technology
Development and Communications

Emilia Valentini
Director of Economic Development

City of Vaughan



COMMUNITY PROFILE

ECONOMIC, SOCIAL AND BUSINESS CONNECTIONS

5.4

LETTER FROM THE MAYOR



“Today, if we had to summarize the City of Vaughan’s economy in one word, it would be described as “diverse”. All regions and municipalities are subject to economic cycles. Our diverse business sectors have allowed the City to weather cyclical changes and emerge with stronger economic growth and prosperity for both our businesses and residents.

Vaughan’s commitment to economic growth is embodied by our corporate strategic plan, Vaughan Vision, guiding us in providing service excellence to our constituents. We recognize that rich social and cultural heritage, strong communities, efficient municipal services and environmental leadership are all factors that attract bright, talented and innovative people to settle. Creative people, in turn, attract business and investment.

On behalf of the City of Vaughan and Members of Council, I am pleased to present this Community Profile – a snapshot of Canada’s fastest growing community – and invite you to speak with us about why Vaughan, the City Above Toronto, should be your home.”

A handwritten signature in black ink, which appears to read "Linda D. Jackson". The signature is fluid and cursive.

Linda D. Jackson
Mayor

5.5

TESTIMONIALS



We find the City of Vaughan is a strategic location for our international headquarters enabling us to recruit and attract highly-skilled workers for the business. The City provides essential business advantages including excellent infrastructure, connectivity and the business authority. The availability and quality of restaurants, shops, recreation and cultural amenities are important to our employees and our leadership and their families.

Dr. Andy Boon
President, MDS SCIEX

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. 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.

Donna O'Brien
General Manager Canada,
Bausch & Lomb



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The City of Vaughan

ECONOMIC & TECHNOLOGY DEVELOPMENT DEPARTMENT (EDED)

The Economic & Technology Development
Department's professional staff are available
at your service to facilitate the economic,
social and business development you require.

Tel: 905.603.4000

Ext: 603.23.3000

E-mail: ed@vaughan.ca

www.vaughan.ca/business

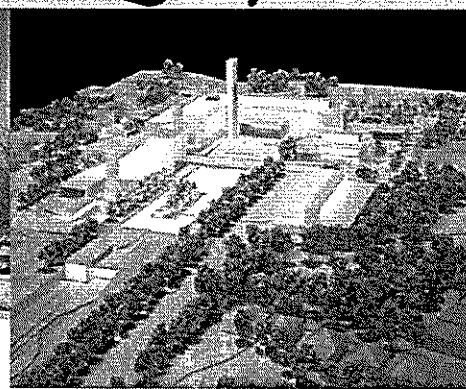
The Vaughan Business Enterprise Centre (VBEC) offers free assistance and support to entrepreneurs in Vaughan who want to expand an existing business or who want to explore new business ideas.

Services include:

- Free practical 1-on-1 consulting
- Seminars and workshops
- Referrals to professional advisors

5.7

quick facts



Area	275 Sq.km
Population	250,000
Communities	Concord, Kleinburg, Maple, Thornhill, Woodbridge
Businesses	more than 7,700
Competitive Taxes, Services & Utilities:	
• development charges (January 2007)	Industrial/Office: \$62.10/m ² Retail: \$104.18/m ²
• property taxes (July 2006)*	Commercial occupied: 2.359068% Industrial occupied: 2.643871%
• sewer rates (May 2006)*	\$0.756/m ³
• water rates (May 2006)*	\$0.817/m ³
• electrical power information www.powerstream.ca	PowerStream – third largest electricity distribution company in Ontario
• natural gas information www.enbridge.ca	Enbridge - Canada's largest natural gas distribution company
Housing – Average Price	
• a variety of housing types, from single detached, semi-detached, townhouses, and condominiums	\$254,333 - \$468,444
International Partnerships	Baguio, Phillipines; Delia, Italy; Lanciano, Italy; Ramla, Israel; Sanjo, Japan; Yangzhou, China; Sora, Italy
Labour:	
• employment labour force	more than 143,000
• resident labour force	101,000
• access to employees in the Greater Toronto Area	3.1 million
Median Household Income, all households (2001 Census)	\$80,321
Major Employment Sectors:	
• manufacturing, construction, retail, wholesale	70%
• arts, professional, scientific, technical, transport, other	30%
Technology	100% digital switching and state-of-the-art fibre optics
Weather - temperatures are given officially in degrees Celsius (C)	
• average warmest month of the year	July (23 C)
• average coldest month of the year	January (-13 C)

*Current list of development charges, property taxes and utility costs are available from the City of Vaughan, Economic & Technology Development Department or at www.vaughan.ca/business.

Source: City of Vaughan, Economic & Technology Development Department 2006; Toronto Real Estate Board, October 2006; Statistics Canada, 2001 Census; Statistics Canada and Greater Toronto Marketing Alliance, website survey 2006.

5.8 Introduction

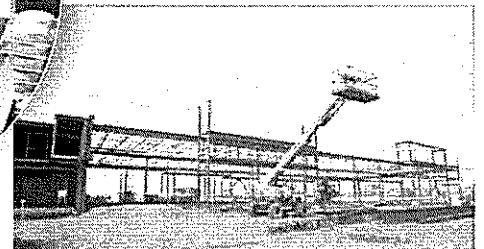
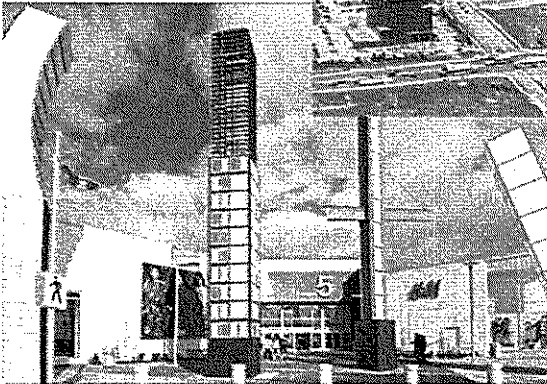
VAUGHAN, ONTARIO, CANADA

The City of Vaughan is Canada's fastest growing municipality, located in the economic heart of the country, the Greater Toronto Area. Incorporated as a City in 1991, Vaughan is 275 square kilometers in area and consists of five communities: Kleinburg, Maple, Woodbridge, Concord and Thornhill.

Vaughan's population growth is also supported by strong economic expansions. Vaughan's location and business cost advantages attract and support a diverse local economy. Over 7,700 businesses are located in Vaughan. Manufacturing, construction trades and wholesale trades are the largest economic sectors. Key manufacturing sectors include: automotive parts manufacturing; plastics; metal and machinery fabrication; furniture manufacturing; food and beverages.

Residents and visitors are drawn to the City of Vaughan for its high quality of life. Safe neighbourhoods, abundant green spaces, exciting tourist destinations and access to educational institutions are some of the factors driving growth in Vaughan.

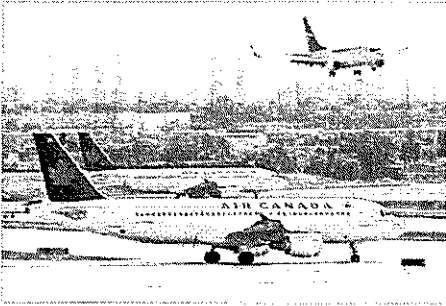
Canadian Family magazine (*October 2006*) ranked Vaughan as the fourth Best and Coolest City in Canada to Raise a Family, citing its sense of community, its easy access to cosmopolitan amenities and big-city life. This accolade, along with being recently ranked fourteenth in Canadian Business magazine's (*September 2006*) Top 40 Best Cities for Business, really does confirm that the City of Vaughan offers the total package!



location

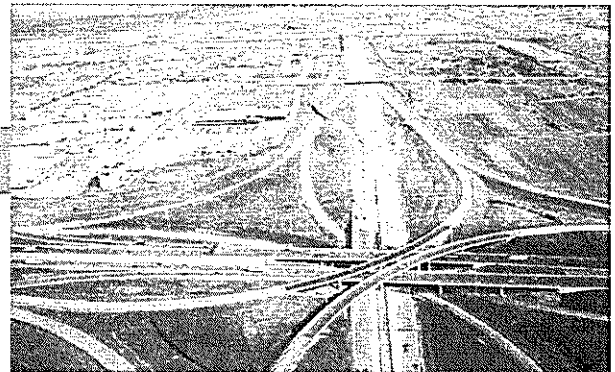
5.9

The City of Vaughan is located in the heart of Canada's economic engine, the Greater Toronto Area. Its location directly north of Toronto, offers residents and businesses, direct access to the country's largest labour market, manufacturing, financial and research & development centers, top universities and major tourist attractions.



AIRPORTS

- Lester B. Pearson International Airport, Canada's busiest general and commercial aviation hub, lies just west of the City, within a 15-minute drive; it provides direct access to 110 global centres in 44 countries. In 2005, Lester B. International Airport moved 29.9 million passengers
- Buttonville Municipal Airport, just east of the City is within a 15-minute drive.



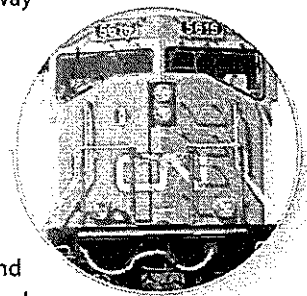
HIGHWAY SYSTEMS

- Serviced by major provincial Highways, 400, 427 and 407, Vaughan offers fast and convenient access to major destinations in Canada and the US
- Greater Toronto's seven major highways provide direct access to the U.S. interstate highway system in less than 1.5-hours drive



RAILWAY SYSTEMS

- Vaughan is also the hub of rail transportation services
- The country's two largest rail carriers, Canadian National (CN) and Canadian Pacific (CP) Railway have major facilities located in Vaughan
- The CN MacMillan Classification Yards is North America's most efficient and high capacity hump yard, handling over 900,000 freight cars annually
- The CP Intermodal Terminal in Vaughan is the largest and busiest of CP's 22 intermodal facilities with capacity to handle 400,000 containers annually



5.10

PORT OF TORONTO

- Located just 30 km south of Vaughan
- It is the largest and the most efficient electronically cleared container facility on the Great Lakes, moving more than 2 million tons of cargo annually through the St. Lawrence Seaway System

NATIONAL MARKETPLACE

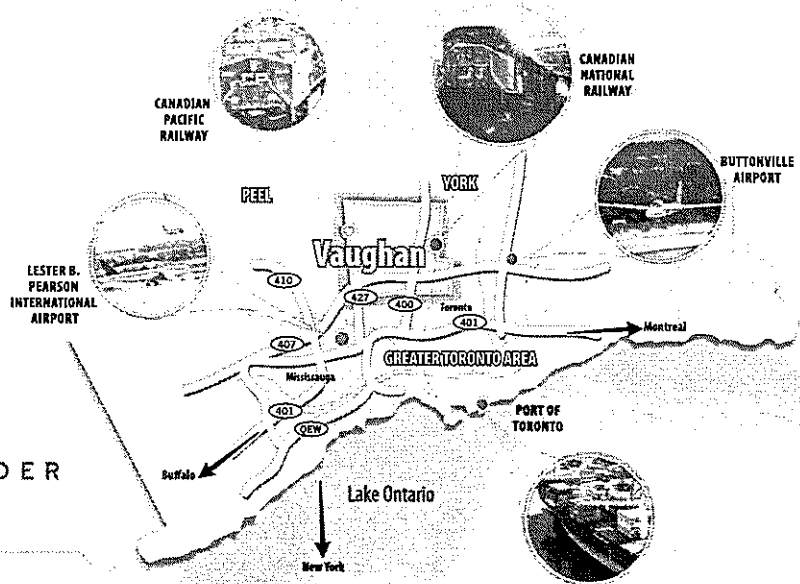
- Two-thirds of the Canadian market (20 million people) and half of the US market (135 million) are within one-day's drive of Vaughan
- Border crossings at New York State is within 1.5 hour drive

The proximity to major transportation corridors and the constructive positive attitude demonstrated by municipal personnel at all levels has made our business experience in Vaughan a very positive one from the beginning.

Peter Czapka
President and CEO, Multimatic Inc.

Gta
map

CANADA AND U.S. BORDER



Vaughan's central location and excellent accessibility, whether by road, rail, water or air, makes it unparalleled and draws business investment throughout Southern Ontario.

5.11

workforce

As part of the Greater Toronto Area, employers in Vaughan can draw upon a regional labour force of over 3.1 million workers. The City of Vaughan itself is a net importer of labour, with a larger employment labour force than resident labour force.

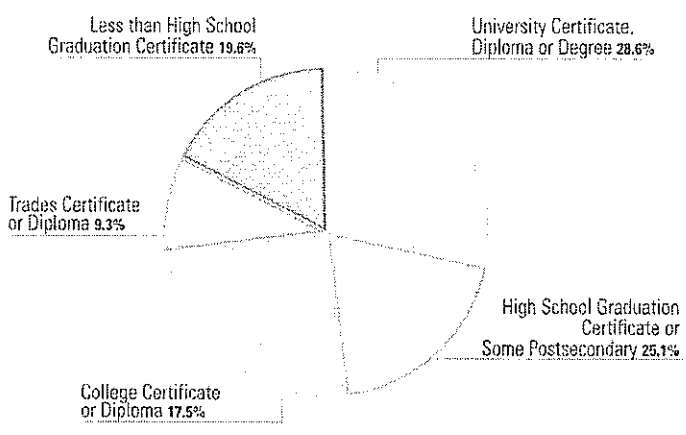
Traditionally communities have counted on location as the primary factor in business attraction. However, it has been increasingly recognized that it is the community's ability to attract and retain the brightest workers that make it competitive. Vaughan's resident labour force is well-educated, multi-lingual and highly skilled.

labour force INDICATORS

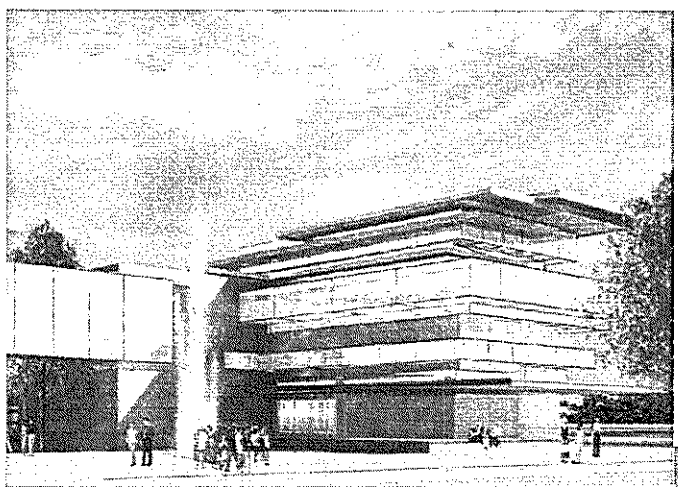
LABOUR FORCE INDICATORS	VAUGHAN (PER CENT)	ONTARIO (PER CENT)
Participation Rate	72.2	67.3
Employment Rate	69.3	63.2
Unemployment Rate	4.0	6.1

Source: Statistics Canada, 2001 Census

highest level OF SCHOOLING ACHIEVED

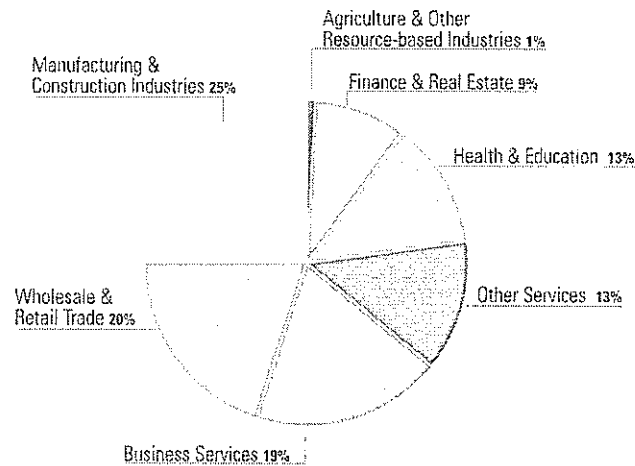


Source: Statistics Canada, 2001 Census



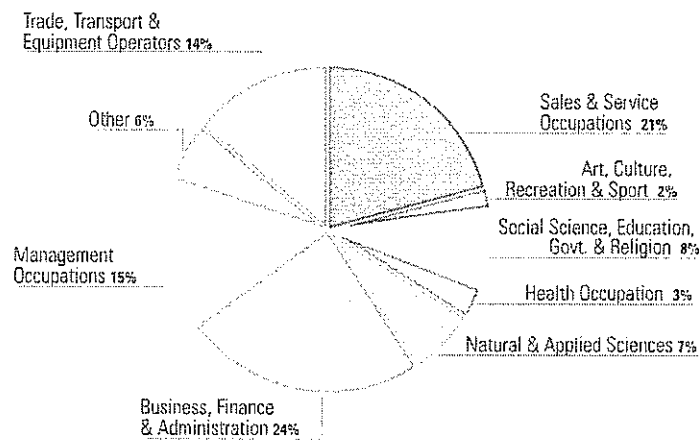
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LABOUR FORCE BY industry sectors



Source: York Region Employment Survey, 2005

LABOUR FORCE BY occupation - VAUGHAN



Source: York Region Employment Survey, 2005

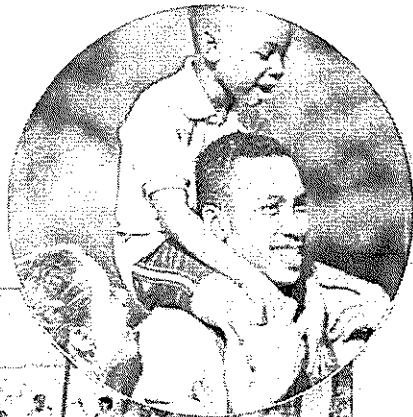
demographics

5.13

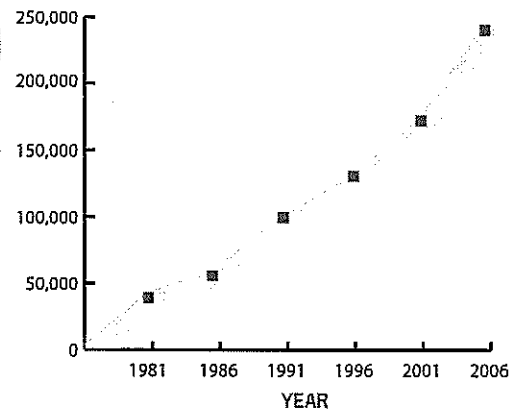
In the past 20 years, Vaughan has been transformed from a rural township to a major urban centre. From 1986 to 2006, Vaughan's population grew 276% over the 1986 population of just over 65,000 people. In fact, Vaughan became Canada's fastest growing municipality amongst those municipalities with populations greater than 100,000 people.

Population projections from the Province of Ontario, indicate that York Region's population will rise to 1.5 million people and the number of jobs will increase to 780,000 by 2031. It can be expected that a substantial portion of the population and employment growth will occur in the City of Vaughan.

- Vaughan is a community of young people, with 83% of the population under the age of 55 and median age of population at 34.1 years compared to the provincial average of 37.2 years.
- Vaughan is a family community with over 64% of its population, over the age 15 years, having a legal status as married.
- Vaughan's population is multi-lingual and ethnically diverse.
- Average median household income in 2001 was \$80,321 compared to the Ontario median household income of \$53,626.



population growth OVER A 26 YEAR PERIOD



Source: Statistics Canada, Census 2001; York Region Planning Departments, 2006



population

BY ETHNIC ORIGIN

TOP 20 LISTED ONLY		
ETHNIC ORIGIN	TOTAL RESPONSES	% OF POPULATION
Italian	79,835	43.96%
Jewish	30,705	16.91%
Canadian	18,950	10.43%
English	9,345	5.15%
East Indian	8,930	4.92%
Chinese	7,435	4.09%
Russian	6,110	3.36%
Polish	5,855	3.22%
Irish	5,635	3.10%
Scottish	4,980	2.74%
Portuguese	4,590	2.53%
German	3,440	1.89%
French	3,065	1.69%
Filipino	2,745	1.51%
Greek	2,610	1.44%
Spanish	2,395	1.32%
Ukrainian	1,820	1.00%
Jamaican	1,805	0.99%
Hungarian	1,680	0.93%
Romanian	1,660	0.91%

Source: Statistics Canada, 2001 Census

Note: Respondents who reported multiple ethnic origins are counted more than once in this table.

5.15

business cost advantages

Best Cities for Business

Vaughan ranked as one of the top Best Cities for Business in 2006. Canadian Business magazine's annual ranking of the best places to do business in Canada, positioned Vaughan as the fourteenth top city by comparing key business cost components including: variable cost of living, building permit growth, unemployment rate and crime rate.

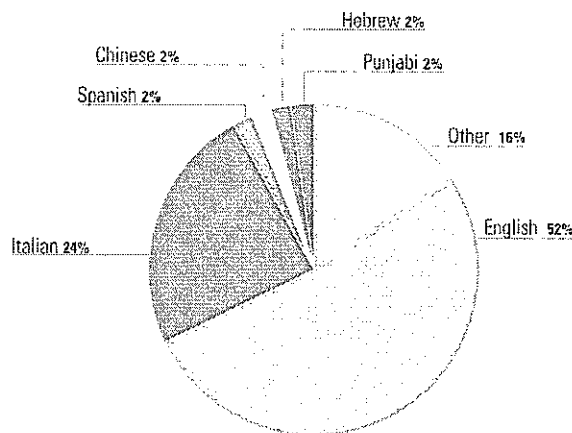
KEY STATISTICS

Canada's total labour cost average per employee is US \$62,891

Ranked second lowest internationally due to its low labour cost components for employer-paid statutory plans and other employer-sponsored benefits

population

BY MOTHER TONGUE



Source: Statistics Canada, 2001 Census

Note: Respondents who reported multiple ethnic origins are counted more than once in this table.

5.16

In 2006 KPMG Competitive Alternatives Report, a guide to international business costs found Canada leads the G7 countries for low business costs, with Singapore above Canada followed by France. Canada has a business cost advantage of 5.5% over United States. In North America, the lowest regional cost leaders include Toronto with a 96.5 cost index.

(Sources: Statistics Canada 2001 Census, York Region Planning and Development Services, 2006 Competitive Alternatives: KPMG's Guide to International Business Costs)

NON-RESIDENTIAL DEVELOPMENT CHARGES 2006

City Services	\$16.56/sq.m.
Region (industrial/office)	\$42.74/sq.m.
Region (retail)	\$84.82/sq.m.
Education	\$2.80/sq.m.

Source: City of Vaughan, Economic & Technology Development Department survey, January 2007



SELECTED INDUSTRIAL & COMMERCIAL OCCUPIED TAX RATES, GTA 2006

MUNICIPALITY	INDUSTRIAL	COMMERCIAL
Vaughan	2.643871%	2.359068%
Richmond Hill	2.650337%	2.364750%
Markham	2.652703%	2.366829%
Mississauga	2.893814%	2.552623%
Brampton	3.076668%	2.697107%
Milton	3.430893%	2.301223%

Source: City of Vaughan, Finance Department survey, July 2006



TOP 5 CANADIAN CITIES BY INDUSTRIAL CONSTRUCTION VALUE 2005 (IN MILLIONS)

RANK	MUNICIPALITIES	INDUSTRIAL	COMMERCIAL	TOTAL
1	Montreal	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

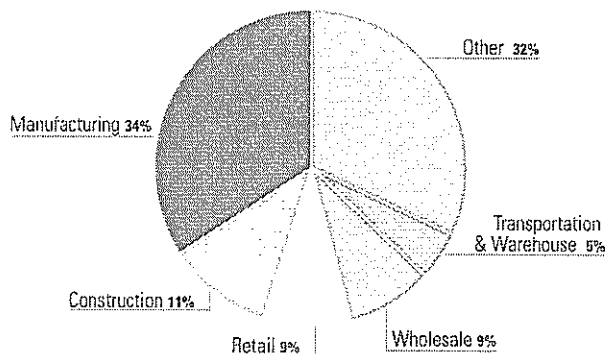
Source: Statistics Canada, Top Canadian Cities by Total Value of Construction custom tabulated, March 2006

5.17

business sectors

Within York Region, the City of Vaughan is the largest employment centre with over 7,700 businesses employing over 143,000 people. The City of Vaughan has a large and diversified economic base, creating stability through all economic cycles. Along with the diversified economy, Vaughan is also an entrepreneurial community dominated by small business enterprises.

TOP business SECTORS IN VAUGHAN, 2005



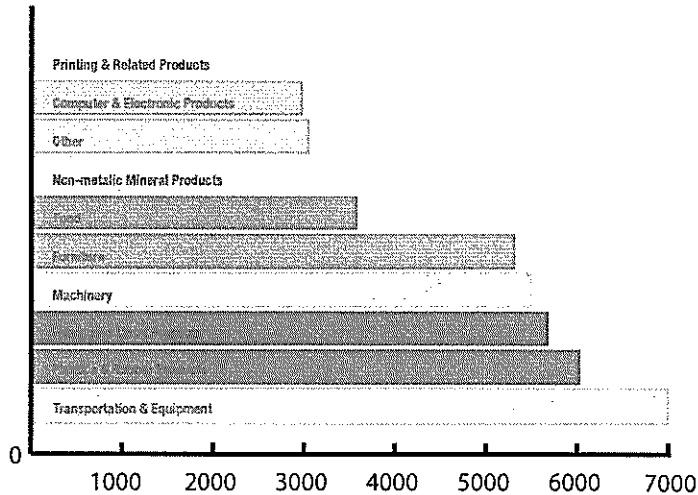
TOP PRIVATE SECTOR employers IN VAUGHAN, 2005

COMPANY NAME	BUSINESS ACTIVITY	# OF EMPLOYEES
Canada's Wonderland	Amusement park	4150*
Progressive Moulded Products Ltd.	Manufacturer, auto parts	1500
Canadian National Railways	Regional Office, railway	970
Sears Canada National Service Centre	Distribution centre	900
Decoseal	Manufacturer, extruded rubber seals (auto)	817
Co-Ex-Tec (Magna)	Manufacturer, automobile trims	800
Rollstamp Manufacturing	Manufacturer, auto parts	770
KTM Locks (Magna)	Manufacturer, auto parts	630
Mytox Manufacturing (Magna)	Manufacturer, auto parts	560
Toromont Industries Ltd.	Distributor of heavy construction equipment	530
Woodbridge Foam Corp.	Manufacturer, auto parts	510
MDS Sciex	Head Office, R&D spectrometry equipment manufacturer	498
407 ETR	Highway administration and maintenance	430
The Toronto Star Press Centre	Newspaper printing centre	420
Roytec Vinyl Co. (Royal Group Technologies)	Manufacturer, vinyl siding	400
Royal Injection Ltd. (Royal Group Technologies)	Manufacturer, injection mouldings	400
St. Joseph Communications	Head Office, commercial printing	365

* Including seasonal employment
Source: York Region Employment Survey, 2005

5.18

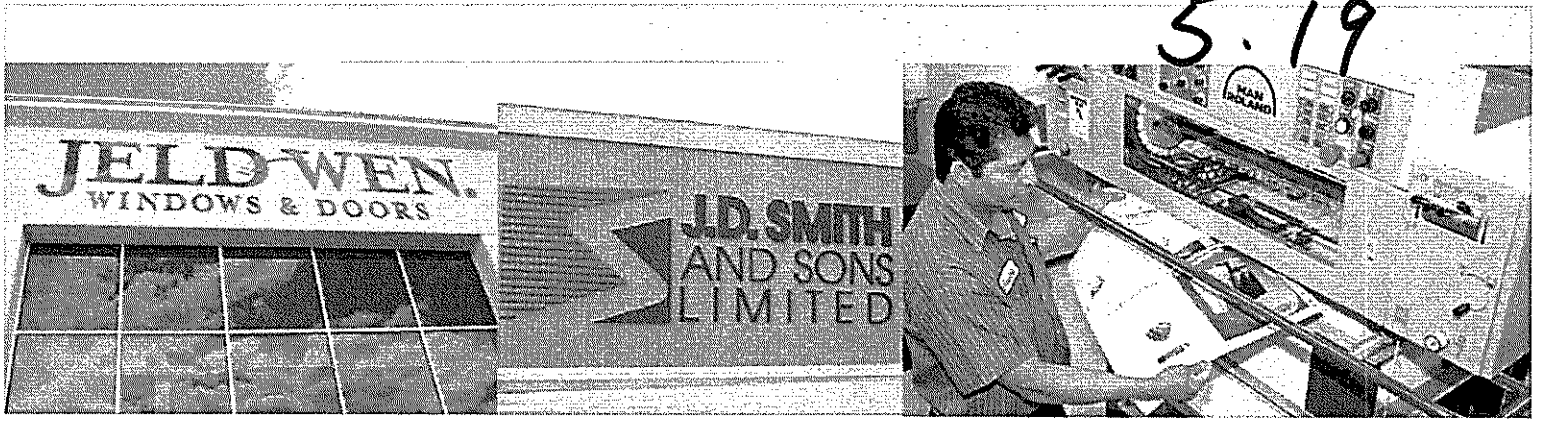
**KEY MANUFACTURING SECTORS BY
TOTAL EMPLOYMENT IN VAUGHAN, 2005**



**TOP
manufacturers
IN VAUGHAN, 2005**

COMPANY NAME	BUSINESS ACTIVITY
Progressive Moulded Products Ltd.	Auto parts (moulds)
Rollstamp Manufacturing	Auto parts (trims)
Decoseal	Auto parts (rubber seals)
Co-Ex-Tec	Auto parts (trims)
Noma Automotive	Auto parts (wiring)
MDS Sciex	Spectrometry equipment
KTM Locks	Auto parts (hardware)
The Toronto Star Press Centre	Newspaper print
Woodbridge Foam Corp.	Polyurethane foam
Mytox Manufacturing	Auto parts (exterior finish)
St. Joseph Communications	Commercial printer
Antamex International	Curtain wall
Roytec Vinyl Co.	Vinyl siding
Toral Cast	High pressure die castings
Royal Injection Ltd.	Custom injection mouldings
Concord Confections Inc.	Confectionery
Fileco Division of TK Canada Ltd.	File cabinets
Anton Manufacturing	Auto parts (door hinges)
Multimatic Manufacturing	Auto parts (door hinges)
Digital Security Controls Ltd.	Security systems
Jones Apparel Group of Canada Inc.	Clothing

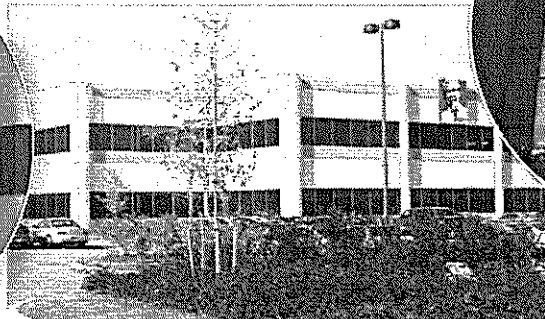
Source: York Region Employment Survey, 2005



CANADIAN & WORLD HEADQUARTERS IN VAUGHAN

Adidas Solomon Canada	Encore Sales	Magnotta Winery
Antamex International Inc.	Extrudex Aluminum	Martinrea
Appliance Canada Ltd.	Fabricated Plastics Limited	MDS Sciex
Assa Abloy Canada	Ganz Toys	Miele Canada
Bausch & Lomb Canada	Gateway Newstands	Arial Foods Inc.
Big Al's Aquarium Services	Husky Food Importers & Distributors Limited	Optech Inc.
Busy Bee Tools	ICI Paints	Pizzaville
Canasia Toys & Gifts Inc.	Ideazon Inc.	Priszm Brandz
Capital Tool & Design Limited	Intertan Inc.	Progressive Moulded Products
Coldmatic Products International LLC	J. D. Smith & Sons Limited	Royal Group Technologies
Color Steels	Jeld-Wen / United Windows	Sanyo Canada
Concord Confections	Jones New York / Jones Apparel Group	Second Skin Garment Company
Consolidated Fastfrate Inc.	KIK Corporation	St. Joseph Communications
DeBoers	Kohl & Frisch Limited	Toromont Industries Ltd.
Deeley Harley Davidson Canada	Lafarge Canada Limited	Totalline Transport
Digital Security Controls	Magickwoods	Trade Secrets

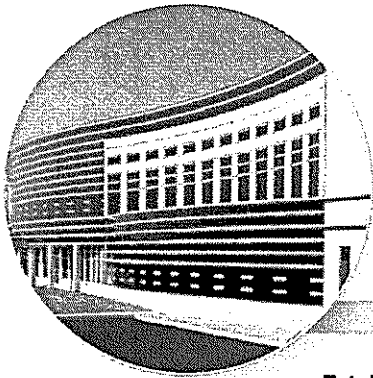
- Small businesses, those with fewer than 20 employees, account for 84% of all business enterprises.
- Transportation and logistics sector is rising, in recognition of Vaughan's great location as a logistics hub. The country's two national rail carriers have been in the community for a number of decades. Population-driven employment (ie. retail, business and personal services) have also been rising in response to the population growth experienced over the past decade.



5.20

real estate markets

MARKETS



The City of Vaughan

enjoys one of the most dynamic industrial/commercial real estate environments in the GTA. Demand for industrial space and land has remained strong in Vaughan despite some softening in the overall GTA market. Vacancy rates for existing buildings have remained stable, at 5.5%. Rents for new supply have levelled off with an average annual rental rate of \$0.56 square metres (\$6.00/sq.ft.).

INDUSTRIAL INVENTORY & VACANCY RATES

GREATER TORONTO AREA 2006 (3RD QUARTER)

	Total Inventory		Total Vacant		Vacancy Rate	Avg. Annual		Avg. Sales	
	Sq.ft.	Sq.M.	Sq.ft.	Sq.M.		Sq.ft.	Sq.M.	Sq.ft.	Sq.M.
Vaughan	60,136,552	5,586,868	3,334,781	309,811	5.5%	\$6.00	\$0.56	\$82.00	\$7.62
Mississauga	53,349,979	4,956,375	9,285,942	862,692	6.1%	\$5.76	\$0.54	\$74.00	\$6.87
Brampton	79,721,734	7,406,391	3,553,445	330,126	4.5%	\$5.49	\$0.51	\$60.00	\$5.57

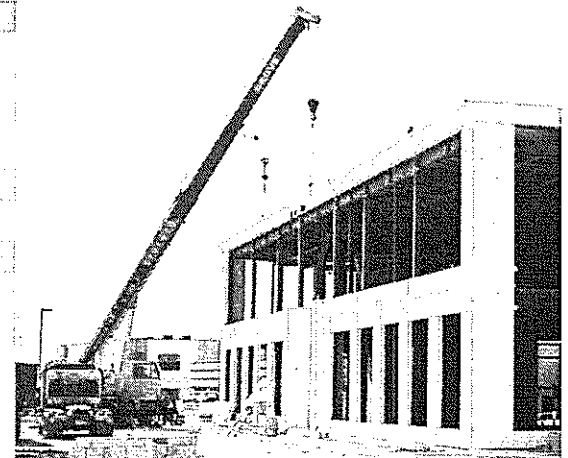
Source: Colliers International, Greater Toronto Industrial Market Report, Q3 2006

SAMPLE LAND SALES

Location	Services	Acreage	Hectare	Price/Acre	Price/Hectare
Huntington Road & McGillivray Road	NO	22.47	9.09	\$267,011	\$108,059
10 Ronrose Drive	YES	2.50	1.01	\$450,000	\$182,115
Keele Street, west side, south of Rutherford Road	YES	2.71	1.10	\$625,231	\$253,031
Highway 27, west side, south of Rutherford Road	NO	84.31	34.12	\$178,460	\$72,223
Cityview Boulevard	YES	4.47	1.81	\$800,000	\$323,760
Cityview Boulevard	YES	4.00	1.62	\$825,000	\$333,878

SAMPLE BUILDING SALES

Location	Building Size		Price per	
	Sq.ft.	Sq.M.	Sq.ft.	Sq.M.
119 Snow Boulevard	97,739	9,080	\$102	\$9
171 Marycroft Avenue	38,971	3,620	\$86	\$8
180 & 190 Maplecrete Road	71,784	6,669	\$54	\$5
482 Millway Avenue	33,800	3,140	\$78	\$7
222 Snidercroft Road	68,364	6,351	\$27	\$3
620 Rowntree Dairy Road	78,041	7,250	\$81	\$8
140 Doughton Road	10,923	1,015	\$97	\$9
425 Millway Avenue	40,524	3,765	\$62	\$6



development ^{5.21} opportunities

development opportunities

The "Vaughan Corporate Centre" is the future downtown for the City of Vaughan, a regional centre and an urban growth centre for the Province. The planned downtown development includes business offices, residences, entertainment and cultural facilities, pedestrian shopping areas, and urban squares. At **607 hectares**, it will be the largest and most ambitious project in the City's history.

KEY STATISTICS

The Vaughan Corporate Centre node is a 51 hectare site along Avenue 7 (Hwy. 7)

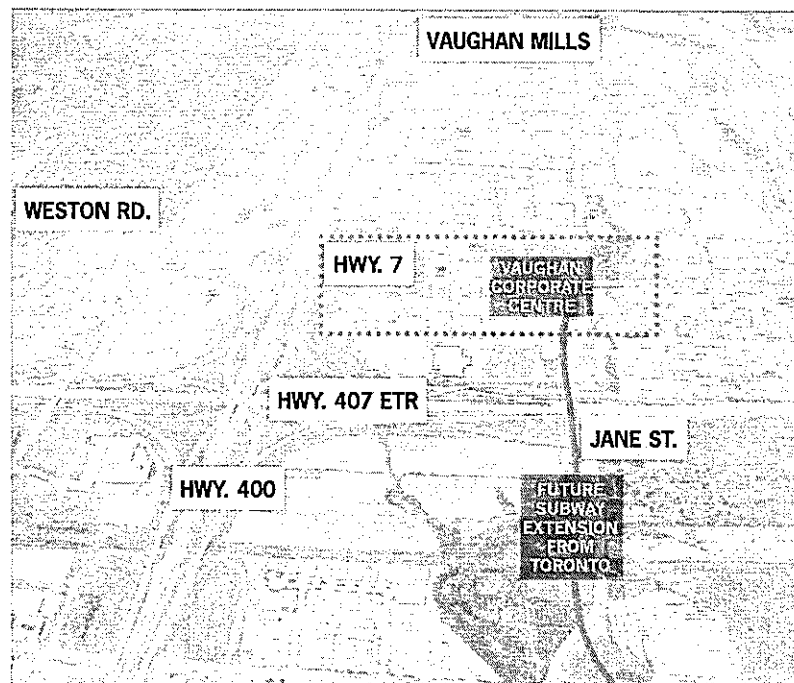
Planned development of 6.5 million square feet of gross floor area of office commercial and residential space

Projected to accommodate employment for 30,000 people and 5,000 residents

Over 116,000 vehicles passing through daily (2003 Average Annual Daily Traffic volume, MTO)

Serviced by VIVA public transit services and the upcoming **subway extension from Toronto**

The Vaughan Corporate Centre is being promoted as "an urban gateway to Canada's fastest-growing city." Its centralized location, easy accessibility from Highways 400 and 407 ETR, as well as public transit connections makes it the ideal home for corporate clients. For visibility, profile, connectivity, and access to amenities, the Vaughan Corporate Centre has it all.



5.22

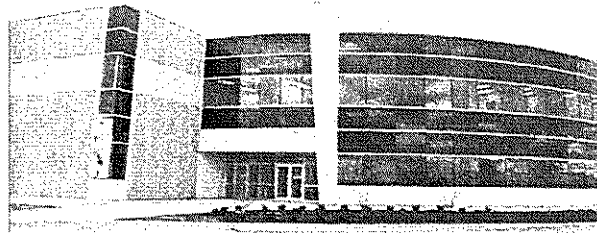
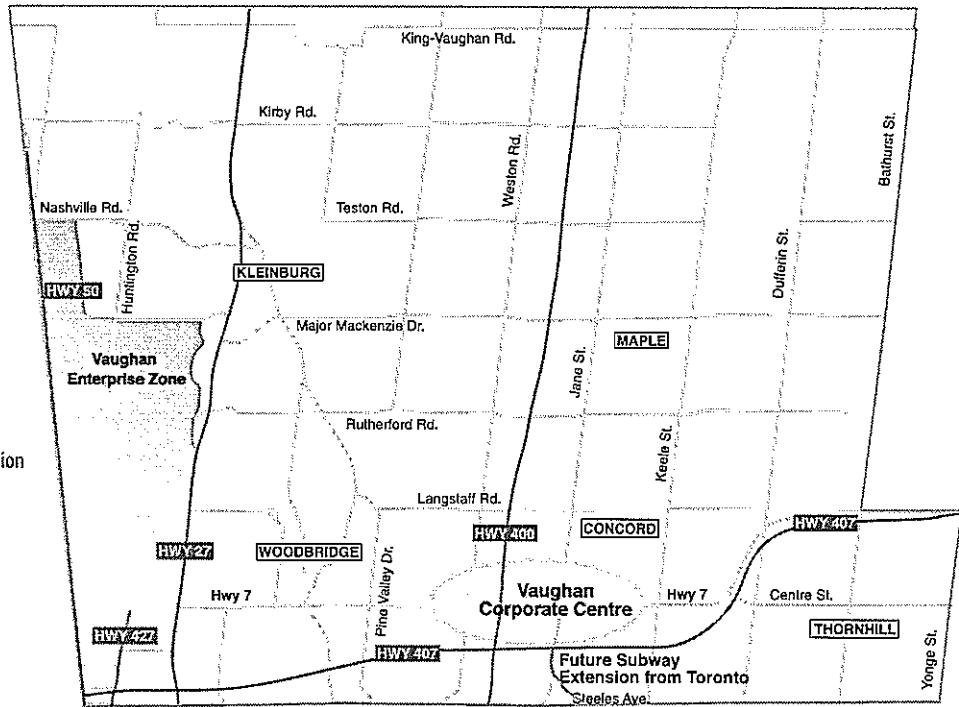
NEW

employment

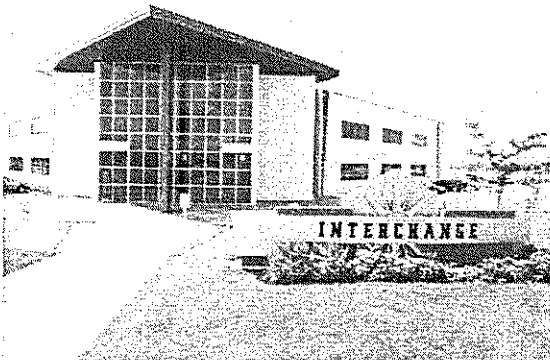
AREAS

LEGEND

- Highway
- Local Road
- Spadina Subway Extension



*Mobile Climate Control
International Headquarter
and Manufacturing Facility
11,148 sq. m.
320+ employees*



*Optech Incorporated
International Headquarter
and Manufacturing Facility
5,574 sq. m.
201+ employees*

66

The Interchange is a unique mixed use development project within Vaughan. We are building a corporate centre that offers the many attributes of a city centre while providing the convenience of one of the region's most important transportation hubs. We are striving to make the Interchange a great location to work and play with a combination of office, residential, retail, industrial and hotel uses that will compliment one another and create its own synergy.

Michael Reel
Vice-President, Portfolio Management for Bentall Investment Management

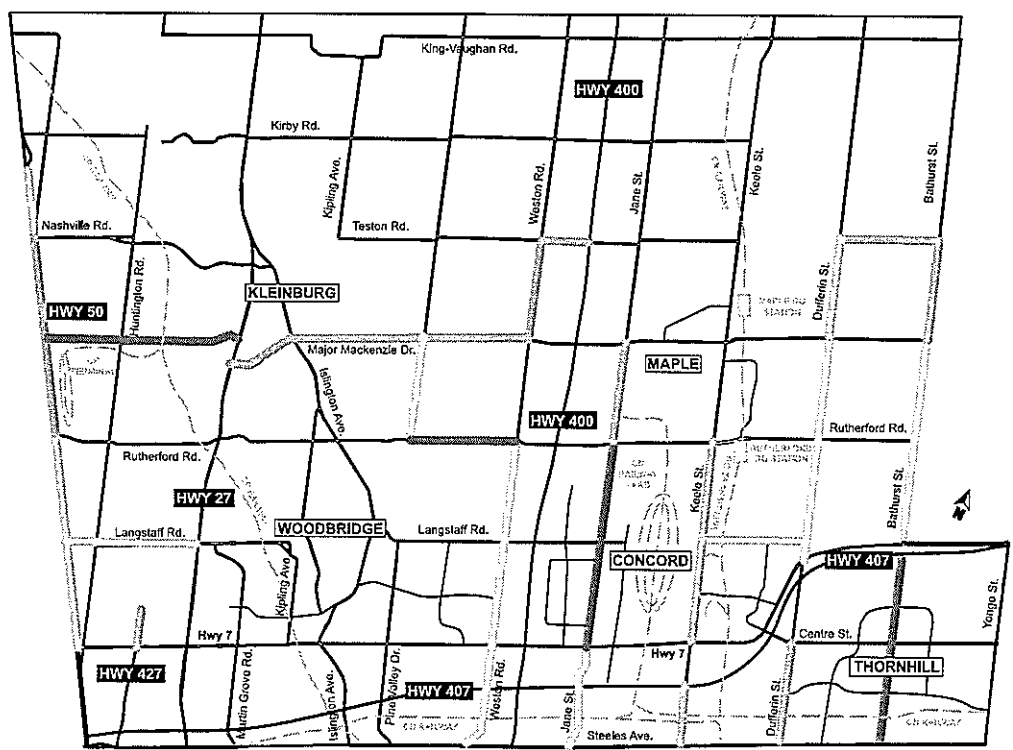
5.23

56

Over the years, Zentil Property Management has built numerous industrial projects in Vaughan and we've always found tremendous co-operation from the City. They're happy to work through the client's needs and our design requirements even before we get a formal application in place. We've been able to meet project delivery dates but more importantly, our tenants are staying with us and staying with the City of Vaughan.

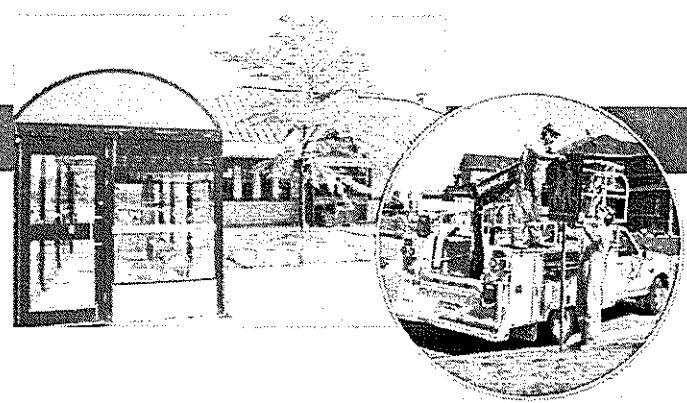
Paul Zentil
President, Zentil Property Management Inc.

10 YEAR
roads
CONSTRUCTION PROGRAM



CITY OF VAUGHAN
Ten Year Regional Road Construction Program 2006-2015

Source: York Region, Capital Delivery - Roads Transportation and Works Department 2005



5.24

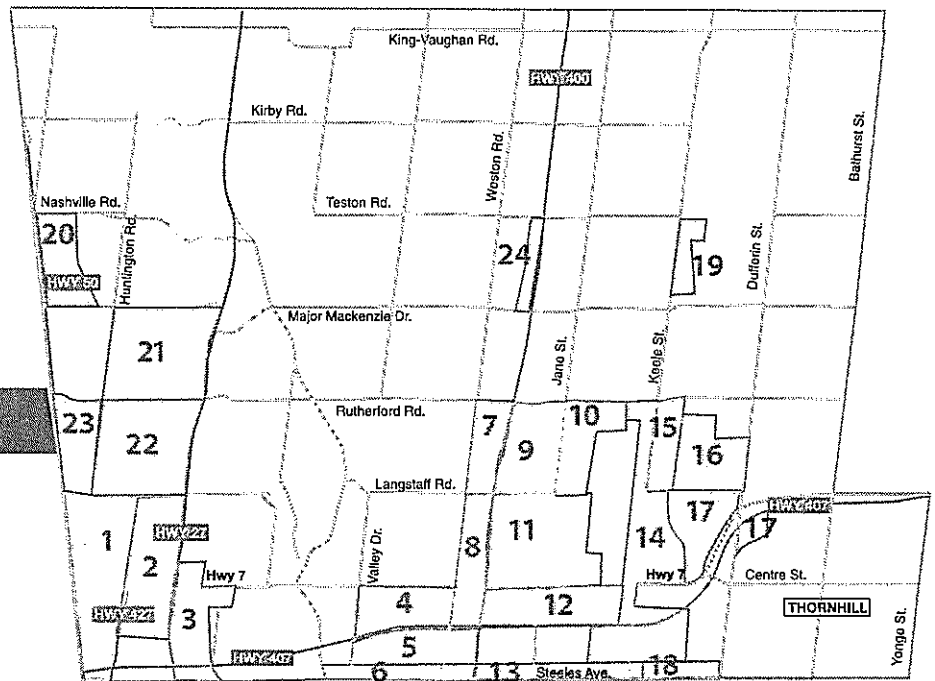
EMPLOYMENT LAND SUMMARY

AREA#	EMPLOYMENT AREA	TOTAL AREA		AVAILABLE AREA	
		Acres	Hectares	Acres	Hectares
1	Highway 427 West (VEZ)	872.16	352.96	715.55	289.58
2	Highway 427 East (VEZ)	634.9	256.94	238.19	96.4
3	West Woodbridge	332.41	134.53	17.11	6.92
4	Pine Valley	371.53	150.36	16.11	6.5
5	Emery Creek	84.78	34.31	3	1.21
6	Steeles West	241.4	97.69	0	0
7	Weston 400 North	312.56	126.49	188.9	76.43
8	Weston 400	327.92	132.71	8.6	3.48
9	Vaughan 400 North	565.07	228.68	92.15	37.29
10	Jane North	424.59	171.83	63.99	25.9
11	Vaughan 400	1040.23	420.98	113.74	46.03
12	Jane South	324.92	131.5	27.84	11.27
13	Steeles East	164	66.37	40.51	16.39
14	Keele	874.02	353.72	36.48	14.76
15	Tudor West	270.52	109.48	13.16	5.31
16	Tudor East	329.77	133.46	22.7	9.18
17	Langstaff	302.02	122.23	1.61	0.65
18	Steeles Campus	162.33	65.69	0	0
19	Maple	150.47	60.9	0	0
20	Nashville(VEZ) - gross acres	409	165.52	409	165.52
21	Elder Mills (VEZ) - gross acres	818	331.04	818	331.04
22	Huntington East (VEZ) - gross acres	872	352.9	872	352.9
23	Huntington West (VEZ) - net acres	420.98	170.37	352.1	142.49
24	Weston Highlands	76.8	31.07	73.51	29.75
TOTAL		10382.38	4201.73	4124.25	1669

Source: City of Vaughan, Economic & Technology Development Department, October 2006.

employment

AREAS MAP



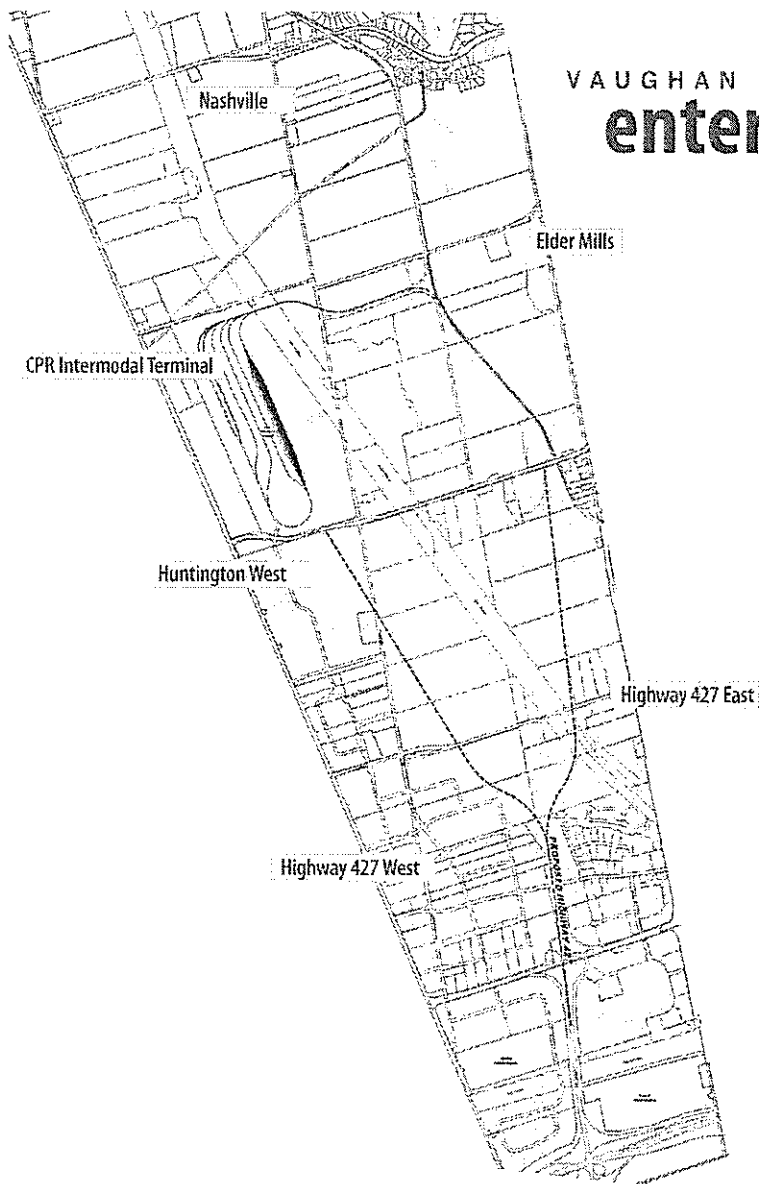
5.25

Vaughan Enterprise Zone

Covering more than **1,500 hectares** of employment lands, the Vaughan Enterprise Zone is the hot spot for future industrial and commercial expansion in the GTA. The Vaughan Enterprise Zone offers investors the largest inventory of vacant industrial/commercial land in the GTA. An environmental assessment for the extension of Highway 427 is currently underway and is expected to be completed in three years. On completion, Highway 427 will greatly improve accessibility to northerly locales.

STRATEGIC LOCATION:

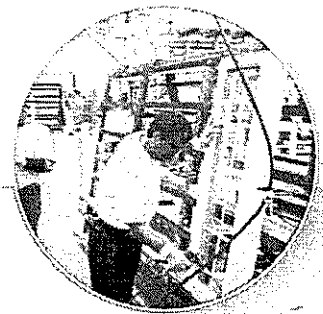
Situated at the boundaries of Toronto, Brampton and Vaughan
Highway 427 and 407 access
5-10 minutes to Lester B. Pearson International Airport
Canadian Pacific (CP) Intermodal facility



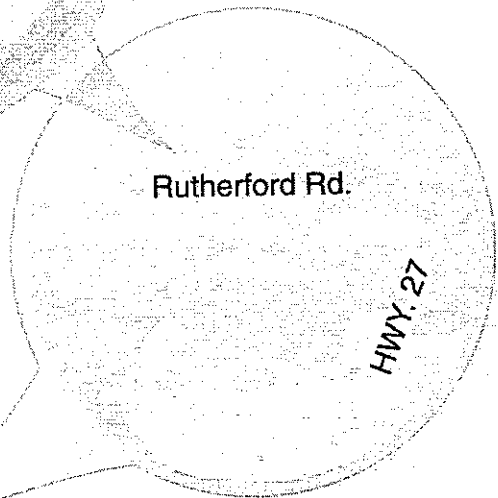
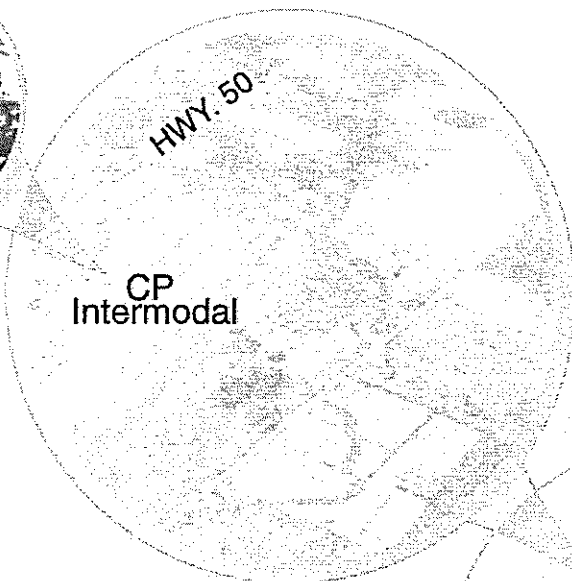
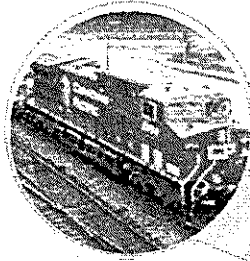
VAUGHAN enterprise ZONE

VAUGHAN ENTERPRISE ZONE CORPORATE TENANT PORTFOLIO:

- Sears Canada National Distribution Centre
- Consolidated Fastfrate
- Totalline Transport
- Jeld-Wen Windows & Doors
- Kingsdown Mattresses
- Progressive Moulded Products
- Royal Group Technologies

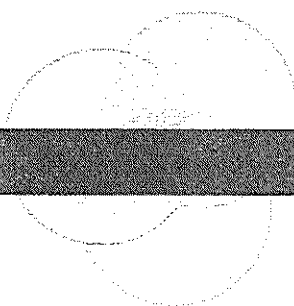
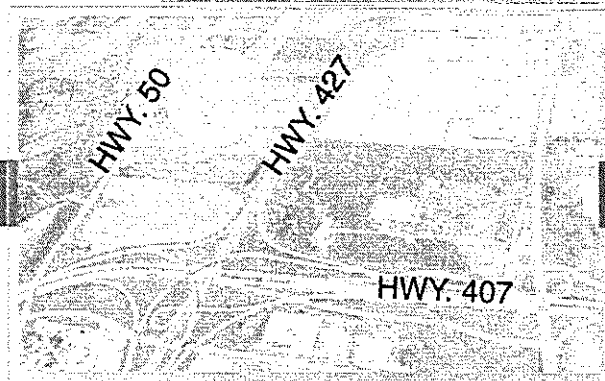
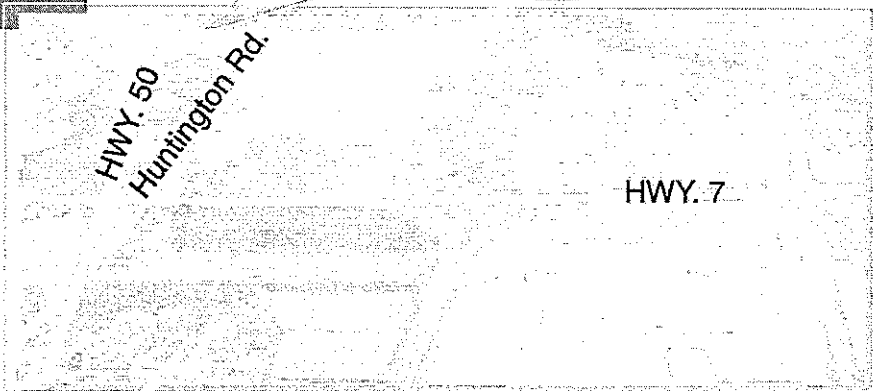


5.26



VAUGHAN
enterprise
ZONE MAP

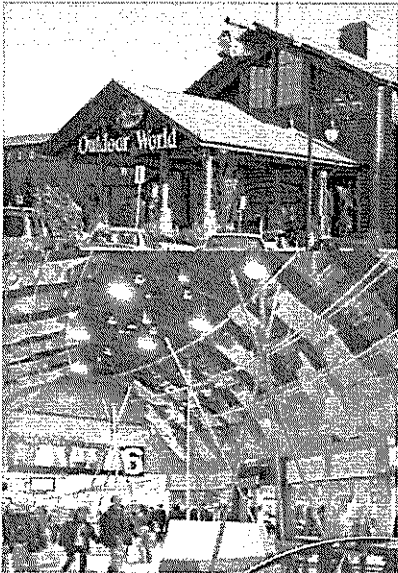
• Potential for 5,109,667 square meter of industrial/commercial and office space
• Projected to accommodate employment for over 60,000 people



5.27

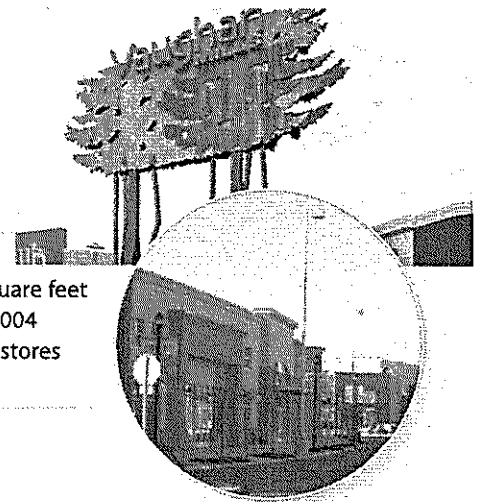
cosmopolitan amenities & great communities

For residents and businesses alike, the quality of life in Vaughan is second to none. Amenities include many of Canada's leading attractions, galleries, conservation areas, world-class golf courses, award winning wineries, shopping destinations, plus many more of Ontario's top tourism generators.



VAUGHAN MILLS

- Ontario's leading shopping destination with 1.2 million square feet of shopping, dining and entertainment space opened in 2004
- First Mills-type concept in Canada with over 200 specialty stores
- 13 million visitors in its first year of operation

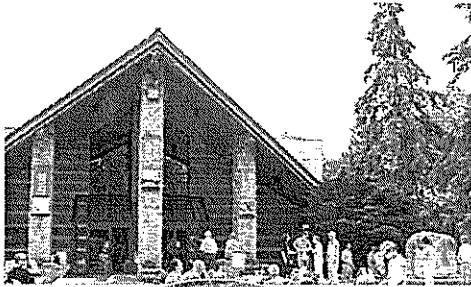


CANADA'S WONDERLAND

- Premier theme park in Canada with annual attendance of over 3 million visitors
- North America's greatest variety of roller coasters
- Over 200 attractions and rides

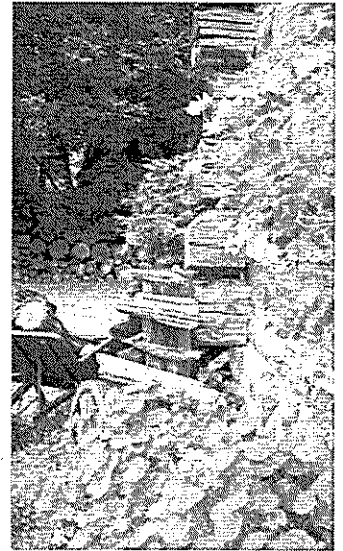


5.28



THE MCMICHAEL CANADIAN ART COLLECTION

· McMichael's permanent collection consists of almost 6,000 pieces of artwork by Tom Thomson, the Group of Seven, their contemporaries, and First Nations, Inuit and other artists who have made a contribution to Canada's artistic heritage.



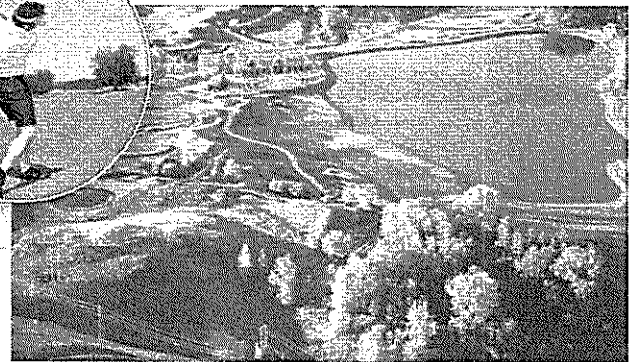
KORTRIGHT CENTRE FOR CONSERVATION

Canada's key environmental educational centre situated on more than 324 hectares of green space
Canada's largest demonstrations of renewable energy technology
Over 18 kilometres of natural trails



GOLF COURSES

· Vaughan's 8 world-class golf courses are nationally ranked in Canada's Top 100 Golf Courses
(ScoreGolf Canada's Golf Magazine 2006; Canadian Golf Magazine)



Canada's Top 10 Cities for Families

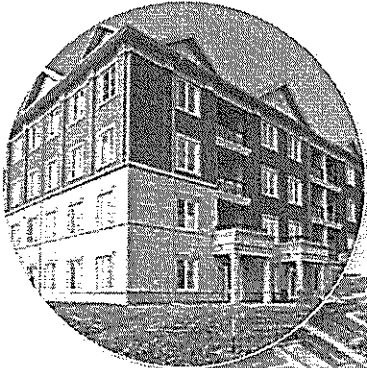
Vaughan, Ontario ranked fourth with high scores for education, ethnic diversity, family health care, childcare, low crime rate, and economic well-being.

(Source: Canadian Family, St. Joseph Media Inc., October 2006 publication)

**Individual community profiles on key economic, social and demographic statistics of the five communities in Vaughan are available upon request.*

EDUCATION AMENITIES

- more than 60 public, Catholic, private and independent schools
- 10 universities and technical colleges, considered to be some of Canada's top educational institutions within close commuting distance
- Vaughan Public Libraries has 7 public libraries and 2 resource libraries - welcomed more than 1.4 million visitors in 2005



HEALTH CARE FACILITIES

- World-class hospitals within 30-minute driving distance
- A new community health centre being planned



HOUSING

- Excellent selection of quality housing including townhouses, condominiums, semi-detached, detached, seniors, adult-lifestyle and executive-level homes to satisfy every income level & age
- Neighbourhoods are planned to include parks and green spaces

PUBLIC SAFETY & PROTECTION

- 8 fire stations
- York Regional Police provides municipal police services



RECREATION AMENITIES

- more than 18 culture and recreation centres offering positive lifestyle choices for residents of all ages
- more than 630 hectares of parks and natural trails
- The Ontario Soccer Centre is home of The Ontario Soccer Association. It features a 130,000 Sq.Ft. field house with 3 indoor soccer fields, 2 international size outdoor grass fields, and attracts tournaments from around the world.



CULTURAL AMENITIES

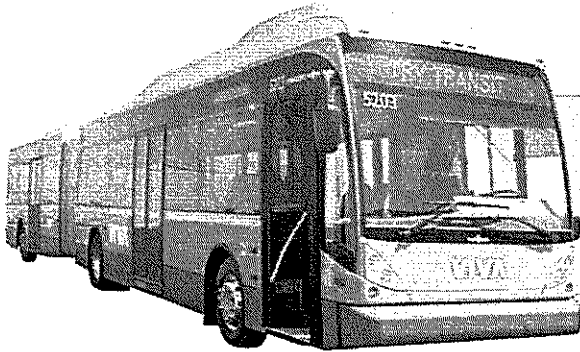
- New 50-acre Joseph & Wolf Lebovic Jewish Community Campus to open in 2008
- Festivals & Events all year round: Four Winds Festival, Kleinburg Art Sale, Thornhill Village Festival, MapleFest, Woodbridge Fall Fair and Binder Twine Festival
- International Partnerships are broadening cultural and economic ties for residents and businesses

5.30



TOURISM AMENITIES

- 1,000 hotel rooms from value properties to superior hotel accommodations
- Vaughan is Canada's leading retail hot spot (Ryerson University study, 2002)
- Retail products ranging from shopping malls (Vaughan Mills and Promenade Shopping Centre) to power centres, neighbourhood plazas, and specialty shopping available at Market Lane and historic Kleinburg
- City Playhouse Theatre & St. Elizabeth Theatre showcases live theatre productions and entertainment
- 3 international award winning wineries



TRANSPORTATION AMENITIES

- Integrated public transit systems: York Region Transit, GO Transit, Toronto Transit Commission and Brampton Transit creates accessibility to all extents of the Greater Toronto Area
- Excellent highway accessibility including Highways 407, 400 and 427

Toronto our neighbour

Vaughan's proximity to Toronto offers even greater advantages. As well as being the financial and cultural centre of Canada, Toronto is the largest city in Canada with a population of 4.2 million. It is the fifth largest city in North America, after Mexico City, Los Angeles, New York, and Chicago. Cosmopolitan Toronto, with its ethnically diverse communities of more than 100 cultures, unique festivals and events, performing arts centres, exotic restaurants, fashion centres, galleries, museums, and the picturesque downtown harbour front - make an exciting addition to the lifestyle choices in Vaughan.

TESTIMONIALS

There are many key factors to locating at the Vaughan Corporate Centre - better access to highways and the VIVA public transit system for our employees. The close proximity to both Pearson International Airport and Buttonville Airport is essential to our company's international operations. The selection of hotels and restaurants are fundamental for our international clients.

Donald Carwell
President, Optech Incorporated



Summer Fresh Salads has grown from a 60 company with big focus about delicious foods, a leading North American supplier of high quality prepared foods for the retail and food services. We've been able to expand our business by capitalizing on its many traditional advantages - most importantly, taking inspiration from its diversity to develop new products and build our brand.

Sharon Drzewski
President, Summer Fresh Salads Inc.

5.32

City of Vaughan

Government & Technology
Development Department
2141 Beaver Creek Drive
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www.vaughan.ca

Information Services

Customer Woodstock

Canadian National Rail

Canadian Pacific Rail

City of Vaughan - Transit

Greater Toronto Area Authority

Metrolinx

Ontario

Vaughan Hills

Web: vaughan.ca

