

Promenade Centre and Yonge Steeles Centre

AREA OF OPPORTUNITY

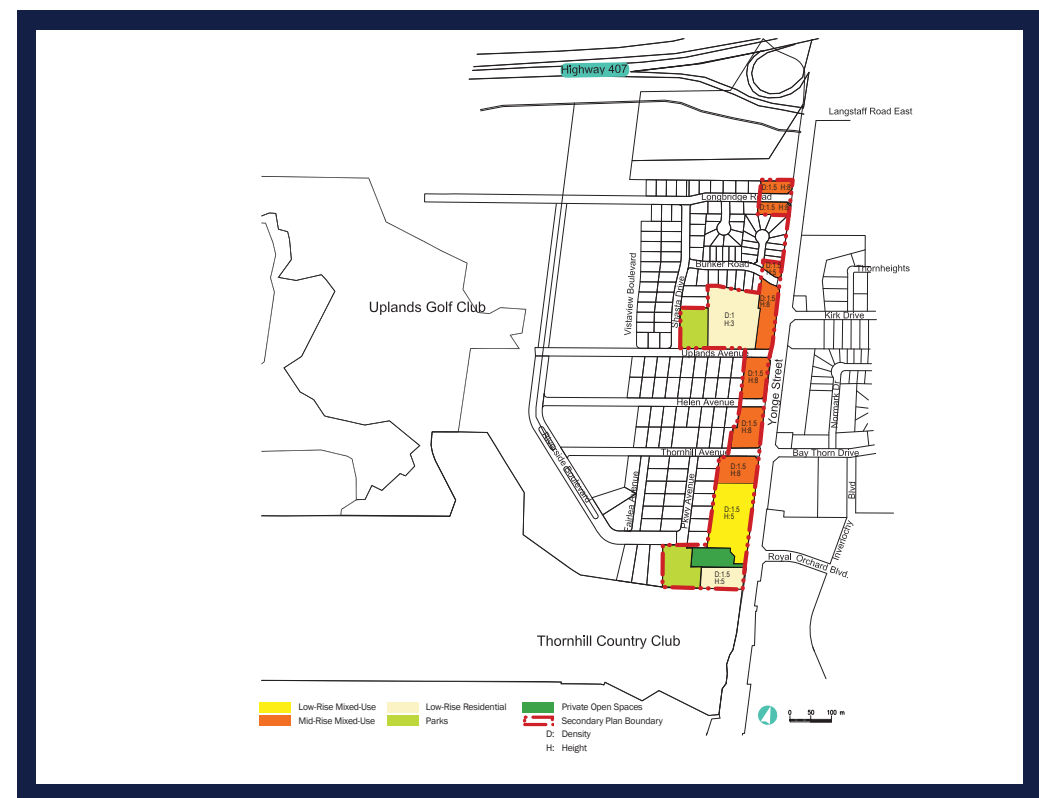


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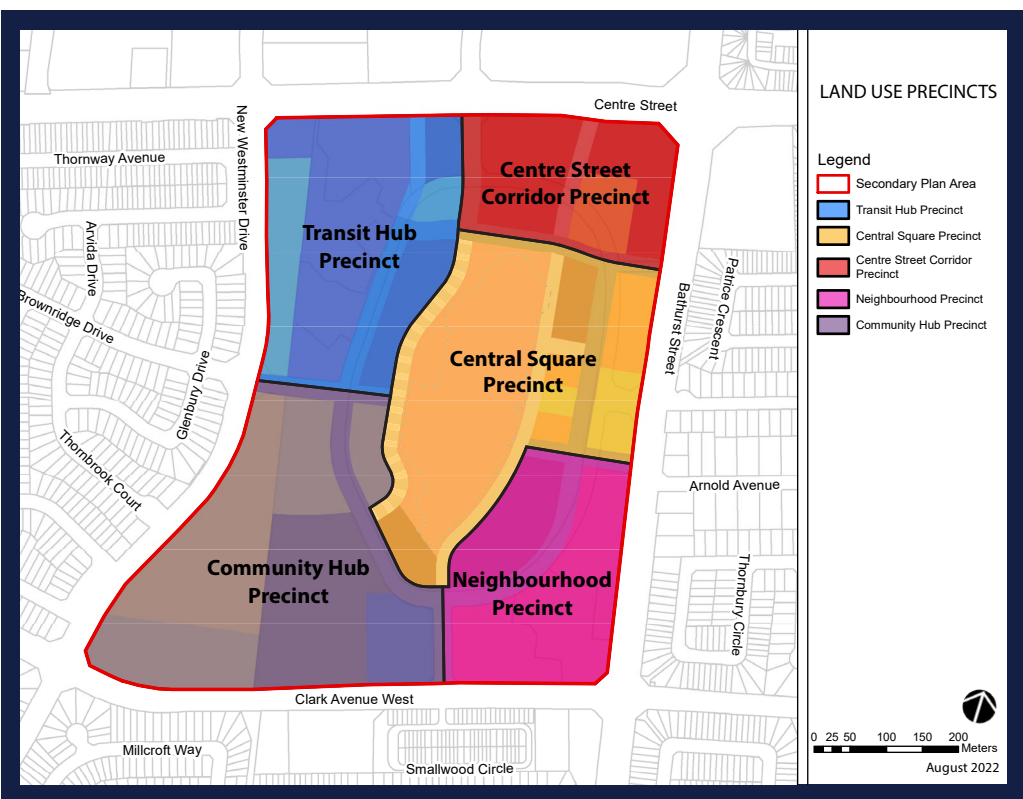
The Yonge and Steeles Centre and Promenade Centre are Vaughan’s eastern urban intensification areas. These centres have been identified for mid-rise, high-rise and mixed-use urban development – with significant improvements on the way! Future transit enhancements include the North Yonge Subway Extension and bus rapid transit, which will connect these areas with Toronto, Markham and Richmond Hill’s regional urban centres.

Urban intensification in these areas offers opportunities, particularly, for office and retail use. As development continues, increases in population will follow, driving demand for various retail and amenities and increasing the availability of local talent.

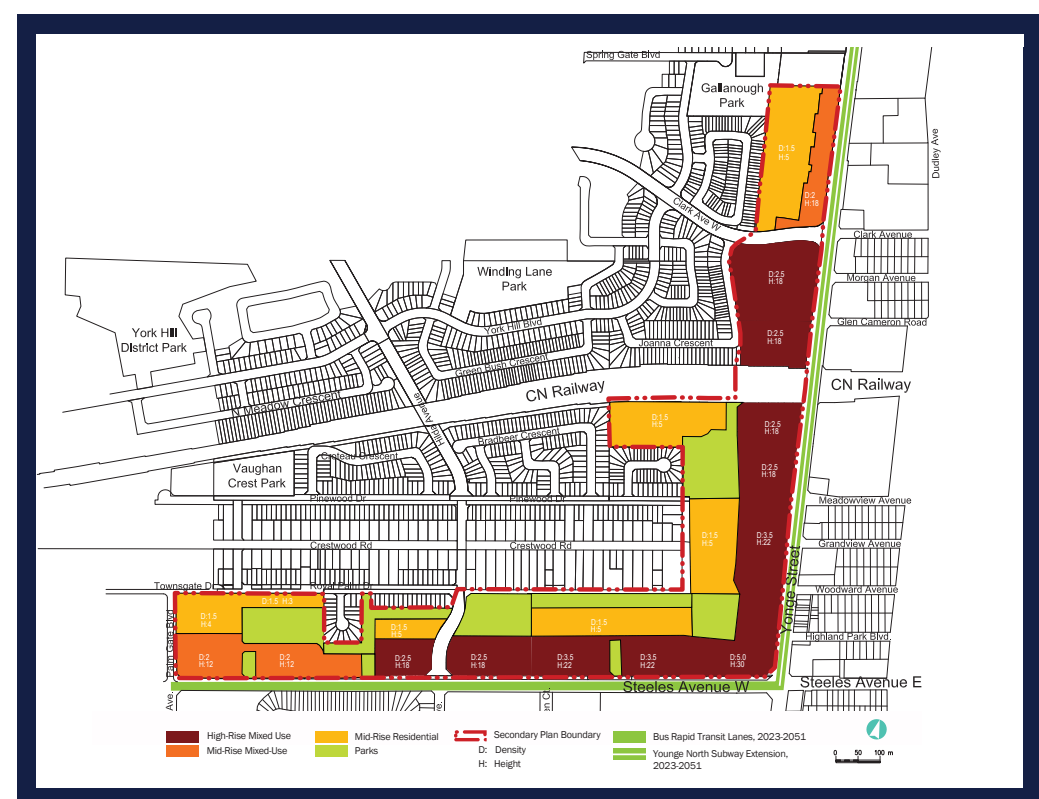
YONGE AND STEELES CORRIDOR SECONDARY PLAN (NORTH)



PROMENADE CENTRE



YONGE AND STEELES CORRIDOR SECONDARY PLAN (SOUTH)





The Vaughan Advantage

You're in good company

Yonge and Steeles Centre and Promenade Centre currently have a diverse mix of retail, finance insurance and real estate, and professional services industries. Major employers in the area include Reena, Sutton Group-Admiral Realty Inc., Four Elms Retirement Residence, Amica Senior Lifestyles, Chartwell Constantia Retirement Residence, Concord Fresh Food Centre, Roy Foss Motors, Willowdale Nissan and Infinity.

These centres are home to a variety of professional services providers, representing **235 businesses** and employing more than **1,800 people**.

In this vicinity, you'll also find:

- more than **300 retail businesses** employing more than **4,600 people**.
- more than **116 finance, insurance and real estate businesses** employing more than **2,500 people**.
- more than **98 professional scientific and technical services** employing more than **400 people**.

A place to live, work and play

Seventy-three per cent of Vaughan's population over 25 years old has a post-secondary certificate, diploma or degree – surpassing both the provincial (68 per cent) and national (67 per cent) average.

Within a one-hour drive, you'll find:

- access to a labour force of **3.9 million**.
- eight colleges and seven universities.

Both Promenade Centre and Yonge Steeles Centre are subject to secondary plans, which are detailed policies that outline land use, such as public spaces, parks and urban design, for a specific area. Populations for these areas show significant increases with planned transit improvements to meet the needs of area residents.

Around Yonge Steeles Centre there will be an estimated **45,000 residents when all planned road and transit operations are completed**.

Promenade Centre projects to be the home to **between 6,520 and 11,470 residents by 2041**.

This represents **a total future population of up to 56,470 residents in these urban intensification areas**.



Access here means access everywhere

Yonge and Steeles Centre is a future destination for **direct subway access to Toronto** with three confirmed stations coming to Vaughan as part of the North Yonge Subway Extension (NYSE) and a bus rapid transit along Steeles Avenue.

The NYSE extends the TTC's Line 1 service north through the Yonge-Steeles corridor from Finch Station to Markham, Richmond Hill and Vaughan. This inter-regional project will transform how people travel to and through the Greater Toronto Area.

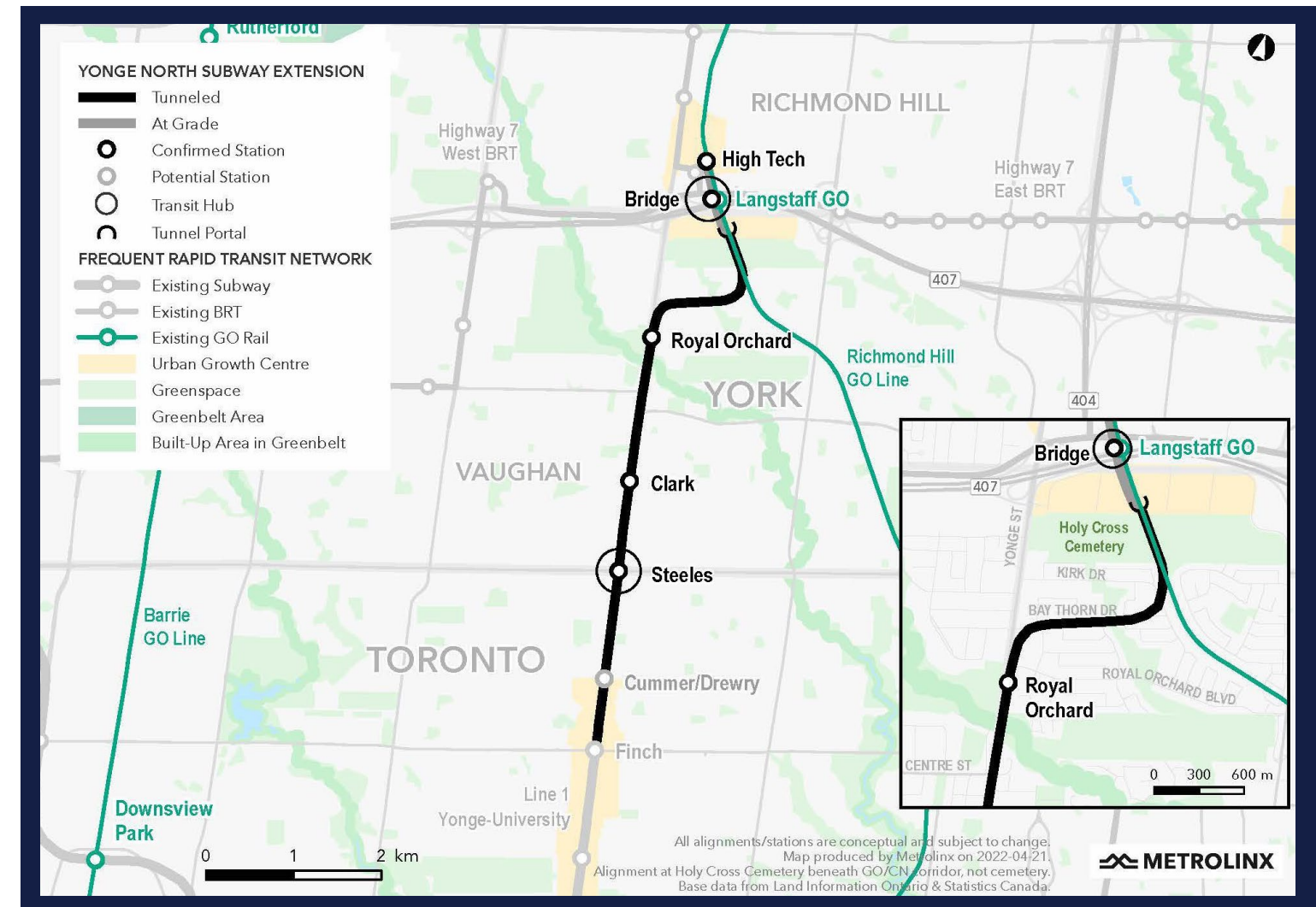
York Region Transit has **existing bus rapid transit routes at Centre Street and Bathurst Street**, which connect Promenade Centre with the Vaughan Metropolitan Centre along Highway 7. An additional transit hub is planned for the future Bridge Station along the NYSE, placed between the Highway 7 and Highway 407 corridors.

Vaughan is Transformative, Ambitious and Purpose-driven

As the go-to source for insight into Vaughan's business community, the Economic Development team can support you with business, real estate and demographic information, highly customized end-to-end site selection assistance, zoning, planning and by-law information, and more!

TAP into your next opportunity.

YONGE-NORTH SUBWAY EXTENSION (YNSE)



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