



















# Economic Dashboard

Economic Development Committee

March 26, 2012



# Indicator Highlights

	Geography	Same Month Last Year	Previous Month	Most Recent Month	Status
<b>Unemployment Rate</b> February 2012	Toronto	9.1%	10.4%	9.5%	
	Canada	7.7%	7.6%	7.4%	
<b>Participation Rate</b> February 2012	Toronto	65.4%	64.8%	64.5%	
	Canada	67.0%	66.7%	66.5%	
<b>Total Employed Residents</b> February 2012	Toronto	1,273.0	1,255.3	1,264.3	
	Canada	17,233.7	17,357.0	17,354.2	
<b>Total Value of Building Permits</b> January 2012	Toronto	\$292 million	\$865 million	\$618 million	
	Canada	\$3.1 billion	\$5.6 billion	\$4.4 billion	
<b>High Rise Buildings Under Construction</b> March 2012	Toronto	97 (Jan)	178	183	
<b>Office Vacancy Rate</b> Q4 2011	Toronto	7.3%	5.6%	5.4%	
<b>Average House Price</b> February 2012	Toronto	\$497,481	\$499,045	\$553,519	
	Canada	\$344,551	\$348,178	n/a	
<b>Business Bankruptcies</b> Q2 2011	Toronto CMA	235	217	211	
	Canada	1,401	1,266	1,257	
<b>Employment Insurance Recipients</b> December 2011	Toronto	31,460	21,930	23,750	
	Canada	552,420	393,000	465,620	
<b>Consumer Price Index (2002=100)</b> January 2012	Toronto	117.5	120.2	120.7	
	Canada	117.8	120.2	120.7	
<b>Retail Sales</b> December 2011	Toronto CMA	\$6.5 billion	\$5.7 billion	\$6.7 billion	
	Canada	\$42.9 billion	\$38.9 billion	\$44.6 billion	



Negative



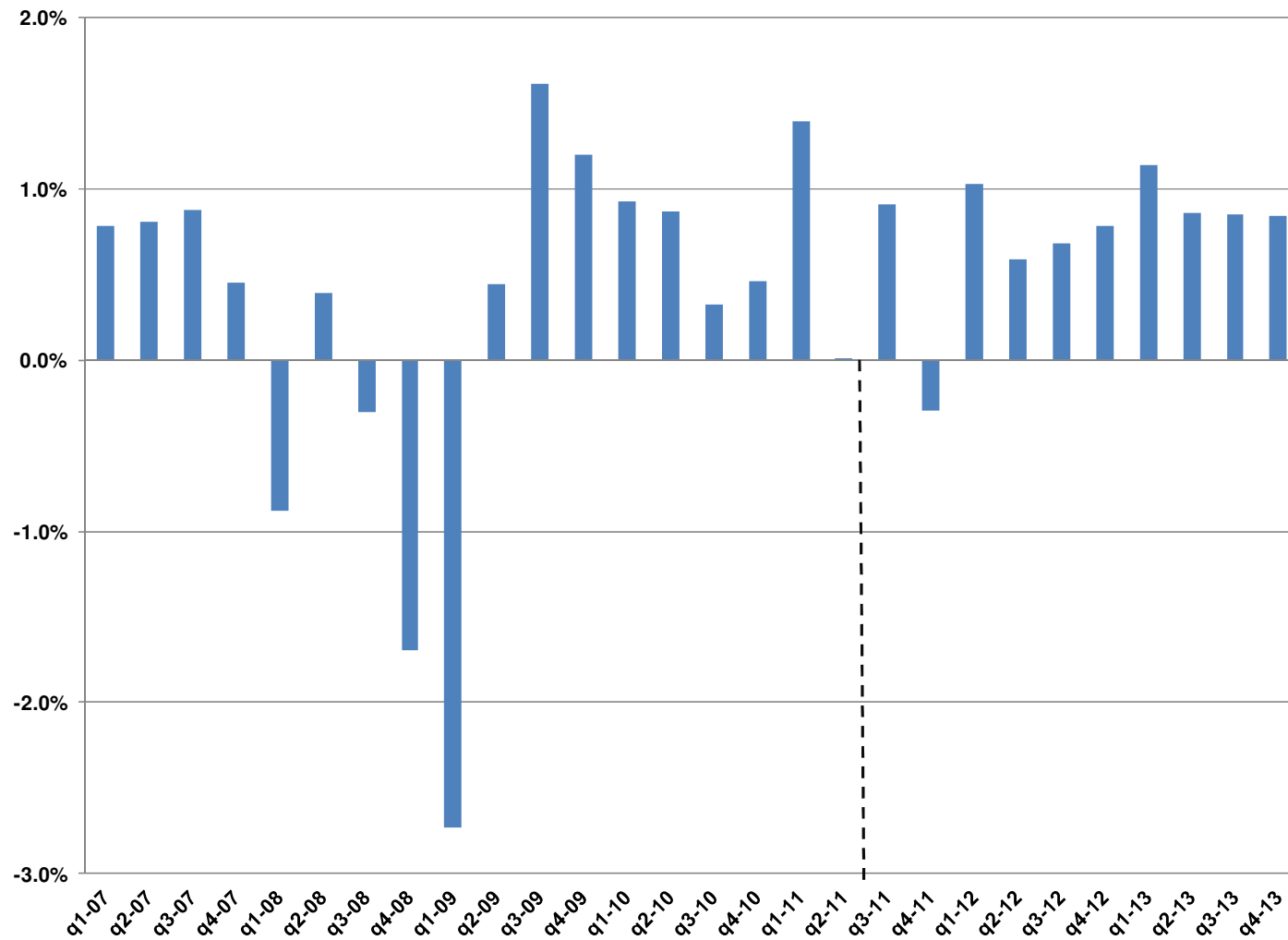
Caution



Positive

# Percent Change in GDP

## Toronto CMA



# Percent Change in GDP

## Toronto CMA

	GDP	Percent Change
q1-07	217.163	0.8%
q2-07	218.913	0.8%
q3-07	220.824	0.9%
q4-07	221.826	0.5%
q1-08	219.880	-0.9%
q2-08	220.744	0.4%
q3-08	220.070	-0.3%
q4-08	216.338	-1.7%
q1-09	210.429	-2.7%
q2-09	211.358	0.4%
q3-09	214.781	1.6%
q4-09	217.352	1.2%
q1-10	219.363	0.9%
q2-10	221.266	0.9%
q3-10	221.981	0.3%
q4-10	223.005	0.5%
q1-11	226.110	1.4%
q2-11	226.126	0.0%
q3-11	228.194	0.9%
q4-11	227.528	-0.3%
q1-12	229.875	1.0%
q2-12	231.218	0.6%
q3-12	232.803	0.7%
q4-12	234.629	0.8%
q1-13	237.305	1.1%
q2-13	239.353	0.9%
q3-13	241.381	0.8%
q4-13	243.408	0.8%

GDP at Basic Prices - Toronto  
(Millions \$ 2002)

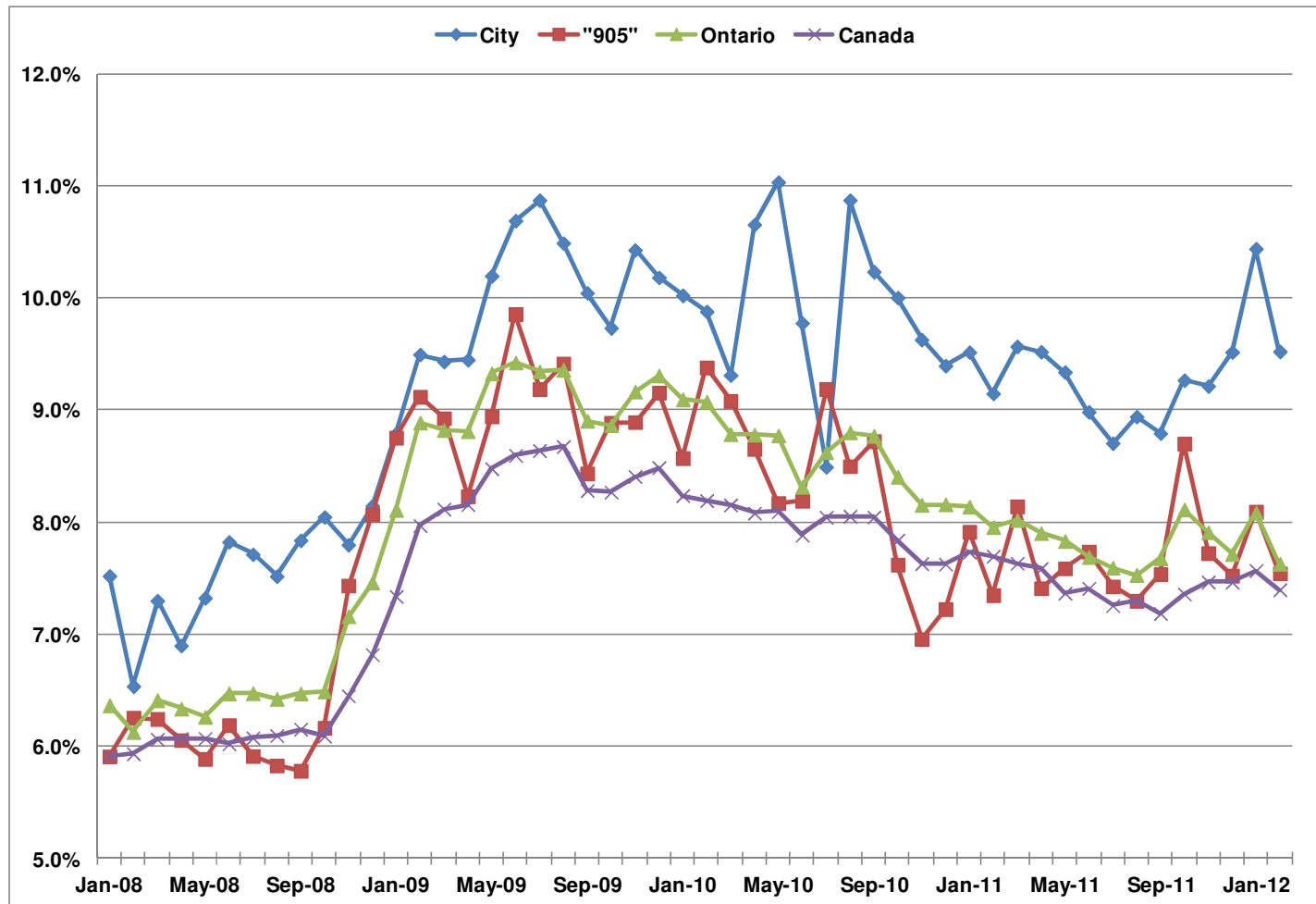
# How Toronto Ranks - 2011

- Global Economic Power Index (The Atlantic Cities):  
Toronto is ranked the 12th most powerful city globally
- Cities of Opportunities Report (PwC): Toronto ranked  
2<sup>nd</sup> best city globally, behind only New York City
- Global Financial Centres Index (Z/Yen Group):  
Toronto is 10<sup>th</sup> among global financial centres
- Economic Momentum (CIBC): Fastest in Canada

# How Toronto Ranks - 2011

- Economist Intelligence Unit: Toronto ranked 4<sup>th</sup> most liveable city in the world
- Corporate Knights: Toronto ranked 2<sup>nd</sup> most sustainable city among large and medium size Canadian cities
- Mercer Cost of Living Survey: Toronto ranked 59<sup>th</sup> most expensive city in the world to live

# Unemployment Rate

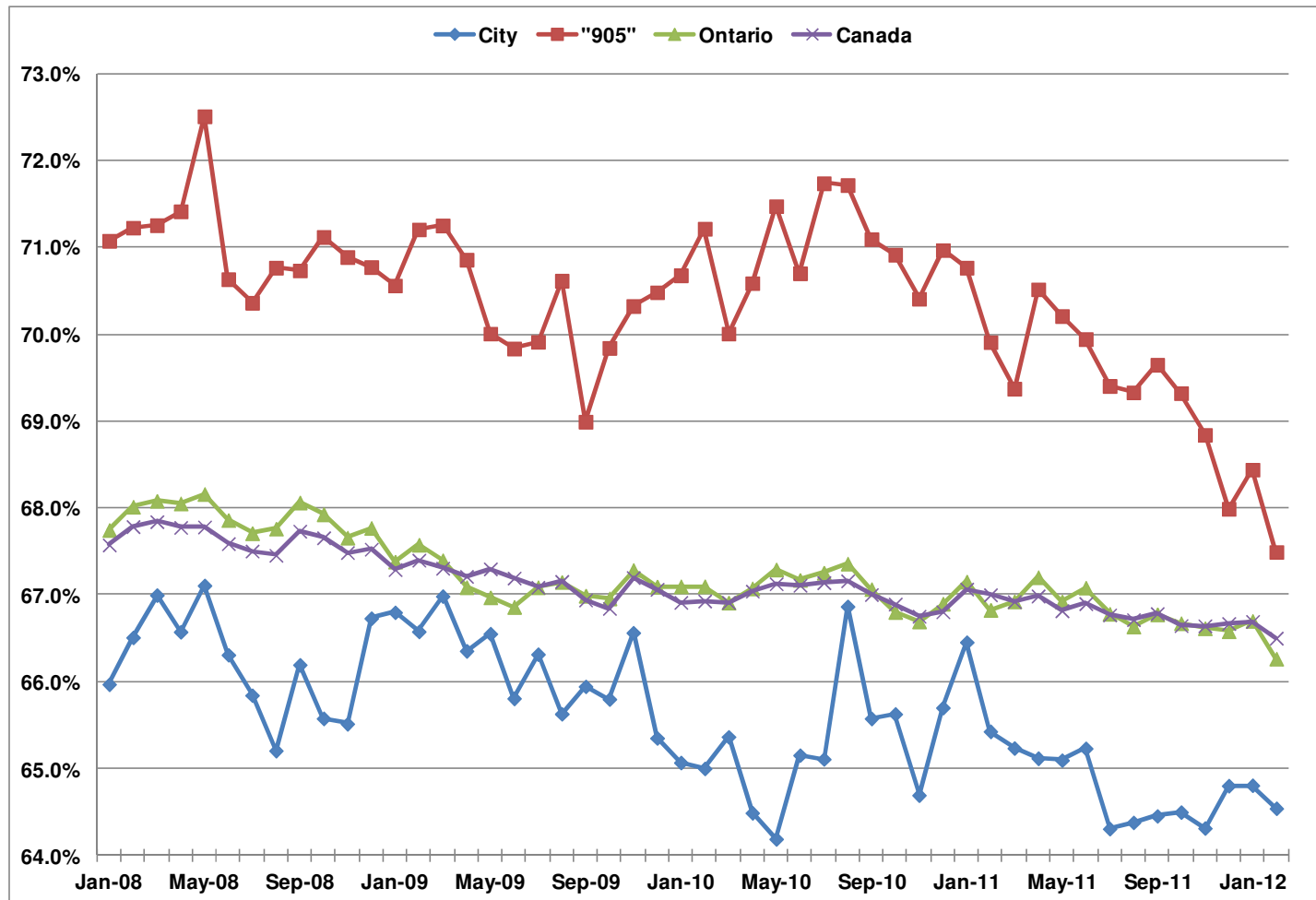


Source : Statistics Canada – Labour Force Survey  
Seasonally Adjusted Monthly

# Unemployment Rate

	City	905	Ontario	Canada
Feb-10	9.9%	9.4%	9.1%	8.2%
Mar-10	9.3%	9.1%	8.8%	8.2%
Apr-10	10.7%	8.7%	8.8%	8.1%
May-10	11.0%	8.2%	8.8%	8.1%
Jun-10	9.8%	8.2%	8.3%	7.9%
Jul-10	8.5%	9.2%	8.6%	8.0%
Aug-10	10.9%	8.5%	8.8%	8.1%
Sep-10	10.2%	8.7%	8.8%	8.0%
Oct-10	10.0%	7.6%	8.4%	7.8%
Nov-10	9.6%	7.0%	8.2%	7.6%
Dec-10	9.4%	7.2%	8.2%	7.6%
Jan-11	9.5%	7.9%	8.1%	7.7%
Feb-11	9.1%	7.3%	8.0%	7.7%
Mar-11	9.6%	8.1%	8.0%	7.6%
Apr-11	9.5%	7.4%	7.9%	7.6%
May-11	9.3%	7.6%	7.8%	7.4%
Jun-11	9.0%	7.7%	7.7%	7.4%
Jul-11	8.7%	7.4%	7.6%	7.3%
Aug-11	8.9%	7.3%	7.5%	7.3%
Sep-11	8.8%	7.5%	7.7%	7.2%
Oct-11	9.3%	8.7%	8.1%	7.4%
Nov-11	9.2%	7.7%	7.9%	7.5%
Dec-11	9.5%	7.5%	7.7%	7.5%
Jan-12	10.4%	8.1%	8.1%	7.6%
Feb-12	9.5%	7.5%	7.6%	7.4%

# Participation Rate

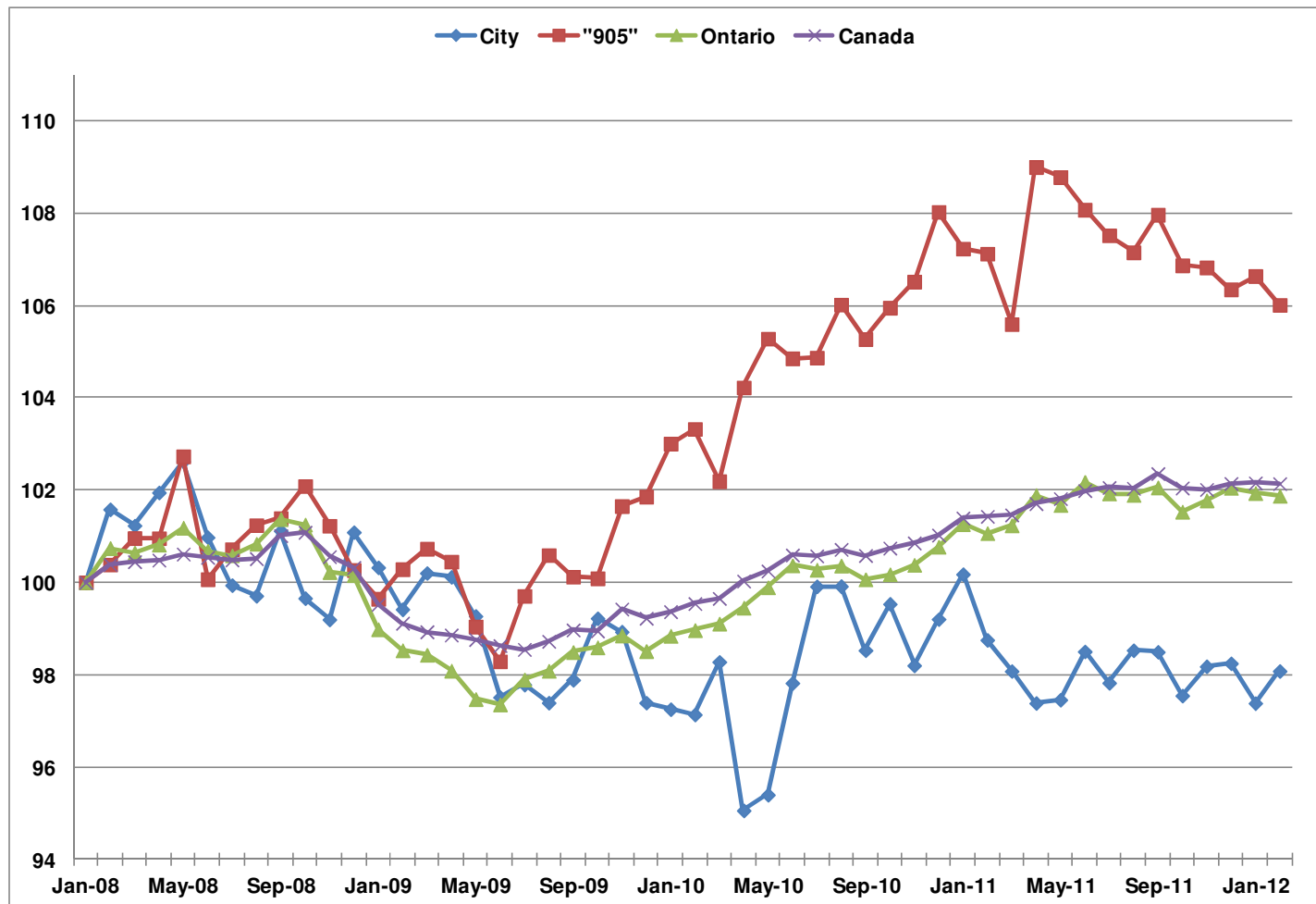


Source : Statistics Canada – Labour Force Survey  
Seasonally Adjusted Monthly

# Participation Rate

	City	905	Ontario	Canada
Feb-10	65.0%	71.2%	67.1%	66.9%
Mar-10	65.4%	70.0%	66.9%	66.9%
Apr-10	64.5%	70.6%	67.1%	67.0%
May-10	64.2%	71.5%	67.3%	67.1%
Jun-10	65.2%	70.7%	67.2%	67.1%
Jul-10	65.1%	71.7%	67.3%	67.1%
Aug-10	66.9%	71.7%	67.4%	67.2%
Sep-10	65.6%	71.1%	67.1%	67.0%
Oct-10	65.6%	70.9%	66.8%	66.9%
Nov-10	64.7%	70.4%	66.7%	66.8%
Dec-10	65.7%	71.0%	66.9%	66.8%
Jan-11	66.5%	70.8%	67.2%	67.1%
Feb-11	65.4%	69.9%	66.8%	67.0%
Mar-11	65.2%	69.4%	66.9%	66.9%
Apr-11	65.1%	70.5%	67.2%	67.0%
May-11	65.1%	70.2%	66.9%	66.8%
Jun-11	65.2%	69.9%	67.1%	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%	66.8%	66.8%
Oct-11	64.5%	69.3%	66.7%	66.6%
Nov-11	64.3%	68.8%	66.6%	66.6%
Dec-11	64.8%	68.0%	66.6%	66.7%
Jan-12	64.8%	68.4%	66.7%	66.7%
Feb-12	64.5%	67.5%	66.3%	66.5%

# Total Employed Residents (Jan07=100)



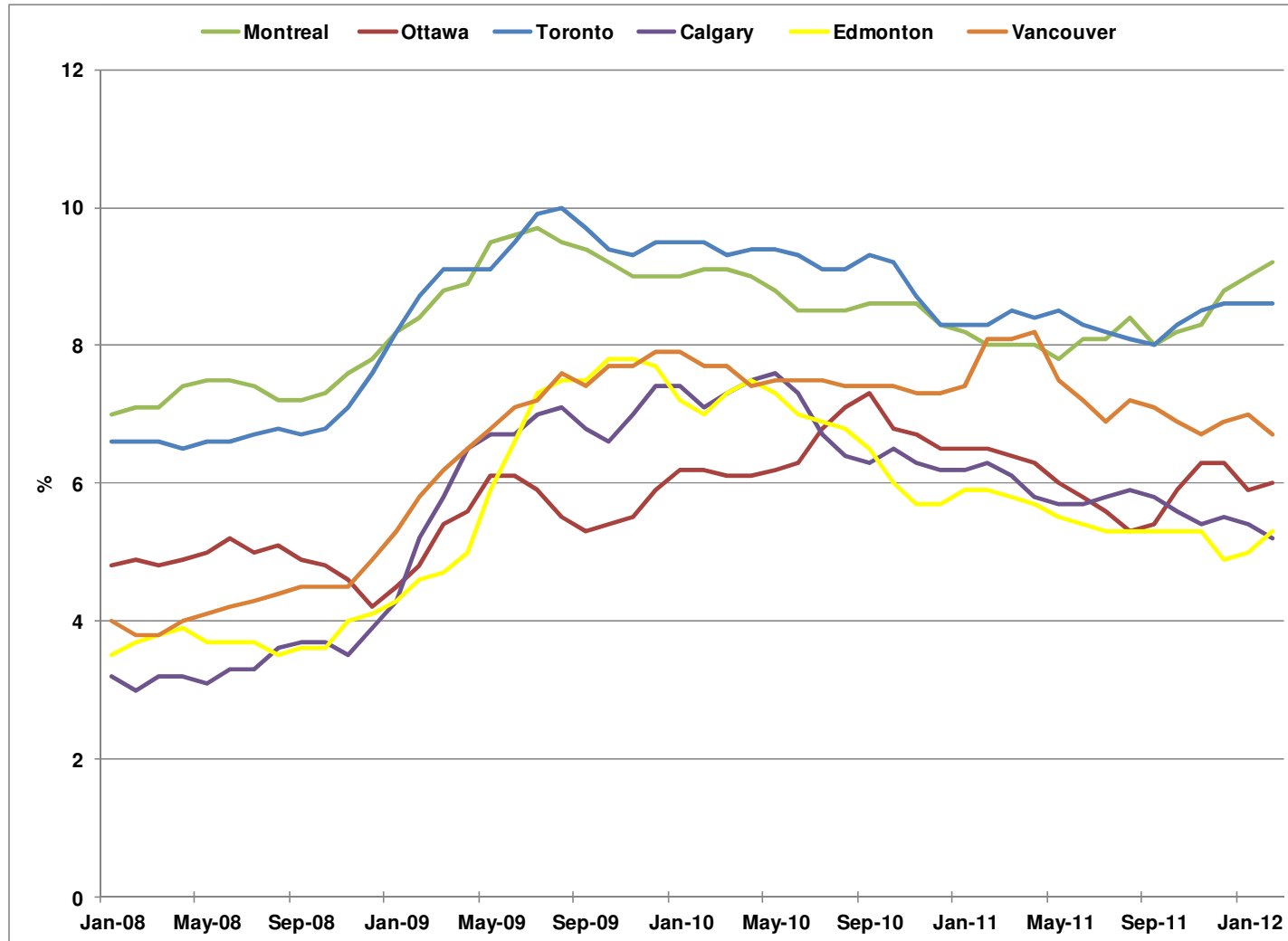
Source : Statistics Canada – Labour Force Survey  
Seasonally Adjusted Monthly

# Total Employed Residents

	City	905	Ontario	Canada
Feb-10	1,252.1	1,630.0	6,549.5	16,912.7
Mar-10	1,266.9	1,612.1	6,558.8	16,931.7
Apr-10	1,225.3	1,644.2	6,581.6	16,995.3
May-10	1,229.8	1,660.8	6,610.9	17,032.5
Jun-10	1,261.0	1,654.1	6,642.3	17,091.5
Jul-10	1,287.9	1,654.4	6,636.0	17,088.0
Aug-10	1,288.0	1,672.5	6,642.1	17,112.2
Sep-10	1,270.1	1,660.7	6,622.3	17,089.8
Oct-10	1,283.1	1,671.4	6,629.5	17,117.1
Nov-10	1,265.9	1,680.3	6,643.1	17,135.8
Dec-10	1,278.8	1,704.2	6,669.0	17,164.7
Jan-11	1,291.4	1,691.6	6,701.6	17,227.9
Feb-11	1,273.0	1,689.9	6,688.5	17,233.7
Mar-11	1,264.3	1,665.8	6,699.7	17,239.3
Apr-11	1,255.4	1,719.5	6,743.0	17,280.9
May-11	1,256.3	1,716.1	6,728.9	17,299.0
Jun-11	1,269.8	1,704.9	6,762.1	17,328.6
Jul-11	1,261.0	1,696.2	6,745.4	17,340.1
Aug-11	1,270.1	1,690.4	6,743.4	17,337.0
Sep-11	1,269.7	1,703.2	6,754.1	17,391.2
Oct-11	1,257.5	1,685.9	6,719.3	17,338.5
Nov-11	1,265.6	1,685.2	6,735.6	17,333.0
Dec-11	1,266.5	1,677.7	6,753.5	17,354.7
Jan-12	1,255.3	1,682.3	6,746.0	17,357.0
Feb-12	1,264.3	1,672.4	6,742.1	17,354.2

# Unemployment Rate

## Major Canadian Urban Regions



Source : Statistics Canada – Labour Force Survey  
Seasonally Adjusted 3 Month Moving Averages

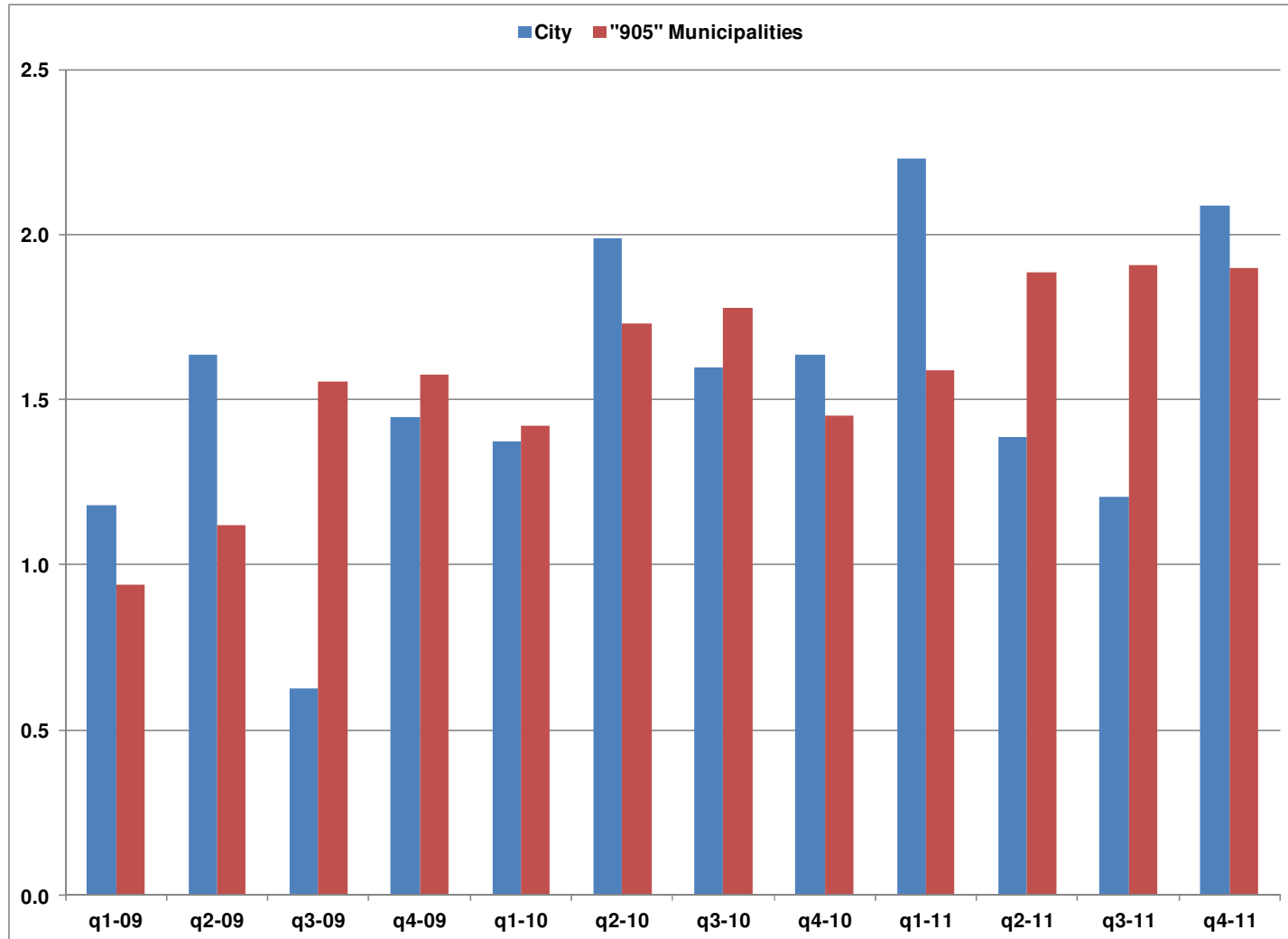
# Unemployment Rate

## Major Canadian Economic Regions

	Montreal	Ottawa	Toronto	Calgary	Edmonton	Vancouver
Jan-10	9	6.2	9.5	7.4	7.2	7.9
Feb-10	9.1	6.2	9.5	7.1	7	7.7
Mar-10	9.1	6.1	9.3	7.3	7.3	7.7
Apr-10	9	6.1	9.4	7.5	7.5	7.4
May-10	8.8	6.2	9.4	7.6	7.3	7.5
Jun-10	8.5	6.3	9.3	7.3	7	7.5
Jul-10	8.5	6.8	9.1	6.7	6.9	7.5
Aug-10	8.5	7.1	9.1	6.4	6.8	7.4
Sep-10	8.6	7.3	9.3	6.3	6.5	7.4
Oct-10	8.6	6.8	9.2	6.5	6	7.4
Nov-10	8.6	6.7	8.7	6.3	5.7	7.3
Dec-10	8.3	6.5	8.3	6.2	5.7	7.3
Jan-11	8.2	6.5	8.3	6.2	5.9	7.4
Feb-11	8	6.5	8.3	6.3	5.9	8.1
Mar-11	8	6.4	8.5	6.1	5.8	8.1
Apr-11	8	6.3	8.4	5.8	5.7	8.2
May-11	7.8	6	8.5	5.7	5.5	7.5
Jun-11	8.1	5.8	8.3	5.7	5.4	7.2
Jul-11	8.1	5.6	8.2	5.8	5.3	6.9
Aug-11	8.4	5.3	8.1	5.9	5.3	7.2
Sep-11	8	5.4	8	5.8	5.3	7.1
Oct-11	8.2	5.9	8.3	5.6	5.3	6.9
Nov-11	8.3	6.3	8.5	5.4	5.3	6.7
Dec-11	8.8	6.3	8.6	5.5	4.9	6.9
Jan-12	9	5.9	8.6	5.4	5	7
Feb-12	9.2	6	8.6	5.2	5.3	6.7

# Total Value of Building Permits

## City and "905" Area



# Total Value of Building Permits

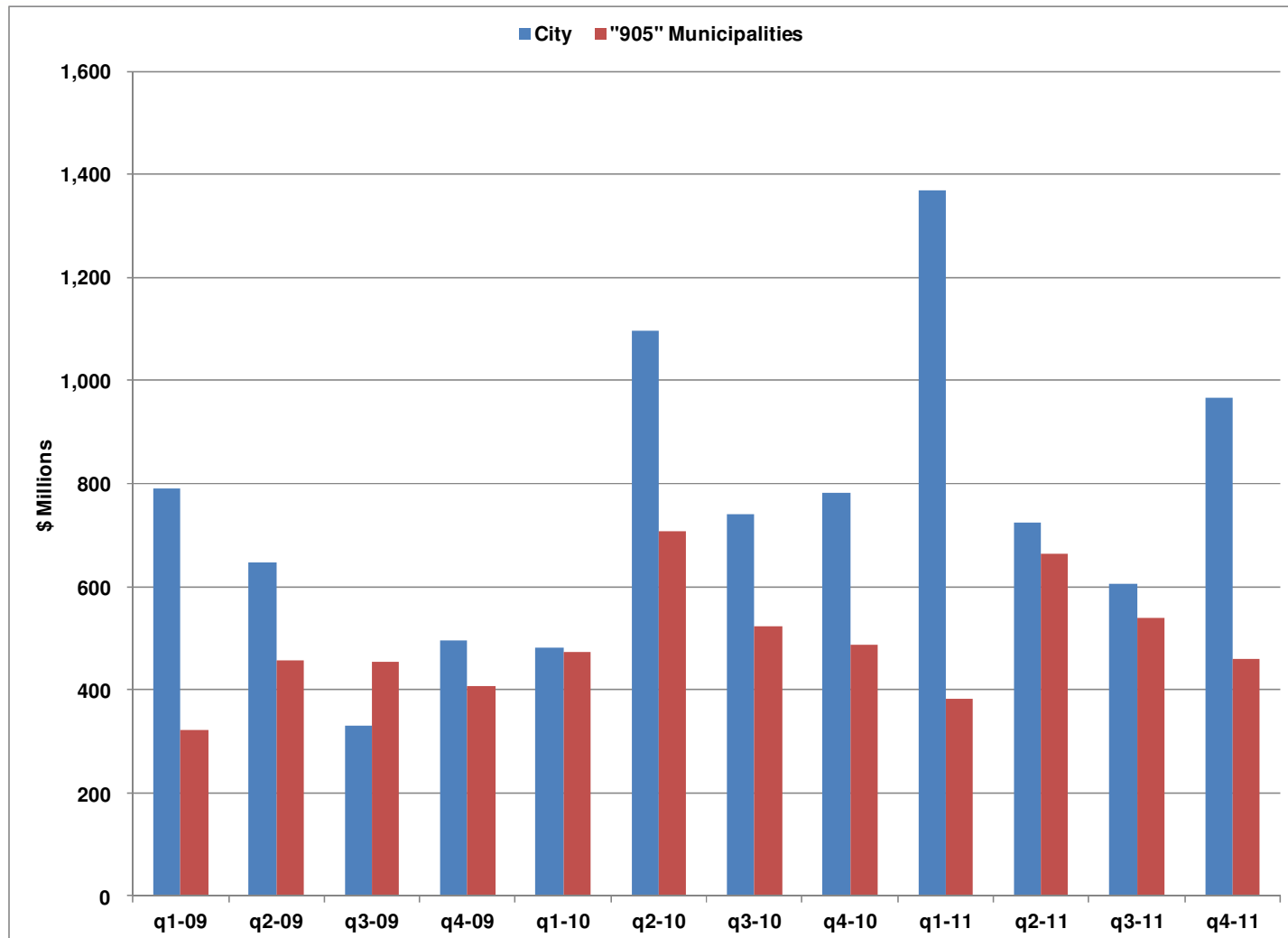
## City and “905” Area

	Billions \$	
	City	Rest of CMA
q1-09	1.2	0.9
q2-09	1.6	1.1
q3-09	0.6	1.6
q4-09	1.4	1.6
q1-10	1.4	1.4
q2-10	2.0	1.7
q3-10	1.6	1.8
q4-10	1.6	1.4
q1-11	2.2	1.6
q2-11	1.4	1.9
q3-11	1.2	1.9
q4-11	2.1	1.9

Source: Statistics Canada

# Value of ICI Building Permits

## City and "905" Area



# Value of ICI Building Permits

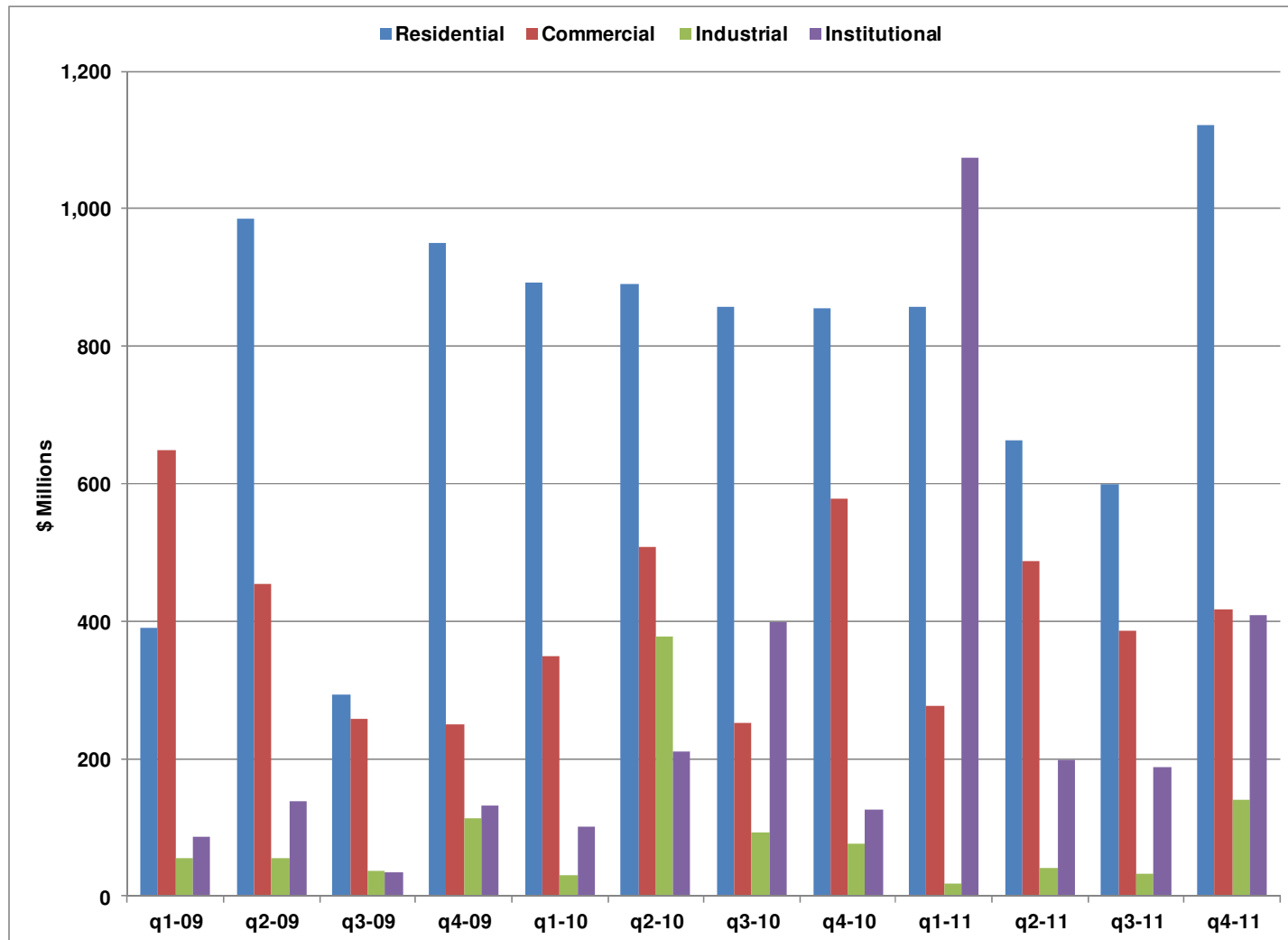
## City and "905" Area

Millions \$

	City	"905" Municipalities
q1-09	791	323
q2-09	648	457
q3-09	330	455
q4-09	497	408
q1-10	481	475
q2-10	1,097	708
q3-10	742	524
q4-10	781	489
q1-11	1,370	382
q2-11	725	664
q3-11	607	541
q4-11	966	460

Source: Statistics Canada

# Value of Building Permits City of Toronto



# Value of Building Permits

## City of Toronto

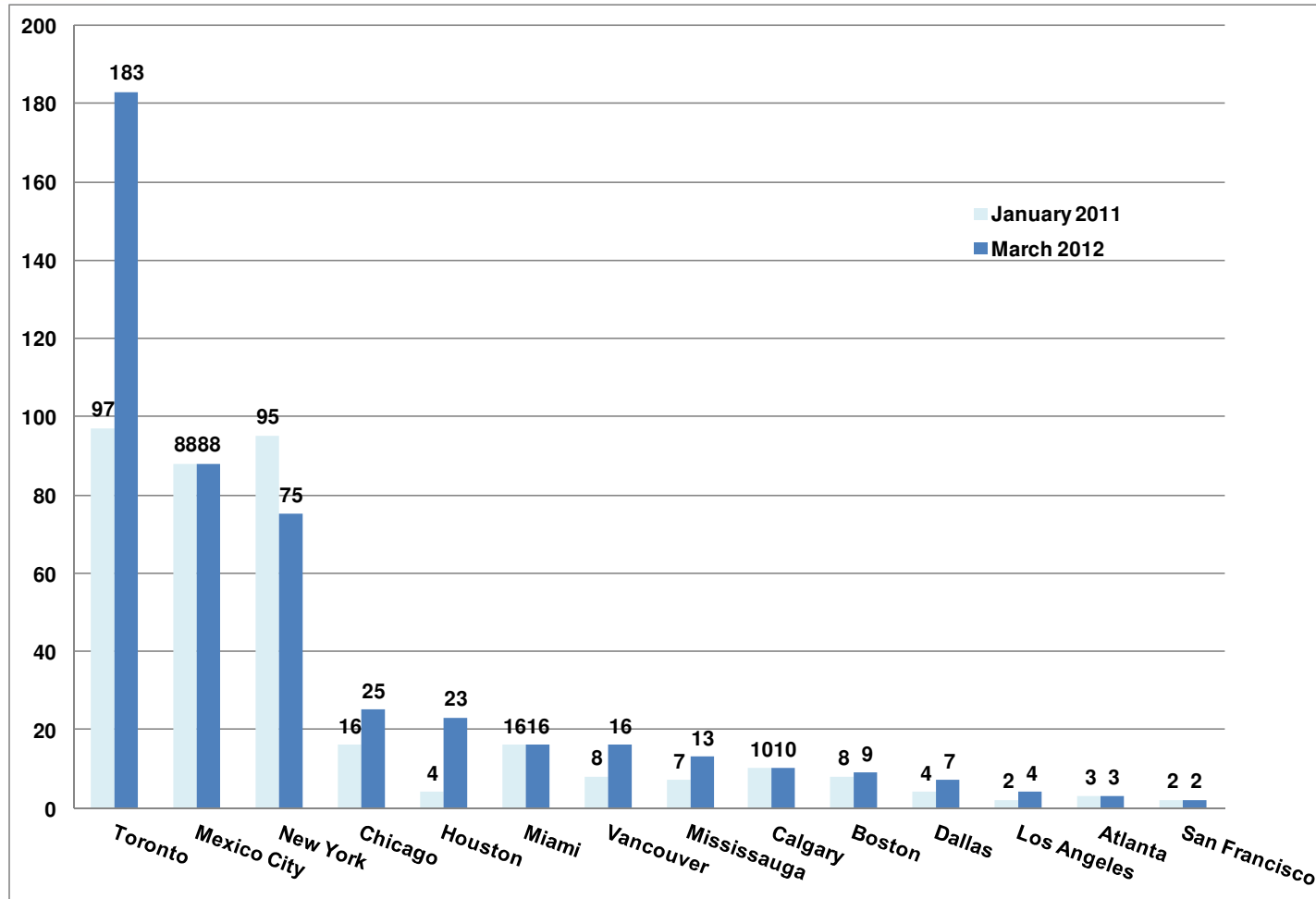
Millions \$

	Residential	Commercial	Industrial	Institutional
q1-09	390	650	55	87
q2-09	986	455	56	138
q3-09	294	257	36	36
q4-09	951	249	114	133
q1-10	892	348	31	101
q2-10	890	509	378	210
q3-10	857	252	92	398
q4-10	855	578	76	127
q1-11	858	277	18	1,075
q2-11	663	487	41	197
q3-11	600	385	33	189
q4-11	1,121	417	141	408

Source: Statistics Canada

# High Rise Buildings Under Construction

## North American Cities

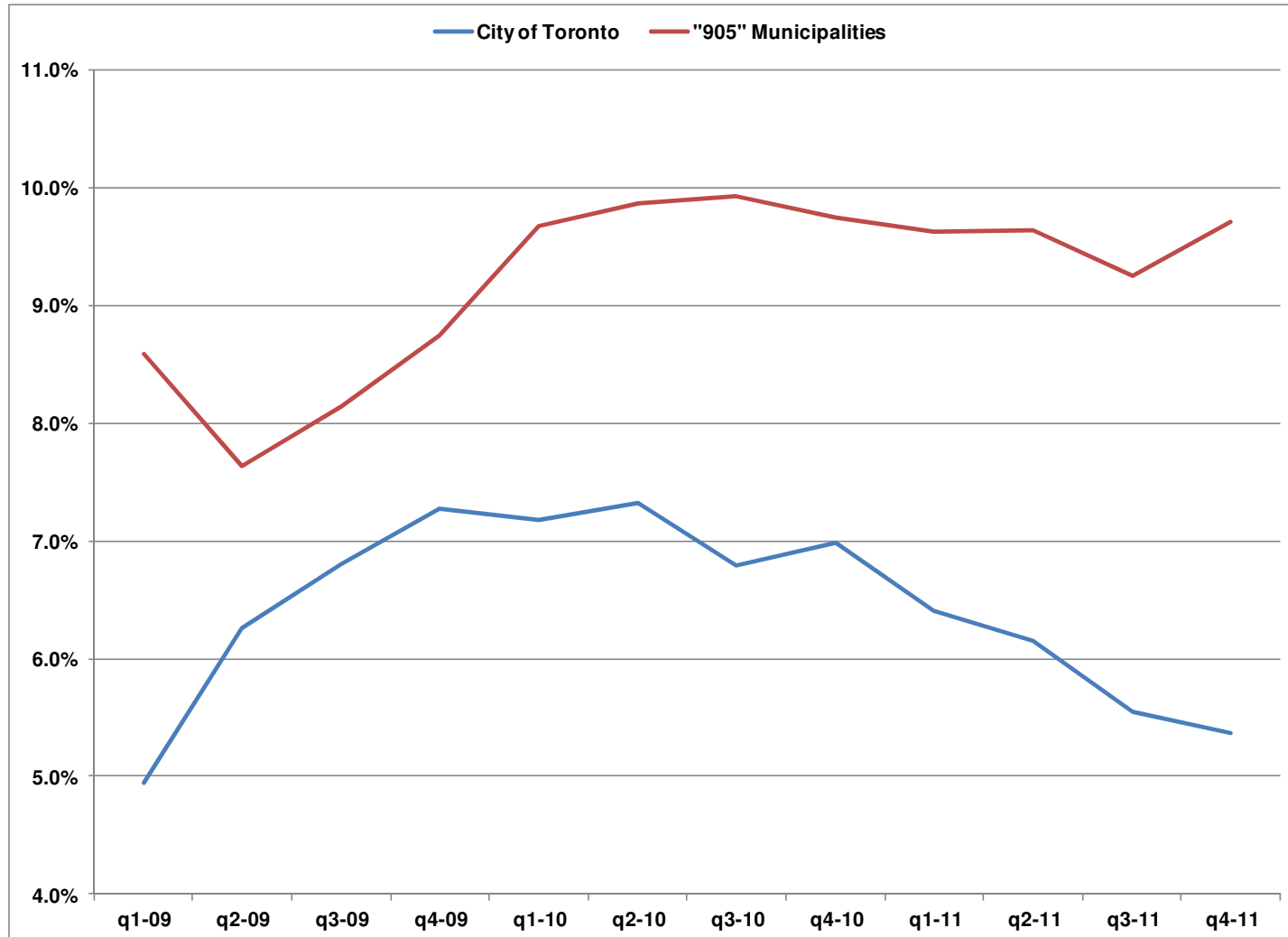


# Tallest Buildings

Building Name	Address	Metres	Feet	Floors	Year
1. Aura at College Park	388 Yonge St	272	893	78	2014
2. Number One Bloor	1 Bloor St E	238	780	70	2015
3. Ice Condos at York Centre 2	16 York St	234	768	67	2015
4. Living Shangri-La Toronto	180 University Ave	214	702	65	2012
5. L Tower Toronto	1 Front St E	205	672	57	2013
6. Ice Condos at York Centre 1	16 York St	204	669	57	2013
7. Burano	832 Bay St	163	535	50	2012
8. X2	580 Jarvis St	160	525	44	2014
9. Three Hundred	300 Front St W	156	512	52	2013
10. Beyond the Sea Star Tower	2240 Lake Shore Blvd W	152	497	44	2012
11. Residences at RCMI	426 University Ave	146	478	42	2013
12. Cinema Tower Condominiums	21 W idmer St	143	468	43	2013
13. Emerald Park East	580 Jarvis St	142	464	39	2015
14. Couture	28 Ted Rogers W ay	141	462	42	2013
15. Gibson Square North	5170 Yonge St	138	451	42	2013
15. Gibson Square South	5170 Yonge St	138	451	42	2013
17. Hullmark Centre II	4759 Yonge St	128	420	37	2014
18. Emerald Park West	4726 Yonge St	112	369	30	2015

Source: This list is composed on Monday 5th of March 2012 from the CTBUH Tall Buildings Database.

# Office Vacancy Rate Toronto Region



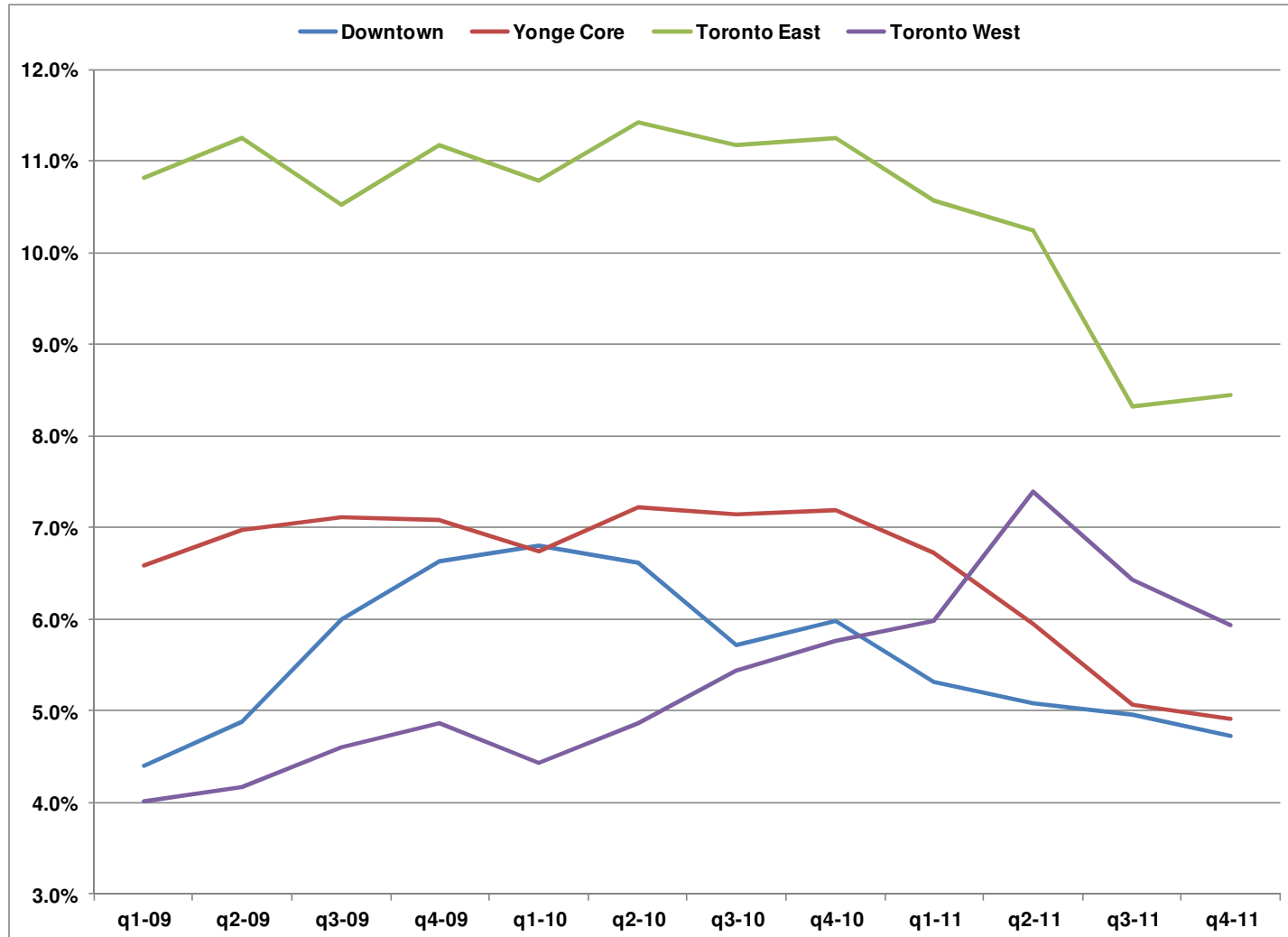
# Office Vacancy Rate

## Toronto Region

	City of Toronto	"905" Municipalities	Toronto Region
q1-09	4.9%	8.6%	6.0%
q2-09	6.3%	7.6%	6.7%
q3-09	6.8%	8.1%	7.2%
q4-09	7.3%	8.7%	7.7%
q1-10	7.2%	9.7%	7.9%
q2-10	7.3%	9.9%	8.1%
q3-10	6.8%	9.9%	7.7%
q4-10	7.0%	9.7%	7.8%
q1-11	6.4%	9.6%	7.4%
q2-11	6.2%	9.6%	7.2%
q3-11	5.6%	9.2%	6.7%
q4-11	5.4%	9.7%	6.7%

Source Cushman & Wakefield

# Office Vacancy Rates for Selected Areas



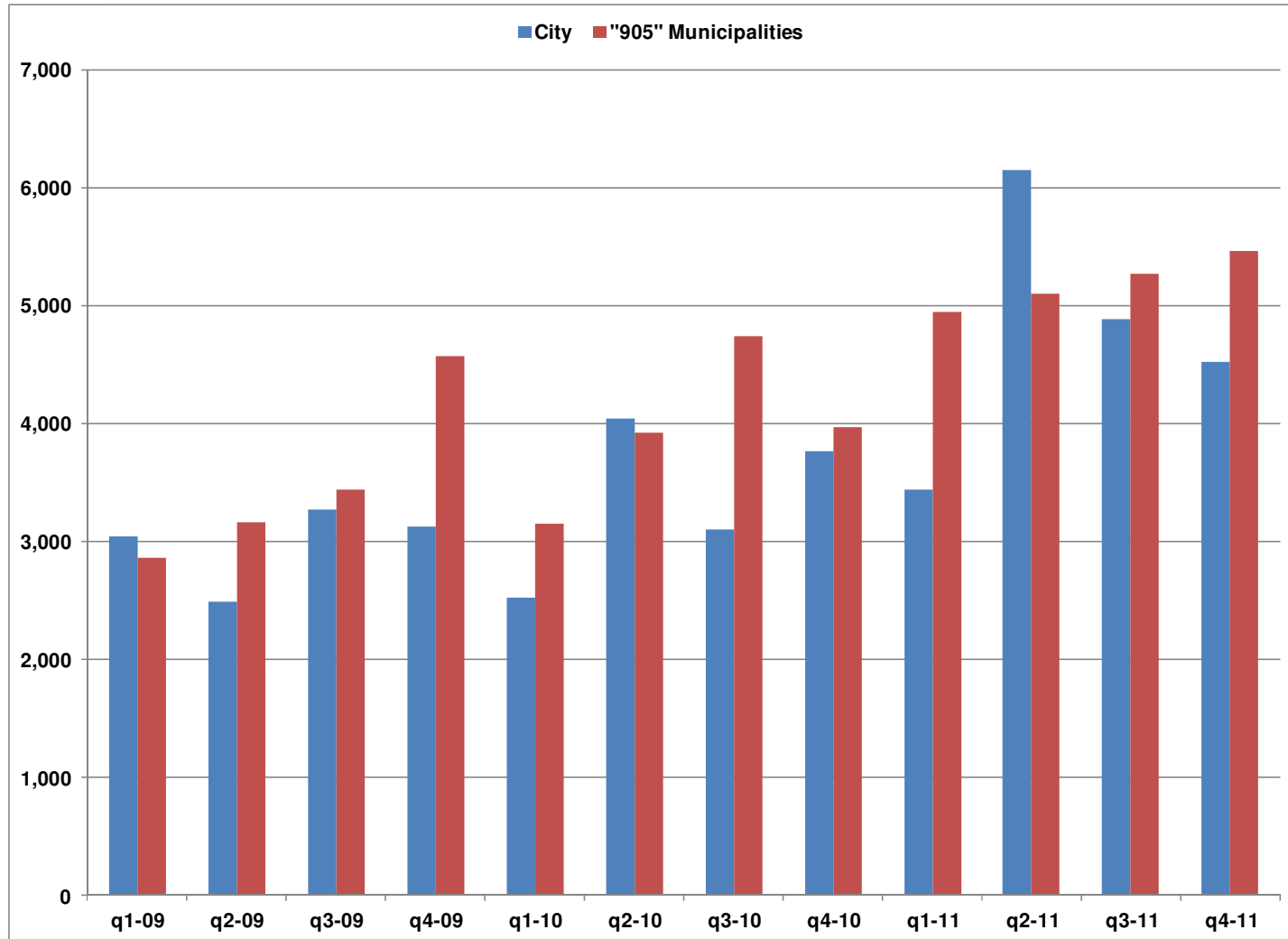
# Office Vacancy Rates for Selected Areas

	Downtown	Yonge Core	Toronto East	Toronto West
q1-09	4.4%	6.6%	10.8%	4.0%
q2-09	4.9%	7.0%	11.2%	4.2%
q3-09	6.0%	7.1%	10.5%	4.6%
q4-09	6.6%	7.1%	11.2%	4.9%
q1-10	6.8%	6.7%	10.8%	4.4%
q2-10	6.6%	7.2%	11.4%	4.9%
q3-10	5.7%	7.1%	11.2%	5.4%
q4-10	6.0%	7.2%	11.3%	5.8%
q1-11	5.3%	6.7%	10.6%	6.0%
q2-11	5.1%	5.9%	10.2%	7.4%
q3-11	5.0%	5.1%	8.3%	6.4%
q4-11	4.7%	4.9%	8.4%	5.9%

Source Cushman & Wakefield

# Housing Starts

## Toronto Region



# Housing Starts

## Toronto Region

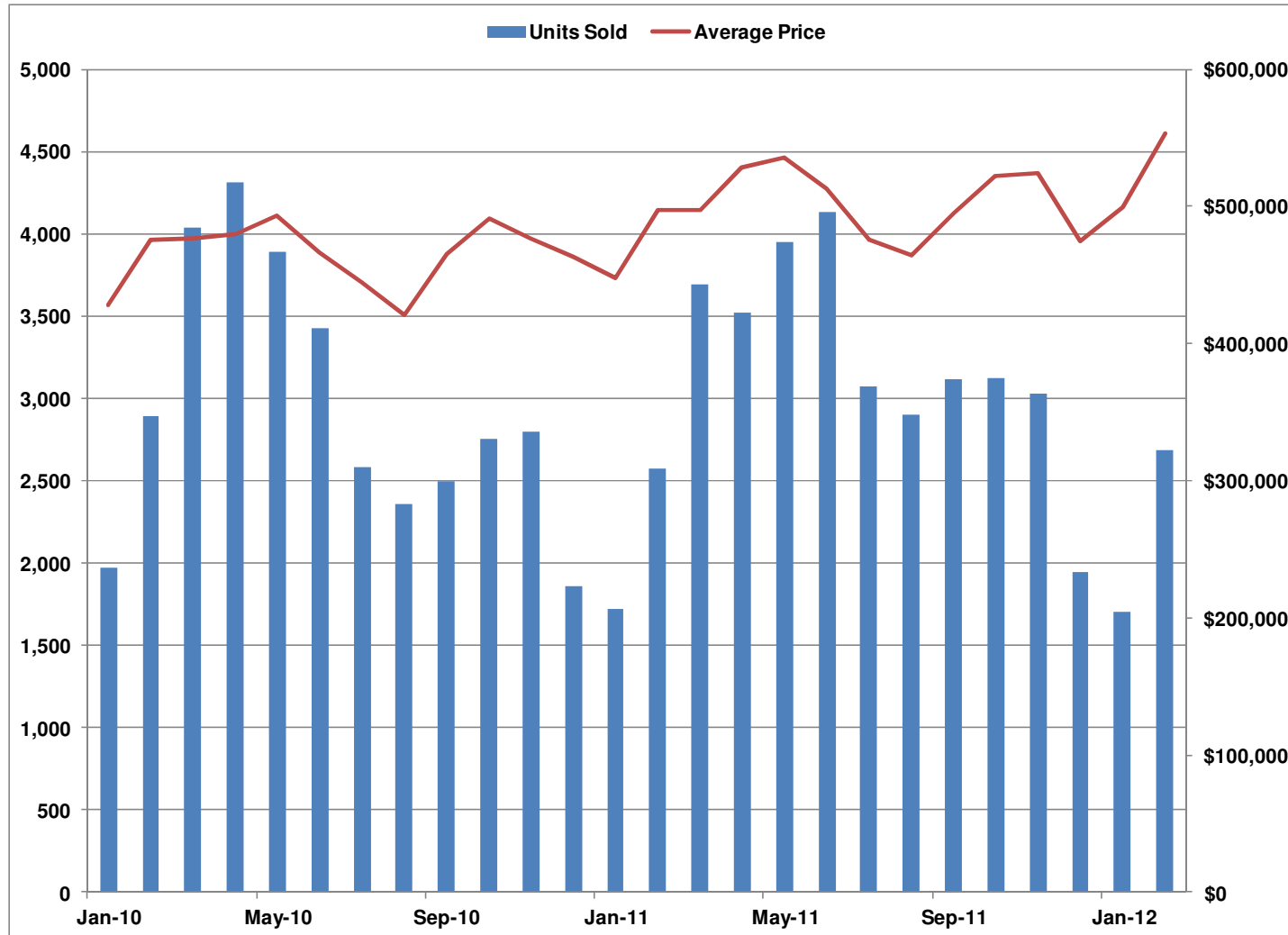
### Number of Units

	City	"905" Municipalities
q1-09	3,042	2,862
q2-09	2,483	3,156
q3-09	3,271	3,441
q4-09	3,123	4,571
q1-10	2,523	3,146
q2-10	4,040	3,922
q3-10	3,104	4,741
q4-10	3,758	3,961
q1-11	3,433	4,944
q2-11	6,142	5,100
q3-11	4,878	5,269
q4-11	4,519	5,460

Source: CMHC

# MLS Sales and Prices

## City of Toronto



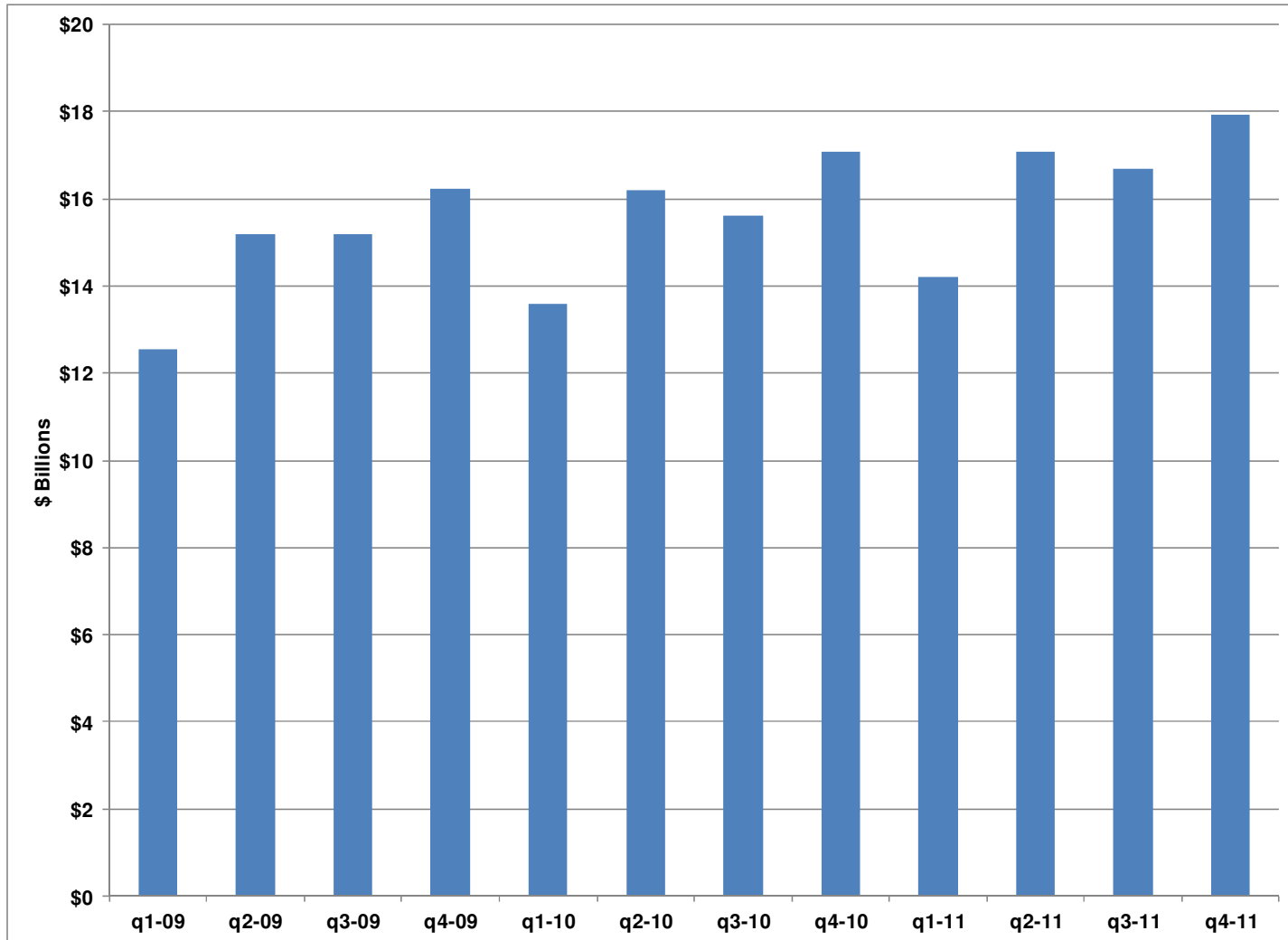
# MLS Sales and Prices

## City of Toronto

	Sales	Average 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
Oct-11	3,124	522,606
Nov-11	3,028	524,686
Dec-11	1,948	474,270
Jan-12	1,705	499,045
Feb-12	2,686	553,519

Source: TREB

# Retail Sales Toronto Region



# Retail Sales

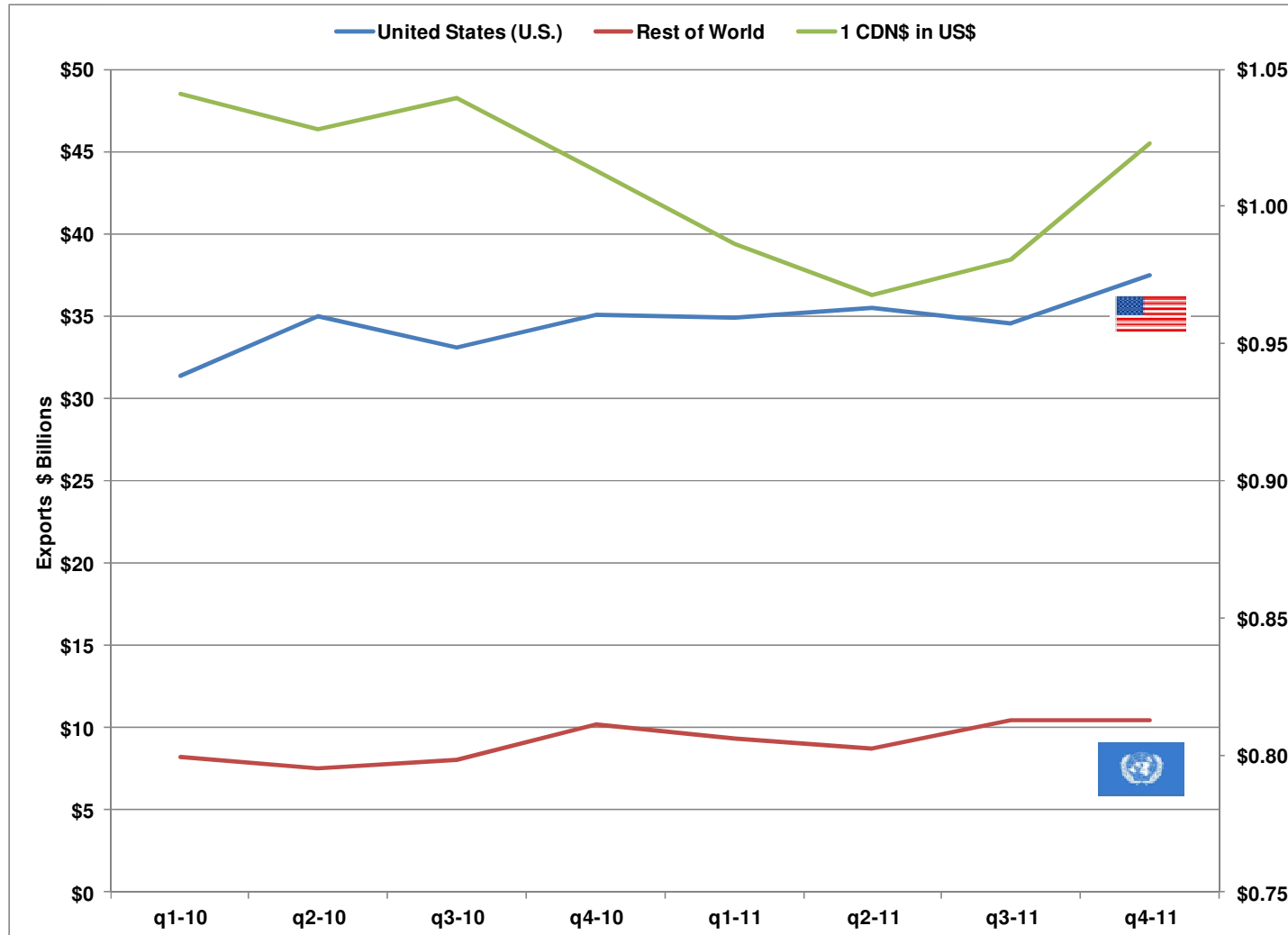
## Toronto Region

**Regional Retail Sales**

Quarter	(\$ Billions)
q1-09	12.6
q2-09	15.2
q3-09	15.2
q4-09	16.2
q1-10	13.6
q2-10	16.2
q3-10	15.6
q4-10	17.1
q1-11	14.2
q2-11	17.1
q3-11	16.7
q4-11	17.9

Source: Statistics Canada

# Ontario Merchandise Exports & US\$ Exchange Rate



# Ontario Merchandise Exports & US\$ Exchange Rate



## Ontario's Merchandise Exports (\$billions)

	US	All Others	1 CDN\$ in US\$
q1-10	31.37	8.24	1.041
q2-10	35.01	7.55	1.028
q3-10	33.06	8.04	1.039
q4-10	35.12	10.20	1.013
q1-11	34.89	9.31	0.986
q2-11	35.53	8.77	0.968
q3-11	34.60	10.43	0.980
q4-11	37.51	10.48	1.023

Source: Exports - Industry Canada  
Exchange Rate - Bank of Canada

