

















Economic Dashboard

Economic Development Committee

November 15th 2011



Indicator Highlights

		Previous Year 2010	Previous Month 2011	Current Month 2011	
Unemployment Rate September 2011	Toronto Canada	10.1% 8.0%	8.9% 7.3%	8.7% 7.1%	 
Total Value of Building Permits August 2011	Toronto Canada	\$606 million \$5.7 billion	\$521 million \$6.6 billion	\$318 million \$5.9 billion	 
Retail Sales August 2011	Toronto CMA Canada	\$5.2 billion \$36.4 billion	\$5.6 billion \$37.6 billion	\$5.5 billion \$37.8 billion	 
High Rise Buildings Under Construction October 2011	Toronto	110	132	163	
Business Bankruptcies July 2011	Ontario Canada	131 370	166 429	101 293	 
CPI (2002=100) September 2011	Toronto CMA Canada	117.3 116.9	120.5 120.3	121.2 120.6	 
Average House Price August 2011	Toronto Canada	\$421,407 \$322,972	\$475,717 \$361,181	\$464,863 \$349,916	 
Office Vacancy Rate Q3 2011	Toronto	7.3%	6.2%	5.6%	
Employment Insurance Recipients August 2011	Toronto Canada	40,320 671,210	28,090 533,300	32,240 568,560	 



Negative

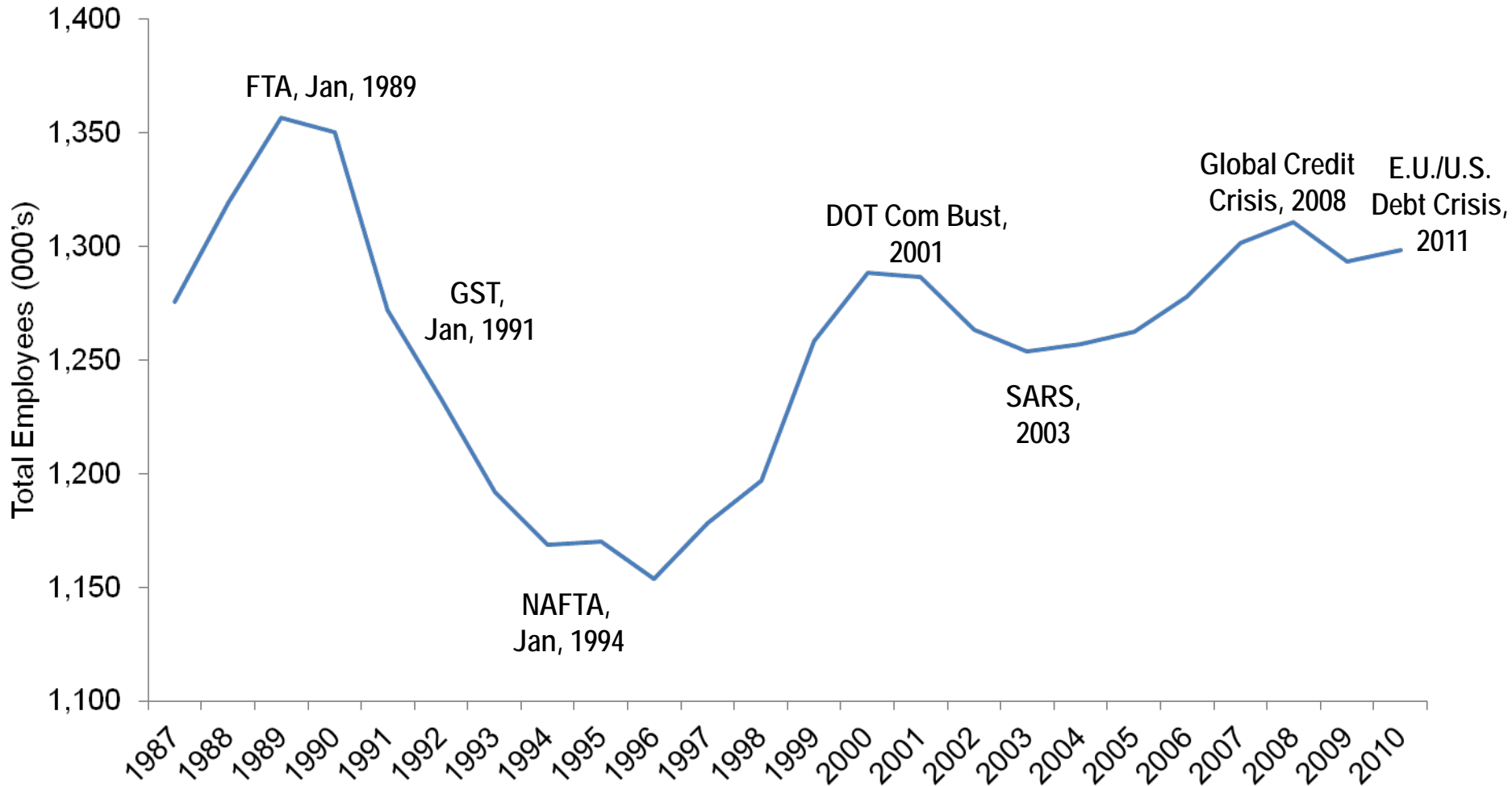


Caution



Positive

Toronto Economic Shocks

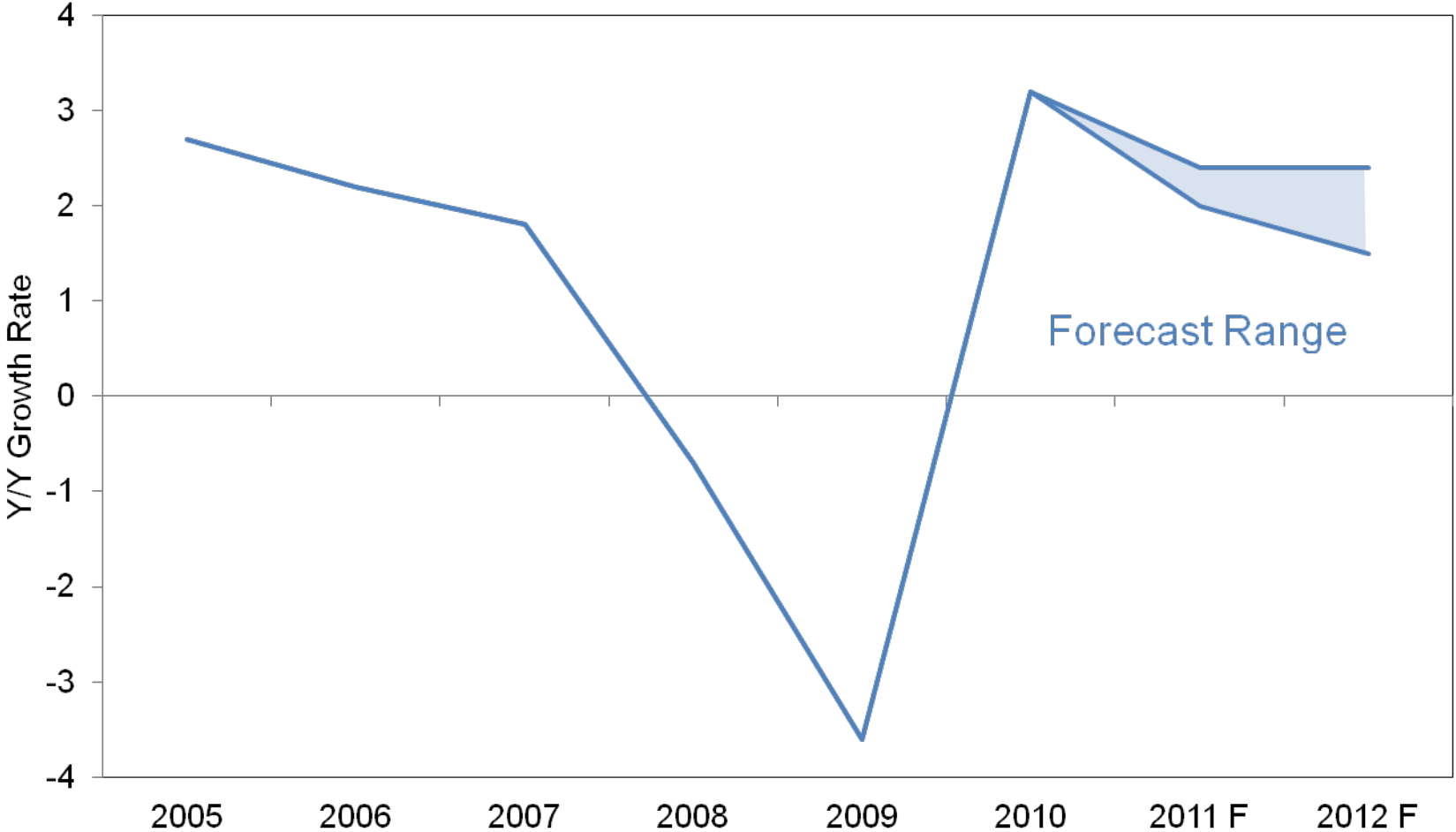


Toronto Economic Shocks

Year	Total Employment (000's)	Y-Y Change (000's)
1987	1,275.8	-
1988	1,319.3	43.5
1989	1,356.5	37.2
1990	1,350.1	-6.5
1991	1,272.0	-78.1
1992	1,232.9	-39.0
1993	1,191.8	-41.2
1994	1,168.9	-22.9
1995	1,169.9	1.0
1996	1,153.8	-16.1
1997	1,178.5	24.7
1998	1,197.0	18.5
1999	1,258.1	61.1
2000	1,288.4	30.3
2001	1,286.3	-2.0
2002	1,263.3	-23.0
2003	1,253.7	-9.6
2004	1,257.0	3.3
2005	1,262.4	5.5
2006	1,278.0	15.6
2007	1,301.6	23.6
2008	1,310.8	9.2
2009	1,293.2	-17.7
2010	1,298.3	5.1

Source: City Planning Employment Survey

Ontario Real GDP Growth Rate



Ontario Real GDP Growth Rate

Year	Forecast Range	
	Historic	October
2005	2.7%	-
2006	2.2%	-
2007	1.8%	-
2008	-0.7%	-
2009	-3.6%	-
2010	3.2%	-
2011 F	-	2.0%-2.4%
2012 F	-	1.5%-2.4%

Source: Five Major Canadian Banks

How Toronto Ranks - 2011

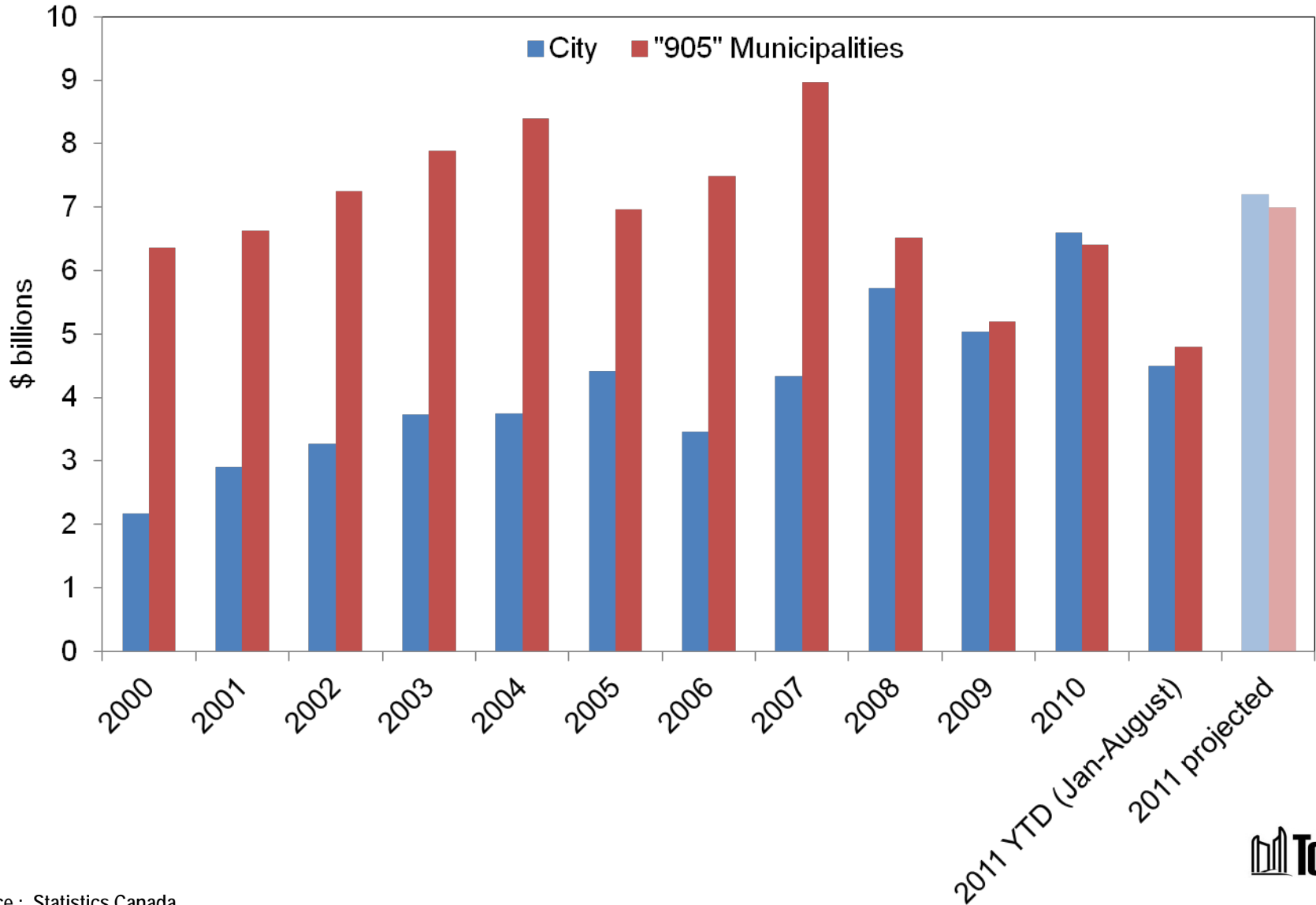
- Economist Intelligence Unit: Toronto ranked 4th most liveable city in the world
- Cities of Opportunities Report: Toronto ranked 2nd best city globally, behind only New York City
- Z/Yen Group: Toronto 10th among global financial centres

How Toronto Ranks - 2011

- Corporate Knights: Toronto ranked 2nd most sustainable city among large and medium size Canadian cities
- Mercer Cost of Living Survey: Toronto ranked 59th most expensive city in the world to live
- Statistics Canada: Toronto has one of the longest average commute times among Canadian cities

Total Value of Building Permits

City and "905" Area



Source : Statistics Canada

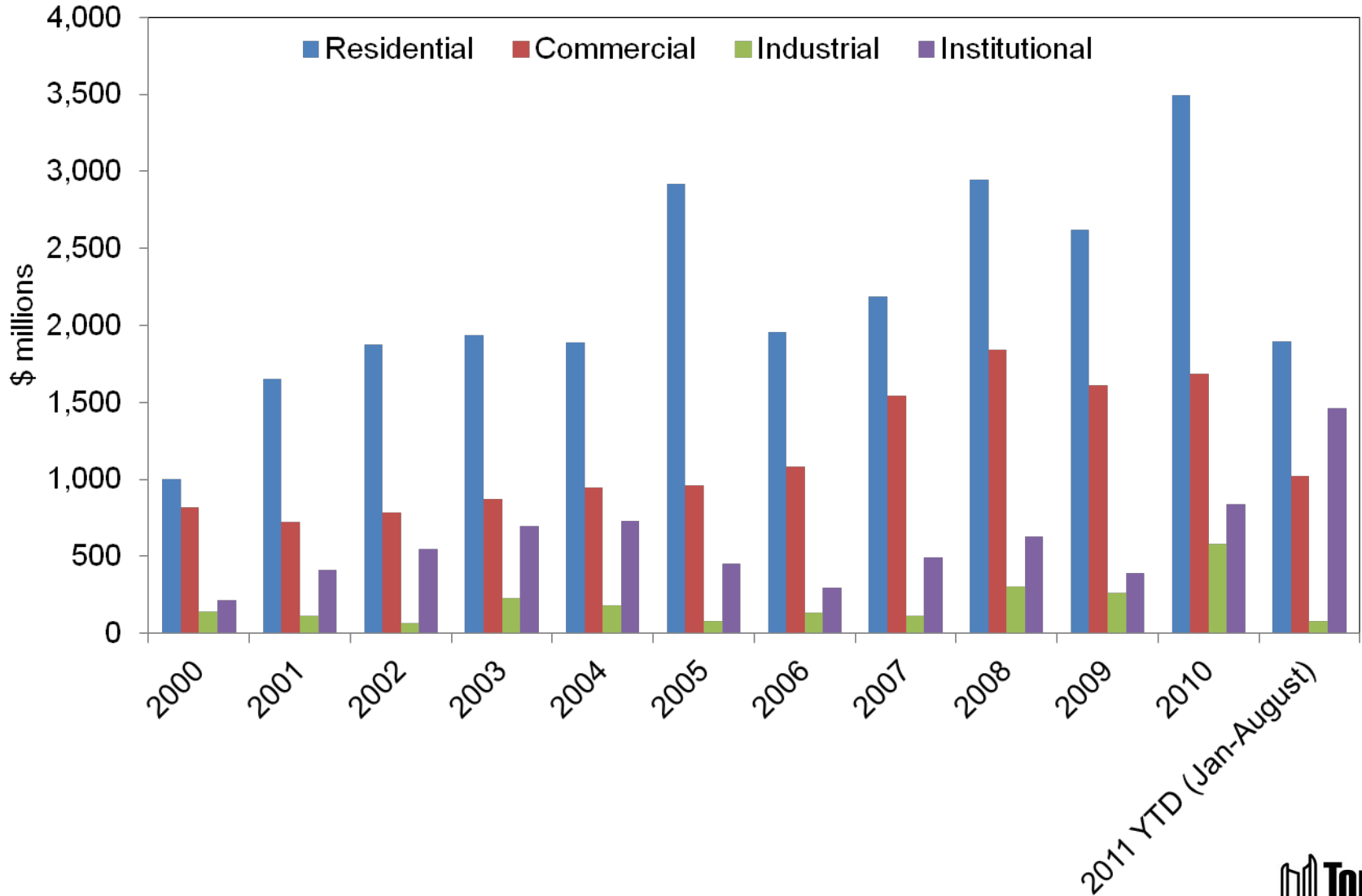
Total Value of Building Permits

City and "905" Area

Year	(\$billions)	
	City	"905" Municipalities
2000	2.2	6.4
2001	2.9	6.6
2002	3.3	7.3
2003	3.7	7.9
2004	3.7	8.4
2005	4.4	7.0
2006	3.5	7.5
2007	4.3	9.0
2008	5.7	6.5
2009	5.0	5.2
2010	6.6	6.4
2010 YTD (Jan-August)	4.4	4.2
2011 YTD (Jan-August)	4.5	4.8
2011 projected	7.2	7.0

Source: Statistics Canada

Value of Building Permits City of Toronto



Value of Building Permits

City of Toronto

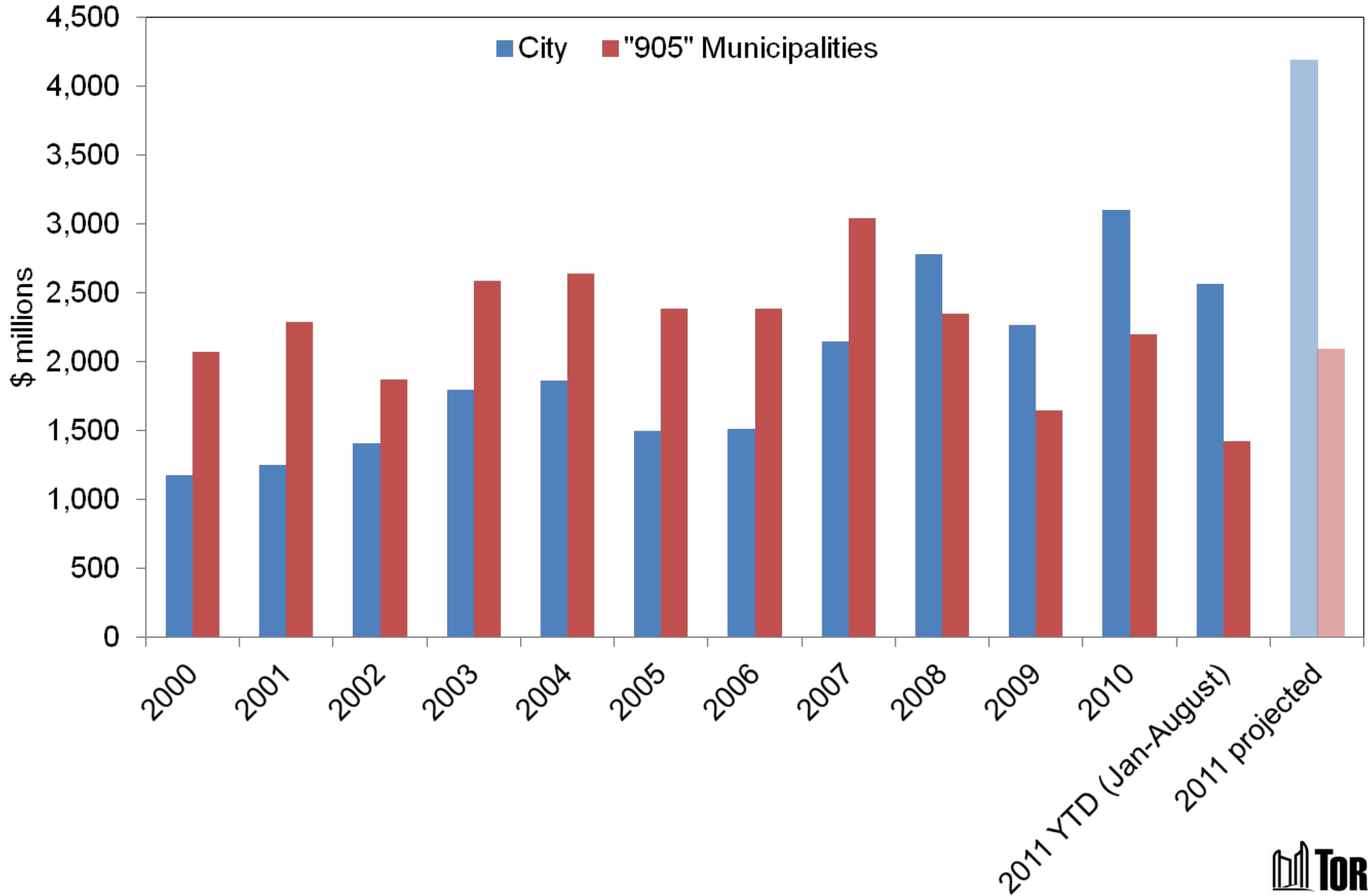
(\$millions)

Year	Residential	Commercial	Industrial	Institutional
2000	1,000.4	821.1	142.2	211.7
2001	1,652.0	723.7	110.0	413.3
2002	1,872.6	786.1	68.5	547.3
2003	1,933.1	872.3	227.4	693.2
2004	1,887.6	947.5	181.2	732.8
2005	2,917.1	962.1	81.4	449.2
2006	1,953.8	1,081.9	131.9	296.7
2007	2,183.2	1,541.1	110.0	495.5
2008	2,941.9	1,843.3	305.0	630.2
2009	2,621.1	1,610.7	261.3	393.6
2010	3,494.0	1,687.4	577.7	834.8
2010 YTD (Jan-August)	2,432.0	1,013.0	487.0	487.0
2011 YTD (Jan-August)	1,896.0	1,018.0	77.0	1,463.0

Source: Statistics Canada

Value of ICI Building Permits

City and "905" Area



Value of ICI Building Permits

City and "905" Area

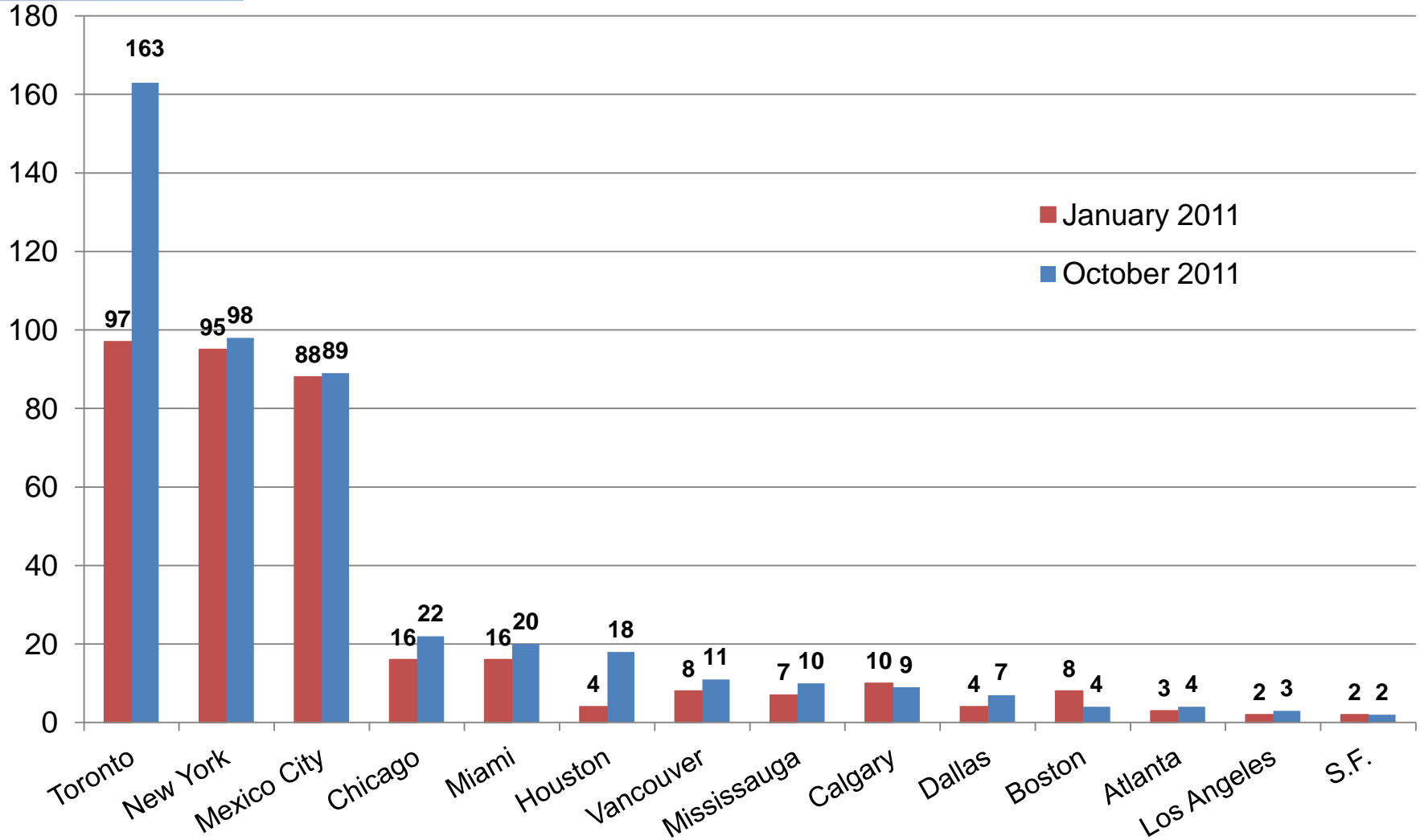
(\$millions)

Year	City	"905" Municipalities
2000	1,175.0	2,072.9
2001	1,247.0	2,288.5
2002	1,401.9	1,867.0
2003	1,792.9	2,587.6
2004	1,861.5	2,639.4
2005	1,492.7	2,385.7
2006	1,510.6	2,383.8
2007	2,146.6	3,038.6
2008	2,778.5	2,346.6
2009	2,265.6	1,643.6
2010	3,099.9	2,195.8
2010 YTD (Jan-August)	1,986.9	1,595.7
2011 YTD (Jan-August)	2,558.4	1,418.8
2011 projected	4,190.5	2,092.2

Source: Statistics Canada

High Rise Buildings Under Construction

North American Cities



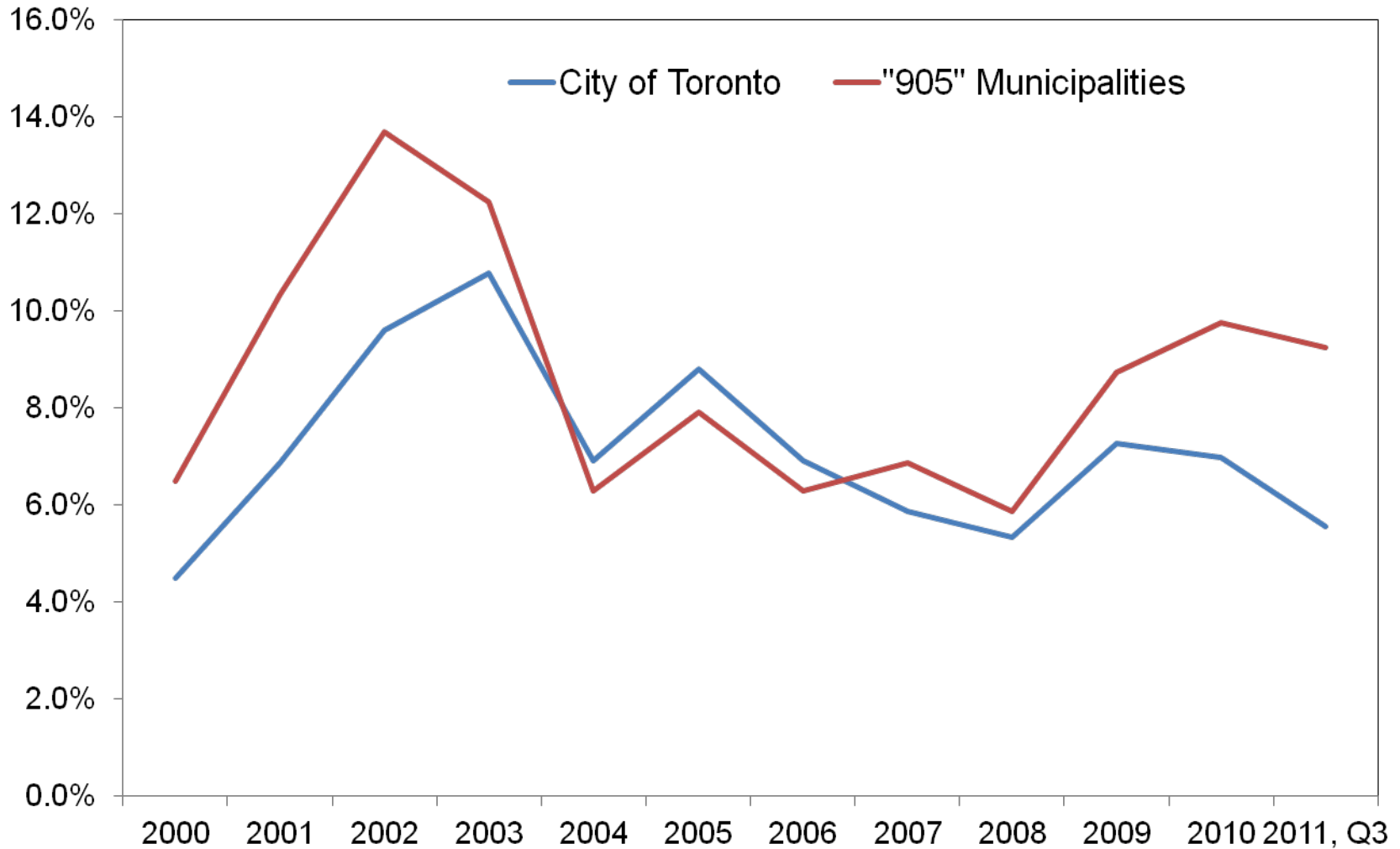
High Rise Buildings Under Construction

North American Cities

North American Cities	January 2011	October 2011
Toronto	97	163
New York	88	98
Mexico City	95	89
Chicago	16	22
Miami	16	20
Houston	10	18
Vancouver	8	11
Mississauga	7	10
Calgary	8	9
Dallas	4	7
Boston	4	4
Atlanta	3	4
Los Angeles	2	3
San Francisco	2	2

Source: Emporis.com

Office Vacancy Rate Toronto Region



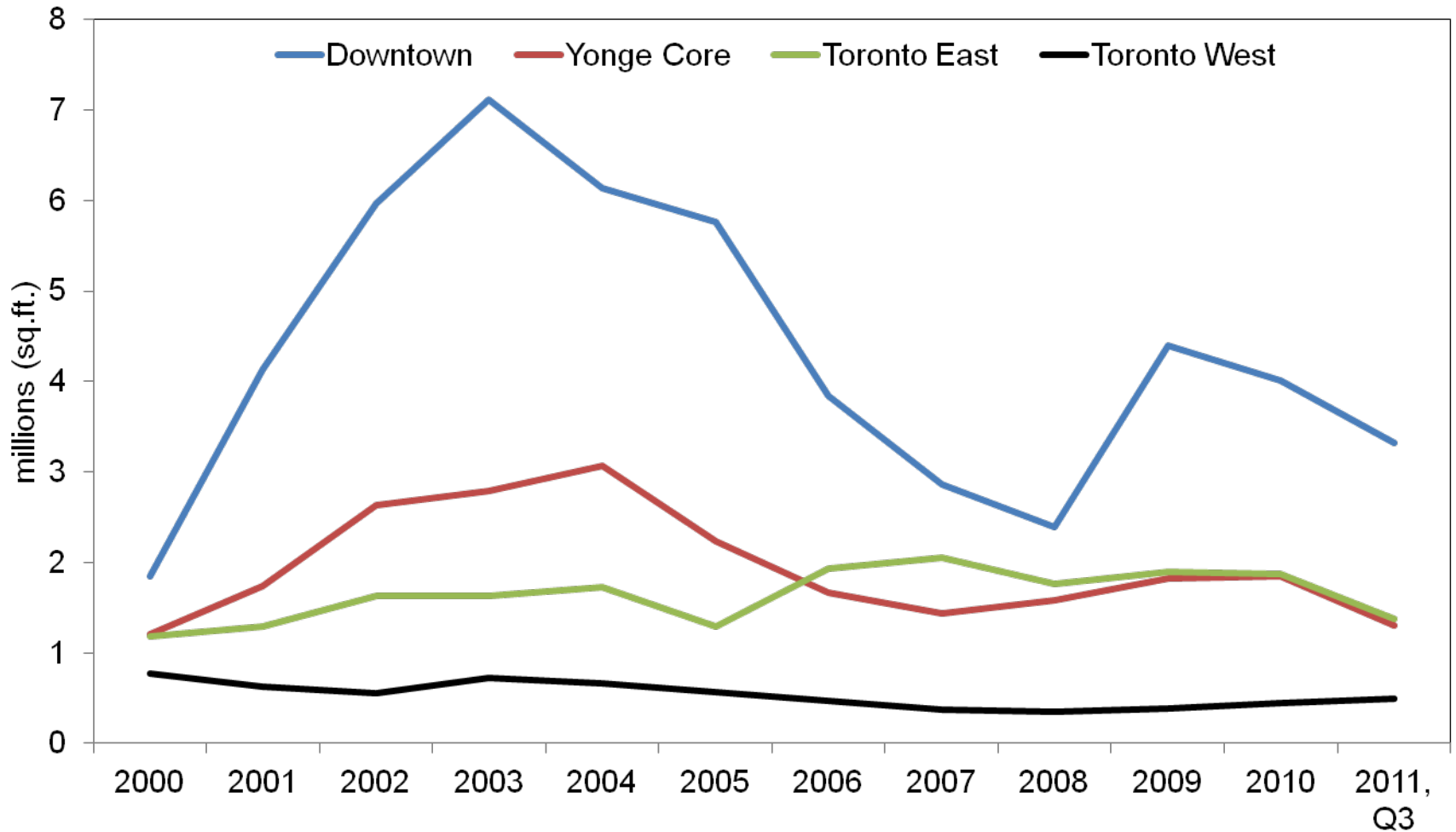
Office Vacancy Rate

Toronto Region

Year	City	"905" Municipalities
2000	4.5%	6.5%
2001	6.9%	10.3%
2002	9.6%	13.7%
2003	10.8%	12.2%
2004	6.9%	6.3%
2005	8.8%	7.9%
2006	6.9%	6.3%
2007	5.9%	6.9%
2008	5.3%	5.9%
2009	7.3%	8.7%
2010	7.0%	9.7%
2011, Q3	5.6%	9.2%

Source: Cushman & Wakefield

Vacant Office Space City of Toronto



Vacant Office Space

City of Toronto

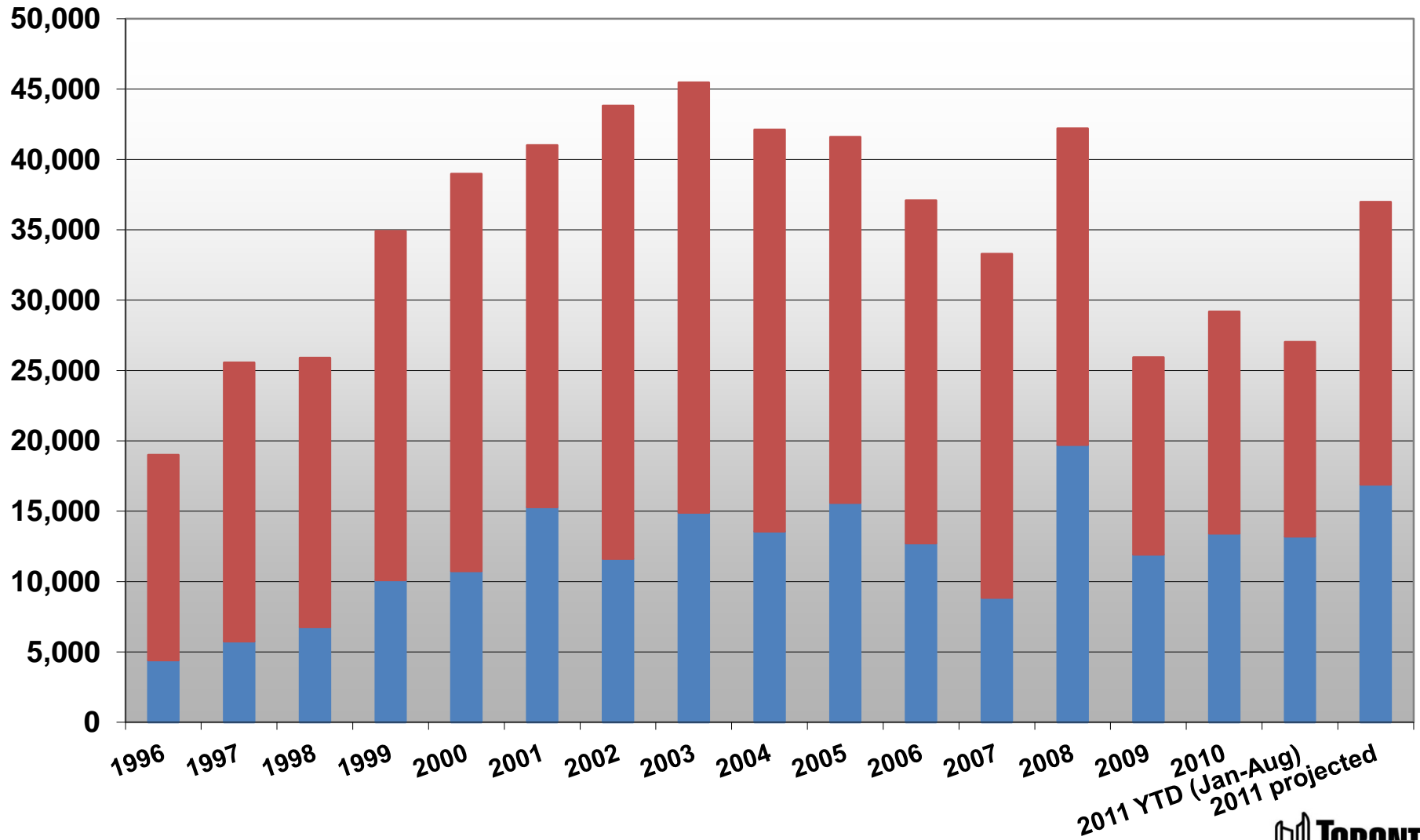
(millions sq. ft.)

Year	Downtown	Yonge Core	Toronto East	Toronto West
2000	1.8	1.2	1.2	0.8
2001	4.1	1.7	1.3	0.6
2002	6.0	2.6	1.6	0.6
2003	7.1	2.8	1.6	0.7
2004	6.1	3.1	1.7	0.7
2005	5.8	2.2	1.3	0.6
2006	3.8	1.7	1.9	0.5
2007	2.9	1.4	2.0	0.4
2008	2.4	1.6	1.8	0.3
2009	4.4	1.8	1.9	0.4
2010	4.0	1.9	1.9	0.4
2011, Q3	3.3	1.3	1.4	0.5

Source: Cushman & Wakefield

Housing Starts Toronto Region

■ City ■ "905" Municipalities



2011 YTD (Jan-Aug)
2011 projected



Housing Starts

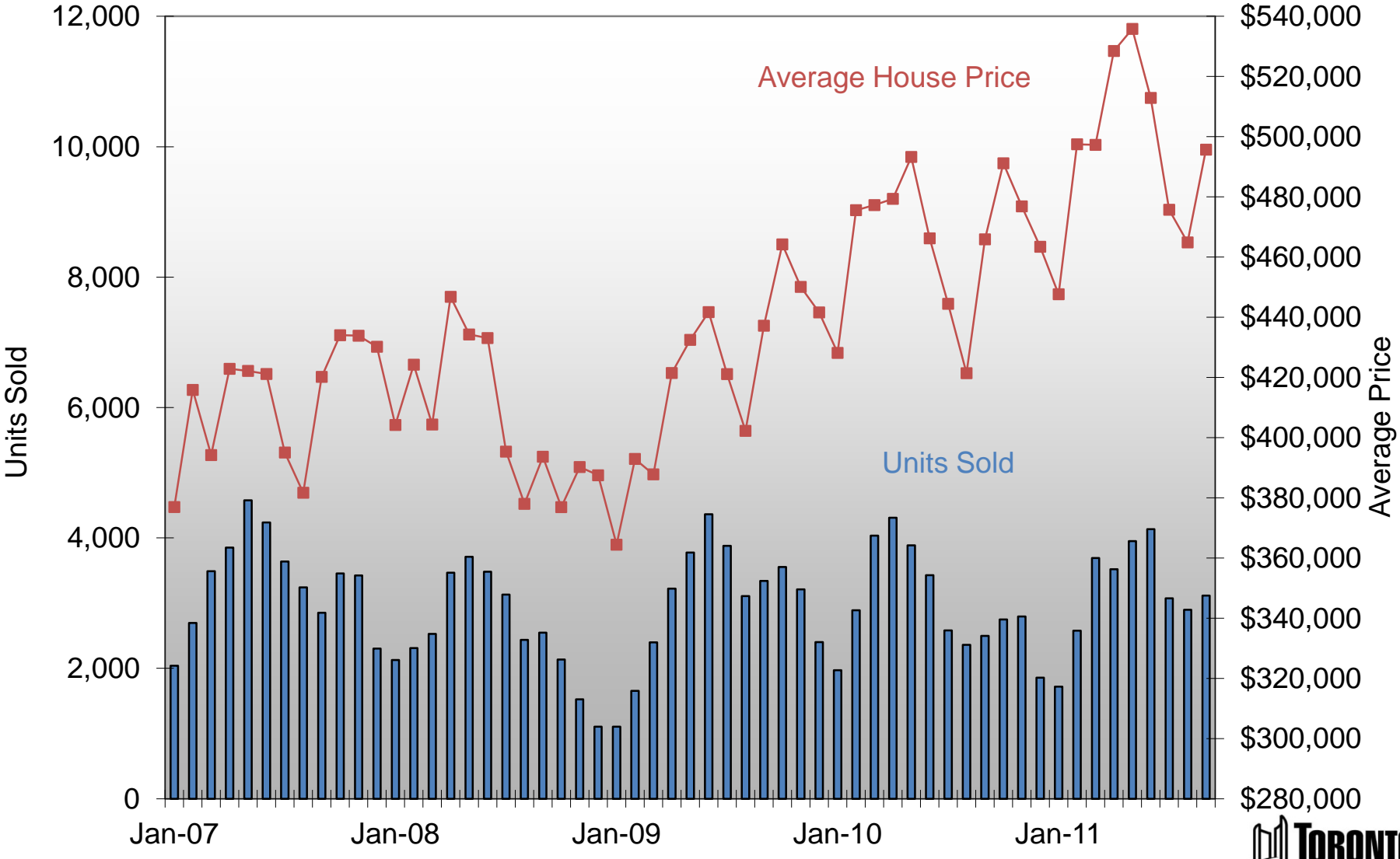
Toronto Region

Year	City	"905" Municipalities	CMA	City % of CMA
1996	4,406	14,592	18,998	23.2%
1997	5,745	19,829	25,574	22.5%
1998	6,759	19,151	25,910	26.1%
1999	10,097	24,807	34,904	28.9%
2000	10,745	28,237	38,982	27.6%
2001	15,289	25,728	41,017	37.3%
2002	11,616	32,189	43,805	26.5%
2003	14,895	30,580	45,475	32.8%
2004	13,560	28,555	42,115	32.2%
2005	15,602	25,994	41,596	37.5%
2006	12,726	24,354	37,080	34.3%
2007	8,854	24,439	33,293	26.6%
2008	19,710	22,502	42,212	46.7%
2009	11,919	14,030	25,949	45.9%
2010	13,425	15,770	29,195	46.0%
2010 YTD (Jan-August)	8,150	10,666	18,816	43.3%
2011 YTD (Jan-August)	13,201	13,822	27,023	48.9%
2011 projected	16,890	20,088	36,978	45.7%

Source: CMHC

TREB Sales and Prices

City of Toronto



TREB Sales and Prices

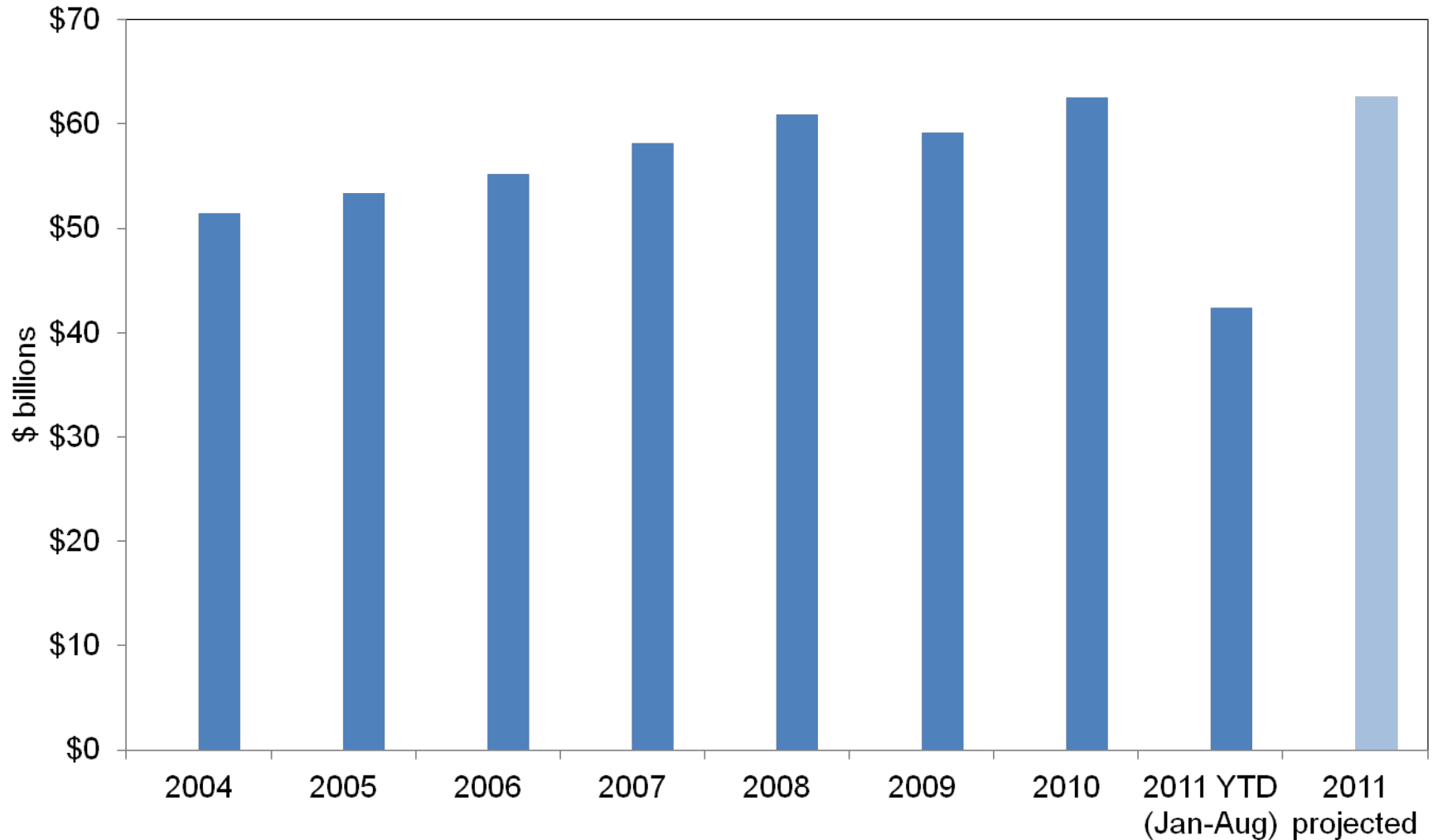
City of Toronto

Month/Year	Sales	Avg. House Price
Jan-10	1,973	428,151
Feb-10	2,891	475,579
Mar-10	4,037	477,263
Apr-10	4,310	479,340
May-10	3,887	493,265
Jun-10	3,428	466,220
Jul-10	2,582	444,459
Aug-10	2,360	421,407
Sep-10	2,499	465,890
Oct-10	2,751	491,157
Nov-10	2,794	476,844
Dec-10	1,856	463,416
Jan-11	1,718	447,644
Feb-11	2,577	497,481
Mar-11	3,690	497,276
Apr-11	3,519	528,472
May-11	3,950	535,807
Jun-11	4,133	512,879
Jul-11	3,072	475,717
Aug-11	2,898	464,863
Sep-11	3,114	495,686

Source: TREB

Annual Retail Sales

Toronto Region



Annual Retail Sales

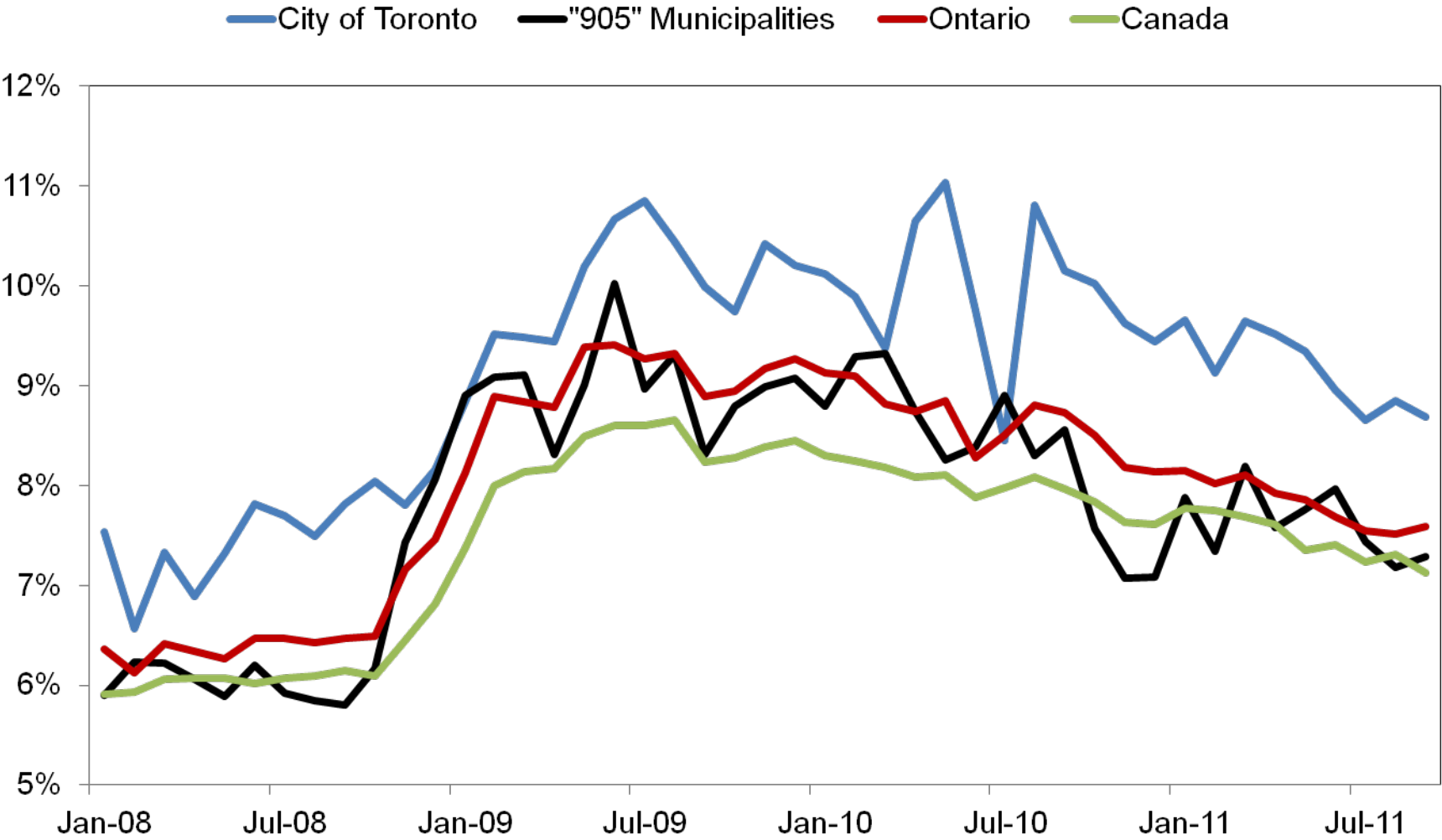
Toronto Region

(\$billions)

Year	Regional Retail Sales
2004	51.4
2005	53.4
2006	55.2
2007	58.2
2008	60.9
2009	59.2
2010	62.5
2010 YTD (Jan-August)	40.2
2011 YTD (Jan-August)	42.4
2011 projected	62.6

Source: Statistics Canada

Unemployment Rate



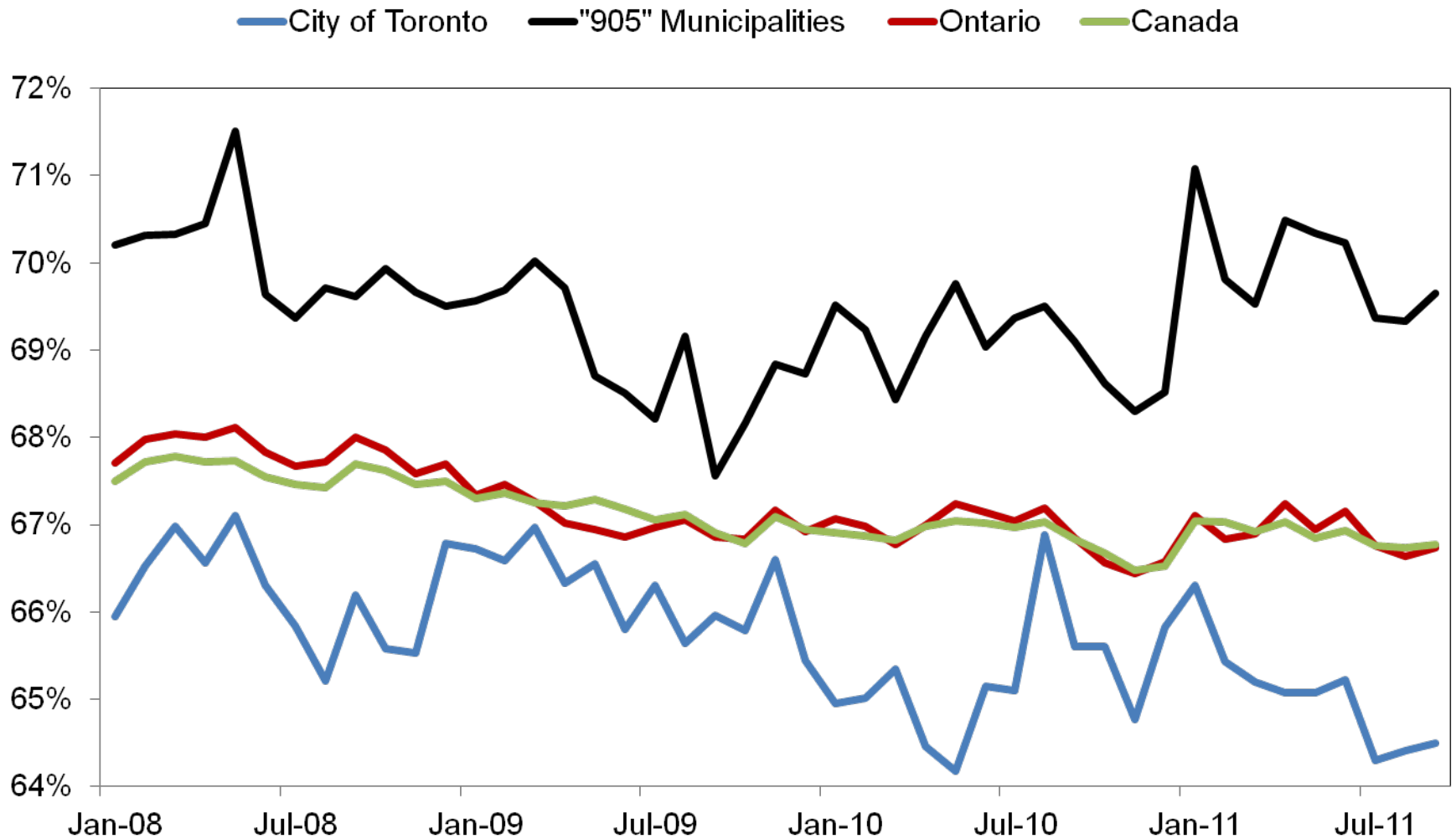
Source : Statistics Canada - Labour Force Survey

Unemployment Rate

Month/Year	City of Toronto	"905" Municipalities	Ontario	Canada
Jan-10	10.1%	8.8%	9.1%	8.3%
Feb-10	9.9%	9.3%	9.1%	8.2%
Mar-10	9.4%	9.3%	8.8%	8.2%
Apr-10	10.6%	8.7%	8.7%	8.1%
May-10	11.0%	8.3%	8.8%	8.1%
Jun-10	9.8%	8.4%	8.3%	7.9%
Jul-10	8.5%	8.9%	8.5%	8.0%
Aug-10	10.8%	8.3%	8.8%	8.1%
Sep-10	10.1%	8.6%	8.7%	8.0%
Oct-10	10.0%	7.6%	8.5%	7.8%
Nov-10	9.6%	7.1%	8.2%	7.6%
Dec-10	9.4%	7.1%	8.1%	7.6%
Jan-11	9.7%	7.9%	8.1%	7.8%
Feb-11	9.1%	7.3%	8.0%	7.8%
Mar-11	9.6%	8.2%	8.1%	7.7%
Apr-11	9.5%	7.6%	7.9%	7.6%
May-11	9.3%	7.8%	7.9%	7.4%
Jun-11	9.0%	8.0%	7.7%	7.4%
Jul-11	8.7%	7.4%	7.5%	7.2%
Aug-11	8.9%	7.2%	7.5%	7.3%
Sep-11	8.7%	7.3%	7.6%	7.1%

Source: Statistics Canada Seasonally Adjusted Monthly LFS Data

Participation Rate



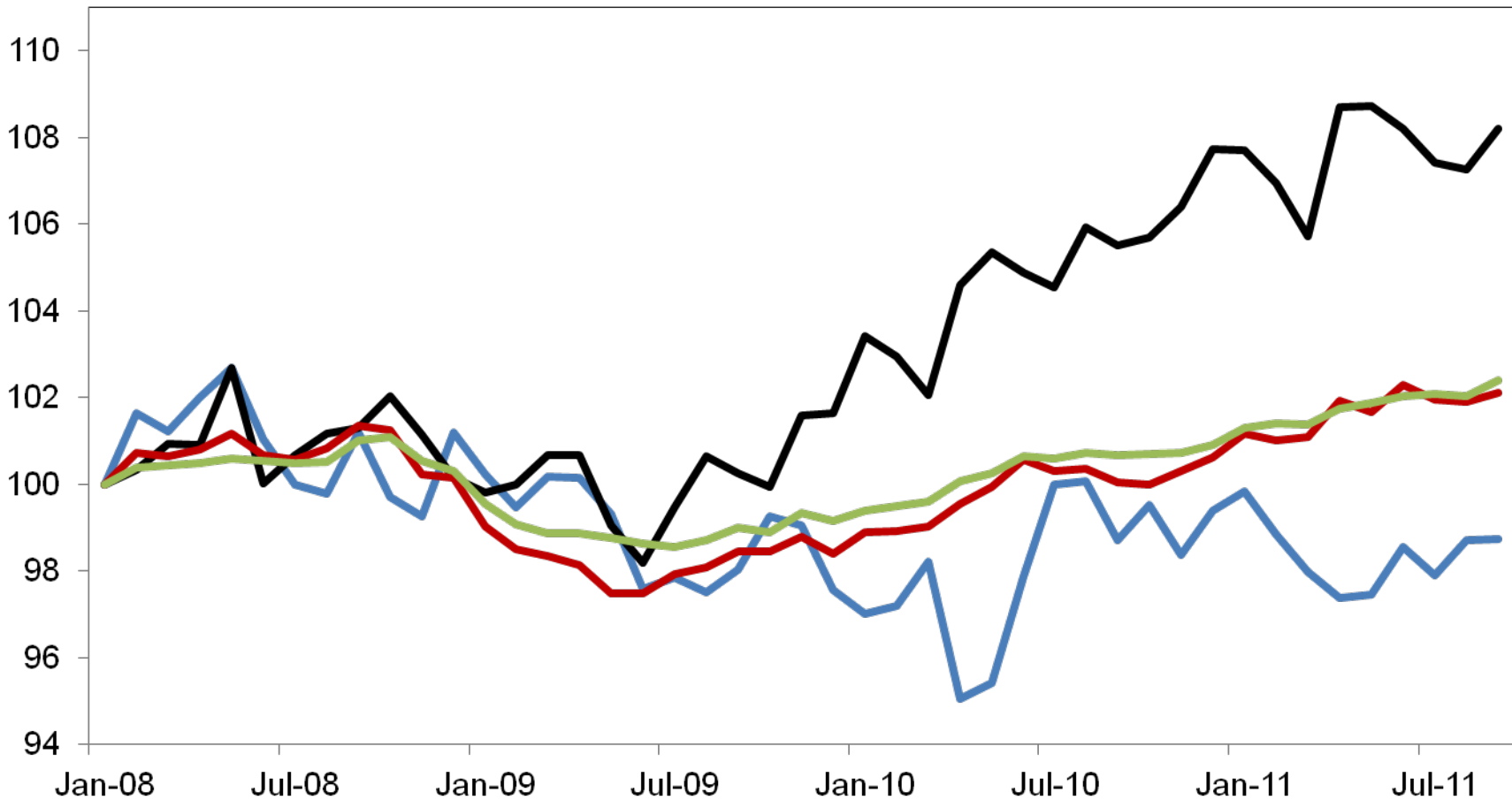
Participation Rate

Month/Year	City of Toronto	"905" Municipalities	Ontario	Canada
Jan-10	65.0%	69.5%	67.1%	66.9%
Feb-10	65.0%	69.2%	67.0%	66.9%
Mar-10	65.3%	68.4%	66.8%	66.8%
Apr-10	64.5%	69.2%	67.0%	67.0%
May-10	64.2%	69.8%	67.2%	67.0%
Jun-10	65.1%	69.0%	67.1%	67.0%
Jul-10	65.1%	69.4%	67.0%	67.0%
Aug-10	66.9%	69.5%	67.2%	67.0%
Sep-10	65.6%	69.1%	66.8%	66.8%
Oct-10	65.6%	68.6%	66.6%	66.7%
Nov-10	64.8%	68.3%	66.4%	66.5%
Dec-10	65.8%	68.5%	66.6%	66.5%
Jan-11	66.3%	71.1%	67.1%	67.0%
Feb-11	65.4%	69.8%	66.8%	67.0%
Mar-11	65.2%	69.5%	66.9%	66.9%
Apr-11	65.1%	70.5%	67.2%	67.0%
May-11	65.1%	70.3%	66.9%	66.8%
Jun-11	65.2%	70.2%	67.2%	66.9%
Jul-11	64.3%	69.4%	66.8%	66.8%
Aug-11	64.4%	69.3%	66.6%	66.7%
Sep-11	64.5%	69.6%	66.7%	66.8%

Source: Statistics Canada Seasonally Adjusted Monthly LFS Data

Total Employed Residents (Jan08=100)

— City of Toronto — "905" Municipalities — Ontario — Canada



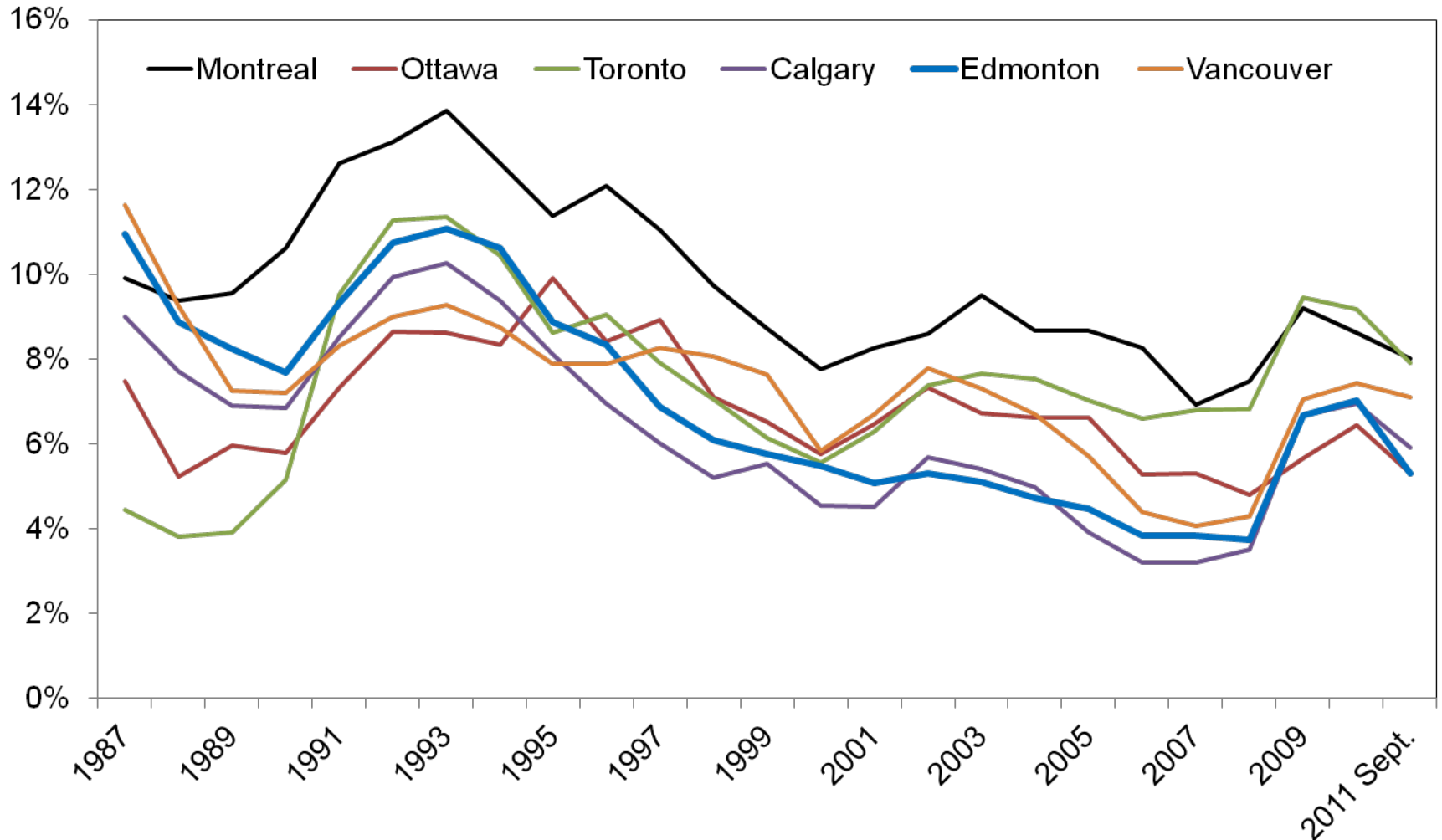
Total Employed Residents

Month/Year	City of Toronto	"905" Municipalities	Ontario	Canada
Jan-10	1,250.1	1,632.0	6,545.1	16,887.2
Feb-10	1,252.4	1,624.6	6,547.7	16,907.9
Mar-10	1,265.6	1,611.0	6,553.9	16,923.5
Apr-10	1,224.9	1,650.7	6,588.6	17,003.3
May-10	1,229.5	1,662.6	6,613.9	17,035.3
Jun-10	1,261.2	1,655.3	6,655.5	17,099.6
Jul-10	1,288.3	1,649.8	6,639.3	17,092.1
Aug-10	1,289.4	1,671.8	6,642.8	17,115.8
Sep-10	1,271.9	1,665.3	6,621.6	17,105.3
Oct-10	1,282.5	1,668.0	6,618.1	17,108.7
Nov-10	1,267.4	1,679.4	6,637.9	17,114.9
Dec-10	1,280.8	1,700.2	6,659.6	17,145.3
Jan-11	1,286.5	1,699.9	6,695.9	17,214.5
Feb-11	1,273.4	1,687.9	6,685.2	17,229.6
Mar-11	1,262.6	1,668.6	6,690.8	17,228.1
Apr-11	1,254.6	1,715.6	6,745.6	17,286.4
May-11	1,255.9	1,716.0	6,729.5	17,308.7
Jun-11	1,270.0	1,707.6	6,769.8	17,337.1
Jul-11	1,261.5	1,695.2	6,747.4	17,344.2
Aug-11	1,272.0	1,692.7	6,744.6	17,338.7
Sep-11	1,272.2	1,707.8	6,757.3	17,399.6

Source: Statistics Canada Seasonally Adjusted Monthly LFS Data

Unemployment Rate

Major Canadian Economic Regions



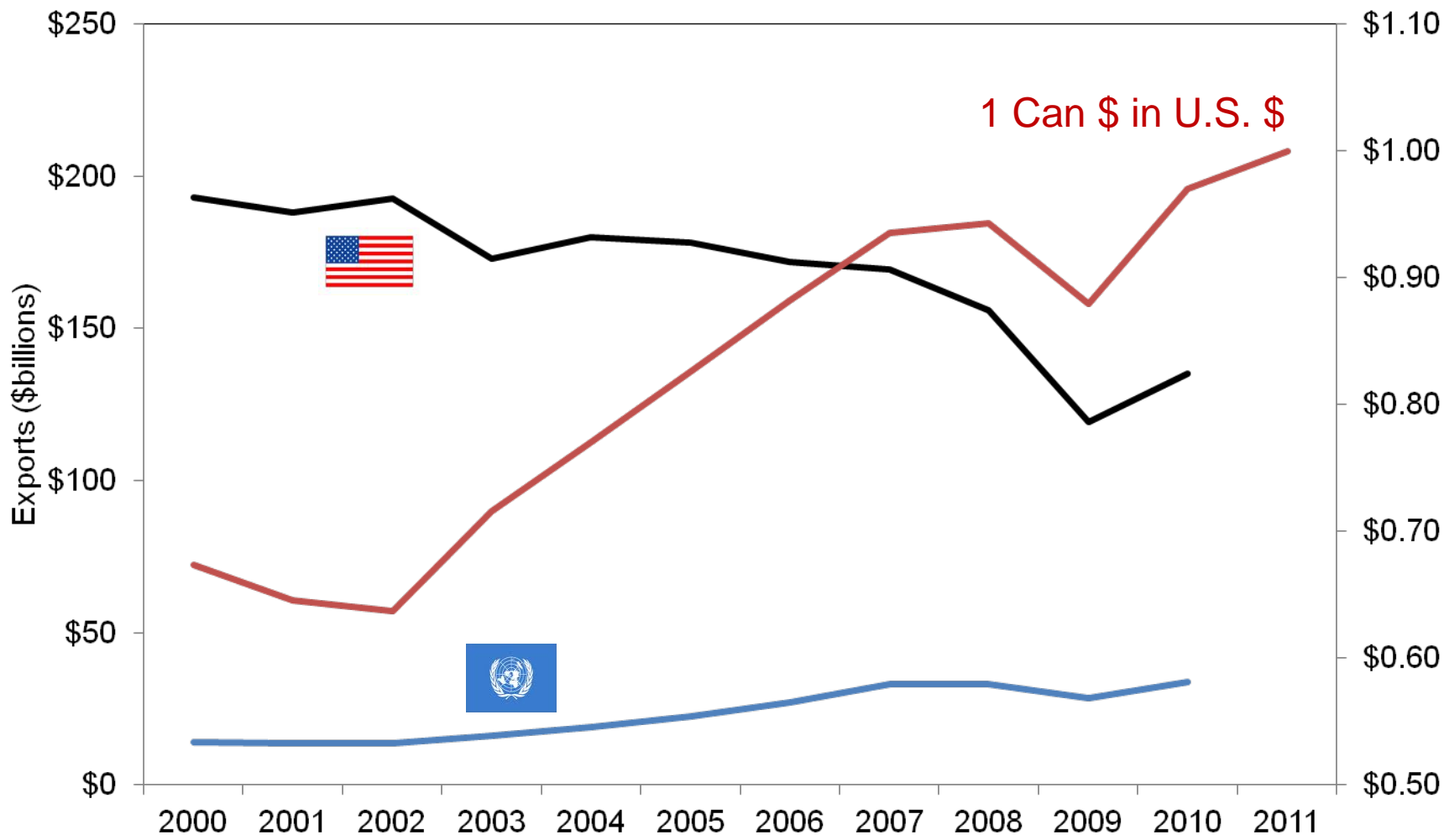
Unemployment Rate

Major Canadian Economic Regions

Year	Montreal	Ottawa	Toronto	Calgary	Edmonton	Vancouver
1996	12.1%	8.4%	9.1%	7.0%	8.4%	7.9%
1997	11.1%	8.9%	7.9%	6.0%	6.9%	8.3%
1998	9.7%	7.1%	7.1%	5.2%	6.1%	8.1%
1999	8.7%	6.5%	6.2%	5.5%	5.8%	7.6%
2000	7.8%	5.8%	5.6%	4.6%	5.5%	5.8%
2001	8.3%	6.5%	6.3%	4.5%	5.1%	6.7%
2002	8.6%	7.3%	7.4%	5.7%	5.3%	7.8%
2003	9.5%	6.7%	7.7%	5.4%	5.1%	7.3%
2004	8.7%	6.6%	7.5%	5.0%	4.7%	6.7%
2005	8.7%	6.6%	7.0%	3.9%	4.5%	5.7%
2006	8.3%	5.3%	6.6%	3.2%	3.8%	4.4%
2007	6.9%	5.3%	6.8%	3.2%	3.8%	4.1%
2008	7.5%	4.8%	6.8%	3.5%	3.7%	4.3%
2009	9.2%	5.7%	9.5%	6.7%	6.7%	7.1%
2010	8.6%	6.4%	9.2%	7.0%	7.0%	7.4%
2011 Sept	8.0%	5.3%	7.9%	5.9%	5.3%	7.1%

Source: Conference Board of Canada

Destination of Ontario Exports & Value of Canadian Dollar



Destination of Ontario Exports & Value of Canadian Dollar

Year	(\$billions)		\$CDN – US Exchange Rate
	U.S.	Rest of World	
2000	193	14	0.67
2001	188	14	0.65
2002	193	14	0.64
2003	173	16	0.72
2004	180	19	0.77
2005	178	23	0.83
2006	172	27	0.88
2007	169	33	0.94
2008	156	33	0.94
2009	119	28	0.88
2010	135	34	0.97
2011 Oct			1.00

Source: Industry Canada, Bank of Canada

