



















# Economic Dashboard

Economic Development Committee

May 22, 2012



# Indicator Highlights

	Geography	Same Month Last Year	Previous Month	Most Recent Month	Status
<b>Unemployment Rate</b>	<b>Toronto</b>	<b>9.4%</b>	<b>9.6%</b>	<b>9.5%</b>	
April 2012 (3 Month Average SA)	Canada	7.6%	7.4%	7.3%	
<b>Participation Rate</b>	<b>Toronto</b>	<b>65.3%</b>	<b>64.9%</b>	<b>64.9%</b>	
April 2012 (3 Month Average SA)	Canada	67.0%	66.6%	66.6%	
<b>Total Employed Residents</b>	<b>Toronto</b>	<b>1,264.7</b>	<b>1,268.2</b>	<b>1,269.5</b>	
April 2012 (3 Month Average SA)	Canada	17,251.3	17,382.6	17,428.5	
<b>Total Value of Building Permits</b>	<b>Toronto</b>	<b>\$1.4 billion</b>	<b>\$675 million</b>	<b>\$841 million</b>	
March 2012	Canada	\$6.9 billion	\$5.1 billion	\$6.9 billion	
<b>High Rise Buildings Under Construction</b>	<b>Toronto</b>	<b>97</b>	<b>185</b>	<b>189</b>	
May 2012		(Jan)			
<b>Office Vacancy Rate</b>	<b>Toronto</b>	<b>6.4%</b>	<b>5.4%</b>	<b>5.5%</b>	
Q1 2012					
<b>Average House Price</b>	<b>Toronto</b>	<b>\$528,472</b>	<b>\$548,354</b>	<b>\$568,436</b>	
April 2012	Canada	\$372,724	\$369,677	N/A	
<b>Business Bankruptcies</b>	<b>Toronto CMA</b>	<b>198</b>	<b>211</b>	<b>180</b>	
Q3 2011	Canada	1,150	1,257	1,064	
<b>Employment Insurance Recipients</b>	<b>Toronto</b>	<b>35,870</b>	<b>28,420</b>	<b>29,220</b>	
February 2012	Canada	658,470	603,140	583,410	
<b>Consumer Price Index (2002=100)</b>	<b>Toronto</b>	<b>119.4</b>	<b>121.5</b>	<b>122</b>	
March 2012	Canada	119.4	121.2	121.7	
<b>Retail Sales</b>	<b>Toronto CMA</b>	<b>\$4.5 billion</b>	<b>\$4.9 billion</b>	<b>\$4.7 billion</b>	
February 2012	Canada	\$29.8 billion	\$32.4 billion	\$32.1 billion	



Negative



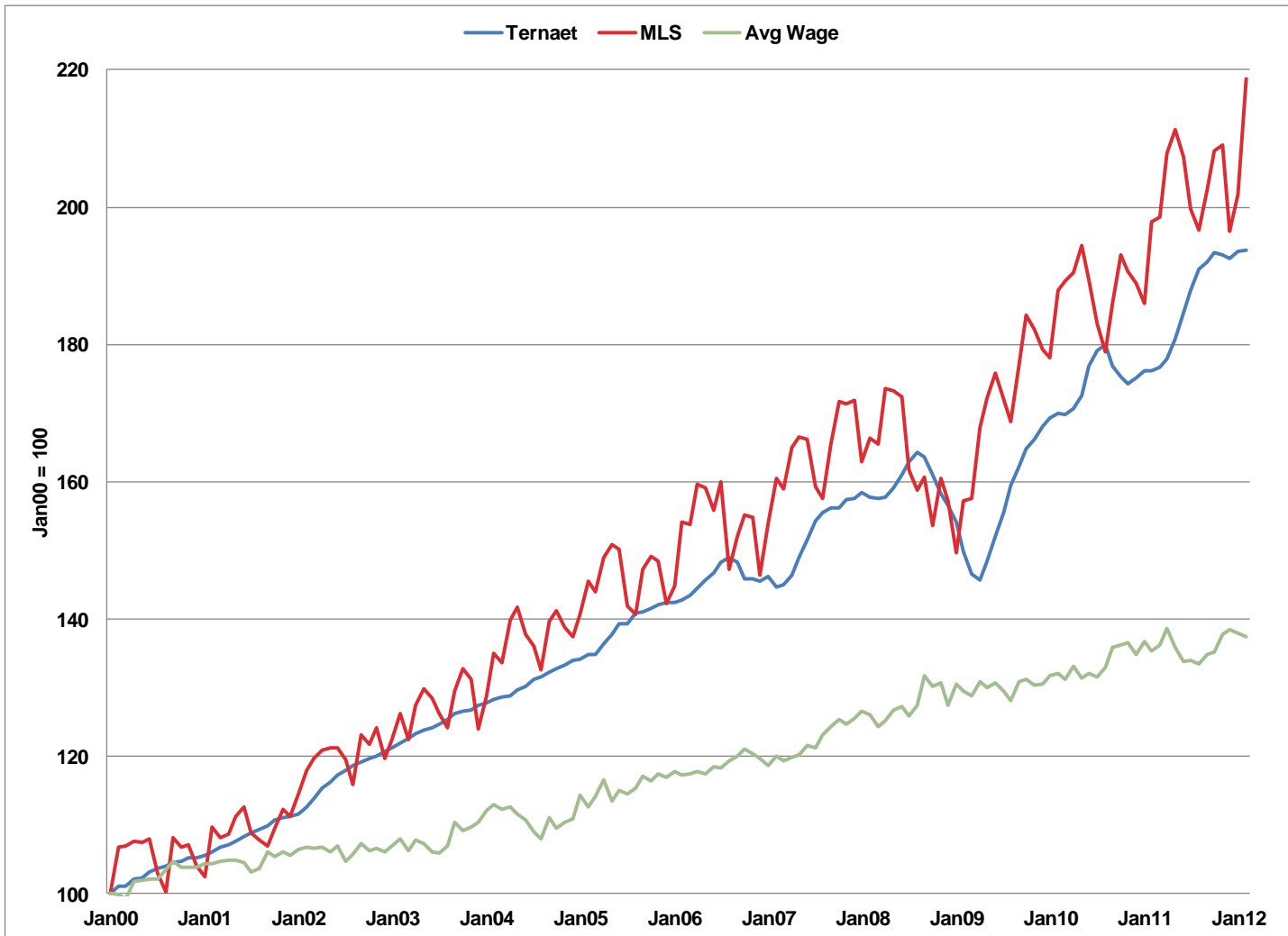
Caution



Positive

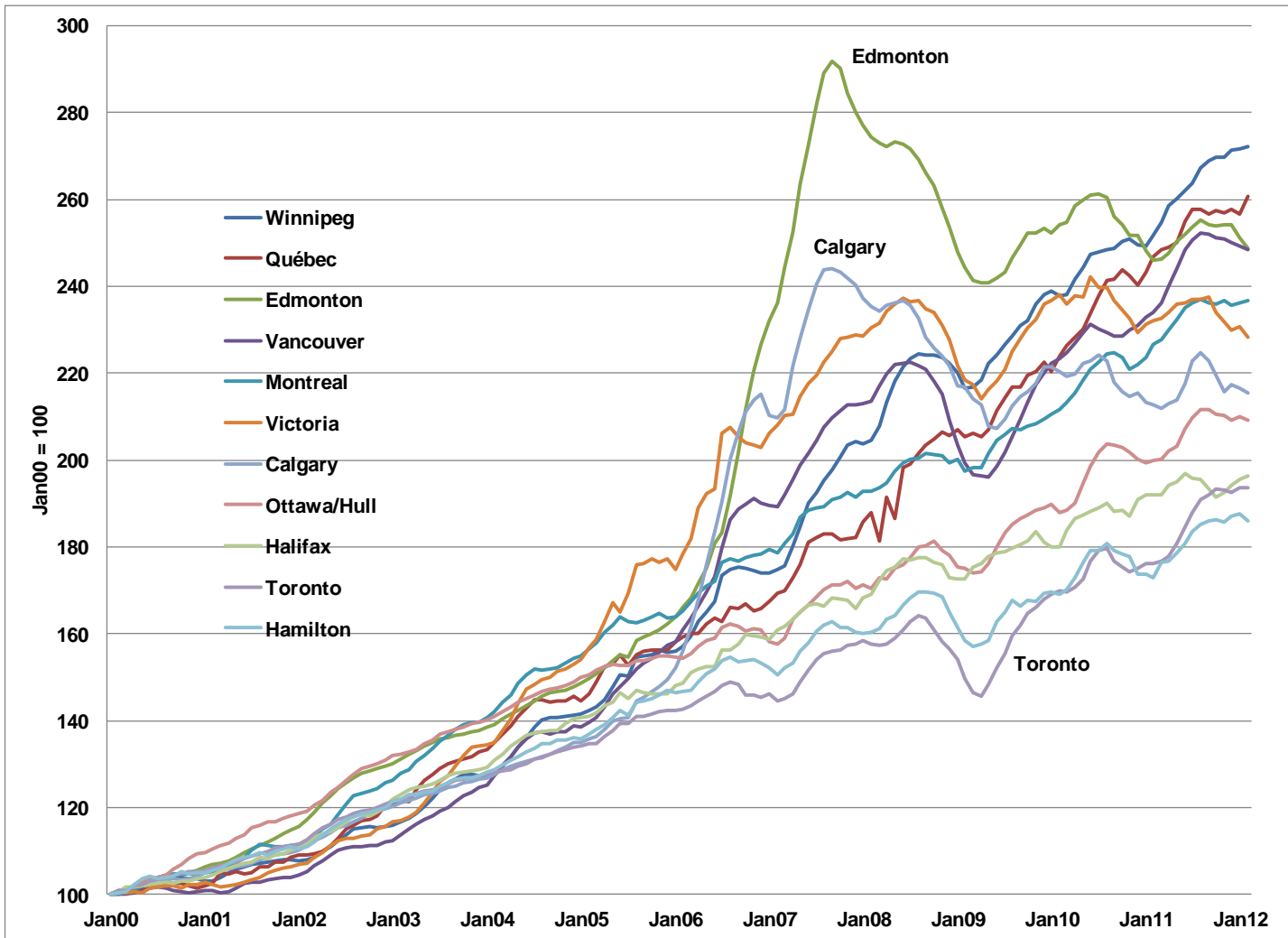
# House Prices & Wages

## Toronto Region



# House Price Index

## Major Canadian Urban Regions



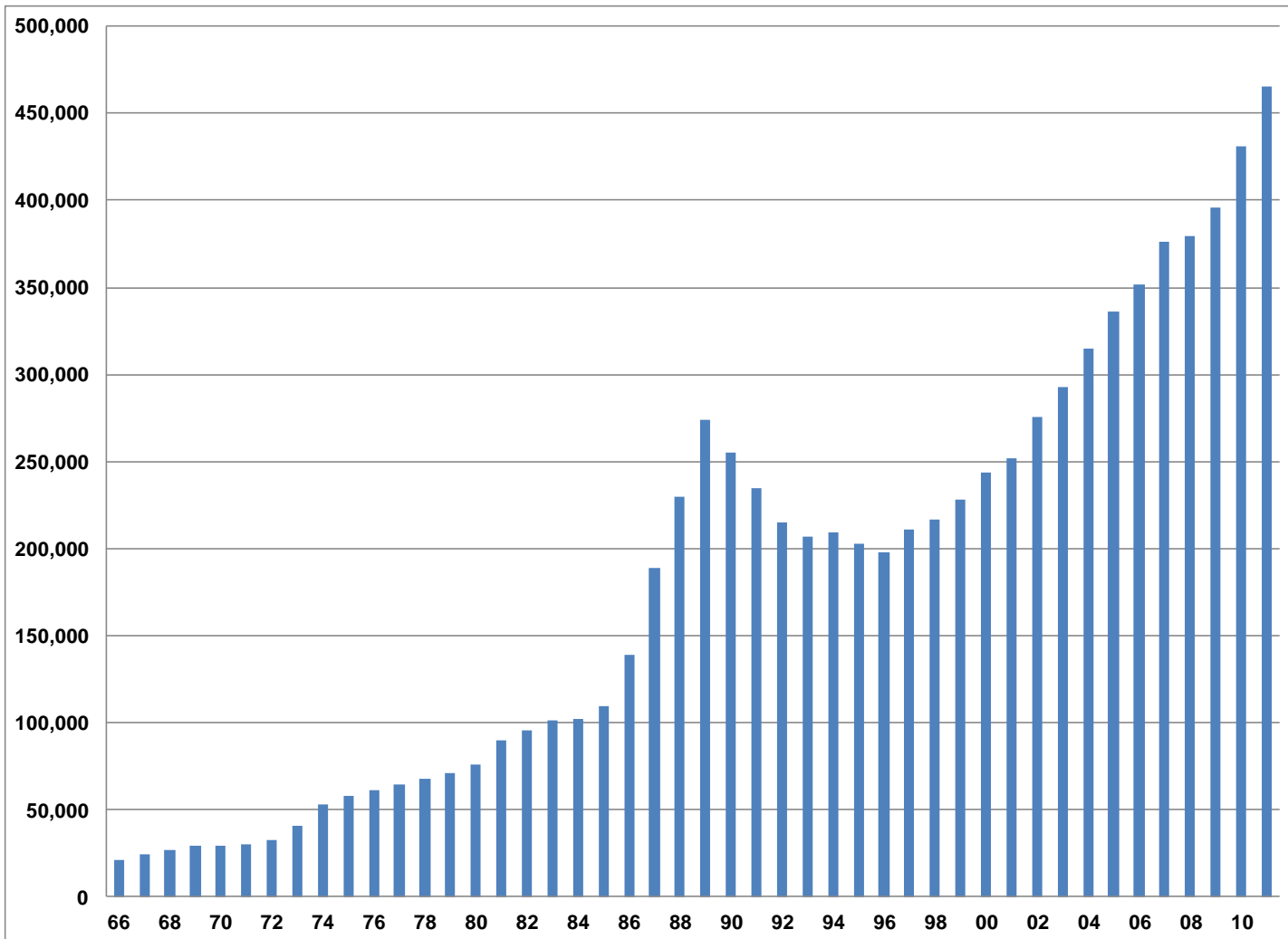
# House Price Index Change

## Major Canadian Urban Regions

	10 year chg	12 year chg
Winnipeg	152%	172%
Québec	139%	159%
Edmonton	112%	147%
Vancouver	136%	149%
Montreal	111%	137%
Victoria	113%	127%
Calgary	94%	114%
Ottawa/Hull	75%	108%
Halifax	76%	95%
Toronto	72%	92%
Hamilton	68%	85%

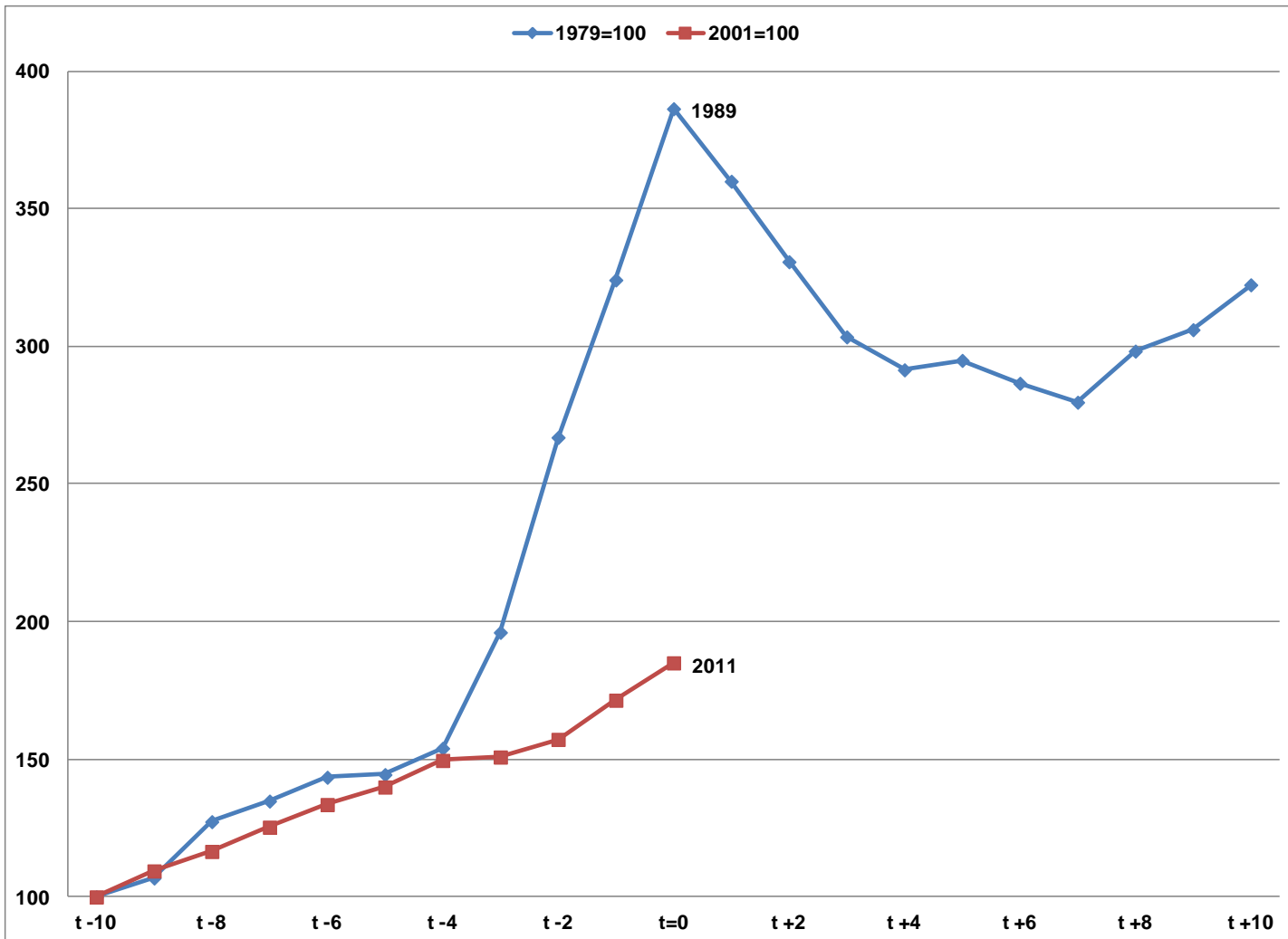
# Average House Price

## Toronto Region

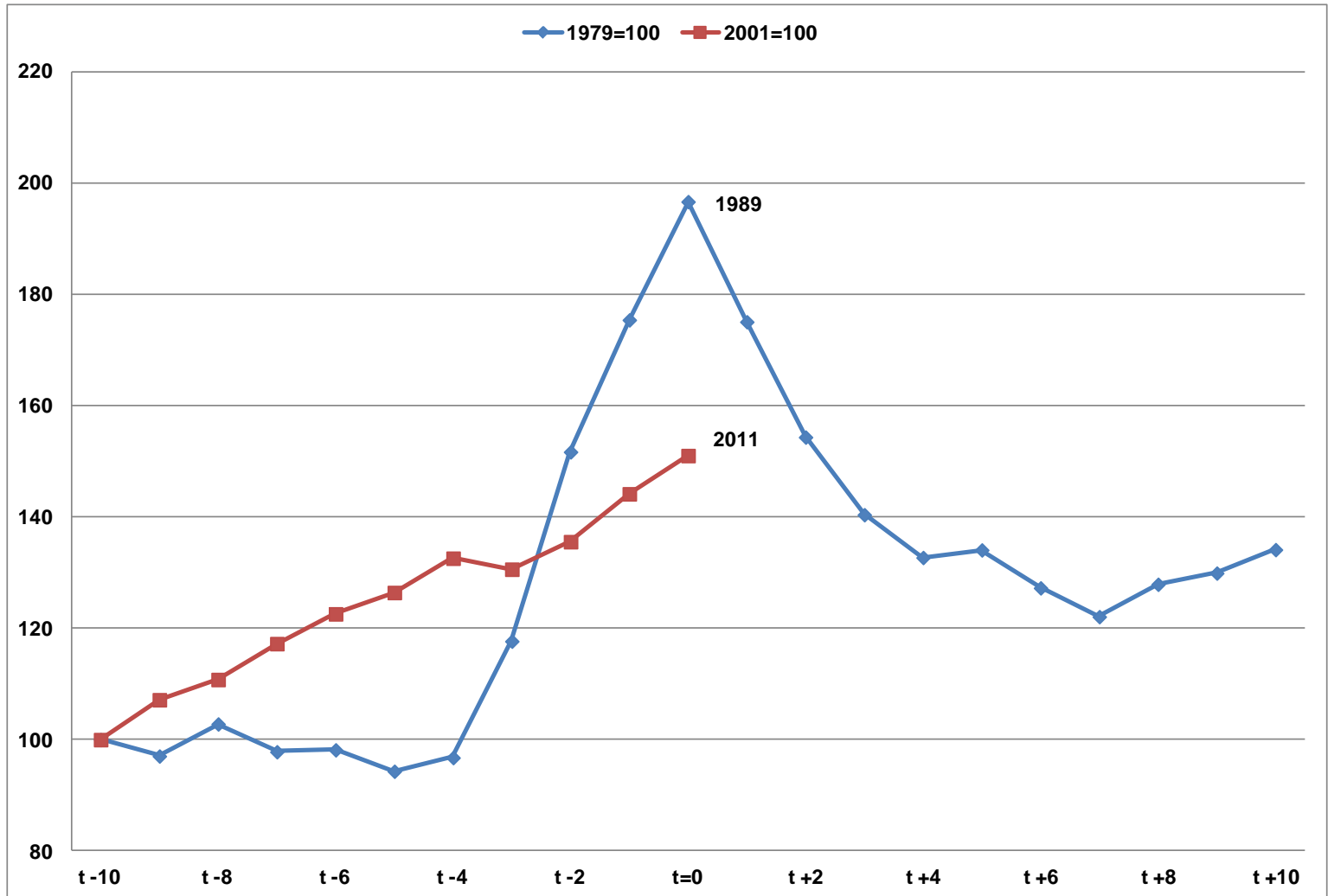


# Average House Prices

1979=100 & 2001=100



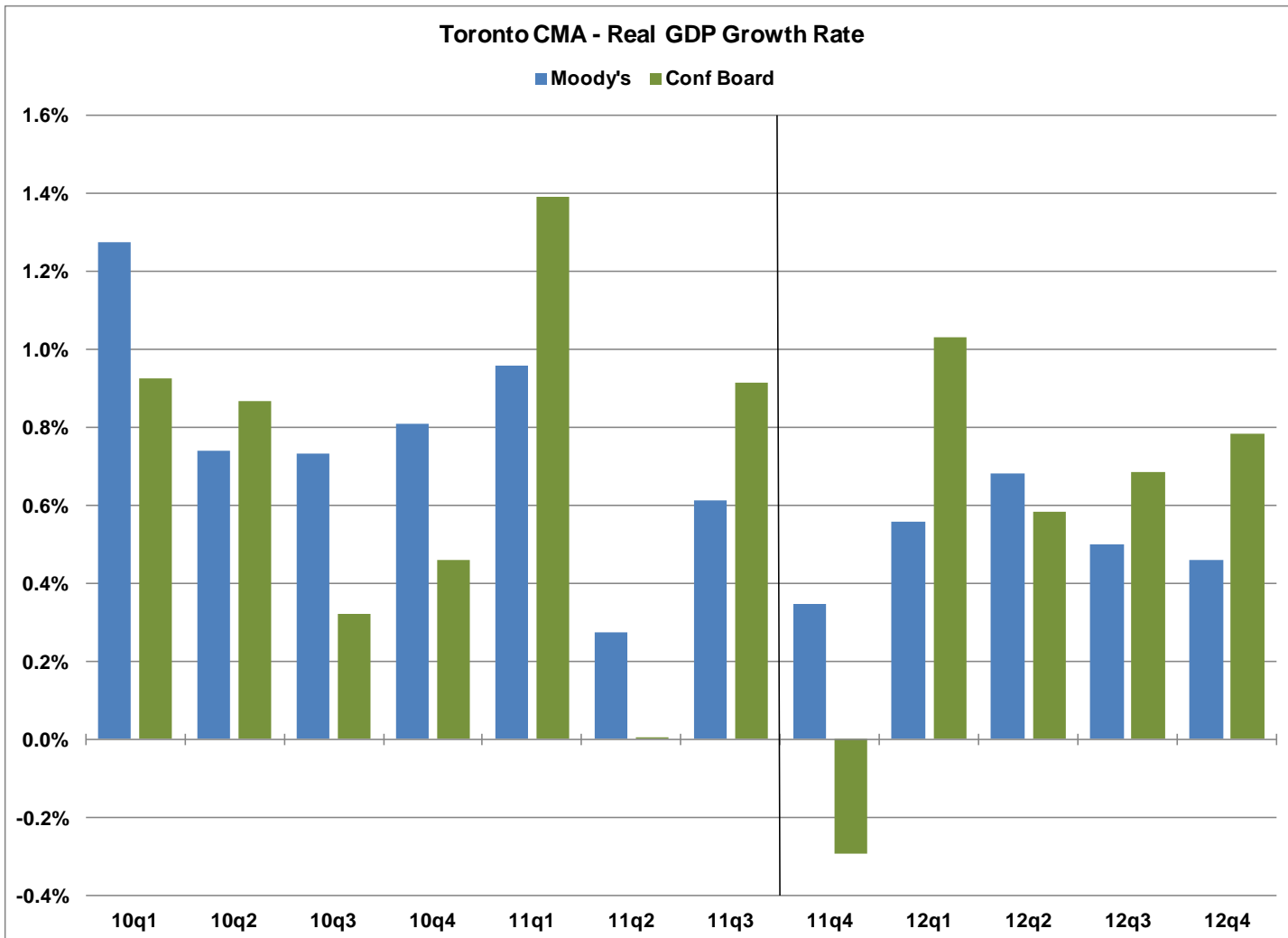
# Average House Prices (adjusted for CPI)





# Real GDP Growth

## Toronto CMA



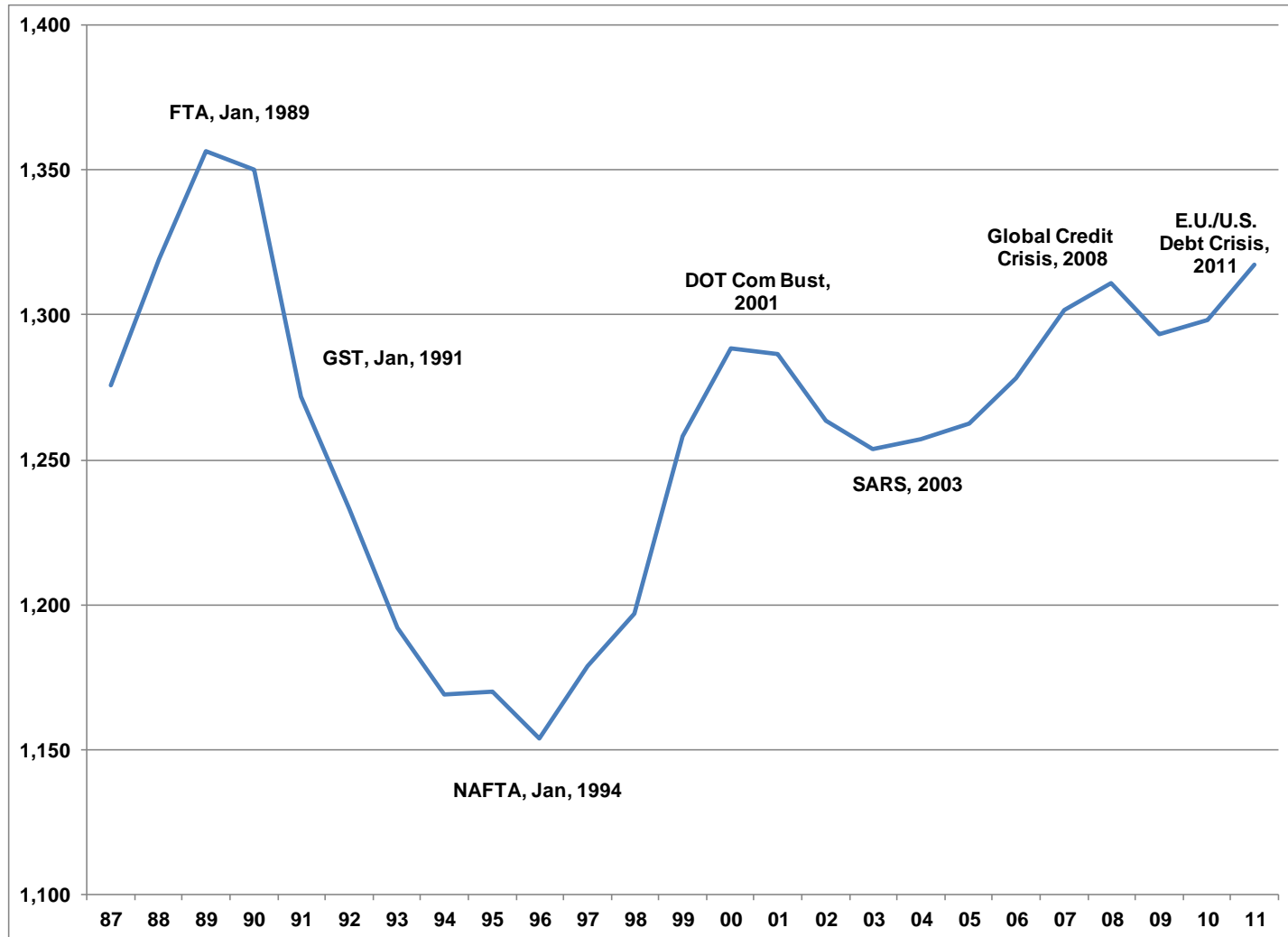
# Percent Change in GDP

## 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%

# Total Employ in Establishments

City of Toronto



# 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

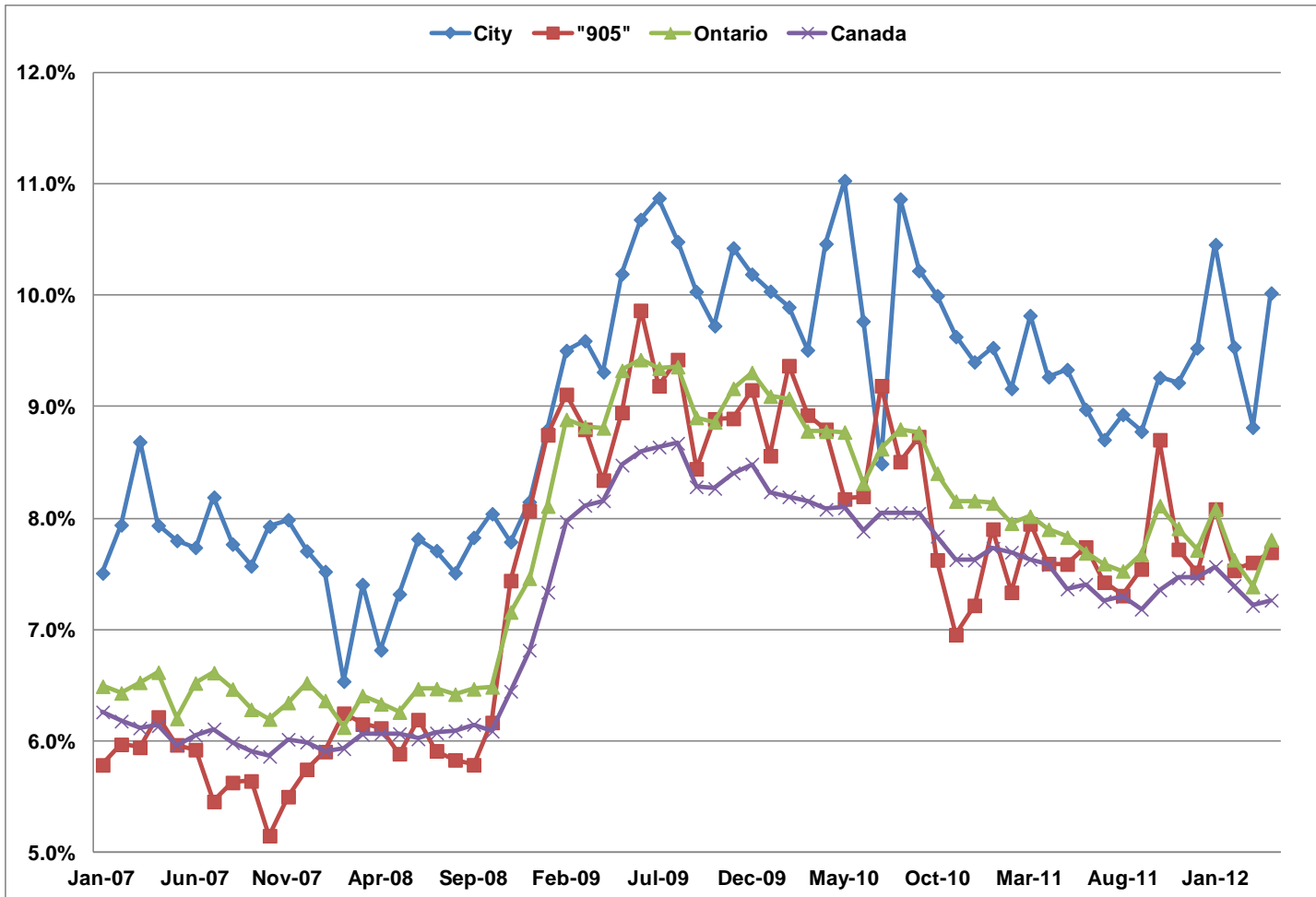
# How Toronto Ranks - 2012

- Benchmarking Global City Competitiveness (The Economist): Toronto is ranked 12<sup>th</sup> 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 2<sup>nd</sup> 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 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
- Economist Intelligence Unit: Toronto ranked 4<sup>th</sup> most liveable city in the world

# Unemployment Rate

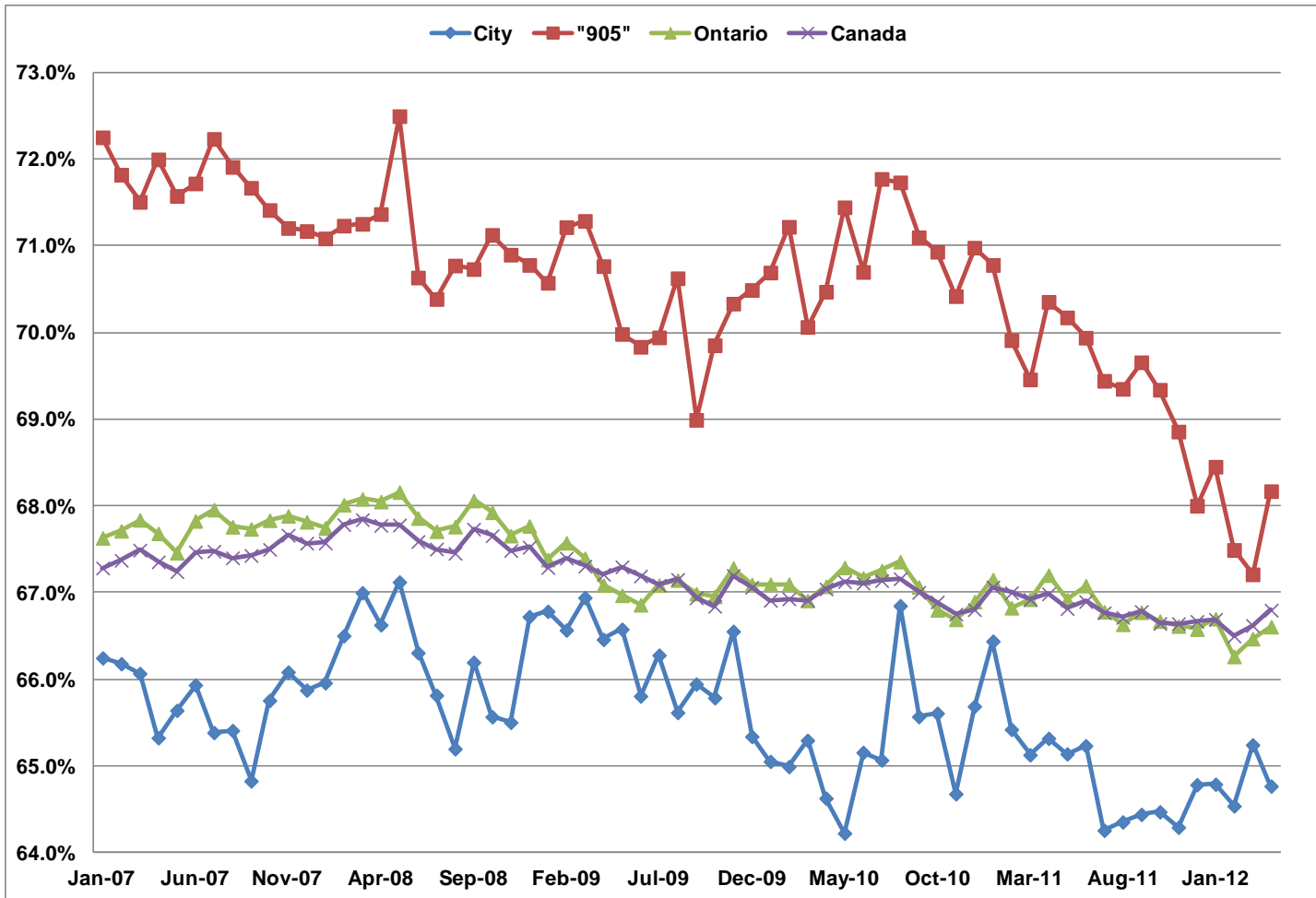


# Unemployment Rate

	City	905	Ontario	Canada
Apr-11	9.3%	7.6%	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	10.5%	8.1%	8.1%	7.6%
Feb-12	9.5%	7.5%	7.6%	7.4%
Mar-12	8.8%	7.6%	7.4%	7.2%
Apr-12	10.0%	7.7%	7.8%	7.3%



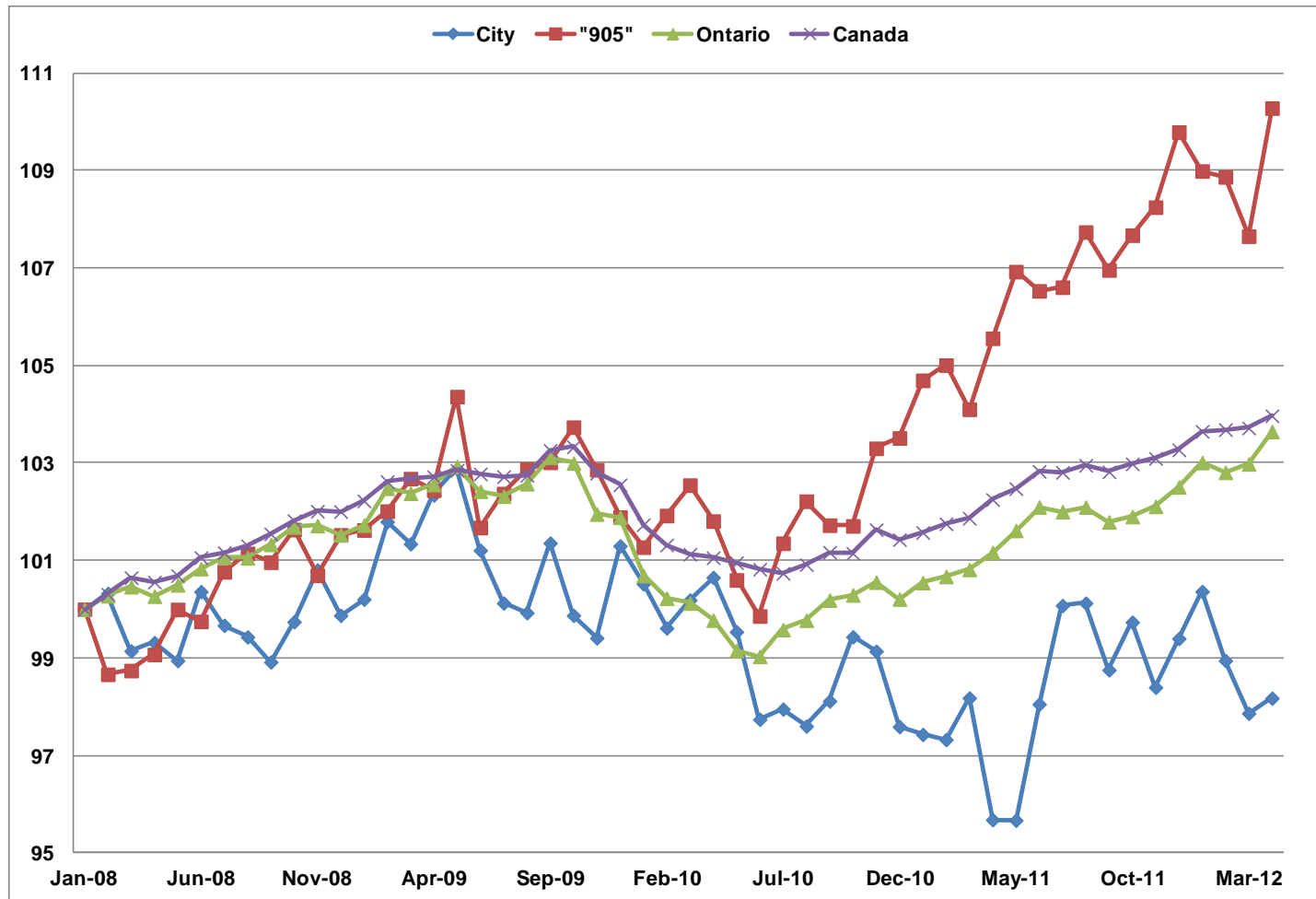
# Participation Rate



# Participation Rate

	City	905	Ontario	Canada
Apr-11	65.3%	70.4%	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%	69.4%	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%	68.9%	66.6%	66.6%
Dec-11	64.8%	68.0%	66.6%	66.7%
Jan-12	64.8%	68.5%	66.7%	66.7%
Feb-12	64.5%	67.5%	66.3%	66.5%
Mar-12	65.2%	67.2%	66.5%	66.6%
Apr-12	64.8%	68.2%	66.6%	66.8%

# Total Employed Residents (Jan08=100)

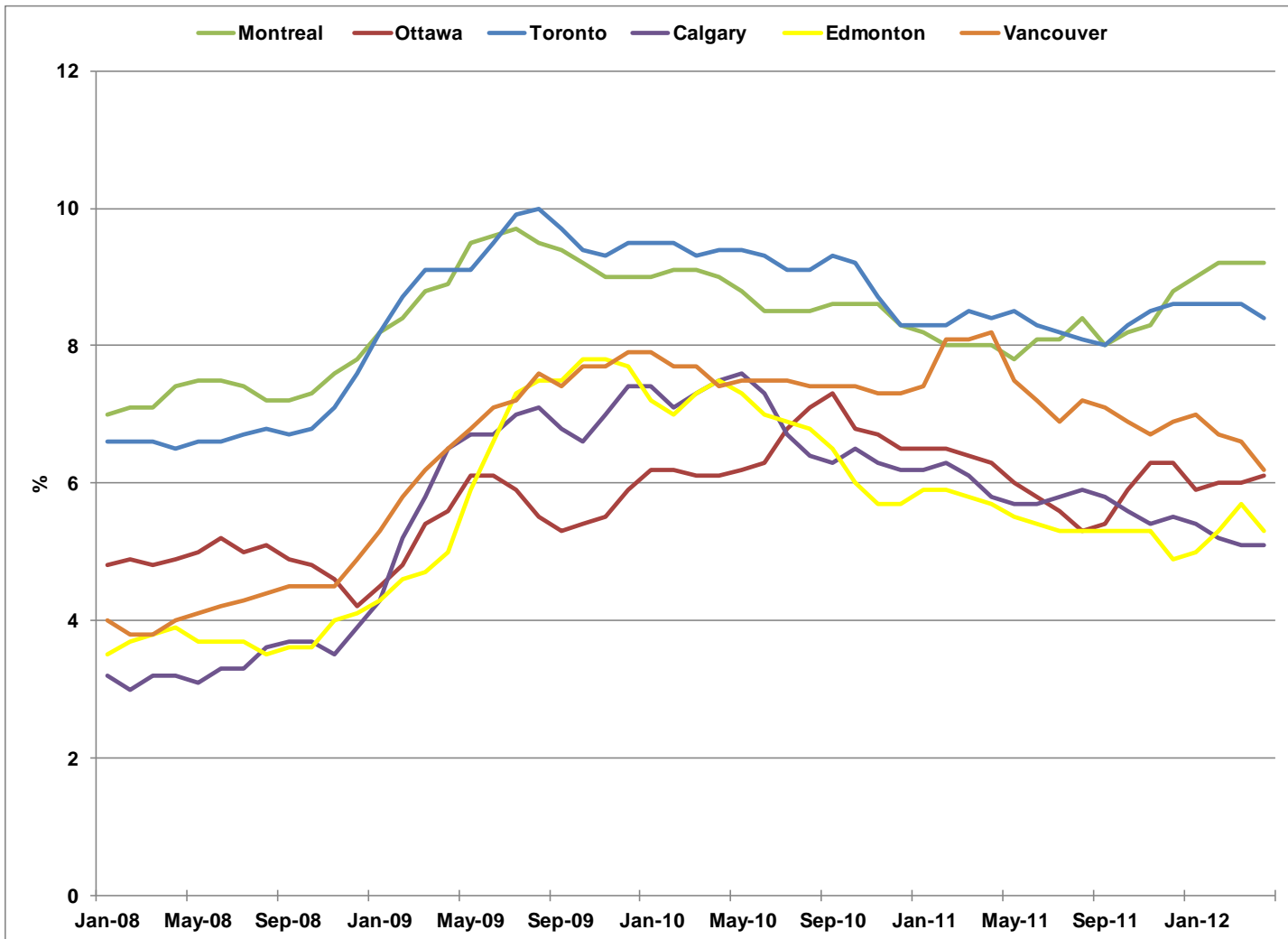


# Total Employed Residents

	City	905	Ontario	Canada
Apr-11	1,263	1,712	6,743	17,281
May-11	1,257	1,715	6,729	17,299
Jun-11	1,270	1,705	6,762	17,329
Jul-11	1,260	1,697	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	1,257	1,686	6,719	17,339
Nov-11	1,265	1,686	6,736	17,333
Dec-11	1,266	1,678	6,754	17,355
Jan-12	1,255	1,683	6,746	17,357
Feb-12	1,264	1,673	6,742	17,354
Mar-12	1,286	1,672	6,788	17,437
Apr-12	1,259	1,701	6,781	17,495

# Unemployment Rate

## Major Canadian Urban Regions



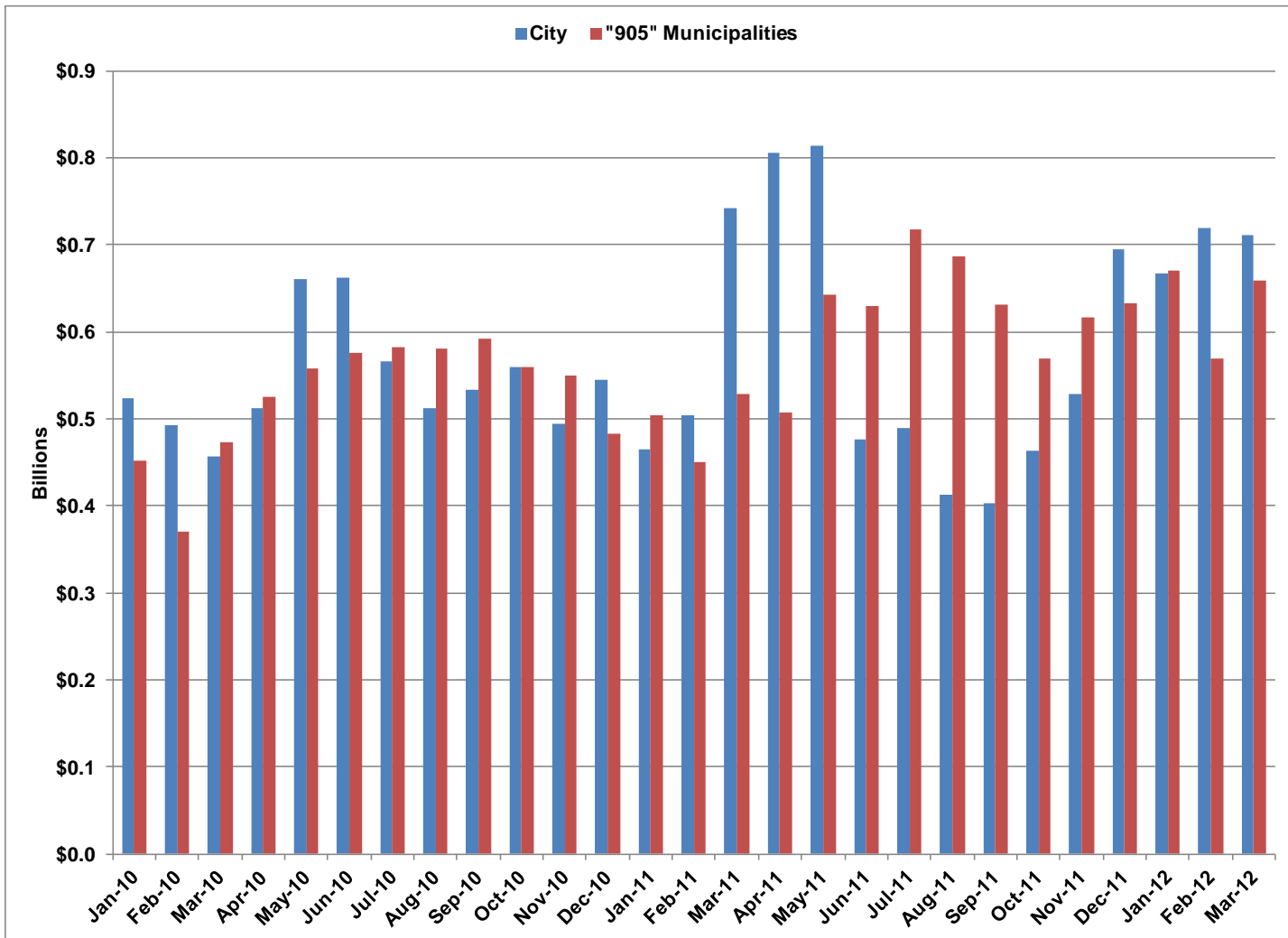
# Unemployment Rate

## 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
Apr-12	9.2	6.1	8.4	5.1	5.3	6.2

# Total Value of Building Permits

## City and "905" Area



# Total Value of Building Permits

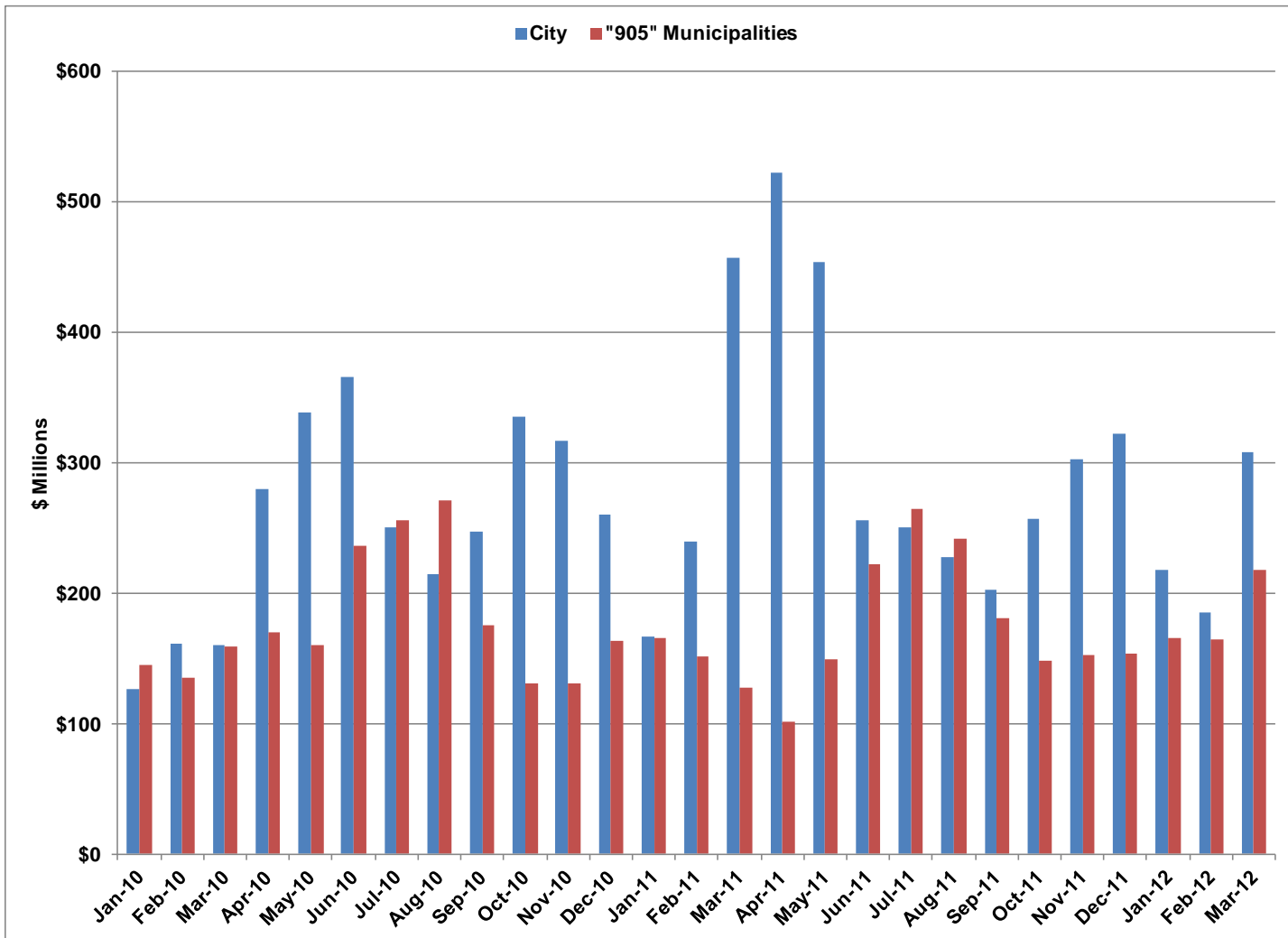
## City and "905" Area

	Billions \$	
	City	"905" Municipalities
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
Mar-12	\$0.71	\$0.66



# Value of ICI Building Permits

## City and "905" Area



# Value of ICI Building Permits

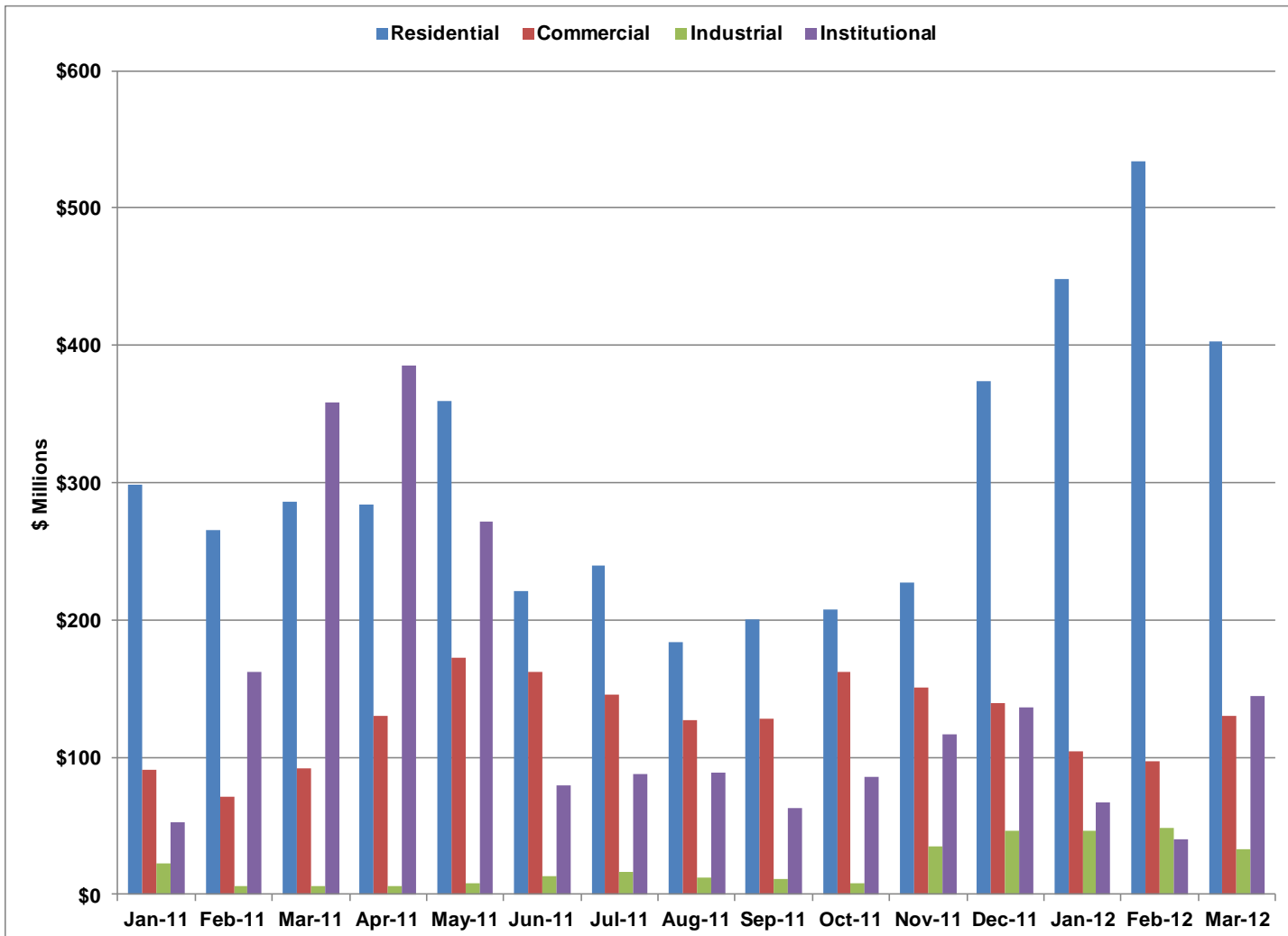
## City and "905" Area

Millions \$

	City	"905" Municipalities
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
Mar-12	\$308.1	\$218.0

# Value of Building Permits

## City of Toronto



# Value of Building Permits

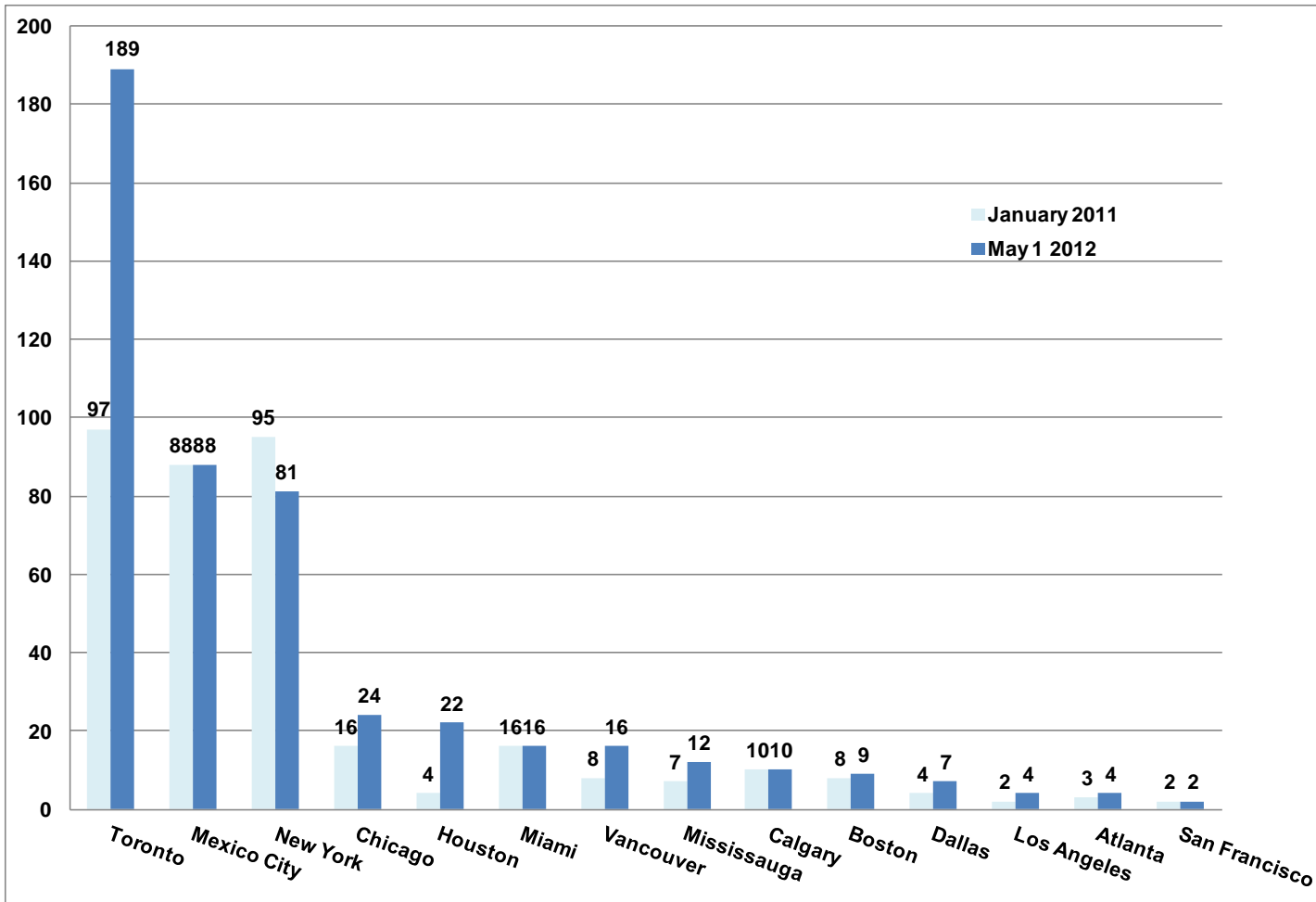
## City of Toronto

Millions \$

	Residential	Commercial	Industrial	Institutional
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
Mar-12	403.1	130.5	33.0	144.5

# High Rise Buildings Under Construction

## North American Cities

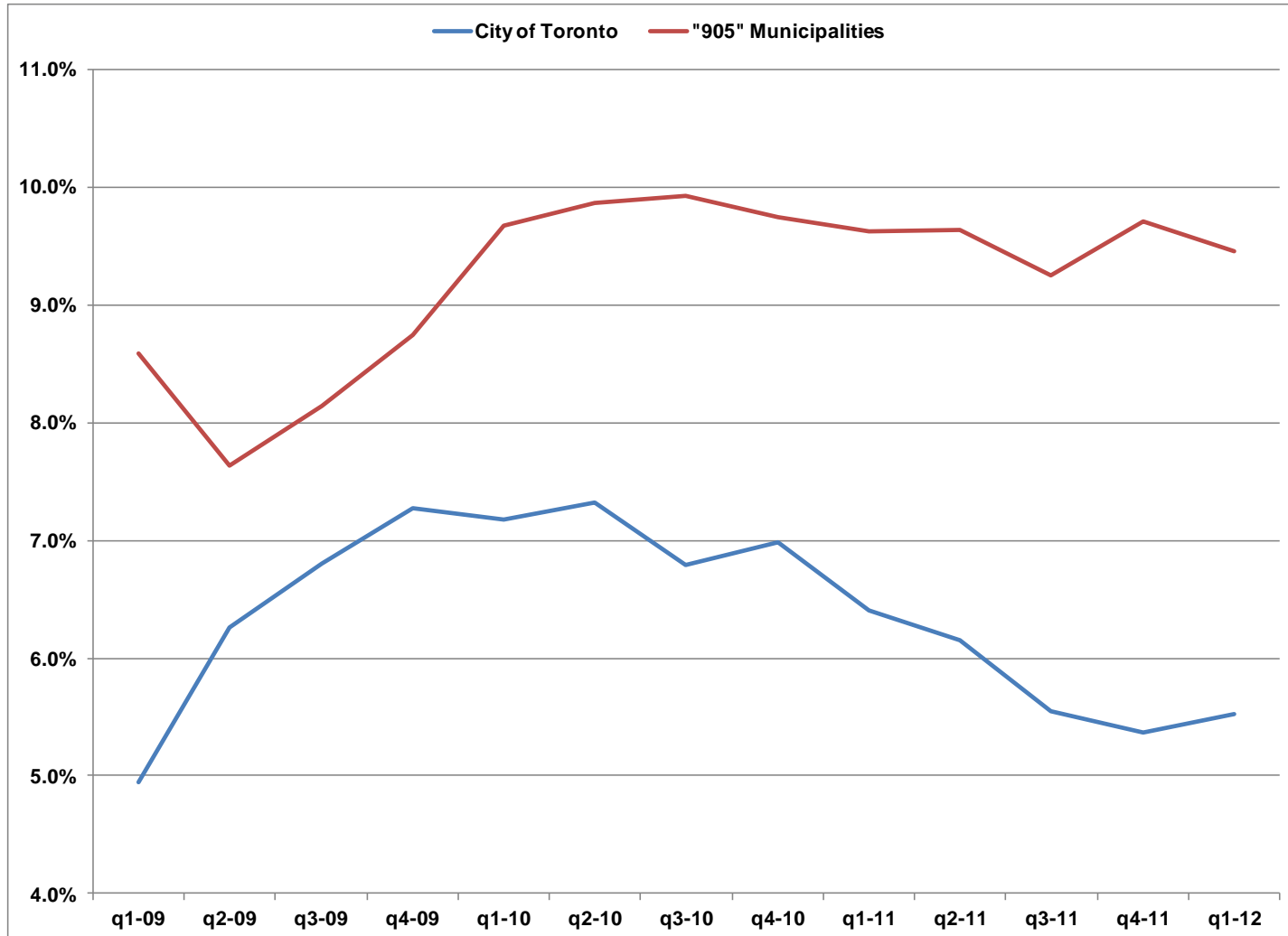


# Tallest Buildings

## 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 W ay	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

# Office Vacancy Rate Toronto Region



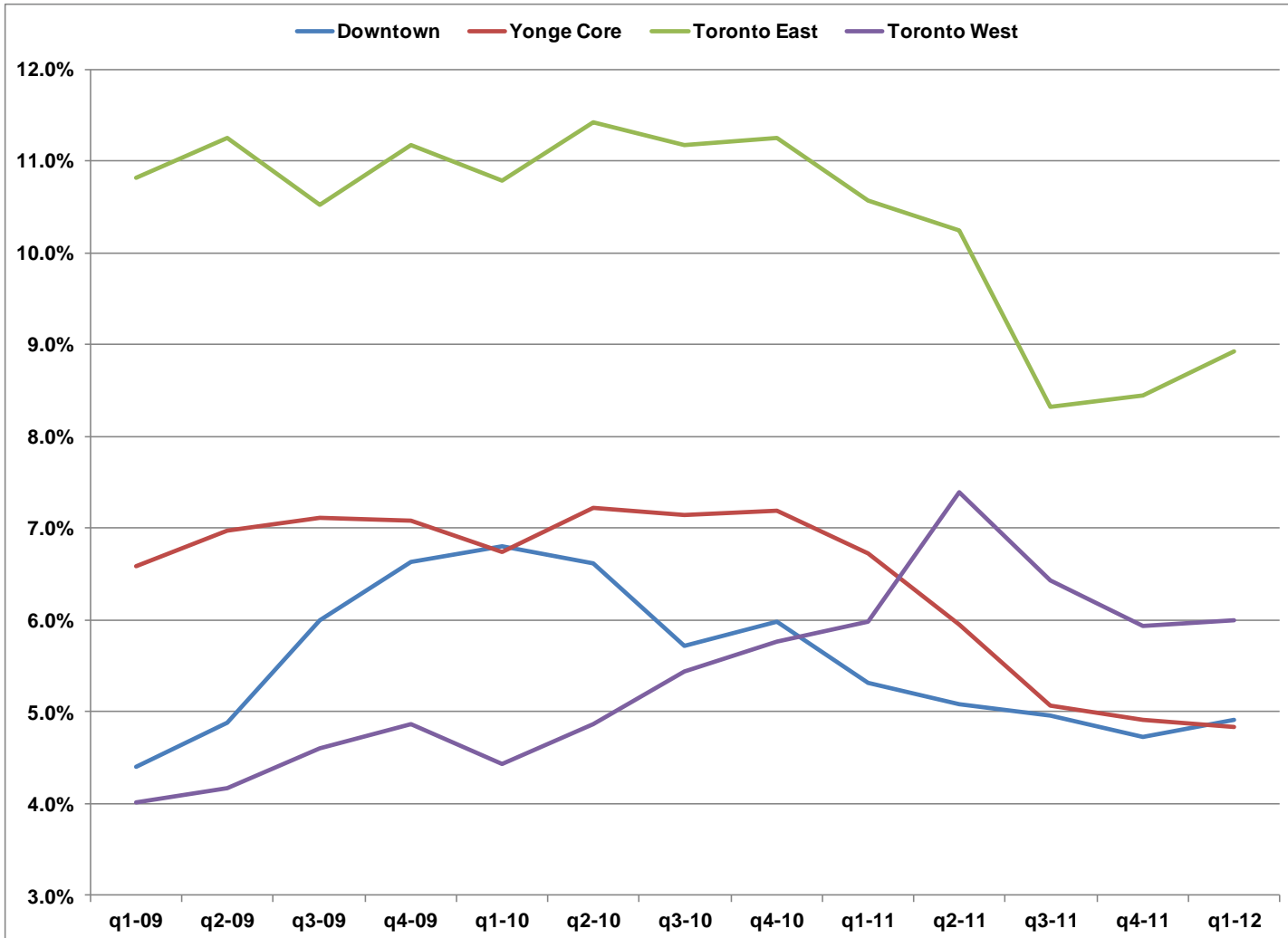
# Office Vacancy Rate

## 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%
q1-12	5.5%	9.4%	6.7%



# Office Vacancy Rates for Selected Areas

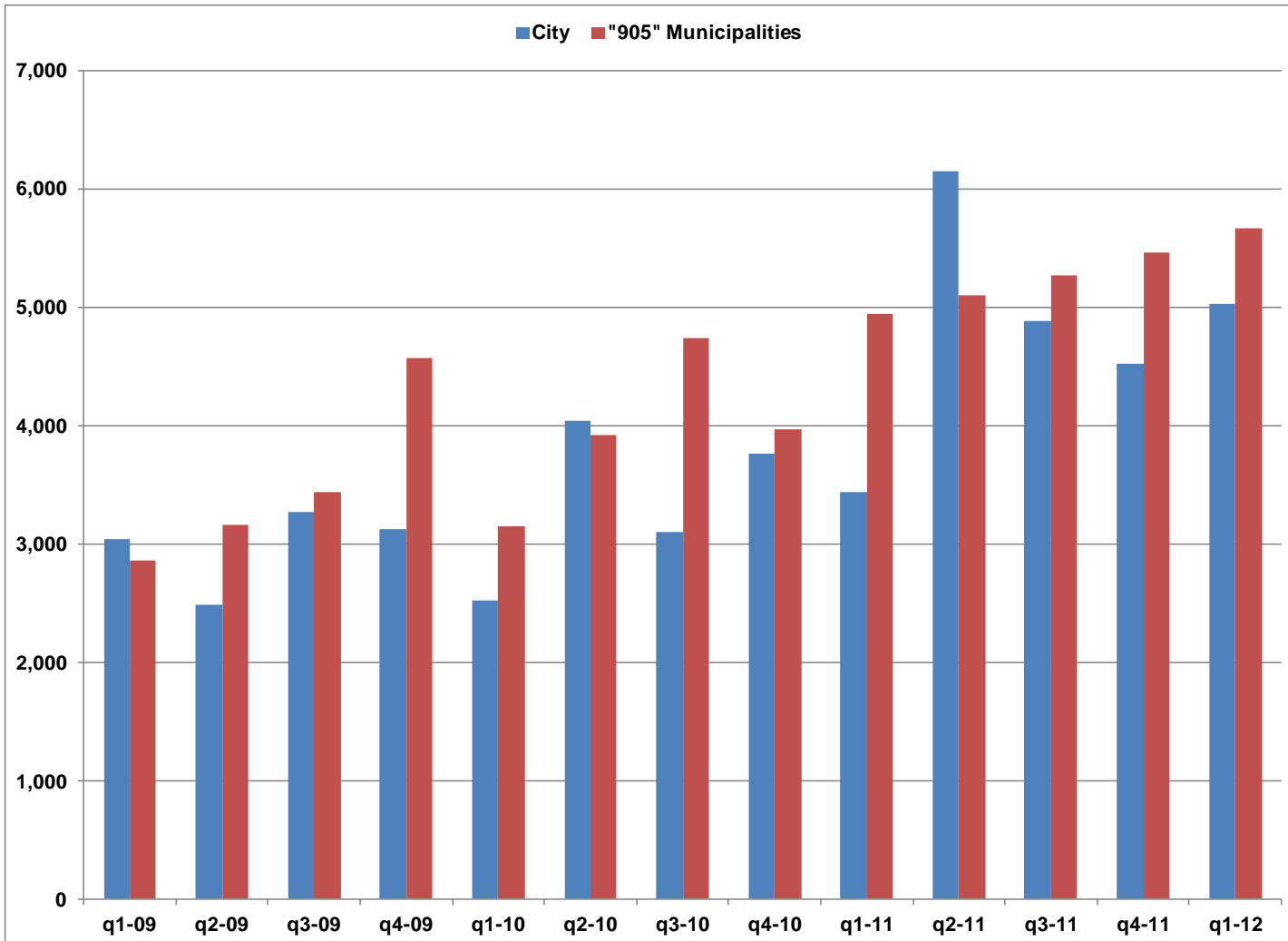


# Office Vacancy Rates for Selected Areas

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

# Housing Starts

## Toronto Region



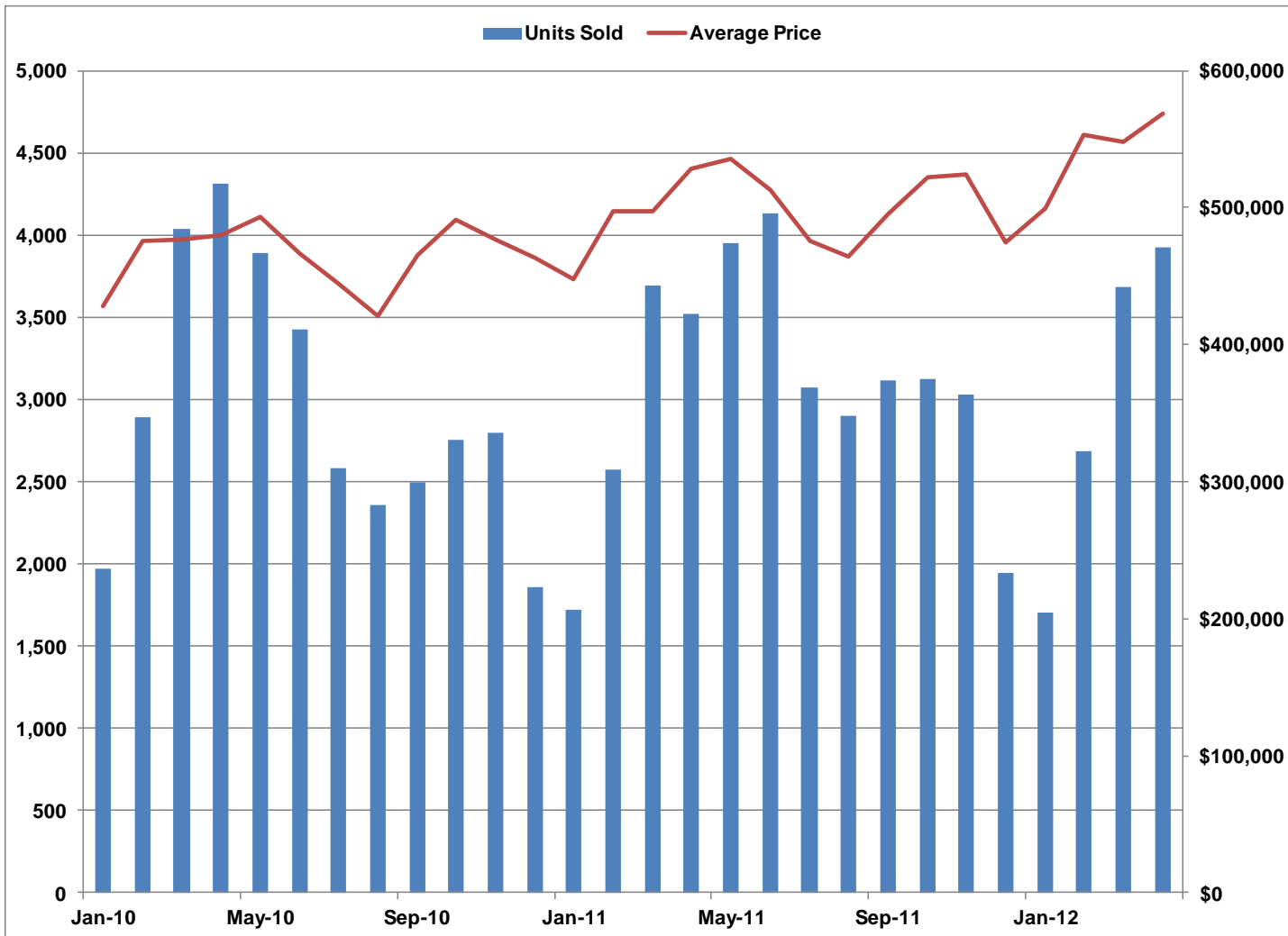
# Housing Starts

## 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
q1-12	5,021	5,661

# MLS Sales and Prices

## City of Toronto



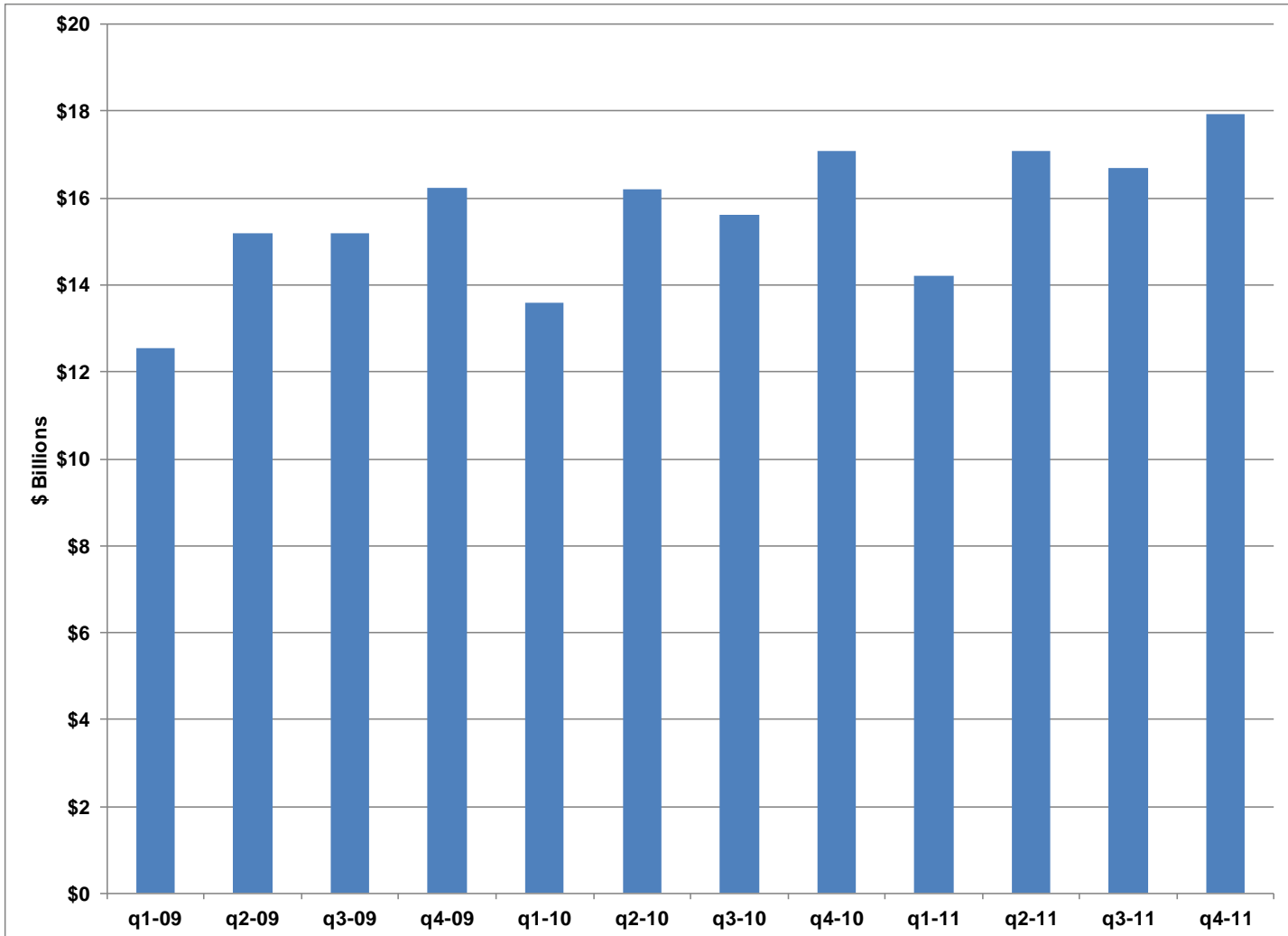
# MLS Sales and Prices

## City of Toronto

	Units Sold	Average 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
Mar-12	3,682	\$548,354
Apr-12	3,925	\$568,436

# Retail Sales

## Toronto Region



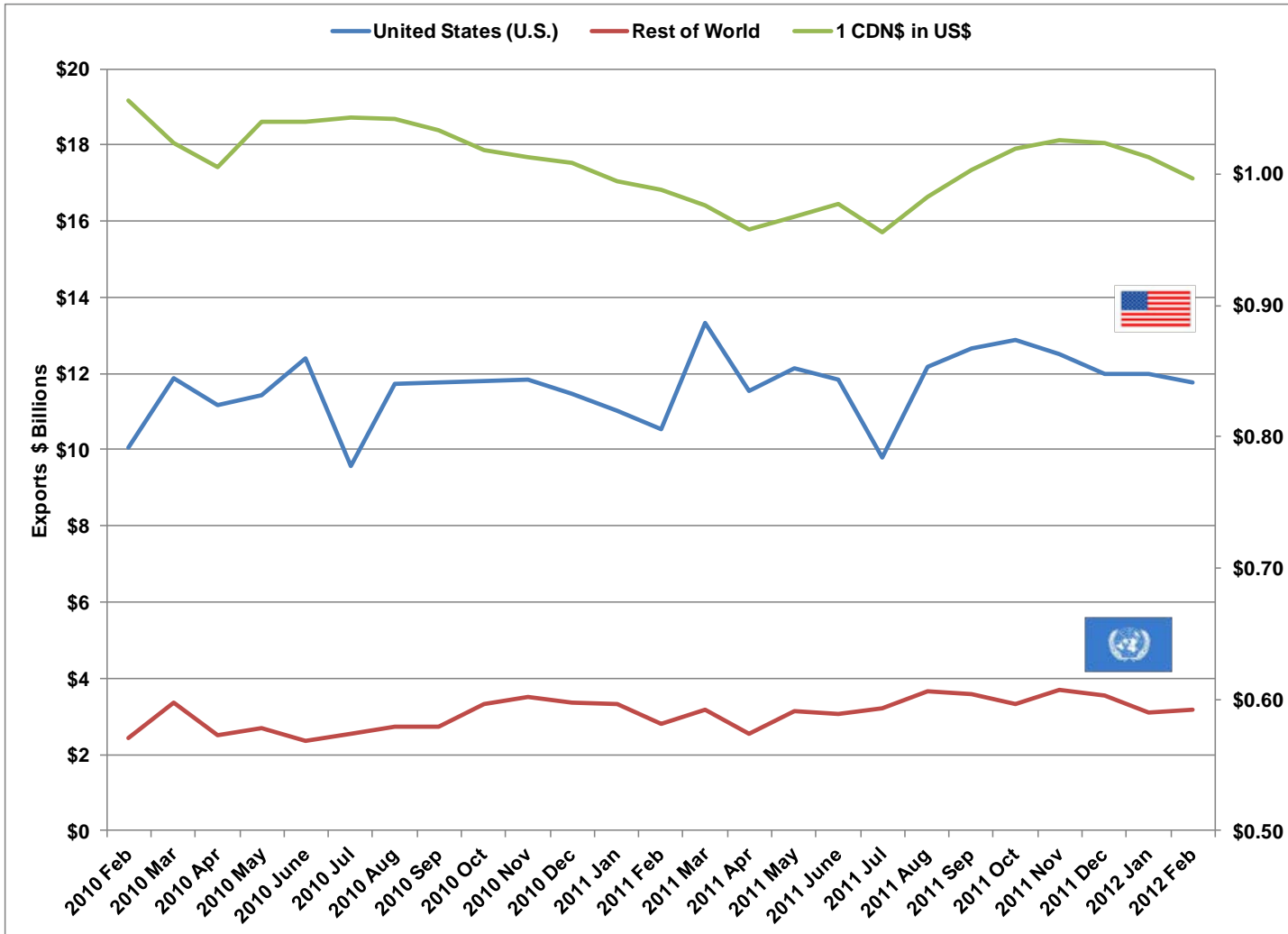
# Retail Sales

## 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
<hr/>	
11-Jan	4.7
11-Feb	4.5
12-Jan	4.9
12-Feb	4.7



# Ontario Merchandise Exports & US\$ Exchange Rate



# Ontario Merchandise Exports & US\$ Exchange Rate

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

	US	All Others	1 CDN\$ in US\$
2010 Feb	10.07	2.42	1.056
2010 Mar	11.89	3.35	1.023
2010 Apr	11.18	2.51	1.005
2010 May	11.42	2.69	1.040
2010 June	12.41	2.34	1.040
2010 Jul	9.56	2.56	1.043
2010 Aug	11.73	2.74	1.042
2010 Sep	11.77	2.74	1.034
2010 Oct	11.82	3.31	1.018
2010 Nov	11.84	3.53	1.013
2010 Dec	11.46	3.37	1.008
2011 Jan	11.03	3.32	0.994
2011 Feb	10.54	2.82	0.988
2011 Mar	13.32	3.19	0.977
2011 Apr	11.53	2.55	0.958
2011 May	12.13	3.15	0.968
2011 June	11.84	3.07	0.977
2011 Jul	9.80	3.20	0.956
2011 Aug	12.17	3.67	0.982
2011 Sep	12.64	3.57	1.003
2011 Oct	12.90	3.30	1.019
2011 Nov	12.53	3.71	1.026
2011 Dec	12.01	3.55	1.024
2012 Jan	11.99	3.10	1.013
2012 Feb	11.78	3.17	0.997

