





















# Economic Dashboard

Economic Development

November 12, 2013



# Indicator Highlights

	Geography	Same Month Last Year	Previous Month	Most Recent Month	Status
<b>Unemployment Rate</b> October 2013 (3 Month Average SA)	Toronto	9.8%	8.0%	8.6%	
	Canada	7.3%	7.1%	7.0%	
<b>Participation Rate</b> October 2013 (3 Month Average SA)	Toronto	66.5%	67.5%	67.2%	
	Canada	66.7%	66.5%	66.5%	
<b>Total Employed Residents</b> October 2013 (3 Month Average SA)	Toronto	1,296.0	1,334.1	1,319.4	
	Canada	17,557.0	17,753.0	17,781.1	
<b>Total Value of Building Permits</b> September 2013 (3 Month Average)	Toronto	\$436 million	\$786 million	\$760 million	
	Canada	\$7.4 billion	\$7.6 billion	\$7.5 billion	
<b>High Rise Buildings Under Construction</b> November 2013	Toronto	183	161	164	
<b>Office Vacancy Rate</b> Q3 2013	Toronto	5.4%	5.3%	5.7%	
<b>Average House Price</b> September 2013	Toronto	\$547,901	\$518,145	\$571,410	
	Canada	\$354,608	\$378,369	\$385,906	
<b>Business Bankruptcies</b> Q2 2013	Toronto CMA	180	168	193	
	Canada	1,108	1,085	1,123	
<b>Employment Insurance Recipients</b> August 2013	Toronto	31,370	28,720	30,090	
	Canada	493,200	446,560	461,320	
<b>Consumer Price Index</b> September 2013 (2002=100)	Toronto	122.1	123.7	123.8	
	Canada	122.0	123.1	123.3	
<b>Retail Sales</b> August 2013 (3 Month Average SA)	Toronto CMA	\$5.6 billion	\$5.8 billion	\$5.8 billion	
	Canada	\$39.1 billion	\$40.2 billion	\$40.2 billion	



Negative

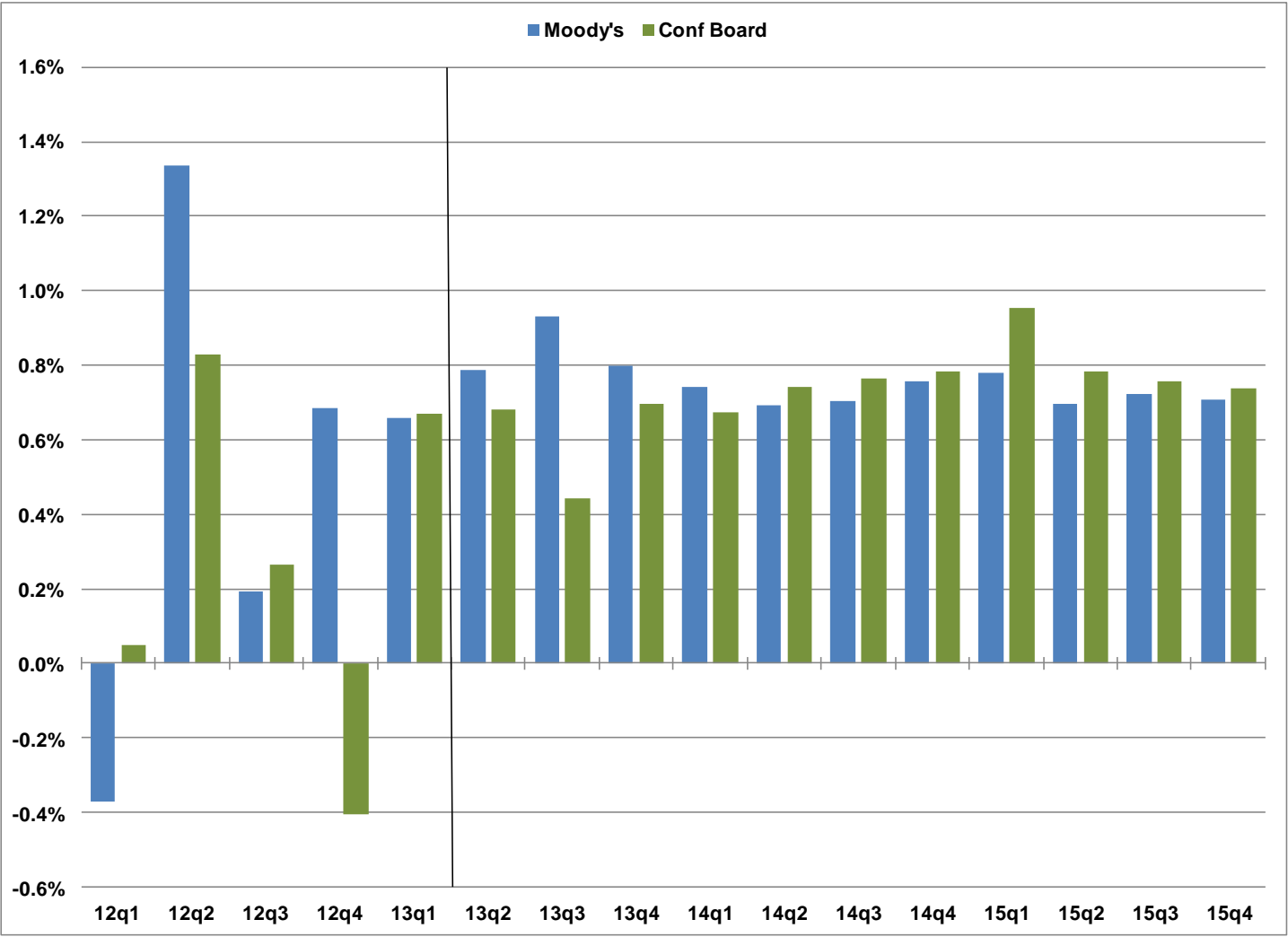


Caution



Positive

# Real GDP Growth Toronto CMA



Source: Conference Board of Canada (August 27, 2013), Moody's Forecast (September 17, 2013)

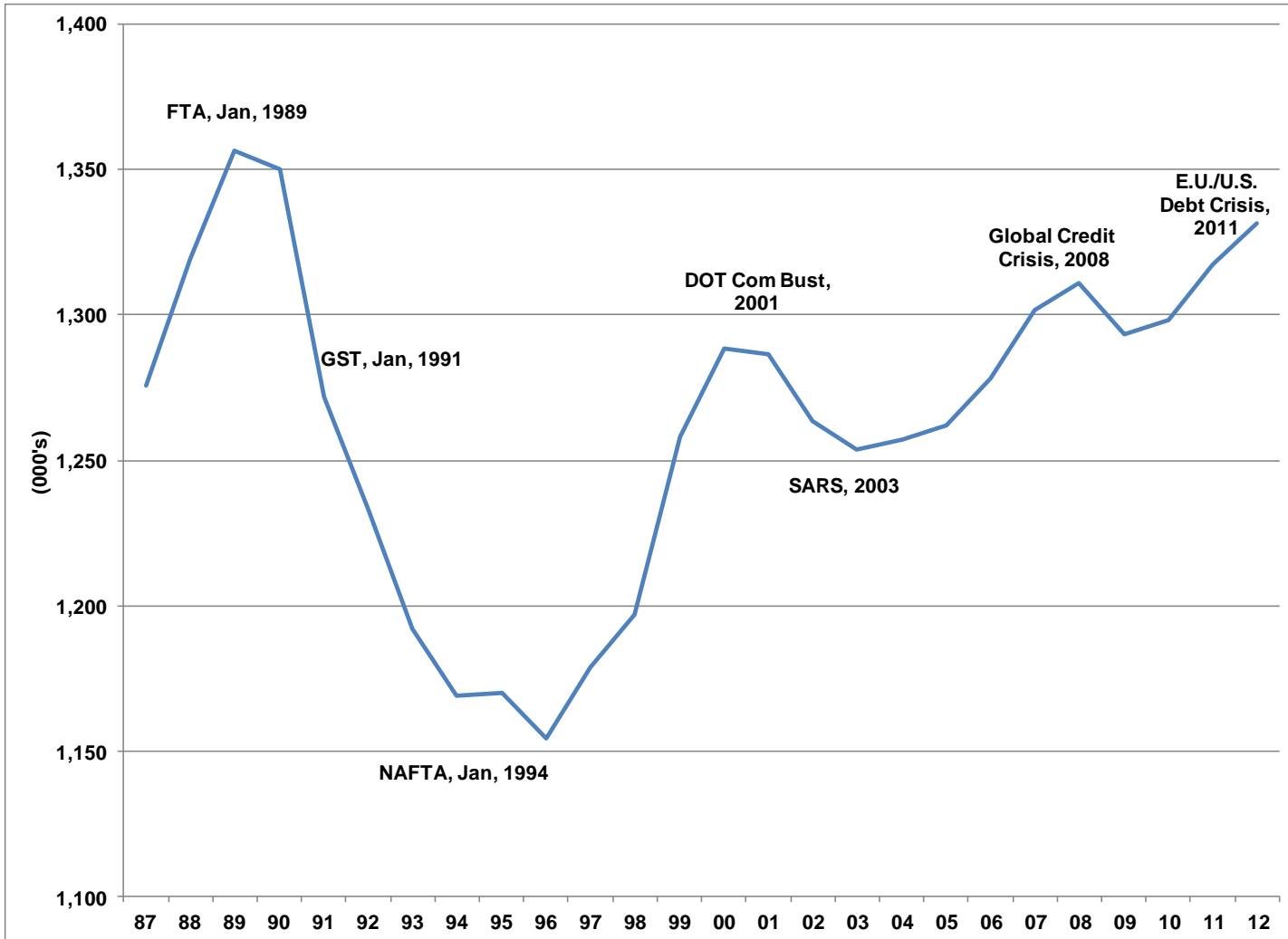
# Percent Change in GDP

## Toronto CMA

	Moody's	Conference Board
12q1	-0.37%	0.05%
12q2	1.34%	0.83%
12q3	0.19%	0.26%
12q4	0.69%	-0.41%
13q1	0.66%	0.67%
13q2	0.79%	0.68%
13q3	0.93%	0.44%
13q4	0.80%	0.70%
14q1	0.74%	0.67%
14q2	0.69%	0.74%
14q3	0.70%	0.76%
14q4	0.76%	0.78%
15q1	0.78%	0.95%
15q2	0.70%	0.78%
15q3	0.72%	0.76%
15q4	0.71%	0.74%

# 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 2012/13

## Toronto Ranks Well Internationally

**Reputation Institute** – Reputable Cities – 2013

Toronto ranks **2<sup>nd</sup> of 100** global cities for reputation

**Aon Hewitt** – People Risk Index - 2013

Toronto ranks **3<sup>rd</sup> of 138** global metropolitan areas for lowest risk

**PricewaterhouseCoopers** - Cities of Opportunity - 2012

Toronto ranks **3<sup>rd</sup> of 27** cities globally in current social and economic performance

**Economist Intelligence Unit** – Liveability Ranking - 2013

Toronto ranks **4<sup>th</sup> of 140** cities for liveability

**KPMG's Comparative Alternatives Study** – Business Location Costs - 2012

Toronto ranks **5<sup>th</sup> of 44** global cities for attractiveness for inward investment

**Colliers International** – Office Markets Lowest Vacancy Rate - 2012

Toronto ranks **7<sup>th</sup> of 75** in office markets in North America

# Business Climate 2012/13

## Toronto Ranks Well Internationally

**FDI Magazine** – American Cities of the Future - 2013

Toronto ranks **2<sup>nd</sup> of 10** North American cities for attractiveness for inward investment

**Economist Intelligence Unit and CitiGroup** – City Competitiveness Index- 2013

Toronto ranks **10<sup>th</sup> of 120** cities for global competitiveness

**QS World University Ranking** – University Ranking - 2013

University of Toronto ranks **17<sup>th</sup> of 833** global universities

**CIBC** - Canadian Cities: An Economic Snapshot - 2012

Toronto ranks **1<sup>st</sup> of 25** Canadian CMAs for economic performance

**Intelligent Community Forum** - Top 7 Intelligent Communities - 2013

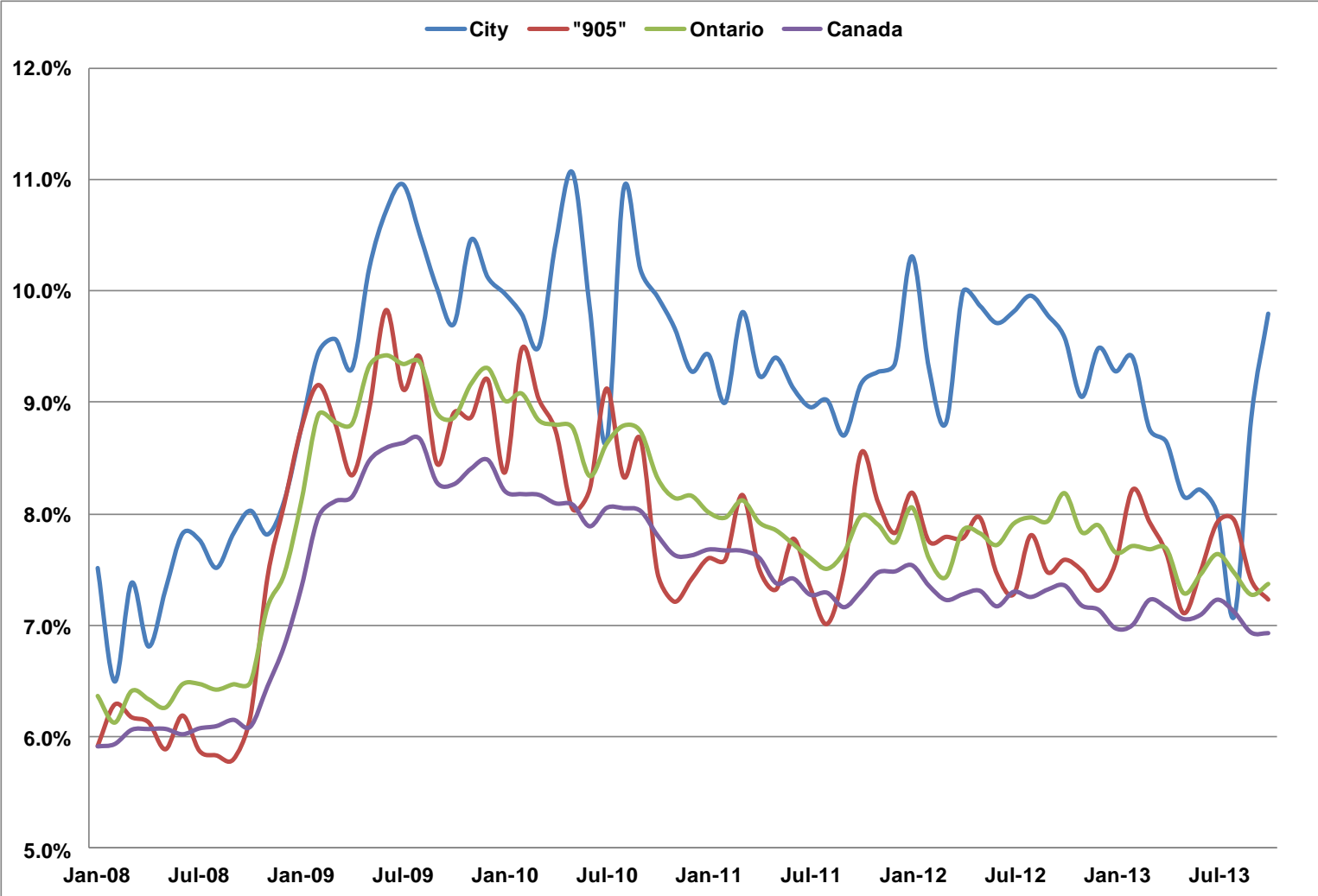
Toronto ranks **7<sup>th</sup> of 7** global cities for best practices in creating competitive local economies

**Toronto Board of Trade** – Scorecard on Prosperity - 2013

Toronto ranks **6<sup>th</sup> of 24** global metropolitan regions



# Unemployment Rate



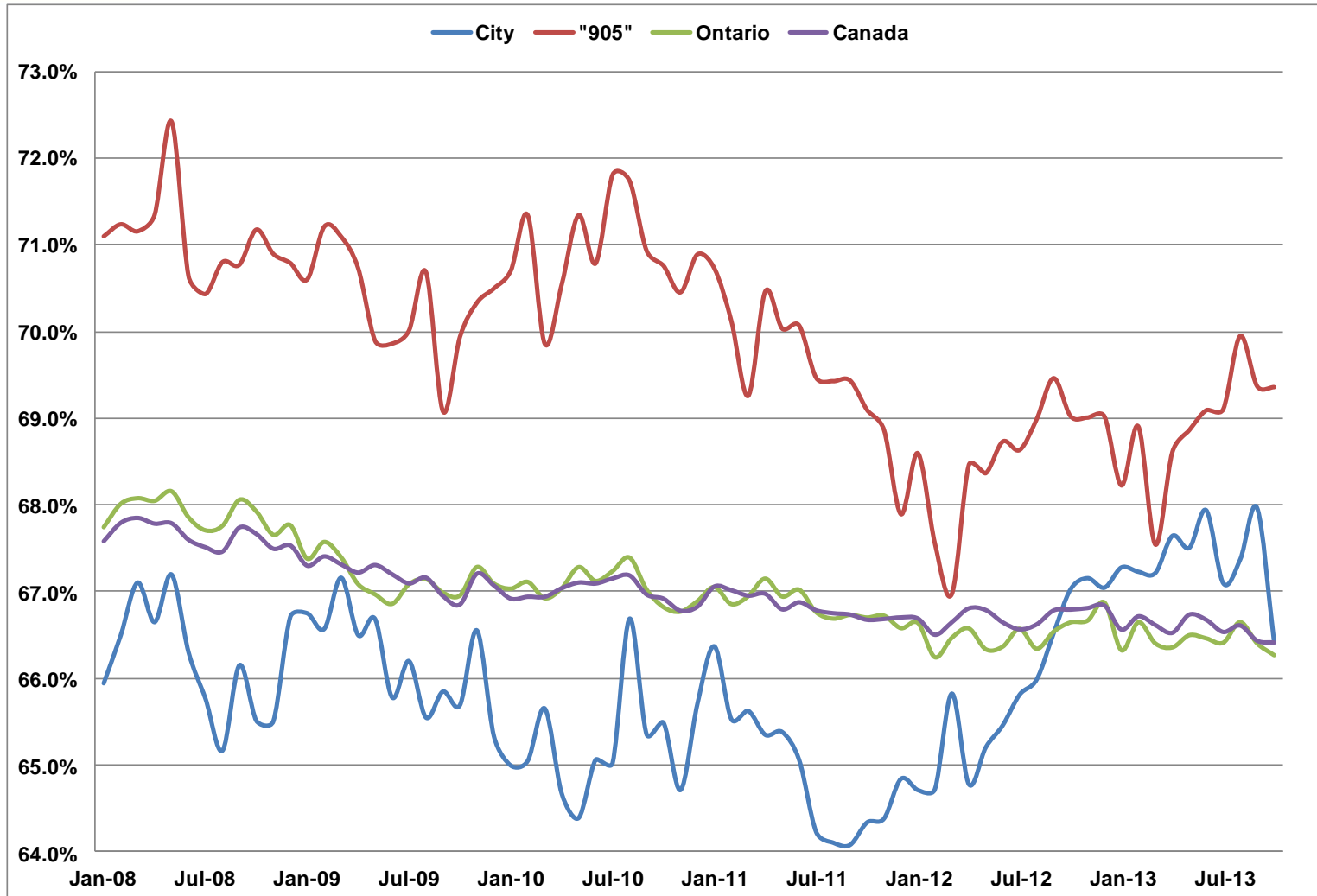
Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data  
\*City of Toronto Series is Seasonally Adjusted by City of Toronto



# Unemployment Rate

	City	"905"	Ontario	Canada
Oct-12	9.6%	7.6%	8.2%	7.4%
Nov-12	9.1%	7.5%	7.8%	7.2%
Dec-12	9.5%	7.3%	7.9%	7.1%
Jan-13	9.3%	7.6%	7.7%	7.0%
Feb-13	9.4%	8.2%	7.7%	7.0%
Mar-13	8.8%	7.9%	7.7%	7.2%
Apr-13	8.6%	7.6%	7.7%	7.2%
May-13	8.2%	7.1%	7.3%	7.1%
Jun-13	8.2%	7.5%	7.5%	7.1%
Jul-13	8.0%	7.9%	7.6%	7.2%
Aug-13	7.1%	7.9%	7.5%	7.1%
Sep-13	8.9%	7.4%	7.3%	6.9%
Oct-13	9.8%	7.2%	7.4%	6.9%

# Participation Rate

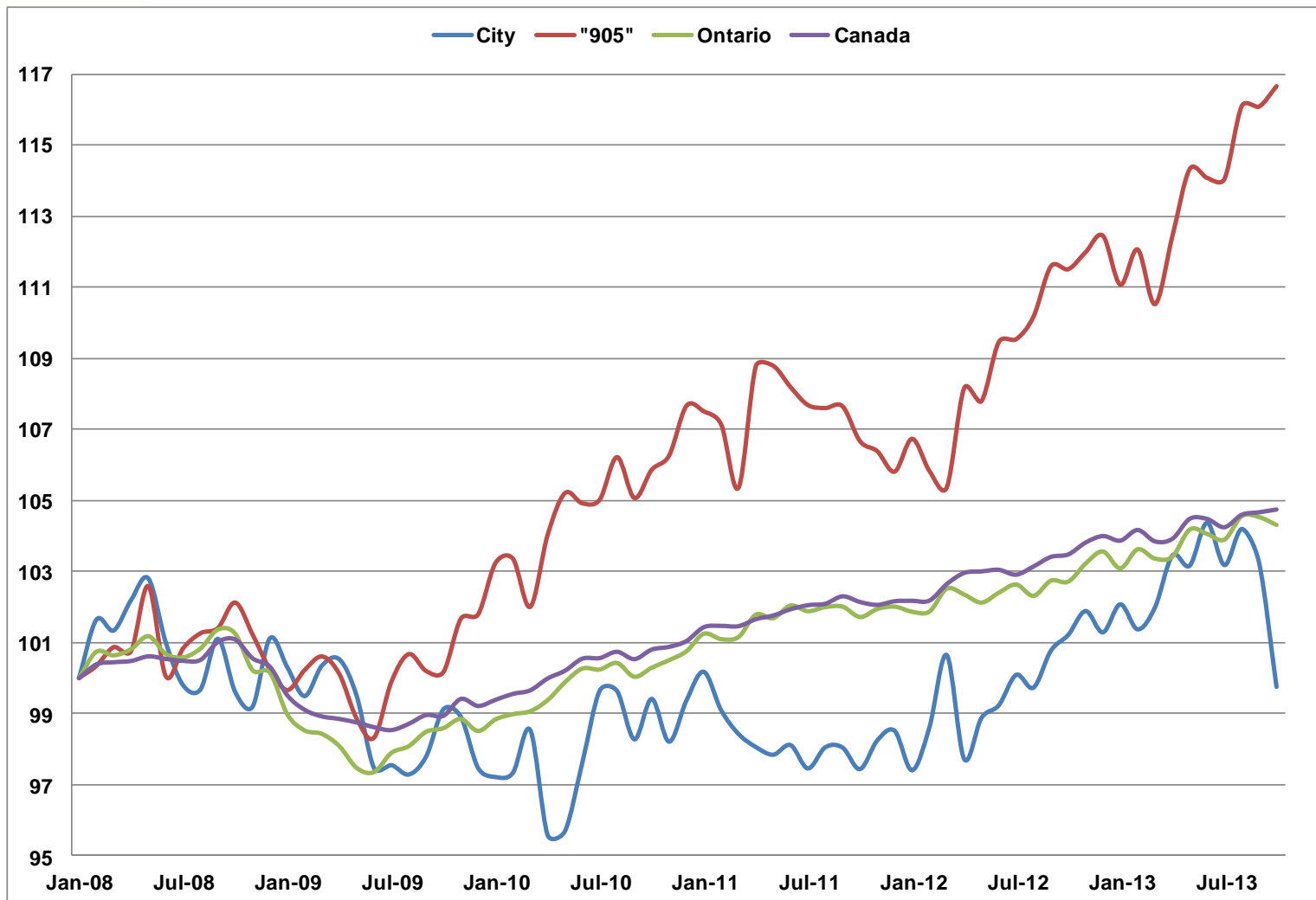


# Participation Rate

	City	"905"	Ontario	Canada
Oct-12	67.0%	69.0%	66.6%	66.8%
Nov-12	67.2%	69.0%	66.7%	66.8%
Dec-12	67.0%	69.0%	66.9%	66.8%
Jan-13	67.3%	68.2%	66.3%	66.6%
Feb-13	67.2%	68.9%	66.6%	66.7%
Mar-13	67.2%	67.5%	66.4%	66.6%
Apr-13	67.6%	68.6%	66.4%	66.5%
May-13	67.5%	68.9%	66.5%	66.7%
Jun-13	67.9%	69.1%	66.5%	66.7%
Jul-13	67.1%	69.1%	66.4%	66.5%
Aug-13	67.4%	70.0%	66.6%	66.6%
Sep-13	68.0%	69.4%	66.4%	66.4%
Oct-13	66.4%	69.4%	66.3%	66.4%

# Total Employed Residents

(Jan08=100)



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

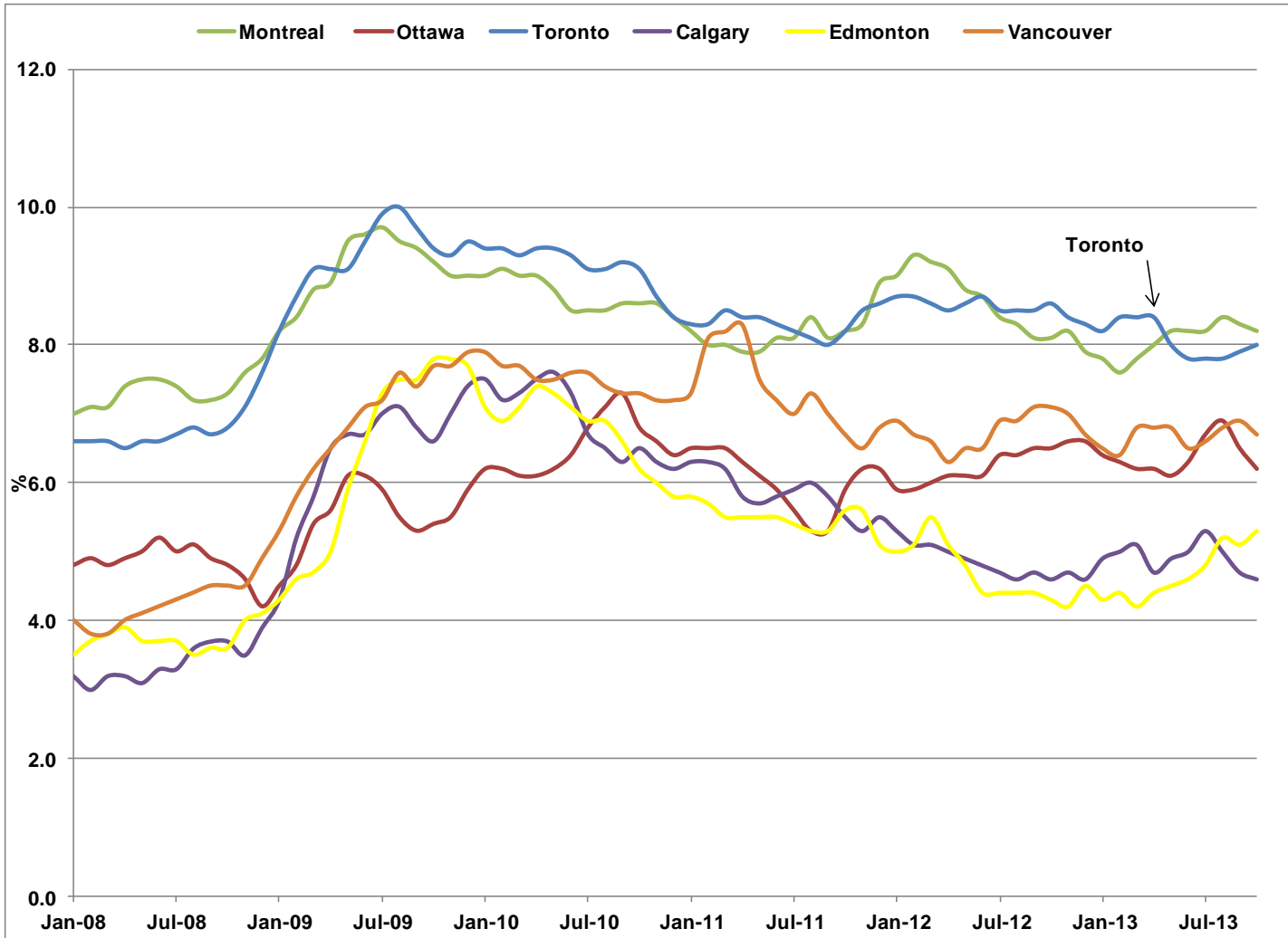
\*City of Toronto Series is Seasonally Adjusted by City of Toronto

# Total Employed Residents

	City	"905"	Ontario	Canada
Oct-12	1,304	1,760	6,798	17,580
Nov-12	1,313	1,767	6,832	17,636
Dec-12	1,305	1,775	6,854	17,668
Jan-13	1,315	1,753	6,823	17,646
Feb-13	1,306	1,768	6,858	17,696
Mar-13	1,314	1,744	6,841	17,642
Apr-13	1,333	1,774	6,845	17,654
May-13	1,329	1,804	6,895	17,749
Jun-13	1,345	1,800	6,887	17,749
Jul-13	1,330	1,800	6,877	17,710
Aug-13	1,343	1,832	6,920	17,769
Sep-13	1,330	1,832	6,918	17,781
Oct-13	1,285	1,841	6,904	17,794

# Unemployment Rate

## Major Canadian Urban Regions



# Unemployment Rate

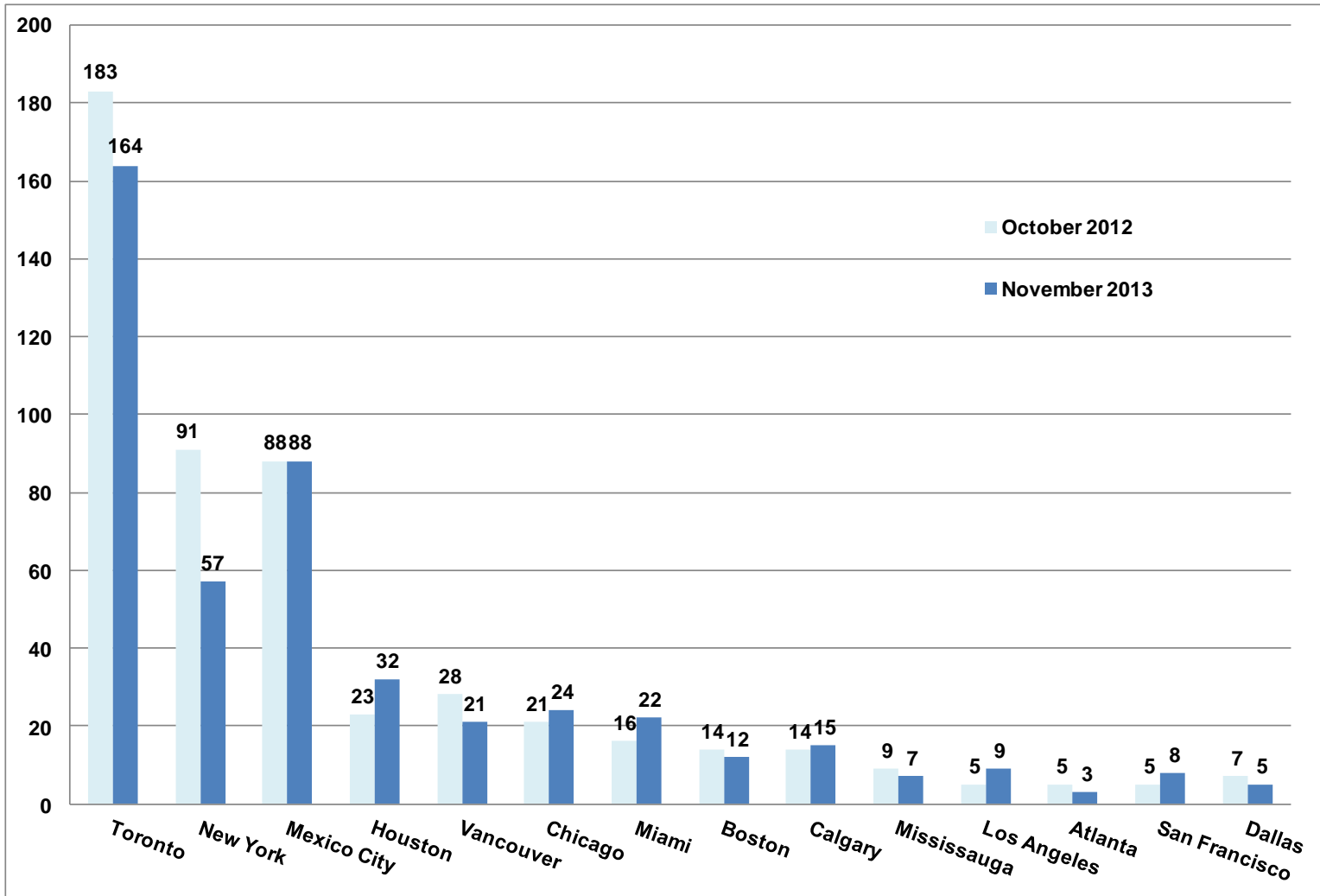
## Major Canadian Economic Regions

	<b>Montreal</b>	<b>Ottawa</b>	<b>Toronto</b>	<b>Calgary</b>	<b>Edmonton</b>	<b>Vancouver</b>
<b>Oct-12</b>	8.1	6.5	8.6	4.6	4.3	7.1
<b>Nov-12</b>	8.2	6.6	8.4	4.7	4.2	7.0
<b>Dec-12</b>	7.9	6.6	8.3	4.6	4.5	6.7
<b>Jan-13</b>	7.8	6.4	8.2	4.9	4.3	6.5
<b>Feb-13</b>	7.6	6.3	8.4	5.0	4.4	6.4
<b>Mar-13</b>	7.8	6.2	8.4	5.1	4.2	6.8
<b>Apr-13</b>	8.0	6.2	8.4	4.7	4.4	6.8
<b>May-13</b>	8.2	6.1	8.0	4.9	4.5	6.8
<b>Jun-13</b>	8.2	6.3	7.8	5.0	4.6	6.5
<b>Jul-13</b>	8.2	6.7	7.8	5.3	4.8	6.6
<b>Aug-13</b>	8.4	6.9	7.8	5.0	5.2	6.8
<b>Sep-13</b>	8.3	6.5	7.9	4.7	5.1	6.9
<b>Oct-13</b>	8.2	6.2	8.0	4.6	5.3	6.7



# High Rise Buildings Under Construction

## North American Cities (Emporis)



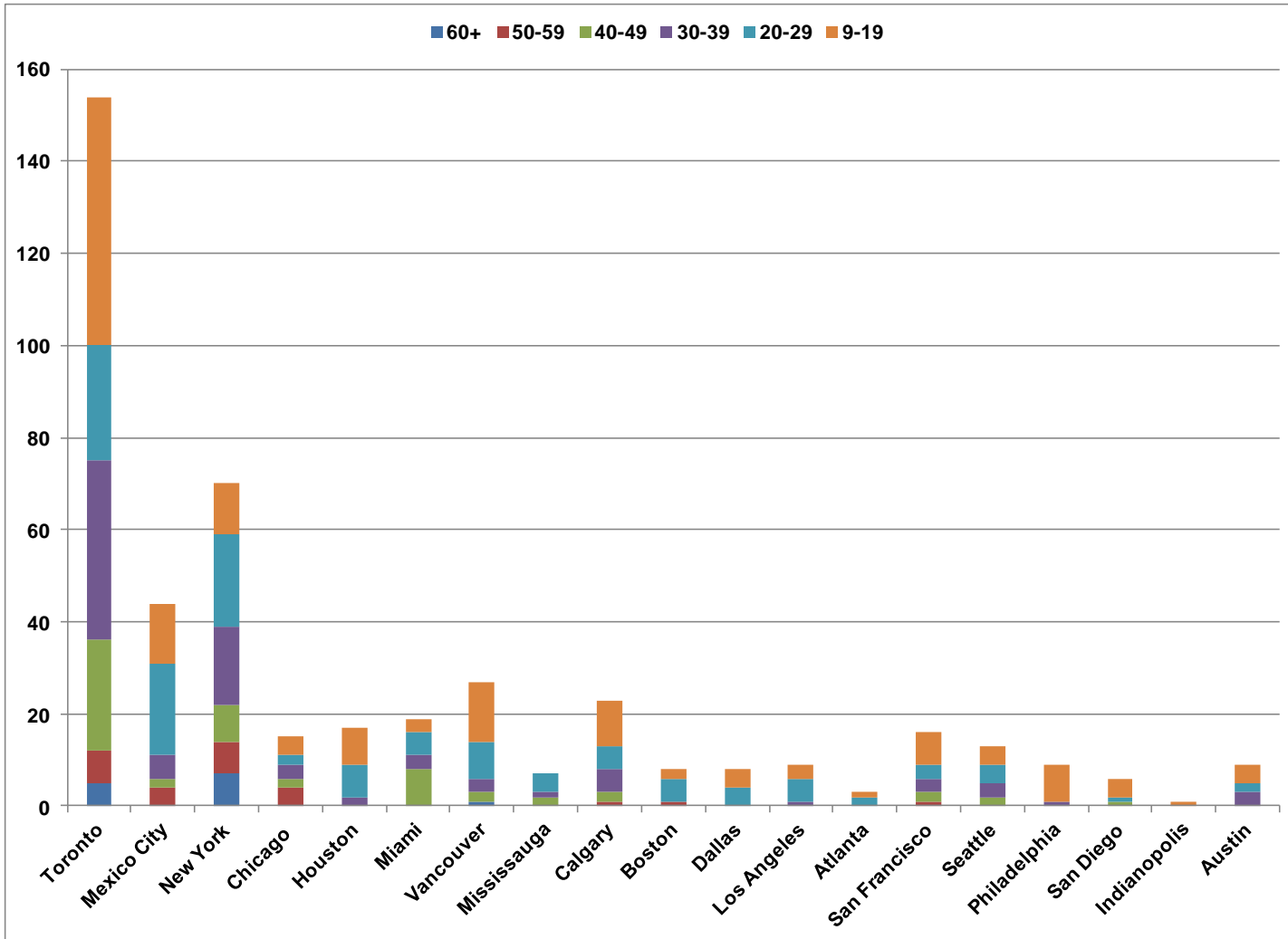
# Tallest Buildings Under Construction

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 (Skyscraperpage)

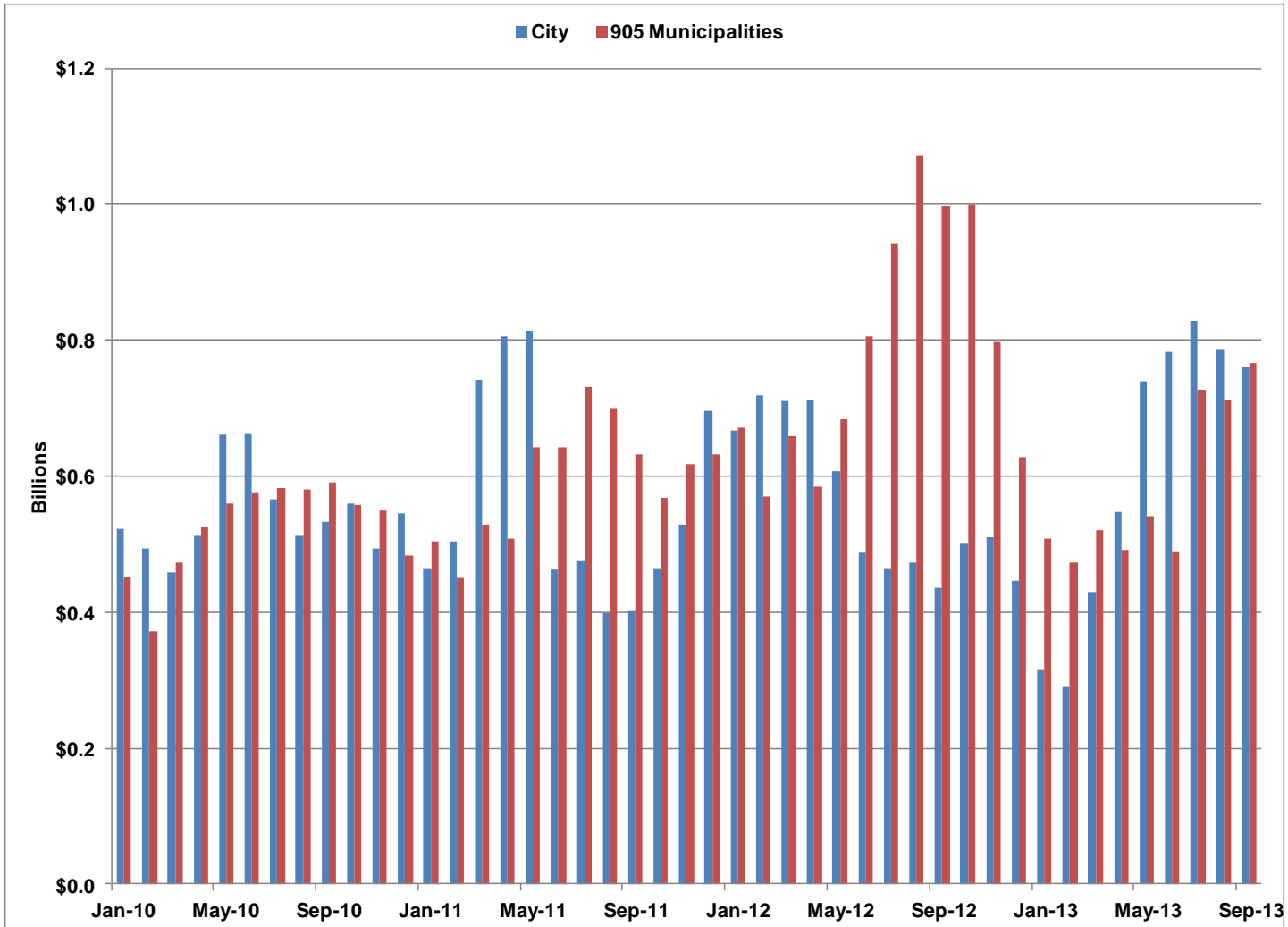


# High Rise Buildings Under Construction

## 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	24	1,052	24%
30-39	39	1,263	28%
20-29	25	679	15%
9-19	54	731	16%
<b>Total</b>	<b>154</b>	<b>4,455</b>	<b>100%</b>

# Total Value of Building Permits City and "905" Area

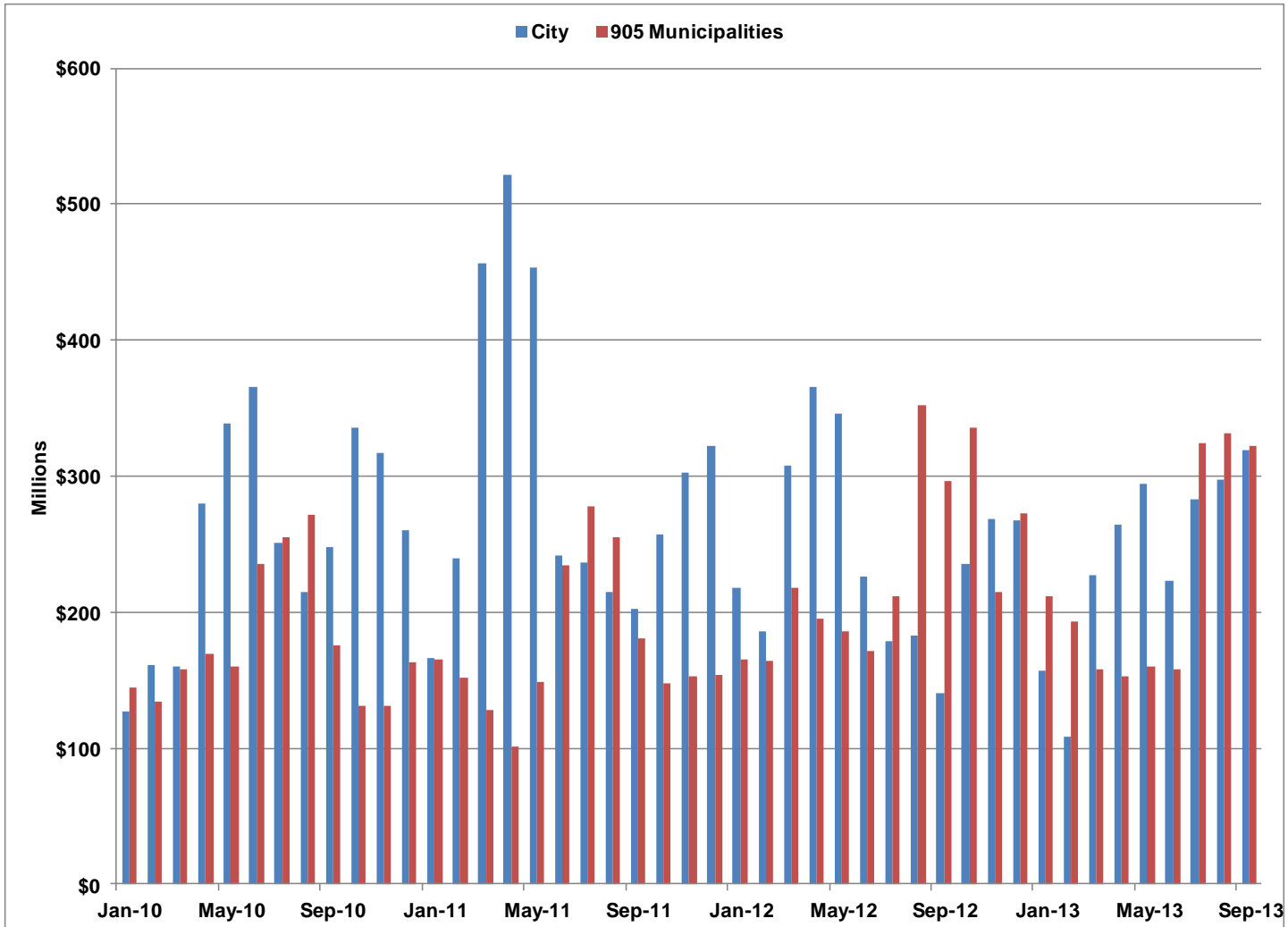


# Total Value of Building Permits

## City and “905” Area

	3MMA Billions \$		12MMA Billions \$	
	City	905 Municipalities	City	905 Municipalities
Sep-12	\$0.44	\$1.00	\$0.57	\$0.76
Oct-12	\$0.50	\$1.00	\$0.60	\$0.78
Nov-12	\$0.51	\$0.80	\$0.57	\$0.78
Dec-12	\$0.45	\$0.63	\$0.55	\$0.76
Jan-13	\$0.32	\$0.51	\$0.51	\$0.75
Feb-13	\$0.29	\$0.47	\$0.49	\$0.73
Mar-13	\$0.43	\$0.52	\$0.48	\$0.75
Apr-13	\$0.55	\$0.49	\$0.47	\$0.72
May-13	\$0.74	\$0.54	\$0.49	\$0.72
Jun-13	\$0.78	\$0.49	\$0.52	\$0.70
Jul-13	\$0.83	\$0.73	\$0.55	\$0.70
Aug-13	\$0.79	\$0.71	\$0.57	\$0.67
Sep-13	\$0.76	\$0.77	\$0.59	\$0.63

# Value of ICI Building Permits City and "905" Area



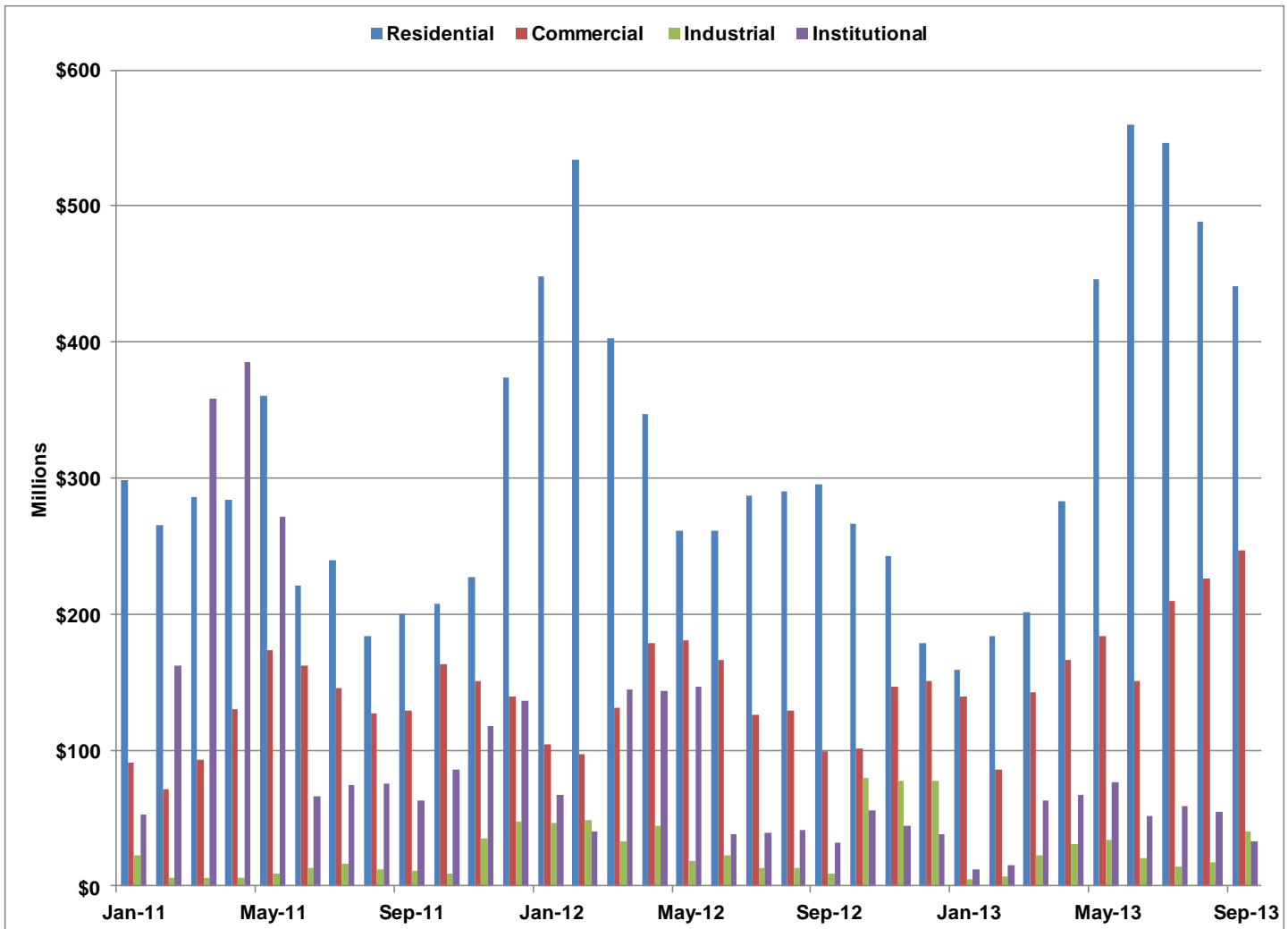
# Value of ICI Building Permits

## City and "905" Area

	3MMA Millions \$		12MMA Millions \$	
	City	905 Municipalities	City	905 Municipalities
Sep-12	\$140.2	\$296.5	\$241.0	\$206.5
Oct-12	\$235.2	\$335.8	\$266.1	\$218.0
Nov-12	\$268.2	\$215.0	\$249.5	\$225.5
Dec-12	\$267.2	\$272.4	\$232.9	\$234.0
Jan-13	\$157.3	\$211.2	\$228.1	\$231.3
Feb-13	\$107.8	\$192.7	\$224.2	\$231.9
Mar-13	\$227.4	\$158.0	\$242.6	\$232.6
Apr-13	\$264.0	\$153.1	\$218.0	\$216.4
May-13	\$293.9	\$159.7	\$207.5	\$223.7
Jun-13	\$222.7	\$158.4	\$214.2	\$226.2
Jul-13	\$282.5	\$324.2	\$230.9	\$251.8
Aug-13	\$297.2	\$331.8	\$234.9	\$251.4
Sep-13	\$319.5	\$322.5	\$245.7	\$219.4



# Value of Building Permits City of Toronto



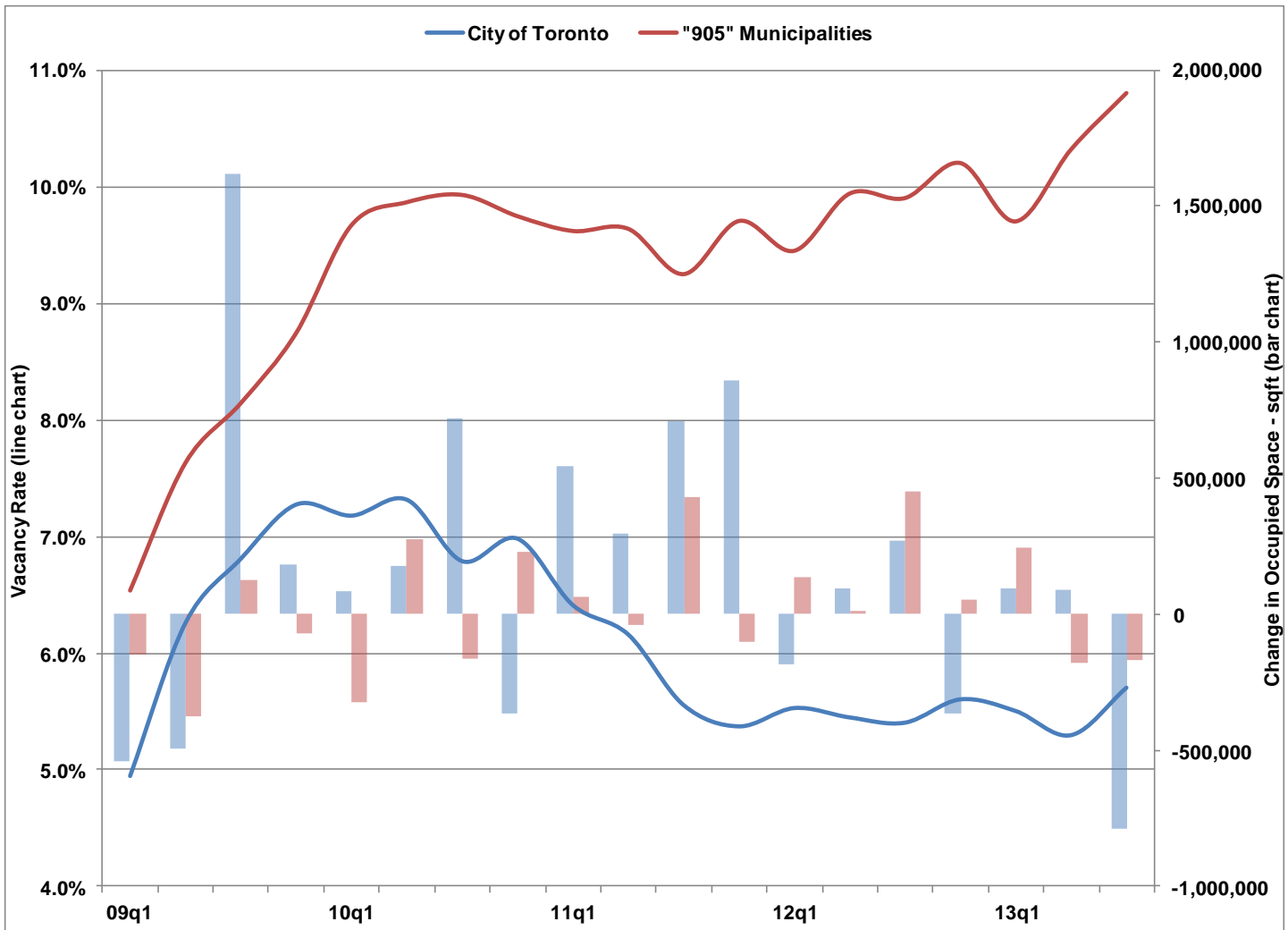
# Value of Building Permits

## City of Toronto

	3MMA				12 MMA			
	Millions \$				Millions \$			
	Residential	Commercial	Industrial	Institutional	Residential	Commercial	Industrial	Institutional
Sep-12	295.7	98.9	8.9	32.3	324.8	132.8	26.8	81.4
Oct-12	266.0	100.7	79.5	55.1	329.6	134.9	42.8	88.4
Nov-12	242.2	146.2	77.7	44.3	323.4	135.2	42.9	71.4
Dec-12	178.9	151.0	77.6	38.5	313.7	133.0	36.7	63.3
Jan-13	159.4	139.5	5.4	12.3	280.2	135.0	33.2	59.9
Feb-13	183.7	85.5	6.8	15.5	262.3	130.9	33.7	59.6
Mar-13	201.2	141.9	22.5	63.0	236.9	143.4	30.6	68.6
Apr-13	282.8	166.5	30.6	66.9	252.4	143.3	32.6	42.0
May-13	446.4	183.4	34.2	76.3	285.1	132.1	31.4	44.0
Jun-13	559.5	150.8	20.2	51.7	305.7	136.5	31.0	46.7
Jul-13	546.1	209.7	14.1	58.7	318.2	153.4	30.8	46.7
Aug-13	488.8	225.7	17.4	54.1	331.8	155.1	32.4	47.4
Sep-13	440.7	246.3	40.1	33.1	340.3	163.6	37.3	44.8

# Office Vacancy Rate & Occupied Space

## Toronto Region



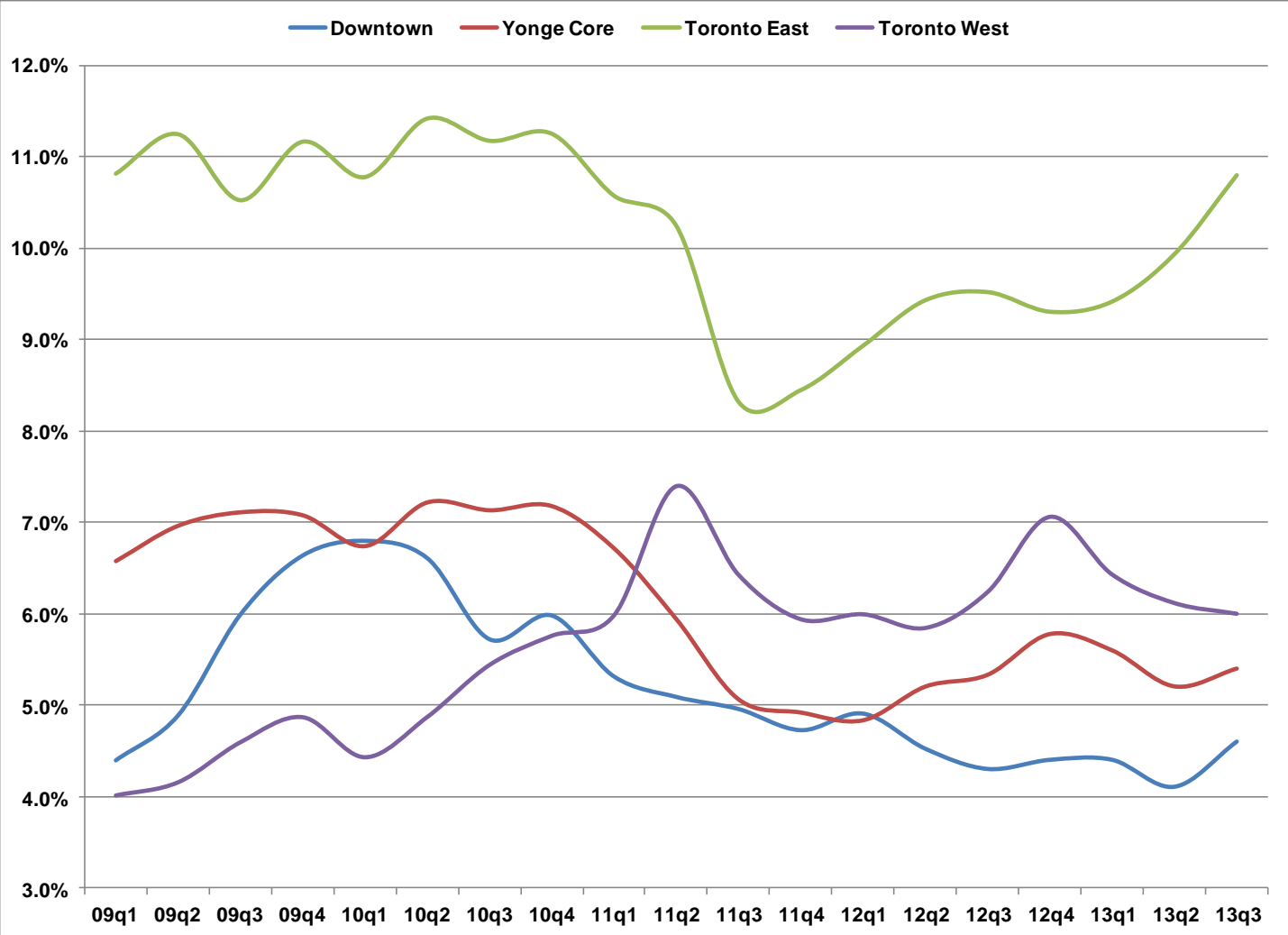
# Office Vacancy Rate & Occupied Space

## Toronto Region

	Vacancy Rates		Occupied Change (sqft)	
	City of Toronto "905" Municipalities		City of Toronto "905" Municipalities	
09q1	4.9%	6.5%	-540,593	-145,773
09q2	6.3%	7.6%	-496,133	-377,490
09q3	6.8%	8.1%	1,616,200	126,429
09q4	7.3%	8.7%	182,200	-70,085
10q1	7.2%	9.7%	84,363	-325,338
10q2	7.3%	9.9%	179,855	274,972
10q3	6.8%	9.9%	721,938	-165,920
10q4	7.0%	9.7%	-365,962	226,637
11q1	6.4%	9.6%	544,547	64,008
11q2	6.2%	9.6%	295,276	-36,926
11q3	5.6%	9.2%	710,300	429,508
11q4	5.4%	9.7%	859,740	-101,090
12q1	5.5%	9.4%	-185,645	136,145
12q2	5.4%	9.9%	95,035	13,171
12q3	5.4%	9.9%	268,342	453,405
12q4	5.6%	10.2%	-364,233	51,801
13q1	5.5%	9.7%	93,657	246,178
13q2	5.3%	10.3%	90,798	-179,920
13q3	5.7%	10.8%	-787,573	-169,576

# Office Vacancy Rates

## City of Toronto

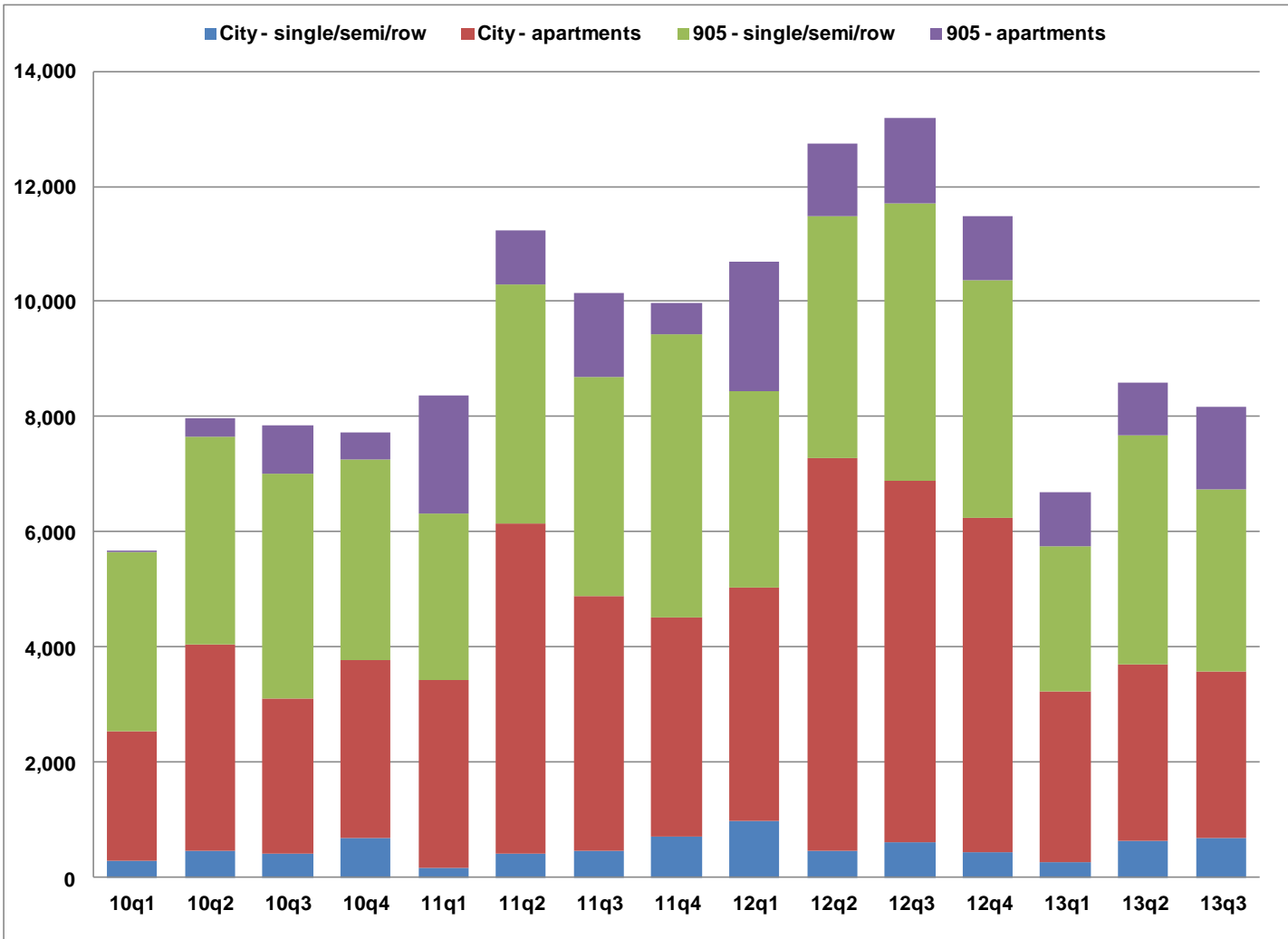


# Office Vacancy Rates

## City of Toronto

	Downtown	Yonge Core	Toronto East	Toronto West
09q1	4.4%	6.6%	10.8%	4.0%
09q2	4.9%	7.0%	11.2%	4.2%
09q3	6.0%	7.1%	10.5%	4.6%
09q4	6.6%	7.1%	11.2%	4.9%
10q1	6.8%	6.7%	10.8%	4.4%
10q2	6.6%	7.2%	11.4%	4.9%
10q3	5.7%	7.1%	11.2%	5.4%
10q4	6.0%	7.2%	11.3%	5.8%
11q1	5.3%	6.7%	10.6%	6.0%
11q2	5.1%	5.9%	10.2%	7.4%
11q3	5.0%	5.1%	8.3%	6.4%
11q4	4.7%	4.9%	8.4%	5.9%
12q1	4.9%	4.8%	8.9%	6.0%
12q2	4.5%	5.2%	9.4%	5.8%
12q3	4.3%	5.3%	9.5%	6.2%
12q4	4.4%	5.8%	9.3%	7.1%
13q1	4.4%	5.6%	9.4%	6.4%
13q2	4.1%	5.2%	9.9%	6.1%
13q3	4.6%	5.4%	10.8%	6.0%

# Housing Starts Toronto Region



# Housing Starts

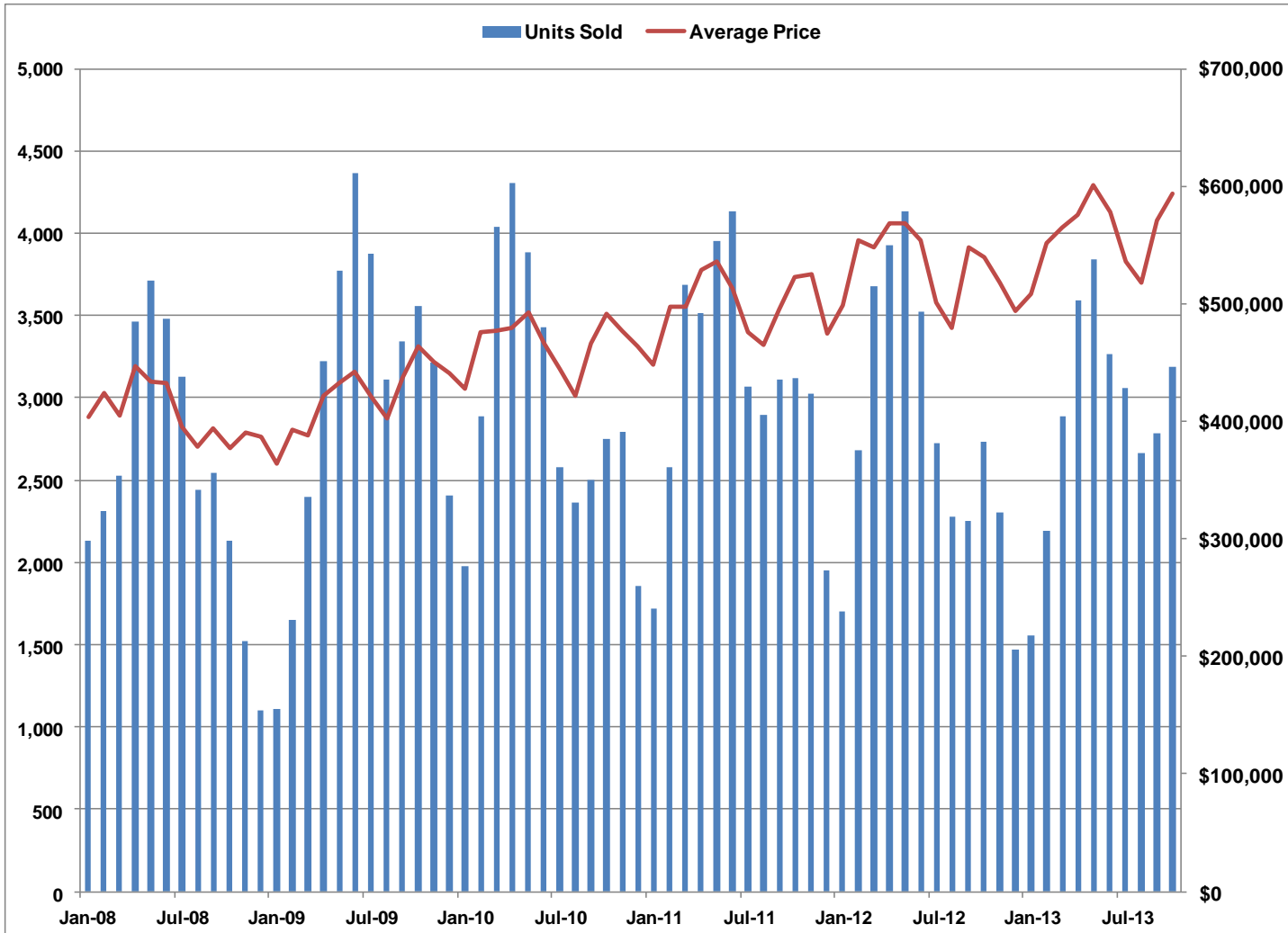
## Toronto Region

	City - single/semi/row	City - apartments	905 - single/semi/row	905 - apartments
09q1	346	2,696	1,776	1,086
09q2	269	2,214	2,644	512
09q3	502	2,769	2,893	548
09q4	313	2,810	4,337	234
10q1	281	2,242	3,120	26
10q2	458	3,582	3,620	302
10q3	418	2,686	3,893	848
10q4	673	3,085	3,492	469
11q1	157	3,276	2,875	2,069
11q2	398	5,744	4,154	946
11q3	469	4,409	3,813	1,456
11q4	705	3,814	4,917	543
12q1	984	4,037	3,422	2,239
12q2	452	6,833	4,206	1,245
12q3	616	6,261	4,824	1,497
12q4	436	5,797	4,145	1,110
13q1	265	2,960	2,530	940
13q2	638	3,048	3,992	904
13q3	677	2,887	3,163	1,444



# MLS Sales and Prices

## City of Toronto

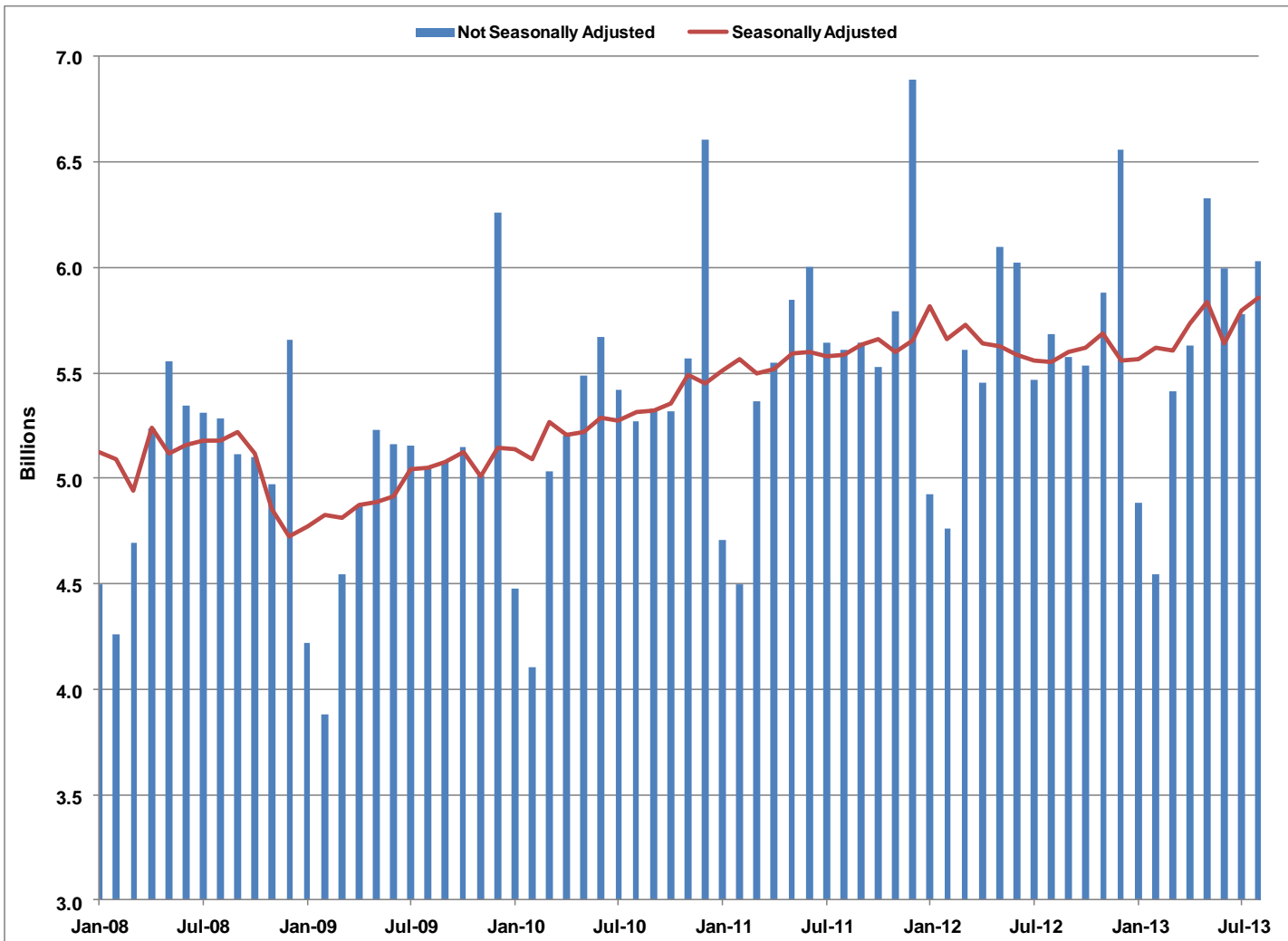


# MLS Sales and Prices

## City of Toronto

	Units Sold	Average Price
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
Jun-13	3,265	\$578,575
Jul-13	3,062	\$536,181
Aug-13	2,665	\$518,145
Sep-13	2,789	\$571,410
Oct-13	3,190	\$593,807

# Monthly Retail Sales Toronto Region



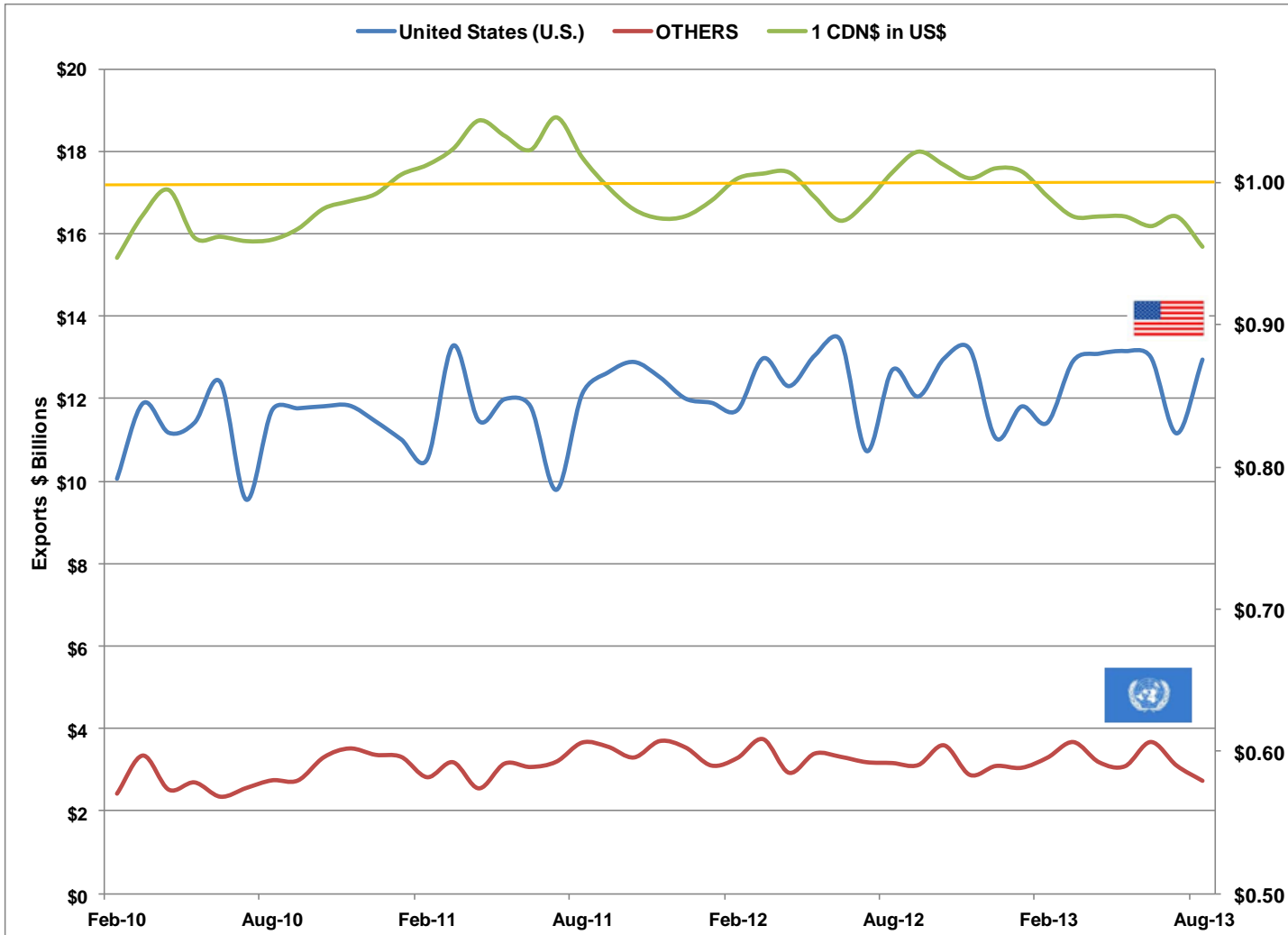
# Monthly Retail Sales

## Toronto Region

(\$Billions)

	Unadjusted		Seasonally Adjusted	
	Monthly	3 Month Average	Monthly	3 Month Average
Aug-11	5.61	5.75	5.58	5.59
Sep-11	5.64	5.63	5.64	5.60
Oct-11	5.53	5.59	5.66	5.63
Nov-11	5.80	5.66	5.60	5.63
Dec-11	6.89	6.07	5.65	5.64
Jan-12	4.93	5.87	5.81	5.69
Feb-12	4.76	5.53	5.66	5.71
Mar-12	5.61	5.10	5.73	5.73
Apr-12	5.45	5.28	5.64	5.68
May-12	6.10	5.72	5.62	5.66
Jun-12	6.02	5.86	5.59	5.62
Jul-12	5.47	5.86	5.56	5.59
Aug-12	5.68	5.72	5.55	5.57
Sep-12	5.57	5.58	5.60	5.57
Oct-12	5.54	5.60	5.62	5.59
Nov-12	5.88	5.66	5.69	5.64
Dec-12	6.56	5.99	5.56	5.62
Jan-13	4.88	5.77	5.57	5.61
Feb-13	4.55	5.33	5.62	5.58
Mar-13	5.42	4.95	5.61	5.60
Apr-13	5.63	5.20	5.74	5.66
May-13	6.33	5.79	5.84	5.73
Jun-13	6.00	5.99	5.64	5.74
Jul-13	5.78	6.04	5.80	5.76
Aug-13	6.03	5.94	5.86	5.77

# Ontario Merchandise Exports & US\$ Exchange Rate



# Ontario Merchandise Exports & US\$ Exchange Rate

(\$Billions)

	US	All Others	1 CDN\$ in US\$
Aug-12	12.70	3.17	1.01
Sep-12	12.06	3.12	1.02
Oct-12	12.98	3.60	1.01
Nov-12	13.20	2.88	1.00
Dec-12	11.05	3.09	1.01
Jan-13	11.82	3.05	1.01
Feb-13	11.43	3.30	0.99
Mar-13	12.92	3.68	0.98
Apr-13	13.10	3.19	0.98
May-13	13.16	3.09	0.98
Jun-13	13.01	3.68	0.97
Jul-13	11.17	3.10	0.98
Aug-13	12.95	2.73	0.95

