





















Economic Dashboard

Economic Development

June 25, 2013



Indicator Highlights

	Geography	Same Month Last Year	Previous Month	Most Recent Month	Status
Unemployment Rate May 2013 (3 Month Average SA)	Toronto	9.6%	9.0%	8.6%	
	Canada	7.3%	7.1%	7.1%	
Participation Rate May 2013 (3 Month Average SA)	Toronto	65.2%	67.3%	67.4%	
	Canada	66.7%	66.6%	66.6%	
Total Employed Residents May 2013 (3 Month Average SA)	Toronto	1,274.4	1,315.0	1,323.1	
	Canada	17,476.6	17,664.2	17,681.9	
Total Value of Building Permits April 2013 (3MMA)	Toronto	\$713 million	\$429 million	\$547 million	
	Canada	\$6.4 billion	\$5.0 billion	\$6.0 billion	
High Rise Buildings Under Construction June 2013	Toronto	189	173	171	
Office Vacancy Rate Q1 2013	Toronto	5.5%	5.6%	5.5%	
Average House Price April 2013	Toronto	\$568,436	\$564,793	\$576,315	
	Canada	\$375,896	\$378,532	\$380,588	
Business Bankruptcies Q1 2013	Toronto CMA	191	160	152	
	Canada	1,192	1,044	1,085	
Employment Insurance Recipients March 2013	Toronto	31,970	29,660	30,790	
	Canada	717,550	672,850	659,860	
Consumer Price Index April 2013 (2002=100)	Toronto	122.4	123.3	123.1	
	Canada	122.2	122.9	122.7	
Retail Sales March 2013 (3 Month Average SA)	Toronto CMA	\$5.8 billion	\$5.5 billion	\$5.6 billion	
	Canada	\$39.1 billion	\$39.2 billion	\$39.4 billion	



Negative

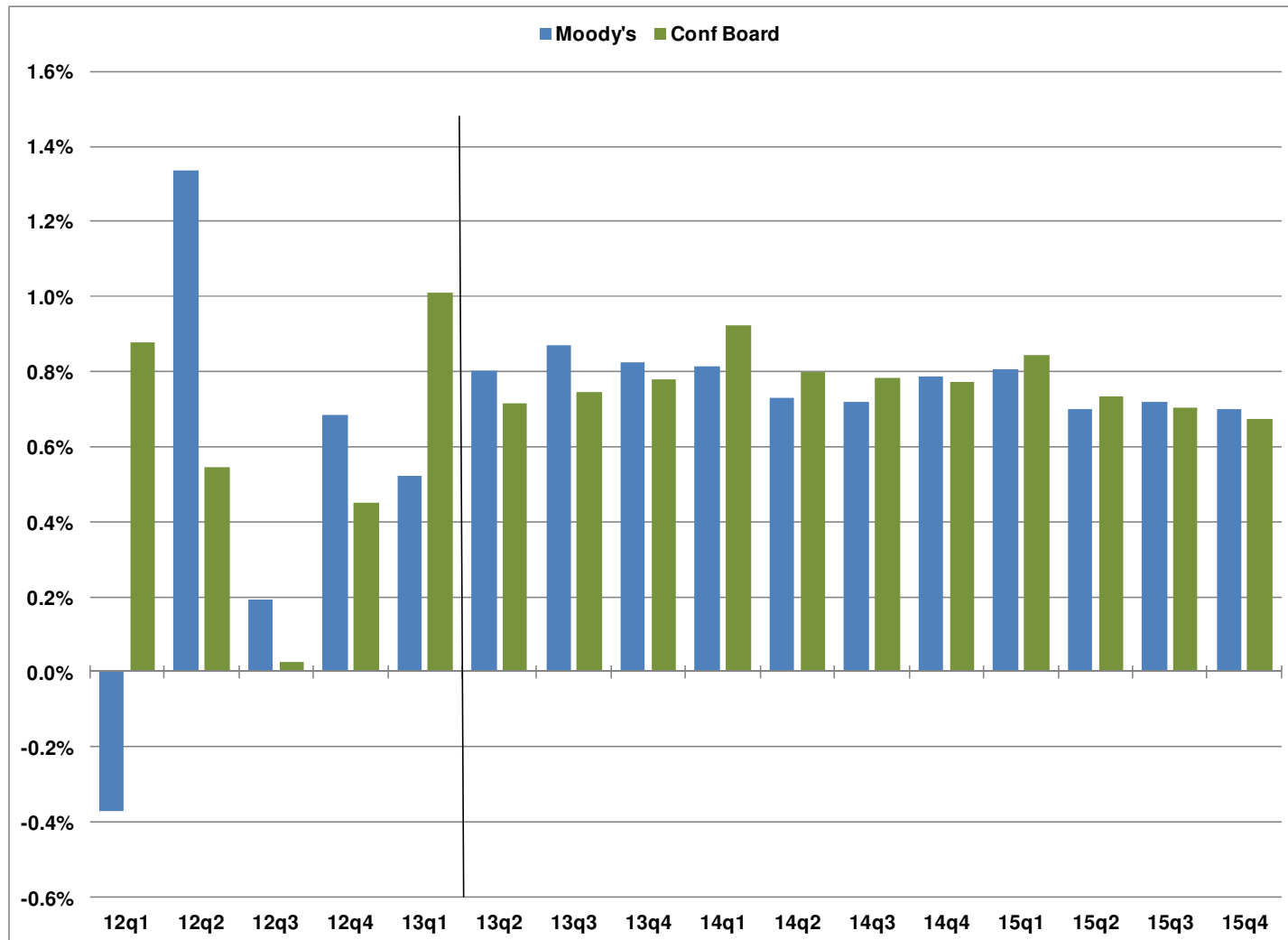


Caution



Positive

Real GDP Growth Toronto CMA



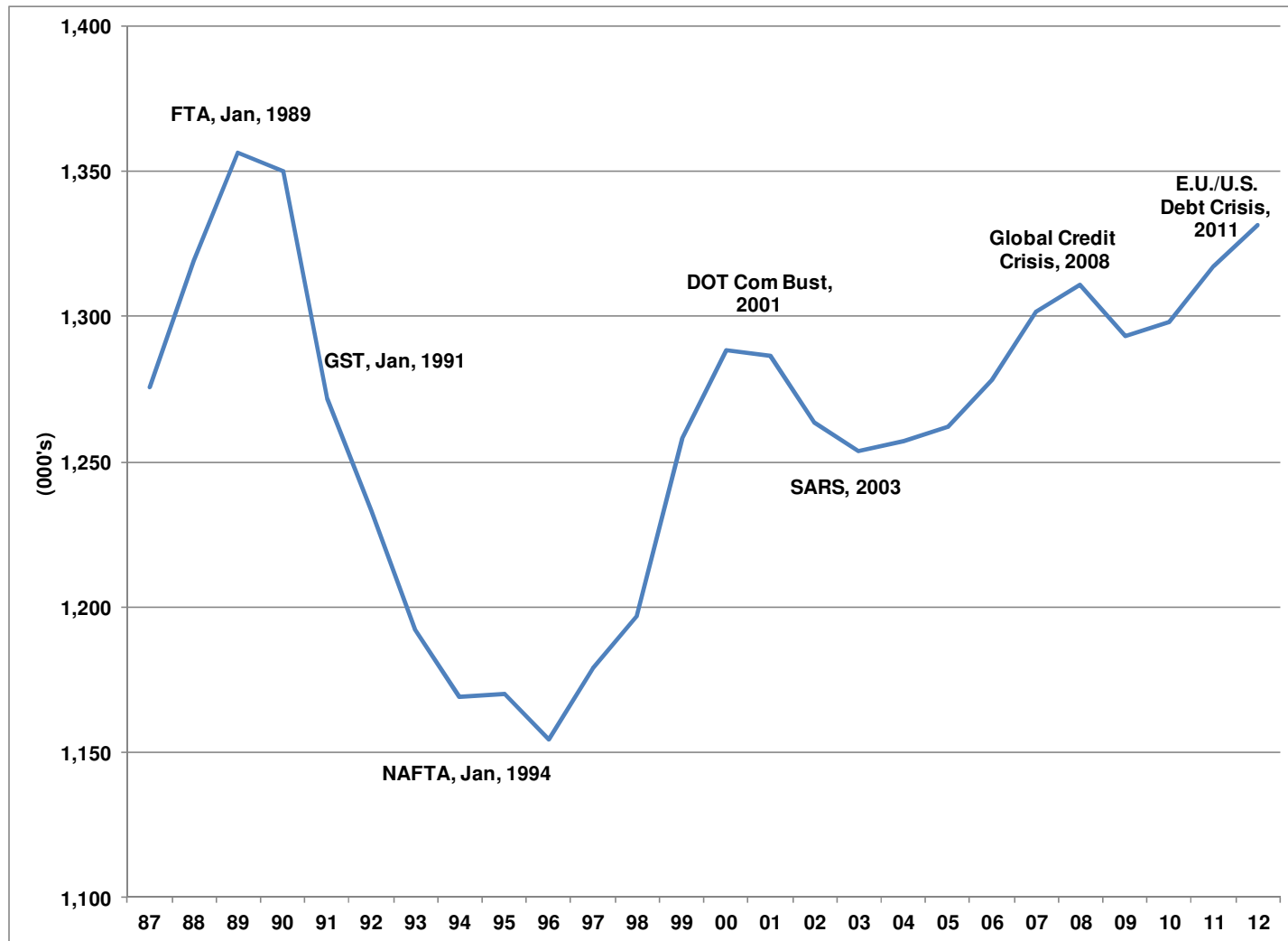
Percent Change in GDP

Toronto CMA

	Moody's	Conference Board
12q1	-0.37%	0.88%
12q2	1.34%	0.55%
12q3	0.19%	0.03%
12q4	0.69%	0.45%
13q1	0.52%	1.01%
13q2	0.80%	0.71%
13q3	0.87%	0.74%
13q4	0.82%	0.78%
14q1	0.81%	0.92%
14q2	0.73%	0.80%
14q3	0.72%	0.78%
14q4	0.79%	0.77%
15q1	0.80%	0.84%
15q2	0.70%	0.73%
15q3	0.72%	0.70%
15q4	0.70%	0.67%

Jobs in the City of Toronto

Establishment Survey



Jobs in the City of Toronto

Establishment Survey

	Total Employment (000's)	Y-Y Change
1987	1,275.8	
1988	1,319.3	43.5
1989	1,356.5	37.2
1990	1,350.1	-6.4
1991	1,272.0	-78.1
1992	1,232.9	-39.1
1993	1,191.8	-41.1
1994	1,168.9	-22.9
1995	1,169.9	1.0
1996	1,154.2	-15.7
1997	1,178.5	24.3
1998	1,197.0	18.5
1999	1,258.2	61.2
2000	1,288.4	30.2
2001	1,286.3	-2.1
2002	1,263.3	-23.0
2003	1,253.7	-9.6
2004	1,257.0	3.3
2005	1,262.2	5.2
2006	1,278.0	15.8
2007	1,301.6	23.6
2008	1,310.8	9.2
2009	1,293.2	-17.6
2010	1,298.3	5.1
2011	1,317.3	19.0
2012	1,331.6	14.3



Business Climate 2013/12

Toronto Ranks Well Internationally

fDI Magazine – American Cities of the Future 2013

Toronto ranks **3rd of 422** global cities for attractiveness for inward investment

Toronto Board of Trade – Scorecard on Prosperity 2013

Toronto ranks **6th** of 23 global metropolitan areas

Modis - Top Cities to Find an IT Job in 2012

Toronto ranks **2nd of 12** cities in North America to find an IT job

PricewaterhouseCoopers - Cities of Opportunity

Toronto ranks **3rd of 27** cities globally in current social and economic performance

Colliers International – Office Markets 2012 Lowest Vacancy Rate

Toronto ranks **7th of 75** in office markets in North America

Economist Intelligence Unit – Global City Competitiveness

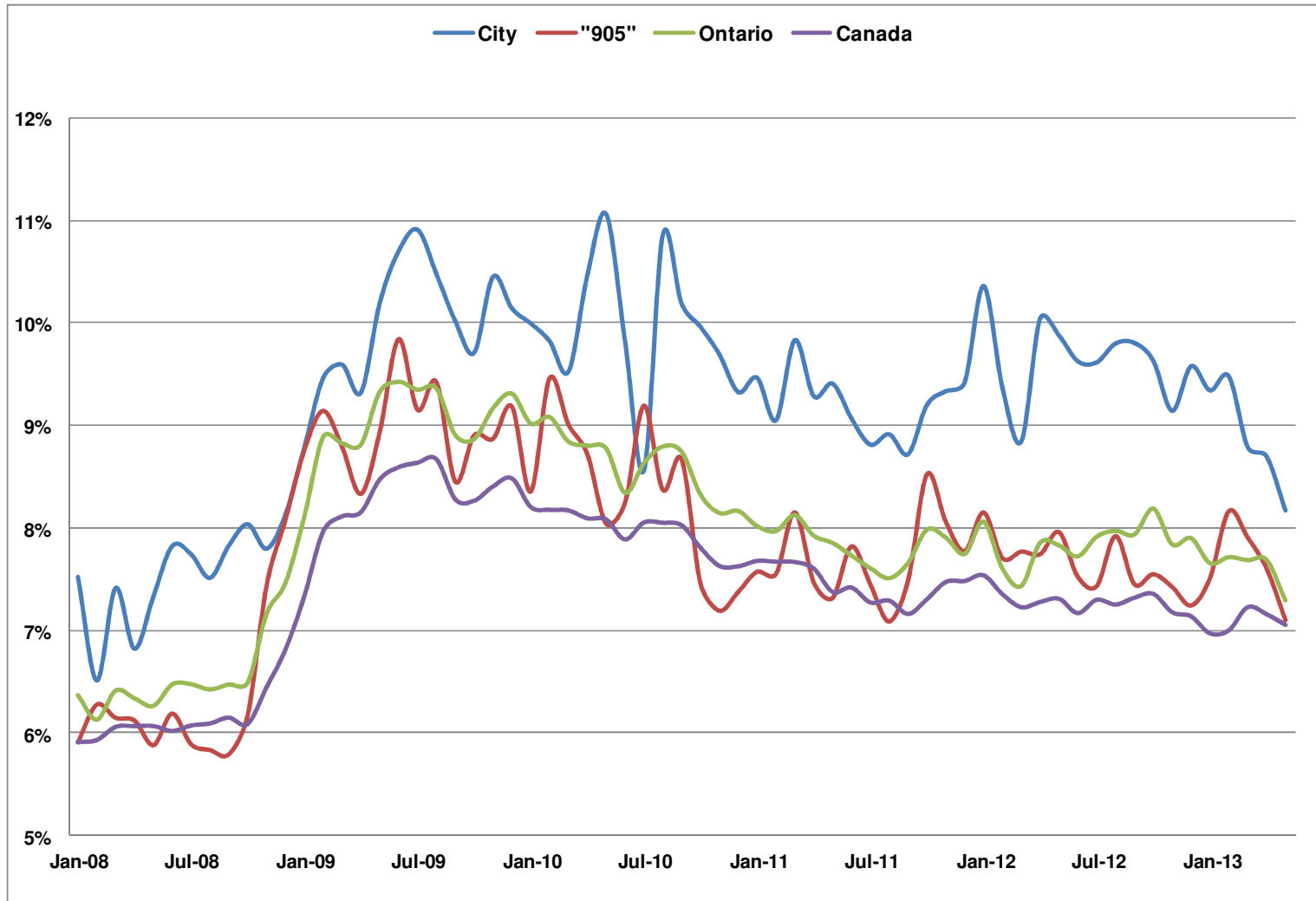
Toronto ranks **12th of 120** cities for global competitiveness

Business Climate 2013/12

Toronto Ranks Well Internationally

Rank	Index	Scope of Ranking
3	fDI Magazine - American Cities of the Future	Global - 422 Cities
6	Toronto Board of Trade - Scorecard on Prosperity	Global - 23 Metropolitan Areas
1	CIBC - Canadian Cities: An Economic Snapshot	National - 25 CMAs
2	Modis – 12 North American Cities for IT Jobs	North America - 12 Cities
2	Fast Company Magazine – Top 10 Smart Cities on the Planet	Global - 10 Cities
2	Newark and Kent State University - Municipal Digital Governance Ranking	Global - 10 Cities
2	Aon Hewitt – People Risk Index	Global - 131 Cities
2	WalkScore - Most Walkable Cities	National - 10 Cities
3	PricewaterhouseCoopers - Cites of Opportunity	Global - 27 Cities
4	Startup Genome – The World's Top Tech Hubs	Global - Top 25 Cities
4	fDI Intelligence - American Cities of the Future	North America - 10 Cities
4	Economist Intelligence Unit – Liveability Ranking	Global - 140 Cities
4	List of North American Cities by Population	North America
5	KPMG's 2012 Comparative Alternatives Study	Global - 44 Cities
5	Toronto Board of Trade – Scorecard on Prosperity	Global - 24 CMAs
5	KPMG's 2012 Competitive Alternatives Special Report: Focus on Tax	Global - 55 Cities
7	Colliers International – Office Markets 2012 – Lowest Vacancy Rates in North America	North America - 75 Office Markets
7	The Bankers - International Financial Centre Rankings	Global - 53 Cities
8	Startup Genome - Global Start Up Ecosystems	Global - 20 Cities
10	Z/Yen Group – Global Financial Centres Index	Global - 77 Cities
12	Economist Intelligence Unit - Global City Competitiveness	Global - 120 Cities
15	Mercer Consulting Quality of Living	Global - 221 Cities
16	A T Kearney Global Cities Index	Global - 66 Cities
16	Times Higher Education - Top Universities by Reputation	Global - 100 Universities
19	QS World University Ranking - UofT	Global - 872 Universities
61	Mercer Consulting The World's Most Expensive Cities	Global - 99 Cities

Unemployment Rate



Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data
 *City of Toronto Series is Seasonally Adjusted by City of Toronto

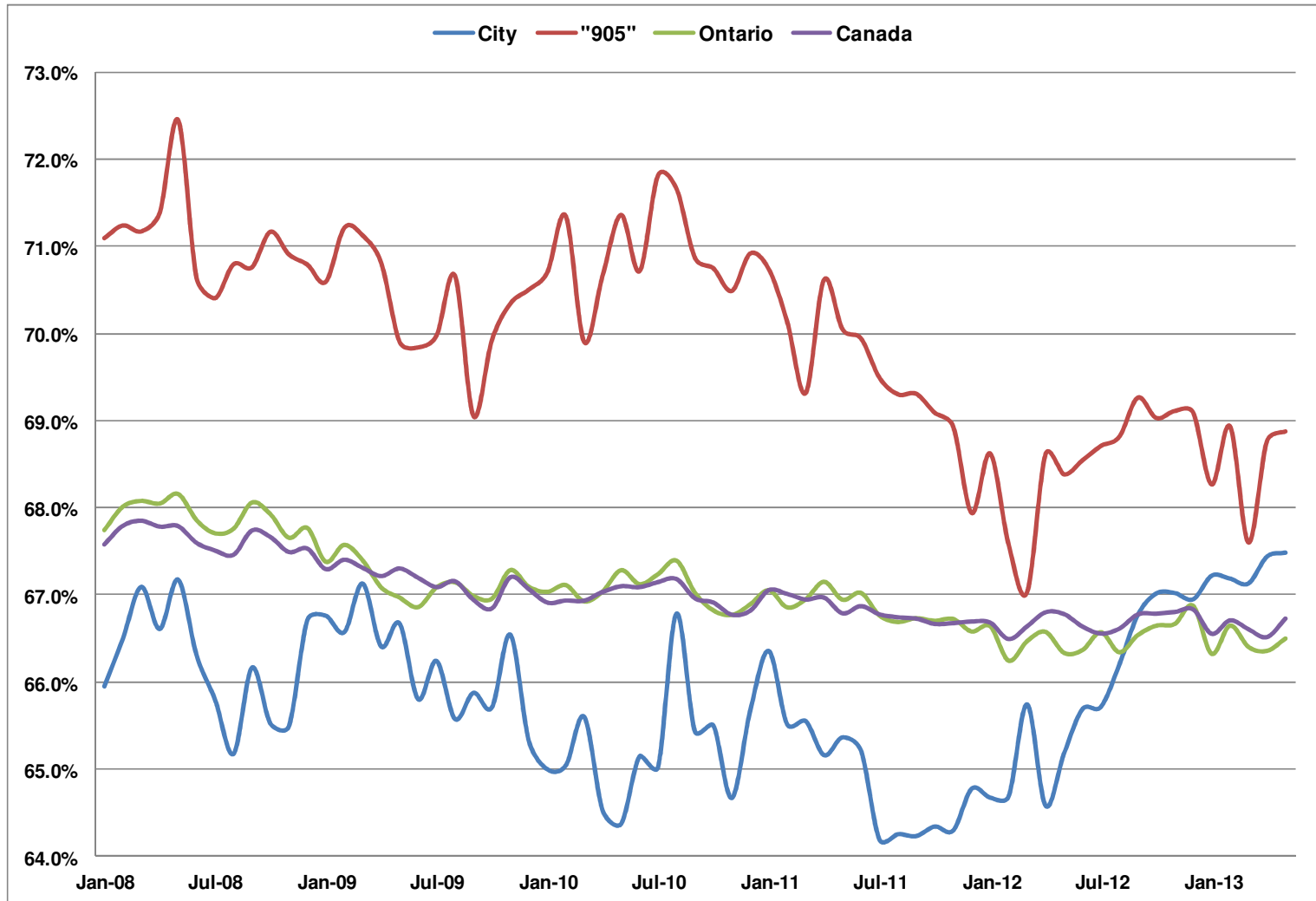
Unemployment Rate

	City	"905"	Ontario	Canada
May-12	9.9%	8.0%	7.8%	7.3%
Jun-12	9.6%	7.5%	7.7%	7.2%
Jul-12	9.6%	7.4%	7.9%	7.3%
Aug-12	9.8%	7.9%	8.0%	7.3%
Sep-12	9.8%	7.5%	7.9%	7.3%
Oct-12	9.6%	7.5%	8.2%	7.4%
Nov-12	9.1%	7.4%	7.8%	7.2%
Dec-12	9.6%	7.2%	7.9%	7.1%
Jan-13	9.3%	7.5%	7.7%	7.0%
Feb-13	9.5%	8.2%	7.7%	7.0%
Mar-13	8.8%	7.9%	7.7%	7.2%
Apr-13	8.7%	7.6%	7.7%	7.2%
May-13	8.2%	7.1%	7.3%	7.1%

Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data

*City of Toronto Series is Seasonally Adjusted by City of Toronto

Participation Rate



Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data
 *City of Toronto Series is Seasonally Adjusted by City of Toronto

Participation Rate

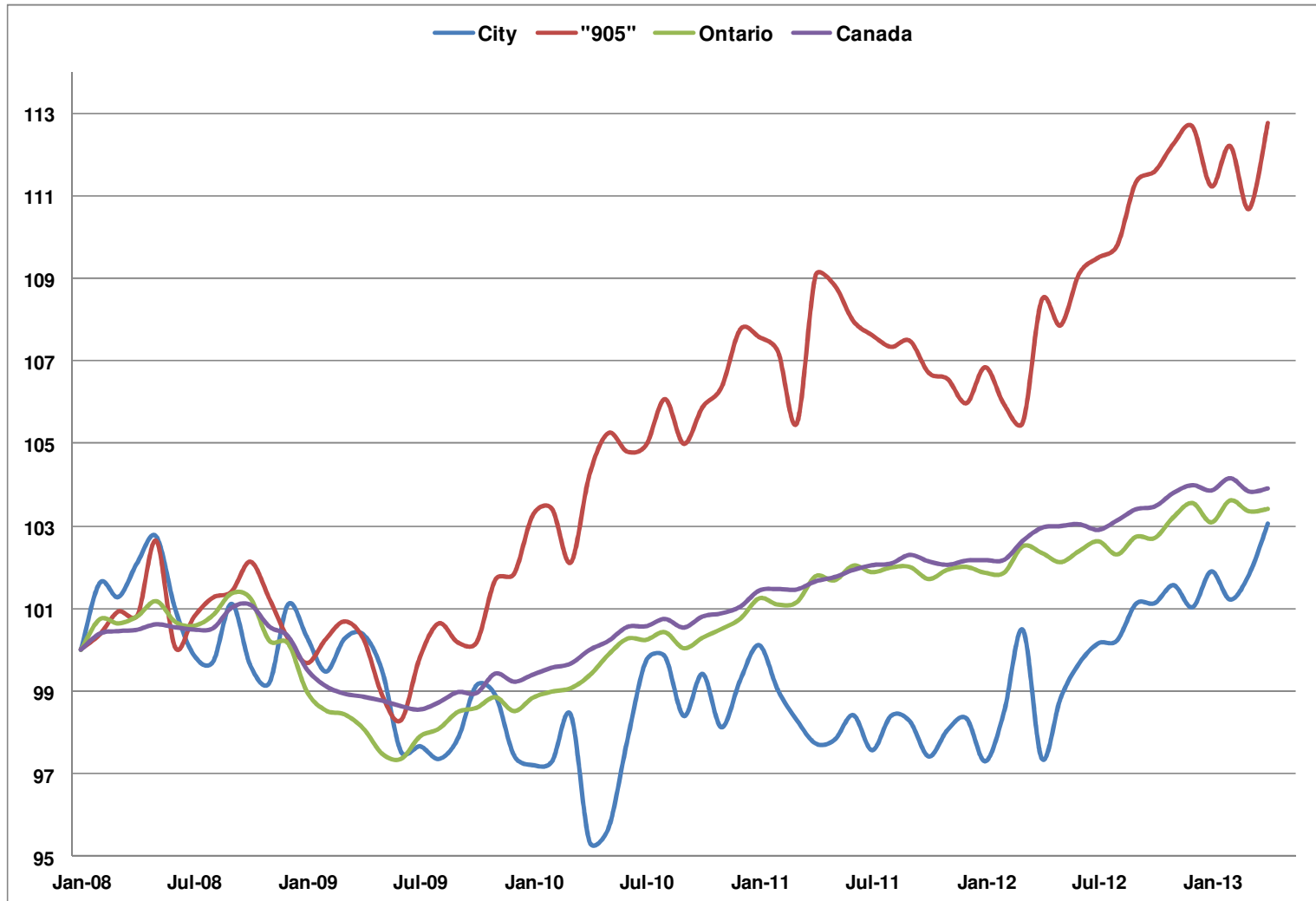
	City	"905"	Ontario	Canada
May-12	65.2%	68.4%	66.3%	66.8%
Jun-12	65.7%	68.5%	66.4%	66.6%
Jul-12	65.7%	68.7%	66.6%	66.6%
Aug-12	66.2%	68.8%	66.3%	66.6%
Sep-12	66.8%	69.3%	66.5%	66.8%
Oct-12	67.0%	69.0%	66.6%	66.8%
Nov-12	67.0%	69.1%	66.7%	66.8%
Dec-12	66.9%	69.1%	66.9%	66.8%
Jan-13	67.2%	68.3%	66.3%	66.6%
Feb-13	67.2%	68.9%	66.6%	66.7%
Mar-13	67.1%	67.6%	66.4%	66.6%
Apr-13	67.4%	68.8%	66.4%	66.5%
May-13	67.5%	68.9%	66.5%	66.7%

Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data

*City of Toronto Series is Seasonally Adjusted by City of Toronto

Total Employed Residents

(Jan08=100)



Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data

*City of Toronto Series is Seasonally Adjusted by City of Toronto

Total Employed Residents

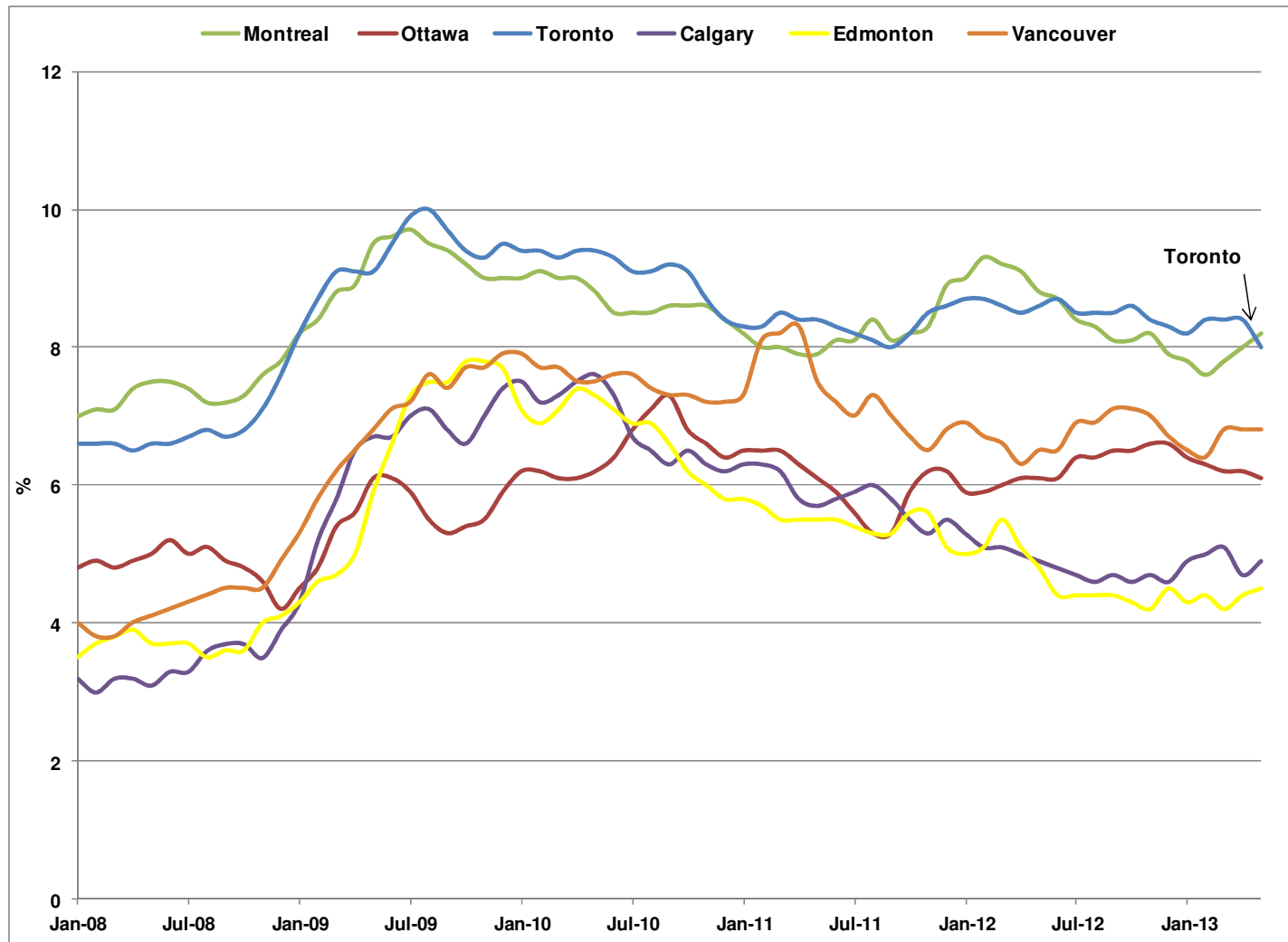
	City	"905"	Ontario	Canada
May-12	1,274	1,702	6,759	17,499
Jun-12	1,285	1,722	6,777	17,507
Jul-12	1,291	1,728	6,793	17,484
Aug-12	1,292	1,732	6,771	17,523
Sep-12	1,303	1,756	6,800	17,568
Oct-12	1,303	1,761	6,798	17,580
Nov-12	1,309	1,771	6,832	17,636
Dec-12	1,302	1,778	6,854	17,668
Jan-13	1,313	1,755	6,823	17,646
Feb-13	1,304	1,770	6,858	17,696
Mar-13	1,312	1,746	6,841	17,642
Apr-13	1,328	1,779	6,845	17,654
May-13	1,329	1,805	6,895	17,749

Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data

*City of Toronto Series is Seasonally Adjusted by City of Toronto

Unemployment Rate

Major Canadian Urban Regions



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

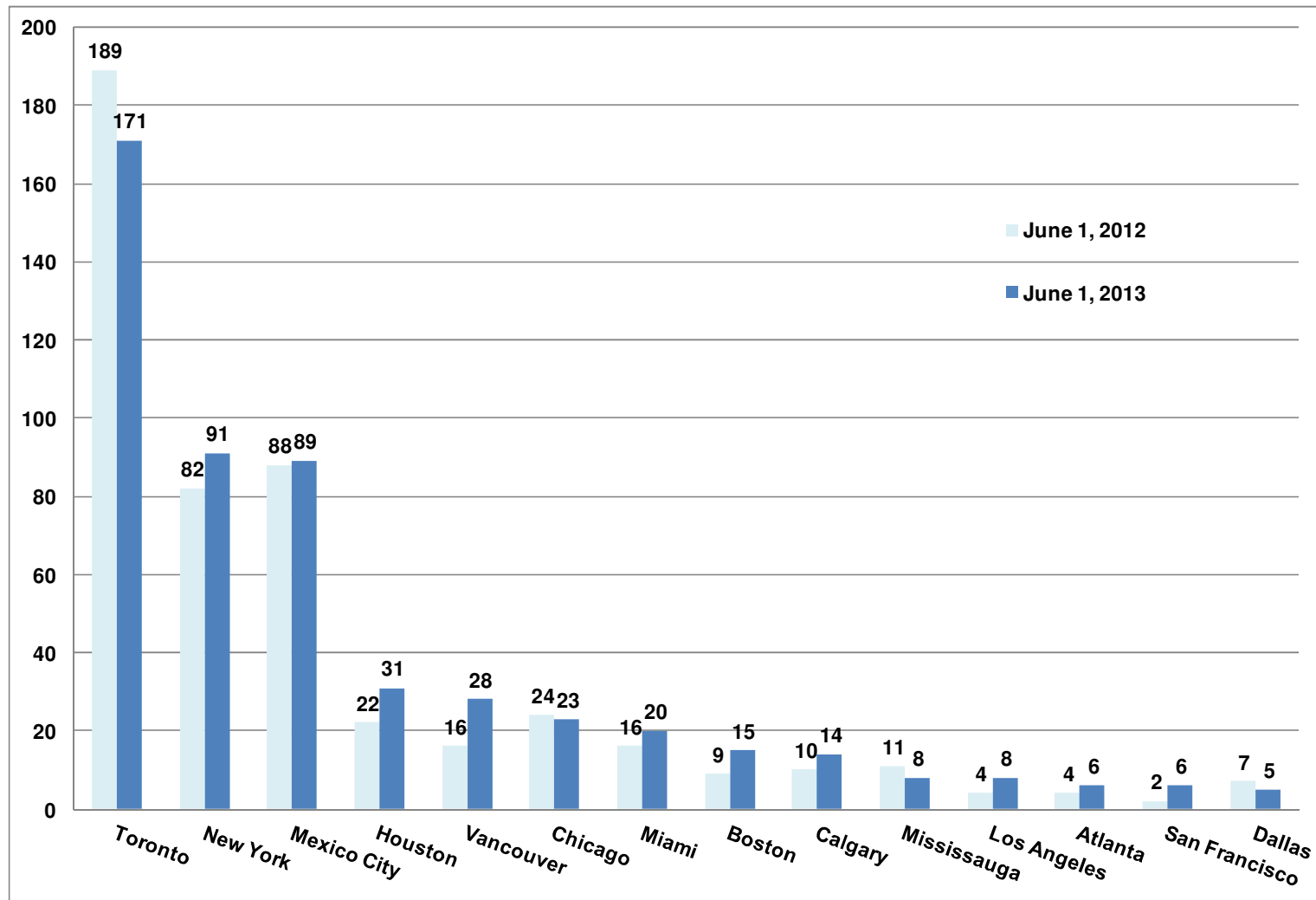
Unemployment Rate

Major Canadian Economic Regions

	Montreal	Ottawa	Toronto	Calgary	Edmonton	Vancouver
May-12	8.8	6.1	8.6	4.9	4.8	6.5
Jun-12	8.7	6.1	8.7	4.8	4.4	6.5
Jul-12	8.4	6.4	8.5	4.7	4.4	6.9
Aug-12	8.3	6.4	8.5	4.6	4.4	6.9
Sep-12	8.1	6.5	8.5	4.7	4.4	7.1
Oct-12	8.1	6.5	8.6	4.6	4.3	7.1
Nov-12	8.2	6.6	8.4	4.7	4.2	7
Dec-12	7.9	6.6	8.3	4.6	4.5	6.7
Jan-13	7.8	6.4	8.2	4.9	4.3	6.5
Feb-13	7.6	6.3	8.4	5	4.4	6.4
Mar-13	7.8	6.2	8.4	5.1	4.2	6.8
Apr-13	8	6.2	8.4	4.7	4.4	6.8
May-13	8.2	6.1	8	4.9	4.5	6.8

Emporis Buildings Under Construction

North American Cities



Source : www.emporis.com
Updated June 1, 2013

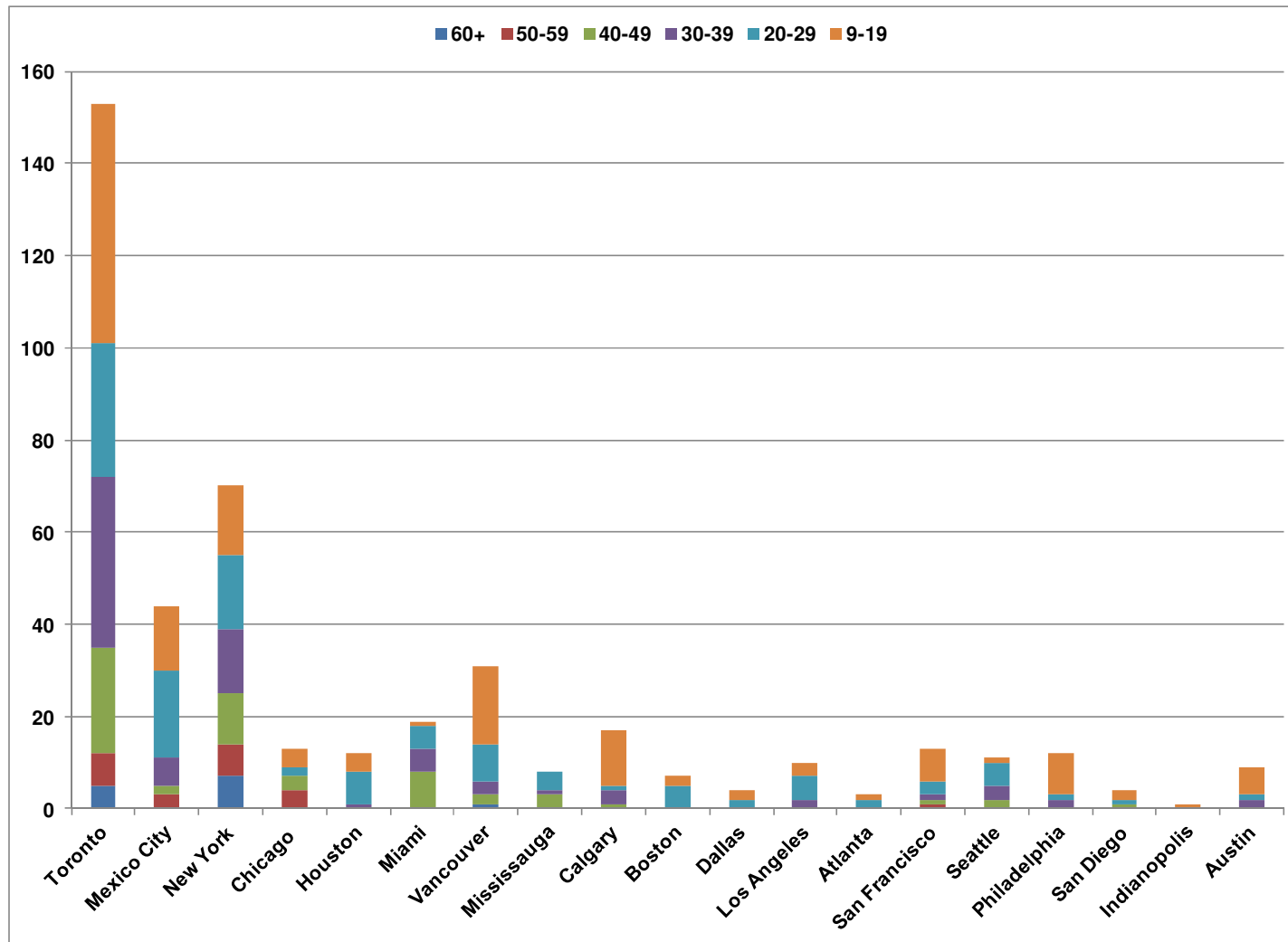
Tallest Buildings Under Construction

City of Toronto

Building	Address	Metres	Feet	Floors	Year
1 Aura at College Park	388 Yonge St	272	892	78	2014
2 Number One Bloor	1 Bloor St E	238	780	75	2015
3 Ice Condominiums East	16 York St	234	768	67	2015
4 Harbour Plaza Residences East	90 Harbour St	220	726	66	2016
5 Harbour Plaza Residences West	1 York St	207	682	62	2016
6 L Tower	1 Front St E	205	672	57	2013
7 Ice Condominiums West	16 York St	204	669	57	2013
8 Casa 2	42 Charles St. E	184	604	56	2015
9 U Condominiums II	St Mary St	184	604	55	2014
10 INDX Condominiums	66 Temperance St	180	594	54	2015
11 Three Hundred	300 Front St W	156	512	52	2013
12 Karma	9 Grenville Street	170	558	50	2015
13 X2	580 Jarvis St	160	525	49	2014
14 Westlake Village 1	Parklawn and Lake Shore	153	503	48	2014
15 FIVE	5 St. Joseph St	147	482	48	2014
16 Southcore Financial Centre Delta Hotel	Lower Simcoe Street	160	524	47	2014
17 Theatre Park	224 King West	157	515	47	2014
18 Chaz on Charles	45 Charles St E	157	517	47	2014
19 Bay-Adelaide East	333 Bay St	150	495	45	2016
20 Hullmark Centre I	4759 Yonge St	168	551	45	2014
21 U Condominiums I	St Mary St	154	505	45	2014
22 Westlake Village 2	Parklawn and Lake Shore	147	484	44	2014
23 Cinema Condominiums	21 W idmer St	143	468	43	2013
24 The Pinnacle on Adelaide	295 Adelaide St W	135	444	43	2013
25 Emerald Park East Toronto	580 Jarvis St	142	464	39	2015








High Rise Buildings Under Construction

North American Cities Comparison



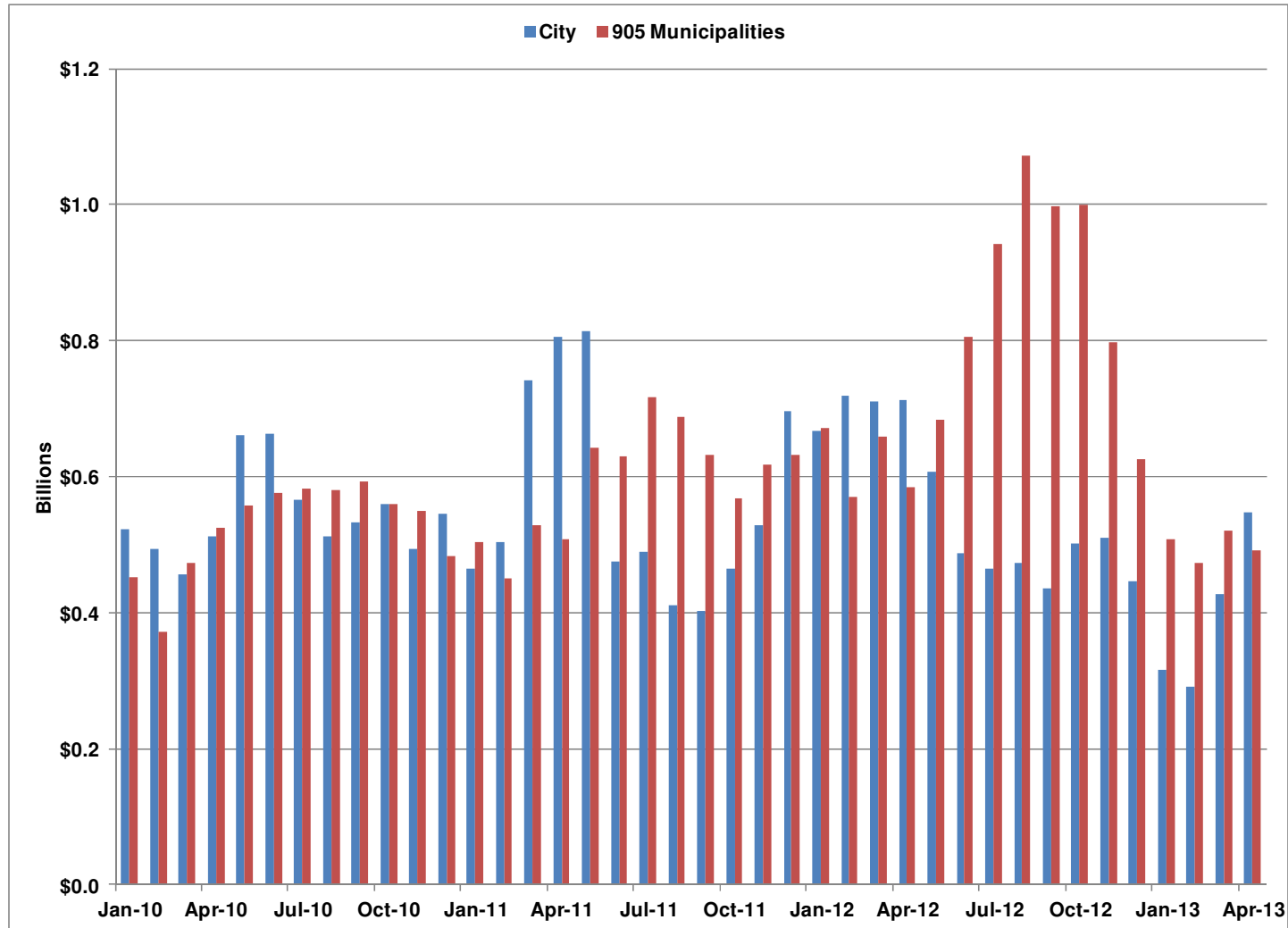
High Rise Buildings Under Construction

City of Toronto by number of floors

Floors	Number of Buildings	Total Floors	Percent of Total
70+	2 	153	3%
60-69	3 	195	4%
50-59	7 	382	9%
40-49	23 	1,006	23%
30-39	37 	1,260	29%
20-29	29 	637	15%
9-19	52 	749	17%
Total	153	4,382	100%

Total Value of Building Permits

City and "905" Area



Total Value of Building Permits

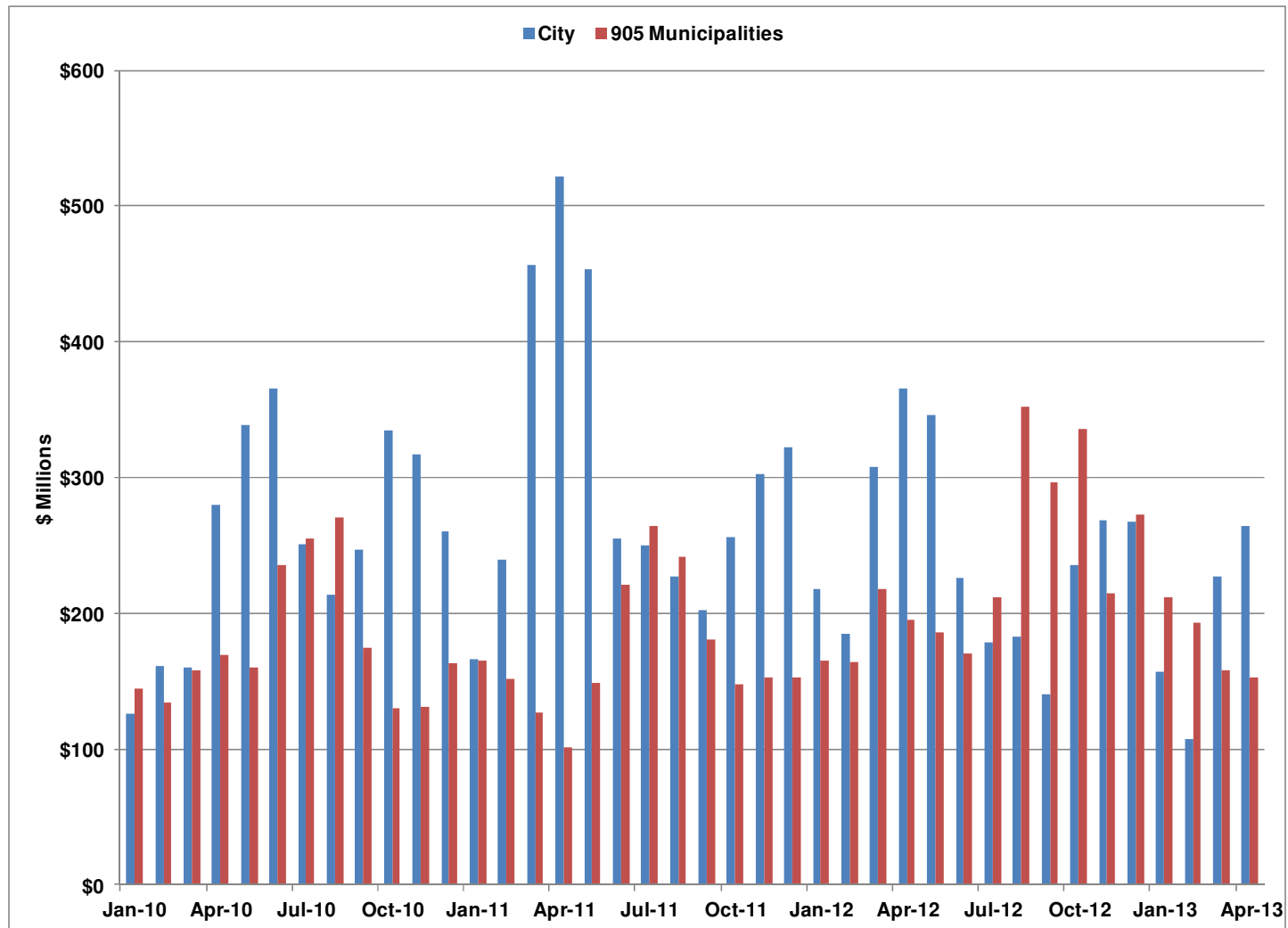
City and "905" Area

Billions \$

	City	"905" Municipalities
Apr-12	\$0.71	\$0.58
May-12	\$0.61	\$0.68
Jun-12	\$0.49	\$0.81
Jul-12	\$0.47	\$0.94
Aug-12	\$0.47	\$1.07
Sep-12	\$0.44	\$1.00
Oct-12	\$0.50	\$1.00
Nov-12	\$0.51	\$0.80
Dec-12	\$0.45	\$0.63
Jan-13	\$0.32	\$0.51
Feb-13	\$0.29	\$0.47
Mar-13	\$0.43	\$0.52
Apr-13	\$0.55	\$0.49

Value of ICI Building Permits

City and "905" Area



Value of ICI Building Permits

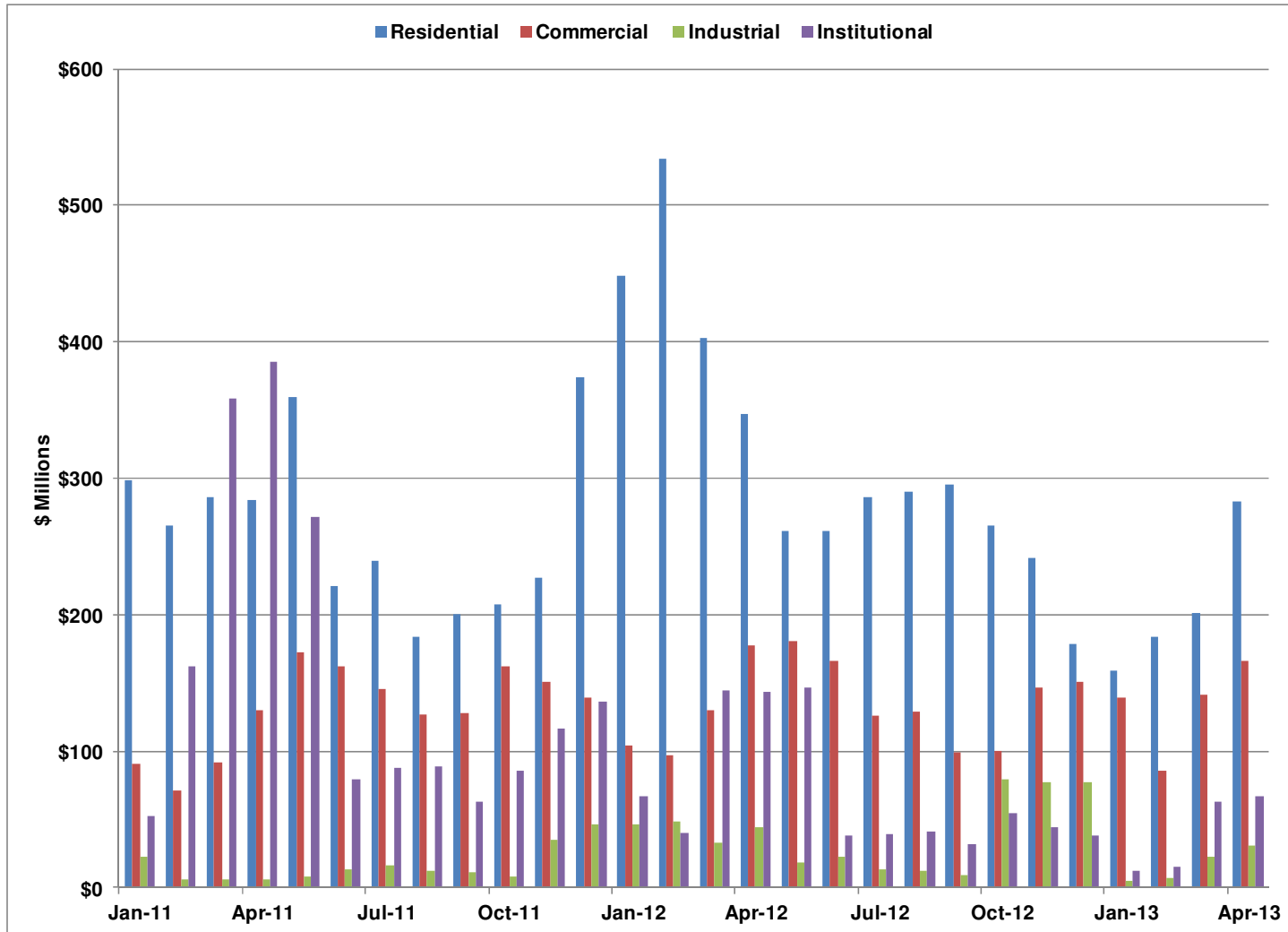
City and "905" Area

Millions \$

	City	"905" Municipalities
Apr-12	\$366.0	\$195.0
May-12	\$345.9	\$186.0
Jun-12	\$226.3	\$170.8
Jul-12	\$178.8	\$212.0
Aug-12	\$183.0	\$351.9
Sep-12	\$140.2	\$296.5
Oct-12	\$235.2	\$335.8
Nov-12	\$268.2	\$215.0
Dec-12	\$267.2	\$272.4
Jan-13	\$157.3	\$211.2
Feb-13	\$107.8	\$192.7
Mar-13	\$227.4	\$158.0
Apr-13	\$264.0	\$153.1

Value of Building Permits

City of Toronto



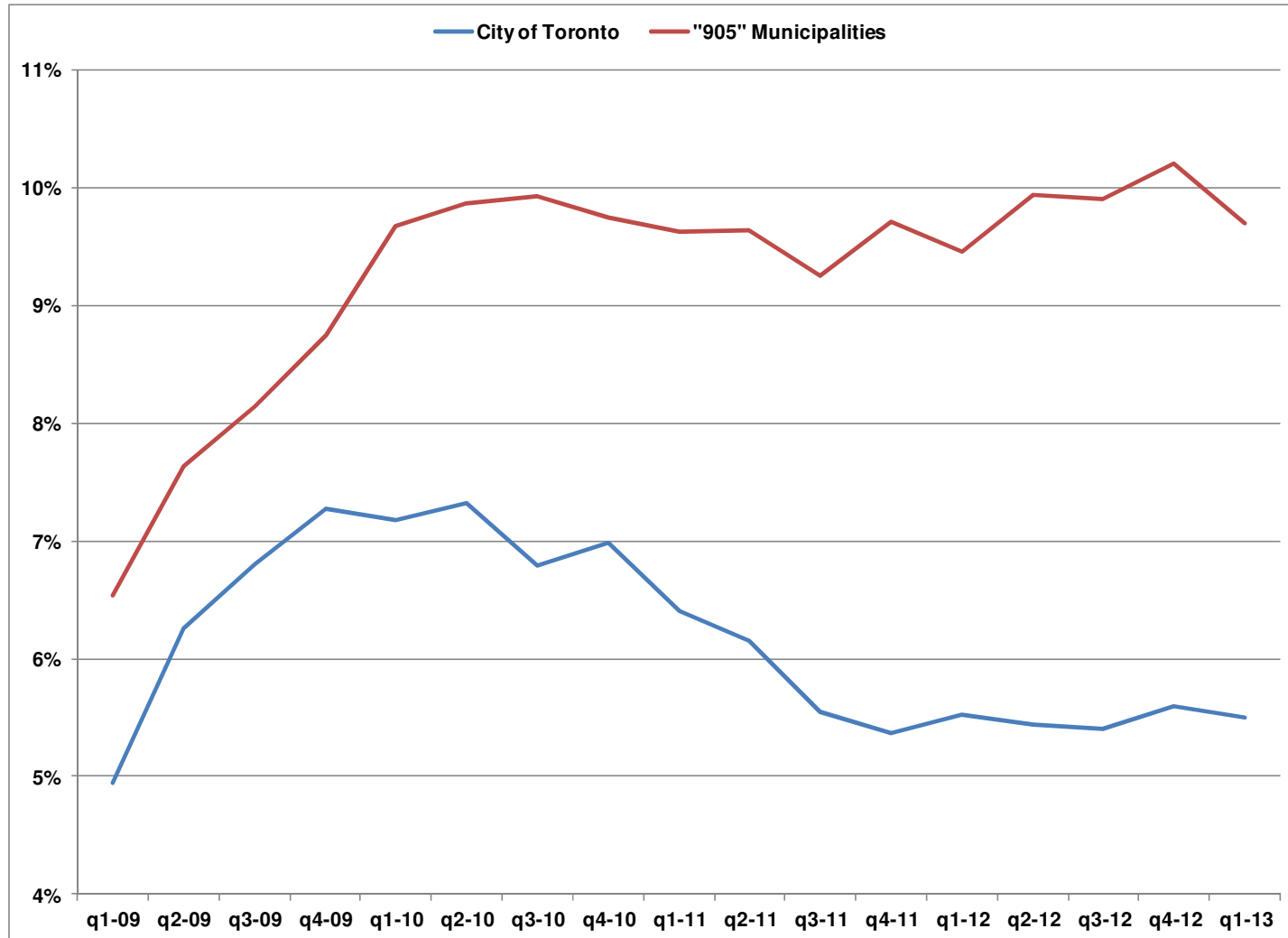
Value of Building Permits

City of Toronto

Millions \$

	Residential	Commercial	Industrial	Institutional
Apr-12	\$347.4	\$178.1	\$44.0	\$143.8
May-12	\$261.5	\$180.3	\$18.7	\$146.8
Jun-12	\$261.0	\$166.0	\$22.2	\$38.1
Jul-12	\$286.6	\$126.1	\$13.3	\$39.3
Aug-12	\$290.6	\$128.9	\$12.9	\$41.3
Sep-12	\$295.7	\$98.9	\$8.9	\$32.3
Oct-12	\$266.0	\$100.7	\$79.5	\$55.1
Nov-12	\$242.2	\$146.2	\$77.7	\$44.3
Dec-12	\$178.9	\$151.0	\$77.6	\$38.5
Jan-13	\$159.4	\$139.5	\$5.4	\$12.3
Feb-13	\$183.7	\$85.5	\$6.8	\$15.5
Mar-13	\$201.2	\$141.9	\$22.5	\$63.0
Apr-13	\$282.8	\$166.5	\$30.6	\$66.9

Office Vacancy Rate Toronto Region



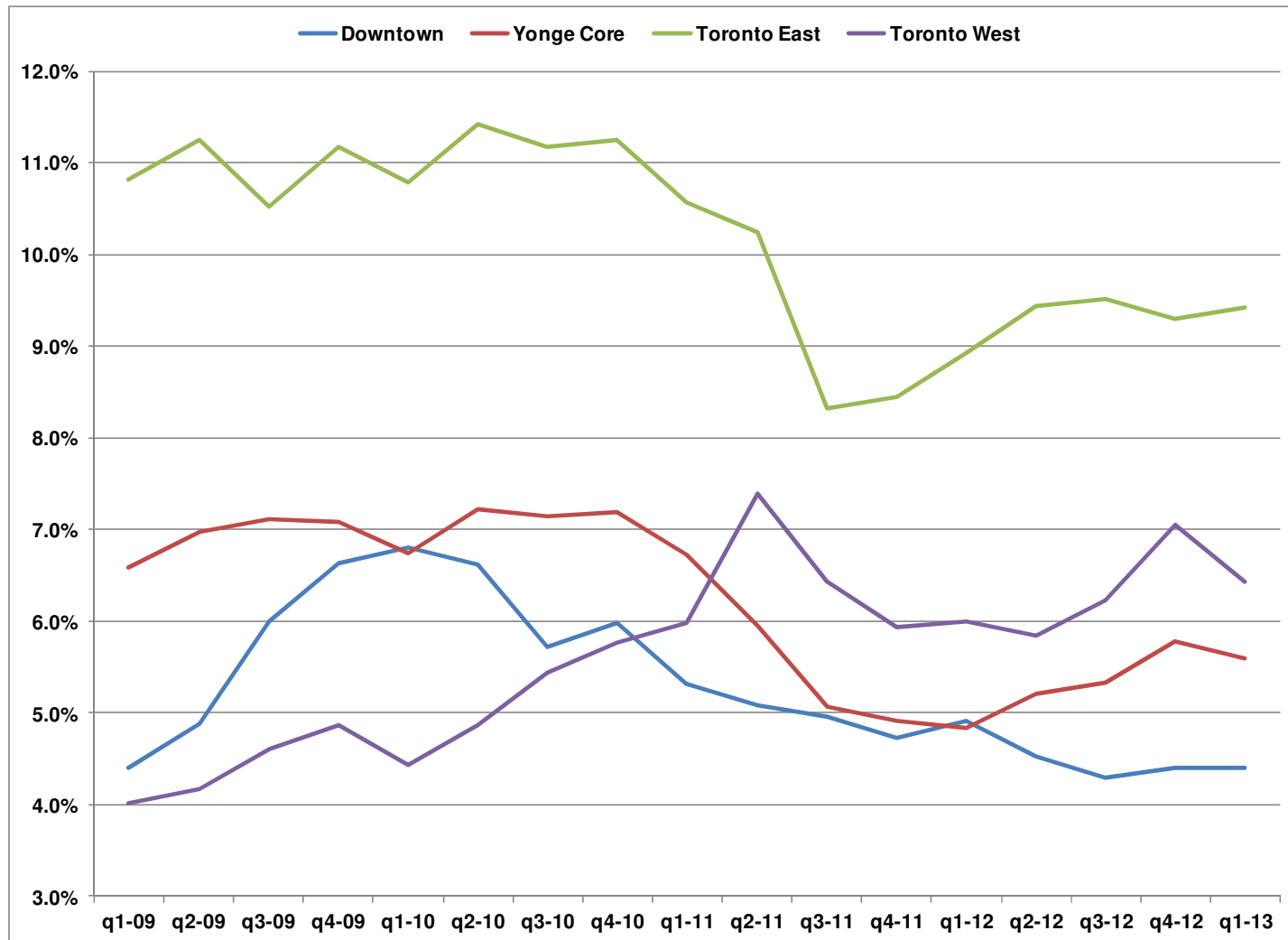
Office Vacancy Rate

Toronto Region

	City of Toronto	"905" Municipalities	Toronto Region
q1-09	4.9%	6.5%	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%
q2-12	5.4%	9.9%	6.8%
q3-12	5.4%	9.9%	6.8%
q4-12	5.6%	10.2%	7.0%
q1-13	5.5%	9.7%	6.8%

Office Vacancy Rates

City of Toronto



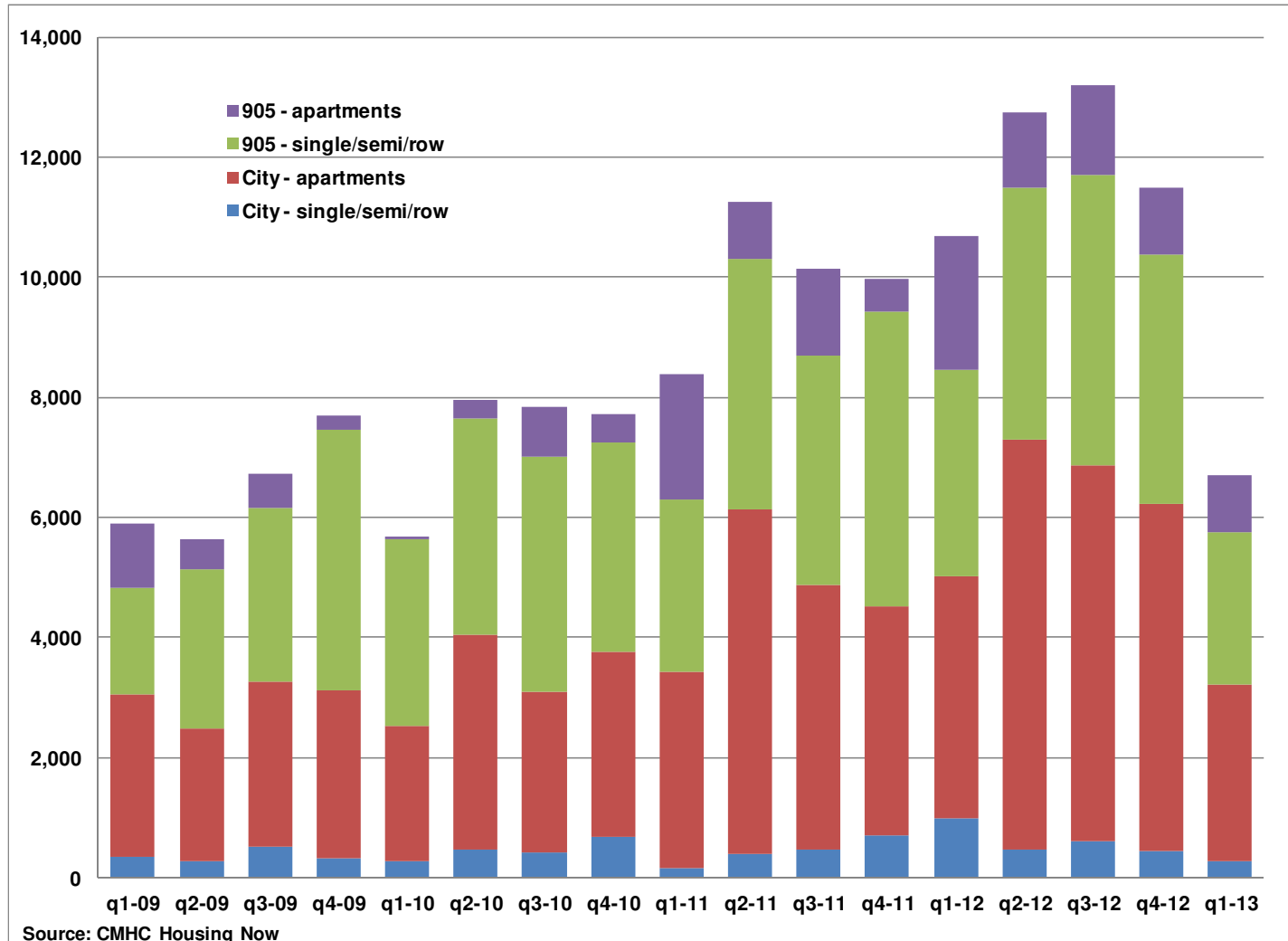
Office Vacancy Rates

City of Toronto

	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%
q2-12	4.5%	5.2%	9.4%	5.8%
q3-12	4.3%	5.3%	9.5%	6.2%
q4-12	4.4%	5.8%	9.3%	7.1%
q1-13	4.4%	5.6%	9.4%	6.4%

Housing Starts

Toronto Region



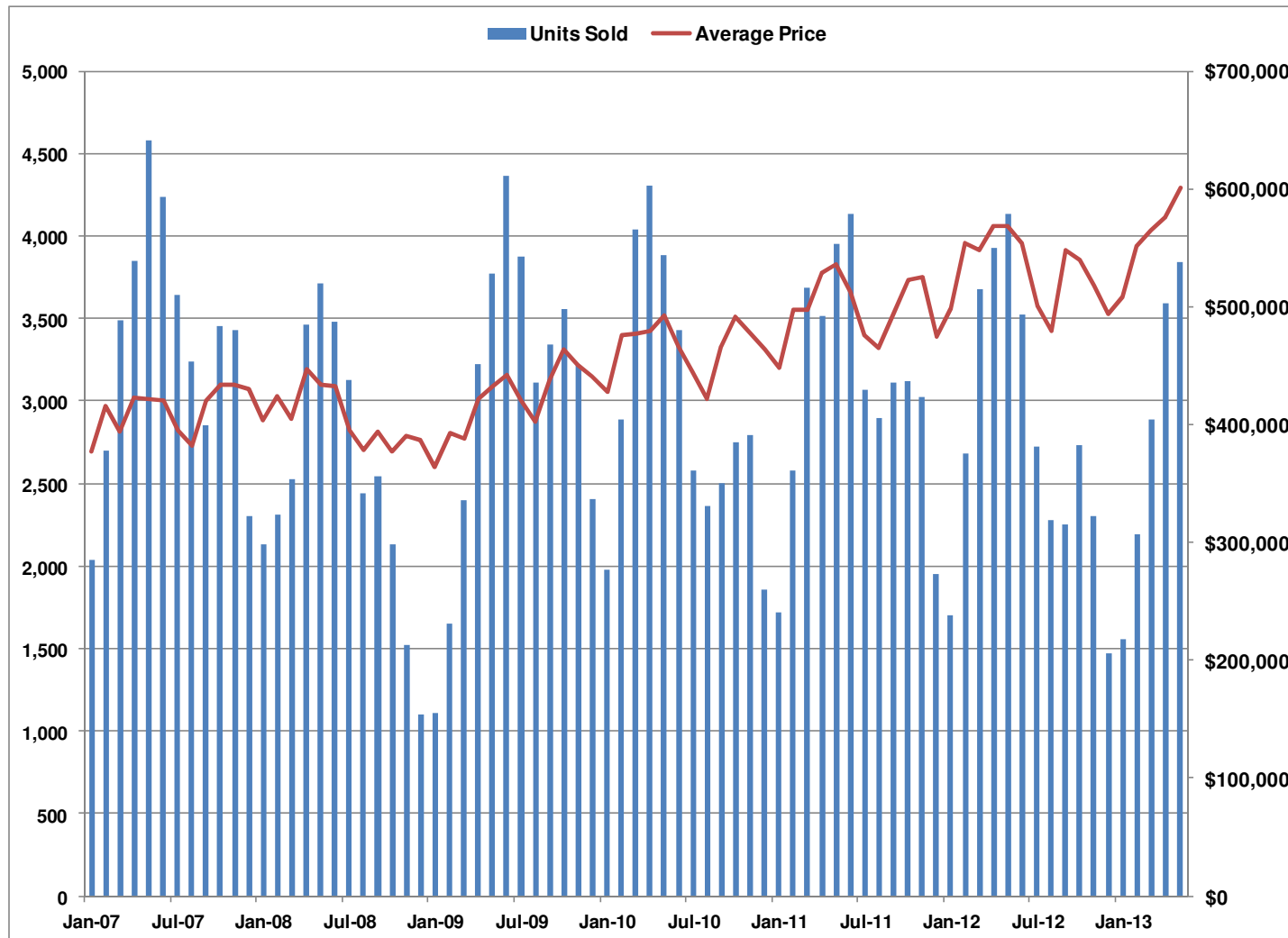
Housing Starts

Toronto Region

	City - single/semi/row	City - apartments	905 - single/semi/row	905 - apartments
q1-09	346	2,696	1,776	1,086
q2-09	269	2,214	2,644	512
q3-09	502	2,769	2,893	548
q4-09	313	2,810	4,337	234
q1-10	281	2,242	3,120	26
q2-10	458	3,582	3,620	302
q3-10	418	2,686	3,893	848
q4-10	673	3,085	3,492	469
q1-11	157	3,276	2,875	2,069
q2-11	398	5,744	4,154	946
q3-11	469	4,409	3,813	1,456
q4-11	705	3,814	4,917	543
q1-12	984	4,037	3,422	2,239
q2-12	452	6,833	4,206	1,245
q3-12	616	6,261	4,824	1,497
q4-12	436	5,797	4,145	1,110
q1-13	265	2,960	2,530	940
Apr-12	140	3,450	1,527	562
Apr-13	168	736	1,350	1

MLS Sales and Prices

City of Toronto

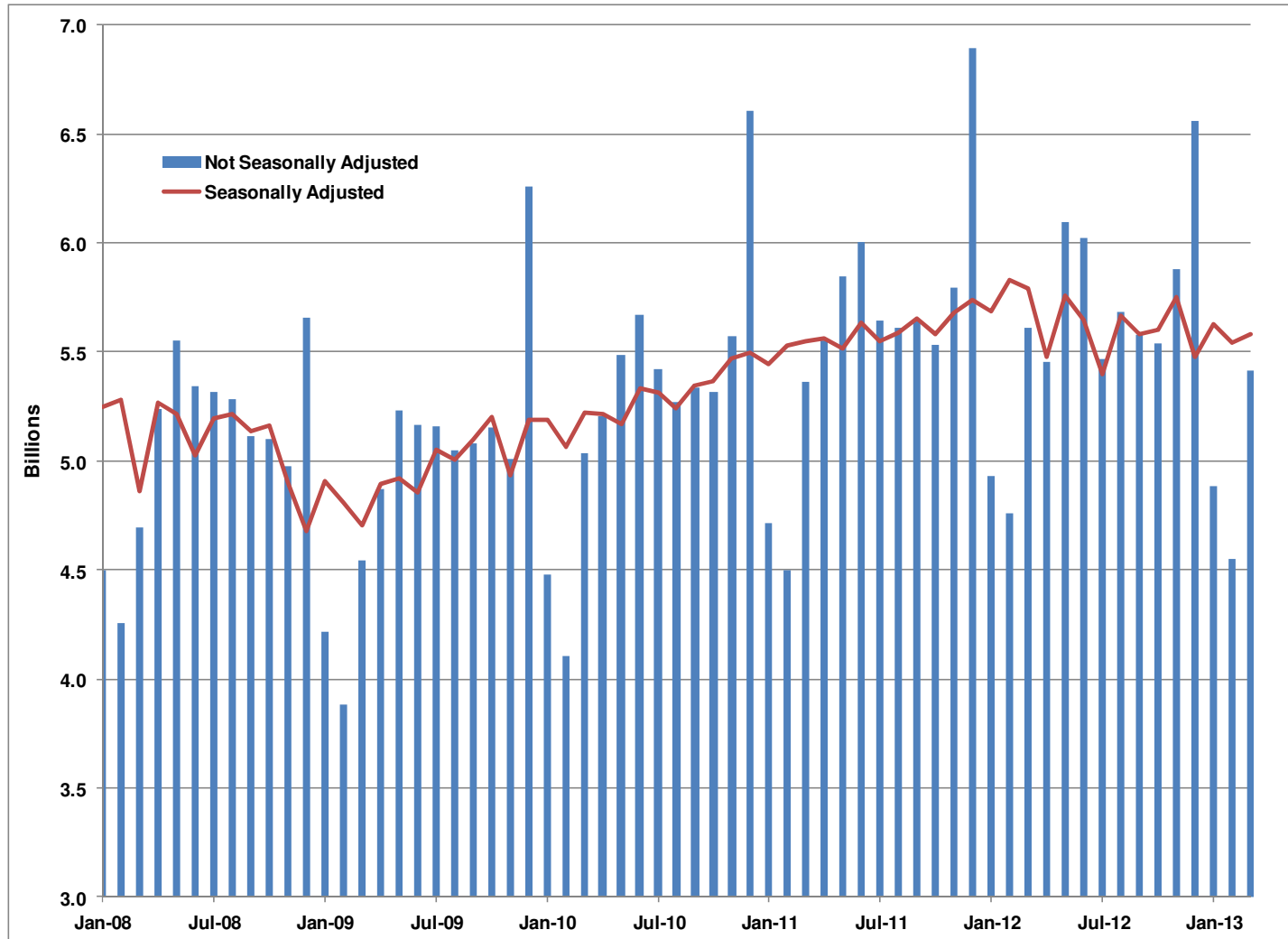


MLS Sales and Prices

City of Toronto

	Units Sold	Average Price
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
May-12	4,130	\$568,768
Jun-12	3,520	\$554,077
Jul-12	2,721	\$500,934
Aug-12	2,282	\$479,769
Sep-12	2,255	\$547,901
Oct-12	2,730	\$539,188
Nov-12	2,308	\$517,866
Dec-12	1,470	\$494,127
Jan-13	1,559	\$507,859
Feb-13	2,189	\$552,014
Mar-13	2,891	\$564,793
Apr-13	3,591	\$576,315
May-13	3,840	\$600,791

Monthly Retail Sales Toronto Region

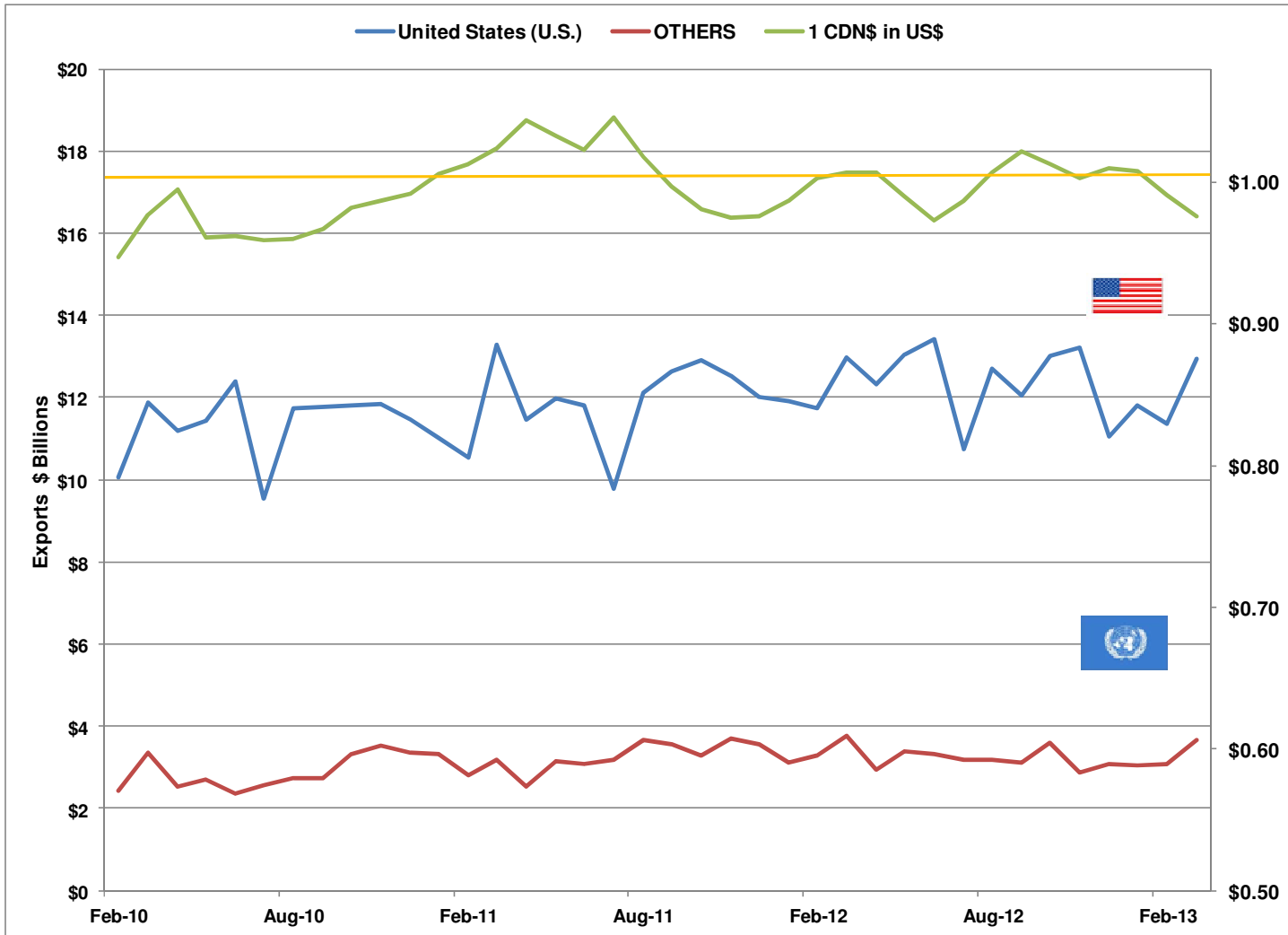


Monthly Retail Sales

Toronto Region

	(\$Billions)
Mar-11	5.55
Apr-11	5.56
May-11	5.52
Jun-11	5.64
Jul-11	5.55
Aug-11	5.59
Sep-11	5.65
Oct-11	5.58
Nov-11	5.68
Dec-11	5.74
Jan-12	5.69
Feb-12	5.83
Mar-12	5.79
Apr-12	5.48
May-12	5.76
Jun-12	5.64
Jul-12	5.40
Aug-12	5.67
Sep-12	5.58
Oct-12	5.60
Nov-12	5.75
Dec-12	5.48
Jan-13	5.63
Feb-13	5.54
Mar-13	5.58

Ontario Merchandise Exports & US\$ Exchange Rate



Source: Bank of Canada and Industry Canada

Ontario Merchandise Exports & US\$ Exchange Rate



	(\$Billions)		
	US	All Others	1 CDN\$ in US\$
Mar-11	13.29	3.19	1.02
Apr-11	11.47	2.55	1.04
May-11	11.99	3.15	1.03
Jun-11	11.82	3.07	1.02
Jul-11	9.80	3.20	1.05
Aug-11	12.12	3.67	1.02
Sep-11	12.64	3.57	1.00
Oct-11	12.90	3.30	0.98
Nov-11	12.53	3.71	0.97
Dec-11	12.01	3.55	0.98
Jan-12	11.91	3.11	0.99
Feb-12	11.73	3.29	1.00
Mar-12	12.98	3.75	1.01
Apr-12	12.31	2.93	1.01
May-12	13.05	3.40	0.99
Jun-12	13.42	3.32	0.97
Jul-12	10.74	3.19	0.99
Aug-12	12.70	3.17	1.01
Sep-12	12.06	3.12	1.02
Oct-12	13.00	3.60	1.01
Nov-12	13.20	2.88	1.00
Dec-12	11.05	3.09	1.01
Jan-13	11.81	3.05	1.01
Feb-13	11.37	3.09	0.99
Mar-13	12.95	3.66	0.98

