

Logistics, Distribution and E-Commerce

SECTOR PROFILE



Logistics, Distribution and E-Commerce

Vaughan is home to one of the largest transportation hubs in Ontario

The logistics, distribution and e-commerce sector is thriving in Vaughan. As one of the largest transportation hubs in Ontario, this sector plays a crucial role in moving goods across North America with direct rail connections to airports and seaports, linking Vaughan to the world!

Vaughan's position in Canada's largest market, with proximity to major highways, airports and intermodal rail terminals, offers companies the potential to increase efficiencies and reduce transportation costs significantly.

The city of Vaughan has one of the largest supplies of vacant employment land in the Greater Toronto Area (GTA) – our Vaughan Enterprise Zone (VEZ) is the gateway to the greater Toronto economic region.

More than a third of land in the VEZ is developable, offering one of the largest supplies of vacant employment lands in the Greater Toronto Area (GTA). Information on available lands can be accessed through the vacant land directory at vaughanbusiness.ca/VacantLands.

Vaughan's industrial market is one of the busiest in the country by value of industrial construction permits, breaking city records with a value of \$556.5 million in 2022.

The city remains the largest industrial market in York Region and the fourth largest industrial market in the GTA after Toronto, Mississauga and Brampton, with more than 97.5 million square feet of total inventory at the end of 2022.





THE VAUGHAN ADVANTAGE

You're in good company

Major logistics companies in Vaughan include UPS, Canadian National Railway, 407 ETR, Canadian Pacific Kansas City Vaughan Intermodal Terminal, Fedex, Consolidated Fastfrate, Purolator, Metro Logistics and Precision Truck Lines.

Major distribution companies in Vaughan include Home Depot Distribution Centre, Ganz, Kohl and Frisch LTD., Costco Distribution, Grand and Toy, Voilà by Sobeys, Saputo Dairy, Longo's and United Natural Foods.

Vaughan's logistics sector is comprised of nearly **190 companies** that employ more than **9,670 people**.

Vaughan's distribution and e-commerce sub-sector is comprised of nearly **1,050 companies** that employ nearly **21,000 people**.

Vaughan has a higher concentration of logistics, distribution and e-commerce companies than the national average. Concentrations include couriers, support activities for rail transportation, warehousing and storage, paper and paper product distribution, lumber distributors and home furnishing distributors, which all boast a location quotient* of more than 2.7.

*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.

TAP into a robust and skilled workforce

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.

Vaughan's location lets you tap into:

- a labour force of **3.9 million workers**.
- the next generation of talent attending **eight colleges** and **seven universities**.



Access here means access everywhere

Vaughan benefits from being centred in a highly connected location in Ontario.

Vaughan's location offers access to:

- the country's largest international rail carriers – the Canadian National MacMillan Yard and the Canadian Pacific Kansas City Railway Vaughan Intermodal Terminal.
- highways 400, 407 and 427 and proximity to highways 401, 404 and 410.
- Toronto Pearson International Airport — Canada's busiest airport — located within 10 kilometres of Vaughan's southwestern boundary.

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.



Connect with us

-  vaughanbusiness.ca
-  ed@vaughan.ca
-  Vaughan Economic Development

Economic Development

City of Vaughan
2141 Major Mackenzie Dr.
Vaughan, ON L6A 1T1
905-832-8526