

EMERGING DOWNTOWN

Vaughan Metropolitan Centre





AN EMERGING DOWNTOWN



A Message from Mayor Maurizio Bevilacqua

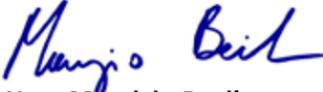
Located in the heart of the Greater Toronto and Hamilton Area, the Vaughan Metropolitan Centre (VMC) is the city of Vaughan's emerging downtown core. The VMC continues to establish its reputation as the premier destination for people to enjoy an unrivalled quality of life and a place where businesses and emerging startups choose to invest, expand service offerings and create well-paying jobs. Connected by rapid transit and the only subway connection to/from downtown Toronto outside of Toronto, the VMC has unparalleled access to some of the most dynamic financial, innovation and cultural centres in Canada.

The VMC is an unprecedented city-building initiative. Located on a 179-hectare site (442 acres), Vaughan's emerging downtown will include more than 1.5 million square feet of commercial office space, 750,000 square feet of new retail space and 12,000 residential units which will be home to more than 25,000 people by 2031. By 2019, more than 20,000 individuals are expected to be moving through the VMC Mobility Hub daily. The VMC is only a six-minute ride to York University — Canada's third-largest university — and 45 minutes to Union Station in downtown Toronto — the financial capital of the country. We are ensuring people are getting where they need to go in a faster, more efficient way.

Construction is also well underway for some of the most ambitious commercial and residential projects in Vaughan's history. When complete, these new developments will create a world-class skyline that stands tall, proud and embodies Vaughan's promising future. Leading national and international employers are investing in Vaughan and people are moving into a variety of newly built residences in the VMC. Job creators have access to hard working, resourceful and highly educated individuals in Vaughan. More than 70 per cent of residents have a post-secondary education.

Vaughan takes pride in being a major economic centre and a leader in employment and growth in York Region, which is the third-largest municipal jurisdiction in the Greater Toronto Area and Ontario. We are the largest employment centre in the Region with an average ten-year employment growth rate of 3.2 per cent, more than 12,000 businesses and more than 222,000 jobs. Since 2010, the value of building permits issued in Vaughan is up to \$11 billion with more than 60,000 jobs created. Investing in the VMC is a strategic business decision.

The time is now to join in this extraordinary opportunity to grow and thrive in Vaughan's emerging downtown.


Hon. Maurizio Bevilacqua, P.C.
Mayor of Vaughan

left page: VMC Subway Station interior
left: Vaughan Mayor Maurizio Bevilacqua



City of Vaughan FAST FACTS

- Population (York Region estimate, 2018): **330,563**
- Population growth (2011-2016): **6.2%**
- Number of businesses: **12,105**
- Average annual business growth (2008-2018): **2.9%**
- Real gross domestic product (2018): **\$20.6 billion**
- Value of building permits issued since 2010: **\$10.8 billion**
- Total workforce living in Vaughan: **169,220**
- Total workforce employed in Vaughan (2018): **222,158**
- Average annual employment growth (2008-2018): **3.2%**
- Adults aged 25-64 with post-secondary certificate, diploma or degree: **70%**
- Median household income (2015): **\$105,351**
- Citizen satisfaction with quality of life: **97%**



- Subway station linking to/from downtown Toronto: **OPEN**
- Regional bus rapid transit line: **OPEN**
- KPMG Office Tower: **OCCUPIED**
- EXPO City Condo Towers 1 and 2: **OCCUPIED**
- Niagara University Site: **OPEN**
- SmartCentres Place Bus Terminal: **Under construction, opening 2019**
- Nord Condos at EXPO City: **Under construction, 2019 occupancy**
- PwC-YMCA Tower: **Under construction, PwC office 2019 occupancy**
- VMC Centre of Community with YMCA, public library and studios: **Under construction, opening 2020**
- The MET Condos: **Under construction, 2020 occupancy**
- Transit City Residences 1, 2 and 3: **Under construction, 2021 occupancy**
- Office space built/under construction: **392,932 ft²**
- Office space approved and proposed: **597,243 ft²**
- Residential units built/under construction: **3,889**
- Residential units approved and proposed: **15,676**
- Projected population in the VMC by 2021: **7,700 residents**
- Total population in development pipeline (built to proposed): **38,739 residents**

spread: View of VMC Subway Station, SmartCentres Head Office, KPMG Tower and PwC-YMCA Tower from Highway 7

Unprecedented access to multi-modal mobility, talent, office space and urban amenities.

“Located in the heart of the GTA, Vaughan was a clear choice for us to set up a new office. We are better positioned—literally—to service clients across the GTA and in York Region.”

~ Sebastian Distefano, KPMG Regional Managing Partner, GTA

The VMC is an emerging downtown poised to be the financial, innovation and cultural centre of the city. Picture a blend of high-rise towers, mid-rise buildings and low-rise townhouse communities, busy public squares and natural retreats, highway access and pedestrian laneways and Class A companies co-located with arts and recreation spaces.

This 442-acre site at the intersection of Highways 400, 407 and 7 will include at least 1.5 million square feet of office space, 750,000 square feet of retail space and 12,000 residential units by 2031.

Face-to-face is easier in the VMC

At the heart of the VMC is an award-winning Mobility Hub.

The subway extension to/from Toronto and bus rapidway to/from Markham and Brampton are open. Vaughan is the only municipality outside Toronto with subway access.

The VMC also has direct access to the main transportation arteries in Ontario: Highway 400, Highway 407 Express Toll Route (ETR) and Highway 7.

right page: Pedestrians access the VMC Subway Station

Frequent flyer? Toronto Pearson International Airport, Canada’s busiest and largest airport, is just a 15-minute drive away. It offers non-stop service via 75 carriers to 180 destinations worldwide.

Class A office space and Class A tenants

Top companies are buying into the VMC vision and making it a reality. KPMG, PricewaterhouseCoopers, Miller Thomson LLP, GFL Environmental Inc., Harley-Davidson Canada and others are here to be near their clients and the region’s highly educated professional workforce.

The VMC is at the heart of one of Greater Toronto’s largest business hubs with head offices and major operations of industry leaders like Teledyne Optech, Mircom Technologies Ltd., Digital Realty, Siemens, Sciex, SmartCentres, Kumon, Recipe Unlimited Corp. and Miele Ltd.

This is a prime opportunity to join them and secure customized Class A office space with room to grow. Vaughan is a strategic investment for any business.

Financial incentives for office development

The City provides financial incentives and planning tools for office development projects greater than 75,350 square feet.

Vaughan also has one of the GTA’s lowest commercial property tax rates at 1.65 per cent.



POSITIONED FOR BUSINESS



EDUCATED AND DIVERSE TALENT

Educated and diverse talent

The VMC has easy transit connections to help you attract talent from the Greater Toronto Area's unparalleled talent pool.

The Toronto Region's labour force of 3.9-million workers is the fifth largest among North American Metro Regions.

This world-class pool of local and international talent has been built by Canada's favourable immigration policies, excellent and affordable academic institutions, and internationally renowned industry and academic partnerships. More than 50 per cent of the population is foreign born, speaking more than 180 languages and dialects.

A robust pipeline

York Region is the fastest-growing municipality in Ontario, attracting around 25,000 new residents yearly, many of which are highly educated and attracted to urban growth centres like the VMC.

In Vaughan and York Region, 70 per cent of the population has a post-secondary certificate, diploma or degree. That's 421,860 highly educated professionals (327,800 holding a university degree) in York Region alone.

Across the Greater Toronto and Hamilton Area (GTHA), there are another 2.2-million post-secondary educated workers, plus a robust talent pipeline. As of 2016-17, there are more than 320,000 students enrolled in GTHA universities and colleges, with 84,000 of those students in Science, Technology, Engineering and Mathematics (STEM) programs.

The VMC is a short subway ride from the University of Toronto and York University, two of the three largest universities in Canada. Niagara University opened a new Canadian site in the VMC in January 2019. It offers a bachelor of professional studies in education and a master of science in education.

The skills you need

The percentage of workers in Vaughan with a STEM background is higher than the national average.

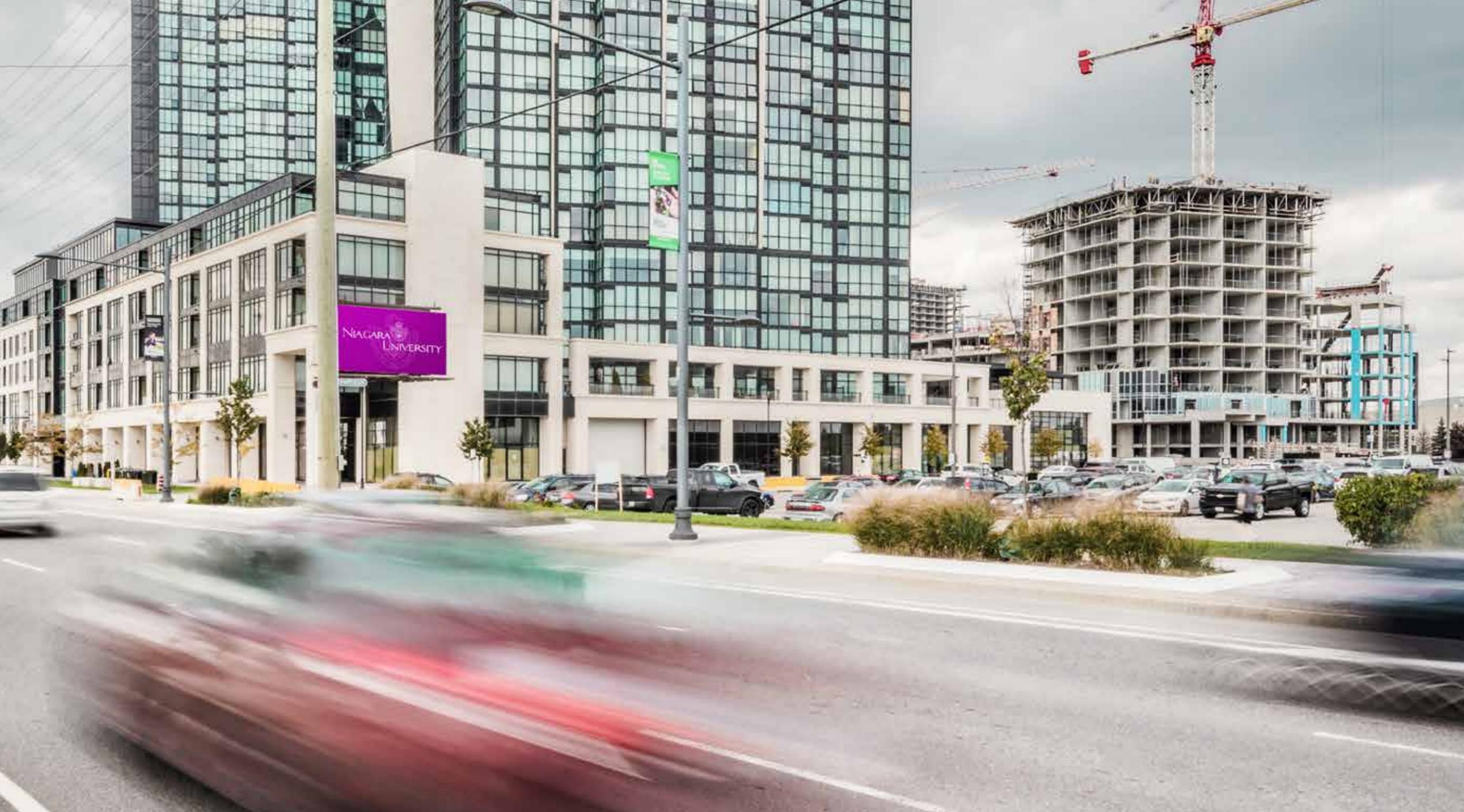
Based on 2016 Census data, Vaughan's talent location quotient (LQ*) surpasses the national concentration levels for STEM workers in the STEM fields. A reported 8.98 per cent of the talent workforce are employed in natural and applied sciences and related occupations, giving it a location quotient of 1.32. Vaughan also outperforms in management occupations (LQ of 1.26; 13.64 per cent of the workforce), and business, finance and administration occupations (LQ of 1.23; 18.96 per cent of the workforce).

York Region is now Ontario's second largest financial, insurance and accounting services cluster and Canada's largest enterprise solutions information and communication technology (ICT) cluster.

Deepak Chopra, co-founder and CEO of custom mobile app developer Clearbridge Mobile, says access to talent topped the list of factors that led the company to Vaughan. Chopra says the arrival of the subway service to Vaughan is a "game changer" for employees travelling from Toronto.

left page: VMC Vivastation at Highway 7 and Millway Avenue

*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.



INTERNATIONAL CORRIDOR

Niagara University expands to Vaughan Metropolitan Centre

Founded in 1856, Niagara University, with its main campus located in Lewiston, N.Y., has relocated its bi-national presence with this new site in Vaughan. Mayor Maurizio Bevilacqua helped lead negotiations between the university and community leaders. The site is in the heart of the city's emerging downtown core, located in the Cortel Group's Expo City complex. The addition includes seven classrooms, faculty and administration offices and student lounge areas. Niagara University's Vaughan site is walking distance from the VMC TTC subway station and further connected by vivaNext bus rapid transit service.

Students studying in Vaughan can enrol in either the bachelor of professional studies in education or the master of science in education programs. These programs are fully accredited by the Ontario College of Teachers (OCT) and prepare aspiring professionals for careers in primary-junior and intermediate-senior teacher positions, among other education-related employment opportunities.

The new Vaughan site is home to Niagara University in Ontario, which has been offering outstanding teacher training, education and opportunities to Canadian students since 1984. More than 300 students, in addition to faculty and administrative staff currently in two other locations relocated to Vaughan. Niagara University, Vaughan's first university, has an extensive and proud history in Ontario.

left page: Expo City complex, home to Niagara University in Ontario



"Niagara University is vested in the creation of the school's new VMC site. The VMC is the largest and most ambitious project in the city's history and its downtown is a natural place for Niagara University to be located. Building a complete city means having a post-secondary institution in an urban setting, walking distance from homes, businesses and amenities and connected by regionally integrated transit."

- Mayor Maurizio Bevilacqua



above: VMC Subway Station from Millway Avenue



right page, top left: Expo City condo interior
 right page, bottom left: Aerial view of Transit Square
 right page, far-right: KPMG Tower along New Park Place



Work-life balance

The VMC offers employees work-life balance with a quick commute to work, beautiful new housing options, a fresh take on outdoor greenspace and a short walk to urban amenities.

The VMC’s neighbourhoods will feature amenity-rich condo towers, friendly mid-rise options and urban townhouse communities surrounded by beautiful parks – all within a 10-minute walk from subway and bus rapid transit.

The place to recharge

Inspire your creativity in the natural landscapes of the forthcoming 18-acre Edgeley Pond and Park (construction anticipated in 2020). Bicycle trails and pedestrian walkways will put you within a short walk or ride to the newest mass transit system in the region.

Outdoor urban spaces such as Transit Square and the future Central Park are hubs for signature festivals and events.

The place to be active and creative

The VMC’s YMCA, opening in 2020, will have a pool, gym, conditioning room, youth zone, fitness studios and community rooms; along with not-for-profit child care.

The PwC-YMCA building will also be home to a new Vaughan Public Library branch, performing arts studios and a community kitchen.

The place to be entertained

Restaurants, retail and nightlife will be animating streets and pedestrian laneways throughout the downtown. Buca will

anchor phase one of Transit City, with more announcements to come.

There are lively food and entertainment options in The Interchange within the VMC, in nearby Woodbridge, and across Vaughan.

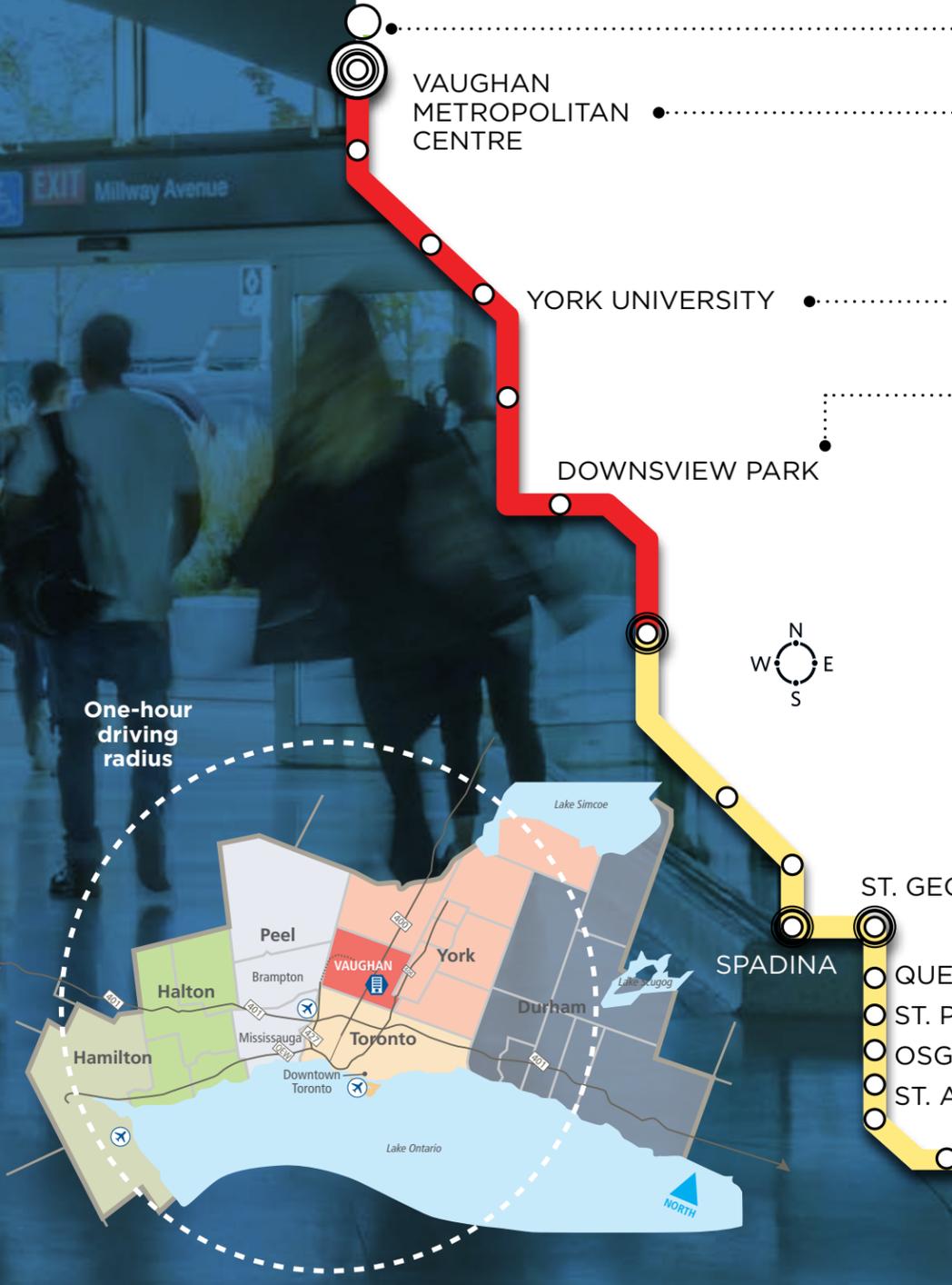
Vaughan is known for Canada’s Wonderland and Vaughan Mills, but also has cultural and natural gems like the McMichael Canadian Art Collection, charming Kleinburg Village and the Kortright Centre for Conservation.

The place for smart healthcare

Canada’s first smart hospital is under construction just north of the VMC. Mackenzie Vaughan Hospital, opening in 2020, will feature fully integrated “smart” technology systems and medical devices.

INSPIRED LIVING

Innovation Corridor: Vaughan to Union Station



- Mackenzie Vaughan Hospital
Smart Hospital
- VMC - Downtown Vaughan 🏢
Niagara University
VMC Mobility Hub
Rapid and local bus service to York Region and Brampton
- York University
Third-largest university in Canada
- Downsview Aerospace Hub
- University of Toronto
Largest university in Canada
- MaRS Discovery District:
Research park and innovation hub comprised of **7 million square feet** of facilities, including hospitals, research institutes, business incubators and venture capital organizations
 - J Labs@Toronto
 - MaRS Innovation
 - Deep Genomics
- University Health Network
Representing **8 hospital sites**
- Ryerson University - DMZ
#1 university-based business incubator in the world (UBI Global)
- OCAD University
- Financial Services Centre of Canada
 - TSX: Third-largest stock exchange in North America
 - **World's largest exchange** for mining, oil and gas, and cleantech companies
- Union Station
 - Canada's busiest transport facility
 - Travel time from VMC: 45 minutes
 - Entertainment district



Emerging downtown, rising skyline

The Vaughan Metropolitan Centre is attracting national and international employers and thousands of new residents.

The VMC's first office building, the 15-storey 365,000-square-foot KPMG Tower at SmartCentres Place, is now occupied with approximately 800 KPMG employees. Other tenants include Miller Thomson LLP, GFL Environmental Inc. and Harley-Davidson Inc.

Demand for office space continues to grow. Professional services firm PwC will anchor a new 220,000-square-foot mixed-use building opening in 2019. The building will also be home to the VMC Centre of Community opening in 2020 with a 77,000-square-foot YMCA including not-for-profit child care services, fitness and aquatic facilities, a 26,000-square-foot creative expression and learning hub and a 10,000-square-foot public library.

The VMC is on track to exceed residential targets for 2031 with 19,565 units housing an estimated 38,739 people in the development pipeline. This includes seven residential towers that are built or under construction.

More details on each development can be found at myVMC.ca.



2014

Expo City Tower 1 opens (37 storeys)

2016

Expo City Tower 2 opens (37 storeys)

KPMG Tower opens (300,000 ft² of Class A office, 65,000 ft² of retail and amenity space)

2017

Vaughan Metropolitan Centre subway and bus rapidway stations open

Transit Square and TTC Plaza opens

2018

VMC Mobility Hub wins Ontario Traffic Council Project of the Year

2019

Niagara University opens

Nord Condos (Expo City Towers 3 and 4) to open (2 x 39 storeys)

SmartCentres Place Bus Terminal to open

PwC-YMCA Tower to open (220,000 ft²)

2020

VMC Centre of Community in PwC-YMCA Tower to open

The MET Condos and Townhouses to open (35 storeys)

Edgeley Pond and Park construction

2021

Transit City Condos, Buca and Bar Buca to open (3 x 55 storeys)

"We are committed to the Canadian market and we were drawn to Vaughan because of the strength of its business community. As champions of independent business across the country, we provide counsel that is central to our clients' business and financial success. By definition these are close relationships and proximity matters."

– Andy Chan, Managing Partner, Miller Thomson





City of Vaughan

Economic and Cultural Development

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