



# Vaughan Enterprise Zone

AREA OF OPPORTUNITY

# Vaughan Enterprise Zone

Vaughan is one of Canada's largest industrial markets – the Vaughan Enterprise Zone (VEZ) is the gateway to the Greater Toronto Economic Region.

The VEZ is a business area with significant goods-movement infrastructure. The VEZ plays an integral role in Canada's commercial and industrial sectors with multiple corporate headquarters, national logistics and distribution centres, manufacturing operations and other companies requiring new and larger spaces.

More than one-third of the land in the VEZ is yet to be developed, offering one of the largest supplies of vacant employment lands in the Greater Toronto Area (GTA). Information on available lands can be accessed via the Vacant Employment Land Directory. Information on available lands can be accessed via the Vacant Employment Land Directory at [vaughanbusiness.ca/VacantLands](http://vaughanbusiness.ca/VacantLands).

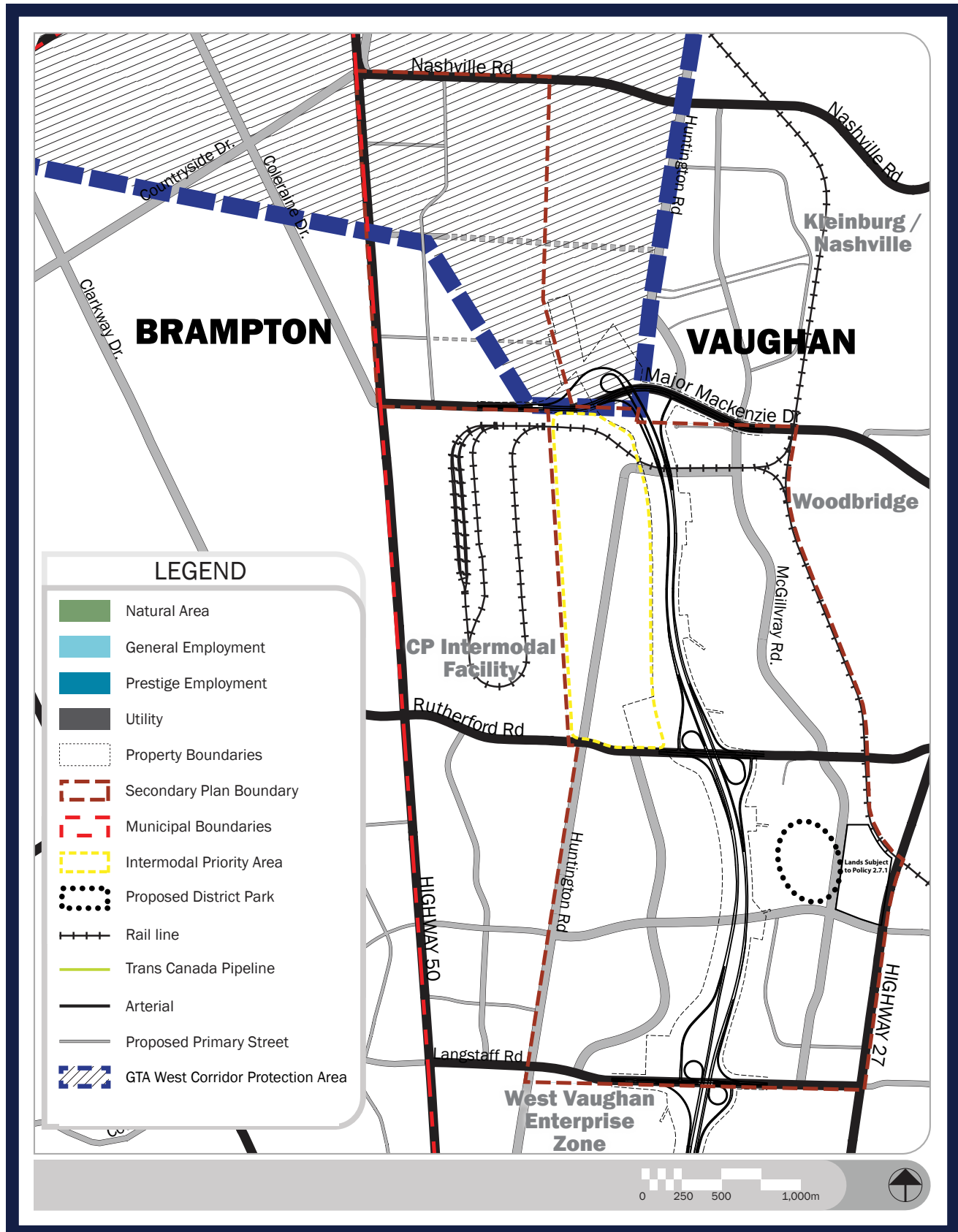


We looked around Ontario and the GTA and chose Vaughan as our location for four reasons, the first one being Vaughan wanted us there. From the Mayor through the Economic Development team, through the city planning and local partners, it was quite clear they're working as one team and wanted us there. The second reason was for accessibility. The 400-series highways, Pearson Airport, public transportation, and access to schools around the GTA were fabulous and what we needed. The third part was the quality of life for our employees — we wanted to pick a spot where people wanted to live and looking at the housing plan, the long-term range for Vaughan is a place we thought we'd want to be. And lastly, the ecosystem — the west side of the GTA has lots of life-science businesses, and Vaughan is committed to bringing even more to the city through the Vaughan Healthcare [Centre] Precinct.



**MICHAEL ST. PIERRE, FORMER EXECUTIVE VICE PRESIDENT AND GENERAL MANAGER,  
LGC'S TORONTO RESEARCH CHEMICALS**

# VAUGHAN ENTERPRISE ZONE











The City is building west Vaughan into an employment hub with **60,000 employees** and **50 million square feet** of industrial, office and accessory commercial space. Comprised of 1,688 hectares (4,122 acres), the VEZ is home to more than **560 businesses** employing more than **18,200 people as of 2022**.

Vaughan's industrial market is one of the busiest in the country by value of industrial permits, breaking City records with a record value of **\$556.5 million in 2022**, versus **\$373.3 million** in 2021. Vaughan is the most significant 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.

## **TAP into a robust and skilled workforce**

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

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

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

## You're in good company

The VEZ is home to more than 560 businesses employing more than **18,200 people**. Notable employers already located here include FedEx, Aritzia, Home Depot, Saputo, and Sobeys, along with headquarters operations for Adidas Canada, Longo's, State Window, Anatolia Tile and Stone, and Conair.

## Access here means access everywhere

**Roads:** The VEZ is located within 30 minutes of five 400 series highways: 400, 401, 407, 410 and 427. Additionally, the 6.6-kilometre expansion of Highway 427 from Highway 7 to Major Mackenzie Drive is now open.

**Rail:** Canadian Pacific Kansas City Railway Vaughan Intermodal Terminal's largest intermodal terminal, with a handling capacity of more than 600,000 containers annually, is in the VEZ. In addition, Canadian National's (CN) intermodal Brampton Yard is minutes away.

**Air:** Toronto Pearson International Airport, one of Canada's busiest international and cargo airports, is located within 10 minutes of the VEZ.

**Transit:** Multi-city transit options, including bus rapid transit service, are available to connect employers to local talent.

## 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

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 Vaughan Economic Development

### **Economic Development**

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