

# Economic Dashboard

Economic Development

January 30, 2013



# Indicator Highlights

	Geography	Same Month Last Year	Previous Month	Most Recent Month	Status
<b>Unemployment Rate</b> December 2012 (3 Month Average SA)	Toronto	9.4%	9.6%	9.5%	
	Canada	7.4%	7.3%	7.3%	
<b>Participation Rate</b> December 2012 (3 Month Average SA)	Toronto	64.5%	66.9%	67.0%	
	Canada	66.7%	66.8%	66.8%	
<b>Total Employed Residents</b> December 2012 (3 Month Average SA)	Toronto	1,261.1	1,304.6	1,303.6	
	Canada	17,342.1	17,586.7	17,620.3	
<b>Total Value of Building Permits</b> October 2012 (3MMA)	Toronto	\$529 million	\$501 million	\$483 million	
	Canada	\$6.3 billion	\$7.6 billion	\$7.0 billion	
<b>High Rise Buildings Under Construction</b>	Toronto	178 (January 2012)	185 (December 2012)	184 (January 2013)	
<b>Office Vacancy Rate</b> Q3 2012	Toronto	5.6%	5.4%	5.4%	
<b>Average House Price</b> Nov-12	Toronto	\$474,270	\$517,866	\$494,127	
	Canada	\$359,759	\$361,516	\$356,687	
<b>Business Bankruptcies</b> Q2 2012	Toronto CMA	133	118	104	
	Canada	816	823	754	
<b>Employment Insurance Recipients</b> October 2012	Toronto	22,250	21,690	21,020	
	Canada	354,060	322,860	335,730	
<b>Consumer Price Index</b> November 2012 (2002=100)	Toronto	120.9	122.3	122.0	
	Canada	120.9	122.2	121.9	
<b>Retail Sales</b> August 2012	Toronto CMA	\$5.5 billion	\$5.5 billion	\$5.5 billion	
	Canada	\$38.2 billion	\$39.0 billion	\$39.5 billion	



Negative



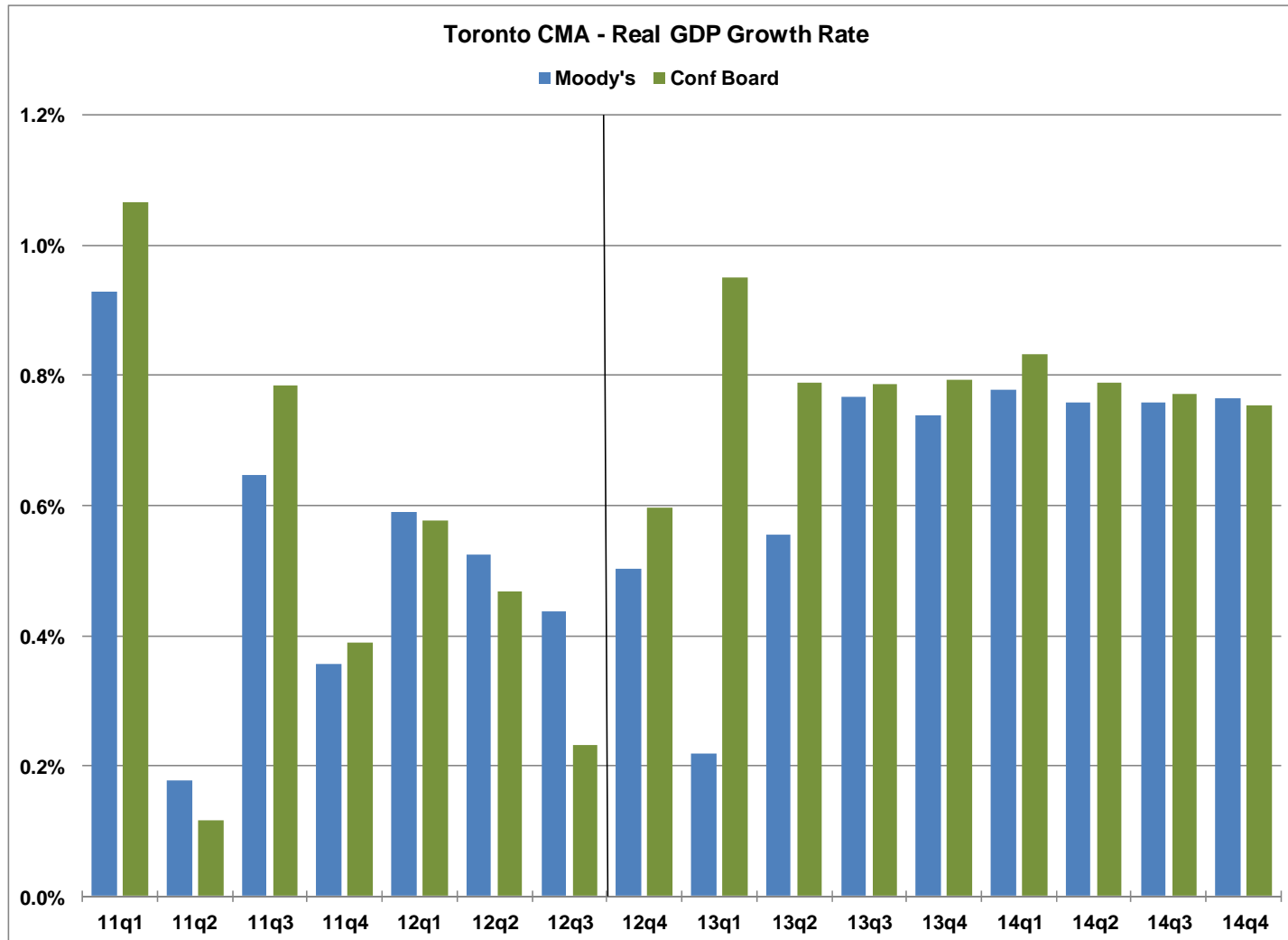
Caution



Positive

# Real GDP Growth

## Toronto CMA



# Percent Change in GDP

## Toronto CMA

	Moody's	Conference Board
11q1	0.93%	1.07%
11q2	0.18%	0.12%
11q3	0.65%	0.79%
11q4	0.36%	0.39%
12q1	0.59%	0.58%
12q2	0.53%	0.47%
12q3	0.44%	0.23%
12q4	0.50%	0.60%
13q1	0.22%	0.95%
13q2	0.55%	0.79%
13q3	0.77%	0.79%
13q4	0.74%	0.79%
14q1	0.78%	0.83%
14q2	0.76%	0.79%
14q3	0.76%	0.77%
14q4	0.77%	0.75%

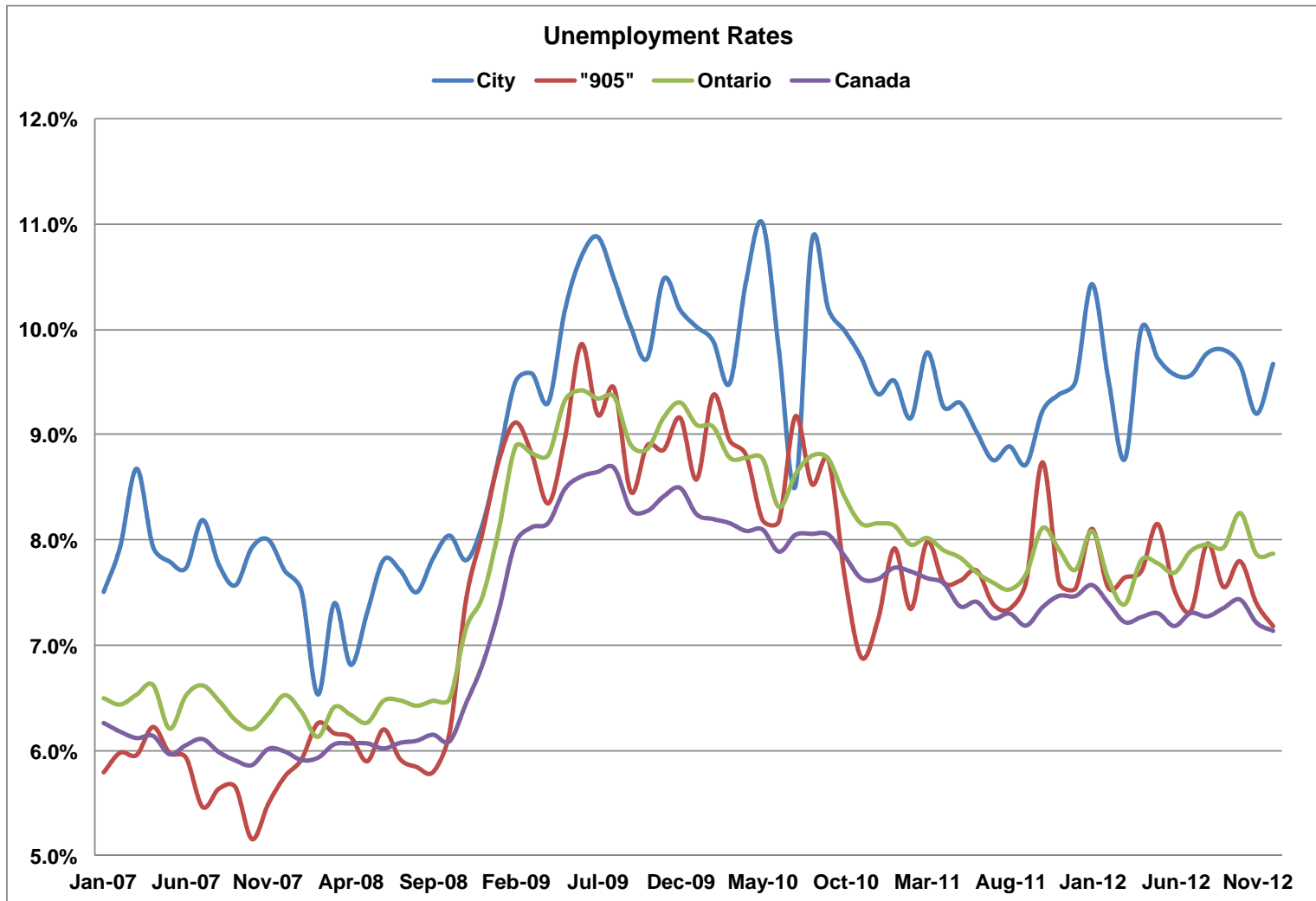
# How Toronto Ranks - 2012

- Price Waterhouse Coopers (PWC): Released their fifth annual comparison of 27 global cities across 10 dimensions. Toronto ranks third overall this year, behind London and New York City.
- Economic Momentum (CIBC): Fastest in Canada (Q3, 2012) 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.
- Top Cities to Find an IT Job in 2012 (Modis): Toronto is ranked 2<sup>nd</sup> in North America

# How Toronto Ranks - 2012

- Economist Intelligence Unit: Toronto ranked 4<sup>th</sup> most liveable city in the world
- Global Financial Centres Index (Z/Yen Group): Toronto is 10<sup>th</sup> among global financial centres
- Benchmarking Global City Competitiveness (The Economist): Toronto is ranked 12<sup>th</sup> of 120 global cities

# Unemployment Rate



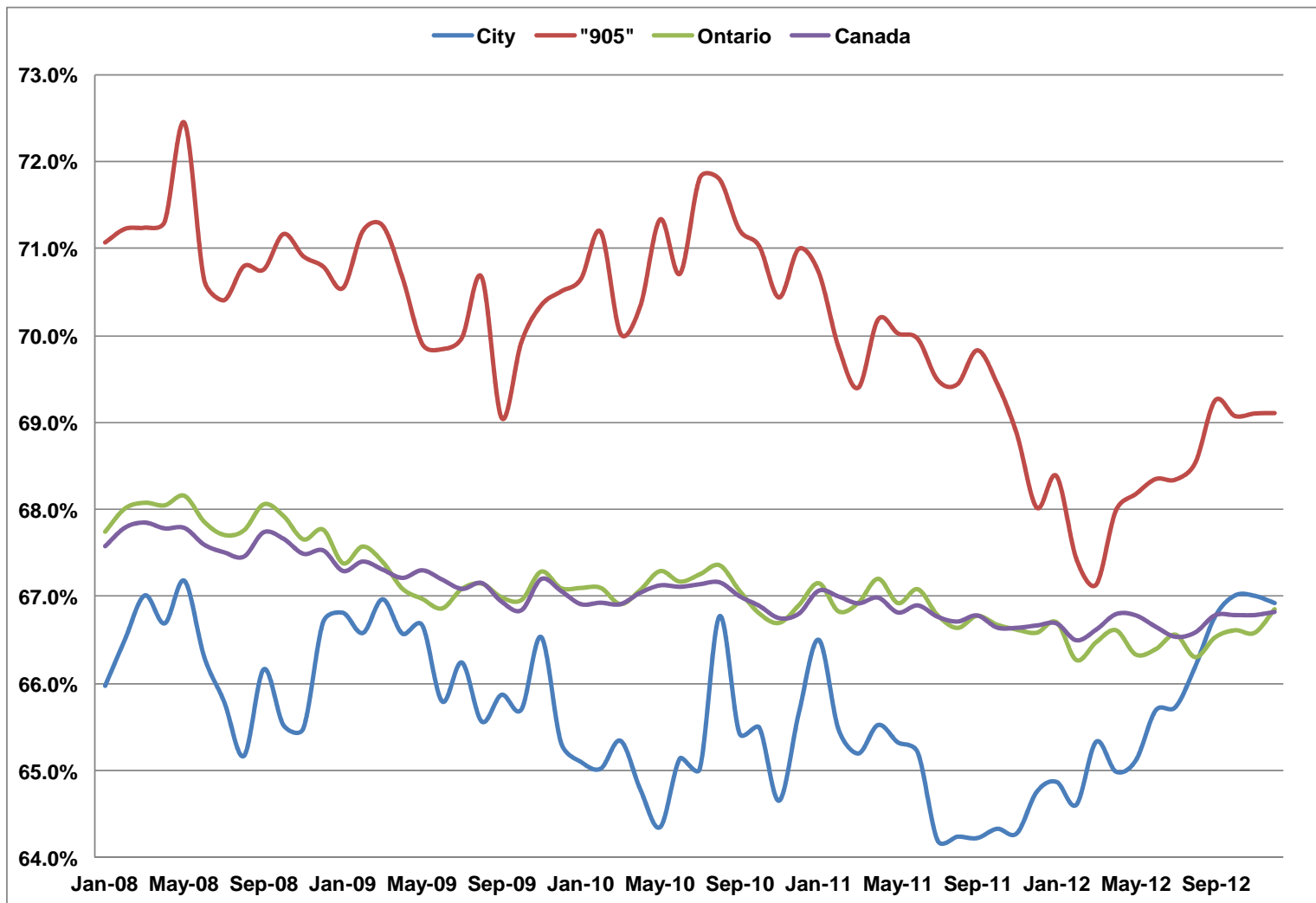
Source : Statistics Canada – Labour Force Survey  
Seasonally Adjusted Monthly

# Unemployment Rate

	City	"905"	Ontario	Canada
Dec-11	9.5%	7.5%	7.7%	7.5%
Jan-12	10.4%	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%
May-12	9.7%	8.1%	7.8%	7.3%
Jun-12	9.6%	7.5%	7.7%	7.2%
Jul-12	9.6%	7.3%	7.9%	7.3%
Aug-12	9.8%	8.0%	8.0%	7.3%
Sep-12	9.8%	7.5%	7.9%	7.4%
Oct-12	9.7%	7.8%	8.3%	7.4%
Nov-12	9.2%	7.4%	7.9%	7.2%
Dec-12	9.7%	7.2%	7.9%	7.1%



# Participation Rate

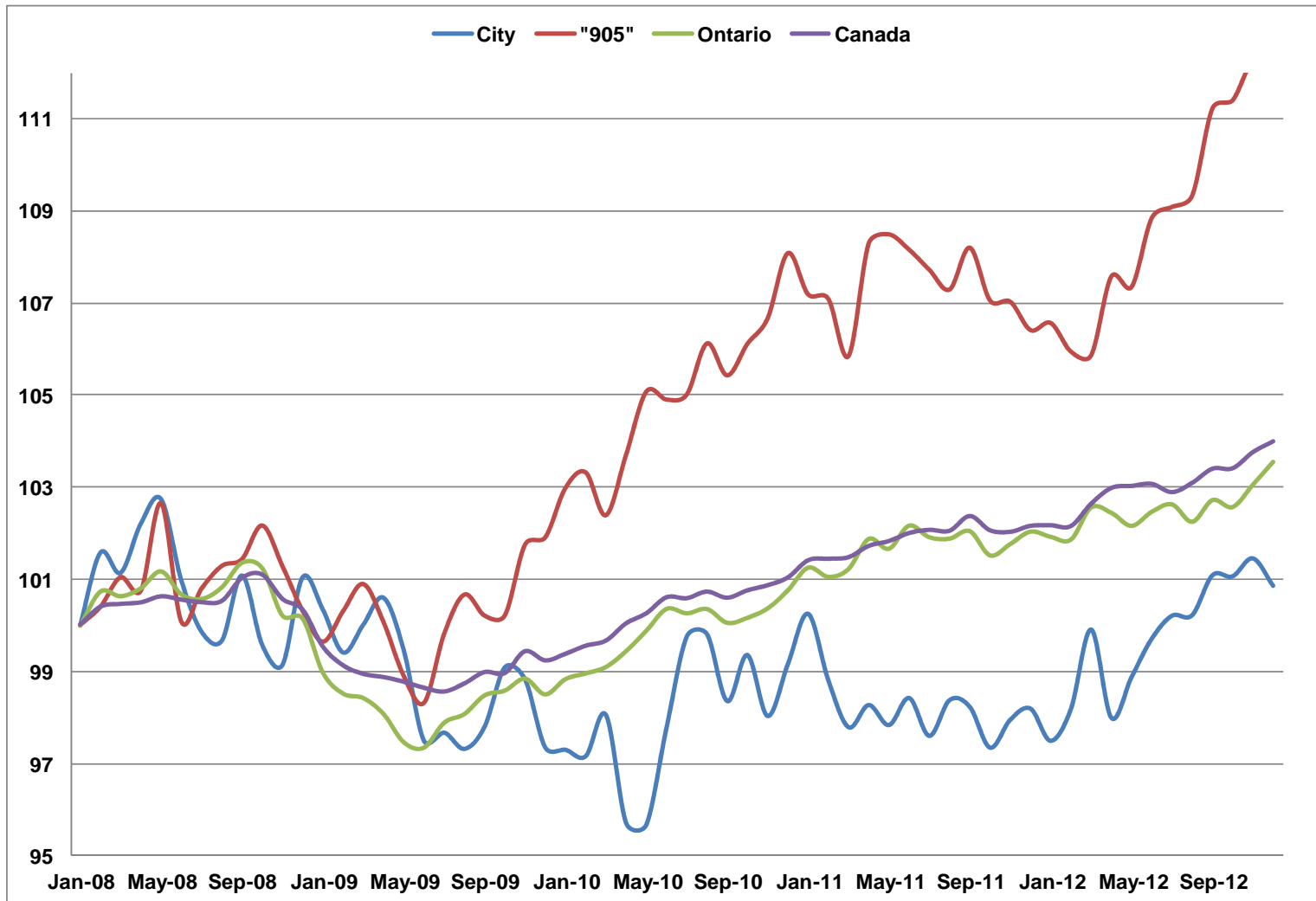


Source : Statistics Canada – Labour Force Survey  
Seasonally Adjusted Monthly

# Participation Rate

	City	"905"	Ontario	Canada
Dec-11	64.8%	68.0%	66.6%	66.7%
Jan-12	64.9%	68.4%	66.7%	66.7%
Feb-12	64.6%	67.4%	66.3%	66.5%
Mar-12	65.3%	67.1%	66.5%	66.6%
Apr-12	65.0%	68.0%	66.6%	66.8%
May-12	65.1%	68.2%	66.3%	66.8%
Jun-12	65.7%	68.4%	66.4%	66.7%
Jul-12	65.7%	68.3%	66.6%	66.5%
Aug-12	66.2%	68.5%	66.3%	66.6%
Sep-12	66.8%	69.3%	66.5%	66.8%
Oct-12	67.0%	69.1%	66.6%	66.8%
Nov-12	67.0%	69.1%	66.6%	66.8%
Dec-12	66.9%	69.1%	66.9%	66.8%

# Total Employed Residents (Jan08=100)



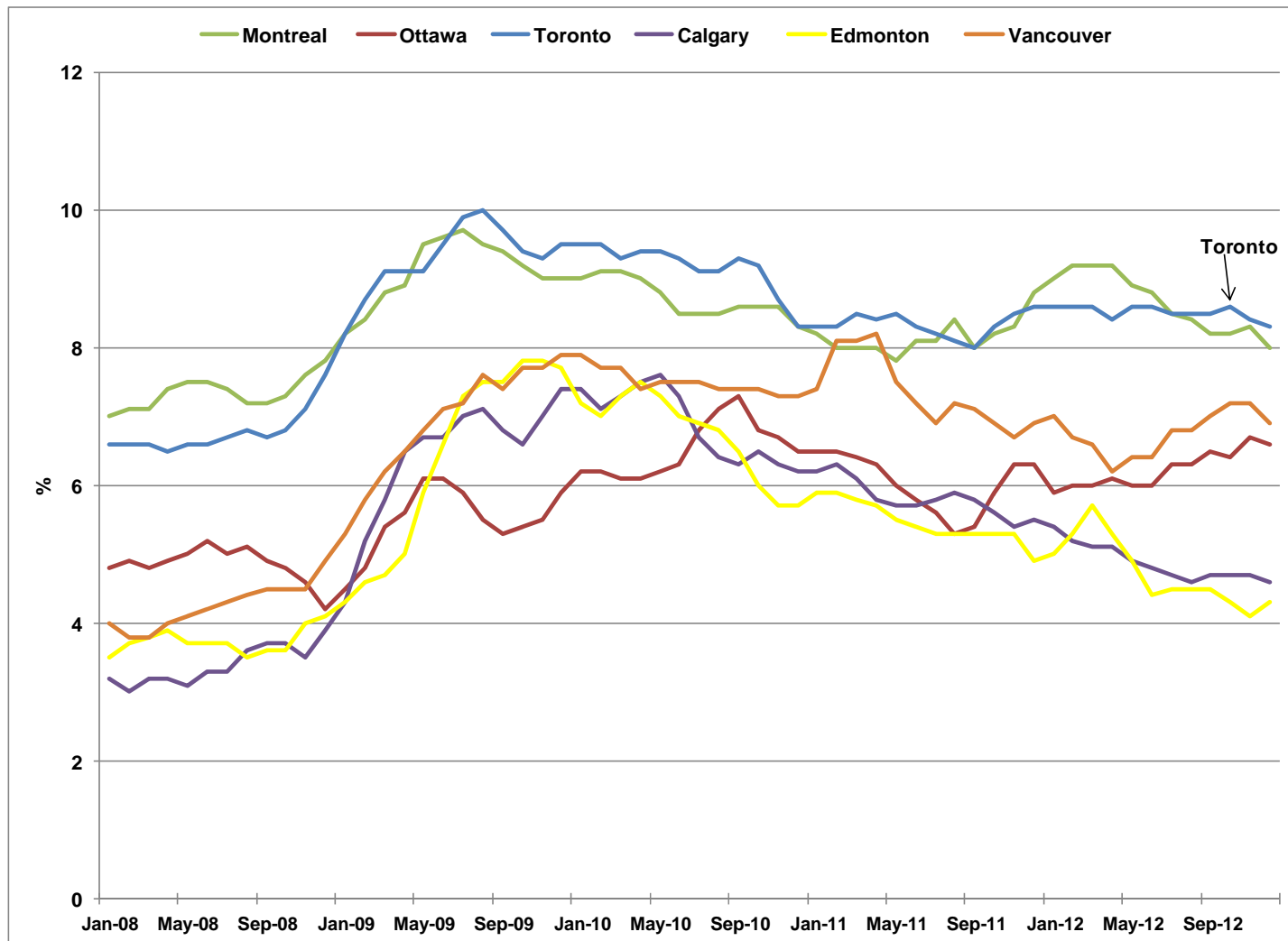
Source : Statistics Canada – Labour Force Survey  
Seasonally Adjusted Monthly

# Total Employed Residents

	City	"905"	Ontario	Canada
Dec-11	1,266	1,678	6,754	17,355
Jan-12	1,257	1,681	6,746	17,357
Feb-12	1,266	1,671	6,742	17,354
Mar-12	1,288	1,670	6,788	17,437
Apr-12	1,263	1,697	6,781	17,495
May-12	1,275	1,693	6,762	17,502
Jun-12	1,285	1,717	6,782	17,510
Jul-12	1,292	1,721	6,793	17,479
Aug-12	1,292	1,725	6,768	17,514
Sep-12	1,303	1,754	6,799	17,566
Oct-12	1,303	1,757	6,789	17,568
Nov-12	1,308	1,772	6,821	17,627
Dec-12	1,300	1,780	6,854	17,667

# Unemployment Rate

## Major Canadian Urban Regions



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

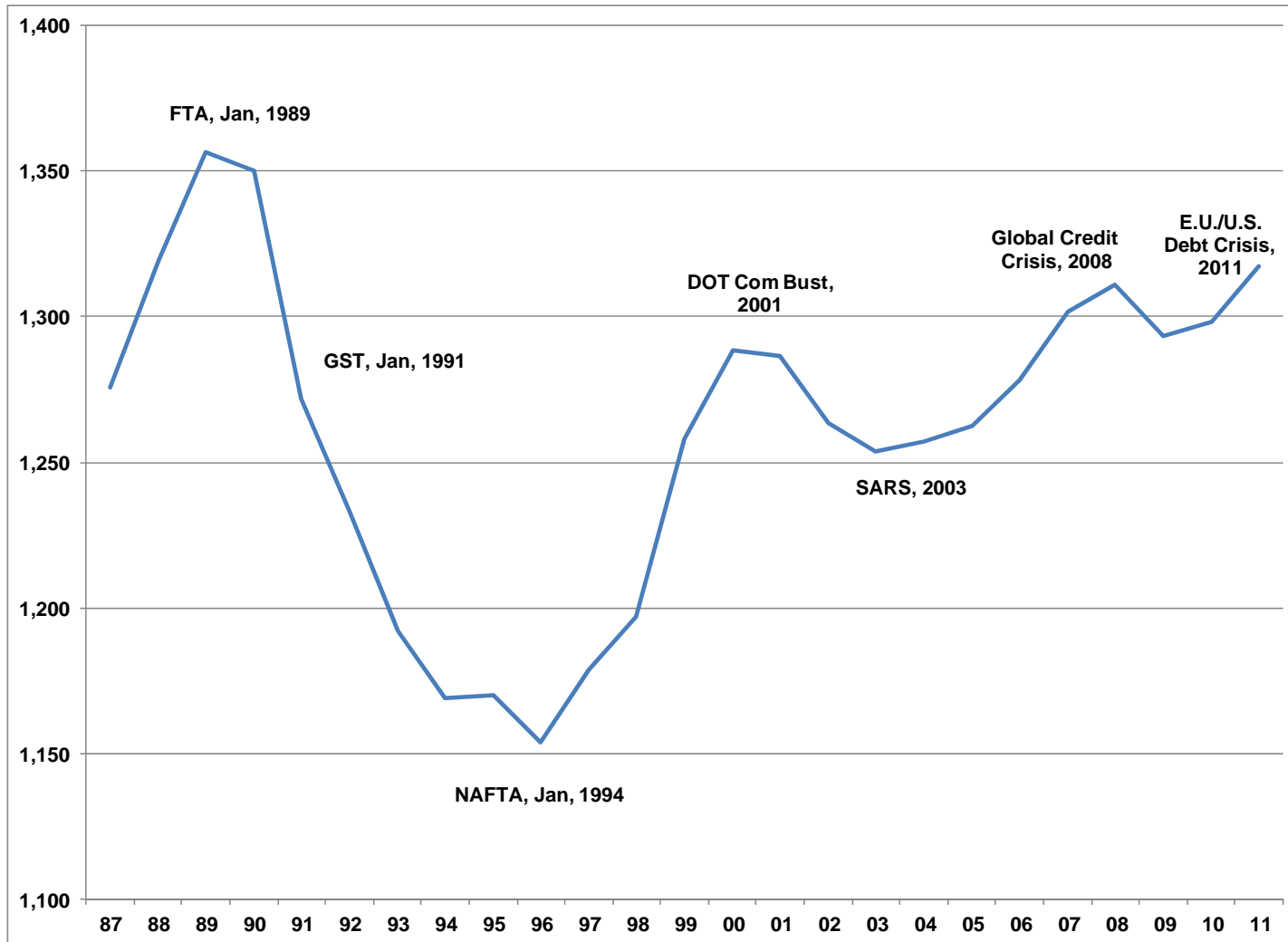
# Unemployment Rate

## Major Canadian Economic Regions

	Montreal	Ottawa	Toronto	Calgary	Edmonton	Vancouver
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
May-12	8.9	6.0	8.6	4.9	4.9	6.4
Jun-12	8.8	6.0	8.6	4.8	4.4	6.4
Jul-12	8.5	6.3	8.5	4.7	4.5	6.8
Aug-12	8.4	6.3	8.5	4.6	4.5	6.8
Sep-12	8.2	6.5	8.5	4.7	4.5	7.0
Oct-12	8.2	6.4	8.6	4.7	4.3	7.2
Nov-12	8.3	6.7	8.4	4.7	4.1	7.2
Dec-12	8	6.6	8.3	4.6	4.3	6.9

# Employment in Establishments

City of Toronto



# Employment in Establishments

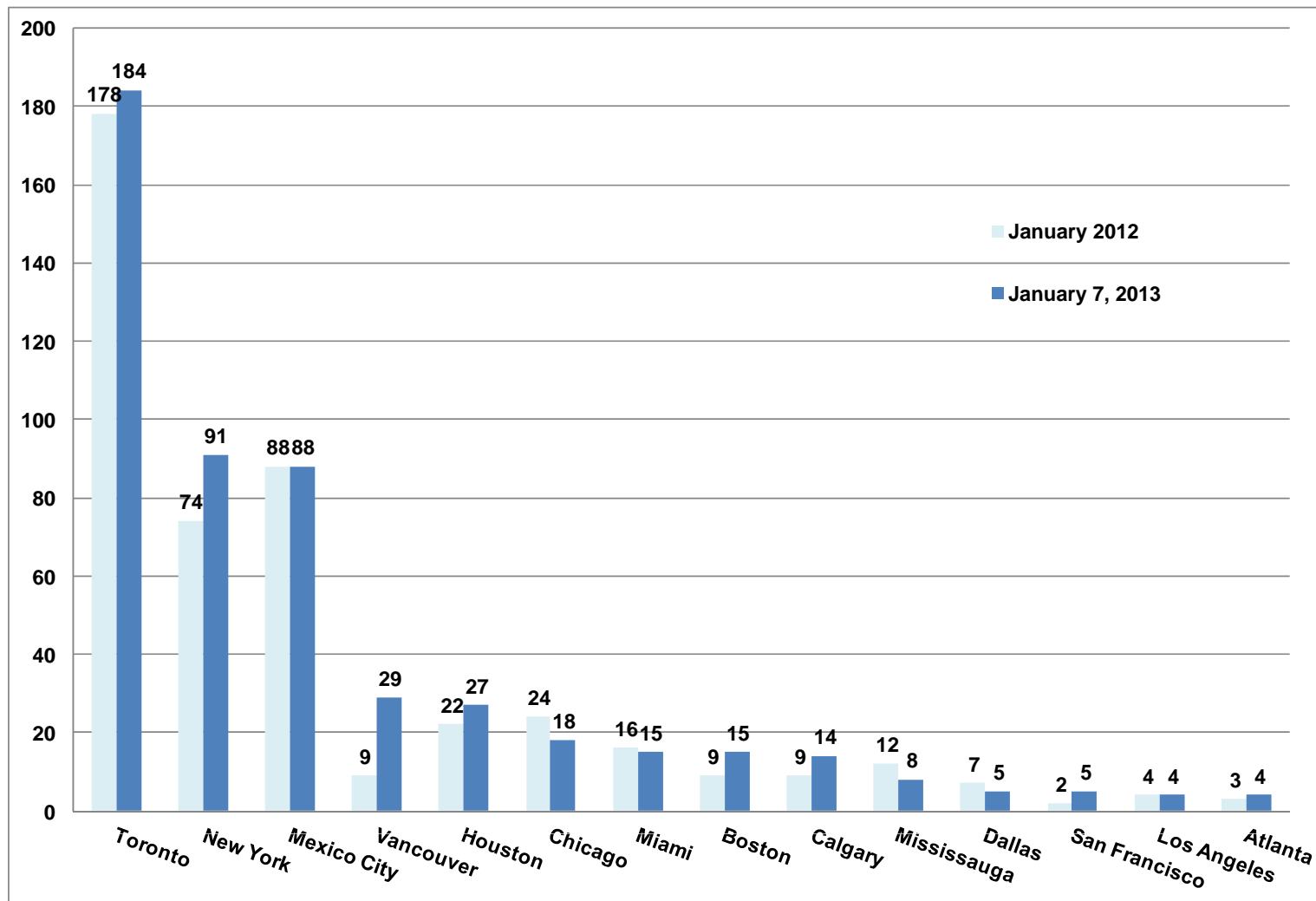
City of Toronto

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
<b>All-Sector Total</b>	<b>1,512</b>	<b>9,436</b>	<b>9,593</b>	<b>19,029</b>



# High Rise Buildings Under Construction

## North American Cities



Source : [www.emporis.com](http://www.emporis.com)  
Updated January 7, 2013

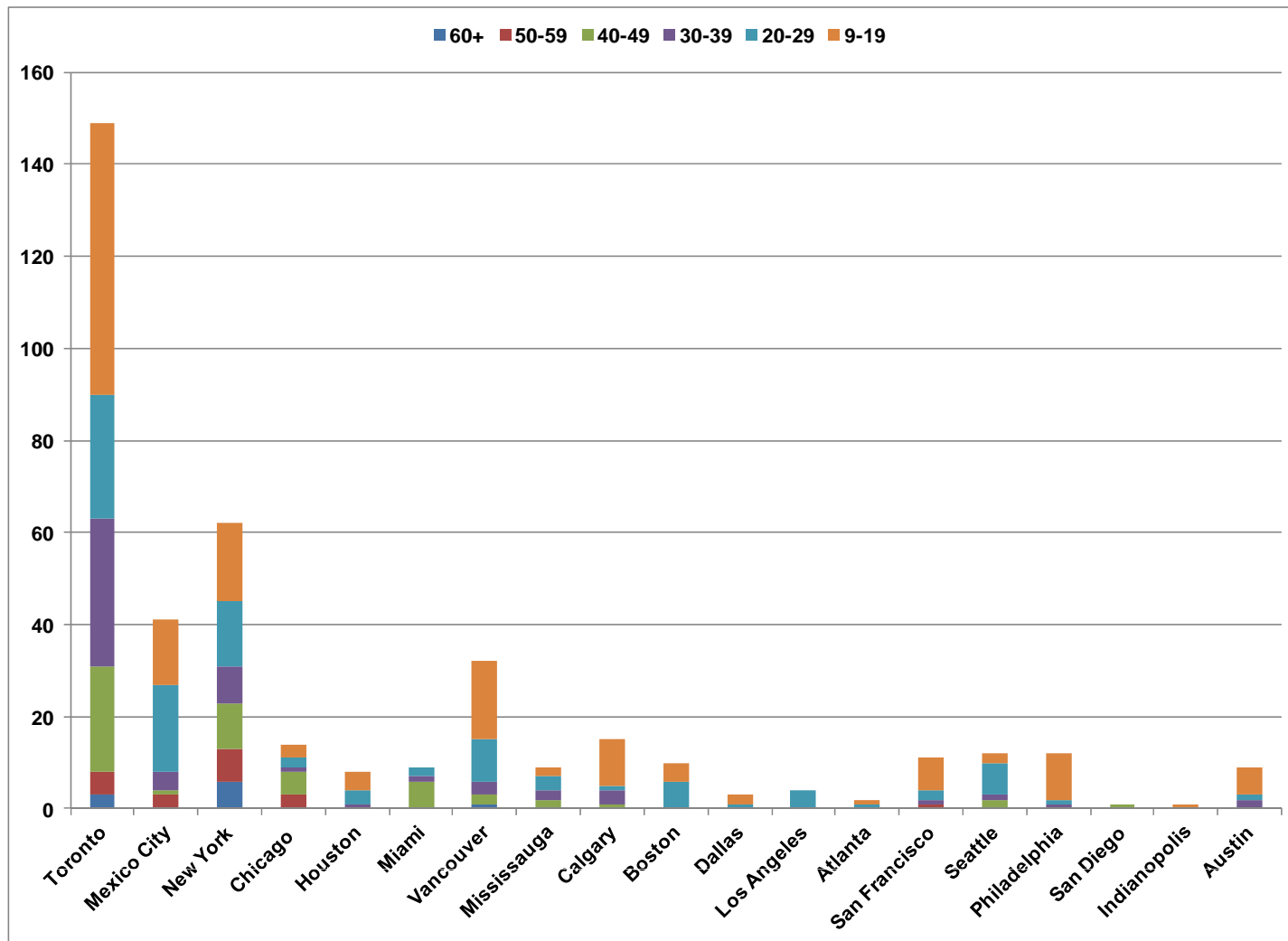
# Tallest Buildings

## City of Toronto

		Metres	Feet	Floors	Year
1. Aura at College Park Toronto	388 Yonge St	272	892	78	2014
2. Number One Bloor Toronto	1 Bloor St E	238	780	70	2015
3. Ice Condos at York Centre 2 Toronto	16 York St	234	768	67	2015
4. L Tower Toronto	1 Front St E	205	672	57	2013
5. Ice Condos at York Centre 1 Toronto	16 York St	204	669	57	2013
6. U Condominiums II Toronto	St Mary St	184	604	55	2014
7. Karma Toronto	9 Grenville Street	170	558	52	
8. Hullmark Centre I Toronto	4759 Yonge St	168	551	45	2014
9. X2 Toronto	580 Jarvis St	160	525	44	2014
10. Southcore Financial Centre Delta Hotel Toronto	Lower Simcoe Street	160	524	47	2014
11. Theatre Park Toronto	224 King West	157	515	47	2014
12. Three Hundred Toronto	300 Front St W	156	512	52	2013
13. U Condominiums I Toronto	St Mary St	154	505	45	2014
14. Westlake Village 1 Toronto	Parklawn and Lake Shore	153	503	48	2014
15. FIVE Toronto	5 St. Joseph St	147	482	45	2014
16. Residences at RCMI Toronto	426 University Ave	146	478	42	2013
17. Cinema Tower Condominiums Toronto	21 Widmer St	143	468	43	2013
18. Emerald Park East Toronto	580 Jarvis St	142	464	39	2015
19. Couture Toronto	28 Ted Rogers Way	141	462	42	2013
20. Gibson Square North Toronto	5170 Yonge St	138	451	42	2013
20. Gibson Square South Toronto	5170 Yonge St	138	451	42	2013
22. Hullmark Centre II Toronto	4759 Yonge St	128	420	37	2014
23. Emerald Park West Toronto	4726 Yonge St	112	369	30	2015
24. Westlake Village 2 Toronto	Parklawn and Lake Shore			44	2014
24. Westlake Village 3 Toronto	Parklawn and Lake Shore			37	2014

# High Rise Buildings Under Construction

## North American Cities Comparison



Source : [www.skyscraperpage.com](http://www.skyscraperpage.com)  
Updated January 7, 2013

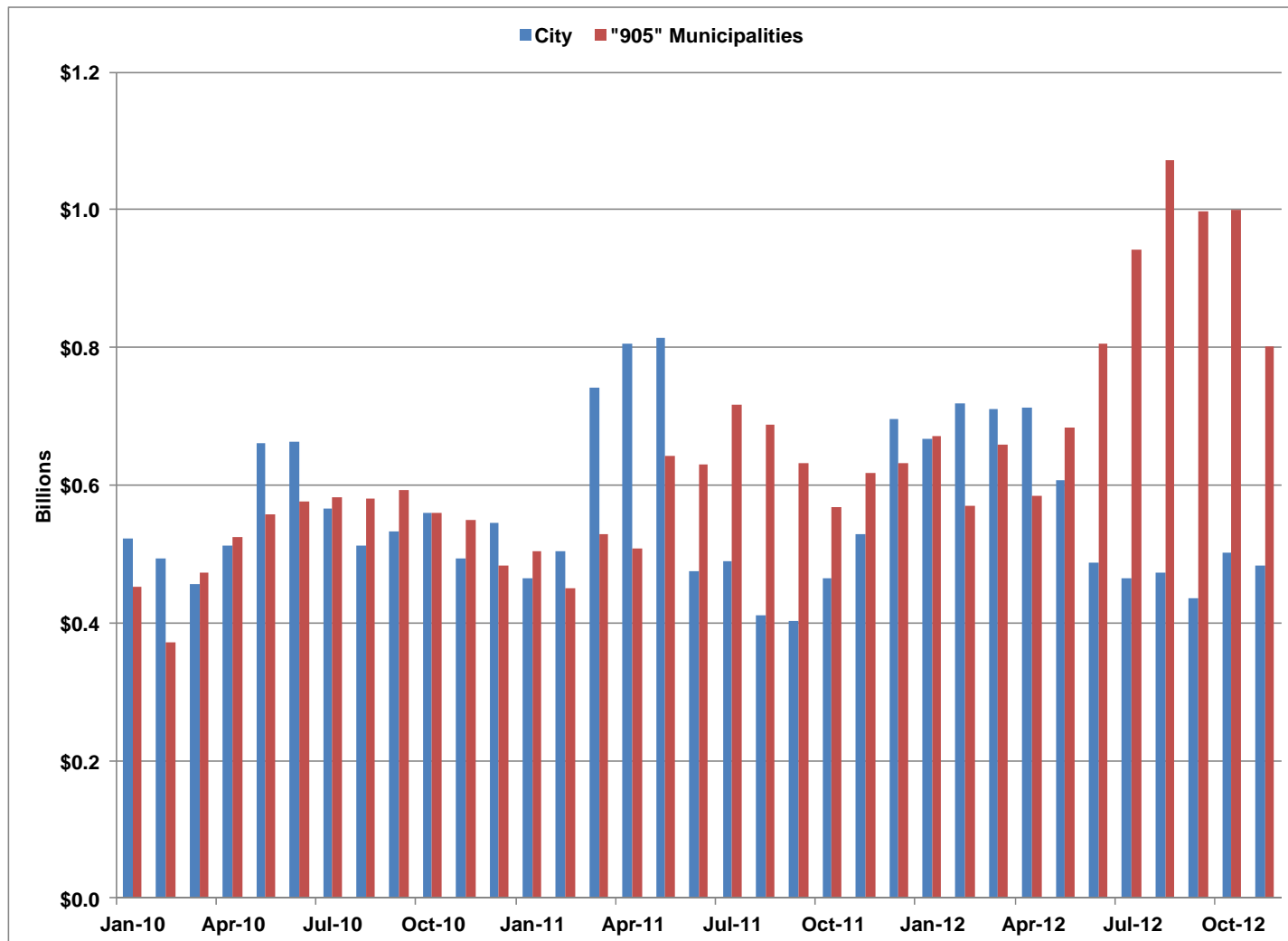
# High Rise Buildings Under Construction

## City of Toronto by number of floors

Floors	Number of Buildings	Total Floors	Percent of Total
70+	2	153	3.8
60-69	1	67	1.7
50-59	5	271	6.8
40-49	23	1,003	25.0
30-39	32	1,078	26.9
20-29	27	651	16.2
9-19	59	785	19.6
<b>Total</b>	<b>149</b>	<b>4,008</b>	

# Total Value of Building Permits

## City and "905" Area



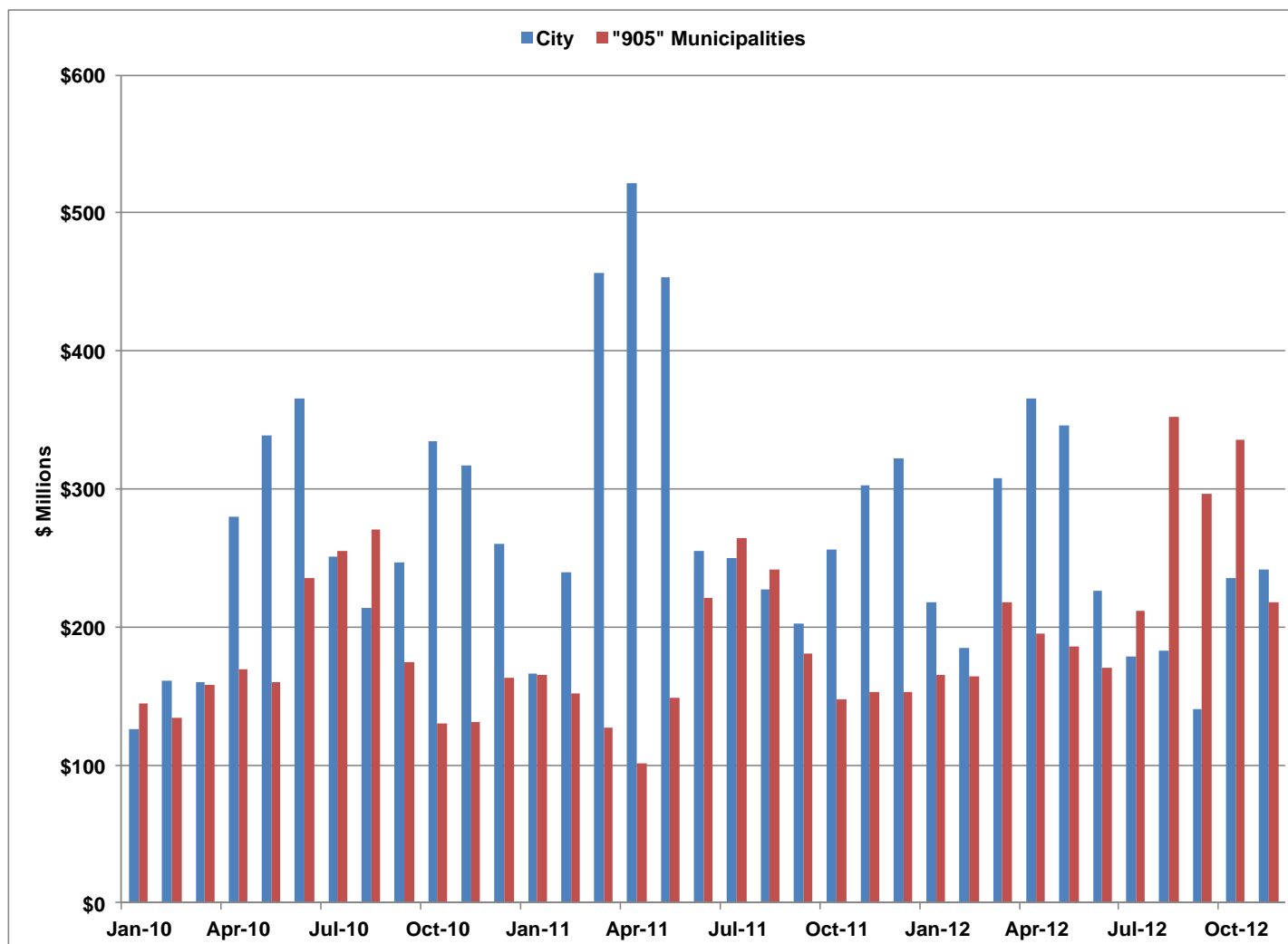
# Total Value of Building Permits

## City and "905" Area

	Billions \$	
	City	"905" Municipalities
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
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	\$0.48	\$0.80

# Value of ICI Building Permits

## City and "905" Area



# Value of ICI Building Permits

## City and "905" Area

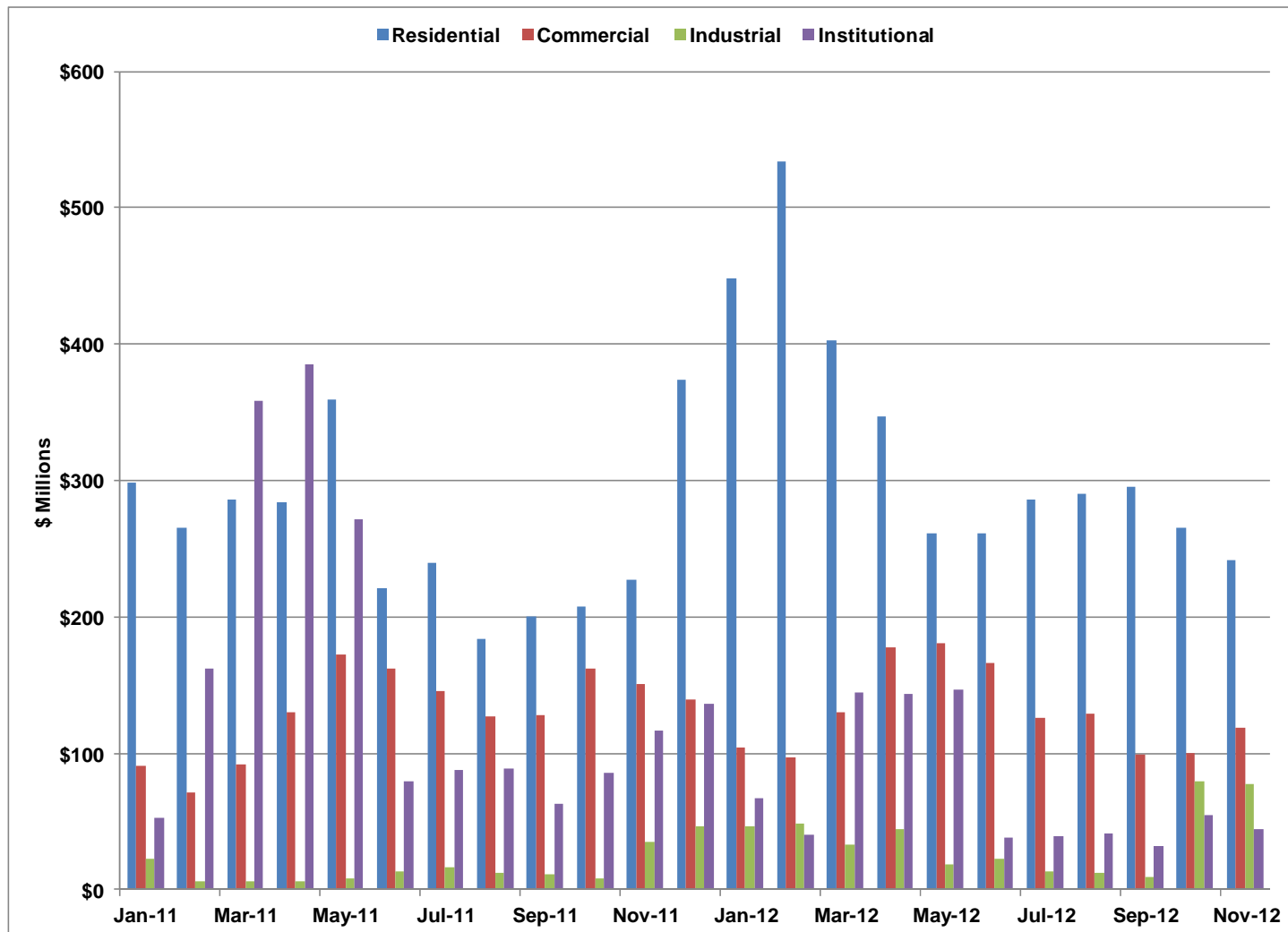
Millions \$

	City	"905" Municipalities
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
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	\$241.2	\$218.3



# Value of Building Permits

## City of Toronto



# Value of Building Permits

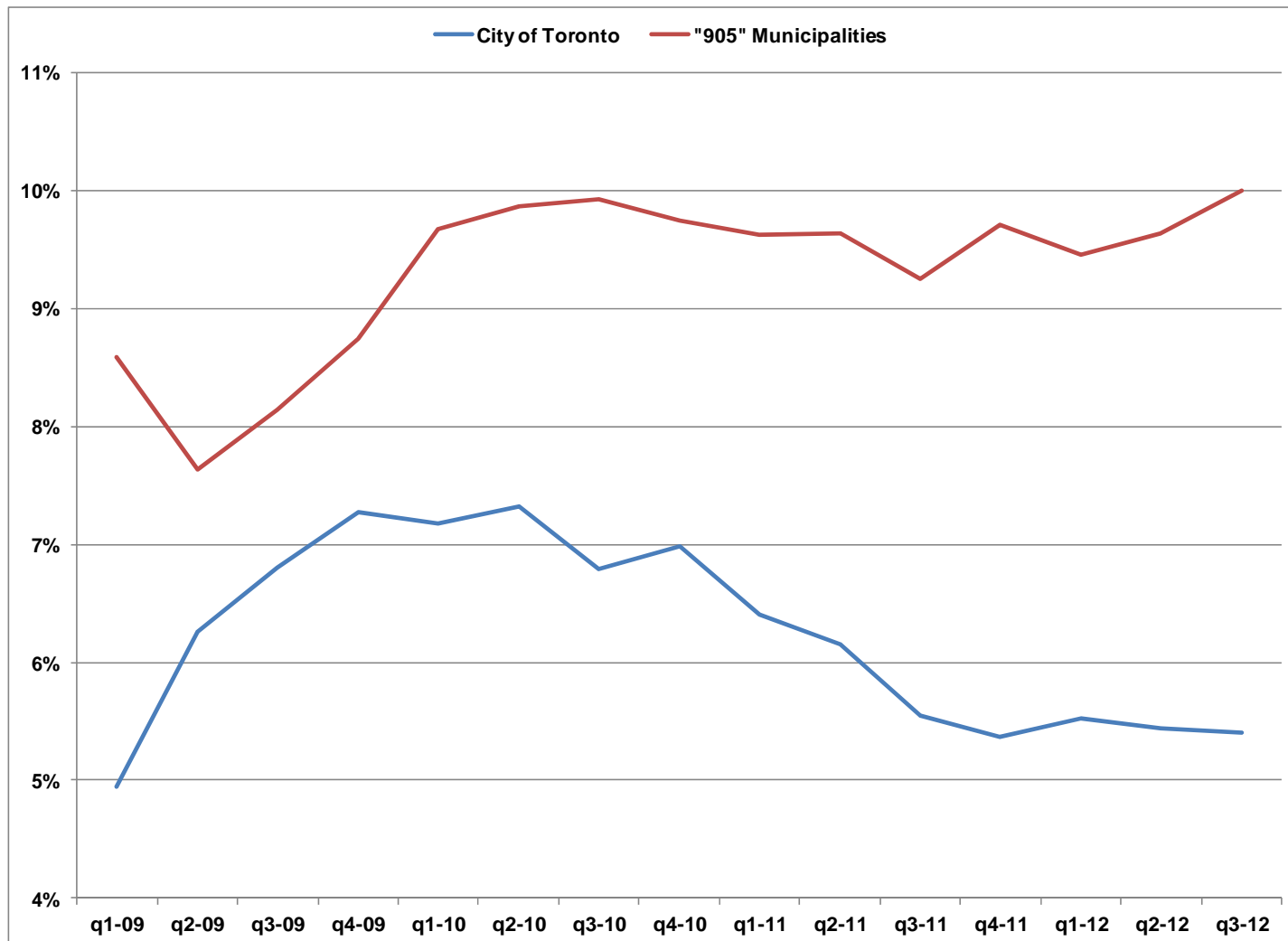
## City of Toronto

Millions \$

	Residential	Commercial	Industrial	Institutional
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
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	119.2	77.7	44.3

# Office Vacancy Rate

## Toronto Region

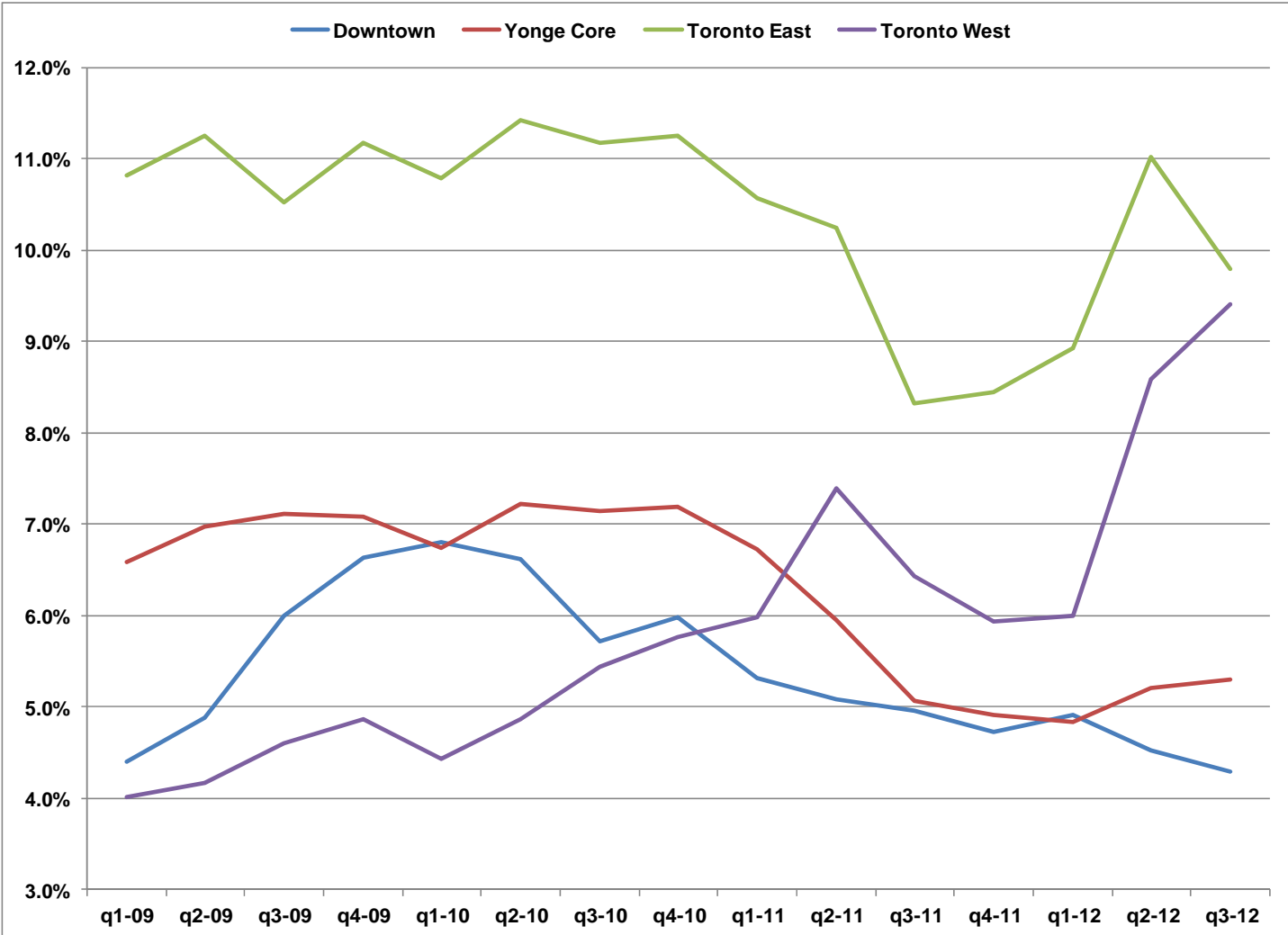


# Office Vacancy Rate

## 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%
q2-12	5.4%	9.6%	6.7%
q3-12	5.4%	10.0%	6.8%

# Office Vacancy Rates for Selected Areas



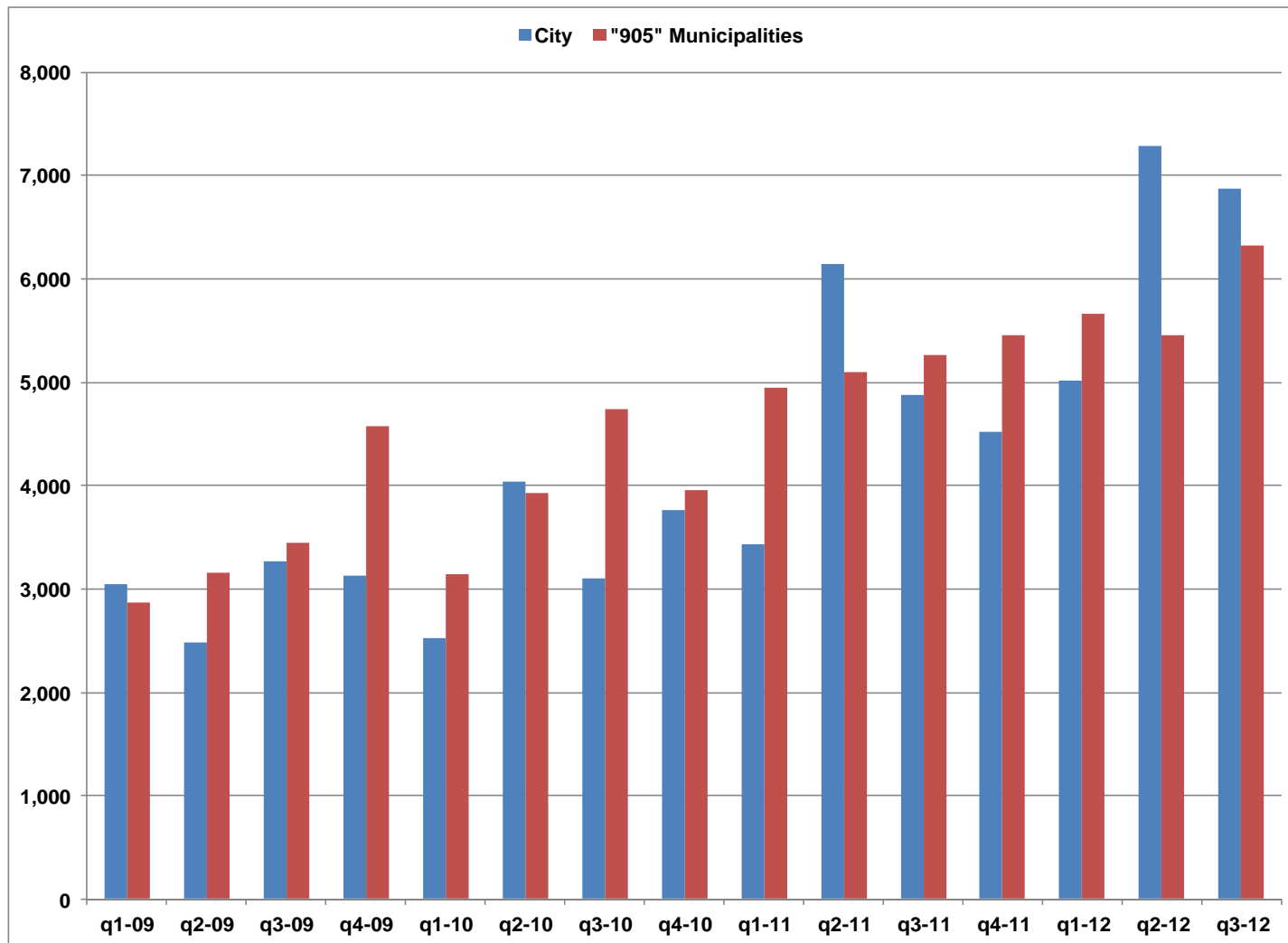
Source : Cushman & Wakefield

# 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%
q2-12	4.5%	5.2%	11.0%	8.6%
q3-12	4.3%	5.3%	9.8%	9.4%

# Housing Starts

## Toronto Region



# Housing Starts

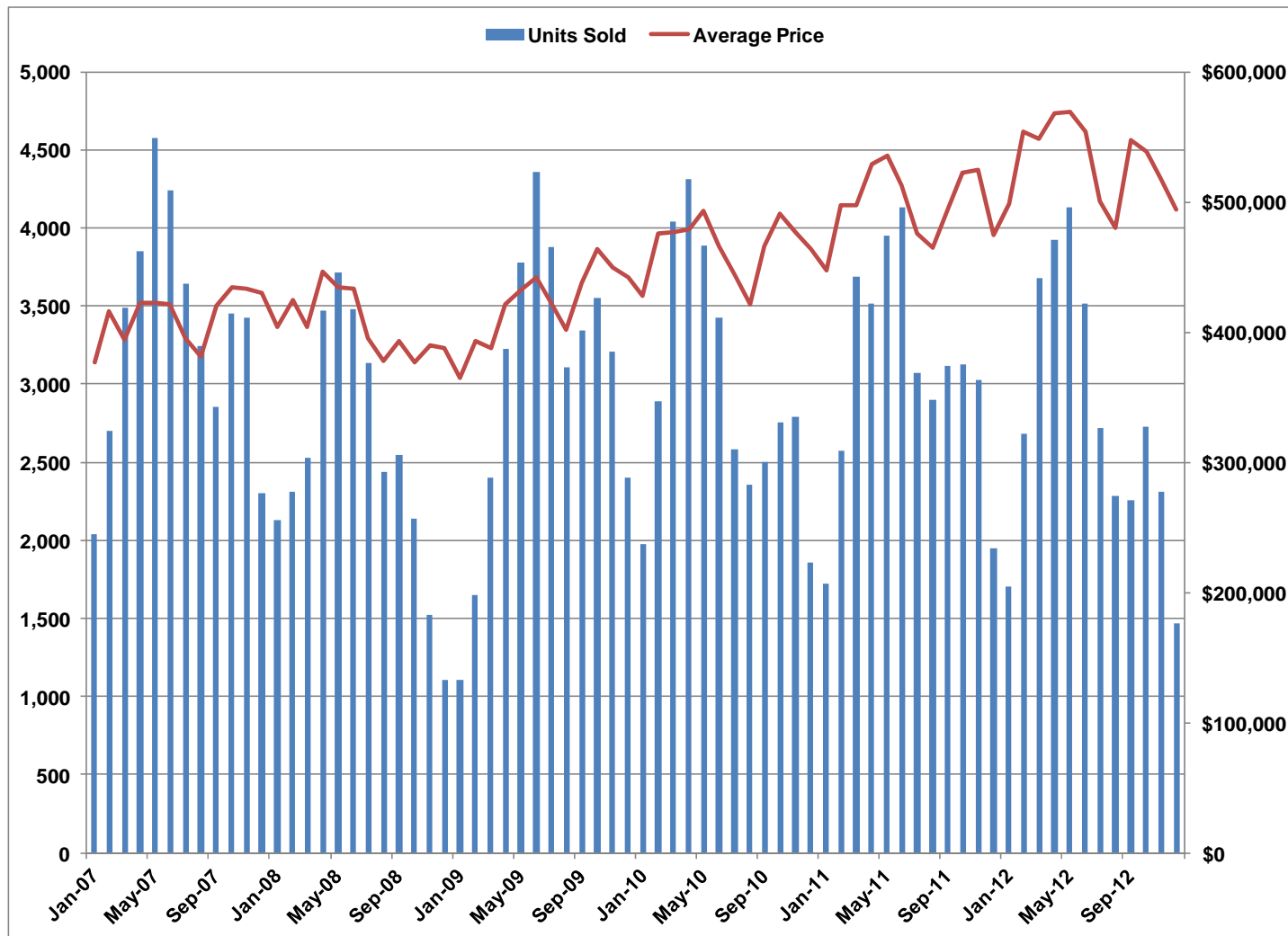
## Toronto Region

	Number of Units	
		"905"
	City	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
q2-12	7,285	5,451
q3-12	6,877	6,322
Oct-11	1,905	2,142
Nov-11	826	1,741
Oct-12	1,929	1,994
Nov-12	1,728	1,570



# MLS Sales and Prices

## City of Toronto

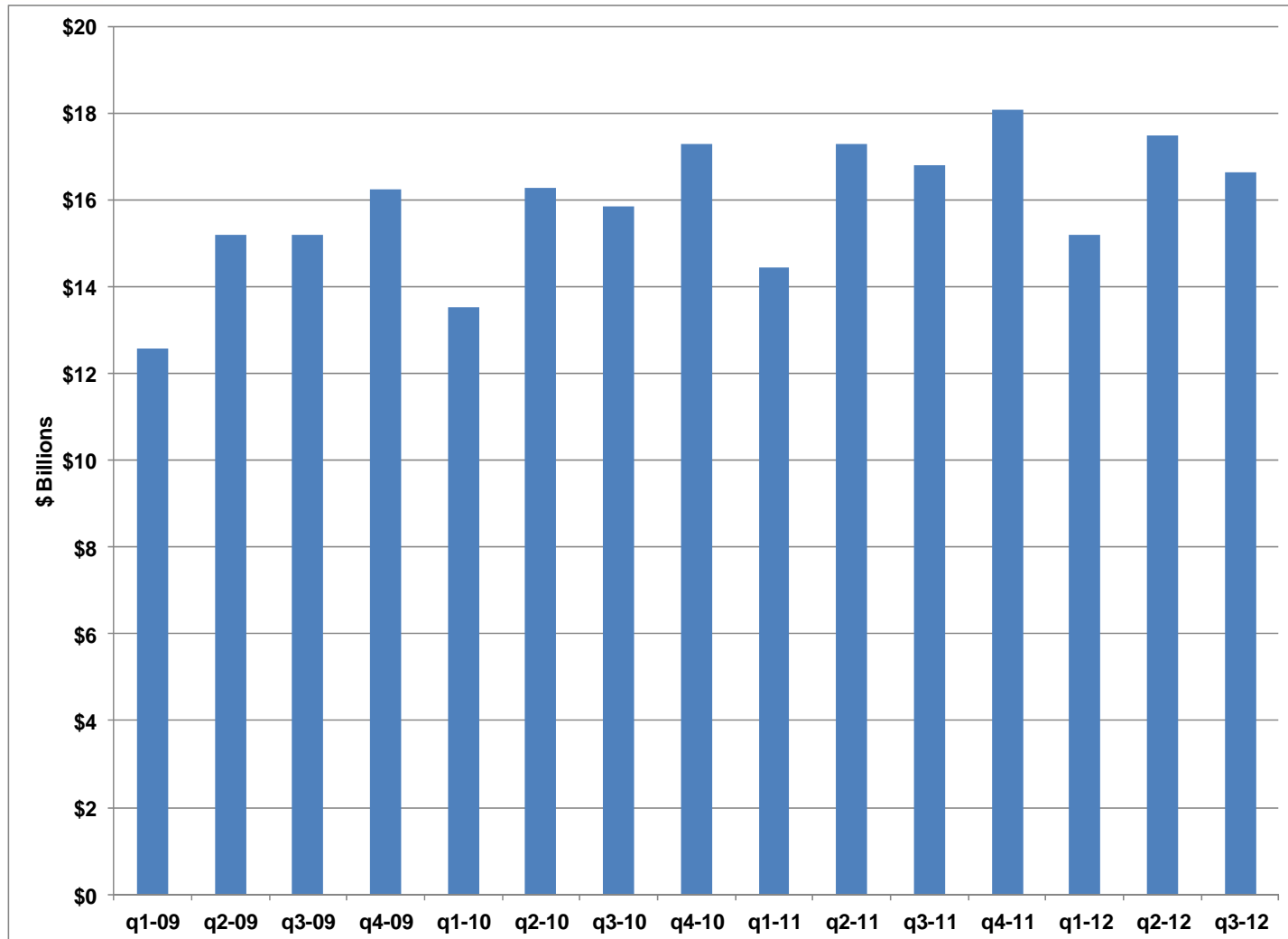


# MLS Sales and Prices

## City of Toronto

	Units Sold	Average Price
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
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

# Retail Sales Toronto Region

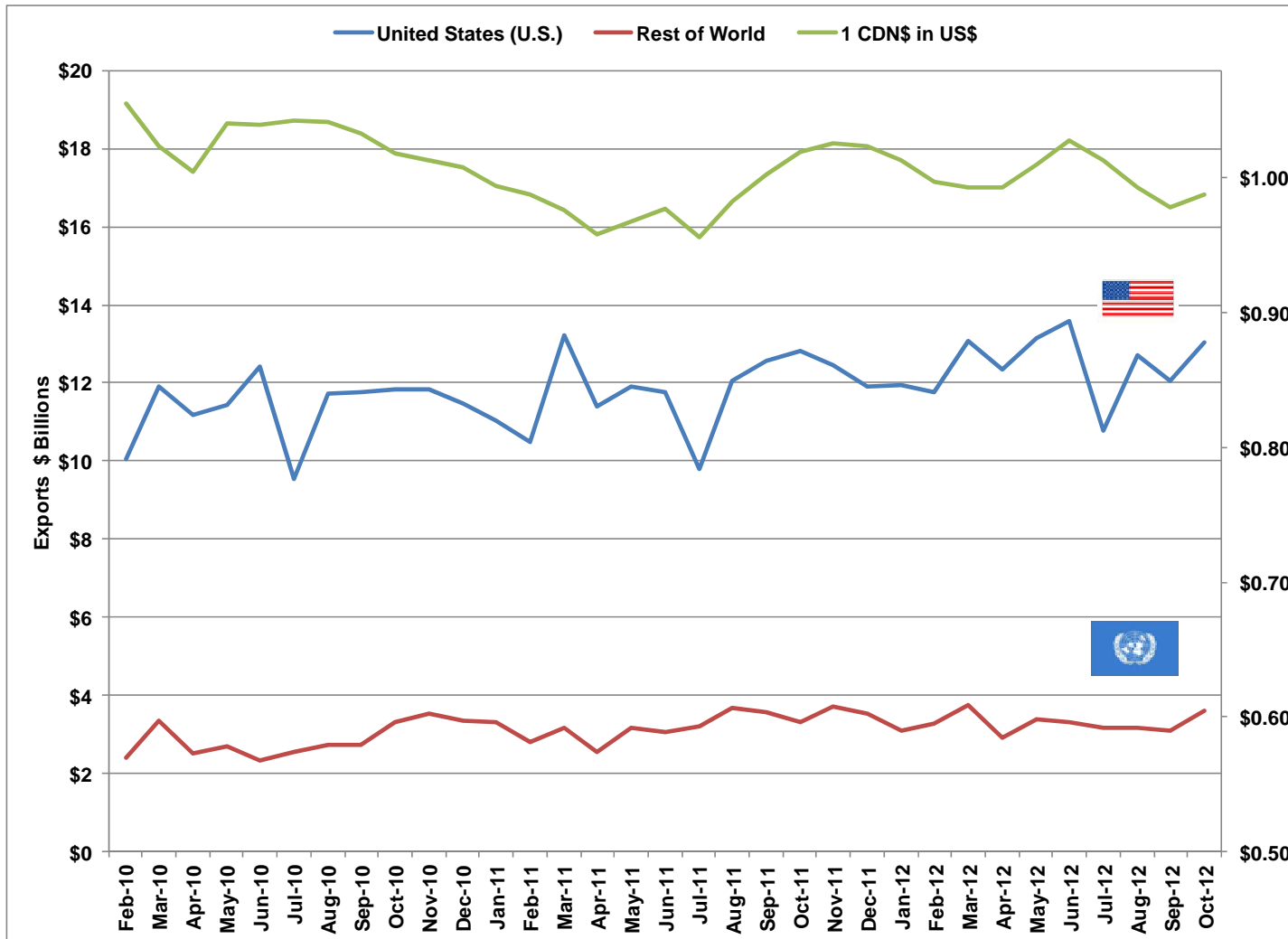


# Retail Sales

## 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	13.5
q2-10	16.3
q3-10	15.9
q4-10	17.3
q1-11	14.4
q2-11	17.3
q3-11	16.8
q4-11	18.1
q1-12	15.2
q2-12	17.5
q3-12	16.6

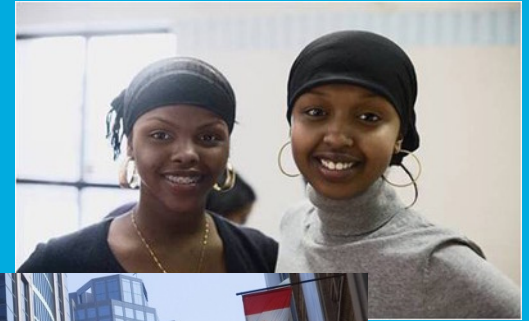
# Ontario Merchandise Exports & US\$ Exchange Rate



# Ontario Merchandise Exports & US\$ Exchange Rate

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

	US	All Others	1 CDN\$ in US\$
Jan-11	11.02	3.32	14.334
Feb-11	10.48	2.82	13.296
Mar-11	13.22	3.19	16.409
Apr-11	11.40	2.55	13.947
May-11	11.92	3.15	15.079
Jun-11	11.75	3.07	14.819
Jul-11	9.80	3.20	12.996
Aug-11	12.07	3.67	15.736
Sep-11	12.58	3.57	16.146
Oct-11	12.82	3.30	16.128
Nov-11	12.46	3.71	16.162
Dec-11	11.91	3.55	15.463
Jan-12	11.96	3.10	15.060
Feb-12	11.75	3.29	15.038
Mar-12	13.06	3.75	16.813
Apr-12	12.34	2.93	15.266
May-12	13.14	3.40	16.545
Jun-12	13.59	3.32	16.910
Jul-12	10.78	3.19	13.971
Aug-12	12.70	3.17	15.861
Sep-12	12.05	3.08	15.128
Oct-12	13.02	3.62	16.640



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