

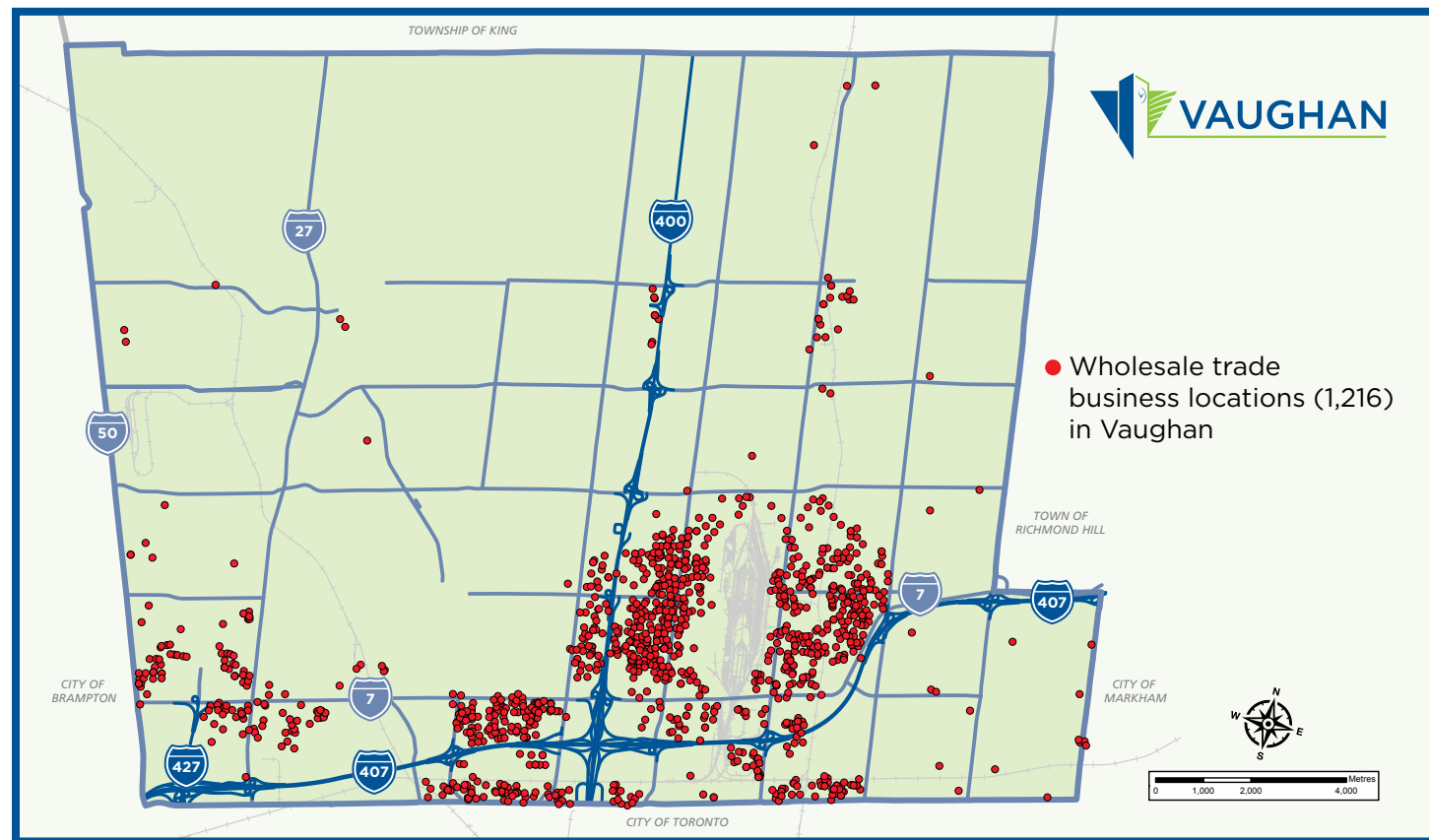
Top Wholesalers in Vaughan

Ganz
Grand & Toy Limited
Kohl + Frisch Limited
Longo Brothers Fruit Markets Inc.
Noble Corporation
Saputo Inc.
Sobeys Inc.
Toromont Industries Ltd.

Listed above are top employers.
For a full listing, visit
yorklink.ca/york-region-employment-survey.



Wholesale Trade Cluster Map



Wholesale Trade

City of Vaughan
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Wholesale Trade

SUPERIOR TRANSPORTATION AND INFRASTRUCTURE

- Home to the **country's largest international rail carriers** – the Canadian National (CN) MacMillan Yard and the Canadian Pacific (CP) Railway Vaughan Intermodal Terminal.
- The only urban growth centre in the Greater Toronto Area, outside of Toronto, that has subway access and an innovative intermodal transit system.
- **Direct access** to Highways 427, 400 and 407. Highway 401 is minutes away.
- 6.6-kilometre expansion of Highway 427 is expected to be **completed by 2020**.
- Canada's busiest airport, Toronto Pearson International Airport, is located on the southwestern boundary of Vaughan, within 10 kilometres.

HIGHLY SKILLED LABOUR FORCE

- Seventy per cent of Vaughan's population over the age of 25 has a post-secondary certificate, diploma or degree – surpassing both the provincial (65.1%) and national averages (64.8%).¹

Within a **one-hour drive** from Vaughan, businesses have access to:

- eight colleges and seven universities collectively producing 220,646 university and 113,669 college enrolled students annually.
- Niagara University which has relocated its bi-national presence to the Vaughan Metropolitan Centre (VMC).
- a labour force of more than 3.9 million.³

STRONG ECONOMY AND UNPARALLELED GROWTH

- Part of the Greater Toronto Area's \$332-billion economy with 6.4-million people⁴ – the largest consumer market in Canada.
- **Largest economy** in York Region with an estimated GDP of over \$21 billion in 2019.⁵
- One of Canada's **fastest-growing municipalities**, expected to reach close to 500,000 people by 2041.⁶
- Surpassed the \$1-billion mark in construction activity in eight of the last 10 years.⁷

A ROBUST INNOVATION ECOSYSTEM

- Access to nearly 84,000 Science, Technology, Engineering and Mathematics (STEM) students enrolled in the Greater Toronto and Hamilton Area.⁴
- Through the Test City Program, local and international businesses have access to a host of **unique opportunities** including the use of the City's infrastructure, data, equipment and land to test or demonstrate their innovative or emerging technologies, products or services.
- Expected to be completed in 2020, Mackenzie Vaughan Hospital will be the first hospital in Canada to feature **fully integrated 'smart' technology systems**.



Wholesale Trade Sector Highlights

Increasing growth in just-in-time manufacturing, e-commerce and online shopping makes Vaughan an attractive location for major distribution centres and logistic centres serving the retail and wholesale industry. Connectivity to strong regional transportation infrastructure, access to large employment lands and consumers are key reasons why companies like Sobeys Inc., Costco Wholesale Corp. and The Home Depot Inc. have a significant presence in the city.



EMPLOYING 21,881 people accounting for **10%** of Vaughan's total employment.

In close proximity to:

- **Toronto Pearson International Airport**
- **CP Intermodal Terminal (Land Port)**
- **CN Marshalling Yard**
- **400-series highways**

THIRD largest sector

in annual exports (\$2.5 billion) after manufacturing and construction

Location Quotient

Bubble size represents 2018 jobs in each region

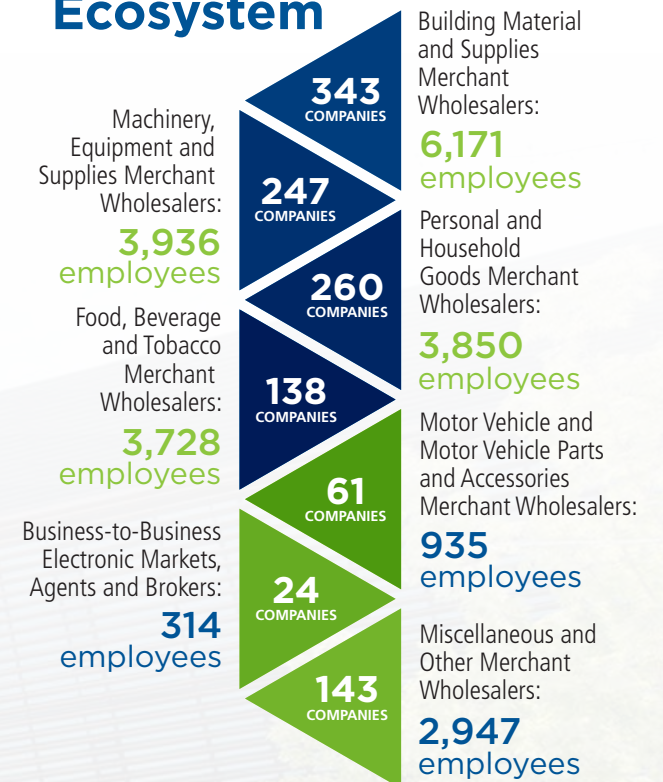
Source: EMSI, Analyst



- Manufacturing
- Wholesale trade
- Construction
- Transportation and warehousing
- Arts, entertainment and recreation
- Real estate rental and leasing
- Retail trade
- Management of companies and enterprises
- Professional, scientific and technical services

Location quotient (LQ) is a way of quantifying how concentrated a particular industry, cluster, occupation, or demographic group is in a region compared to the nation. It can reveal what makes a particular region "unique" in comparison to the national average. Many economists consider an area's industry to be concentrated if its LQ is above 1.2.

Wholesale Sector Ecosystem



1,216 companies employing **21,881**

One of the **largest supply of greenfield employment lands** in the Greater Toronto Area (GTA) with **more than 4,000 gross acres** of vacant employment land available for future development.

SOURCES:

1. Statistics Canada, Census 2016.
2. Common University Data Ontario (CUDO) & Ministry of Training, Colleges and Universities. Colleges and universities within a one-hour radius include: Centennial College, Durham College, George Brown College, Georgian College, Humber College, Seneca College, Sheridan College, McMaster University, Mohawk College, Niagara University, Ontario College of Art and Design, Ryerson University, University of Ontario Institute of Technology, University of Toronto and York University.
3. Environics Analytics, Demostats 2018.
4. Toronto Global.
5. Conference Board of Canada, 2019 real GDP estimates.
6. York Region 2041 Preferred Growth Scenario, Nov. 2015.
7. City of Vaughan, Building Standards, 2009-2018 (issuance of Building Permits).

