

Business Retention, Expansion and Attraction

ECONOMIC DEVELOPMENT
2022 YEAR IN REVIEW



Table of Contents

Message from Council	04
Message from the Mayor	05
Message from the City Manager	06
TAP Into Vaughan	08
What We Do	10
Economic Snapshot	12
Strategic Sectors	16
2022 Economic Highlights	20
Economic Development by Ward	24
2023 Look Ahead	26

Members of Council

2022-2026

The City of Vaughan remains laser-focused on enabling a climate for businesses to grow, prosper and create jobs. As a Council, we are committed to continue raising our city to new and unprecedented heights.

This report highlights the many ways Vaughan's Economic Development department is making a positive difference in the lives of residents and the success of local businesses. Their unique and insightful services provide meaningful support across our city for businesses of all sizes.

As Vaughan grows to take its rightful place as a world-class city, we will continue to steadfastly support businesses of all sizes because we understand our strength lies in their success.



Message from the Mayor



The City of Vaughan is committed to building a world-class city where residents and businesses can thrive. We are focused on keeping taxes low and creating a culture of continuous improvement by focusing on innovation and technology.

We are committed to business excellence and building on our position as an economic leader in the GTA. Vaughan has become the economic engine of York Region, accounting for more than one-third of all economic output and employment in the regional municipality. Our city is home to more than 19,000 businesses; the entrepreneurial spirit thrives here.

With a wide array of services dedicated exclusively to supporting businesses of all sizes, Vaughan is a great place to start or grow your company.

The City is fortunate to have a talented Economic Development staff. The results of their work are summarized in this report, and I look forward to their future accomplishments

Steven Del Duca
Mayor, City of Vaughan

Message from the City Manager



The City of Vaughan's Economic Development department remains committed to working with all levels of government to support entrepreneurs and small business owners, with a focus on maintaining the competitiveness of the local economy.

As the go-to source for insight into Vaughan's economy, the team supports the business community with economic, real estate and demographic information, highly customized end-to-end site selection assistance, zoning, planning and by-law information, and much more.

Their work contributes to one of the department's goals of providing businesses with a climate for growth and improving residents' quality of life and standard of living.

On behalf of the Senior Leadership Team – Executive, I want to congratulate the Economic Development team on the initiatives outlined in this review.

A handwritten signature in blue ink, appearing to read 'Nick Spensieri', written over a light blue background.

Nick Spensieri
City Manager, City of Vaughan



AUGHAN CITY HALL



TAP

Into Vaughan





Vaughan is **Transformative**. Our economy and business community continues to change the way business is done. The Economic Development department enables transformative projects.

Vaughan is **Ambitious**. The City of Vaughan undertakes world-class projects that elevate opportunities for our talent pool and businesses that strive to lead their industries.

Vaughan is **Purpose-Driven**. The City of Vaughan is proud to lead a community that is dedicated to doing business with purpose. Our community works to build Vaughan as a vibrant and inclusive community where all can prosper.

WHAT WE DO



The Economic Development department provides services to expand and support Vaughan's established, growing and emerging clusters.

The department undertakes strategic services, programs and partnerships that aim to promote the growth of the city's business community and attract businesses and talent to Vaughan.

Within Economic Development, staff provide services and expertise in the following areas:

- Corporate Calling Program
- Site Location Assistance
- Data Analysis and Provision
- Business Events (Networking and business-to-business)

Vaughan remains a catalyst for local, regional, provincial and national economic growth. The City's economy is growing and is supported by best-in-class, award-winning economic development services.

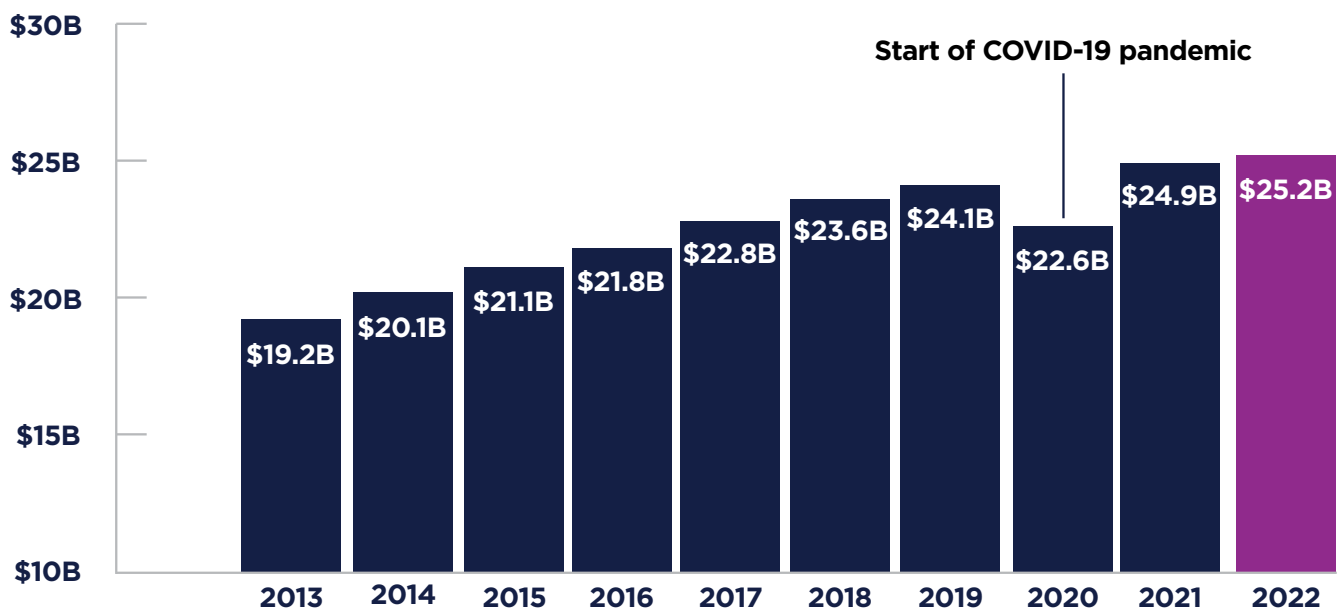


ECONOMIC SNAPSHOT

REAL GROSS DOMESTIC PRODUCT (GDP)

- Vaughan's economy accounts for nearly **36 per cent** of all economic output in York Region.
- Vaughan's GDP is outpacing **regional, provincial** and **national growth**.
- Vaughan's real GDP totalled **\$25.2 billion** in 2022.

REAL GROSS DOMESTIC PRODUCT



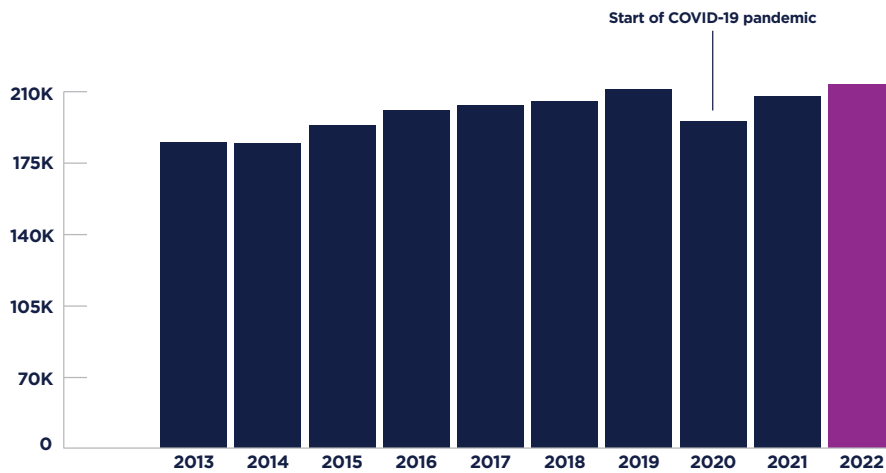
Average annual growth rate since 2013 – **2.94 per cent**

Source: Conference Board of Canada, Key Economic Indicators, 2023

EMPLOYMENT

Vaughan is the largest employment centre in York Region – accounting for **36 per cent** of all employment.

TOTAL EMPLOYMENT



YEAR-OVER-YEAR EMPLOYMENT GROWTH

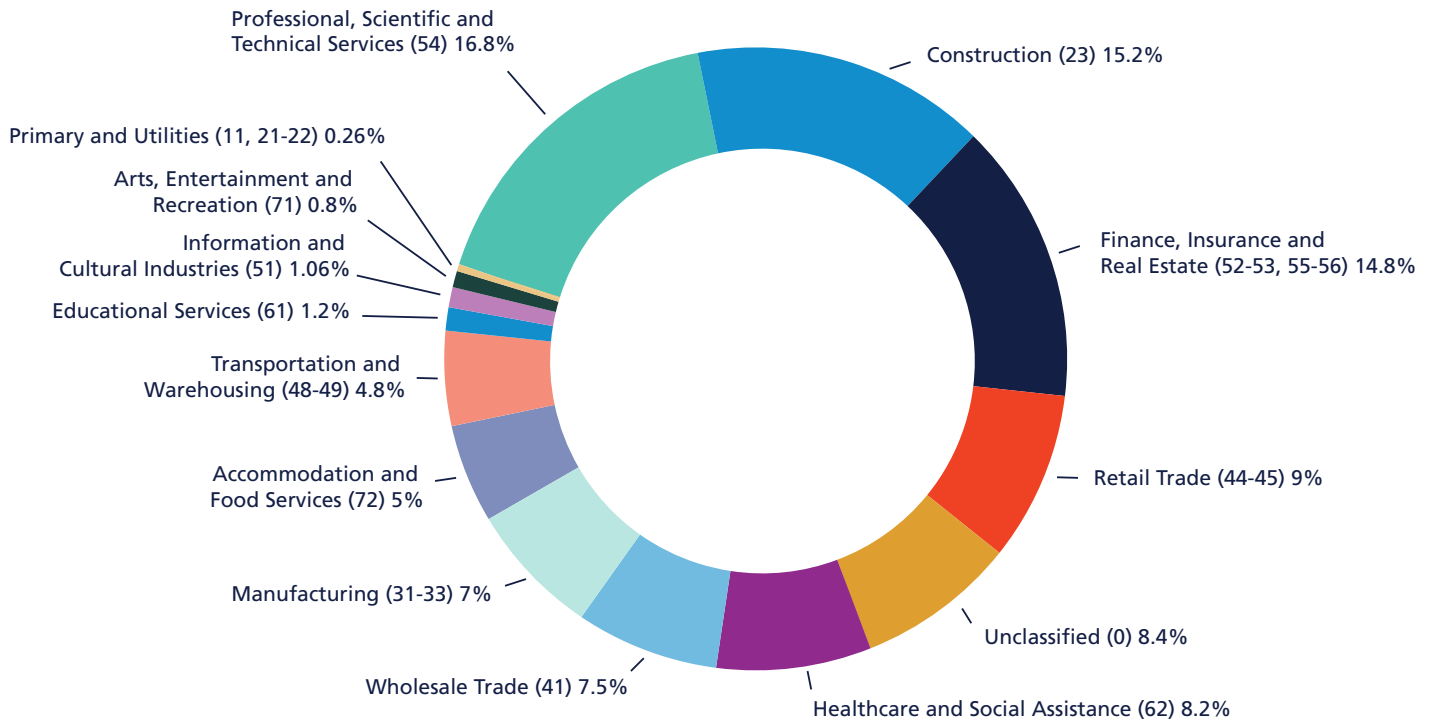


Source: Conference Board of Canada, Key Economic Indicators, 2023

BUSINESS COUNTS

Vaughan’s diverse economy continues to drive economic growth throughout the city.

BUSINESS COUNT - INDUSTRY SECTOR

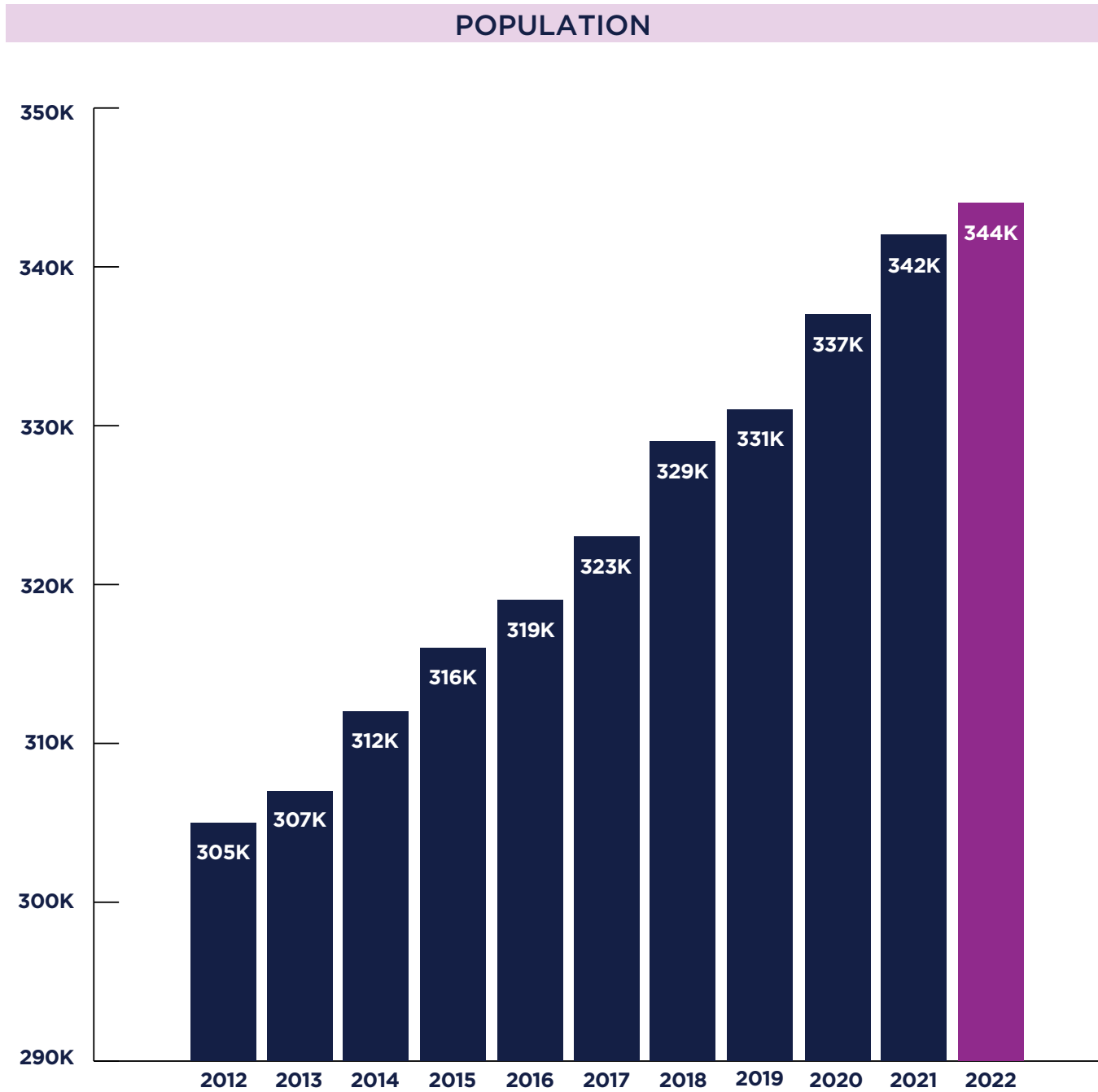


In 2022 there were more than 19,500 businesses (with employees) in Vaughan.

Source: Statistics Canada, Canadian Business Counts, 2023

POPULATION

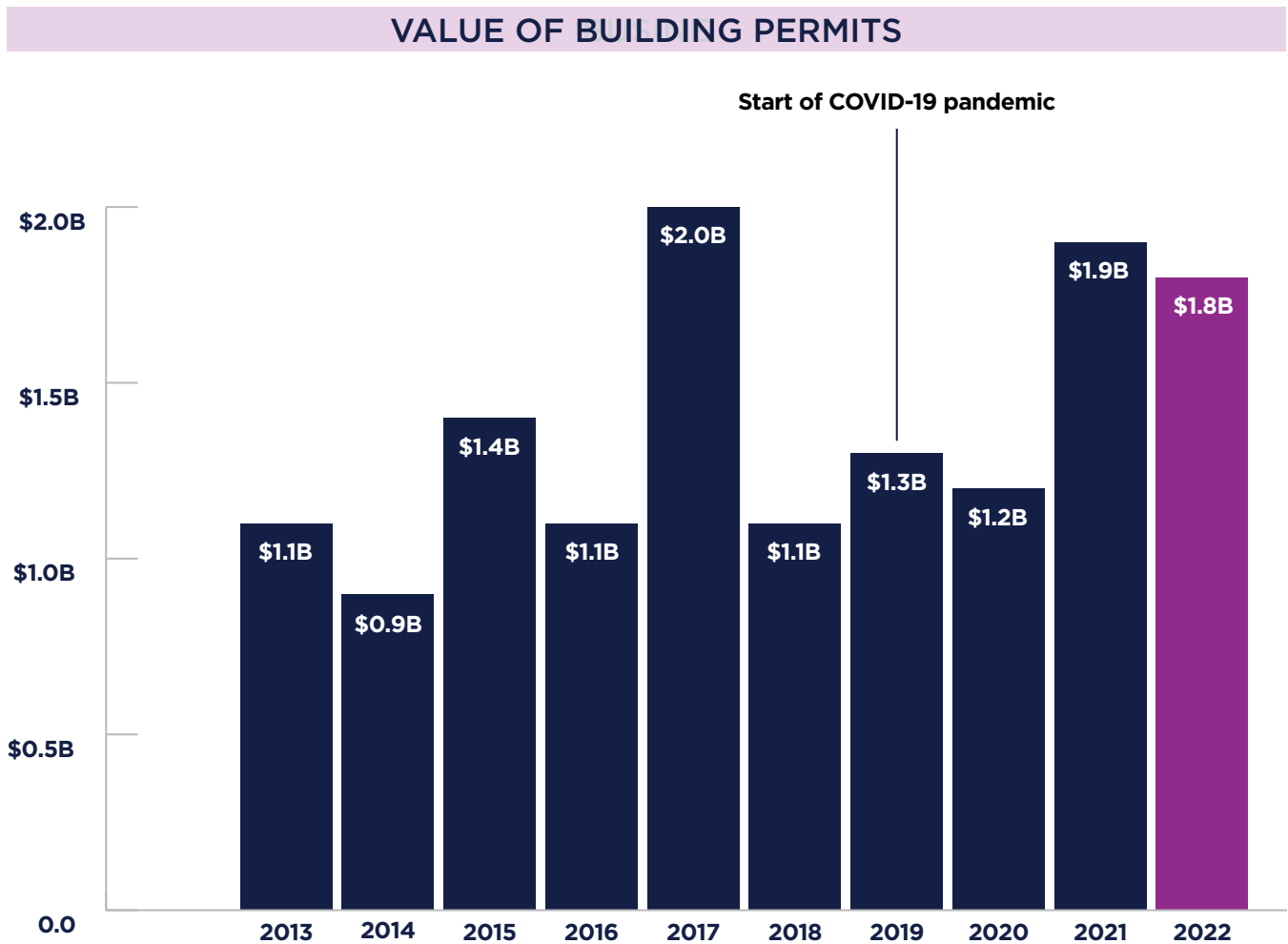
Vaughan's population is expected to increase by more than **66 per cent** to **568,700** by 2051.



Source: York Region Long Range Policy Planning, Population Estimates, 2023

BUILDING PERMITS

Vaughan remains a city on the rise and a destination for investment. In 2022, the City issued nearly **\$1.75 billion** in building permits and ranked top 10 in Canada by value of permits for non-residential construction.



In fact, Vaughan’s industrial market is one of the busiest in the country – ranking 4th nationally by value of industrial permits – and breaking City records with a record value of **\$556.5 million** in 2022.

Source: City of Vaughan, Building Permits, 2023



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ARTCENTRES PLAZA
POLITAN CENTRE BUS TER

STRATEGIC SECTORS

ADVANCED MANUFACTURING

Advanced Manufacturing will continue to be a significant part of the city's economic base. Vaughan is one of Canada's advanced manufacturing hubs that comprises a diverse business environment of plastic, rubber, paper, textile, metal, automotive, food and electronics manufacturing. The sector accounts for 16 per cent of Vaughan's real GDP, contributes nearly **\$4 billion** in economic output.

- Vaughan's **Agri-food and Food Processing** sector is comprised of more than **500 companies** that employ **21,700 people** – nearly 10 per cent of Vaughan's employment base. Leading companies within the sector include Ozery Bakery, Arla Foods, Concord Confections, Give & Go, Kisko Products, Riverside Natural Foods, Wholesome Harvest Baking and others.
- Vaughan's **Automotive** sector includes more than **650 businesses** that employ more than **13,600 people**. Vaughan is a part of York Region's largest independent automotive parts and electronics manufacturing cluster, with Vaughan being home to many globally recognized tier-one suppliers, such as Magna International, Martinrea, Multimatic, Hanon Systems, Litens Automotive, IAC and Woodbridge Foam Corporation, as well as numerous tier-two and tier-three suppliers.

TRANSPORTATION AND LOGISTICS

Transportation and Logistics is a thriving sector within Vaughan due to the city's proximity to highways 400, 407 and 427 and the fact it is minutes away from highways 401, 404 and 410, with connections to rail service via the Canadian National (CN) MacMillan Yard and the Canadian Pacific Kansas City (CPKC) Railway Vaughan Intermodal Terminal. The transportation and logistics sector contributes **\$3.7 billion** in economic output and employs **30,000 people**. Leading companies within the sector include United Parcel Service Canada, FedEx Canada, Tokmakjian Metro Logistics, CN Railways and CPKC.

CONSTRUCTION

The **Construction** sector in Vaughan is home to several leading builders, developers and building materials suppliers. The sector directly supports growth within the city and throughout municipalities across Ontario. The construction sector contributes **\$4.1 billion** in economic output and currently employs **35,800 people**. Leading companies within the sector include Bondfield Construction, NP Canada, Condrain Company, BVGlazing Systems and Empire Communities.



FINANCE AND INSURANCE

Finance and Insurance is a growing sector within the city and plays an important part in the knowledge-based and creative economy. Finance and insurance-based businesses are clustered within the Vaughan Metropolitan Centre (VMC) and form the core of office-based employment in the city. Vaughan's finance and insurance industries contribute **\$6.1 billion** in economic output and **29,300 people**. Leading companies in the sector include Primerica, FM Global, RDA Inc., Fundex Investments and WFG Securities Canada.

HEALTH, HEALTHCARE TECH AND LIFE SCIENCES

Building on the strengths of the Vaughan Healthcare Centre Precinct (VHCP), Vaughan is positioning itself to develop a robust **Health, Healthcare Tech and Life Sciences** sector centred around research, education and training. The sector currently comprises **1,300 businesses** that employ more than **17,000 people**. Life sciences leaders in the sector include Sterling Industries, AB Sciex, Kohl and Frisch, Agta Home Healthcare, Cardinal Health Canada and Toronto Research Chemicals.

TOURISM AND CREATIVE INDUSTRIES

Tourism and Creative Industries are an emerging focus for the city. Key tourism and creative industry assets in Vaughan include Canada's Wonderland, the McMichael Canadian Art Collection, LEGOLAND® Discovery Centre Toronto, Kortright Centre and Vaughan Mills. Tourism in Vaughan is made up of more than **950 businesses** that employ more than **16,500 employees**. Vaughan has more than **2,500 firms** across its creative industries employing more than **42,500 people**.

EDUCATION

Home to more than 345 educational service organizations and employing more than 9,500 individuals, Vaughan has a thriving **Education** sector that is committed to providing students with access to quality educational opportunities that are relevant to industry needs. Vaughan is home to three state-of-the-art training centres operated by the College of Carpenters and Allied Trades Inc. (CCAT) and Labourers' International Union of North America (LIUNA) Local 183. Vaughan is also home to **15 technical and trades schools**, offering training programs in a variety of fields, such as beauty and cosmetology, electrical, plumbing, drywalling, automotive repair and logistics. Niagara University, located in the Vaughan Metropolitan Centre, was the first-ever university to be established in the city of Vaughan. The university initially offered Bachelor of Professional Studies and Master of Science in Educational Leadership programs and has since expanded its course offerings to include Master's degree programs in business administration, finance, and information security and digital forensics.



2022 ECONOMIC HIGHLIGHTS

CORPORATE CALLING PROGRAM

Through the corporate calling program, Economic Development staff engage with business owners to better understand their needs, offer business advisory services and address any business challenges they may have. In 2022, Economic Development staff completed **47 corporate calls** in advanced manufacturing, professional services, construction and food and beverage, among other key sectors.

Discussions with business owners revealed that labour shortages, skills gaps and transportation access remain some of the most prevalent challenges experienced by businesses across all sectors. Vaughan Economic Development staff continue to work with businesses to gain a better understanding of their unique needs. Below are key activities undertaken by the team:

- Explored the feasibility of the York Region Transit's (YRT) bus charter service as a potential transportation solution for businesses in the Vaughan Enterprise Zone (VEZ).
 - » Participated in the Queen Street-Highway 7 Bus Rapid Transit Stakeholder Advisory Group (SAG) to address the ongoing transit challenge in the VEZ.
 - » Explored the feasibility of the YRT's bus charter service as a potential transportation solution in the VEZ.
 - » Presented the key findings of a survey about the ongoing transit challenge in the VEZ to YRT to request a new transit service that aligns with the employers' needs.

- Launched the Talent City Vaughan program to support workforce development for Vaughan residents and employees of Vaughan-based businesses.
- Launched a Government Relations toolkit in collaboration with Corporate and Strategic Communications' Public Affairs and Government Relations team to help businesses develop government relations strategies to effectively identify issues with key policymakers.

BUSINESS EVENTS

The Economic Development team plays a vital role in facilitating meaningful connections for the local business community. In 2022, Economic Development staff hosted two major events.

The **Vaughan Business-to-business (B2B): Industrial Tour** was Economic Development's first industrial tour event, which provided learning and networking opportunities for Vaughan-based companies by matching two businesses with similar interests and needs. Events like the B2B: Industrial Tour foster collaboration at the local level, which is crucial in maintaining business stability and building resilience. It also allows local businesses to get to know their neighbouring companies and learn from and with one another. The event was attended by **more than 50 individuals** comprised of business leaders, industry partners and City staff. A total of **18 businesses** representing more than **2,800 employees** were matched and participated in the tours.



Mobile Climate Control | Vaughan

A second event, **Business After Five**, was hosted by Hanon Systems, a leader in innovative thermal and energy management solutions for the automotive industry, at their Concord-based manufacturing and research and development facility. Business After Five aims to provide Vaughan's business community with a casual environment for networking and learning.

ECONOMIC INTELLIGENCE

Economic Development staff continue to act as knowledge brokers and the go-to source for insight into Vaughan's economy. In June 2022, the Insights and News page launched on vaughanbusiness.ca, which acts as a hub for important economic updates. Topics cover business resilience, innovation, people and talent, operations, productivity, competitiveness and growth, catalyzing economic opportunity, and business climate and trends.

In 2022, the insights page featured nearly **30 posts** with **850 webpage visits**. Insight topics include 2021 census highlights, macroeconomic/economic trends, local investment highlights, building resilience, vertical farming and cybersecurity.

TALENT CITY VAUGHAN

Talent City Vaughan supports workforce development throughout the city. The program prioritized organizations supporting marginalized groups for equitable recovery and offered micro-grants of up to **\$10,000** to deliver re-skilling, upskilling and other job training programs for Vaughan residents. In 2022, Talent City Vaughan disbursed **\$61,000** in funding to seven social and community service organizations to host training programs for more than **140 Vaughan residents**.



SITE SELECTION ASSISTANCE

In 2022, Economic Development facilitated a total of **34 pre-qualified site selection inquiries** and secured **seven new investments**.

In the current investment pipeline, a total of 57 site selection opportunities and vacant land directory requests remain open with the potential to create more than **3,400 new jobs**. Staff continue to take a client-centric approach to following up on these opportunities and are providing clients with the highest levels of site selection service.

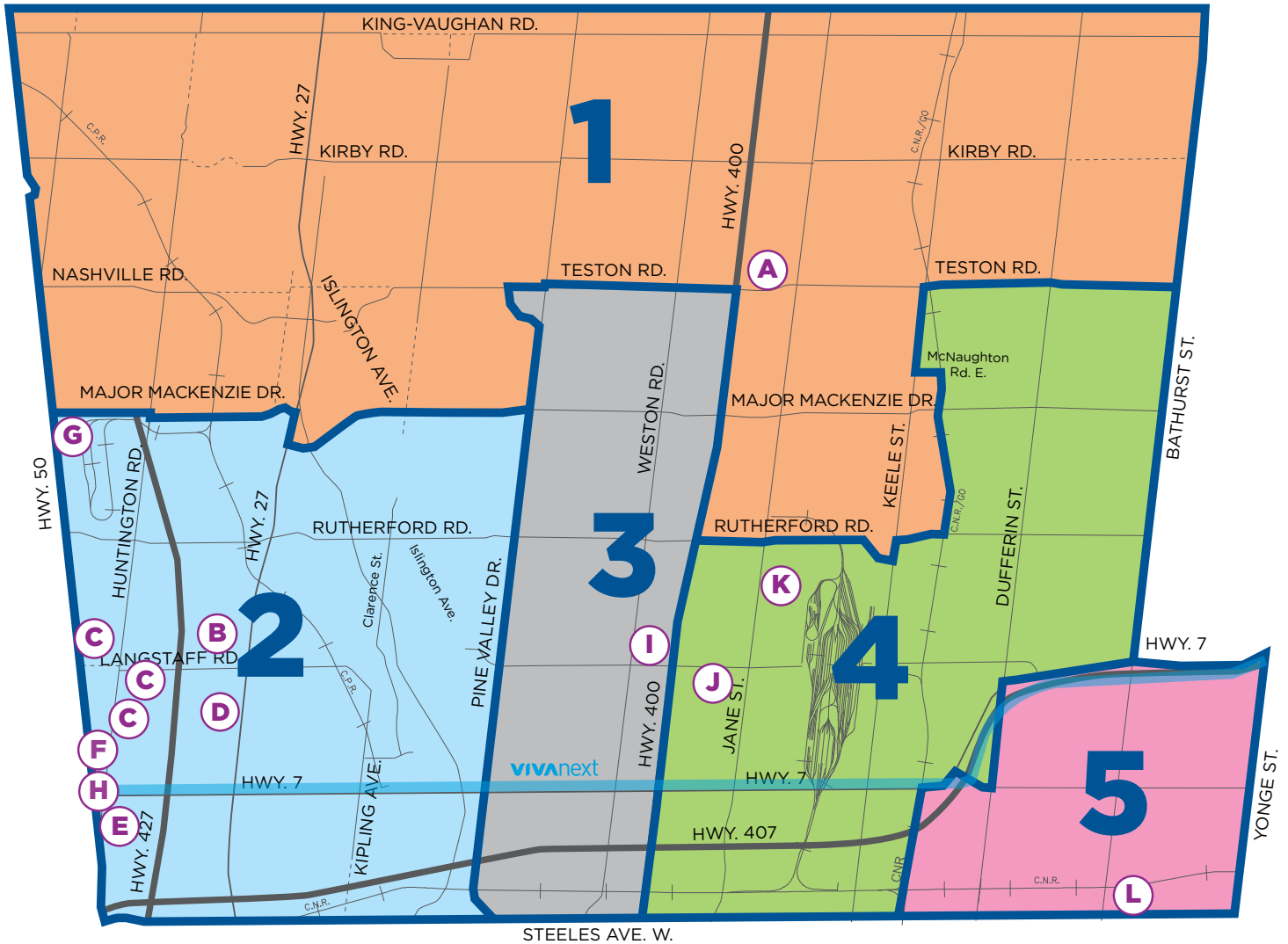
ECONOMIC DEVELOPMENT BY WARD

Business	Ward	Address	Jobs	Facility sq. ft.
Walmart Canada	1	(A) 11110 Jane St.	2,000	750,000
Microsoft	2	(B) 6100 Langstaff Rd.	N/A	241,294
FGF Brands	2	6885 Langstaff Rd.	1,200*	215,350
		(C) 6835 Langstaff Rd.		217,097
		8333 Highway 50		204,589
LGC	2	(D) 101 Milani Blvd.	400	200,000
Aritzia	2	(E) 850 Gibraltar Rd.	600	540,000
City Electric Supply	2	(F) 7805 Highway 50	200	160,000
Fastfrate	2	(G) 9701 Highway 50	200	133,300
IHG Hotels and Resorts	2	(H) 6800 Highway 7	31	5,400
Rivian Automotive	3	(I) 8311 Weston Rd.	45	20,962
Chick-fil-A	4	(J) 3255 Rutherford Rd.	120	5,285
Taylor Farms	4	(K) 1400 Creditstone Rd.	300	60,000
AWIN Group of Dealerships	5	(L) 434 Steeles Ave.	120	84,389

*Total jobs across all three facilities

The below map highlights 12 major business expansions in 2022 that represent more than 5,200 new jobs and nearly 2.9 million square feet of commercial and industrial space.

VAUGHAN'S WARD BOUNDARY MAP

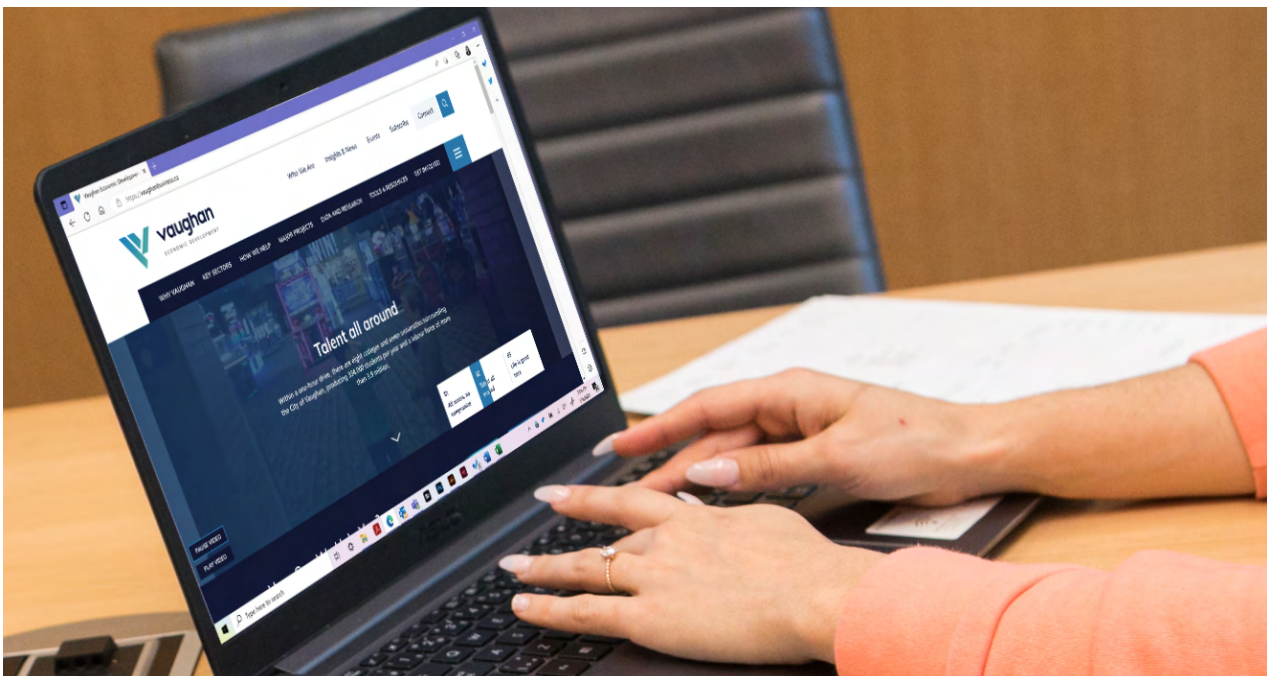


Map not to scale

2023 LOOK AHEAD

WEBSITE REFRESH VAUGHANBUSINESS.CA

Economic Development staff will complete a website refresh to ensure that residents, businesses and visitors have access to the most relevant data.



KEY OPPORTUNITY AREAS AND SECTOR PROFILE MARKETING

Economic Development is developing collateral for key opportunity areas and sector profiles that will be used to highlight the Vaughan advantage to new or existing businesses, talent and the wider business community. These materials will be available on vaughanbusiness.ca and will be shared directly with the business community through site selection opportunities, business events and corporate calling.

Key Opportunity Areas:

- Vaughan Village Corridor (Islington Avenue)
- Vaughan Innovation Corridor (Jane Street)
- Major Mackenzie Healthcare Corridor
- Promenade Centre and Yonge Steeles Centre
- Vaughan Mills Centre
- Vaughan Enterprise Zone
- Vaughan Metropolitan Centre
- Vaughan's Next Gen Auto Cluster (Weston and Highway 7)

Key Sectors:

- Agri-food and Food Processing
- Automotive
- Construction and Building
- Materials
- Creative Industries
- Tourism
- Health and Healthcare Tech and Life Sciences
- Information and Communications Technology (ICT)
- Logistics, Distribution and e-Commerce

AUTOMOTIVE SECTOR DEVELOPMENT

The automotive sector in Vaughan is a large contributor to advanced manufacturing's economic output of **\$4 billion** or 16 per cent of Vaughan's total GDP. In 2023, Economic Development is prioritizing the further development of Vaughan's Automotive and Electric Vehicle sector. In January 2023, Vaughan became the newest member of the Ontario Auto Mayors Caucus to continue to advocate at the provincial and federal levels for the automotive sector in Ontario and Vaughan. Economic Development staff also attended the annual auto-tech Detroit conference to promote Vaughan as an ideal destination for automotive and electric vehicle investment.



AGRI-FOOD AND FOOD PROCESSING SECTOR DEVELOPMENT

Vaughan is at the heart of Toronto Region's Food and Beverage sector, the largest in North America, boasting more than **500 companies** in the city's own food and beverage supply chain and employing **21,700 people** – nearly **10 per cent** of Vaughan's employment base. Economic Development staff's attendance at the Anuga FoodTec Conference with York Region and trade mission to northern Italy's food industry promotes cross-border trade, raises Vaughan's profile and shares industry best practices and investment attraction activities. Work continues with post-secondary institutions, such as George Brown College, and other key regional employment stakeholders to support the development and availability of talent for the food sector.

BUSINESS DEVELOPMENT EVENTS

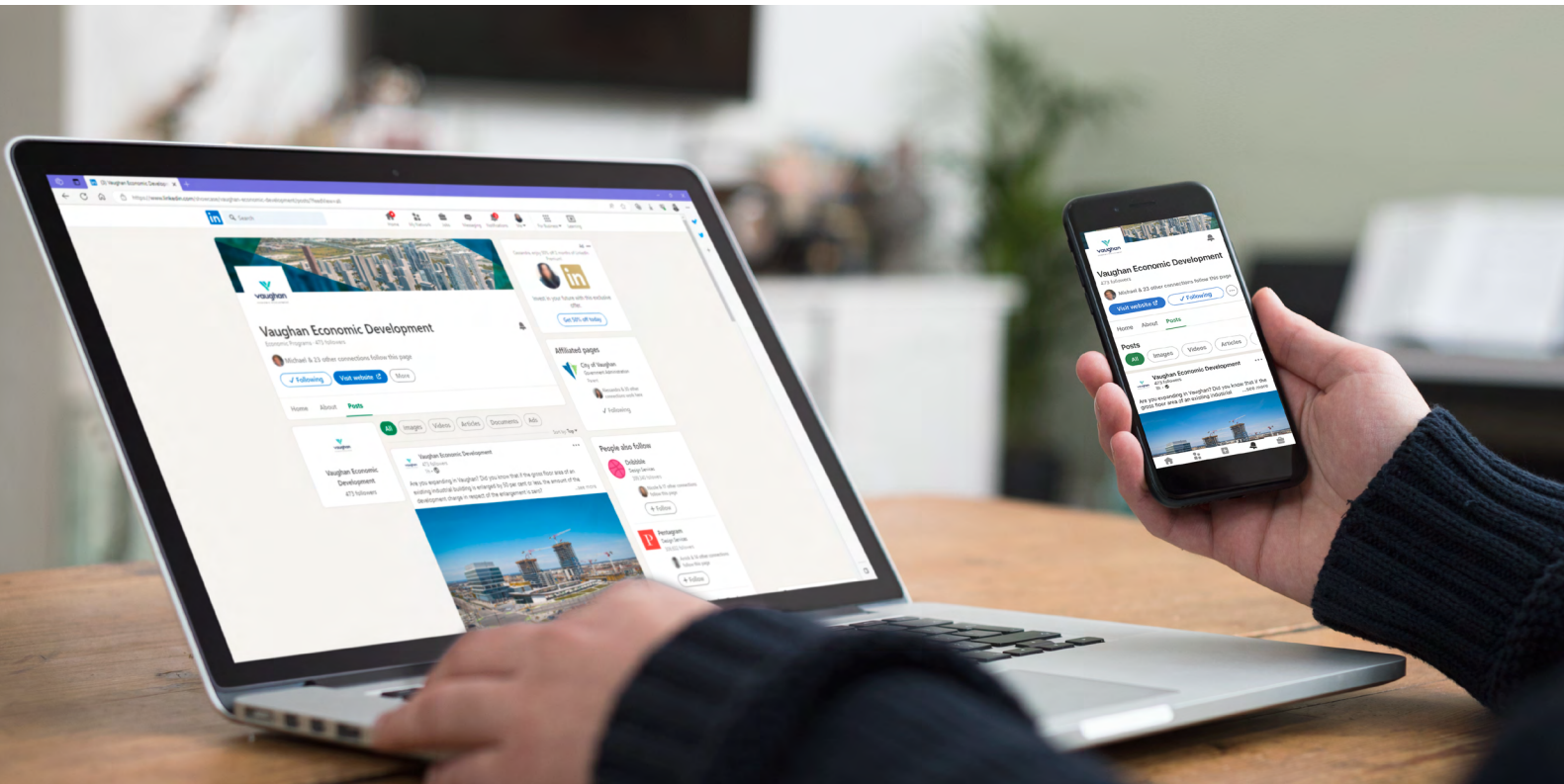
Building on the success of the Business-to-Business (B2B) Industrial Tour, the City of Vaughan's Economic Development team will be hosting more Business After Five sessions throughout 2023. This interactive event is an opportunity for businesses to build connections and learn and promote their products and services with other businesses that share the same passion for manufacturing.

TALENT CITY VAUGHAN

Economic Development will continue Talent City Vaughan into 2023 to attract more participants and not-for-profit organizations to train and develop talent in Vaughan.

VAUGHAN BUSINESS LINKEDIN

Economic Development is the go-to source for insight into Vaughan's economy. Economic Development staff will continue to leverage the newly created LinkedIn platform to profile and support Vaughan's transformative, ambitious and purpose-driven economy to make Vaughan a place where entrepreneurship, business, tourism and art can prosper and grow.



The City's Economic Development department works to make Vaughan a place where entrepreneurship, business, tourism, arts and culture can prosper and grow.

To connect with us or learn about our services, programs and more, visit vaughanbusiness.ca or email: ed@vaughan.ca.

Economic Development

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