





















Economic Dashboard

Economic Development

February 11, 2014



Indicator Highlights

	Geography	Same Month Last Year	Previous Month	Most Recent Month	Status
Unemployment Rate January 2014 (3 Month Average SA)	Toronto	9.2%	9.6%	9.6%	
	Canada	7.1%	7.0%	7.0%	
Participation Rate January 2014 (3 Month Average SA)	Toronto	67.1%	66.6%	66.3%	
	Canada	66.7%	66.4%	66.4%	
Total Employed Residents (thousands) January 2014 (3 Month Average SA)	Toronto	1,310.2	1,299.3	1,299.0	
	Canada	17,649.5	17,778.9	17,792.4	
Total Value of Building Permits December 2013 (3 Month Average)	Toronto	\$446 million	\$790 million	\$691 million	
	Canada	\$6.3 billion	\$7.2 billion	\$6.6 billion	
High Rise Buildings Under Construction January 2014	Toronto	175	113	136	
Office Vacancy Rate Q4 2013	Toronto	5.6%	5.7%	6.1%	
Average House Price December 2013	Toronto	\$494,127	\$590,366	\$541,771	
	Canada	\$352,800	\$391,085	\$390,034	
Business Bankruptcies Q3 2013	Toronto CMA	151	175	131	
	Canada	1,009	1,123	986	
Employment Insurance Recipients November 2013	Toronto	25,400	23,950	24,370	
	Canada	476,680	397,750	452,220	
Consumer Price Index December 2013 (2002=100)	Toronto	121.4	123.6	123.4	
	Canada	121.2	123.0	122.7	
Retail Sales November 2013 (3 Month Average SA)	Toronto CMA	5.6 billion	\$5.9 billion	5.9 billion	
	Canada	39.4 billion	\$40.7 billion	40.9 billion	



Negative

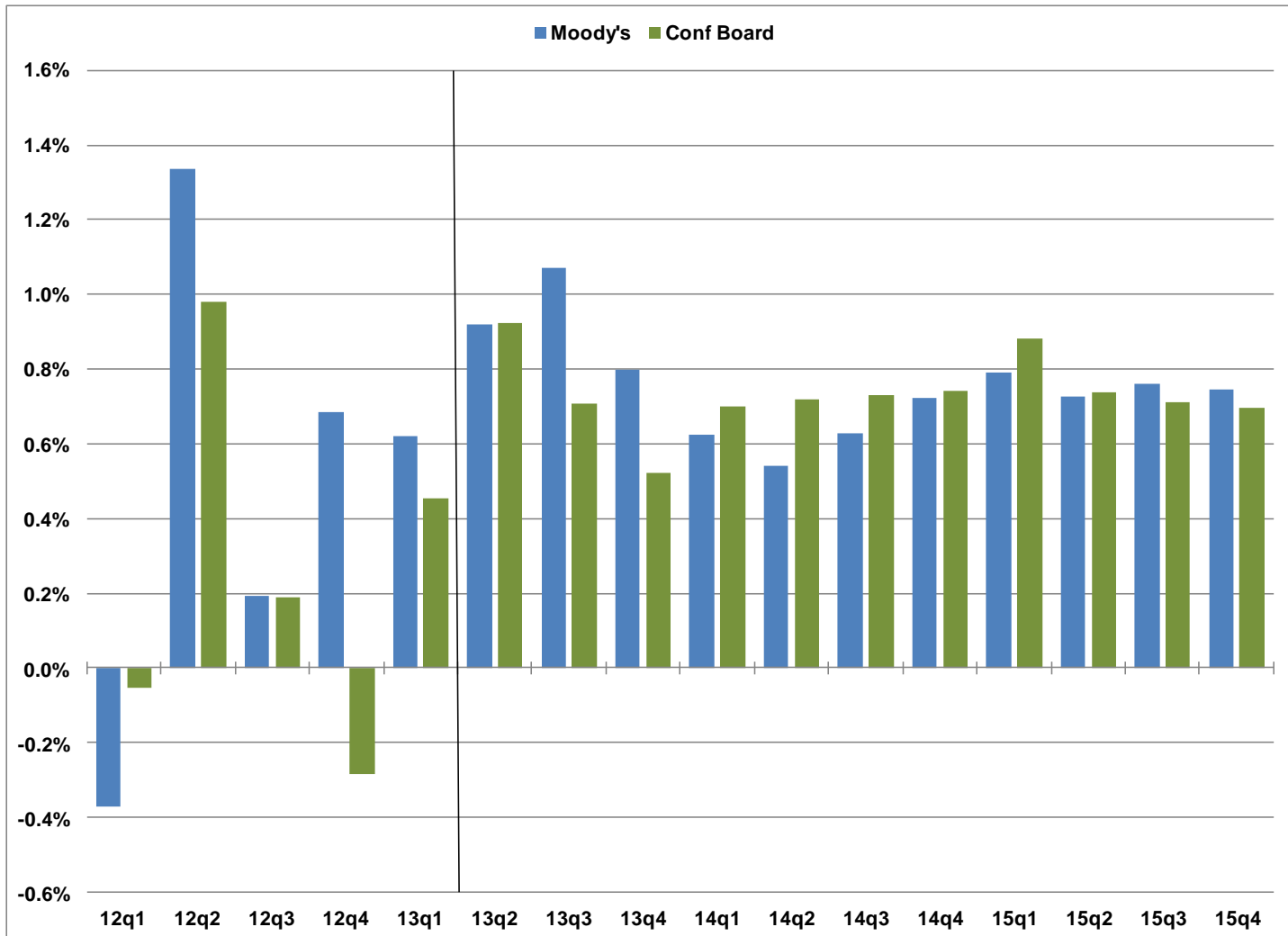


Caution



Positive

Real GDP Growth Toronto CMA

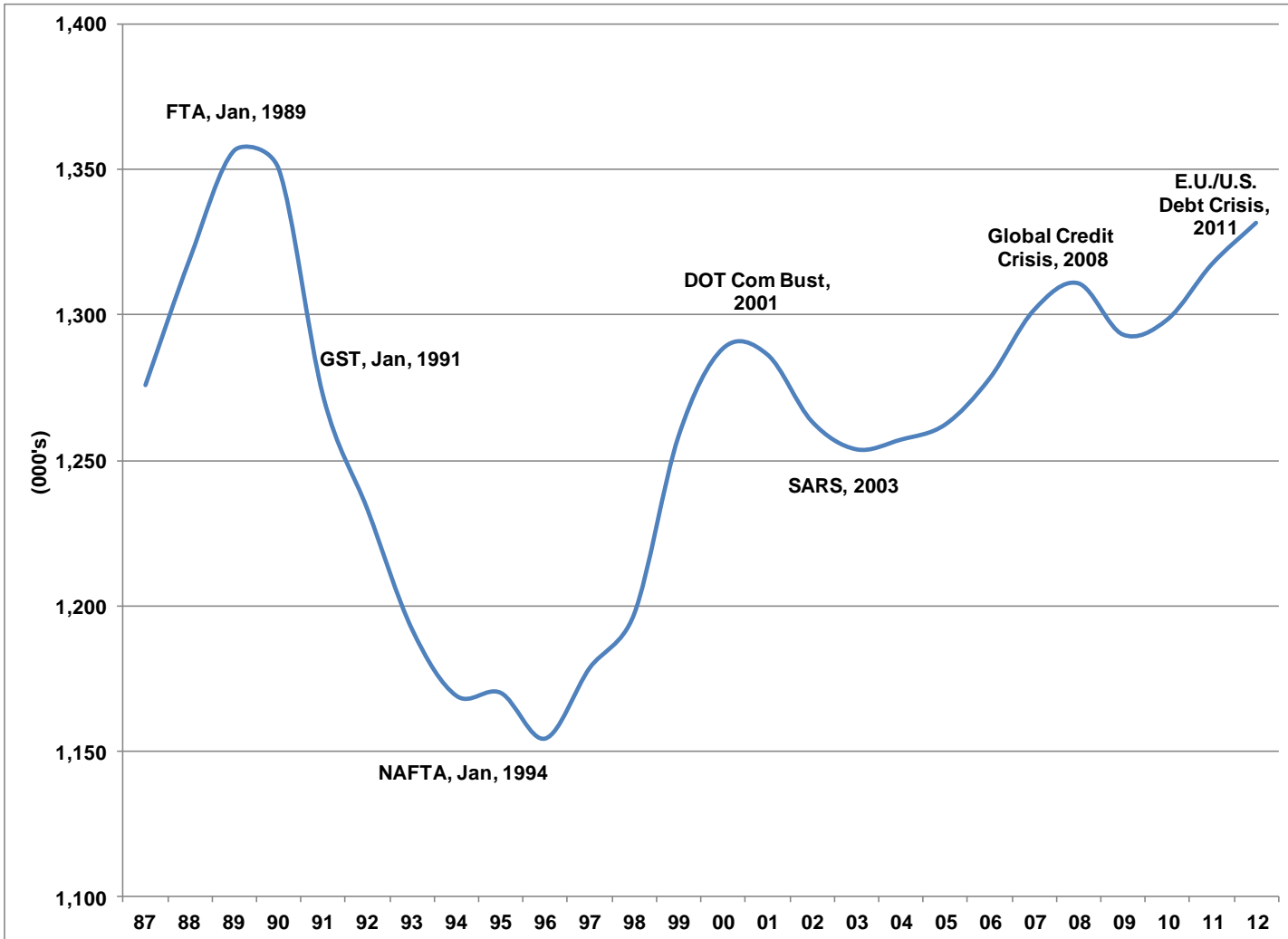


Percent Change in GDP

Toronto CMA

	Moody's	Conference Board	Average
12q1	-0.37%	-0.05%	-0.21%
12q2	1.34%	0.98%	1.16%
12q3	0.19%	0.19%	0.19%
12q4	0.69%	-0.29%	0.20%
13q1	0.62%	0.45%	0.54%
13q2	0.92%	0.92%	0.92%
13q3	1.07%	0.71%	0.89%
13q4	0.80%	0.52%	0.66%
14q1	0.62%	0.70%	0.66%
14q2	0.54%	0.72%	0.63%
14q3	0.63%	0.73%	0.68%
14q4	0.72%	0.74%	0.73%
15q1	0.79%	0.88%	0.84%
15q2	0.73%	0.74%	0.73%
15q3	0.76%	0.71%	0.74%
15q4	0.74%	0.70%	0.72%

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 **2nd of 100** global cities for reputation

Aon Hewitt – People Risk Index - 2013

Toronto ranks **3rd of 138** global metropolitan areas for lowest risk

PricewaterhouseCoopers - Cities of Opportunity - 2012

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

Economist Intelligence Unit – Liveability Ranking - 2013

Toronto ranks **4th of 140** cities for liveability

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

Toronto ranks **5th of 44** global cities for attractiveness for inward investment

Colliers International – Office Markets Lowest Vacancy Rate - 2012

Toronto ranks **7th 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 **2nd of 10** North American cities for attractiveness for inward investment

Economist Intelligence Unit and CitiGroup – City Competitiveness Index- 2013

Toronto ranks **10th of 120** cities for global competitiveness

QS World University Ranking – University Ranking - 2013

University of Toronto ranks **17th of 833** global universities

CIBC - Canadian Cities: An Economic Snapshot - 2012

Toronto ranks **1st of 25** Canadian CMAs for economic performance

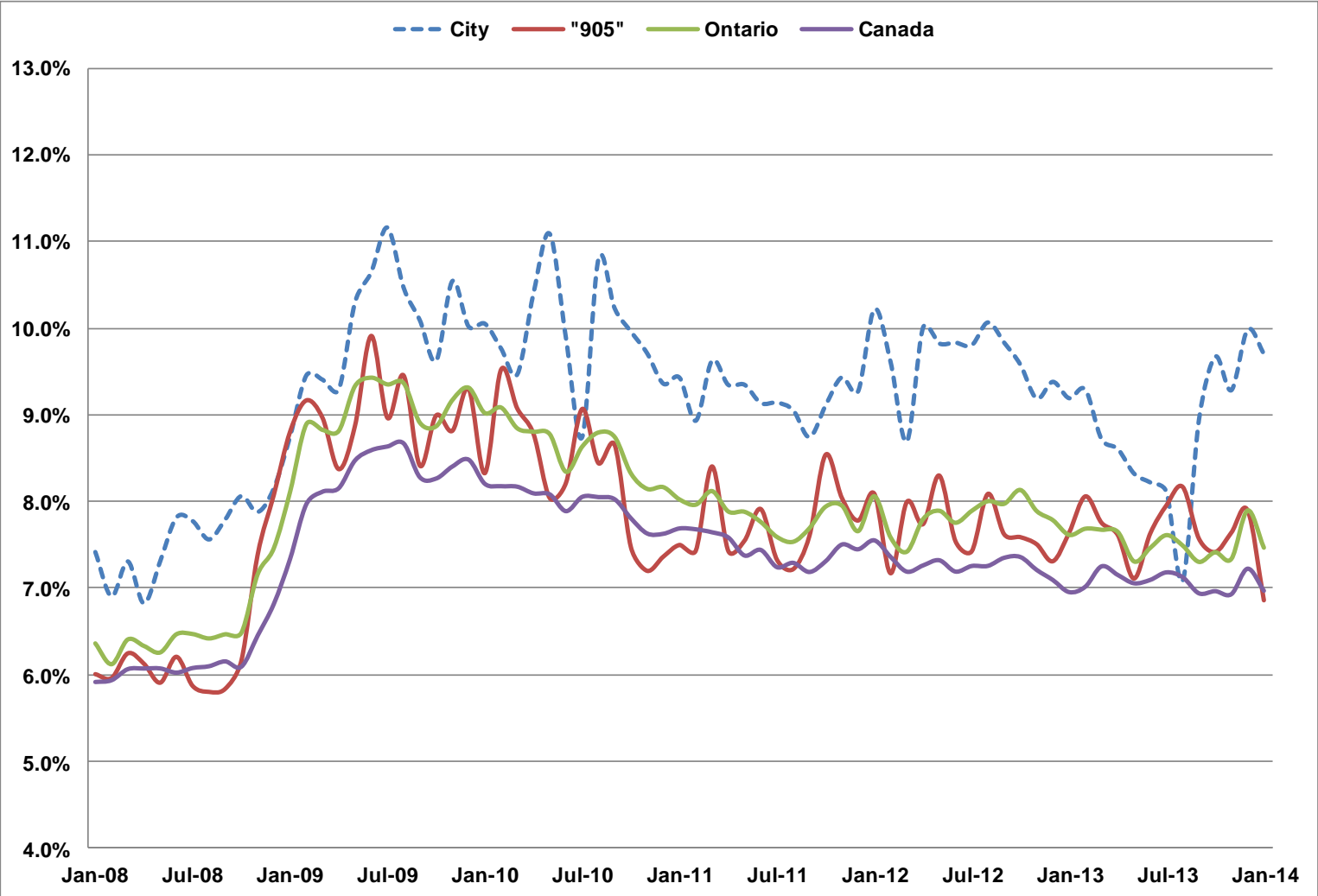
Intelligent Community Forum - Top 7 Intelligent Communities - 2013

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

Toronto Board of Trade – Scorecard on Prosperity - 2013

Toronto ranks **6th of 24** global metropolitan regions

Unemployment Rate



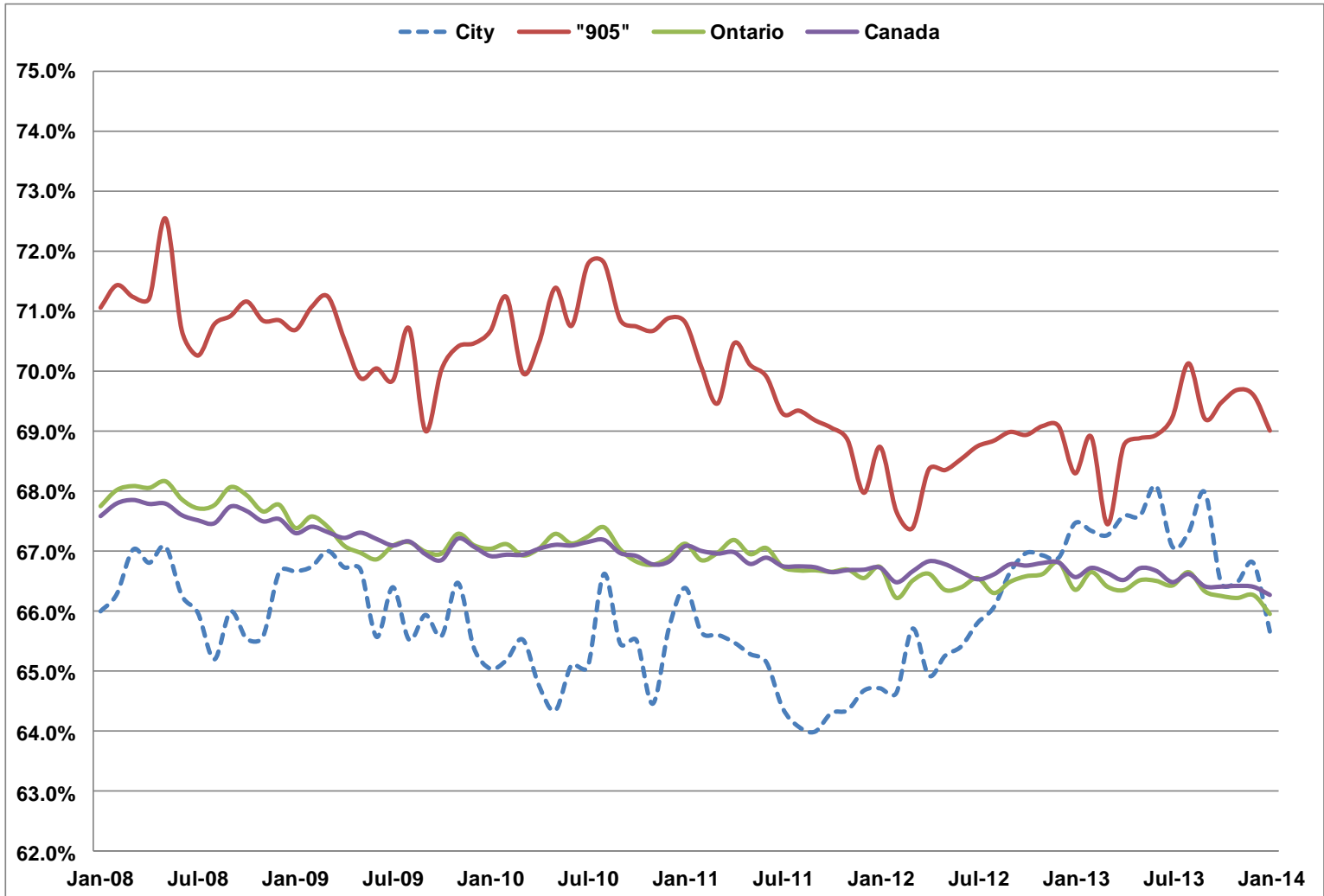
Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data
*City of Toronto Series is Seasonally Adjusted by City of Toronto



Unemployment Rate

	City	"905"	Ontario	Canada
Jan-13	9.2%	7.6%	7.6%	7.0%
Feb-13	9.3%	8.1%	7.7%	7.0%
Mar-13	8.7%	7.7%	7.7%	7.3%
Apr-13	8.6%	7.6%	7.6%	7.2%
May-13	8.3%	7.1%	7.3%	7.1%
Jun-13	8.2%	7.6%	7.5%	7.1%
Jul-13	8.1%	8.0%	7.6%	7.2%
Aug-13	7.1%	8.2%	7.5%	7.1%
Sep-13	8.9%	7.6%	7.3%	6.9%
Oct-13	9.7%	7.4%	7.4%	7.0%
Nov-13	9.3%	7.6%	7.3%	6.9%
Dec-13	10.0%	7.9%	7.9%	7.2%
Jan-14	9.7%	6.9%	7.5%	7.0%

Participation Rate

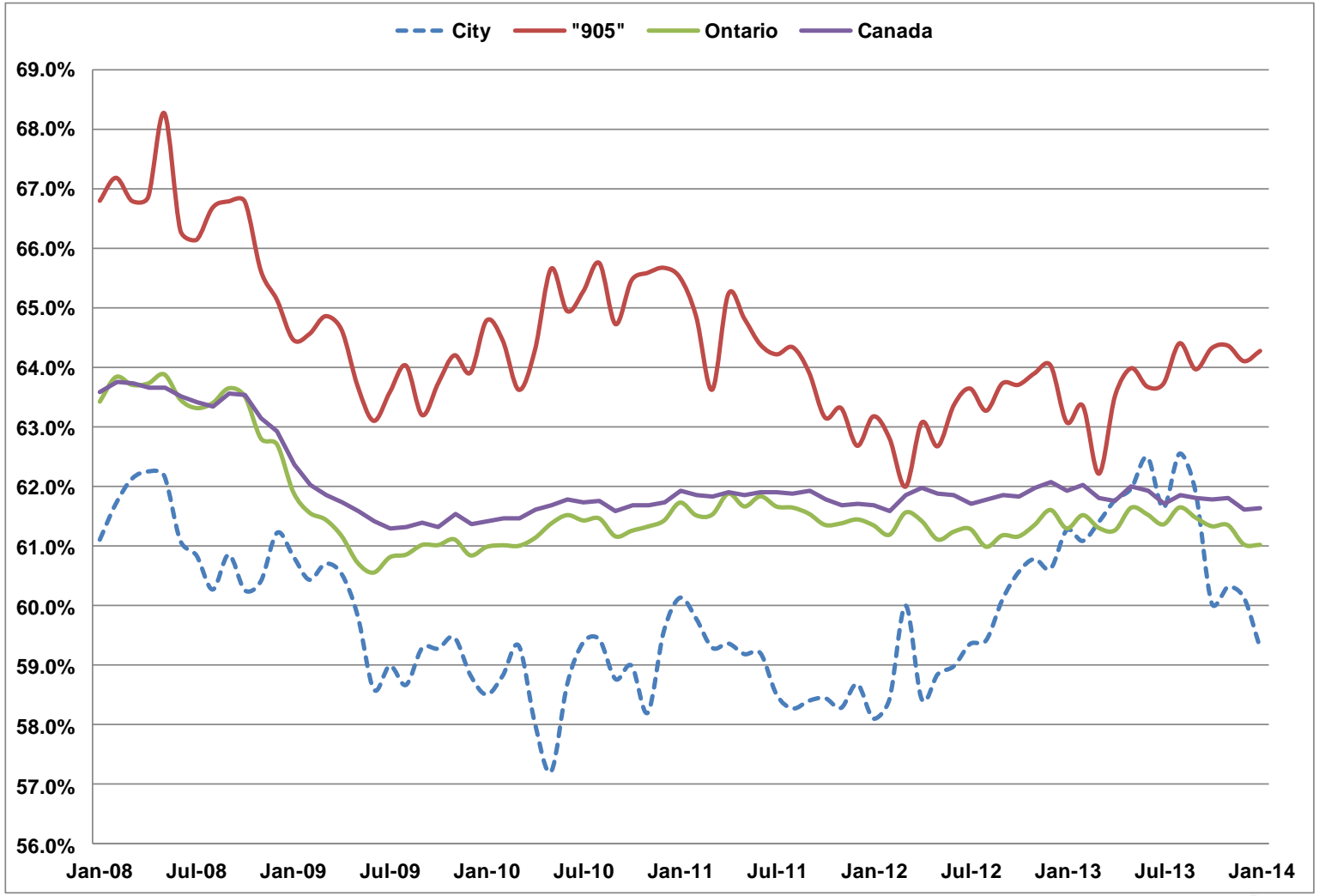


Participation Rate

	City	"905"	Ontario	Canada
Jan-13	67.5%	68.3%	66.4%	66.6%
Feb-13	67.3%	68.9%	66.6%	66.7%
Mar-13	67.3%	67.4%	66.4%	66.6%
Apr-13	67.6%	68.8%	66.3%	66.5%
May-13	67.6%	68.9%	66.5%	66.7%
Jun-13	68.1%	68.9%	66.5%	66.7%
Jul-13	67.1%	69.2%	66.4%	66.5%
Aug-13	67.3%	70.1%	66.6%	66.6%
Sep-13	68.0%	69.2%	66.3%	66.4%
Oct-13	66.5%	69.5%	66.3%	66.4%
Nov-13	66.5%	69.7%	66.2%	66.4%
Dec-13	66.8%	69.6%	66.3%	66.4%
Jan-14	65.7%	69.0%	66.0%	66.3%

Employment Rate

Employment / Population age 15+



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

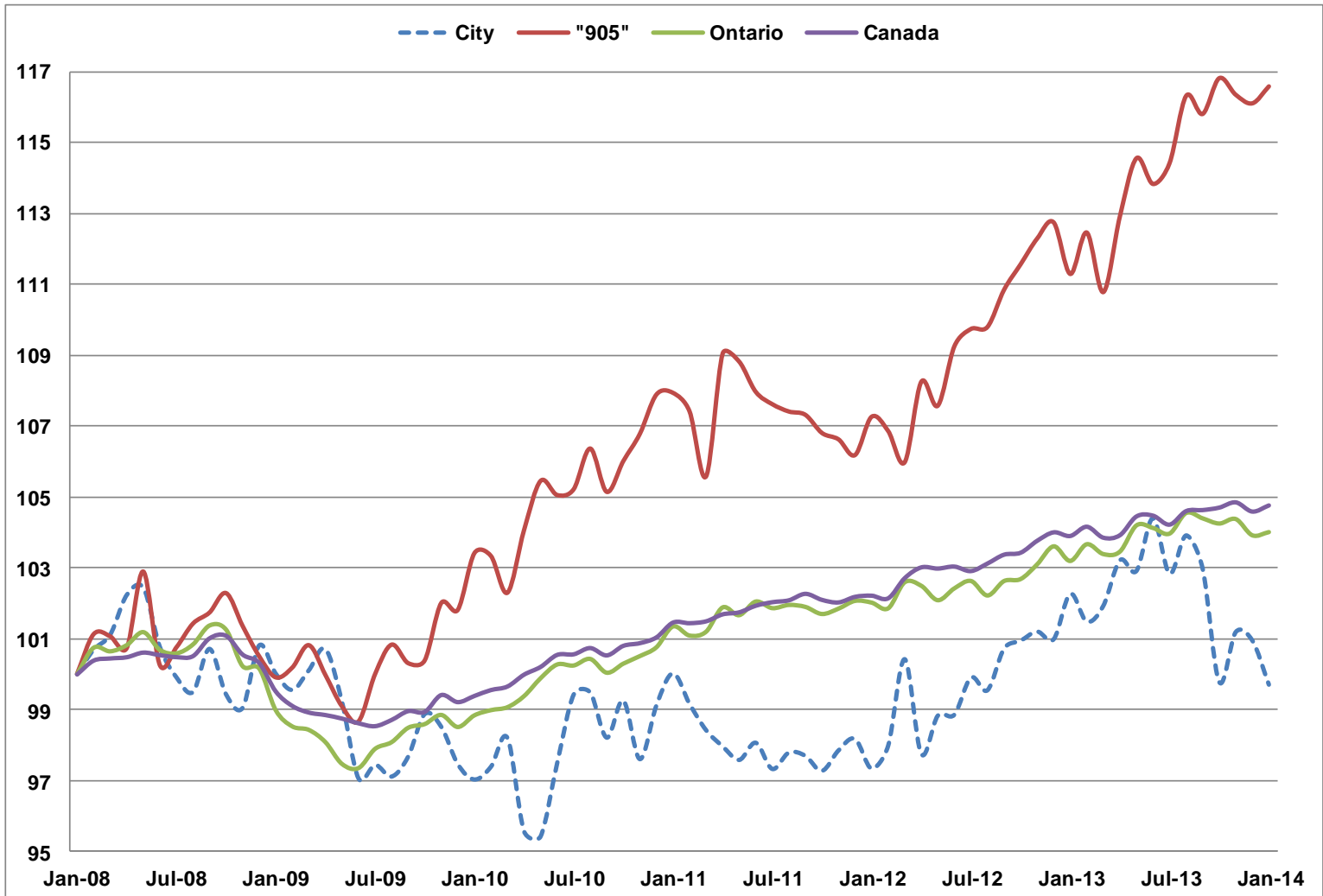
Employment Rate

Employment / Population age 15+

	City	"905"	Ontario	Canada
Jan-13	61.3%	63.1%	61.3%	61.9%
Feb-13	61.1%	63.4%	61.5%	62.0%
Mar-13	61.4%	62.2%	61.3%	61.8%
Apr-13	61.8%	63.5%	61.3%	61.8%
May-13	62.0%	64.0%	61.7%	62.0%
Jun-13	62.5%	63.7%	61.5%	61.9%
Jul-13	61.6%	63.7%	61.4%	61.7%
Aug-13	62.5%	64.4%	61.7%	61.9%
Sep-13	61.9%	64.0%	61.5%	61.8%
Oct-13	60.0%	64.3%	61.3%	61.8%
Nov-13	60.3%	64.4%	61.4%	61.8%
Dec-13	60.1%	64.1%	61.0%	61.6%
Jan-14	59.3%	64.3%	61.0%	61.6%

Total Employed Residents

(Jan08=100)



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

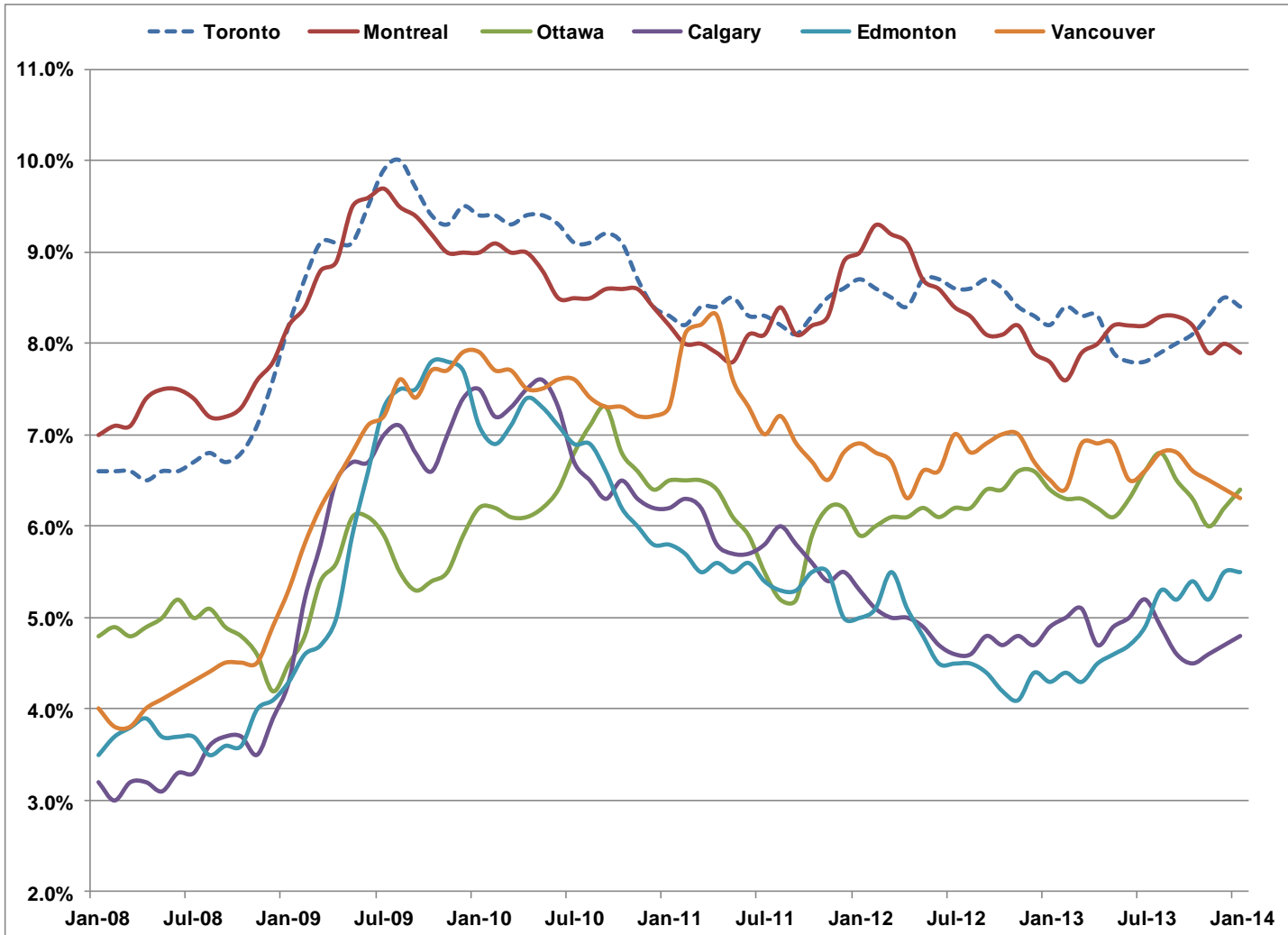
*City of Toronto Series is Seasonally Adjusted by City of Toronto

Total Employed Residents

(thousands)

	City	"905"	Ontario	Canada
Jan-13	1,320	1,753	6,829	17,651
Feb-13	1,310	1,772	6,860	17,696
Mar-13	1,316	1,745	6,842	17,643
Apr-13	1,332	1,779	6,846	17,655
May-13	1,329	1,805	6,895	17,745
Jun-13	1,348	1,793	6,891	17,748
Jul-13	1,328	1,803	6,880	17,706
Aug-13	1,341	1,833	6,918	17,770
Sep-13	1,329	1,824	6,908	17,775
Oct-13	1,288	1,840	6,899	17,787
Nov-13	1,306	1,833	6,907	17,812
Dec-13	1,303	1,829	6,877	17,768
Jan-14	1,287	1,837	6,883	17,797

Unemployment Rate Major Canadian Urban Regions



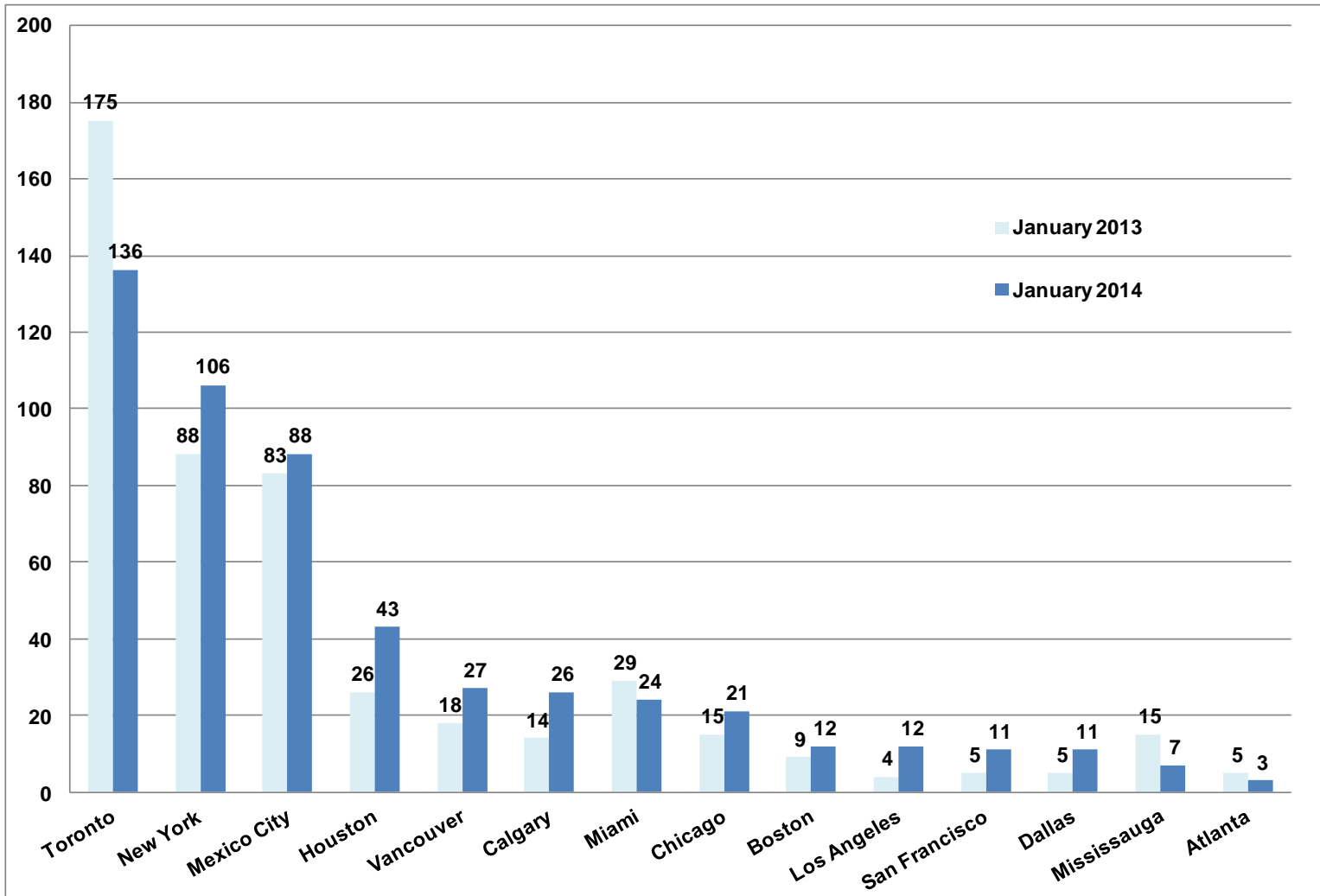
Unemployment Rate

Major Canadian Urban Regions

	Toronto	Montreal	Ottawa	Calgary	Edmonton	Vancouver
Jan-13	8.2%	7.8%	6.4%	4.9%	4.3%	6.5%
Feb-13	8.4%	7.6%	6.3%	5.0%	4.4%	6.4%
Mar-13	8.3%	7.9%	6.3%	5.1%	4.3%	6.9%
Apr-13	8.3%	8.0%	6.2%	4.7%	4.5%	6.9%
May-13	7.9%	8.2%	6.1%	4.9%	4.6%	6.9%
Jun-13	7.8%	8.2%	6.3%	5.0%	4.7%	6.5%
Jul-13	7.8%	8.2%	6.6%	5.2%	4.9%	6.6%
Aug-13	7.9%	8.3%	6.8%	4.9%	5.3%	6.8%
Sep-13	8.0%	8.3%	6.5%	4.6%	5.2%	6.8%
Oct-13	8.1%	8.2%	6.3%	4.5%	5.4%	6.6%
Nov-13	8.3%	7.9%	6.0%	4.6%	5.2%	6.5%
Dec-13	8.5%	8.0%	6.2%	4.7%	5.5%	6.4%
Jan-14	8.4%	7.9%	6.4%	4.8%	5.5%	6.3%

High Rise Buildings Under Construction

North American Cities (Emporis)



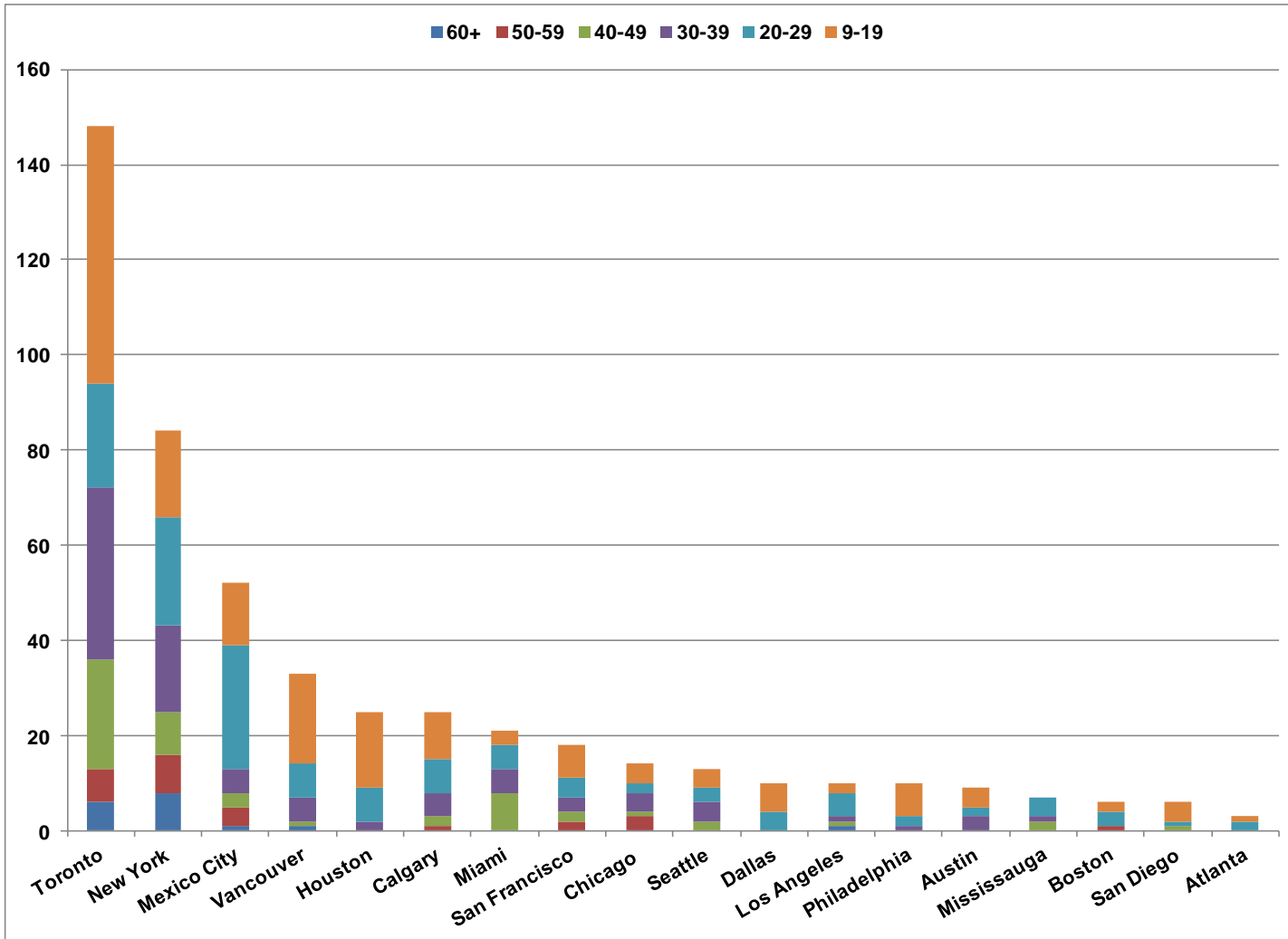
Tallest Buildings Under Construction

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	257	844	75	2016
3	Ice Condominiums East	16 York St	234	768	67	2014
4	Harbour Plaza Residences East	90 Harbour St	233	764	66	2017
5	Harbour Plaza Residences West	1 York St	224	735	62	2017
6	Bay-Adelaide East	333 Bay St	196	643	44	2016
7	Casa 2	42 Charles St. E	185	605	57	2016
8	U Condominiums II	St Mary St	184	604	55	2014
9	INDX Condominiums	66 Temperance St	179	587	54	2015
10	One York Street	1 York St	174	569	35	2016
11	Hullmark Centre I	4759 Yonge St	171	561	45	2014
12	Karma	9 Grenville Street	166	544	50	2015
13	FIVE	5 St. Joseph St	161	528	48	2014
14	X2	580 Jarvis St	160	525	44	2014
15	Southcore Financial Centre Delta Hotel	Lower Simcoe Street	160	524	47	2014
16	Theatre Park	224 King West	157	515	47	2014
17	U Condominiums I	St Mary St	154	505	45	2014
18	Westlake Village 1	2200 Lake Shore Blvd W	153	503	48	2014
19	Chaz on Charles	45 Charles St E	151	497	47	2015
20	Westlake Village 2	2200 Lake Shore Blvd W	147	484	44	2014
21	Pace Condominiums	200 Jarvis	146	480	42	2015
22	Emerald Park East Toronto	580 Jarvis St	142	464	39	2015
23	Southcore Bremmer Tower	18 York St	136	445	30	2014
24	Emerald Park West Toronto	580 Jarvis St	112	369	30	2015
25	Westlake Village 3	2200 Lake Shore Blvd W	N/A	N/A	37	2014

High Rise Buildings Under Construction

North American Cities (Skyscraperpage)



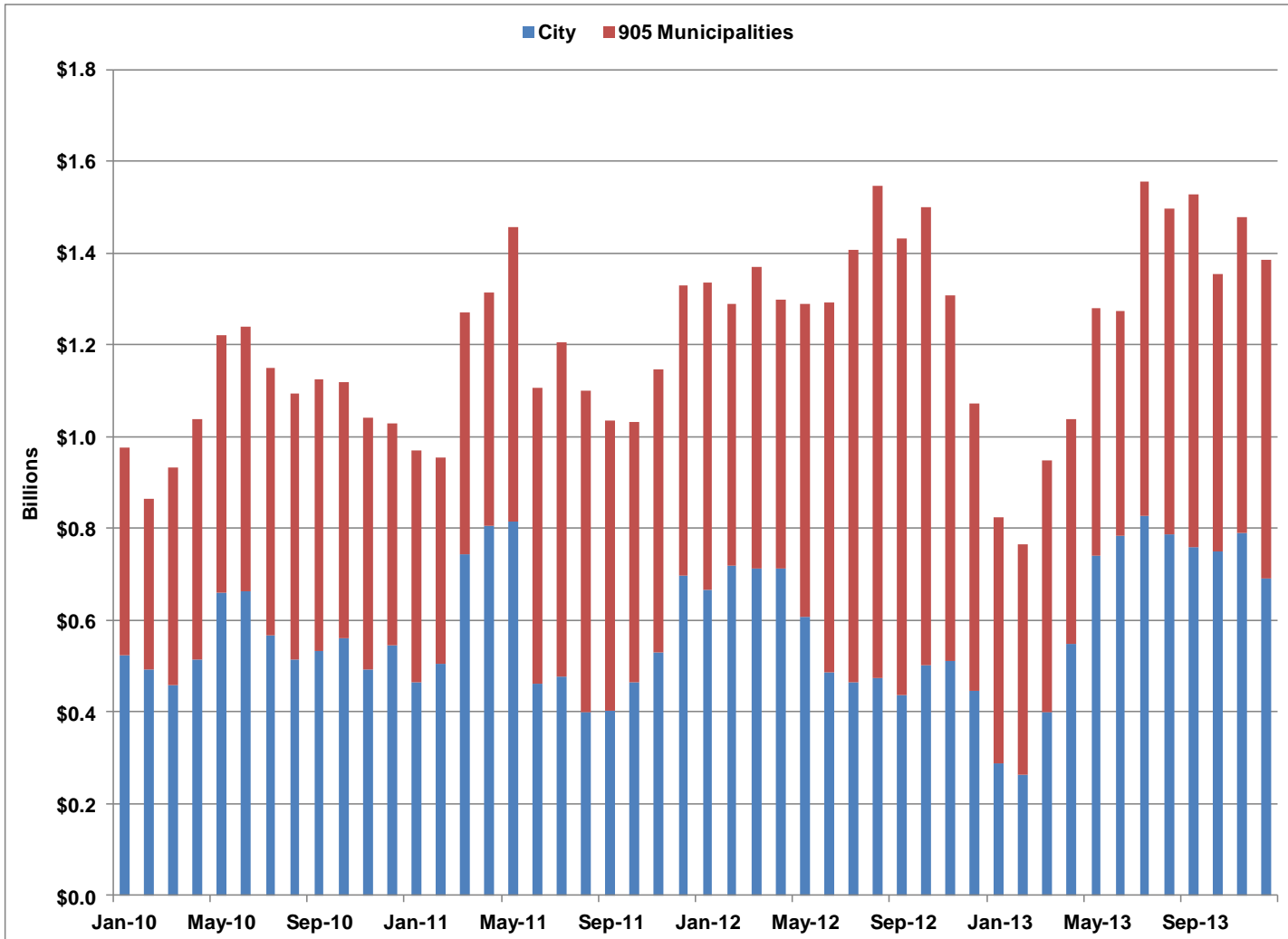
High Rise Buildings Under Construction

City of Toronto by number of floors

Floors	Number of Buildings	Total Floors	Percent of Total
70+	2	153	3.5%
60-69	4	201	4.7%
50-59	7	394	9.1%
40-49	23	1,062	24.6%
30-39	36	1,248	28.9%
20-29	22	622	14.4%
9-19	54	636	14.7%
Total	148	4,316	100%

Total Value of Building Permits

City and "905" area



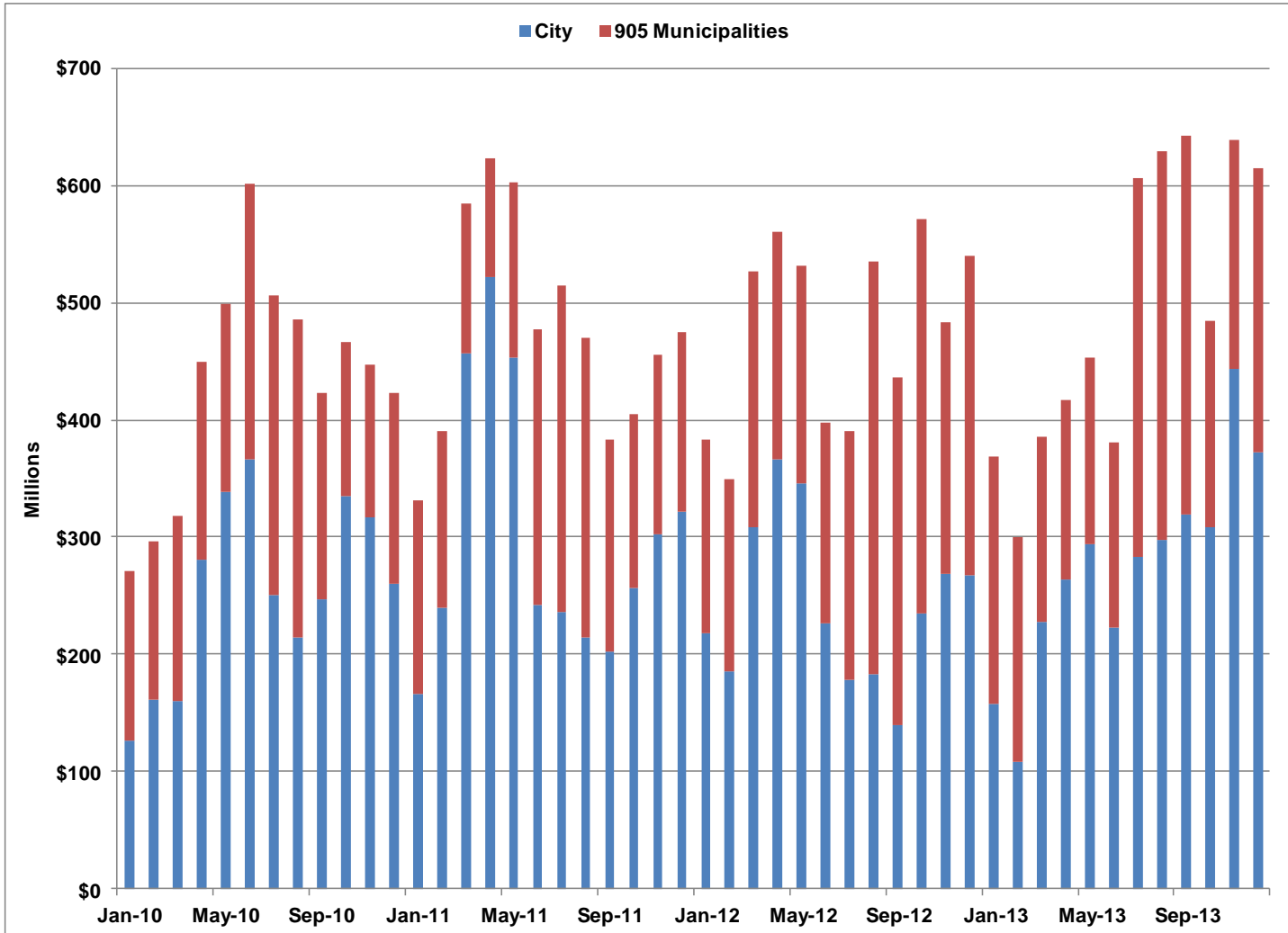
Total Value of Building Permits

City and "905" area

	3MMA Billions \$		12MMA Billions \$	
	City	905 Municipalities	City	905 Municipalities
Dec-12	\$0.45	\$0.63	\$0.55	\$0.76
Jan-13	\$0.29	\$0.54	\$0.50	\$0.76
Feb-13	\$0.26	\$0.50	\$0.48	\$0.74
Mar-13	\$0.40	\$0.55	\$0.47	\$0.75
Apr-13	\$0.55	\$0.49	\$0.46	\$0.72
May-13	\$0.74	\$0.54	\$0.49	\$0.73
Jun-13	\$0.78	\$0.49	\$0.51	\$0.71
Jul-13	\$0.83	\$0.73	\$0.54	\$0.70
Aug-13	\$0.79	\$0.71	\$0.56	\$0.67
Sep-13	\$0.76	\$0.77	\$0.58	\$0.64
Oct-13	\$0.75	\$0.60	\$0.62	\$0.61
Nov-13	\$0.79	\$0.69	\$0.63	\$0.60
Dec-13	\$0.69	\$0.69	\$0.62	\$0.62

Value of ICI Building Permits

City and "905" area

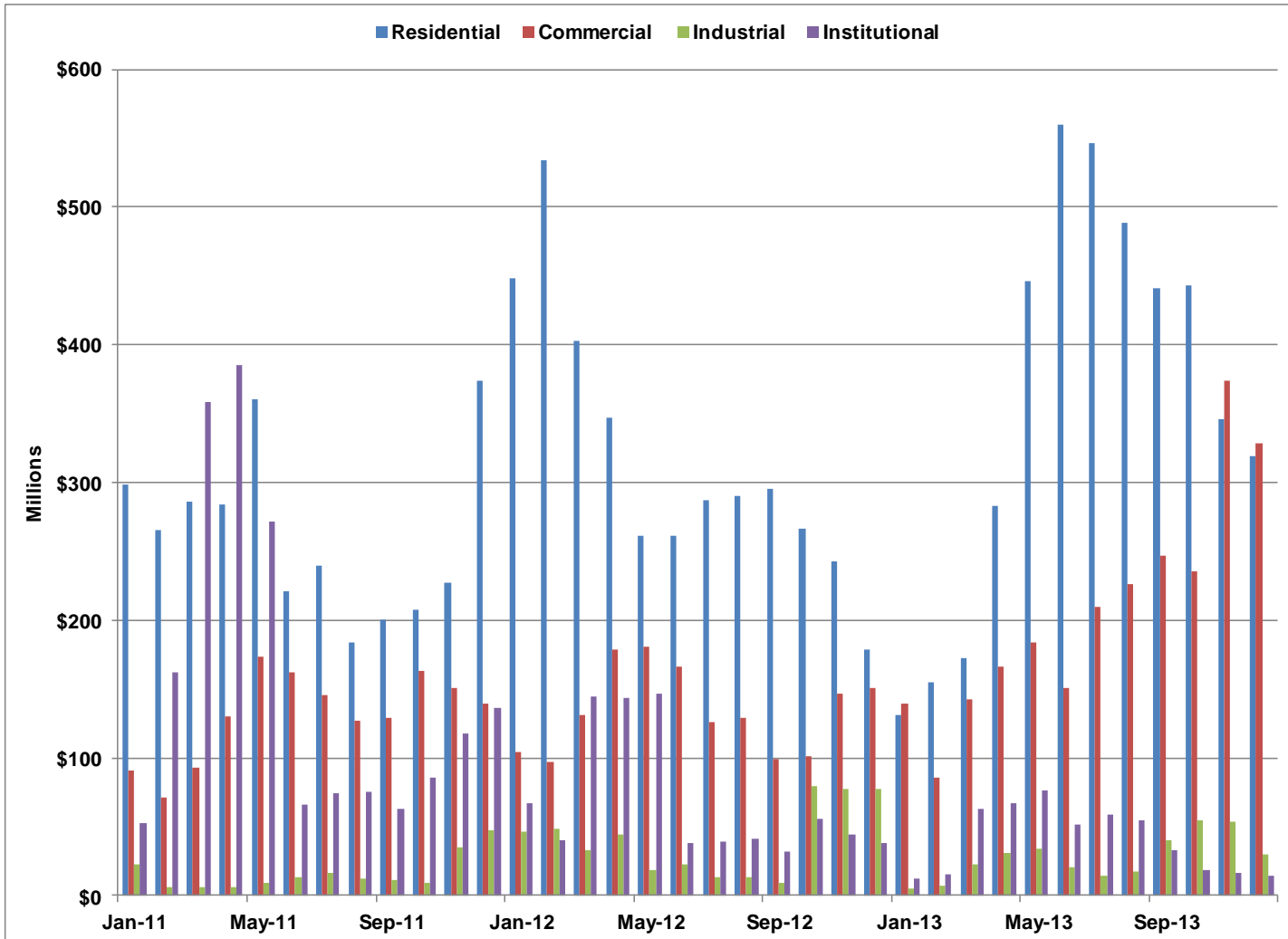


Value of ICI Building Permits

City and "905" area

	3MMA Millions \$		12MMA Millions \$	
	City	905 Municipalities	City	905 Municipalities
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
Oct-13	\$308.0	\$176.8	\$269.7	\$224.2
Nov-13	\$443.8	\$195.3	\$283.0	\$218.9
Dec-13	\$372.5	\$242.0	\$269.7	\$225.7

Value of Building Permits City of Toronto



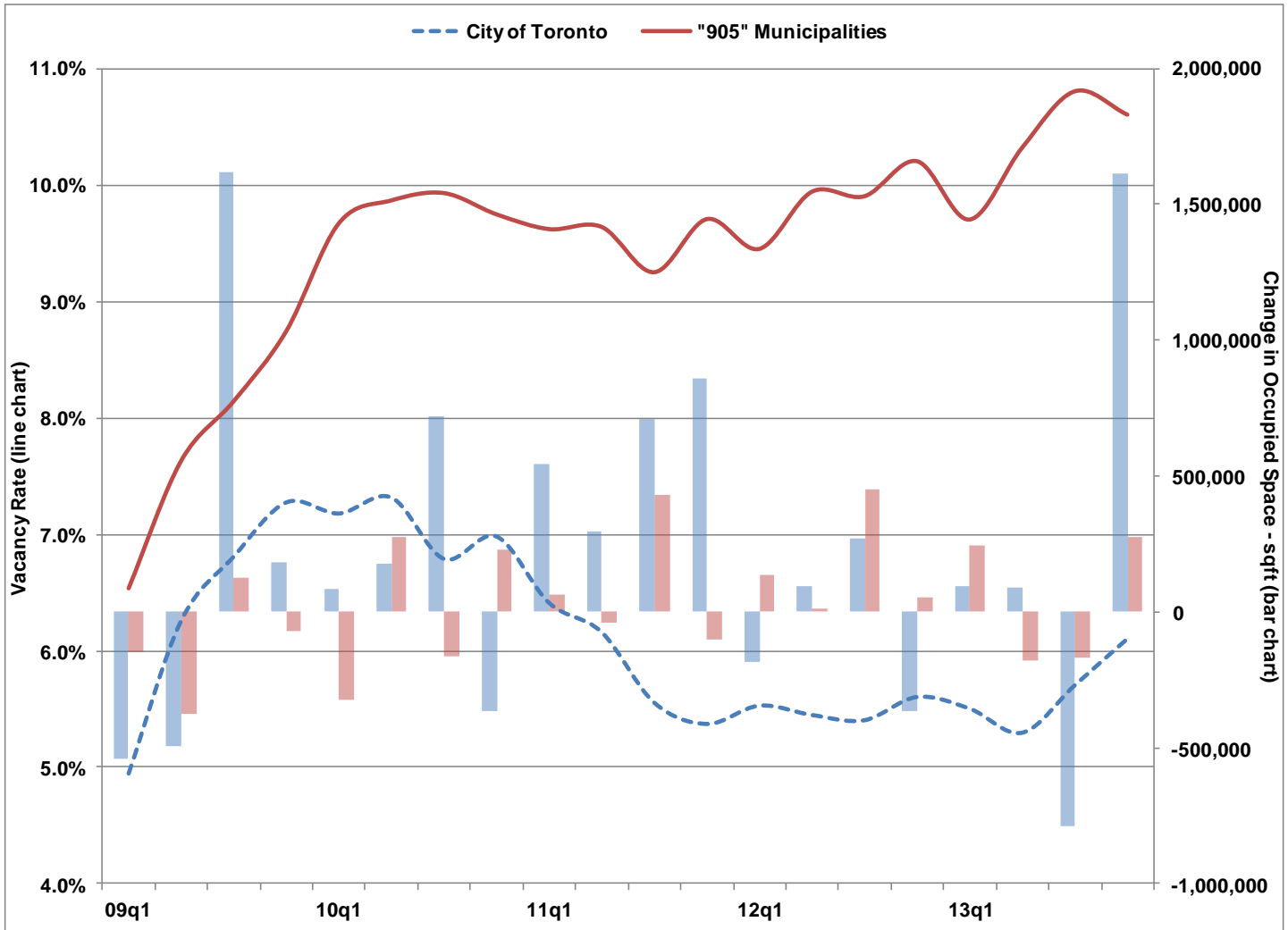
Value of Building Permits

City of Toronto

	3MMA Millions \$				12 MMA Millions \$			
	Residential	Commercial	Industrial	Institutional	Residential	Commercial	Industrial	Institutional
Dec-12	178.9	151.0	77.6	38.5	313.7	133.0	36.7	63.3
Jan-13	131.0	139.5	5.4	12.3	273.6	135.0	33.2	59.9
Feb-13	155.3	85.5	6.8	15.5	255.7	130.9	33.7	59.6
Mar-13	172.7	141.9	22.5	63.0	230.3	143.4	30.6	68.6
Apr-13	282.8	166.5	30.6	66.9	245.8	143.3	32.6	42.0
May-13	446.4	183.4	34.2	76.3	278.6	132.1	31.4	44.0
Jun-13	559.5	150.8	20.2	51.7	299.1	136.5	31.0	46.7
Jul-13	546.1	209.7	14.1	58.7	311.6	153.4	30.8	46.7
Aug-13	488.8	225.7	17.4	54.1	325.2	155.1	32.4	47.4
Sep-13	440.7	246.3	40.1	33.1	333.8	163.6	37.3	44.8
Oct-13	442.7	235.5	54.3	18.3	345.5	184.9	41.2	43.5
Nov-13	345.9	374.0	53.8	16.0	343.7	218.2	26.4	38.4
Dec-13	318.6	328.4	29.5	14.6	351.4	205.7	26.1	37.9

Office Vacancy Rate & Occupied Space

Toronto Region



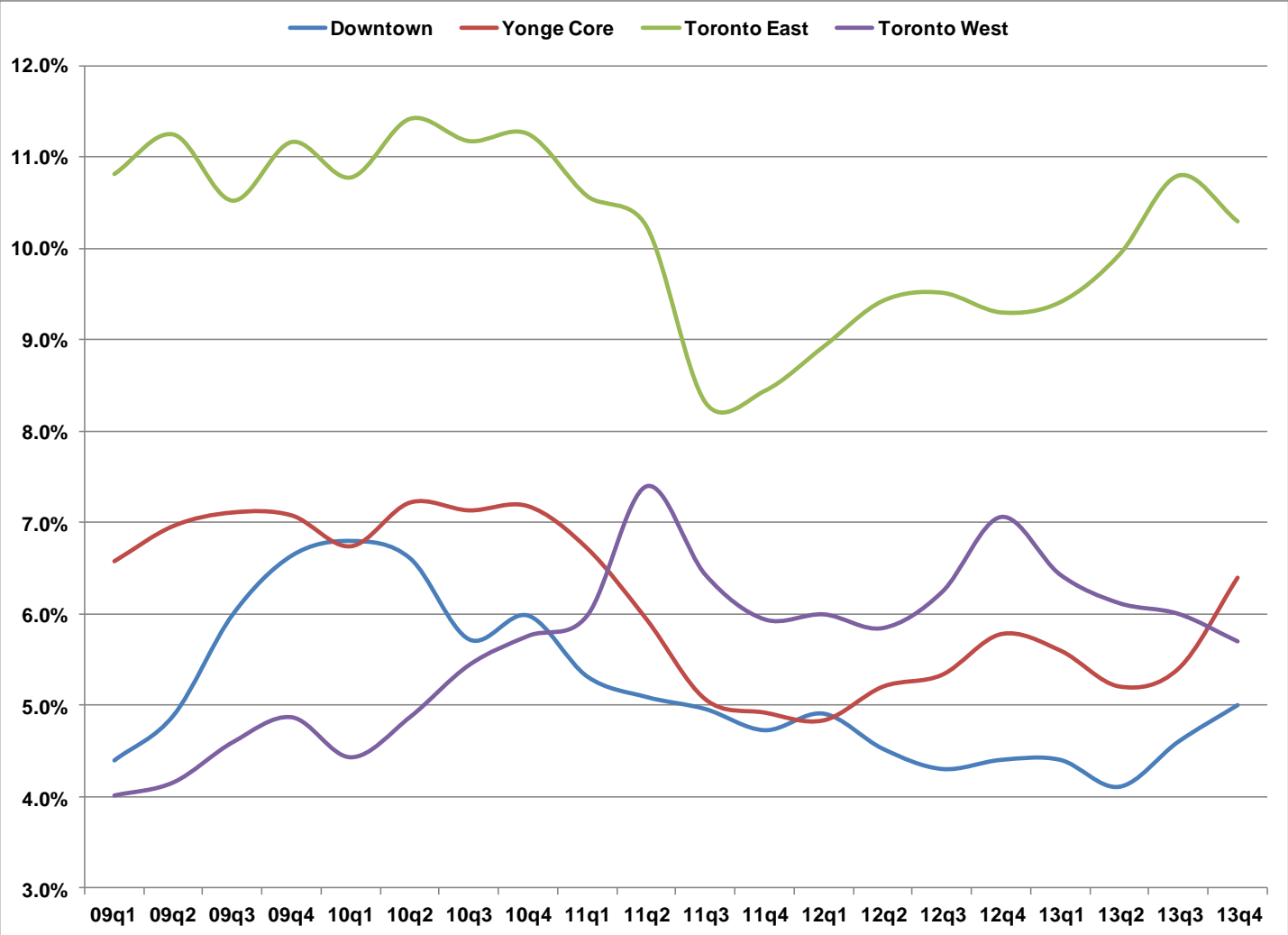
Office Vacancy Rate & Occupied Space

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
13q4	6.1%	10.6%	1,615,193	277,976

Office Vacancy Rates

City of Toronto

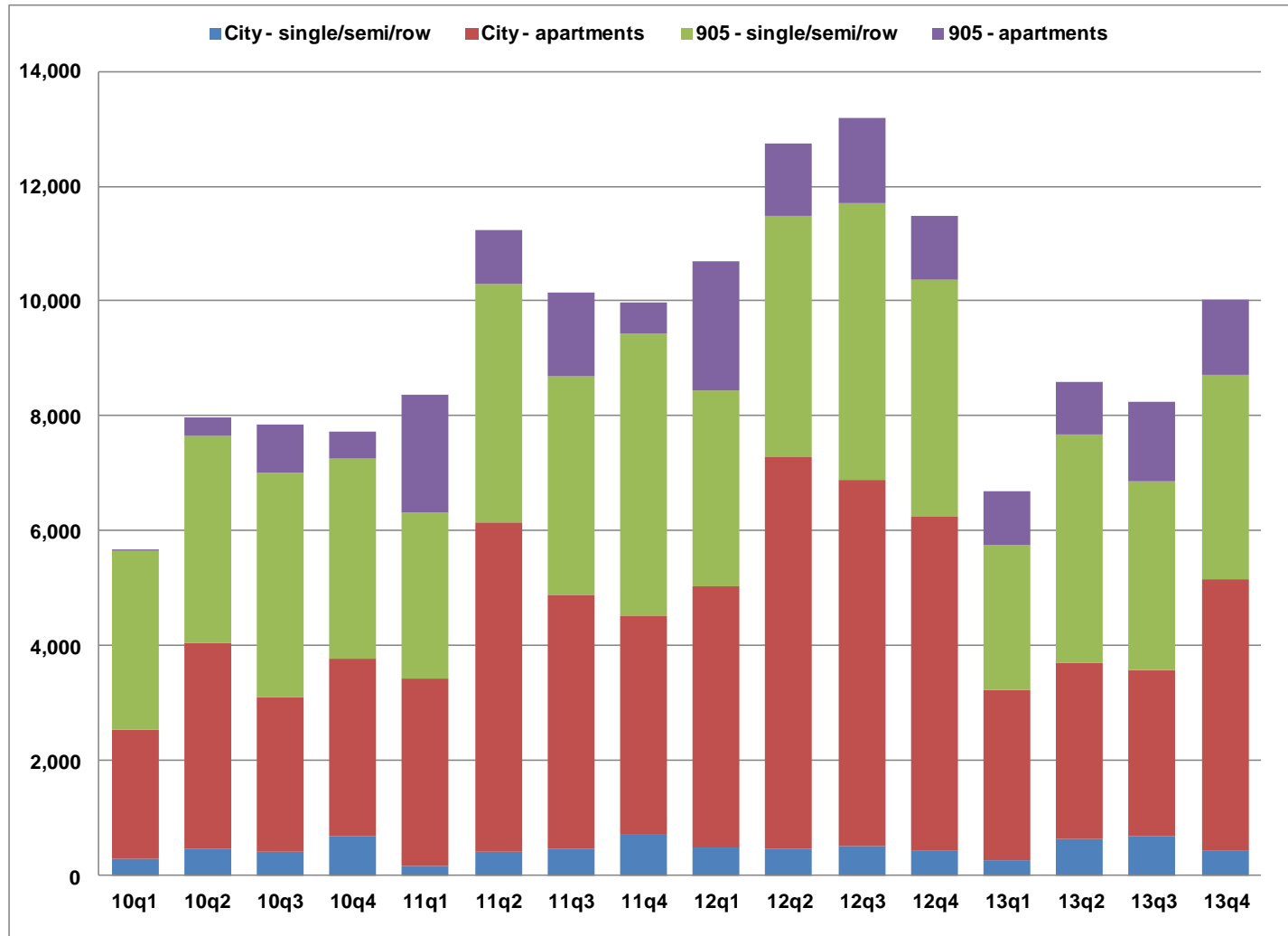


Office Vacancy Rates

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%
13q4	5.0%	6.4%	10.3%	5.7%

Housing Starts Toronto Region



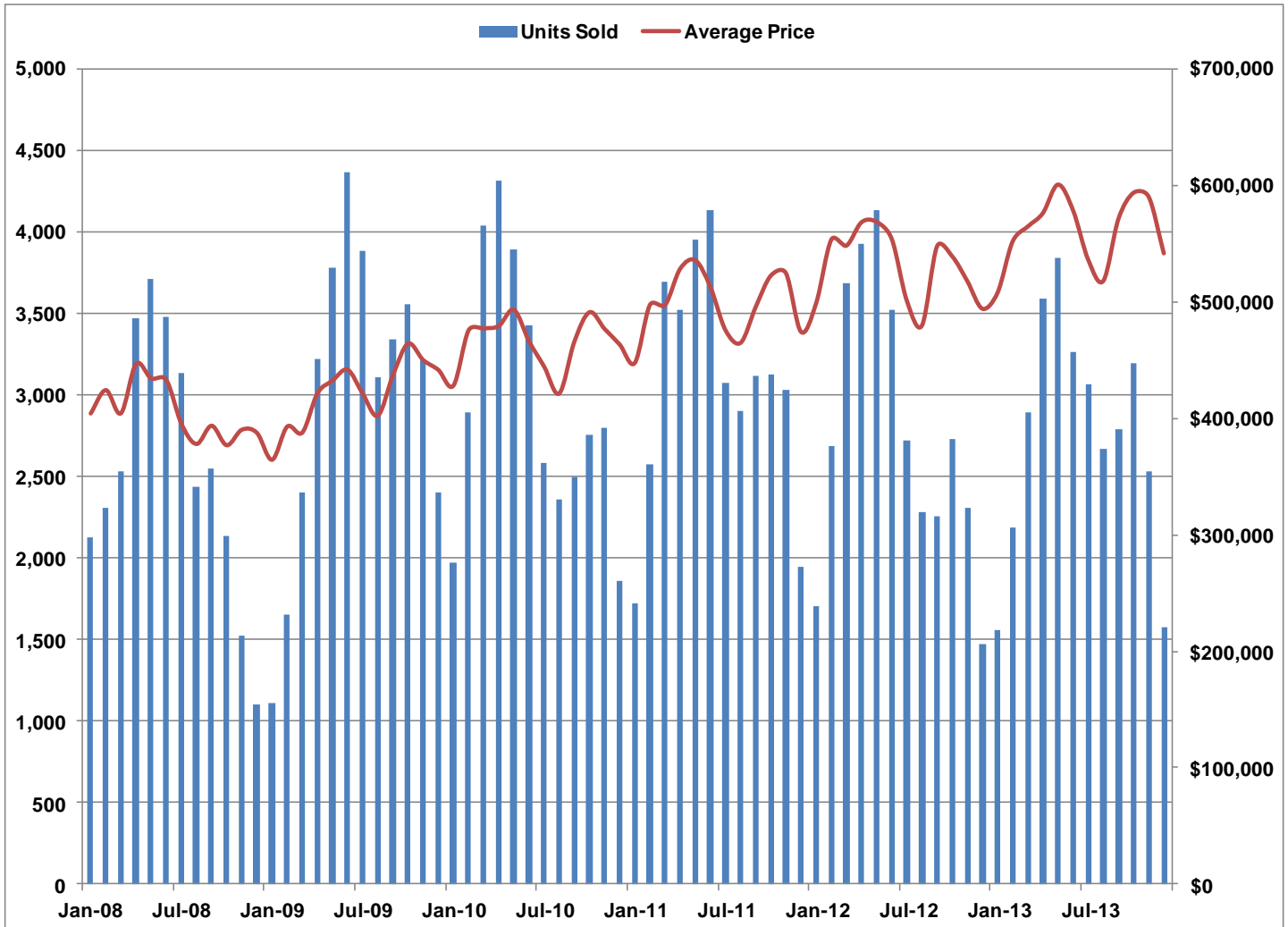
Housing Starts

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	485	4,536	3,420	2,241
12q2	452	6,833	4,206	1,245
12q3	519	6,358	4,825	1,497
12q4	436	5,797	4,145	1,110
13q1	265	2,960	2,528	942
13q2	638	3,048	3,992	904
13q3	677	2,887	3,294	1,376
13q4	444	4,699	3,560	1,333

MLS Sales and Prices

City of Toronto

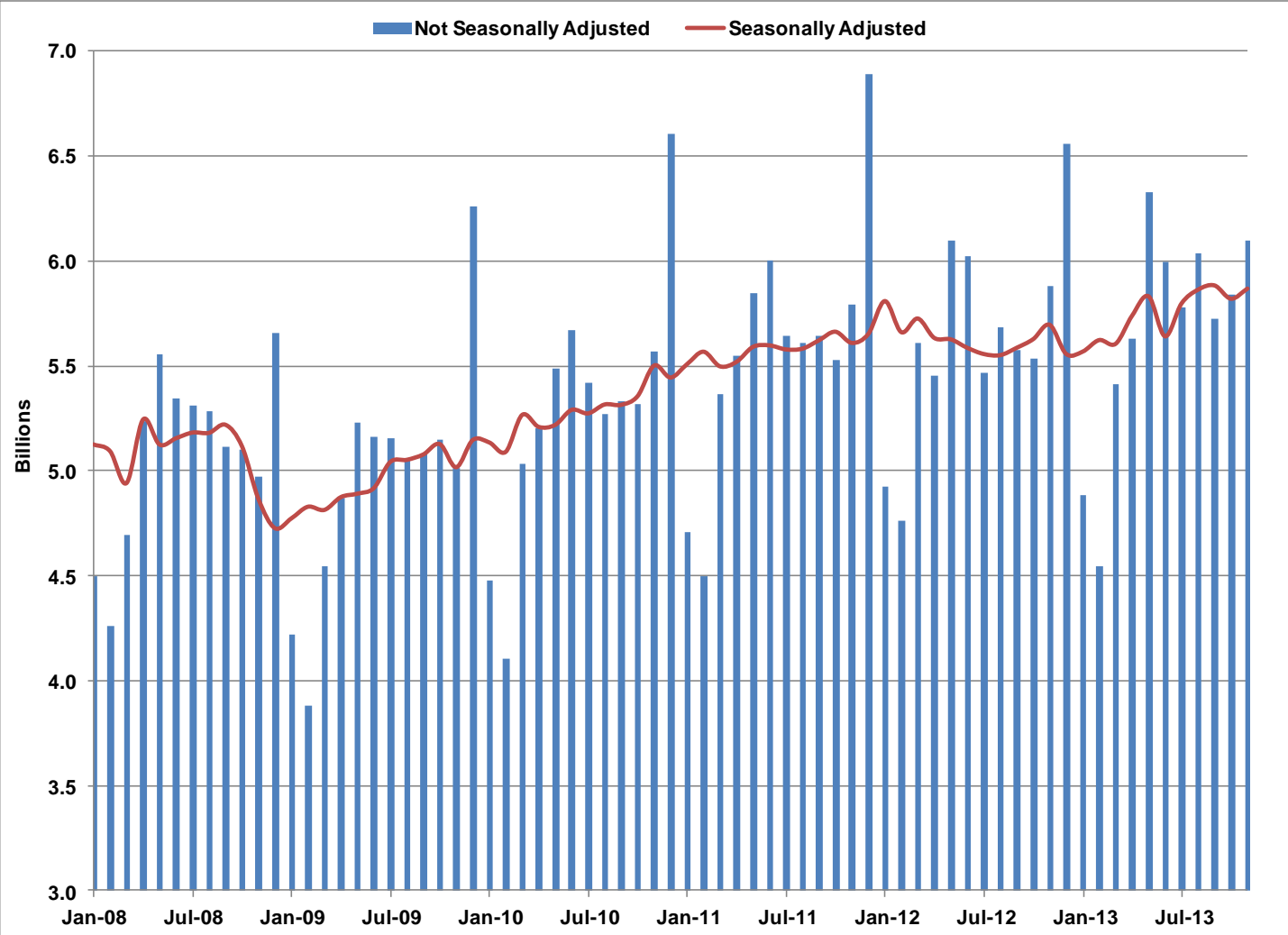


MLS Sales and Prices

City of Toronto

	Units Sold	Average Price
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
Nov-13	2,528	\$590,366
Dec-13	1,574	\$541,771

Monthly Retail Sales Toronto Region



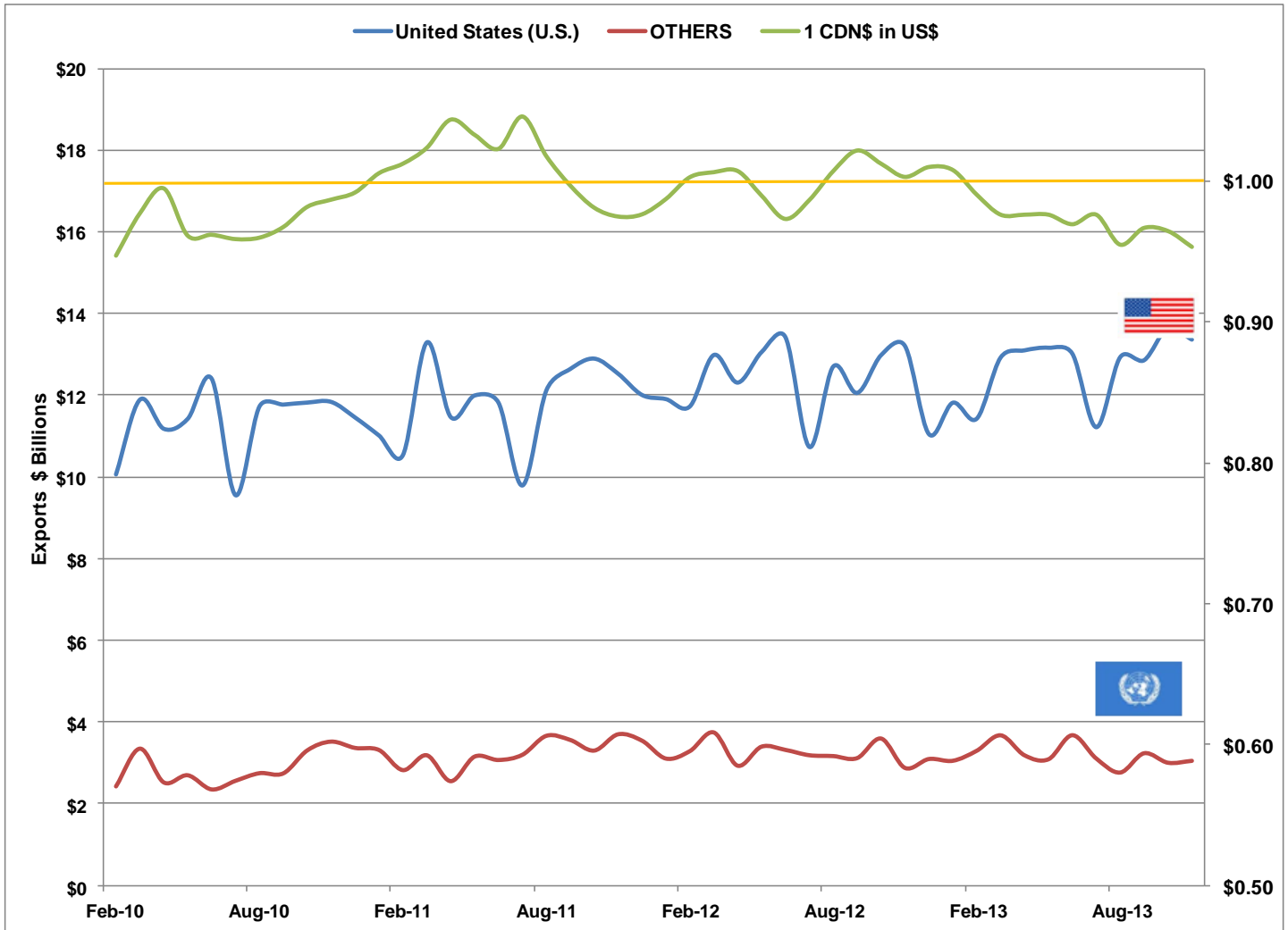
Source: Statistics Canada, Seasonal Adjustments by City of Toronto

Monthly Retail Sales

Toronto Region (\$ Billions)

	Unadjusted		Seasonally Adjusted	
	Monthly	3 Month Average	Monthly	3 Month Average
Nov-11	5.80	5.66	5.61	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	5.63	5.67
May-12	6.10	5.72	5.63	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	5.59	5.57
Oct-12	5.54	5.60	5.63	5.59
Nov-12	5.88	5.66	5.70	5.64
Dec-12	6.56	5.99	5.56	5.63
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	5.83	5.73
Jun-13	6.00	5.99	5.64	5.74
Jul-13	5.78	6.04	5.80	5.76
Aug-13	6.04	5.94	5.87	5.77
Sep-13	5.73	5.85	5.89	5.85
Oct-13	5.84	5.87	5.82	5.86
Nov-13	6.10	5.89	5.87	5.86

Ontario Merchandise Exports & US\$ Exchange Rate



Ontario Merchandise Exports & US\$ Exchange Rate

	(\$Billions)		
	US	All Others	1 CDN\$ in US\$
Nov-12	13.20	2.87	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	13.02	3.68	0.97
Jul-13	11.22	3.11	0.98
Aug-13	12.93	2.76	0.95
Sep-13	12.86	3.24	0.97
Oct-13	13.65	3.00	0.96
Nov-13	13.36	3.05	0.95

