

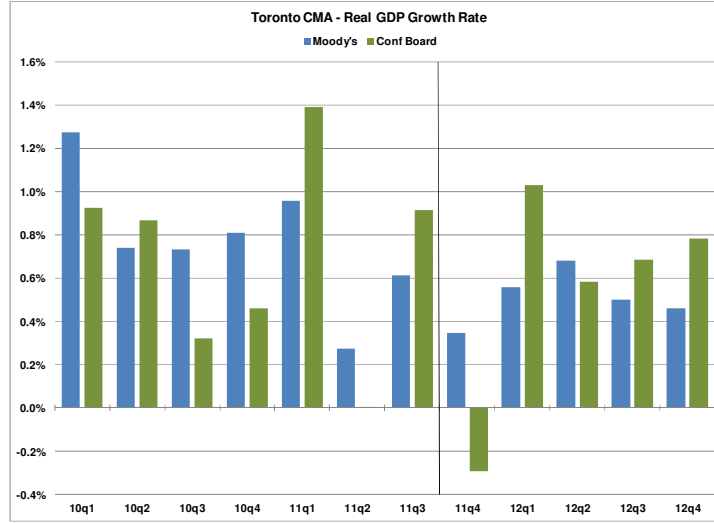


Economic Development Committee		Indicator Highlights				
	Geography	Same Month Last Year	Previous Month	Most Recent Month	Status	
Unemployment Rate	Toronto	9.8%	9.4%	8.8%		
	Canada	7.6%	7.4%	7.2%		
Participation Rate	Toronto	65.1%	64.6%	65.2%		
	Canada	66.9%	66.5%	66.6%		
Total Employed Residents	Toronto	1,258.5	1,267.3	1,285.2		
	Canada	17,239.3	17,354.2	17,436.5		
Total Value of Building Permits	Toronto	\$782 million	\$618 million	\$675 million		
	Canada	\$4.6 billion	\$4.4 billion	\$5.1 billion		
High Rise Buildings Under Construction	Toronto	97 (Jan)	183	185		
Office Vacancy Rate	Toronto	6.4%	5.4%	5.5%		
Average House Price	Toronto	\$497,481	\$499,045	\$553,519		
	Canada	\$344,551	\$348,178	n/a		
Business Bankruptcies	Toronto CMA	198	211	180		
	Canada	1,150	1,257	1,064		
Employment Insurance Recipients	Toronto	35,720	23,750	28,420		
	Canada	676,250	465,620	603,140		
Consumer Price Index (2002=100)	Toronto	117.9	120.7	121.5		
	Canada	118.1	120.7	121.2		
Retail Sales	Toronto CMA	\$4.6 billion	\$6.7 billion	\$4.8 billion		
	Canada	\$31.1 billion	\$44.8 billion	\$32.3 billion		

Negative
 Caution
 Positive

Note: Top symbol compares how Toronto's position has changed; bottom symbol compares Toronto's performance to Canada

Real GDP Growth Toronto CMA



Source: Conference Board of Canada, Moody's - Estimates and Forecasts



Percent Change in GDP Toronto CMA

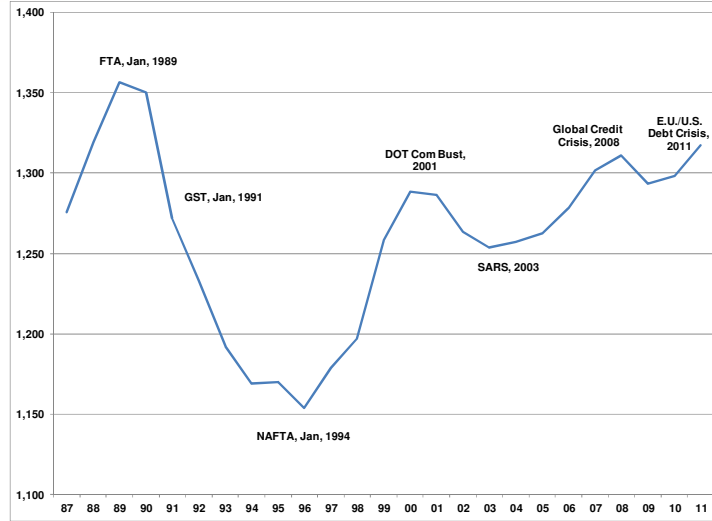
	Moody's	Conference Board
2010Q1	1.28%	0.93%
2010Q2	0.74%	0.87%
2010Q3	0.73%	0.32%
2010Q4	0.81%	0.46%
2011Q1	0.96%	1.39%
2011Q2	0.27%	0.01%
2011Q3	0.61%	0.91%
2011Q4	0.35%	-0.29%
2012Q1	0.56%	1.03%
2012Q2	0.68%	0.58%
2012Q3	0.50%	0.69%
2012Q4	0.46%	0.78%

Source: Conference Board of Canada, Moody's Estimates and Forecasts



Total Employ in Establishments

City of Toronto



Source: City Planning Division, Employment Survey



Employment in Establishments

City of Toronto

Change 2010-2011	Estab	Part-time	Full-time	Total
Office	690	1,850	2,747	4,597
Manuf & Whse	107	376	-1,336	-960
Institutional	89	3,400	2,932	6,332
Retail	16	1,156	-124	1,032
Service	422	1,767	2,883	4,650
Other	188	887	2,491	3,378
All-Sector Total	1,512	9,436	9,593	19,029

Source: City Planning Division, Employment Survey



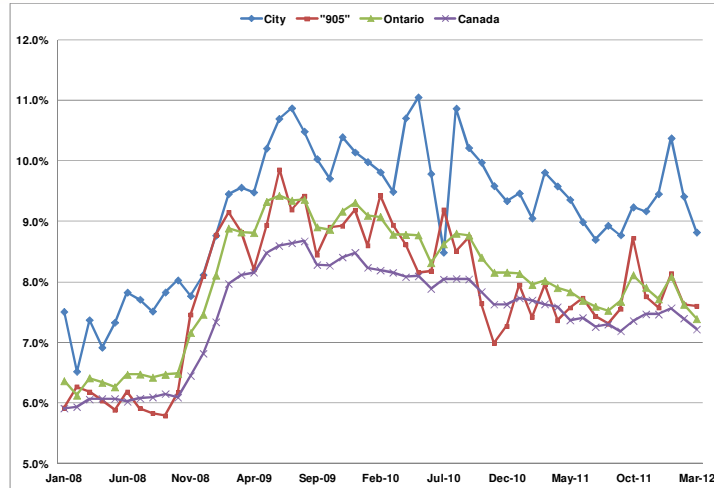
How Toronto Ranks - 2012

- Benchmarking Global City Competitiveness (The Economist): Toronto is ranked 12th of 120 global cities
- Smart Cities (Fast Company Magazine): Toronto ranked first in North America and second in the world
- Top Cities to Find an IT Job in 2011 (Modis): Toronto is ranked 2nd in North America

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 2nd best city globally, behind only New York City
- Global Financial Centres Index (Z/Yen Group): Toronto is 10th among global financial centres
- Economic Momentum (CIBC): Fastest in Canada
- Economist Intelligence Unit: Toronto ranked 4th most liveable city in the world

Unemployment Rate



Source : Statistics Canada – Labour Force Survey
Seasonally Adjusted Monthly



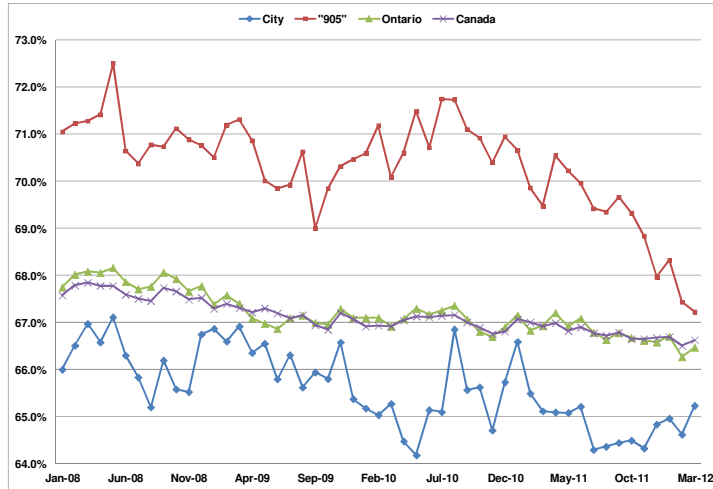
Unemployment Rate

	City	905	Ontario	Canada
Mar-11	9.8%	8.0%	8.0%	7.6%
Apr-11	9.6%	7.4%	7.9%	7.6%
May-11	9.4%	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%	7.6%	7.7%	7.2%
Oct-11	9.2%	8.7%	8.1%	7.4%
Nov-11	9.2%	7.8%	7.9%	7.5%
Dec-11	9.5%	7.6%	7.7%	7.5%
Jan-12	10.4%	8.1%	8.1%	7.6%
Feb-12	9.4%	7.6%	7.6%	7.4%
Mar-12	8.8%	7.6%	7.4%	7.2%

Source : Statistics Canada – Labour Force Survey
Seasonally Adjusted Monthly



Participation Rate



Source : Statistics Canada – Labour Force Survey
Seasonally Adjusted Monthly



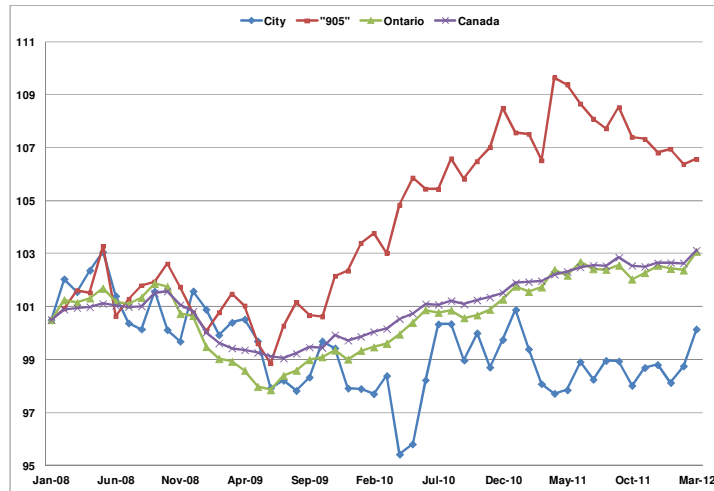
Participation Rate

	City	905	Ontario	Canada
Mar-11	65.1%	69.5%	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%	70.0%	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	64.4%	69.7%	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	65.0%	68.3%	66.7%	66.7%
Feb-12	64.6%	67.4%	66.3%	66.5%
Mar-12	65.2%	67.2%	66.5%	66.6%

Source : Statistics Canada – Labour Force Survey
Seasonally Adjusted Monthly



Total Employed Residents (Jan08=100)



Source : Statistics Canada – Labour Force Survey
Seasonally Adjusted Monthly



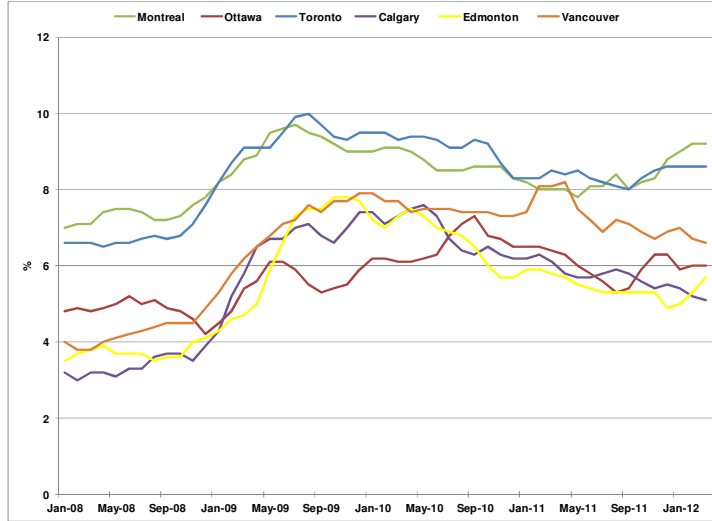
Total Employed Residents

	City	905	Ontario	Canada
Mar-11	1,259	1,672	6,700	17,239
Apr-11	1,254	1,721	6,743	17,281
May-11	1,256	1,717	6,729	17,299
Jun-11	1,269	1,705	6,762	17,329
Jul-11	1,261	1,696	6,745	17,340
Aug-11	1,270	1,691	6,743	17,337
Sep-11	1,270	1,703	6,754	17,391
Oct-11	1,258	1,686	6,719	17,339
Nov-11	1,266	1,684	6,736	17,333
Dec-11	1,268	1,676	6,754	17,355
Jan-12	1,259	1,678	6,746	17,357
Feb-12	1,267	1,669	6,742	17,354
Mar-12	1,285	1,672	6,788	17,437

Source : Statistics Canada – Labour Force Survey
Seasonally Adjusted Monthly



Unemployment Rate Major Canadian Urban Regions



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



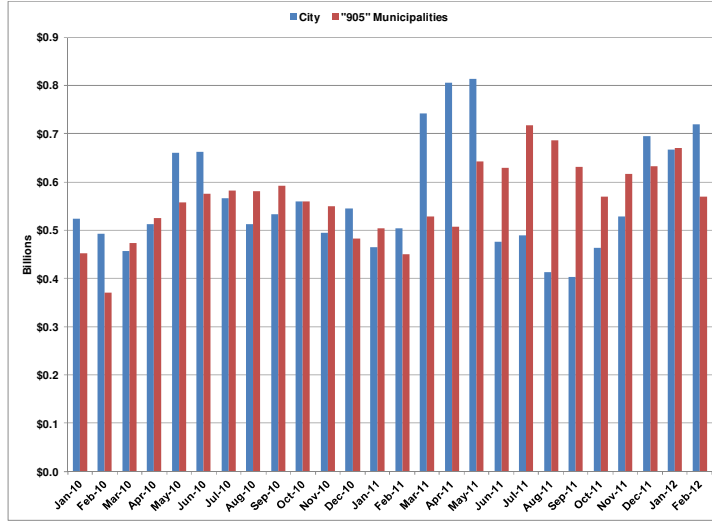
Unemployment Rate Major Canadian Economic Regions

	Montreal	Ottawa	Toronto	Calgary	Edmonton	Vancouver
Jan-10	9.0	6.2	9.5	7.4	7.2	7.9
Feb-10	9.1	6.2	9.5	7.1	7.0	7.7
Mar-10	9.1	6.1	9.3	7.3	7.3	7.7
Apr-10	9.0	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	7.0	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	6.0	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	8.0	6.5	8.3	6.3	5.9	8.1
Mar-11	8.0	6.4	8.5	6.1	5.8	8.1
Apr-11	8.0	6.3	8.4	5.8	5.7	8.2
May-11	7.8	6.0	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	8.0	5.4	8.0	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	9.0	5.9	8.6	5.4	5.0	7.0
Feb-12	9.2	6.0	8.6	5.2	5.3	6.7
Mar-12	9.2	6.0	8.6	5.1	5.7	6.6

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



Total Value of Building Permits City and "905" Area



Source : Statistics Canada, 3MMA



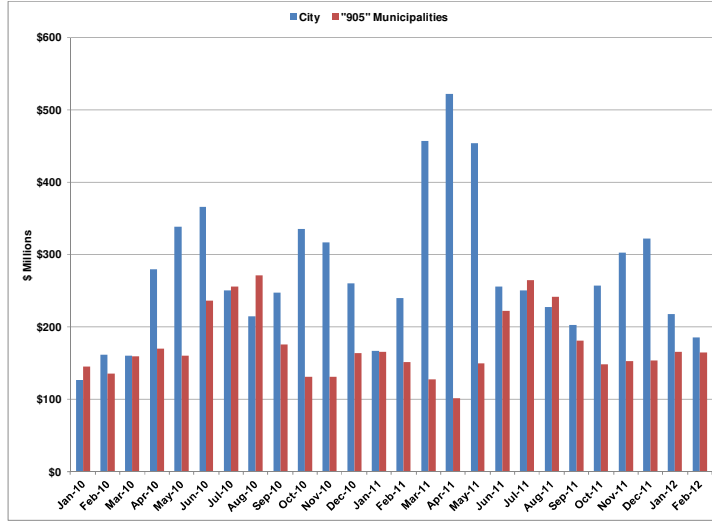
Total Value of Building Permits City and "905" Area

	Billions \$	
	City	"905" Municipalities
Feb-11	\$0.50	\$0.45
Mar-11	\$0.74	\$0.53
Apr-11	\$0.81	\$0.51
May-11	\$0.81	\$0.64
Jun-11	\$0.48	\$0.63
Jul-11	\$0.49	\$0.72
Aug-11	\$0.41	\$0.69
Sep-11	\$0.40	\$0.63
Oct-11	\$0.46	\$0.57
Nov-11	\$0.53	\$0.62
Dec-11	\$0.70	\$0.63
Jan-12	\$0.67	\$0.67
Feb-12	\$0.72	\$0.57

Source: Statistics Canada



Value of ICI Building Permits City and "905" Area



Source : Statistics Canada, 3MMA



Value of ICI Building Permits City and "905" Area

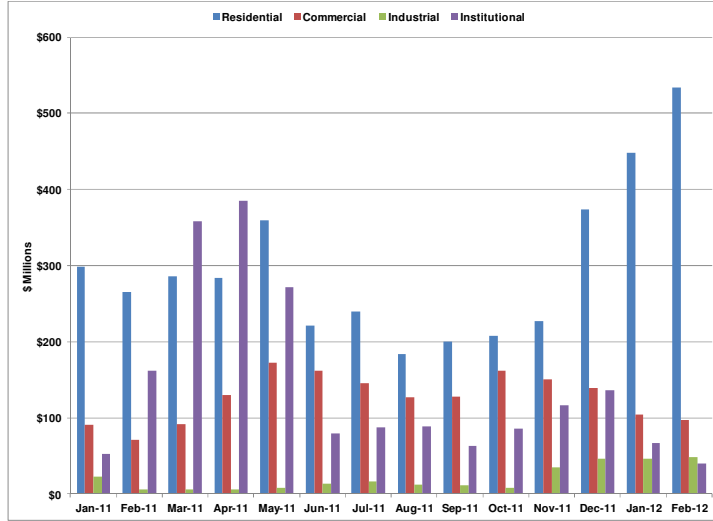
Millions \$

	City	"905" Municipalities
Feb-11	\$239.3	\$151.7
Mar-11	\$456.7	\$127.4
Apr-11	\$521.6	\$101.1
May-11	\$453.6	\$148.7
Jun-11	\$255.2	\$221.4
Jul-11	\$249.8	\$264.2
Aug-11	\$227.7	\$241.9
Sep-11	\$202.3	\$180.4
Oct-11	\$256.6	\$148.0
Nov-11	\$302.2	\$152.9
Dec-11	\$321.8	\$153.3
Jan-12	\$217.7	\$165.1
Feb-12	\$185.4	\$164.3

Source: Statistics Canada



Value of Building Permits City of Toronto



Source : Statistics Canada, 3MMA



Value of Building Permits City of Toronto

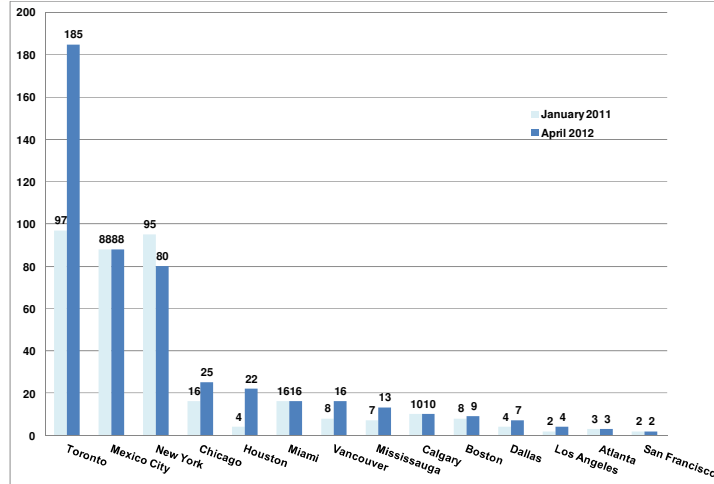
Millions \$

	Residential	Commercial	Industrial	Institutional
Feb-11	265.3	71.5	5.9	161.9
Mar-11	285.9	92.4	6.0	358.3
Apr-11	284.4	130.5	5.8	385.3
May-11	359.9	173.0	8.7	272.0
Jun-11	220.9	162.2	13.7	79.3
Jul-11	239.2	146.0	16.3	87.6
Aug-11	184.2	127.0	12.1	88.6
Sep-11	199.9	128.5	10.9	62.9
Oct-11	207.2	162.7	8.7	85.3
Nov-11	227.1	150.4	34.6	117.1
Dec-11	373.8	138.9	46.9	136.0
Jan-12	448.7	104.1	46.7	66.9
Feb-12	534.0	96.8	48.7	39.8

Source: Statistics Canada



High Rise Buildings Under Construction North American Cities



Source : www.emporis.com
Updated March 5, 2012



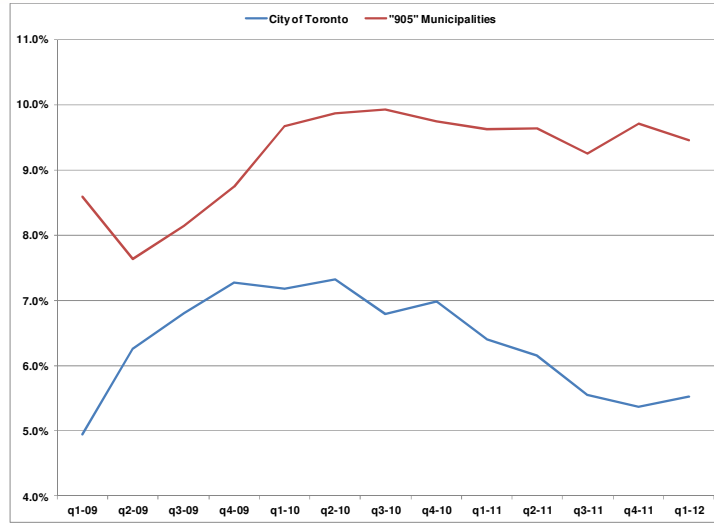
Tallest Buildings City of Toronto

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 Hullmark Centre I	4759 Yonge St	168	551	45	
8 Burano	832 Bay St	163	535	50	2012
9 X2	580 Jarvis St	160	525	44	2014
10 Three Hundred	300 Front St W	156	512	52	2013
11 Beyond the Sea Star Tower	2240 Lake Shore Blvd W	152	497	44	2012
12 Residences at RCMI	426 University Ave	146	478	42	2013
13 Cinema Tower Condominiums	21 W idmer St	143	468	43	2013
14 Emerald Park East	580 Jarvis St	142	464	39	2015
15 Couture	28 Ted Rogers Way	141	462	42	2013
15 Gibson Square North	5170 Yonge St	138	451	42	2013
17 Gibson Square South	5170 Yonge St	138	451	42	2013
18 Hullmark Centre II	4759 Yonge St	128	420	37	2014
19 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



Source : Cushman & Wakefield



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Office Vacancy Rate Toronto Region

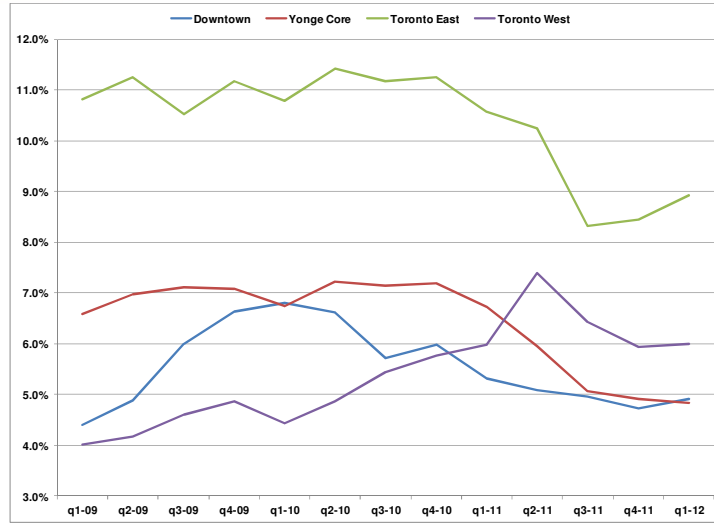
	City of Toronto	"905" Municipalities	Toronto Region
q1-09	4.9%	8.6%	6.0%
q2-09	6.3%	7.6%	6.7%
q3-09	6.8%	8.1%	7.2%
q4-09	7.3%	8.7%	7.7%
q1-10	7.2%	9.7%	7.9%
q2-10	7.3%	9.9%	8.1%
q3-10	6.8%	9.9%	7.7%
q4-10	7.0%	9.7%	7.8%
q1-11	6.4%	9.6%	7.4%
q2-11	6.2%	9.6%	7.2%
q3-11	5.6%	9.2%	6.7%
q4-11	5.4%	9.7%	6.7%
q1-12	5.5%	9.4%	6.7%

Source Cushman & Wakefield



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Office Vacancy Rates for Selected Areas



Source : Cushman & Wakefield



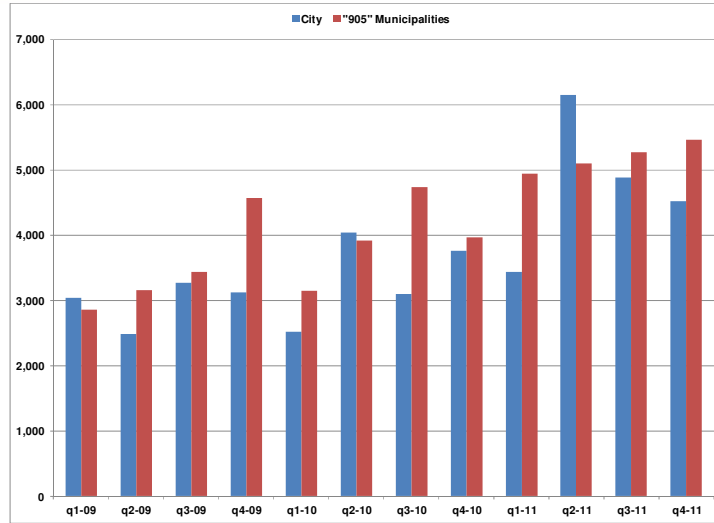
Office Vacancy Rates for Selected Areas

	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%
q1-12	4.9%	4.8%	8.9%	6.0%

Source Cushman & Wakefield



Housing Starts Toronto Region



Source: CHMC – Housing Now



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Housing Starts Toronto Region

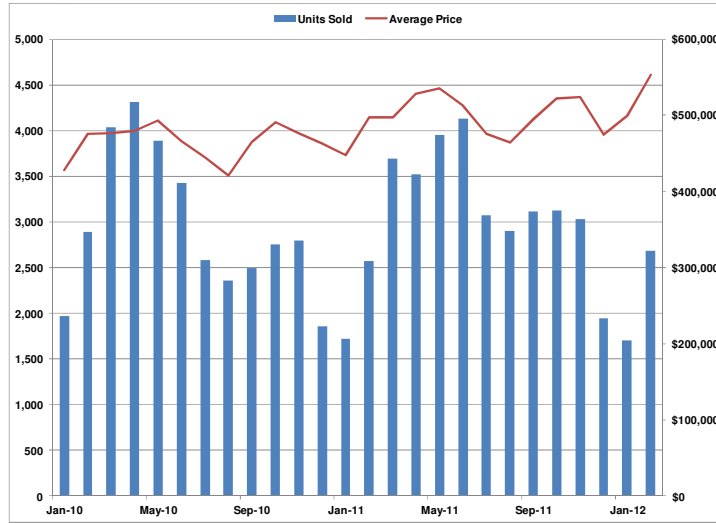
	Number of Units	
	City	"905" Municipalities
q1-09	3,042	2,862
q2-09	2,483	3,156
q3-09	3,271	3,441
q4-09	3,123	4,571
q1-10	2,523	3,146
q2-10	4,040	3,922
q3-10	3,104	4,741
q4-10	3,758	3,961
q1-11	3,433	4,944
q2-11	6,142	5,100
q3-11	4,878	5,269
q4-11	4,519	5,460
Jan-11	761	1,266
Feb-11	1,087	1,822
Jan-12	1,455	2,356
Feb-12	874	1,425

Source: CMHC



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MLS Sales and Prices City of Toronto



Source: Toronto Real Estate Board



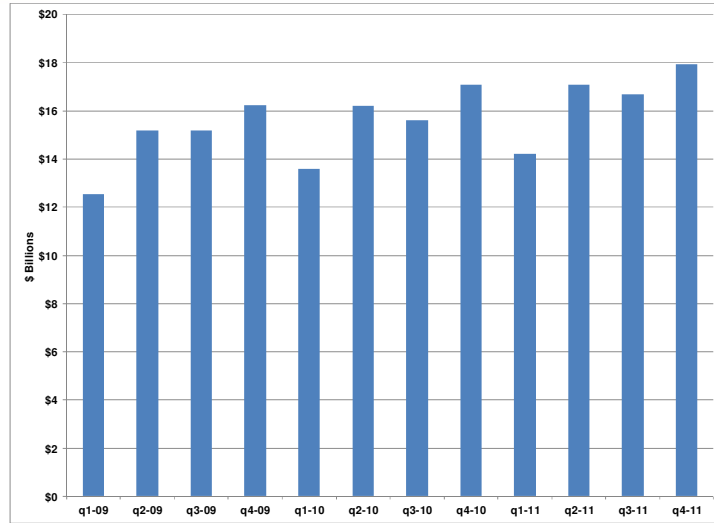
MLS Sales and Prices City of Toronto

	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	512,579
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



Source: Statistics Canada

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Retail Sales Toronto Region

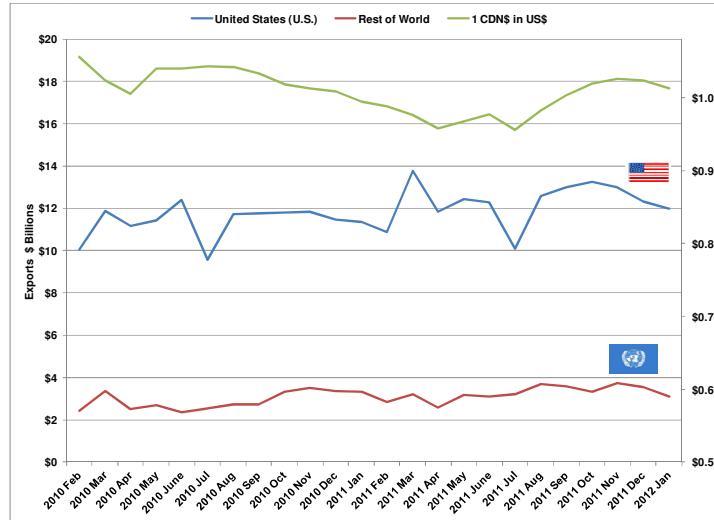
Regional Retail Sales	
Quarter	(\$ Billions)
q1-09	12.6
q2-09	15.2
q3-09	15.2
q4-09	16.2
q1-10	13.6
q2-10	16.2
q3-10	15.6
q4-10	17.1
q1-11	14.2
q2-11	17.1
q3-11	16.7
q4-11	17.9

Source: Statistics Canada



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Ontario Merchandise Exports & US\$ Exchange Rate



Source: Bank of Canada and Industry Canada



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Ontario Merchandise Exports & US\$ Exchange Rate

	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



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