



Economic Dashboard – Annual Summary

Economic Development Committee

March 5, 2013

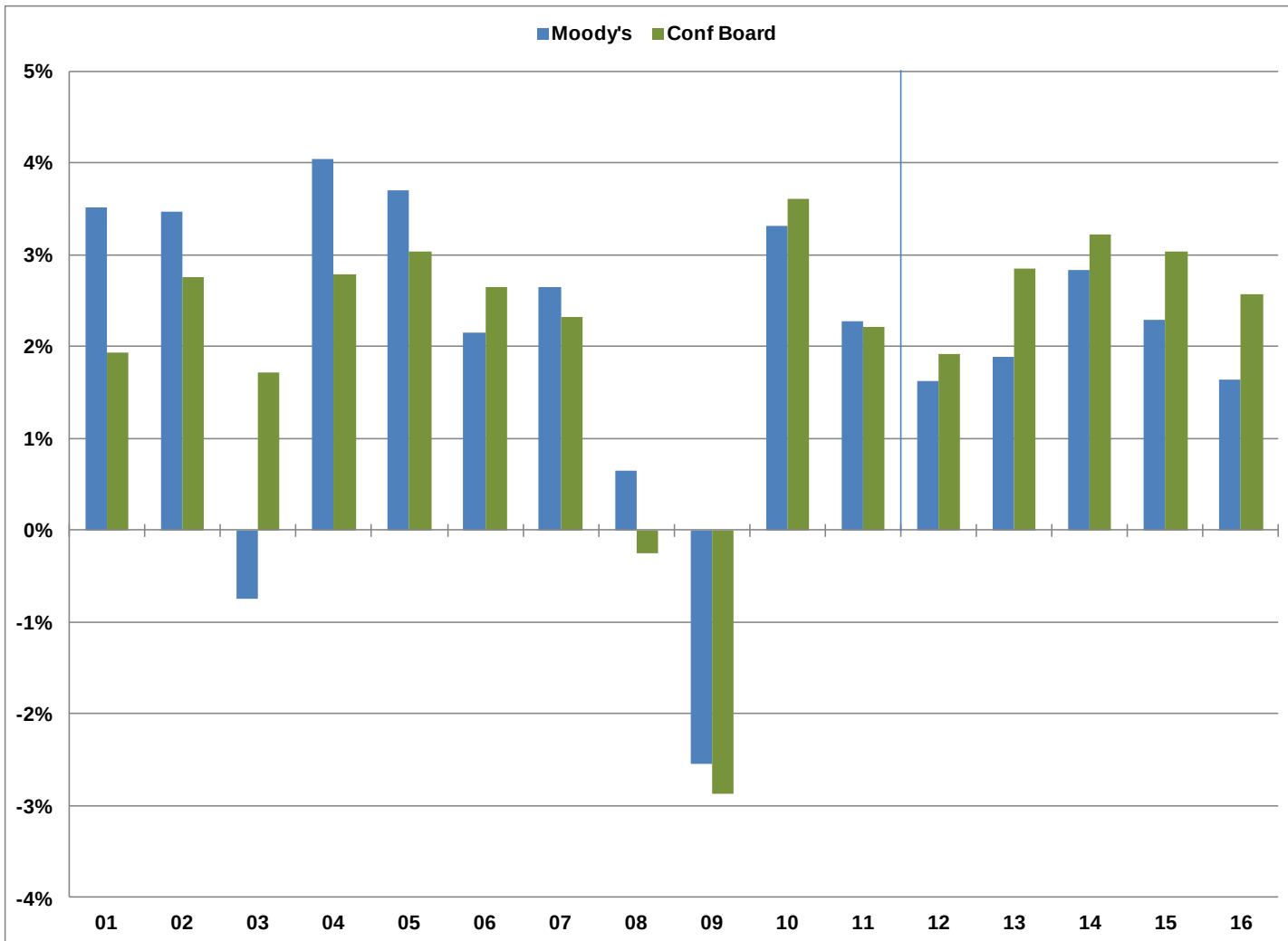


Indicator Highlights - Annual

	Geography	2010	2011	2012	% Change	Status
Unemployment Rate	Toronto	9.9%	9.2%	9.6%		
	Canada	8.0%	7.5%	7.3%		
Participation Rate	Toronto	65.3%	64.9%	65.9%		
	Canada	67.0%	66.8%	66.7%		
Total Employed Residents	Toronto	1,263,820	1,266,830	1,286,050	1.5%	
	Canada	17,041,020	17,306,220	17,507,710	1.2%	
Total Value of Building Permits (Billions)	Toronto	\$6.6	\$6.9	\$6.2	-9.7%	
	Canada	\$72.4	\$74.0	\$80.7	9.1%	
Office Vacancy Rate	Toronto	7.0%	5.4%	5.6%		
Average House Price	Toronto	\$468,247	\$501,971	\$538,053	7.2%	
	Canada					
Business Bankruptcies	Toronto CMA	981	687	n/a		
	Canada	4,072	3,643	n/a		
Employment Insurance Recipients	Toronto	444,170	351,150	312,260	-11.1%	
	Canada	7,018,920	5,942,320	5,475,620	-7.9%	
Consumer Price Index (2002=100)	Toronto	116.5	120.0	121.8	1.5%	
	Canada	116.5	119.9	121.7	1.5%	

Change in Real GDP

Toronto CMA



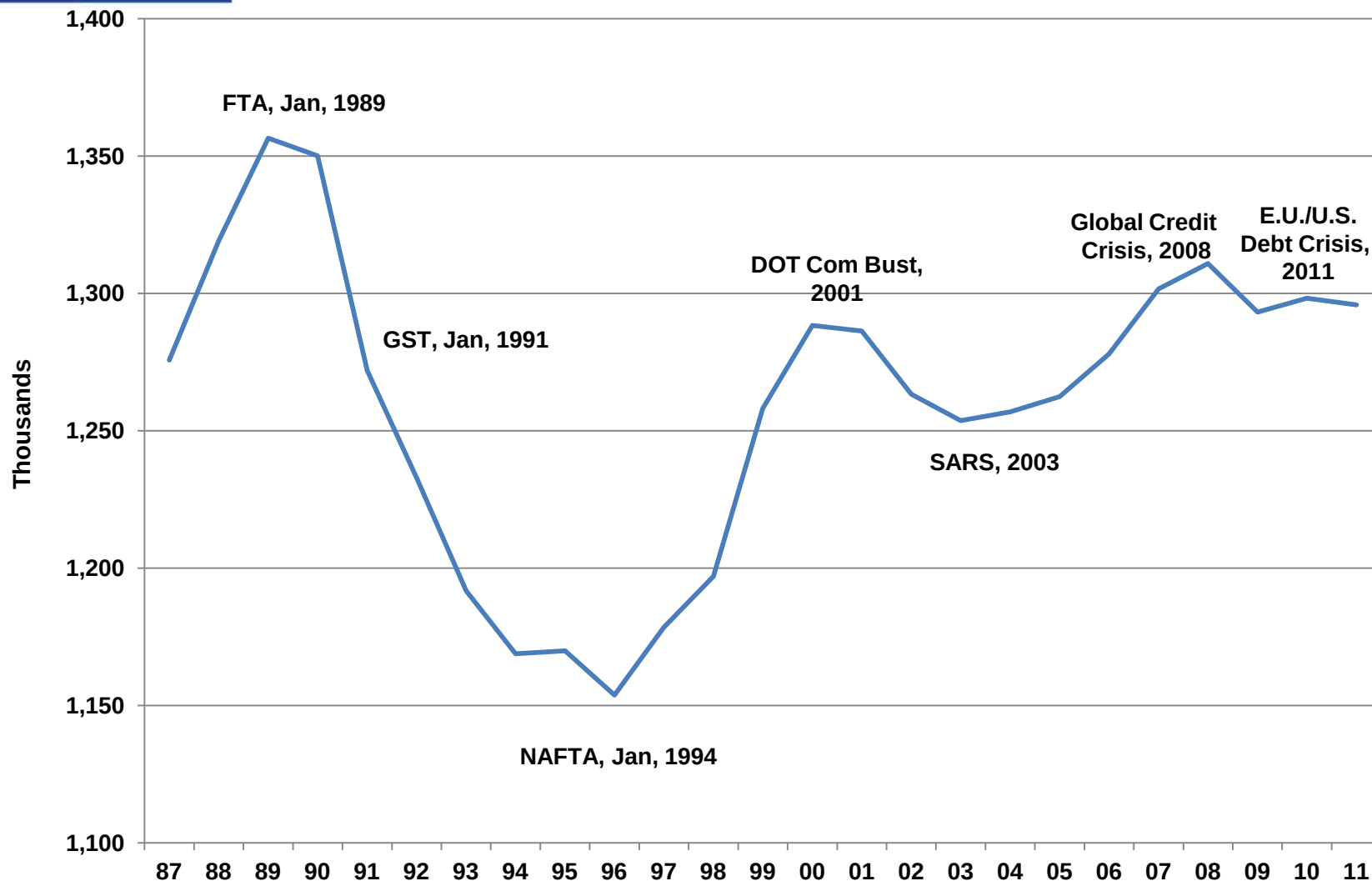
Change in Real GDP

Toronto CMA

	Moody's	Conference Board
2001	3.52%	1.94%
2002	3.47%	2.76%
2003	-0.74%	1.71%
2004	4.05%	2.79%
2005	3.71%	3.03%
2006	2.15%	2.64%
2007	2.65%	2.32%
2008	0.65%	-0.25%
2009	-2.55%	-2.87%
2010	3.31%	3.61%
2011	2.27%	2.22%
2012	1.63%	1.92%
2013	1.89%	2.85%
2014	2.84%	3.22%
2015	2.29%	3.03%
2016	1.65%	2.56%

Jobs in the City of Toronto

Establishment Survey



Jobs in the City of Toronto

Establishment Survey

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
2011	1,295.8	-2.5

Business Climate

Toronto Ranks Well Internationally

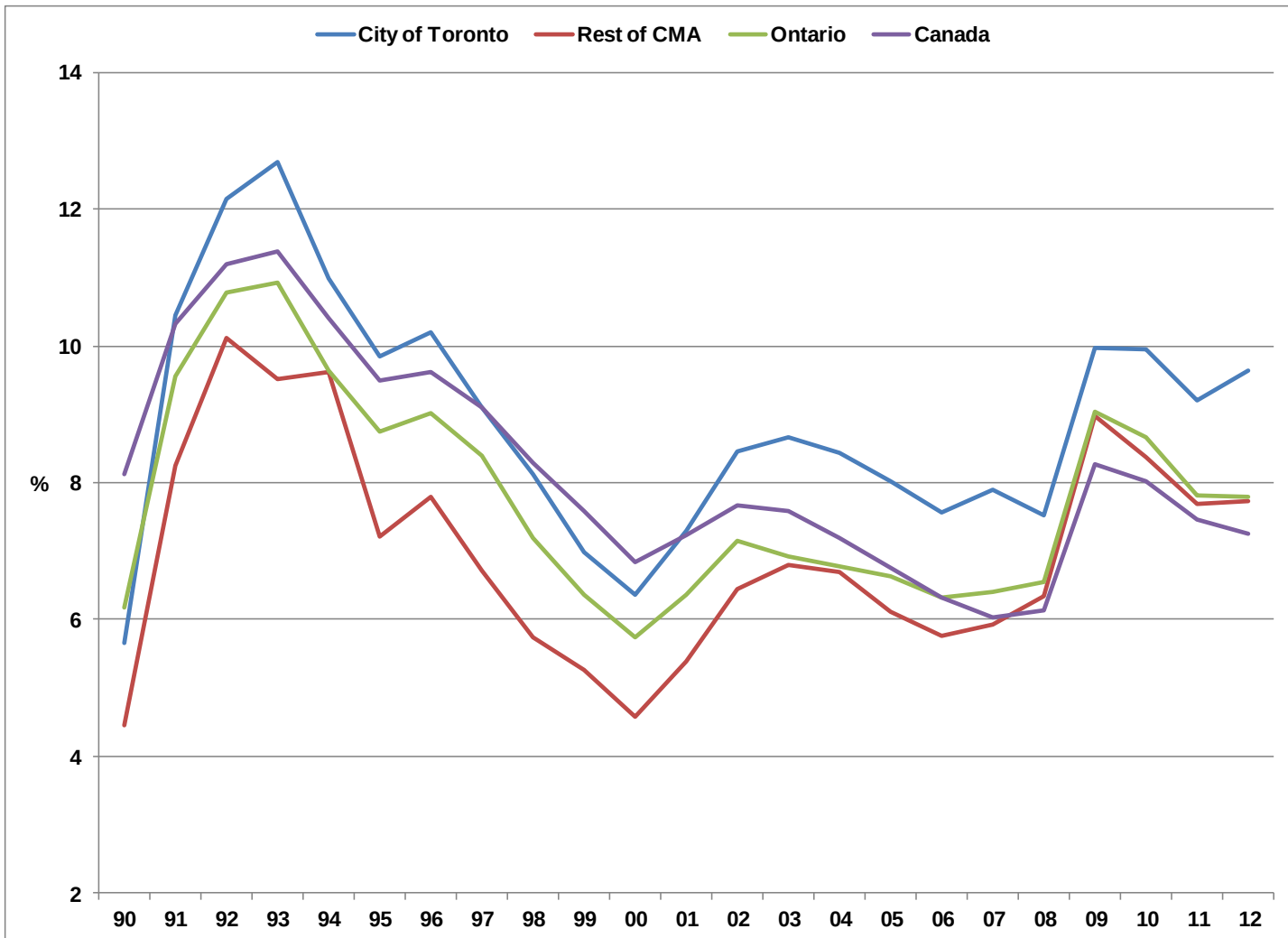
- Economist Intelligence Unit:
Toronto ranked 4th most liveable city in the world (2012)
- Benchmarking Global City Competitiveness (The Economist):
Toronto is ranked 12th of 120 global cities (2012)
- Smart Cities (Fast Company Magazine):
Toronto ranked 1st in North America and 2nd in the world (2012)
- KPMG's 2012 Comparative Alternative study:
Toronto ranked 2nd as world's most business competitive global city
- Global Economic Power Index:
Toronto ranked as the 12th most powerful city globally (2011)

Business Climate

Toronto Ranks Well Internationally

- Top Cities to Find an IT Job in 2012 (Modis):
Toronto is ranked 2nd in North America
- Toronto #4 of World's Top Tech Hubs (2012) :
Toronto ranked 4th among 25 cities worldwide as a top tech hub by Startup Genome, a project that aims to increase the success rate of start-ups and accelerate the pace of innovation globally.
- Colliers International – Office Markets (2012)
Toronto ranks 7th as having lowest vacancy rate of 75 office markets in North America
- Global Financial Centres Index 2012(Z/Yen Group):
Toronto is 10th among global financial centres
- Economic Momentum Q3 2012(CIBC): Fastest in Canada City of Toronto has ranked #1 for more than a year and has consistently ranked in the top five for more than seven consecutive years.

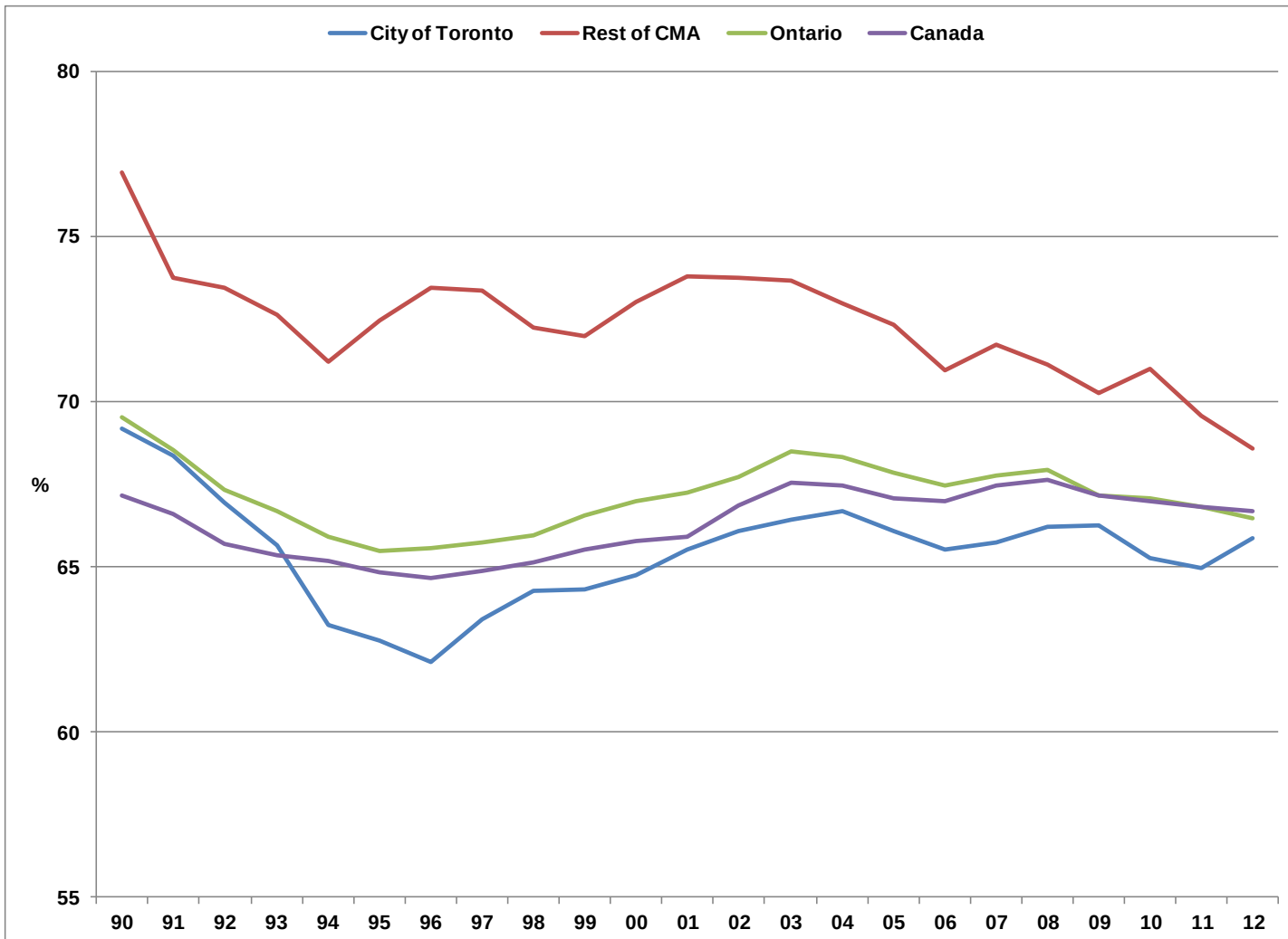
Unemployment Rate



Unemployment Rate

	City of Toronto	Rest of CMA	Ontario	Canada
1990	5.65	4.44	6.17	8.13
1991	10.45	8.26	9.55	10.32
1992	12.15	10.12	10.78	11.20
1993	12.68	9.50	10.92	11.38
1994	10.98	9.63	9.63	10.40
1995	9.84	7.20	8.75	9.49
1996	10.20	7.80	9.02	9.62
1997	9.09	6.70	8.40	9.10
1998	8.13	5.74	7.19	8.28
1999	6.98	5.25	6.35	7.58
2000	6.35	4.57	5.74	6.83
2001	7.30	5.39	6.35	7.23
2002	8.46	6.45	7.15	7.67
2003	8.66	6.80	6.93	7.58
2004	8.44	6.70	6.78	7.18
2005	8.02	6.10	6.62	6.76
2006	7.57	5.76	6.32	6.32
2007	7.90	5.92	6.40	6.03
2008	7.53	6.34	6.54	6.13
2009	9.98	8.98	9.03	8.27
2010	9.94	8.38	8.66	8.01
2011	9.21	7.69	7.81	7.45
2012	9.64	7.72	7.79	7.25

Participation Rate

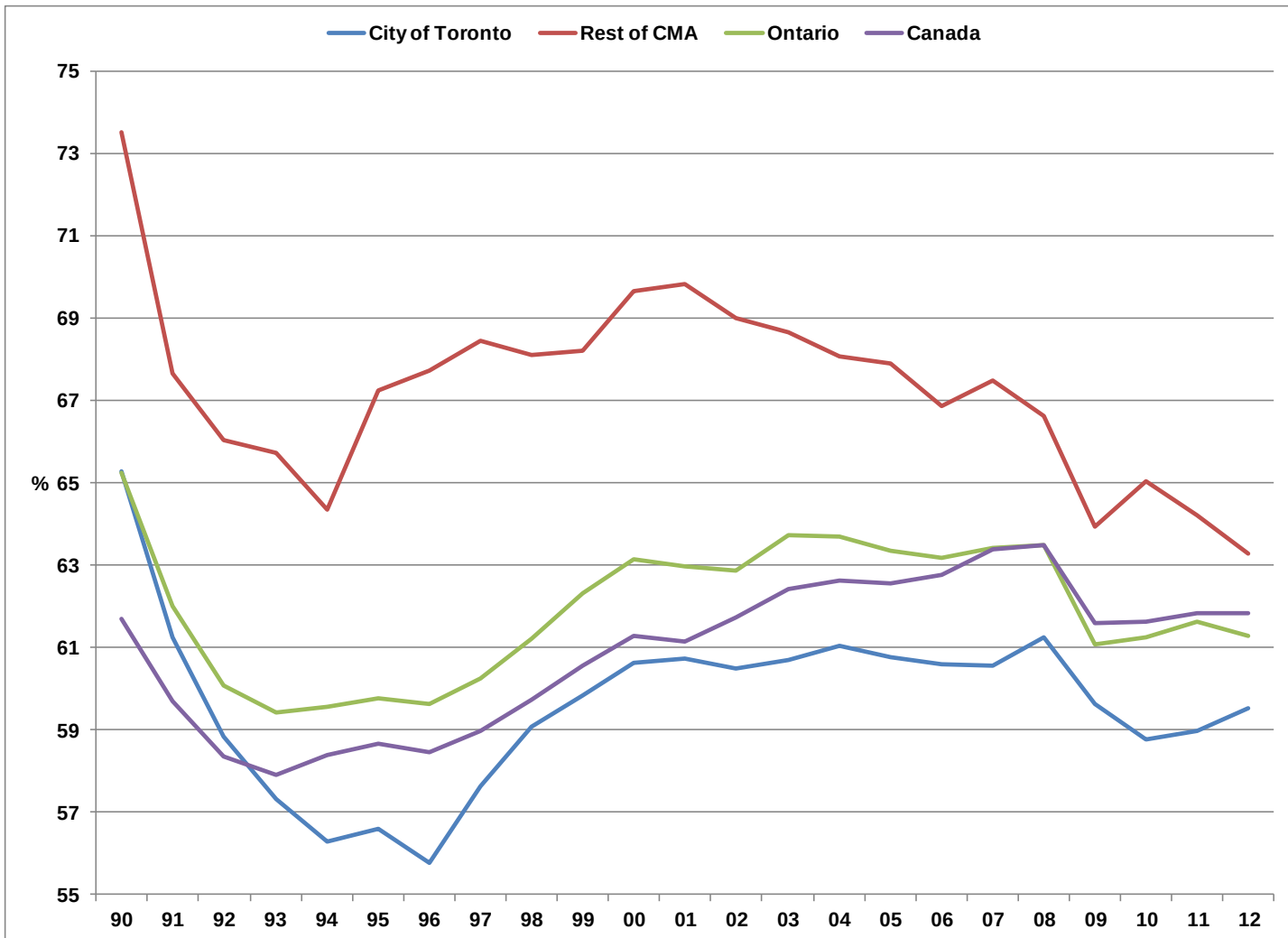


Participation Rate

	City of Toronto	Rest of CMA	Ontario	Canada
1990	69.18	76.92	69.54	67.15
1991	68.37	73.76	68.55	66.58
1992	66.95	73.46	67.34	65.70
1993	65.66	72.64	66.69	65.34
1994	63.24	71.19	65.92	65.16
1995	62.75	72.44	65.48	64.82
1996	62.11	73.44	65.56	64.67
1997	63.40	73.36	65.75	64.87
1998	64.29	72.25	65.94	65.13
1999	64.31	71.98	66.55	65.53
2000	64.74	73.00	67.00	65.76
2001	65.52	73.80	67.25	65.90
2002	66.09	73.74	67.73	66.85
2003	66.43	73.65	68.49	67.53
2004	66.66	72.96	68.32	67.45
2005	66.06	72.31	67.84	67.08
2006	65.54	70.95	67.44	67.00
2007	65.73	71.73	67.74	67.44
2008	66.22	71.13	67.91	67.65
2009	66.23	70.26	67.14	67.14
2010	65.25	70.97	67.06	66.98
2011	64.94	69.57	66.83	66.81
2012	65.86	68.57	66.46	66.67

Employment Rate

Employment / Population age 15+



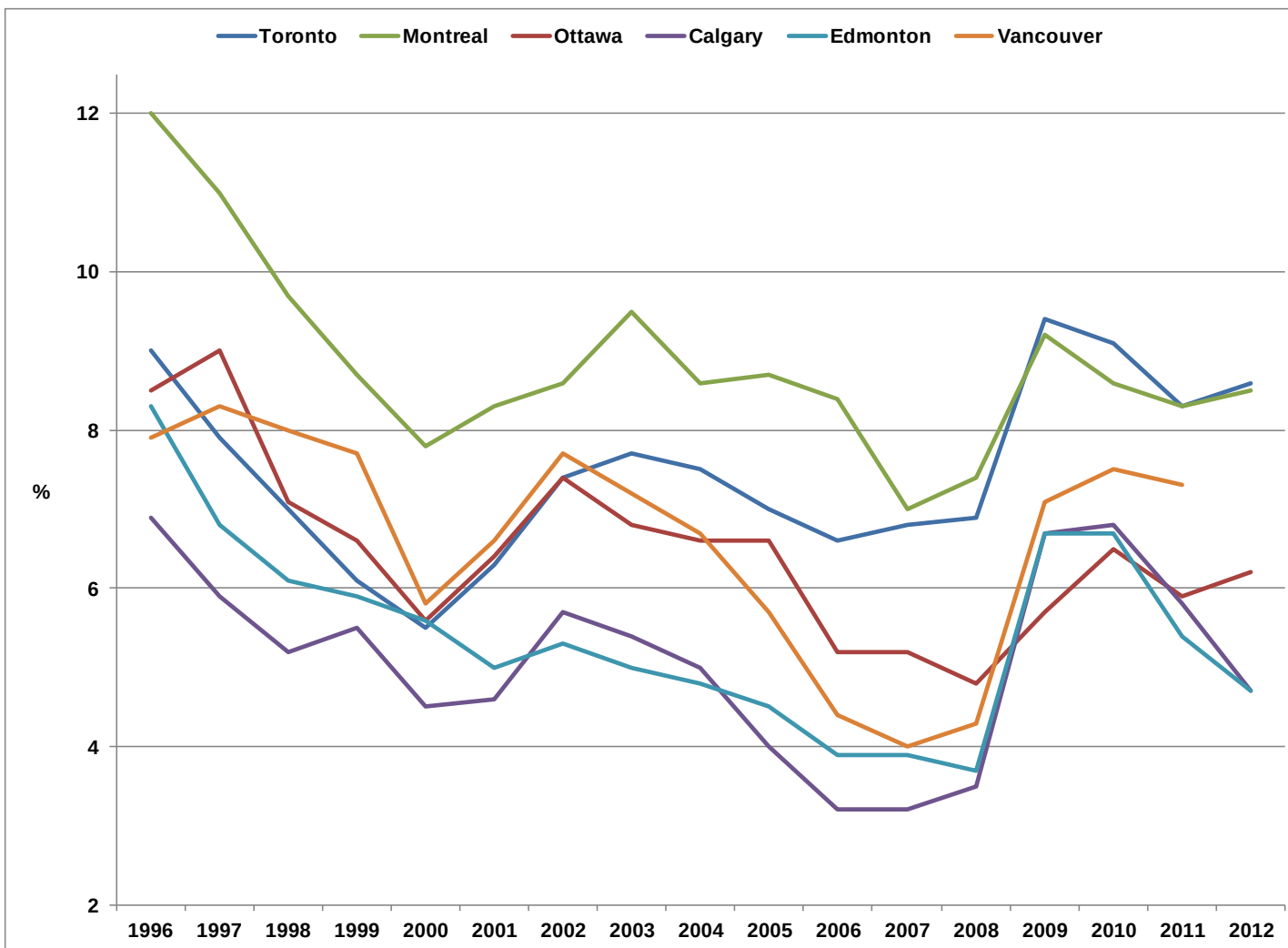
Employment Rate

Employment / Population age 15+

	City of Toronto	Rest of CMA	Ontario	Canada
1990	65.26	73.50	65.25	61.69
1991	61.23	67.67	62.00	59.71
1992	58.82	66.03	60.08	58.34
1993	57.33	65.74	59.41	57.90
1994	56.30	64.33	59.57	58.38
1995	56.58	67.23	59.75	58.67
1996	55.78	67.71	59.64	58.45
1997	57.64	68.44	60.23	58.97
1998	59.06	68.10	61.20	59.73
1999	59.82	68.19	62.32	60.56
2000	60.63	69.66	63.15	61.27
2001	60.73	69.82	62.98	61.14
2002	60.50	68.98	62.88	61.72
2003	60.68	68.64	63.74	62.41
2004	61.03	68.07	63.69	62.61
2005	60.76	67.89	63.35	62.55
2006	60.58	66.87	63.18	62.76
2007	60.54	67.49	63.40	63.37
2008	61.23	66.62	63.47	63.50
2009	59.62	63.95	61.07	61.59
2010	58.76	65.02	61.26	61.61
2011	58.97	64.22	61.61	61.84
2012	59.51	63.27	61.28	61.83

Unemployment Rate

Major Canadian Urban Regions



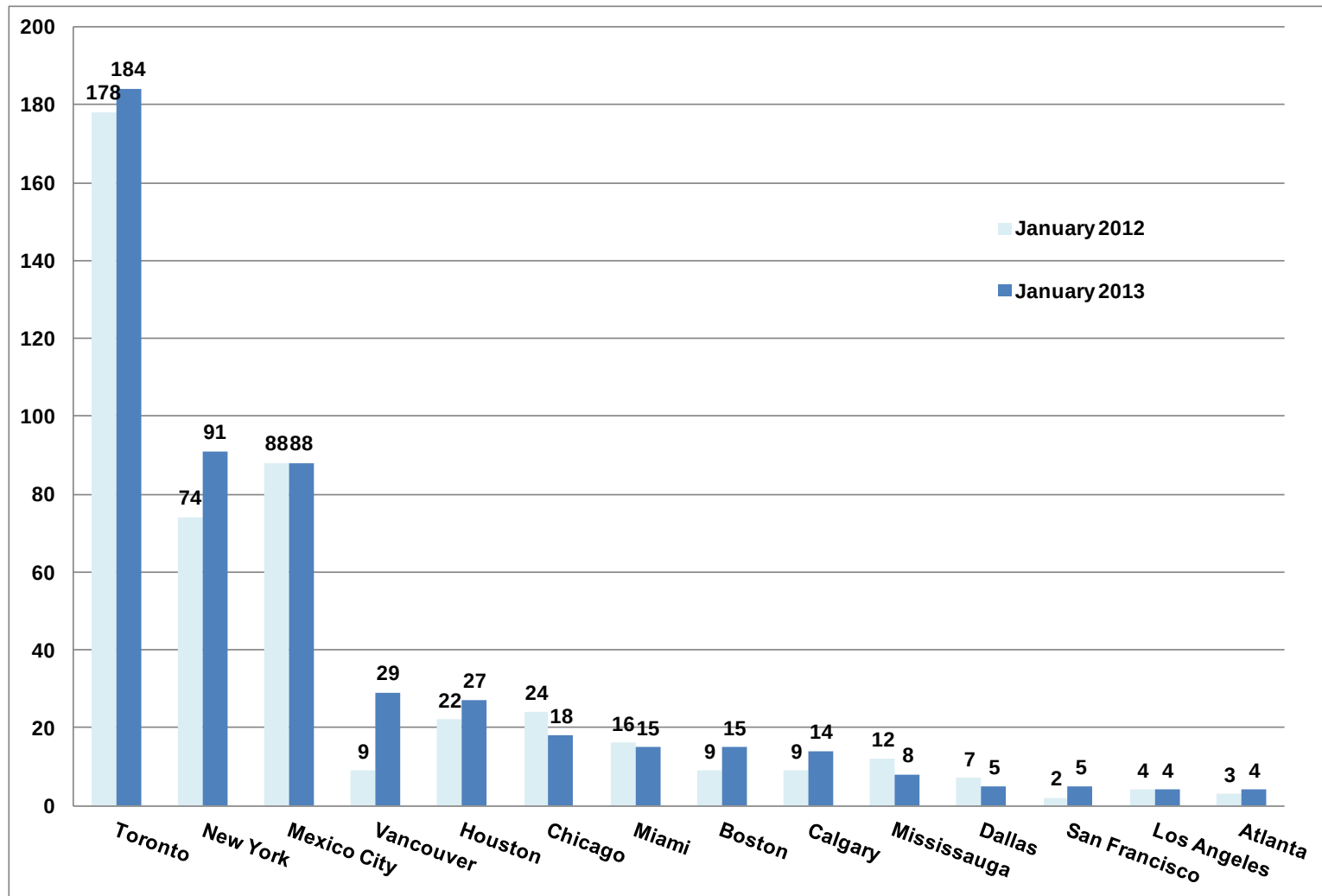
Unemployment Rate

Major Canadian Urban Regions

	Toronto	Montreal	Ottawa	Calgary	Edmonton	Vancouver
1996	9	12	8.5	6.9	8.3	7.9
1997	7.9	11	9	5.9	6.8	8.3
1998	7	9.7	7.1	5.2	6.1	8
1999	6.1	8.7	6.6	5.5	5.9	7.7
2000	5.5	7.8	5.6	4.5	5.6	5.8
2001	6.3	8.3	6.4	4.6	5	6.6
2002	7.4	8.6	7.4	5.7	5.3	7.7
2003	7.7	9.5	6.8	5.4	5	7.2
2004	7.5	8.6	6.6	5	4.8	6.7
2005	7	8.7	6.6	4	4.5	5.7
2006	6.6	8.4	5.2	3.2	3.9	4.4
2007	6.8	7	5.2	3.2	3.9	4
2008	6.9	7.4	4.8	3.5	3.7	4.3
2009	9.4	9.2	5.7	6.7	6.7	7.1
2010	9.1	8.6	6.5	6.8	6.7	7.5
2011	8.3	8.3	5.9	5.8	5.4	7.3
2012	8.6	8.5	6.2	4.7	4.7	6.7

High Rise Buildings Under Construction

North American Cities

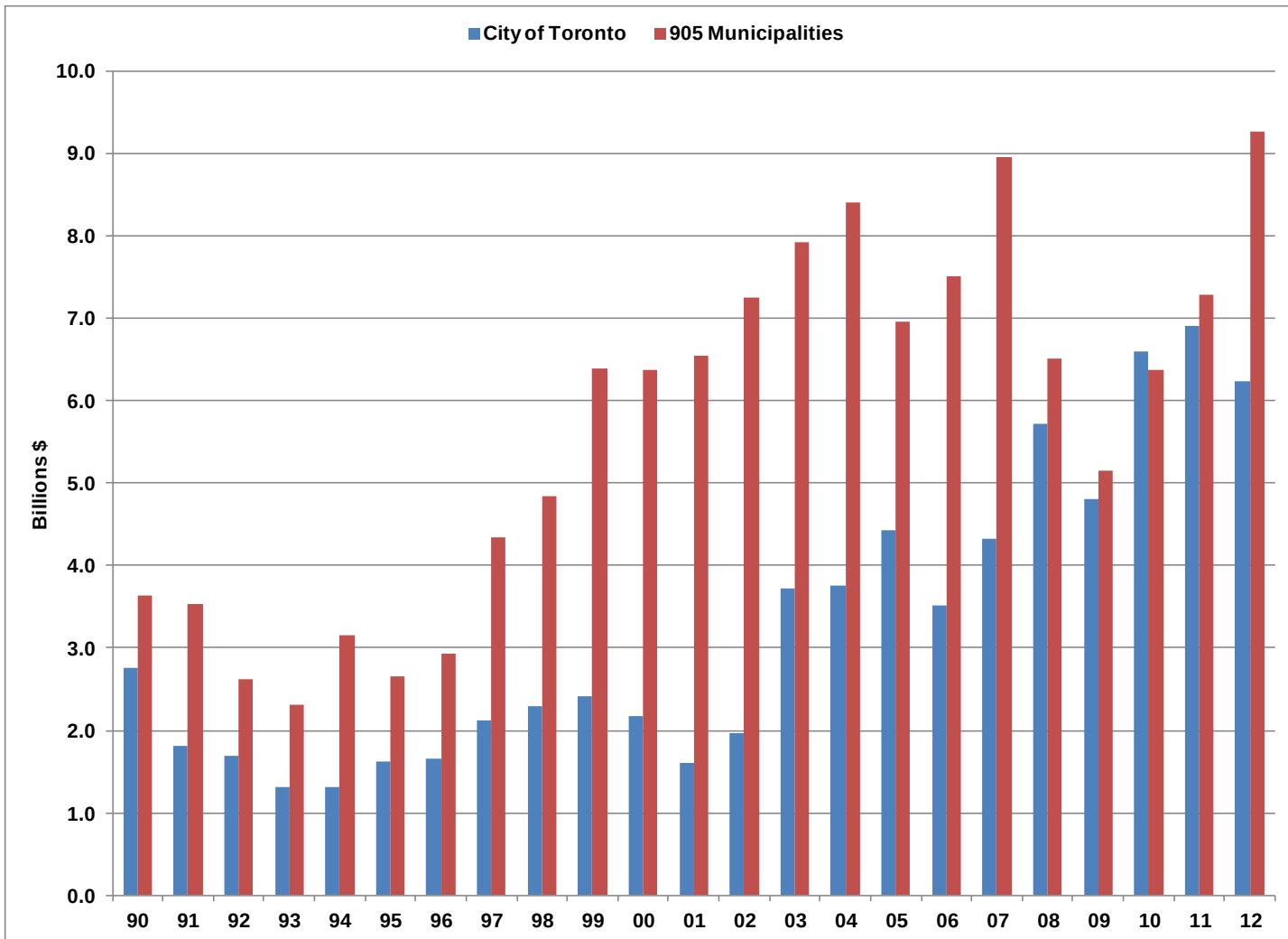


Toronto's Tallest Buildings

#	Building Name	Address	Height (metres)	Height (feet)	Floors	Year complete
1	Aura at College Park	388 Yonge St	266	874	75	2014
2	Number One Bloor	1 Bloor St E	238	780	70	2015
3	Ice Condos at York Centre	16 York St	216	710	65	2015
4	Living Shangri-La Toronto	180 University Ave	214	702	65	2012
5	L Tower	1 Front St E	205	673	57	2013
6	Ice Condos at York Centre 1	16 York St	186	610	55	2013
7	Hullmark Centre I	4789 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 Condos	21 Widmer St	143	469	43	2013
14	Emerald Park East	580 Jarvis St	142	465	39	2015
15	Couture	28 Ted Rogers W ay	141	463	42	2013
16	Gibson Square North	5170 Yonge St	138	451	42	2013
17	Gibson Square South	5170 Yonge St	138	451	42	2013
18	33 Bay	33 Bay St	135	443	41	2011
19	Hullmark Centre II	4759 Yonge St	128	420	37	2014
20	Emerald Park West 4	4726 Yonge St	112	369	30	2015

Total Value of Building Permits

City and “905” Area



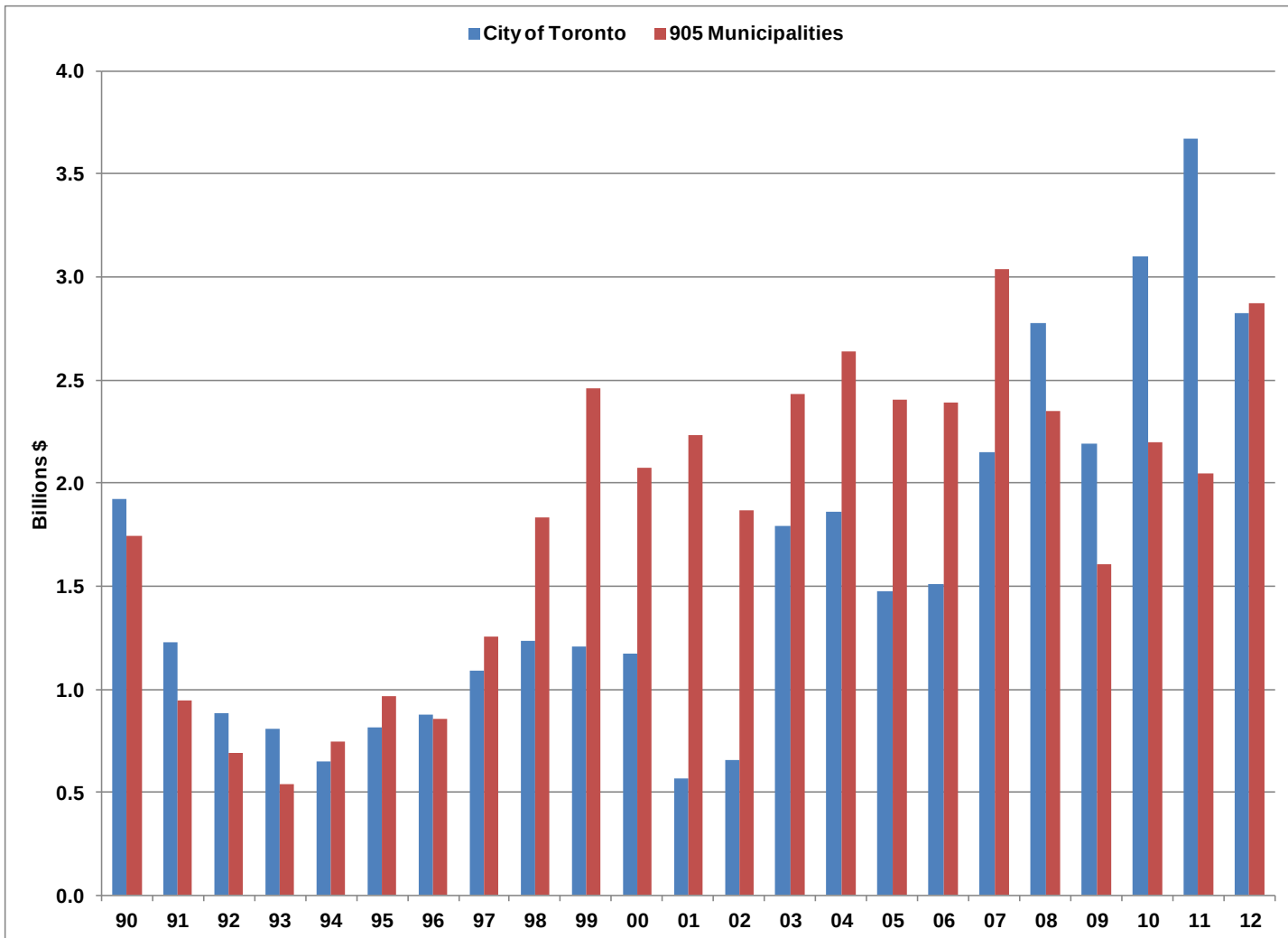
Total Value of Building Permits

City and “905” Area (\$ Billions)

	City of Toronto	905 Municipalities
90	2.8	3.6
91	1.8	3.5
92	1.7	2.6
93	1.3	2.3
94	1.3	3.2
95	1.6	2.7
96	1.7	2.9
97	2.1	4.3
98	2.3	4.8
99	2.4	6.4
00	2.2	6.4
01	1.6	6.6
02	2.0	7.3
03	3.7	7.9
04	3.7	8.4
05	4.4	7.0
06	3.5	7.5
07	4.3	9.0
08	5.7	6.5
09	4.8	5.1
10	6.6	6.4
11	6.9	7.3
12	6.2	9.3

Value of ICI Building Permits

City and “905” Area



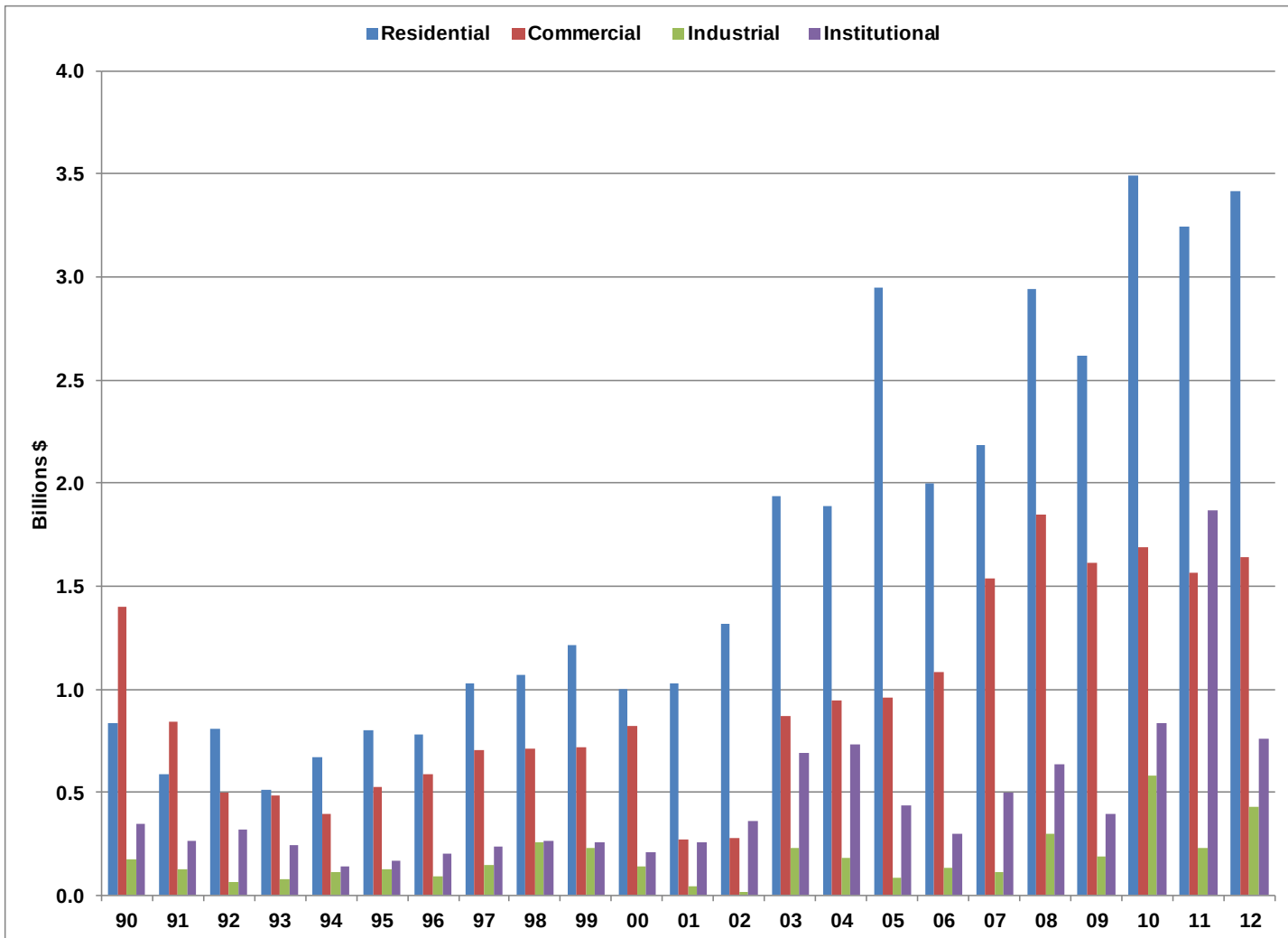
Value of ICI Building Permits

City and “905” Area (\$ Billions)

	City of Toronto	905 Municipalities
90	1.9	1.7
91	1.2	0.9
92	0.9	0.7
93	0.8	0.5
94	0.6	0.7
95	0.8	1.0
96	0.9	0.9
97	1.1	1.3
98	1.2	1.8
99	1.2	2.5
00	1.2	2.1
01	0.6	2.2
02	0.7	1.9
03	1.8	2.4
04	1.9	2.6
05	1.5	2.4
06	1.5	2.4
07	2.1	3.0
08	2.8	2.3
09	2.2	1.6
10	3.1	2.2
11	3.7	2.0
12	2.8	2.9

Value of Building Permits

City of Toronto



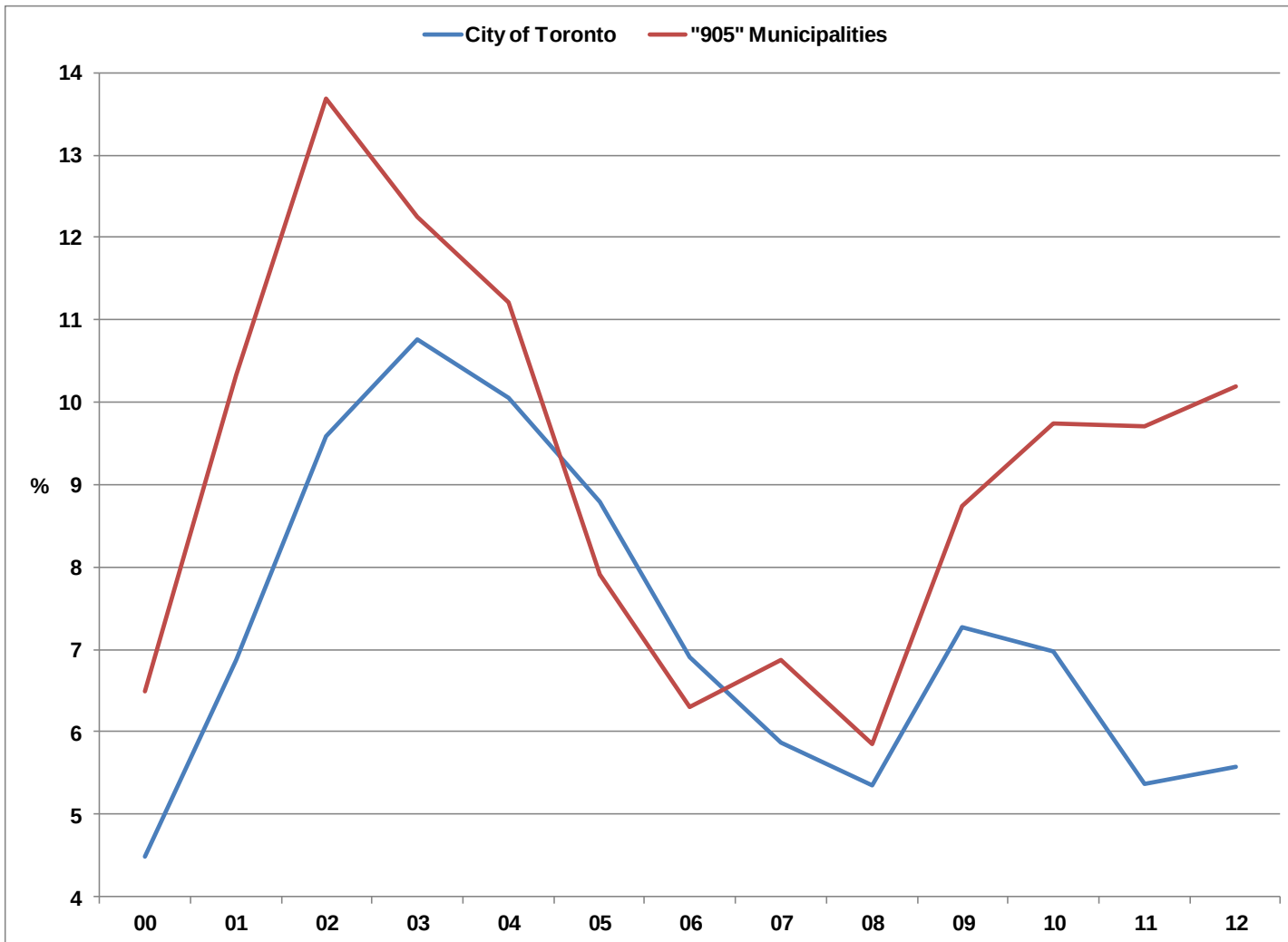
Value of Building Permits

City of Toronto (\$ Billions)

Building Permits - (Billions of \$) - Annual

	Residential	Commercial	Industrial	Institutional
90	0.8	1.4	0.2	0.3
91	0.6	0.8	0.1	0.3
92	0.8	0.5	0.1	0.3
93	0.5	0.5	0.1	0.2
94	0.7	0.4	0.1	0.1
95	0.8	0.5	0.1	0.2
96	0.8	0.6	0.1	0.2
97	1.0	0.7	0.1	0.2
98	1.1	0.7	0.3	0.3
99	1.2	0.7	0.2	0.3
00	1.0	0.8	0.1	0.2
01	1.0	0.3	0.0	0.3
02	1.3	0.3	0.0	0.4
03	1.9	0.9	0.2	0.7
04	1.9	0.9	0.2	0.7
05	2.9	1.0	0.1	0.4
06	2.0	1.1	0.1	0.3
07	2.2	1.5	0.1	0.5
08	2.9	1.8	0.3	0.6
09	2.6	1.6	0.2	0.4
10	3.5	1.7	0.6	0.8
11	3.2	1.6	0.2	1.9
12	3.4	1.6	0.4	0.8

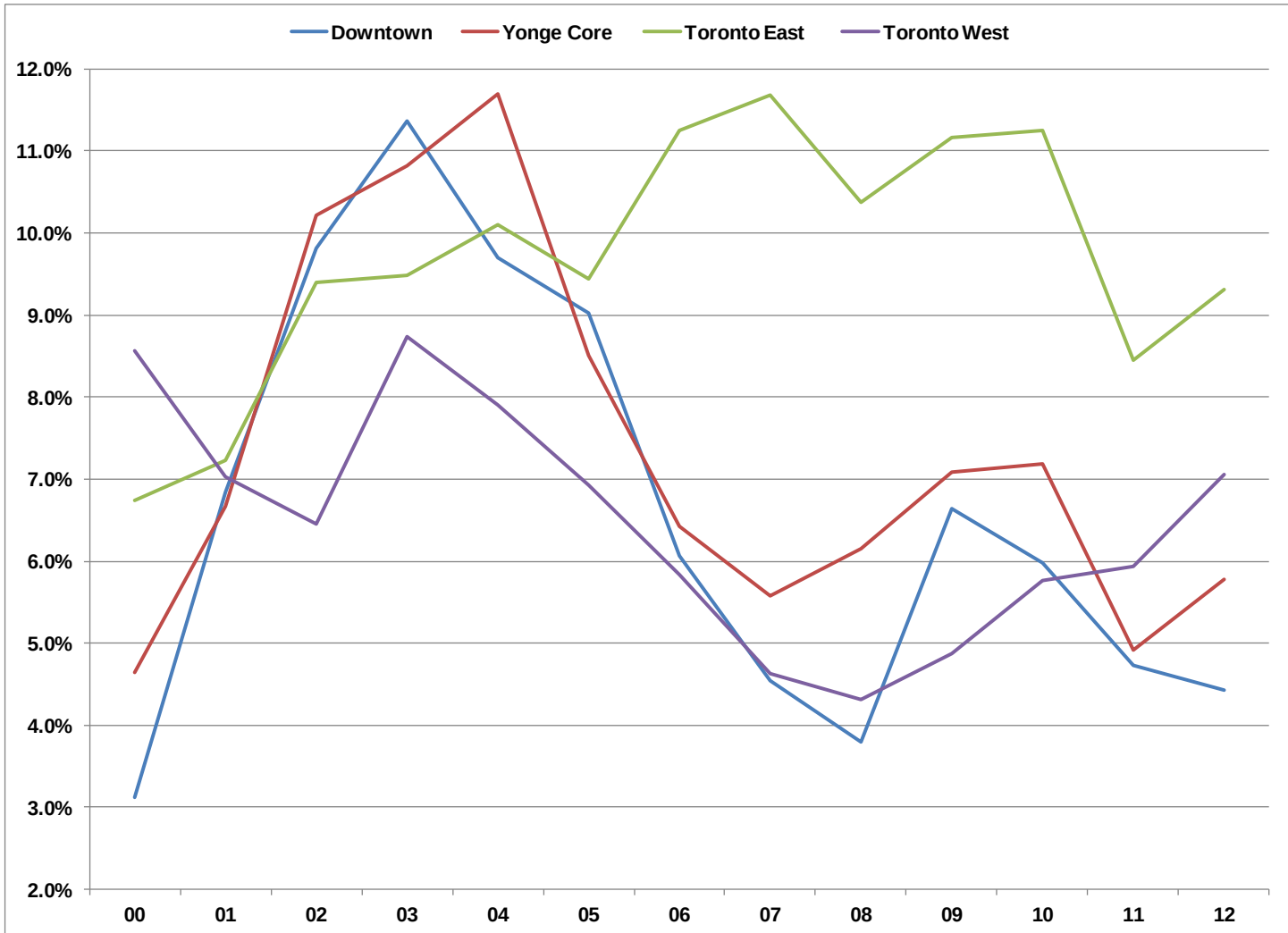
Q4 Office Vacancy Rate



Q4 Office Vacancy Rate

	Vacancy Rate	
	City of Toronto	"905" Municipalities
00	4.5%	6.5%
01	6.9%	10.3%
02	9.6%	13.7%
03	10.8%	12.2%
04	10.0%	11.2%
05	8.8%	7.9%
06	6.9%	6.3%
07	5.9%	6.9%
08	5.3%	5.9%
09	7.3%	8.7%
10	7.0%	9.7%
11	5.4%	9.7%
12	5.6%	10.2%

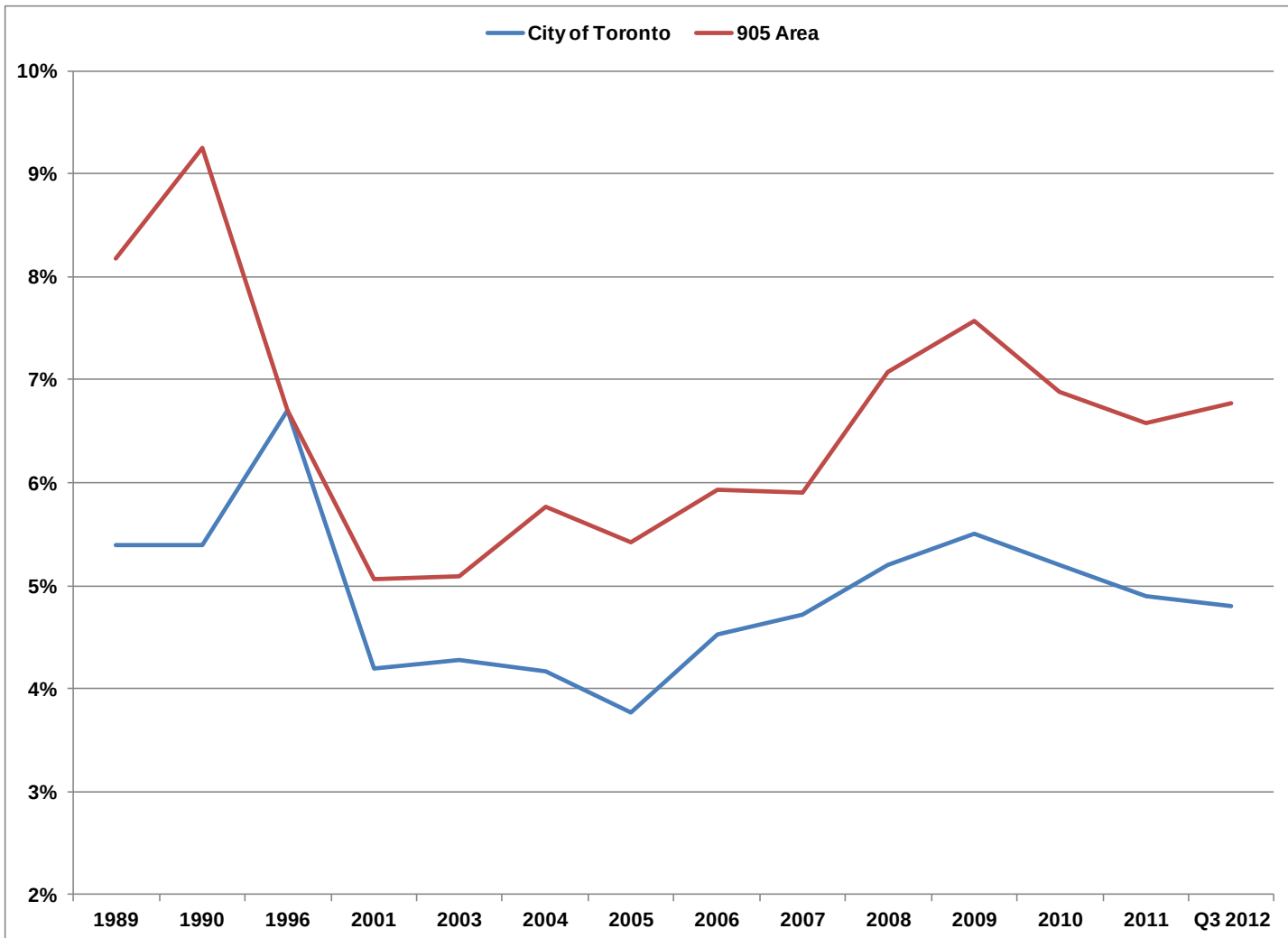
Q4 Office Vacancy Rates



Q4 Office Vacancy Rates

	Vacancy Rate				
	Downtown	Yonge Core	Toronto East	Toronto West	City of Toronto
00	3.1%	4.6%	6.7%	8.6%	4.5%
01	6.8%	6.7%	7.2%	7.0%	6.9%
02	9.8%	10.2%	9.4%	6.5%	9.6%
03	11.4%	10.8%	9.5%	8.7%	10.8%
04	9.7%	11.7%	10.1%	7.9%	10.0%
05	9.0%	8.5%	9.4%	6.9%	8.8%
06	6.1%	6.4%	11.2%	5.8%	6.9%
07	4.5%	5.6%	11.7%	4.6%	5.9%
08	3.8%	6.1%	10.4%	4.3%	5.3%
09	6.6%	7.1%	11.2%	4.9%	7.3%
10	6.0%	7.2%	11.3%	5.8%	7.0%
11	4.7%	4.9%	8.4%	5.9%	5.4%
12	4.4%	5.8%	9.3%	7.1%	5.6%

Q4 Industrial Vacancy Rates

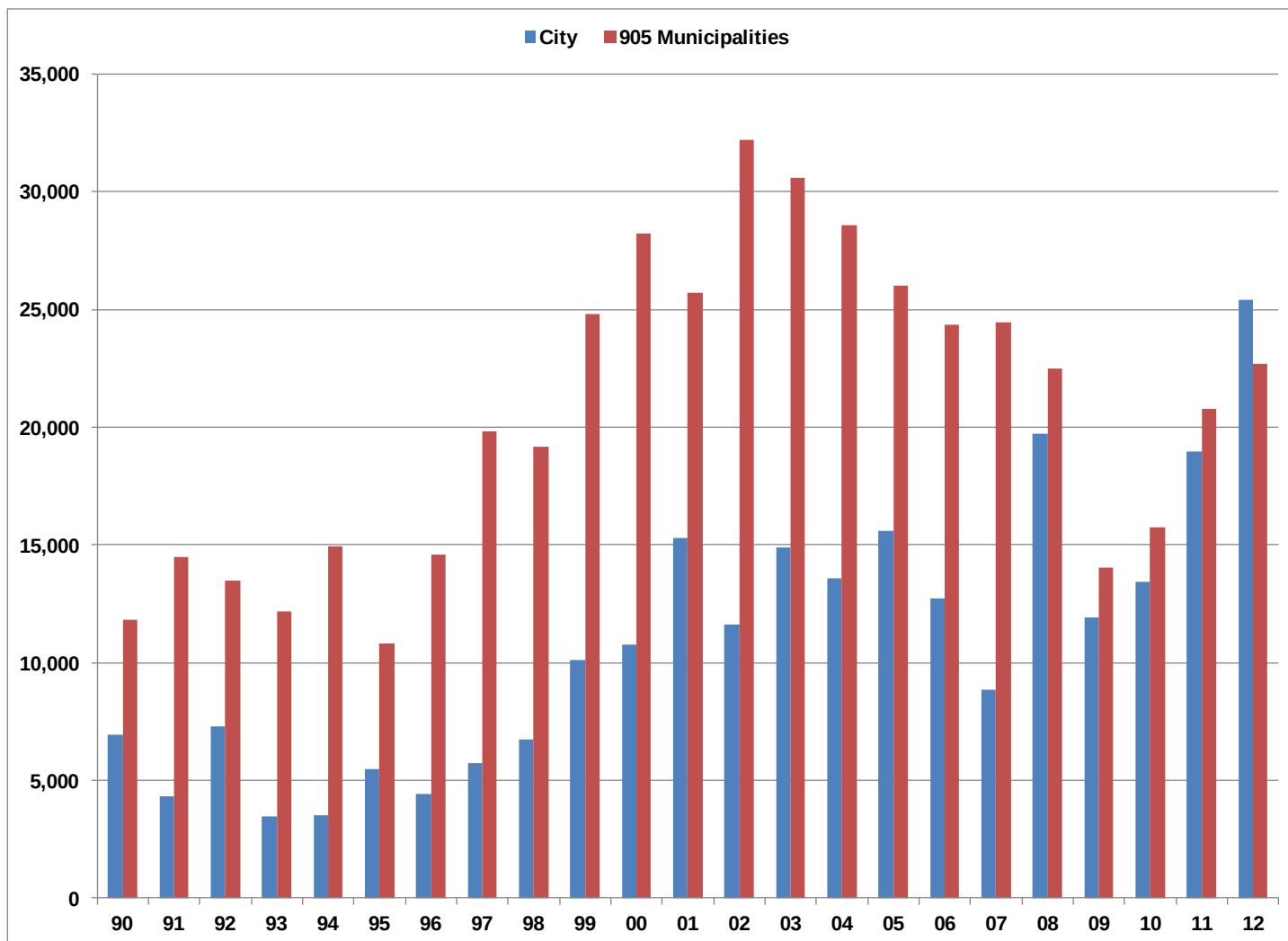


Q4 Industrial Vacancy Rates

	City of Toronto	905 Area
1989	5.4%	8.2%
1990	5.4%	9.3%
1996	6.7%	6.7%
2001	4.2%	5.1%
2003	4.3%	5.1%
2004	4.2%	5.8%
2005	3.8%	5.4%
2006	4.5%	5.9%
2007	4.7%	5.9%
2008	5.2%	7.1%
2009	5.5%	7.6%
2010	5.2%	6.9%
2011	4.9%	6.6%
Q3 2012	4.8%	6.8%

Housing Starts

Toronto Region



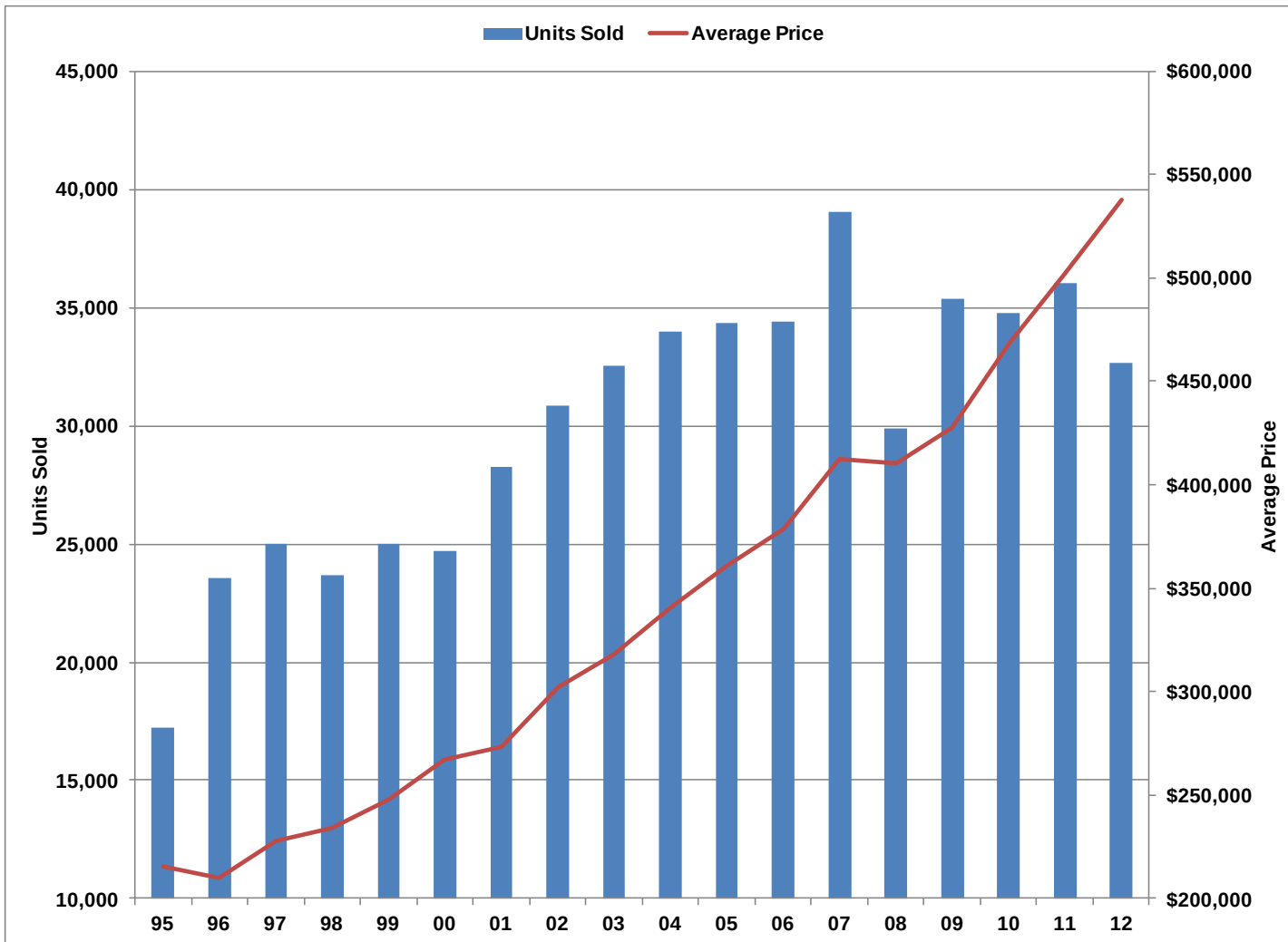
Housing Starts

Toronto Region

	Number of Units		
	City	905 Municipalities	Toronto CMA
1989	11,358	23,826	35,184
1990	6,922	11,801	18,723
1991	4,304	14,510	18,814
1992	7,298	13,472	20,770
1993	3,478	12,159	15,637
1994	3,515	14,928	18,443
1995	5,499	10,826	16,325
1996	4,406	14,592	18,998
1997	5,745	19,829	25,574
1998	6,759	19,151	25,910
1999	10,097	24,807	34,904
2000	10,745	28,237	38,982
2001	15,289	25,728	41,017
2002	11,616	32,189	43,805
2003	14,895	30,580	45,475
2004	13,560	28,555	42,115
2005	15,602	25,994	41,596
2006	12,726	24,354	37,080
2007	8,854	24,439	33,293
2008	19,710	22,502	42,212
2009	11,919	14,030	25,949
2010	13,425	15,770	29,195
2011	18,972	20,773	39,745
2012	25,416	22,689	48,105

MLS Sales and Prices

City of Toronto



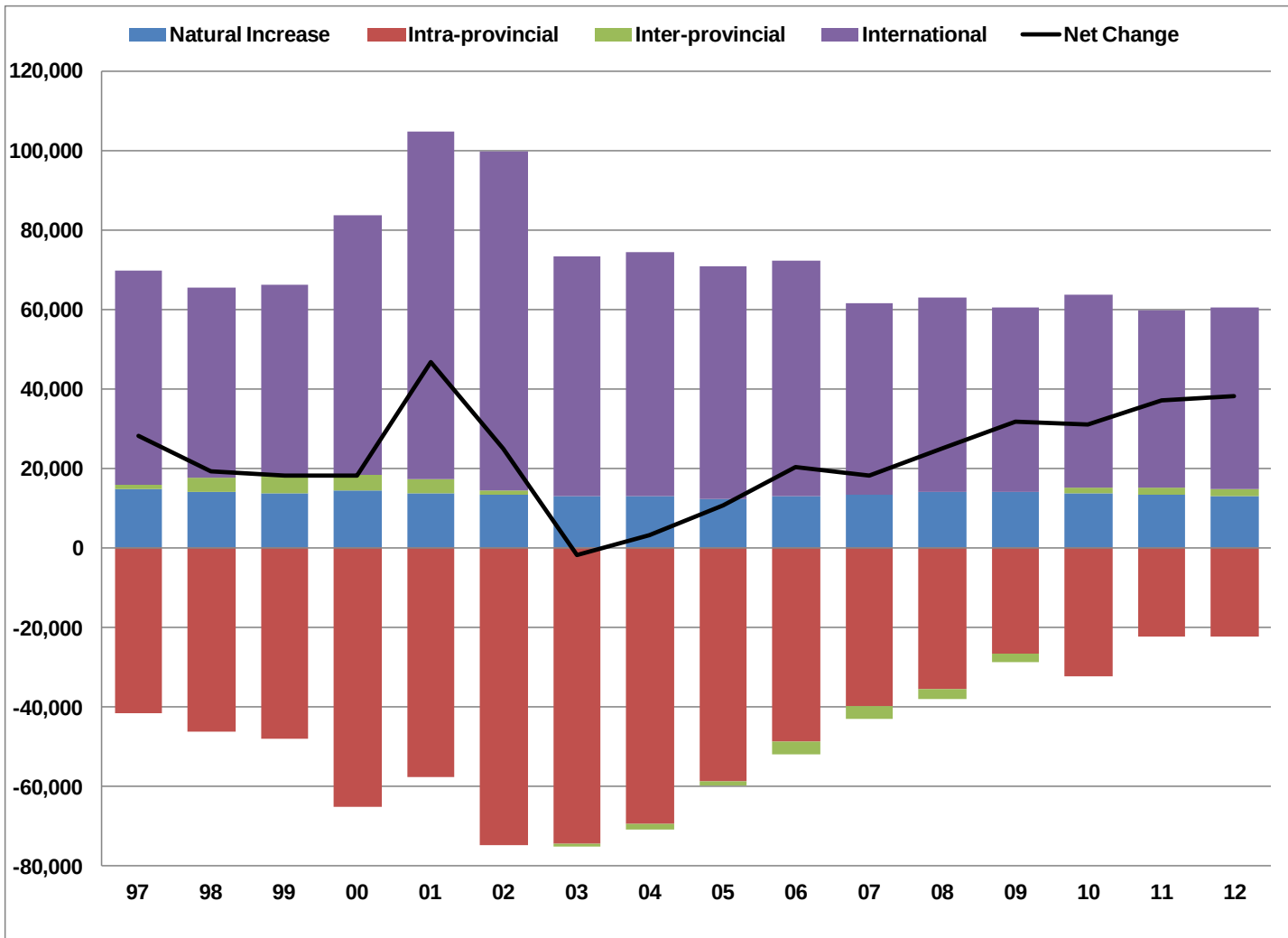
MLS Sales and Prices

City of Toronto

	Units Sold	Average Price
1995	17,237	215,176
1996	23,539	210,166
1997	24,985	227,948
1998	23,679	233,863
1999	24,978	247,771
2000	24,708	266,899
2001	28,265	273,500
2002	30,827	301,919
2003	32,528	318,029
2004	33,963	340,806
2005	34,366	361,057
2006	34,404	378,776
2007	39,052	412,481
2008	29,878	410,271
2009	35,341	427,355
2010	34,752	468,247
2011	36,018	501,971
2012	32,658	538,053

Population Change by Component

City of Toronto



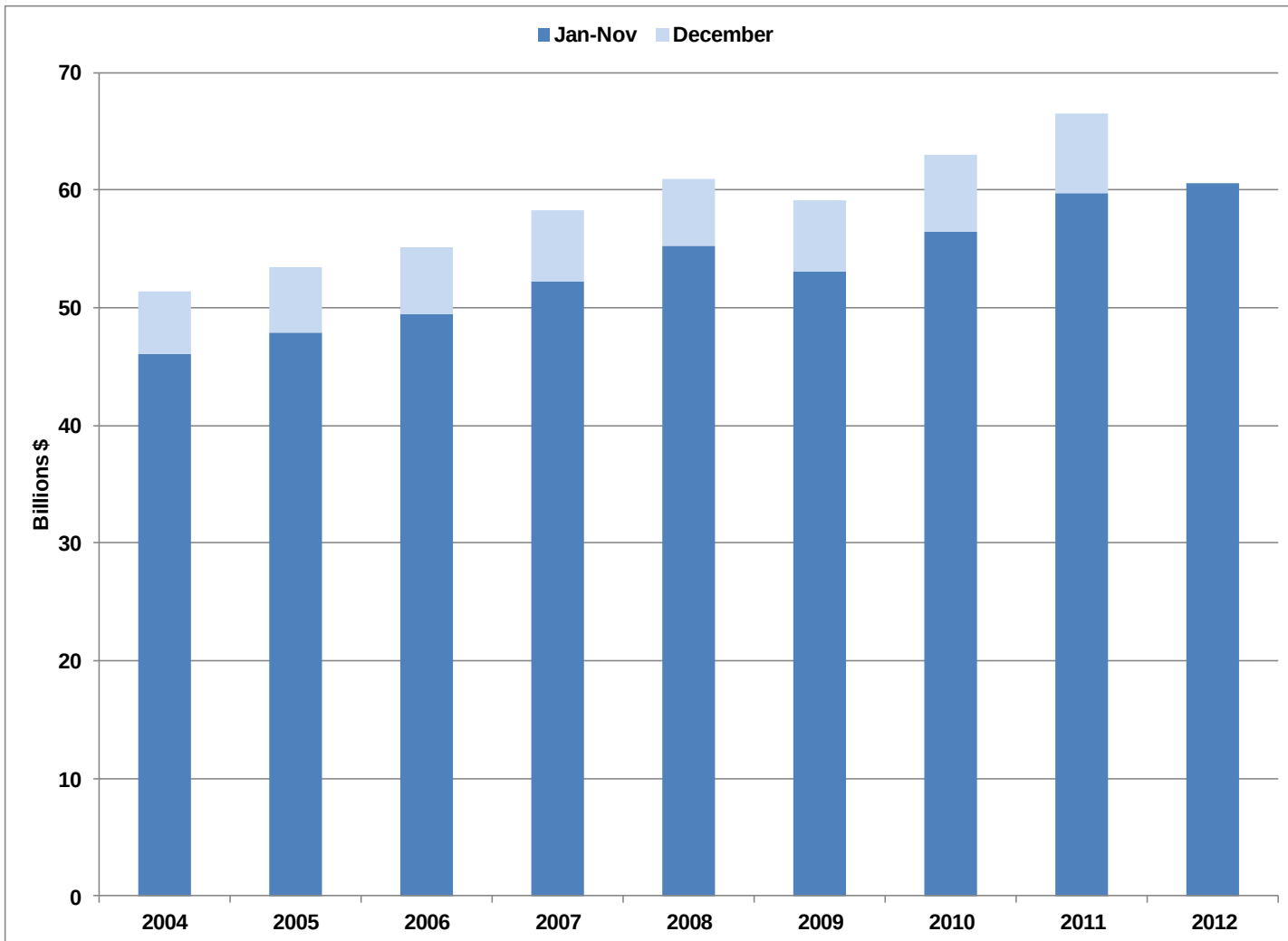
Population Change by Component

City of Toronto

	Natural Increase	Net Intra- provincial	Net Inter- provincial	Net Intern'l Migration	Total Pop'n Change
1996/1997	14,701	-41,625	1,020	54,055	28,151
1997/1998	13,948	-46,313	3,571	47,925	19,131
1998/1999	13,546	-48,134	4,841	47,741	17,994
1999/2000	14,187	-65,304	4,068	65,164	18,115
2000/2001	13,477	-57,804	3,569	87,438	46,680
2001/2002	13,421	-75,000	776	85,514	24,711
2002/2003	12,806	-74,653	-572	60,442	-1,977
2003/2004	12,988	-69,539	-1,514	61,208	3,143
2004/2005	12,359	-58,804	-1,165	58,272	10,662
2005/2006	12,968	-48,816	-3,218	59,345	20,279
2006/2007	13,282	-39,966	-3,326	48,171	18,161
2007/2008	14,039	-35,614	-2,426	48,767	24,766
2008/2009	13,936	-26,743	-2,014	46,520	31,699
2009/2010	13,666	-32,549	1,486	48,343	30,946
2010/2011	13,168	-22,525	1,943	44,394	36,980
2011/2012	12,923	-22,525	1,708	45,901	38,007

Retail Sales

Toronto Region

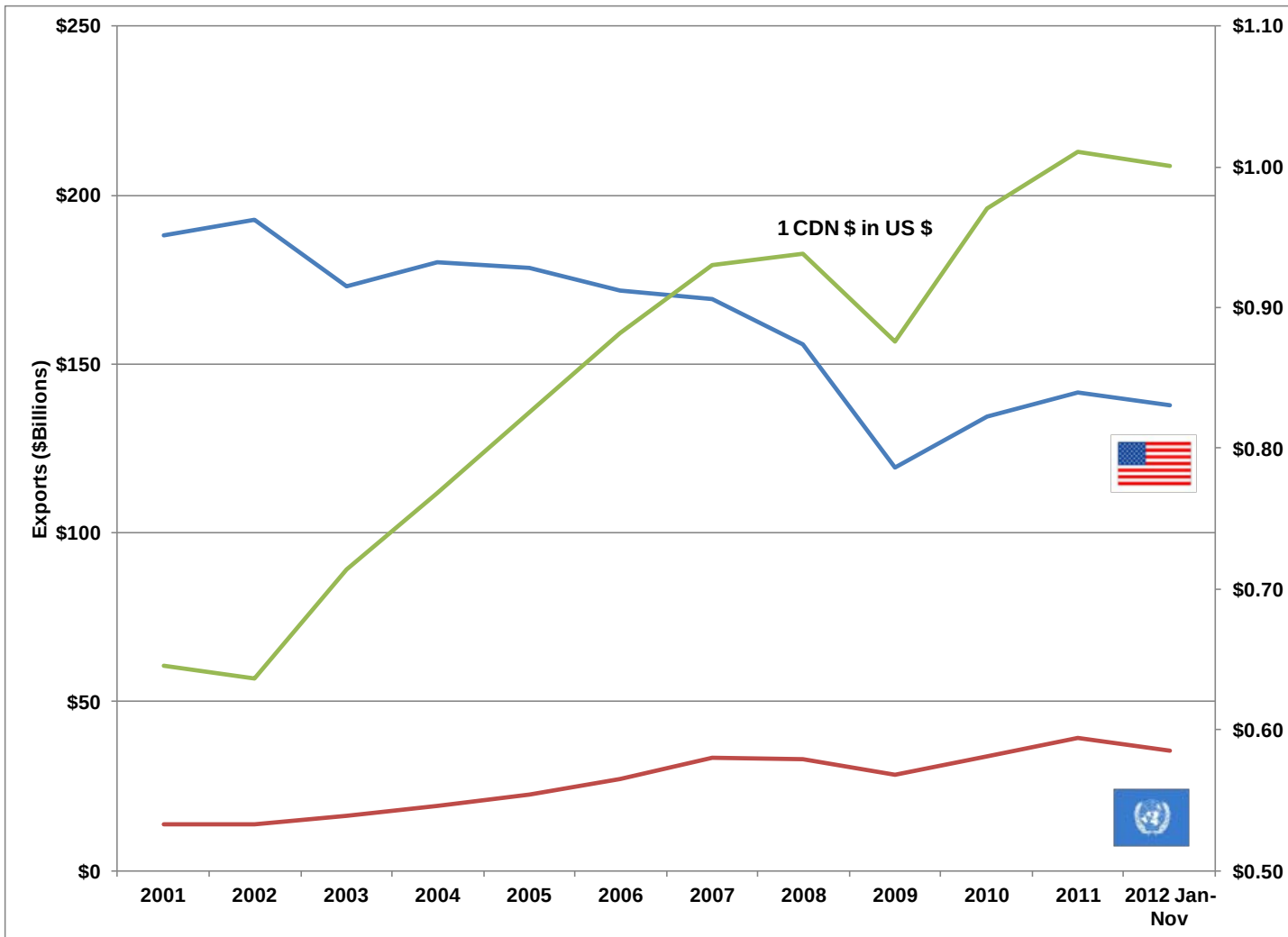


Retail Sales

Toronto Region

	Billions \$	
	YTD	December
2004	46.1	5.3
2005	47.9	5.5
2006	49.4	5.8
2007	52.2	6.0
2008	55.3	5.6
2009	53.0	6.1
2010	56.4	6.5
2011	59.8	6.8
2012	60.6	n/a

Ontario Merchandise Exports & US\$ Exchange Rate



Ontario Merchandise Exports & US\$ Exchange Rate

	Exports (Billions \$)			Exchange
	US	All Others	Total	
2001	187.9	13.8	201.7	0.646
2002	192.8	13.7	206.5	0.637
2003	172.8	16.3	189.1	0.714
2004	180.1	18.9	199.0	0.768
2005	178.3	22.5	200.8	0.825
2006	171.7	27.1	198.8	0.882
2007	169.3	33.2	202.5	0.930
2008	155.9	32.8	188.7	0.938
2009	119.2	28.6	147.8	0.876
2010	134.6	34.0	168.6	0.971
2011	141.4	39.1	180.5	1.011
2012 Jan-Nov	137.6	35.7	173.3	1.000

