



# Economic Dashboard – Annual Summary

Economic Development Committee

February 11, 2015



# Indicator Highlights - Annual

	Geography	2012	2013	2014	2013-14 % Change	Status	
Gross Domestic Product (Annual Growth)	Toronto	1.4%	3.5%	2.2%			LFS
	Canada	1.7%	2.0%	2.4%			
Unemployment Rate	Toronto	9.8%	8.9%	9.5%			
	Canada	7.3%	7.1%	6.9%			
Participation Rate	Toronto	65.4%	67.3%	64.8%			
	Canada	66.5%	66.5%	66.0%			
Total Employed Residents (Thousands)	Toronto	1,286.1	1,320.9	1,280.4	-3.1%		
	Canada	17,507.7	17,731.2	17,872.2	0.8%		
Total Value of Building Permits (Billions)	Toronto	\$6.2	\$7.9	\$7.1	-10.1%		
	Canada	\$80.9	\$80.8	\$85.0	5.2%		
Office Vacancy Rate Q4	Toronto	5.6%	6.1%	6.1%	0.0%		
Average House Price	Toronto	\$538,053	\$565,860	\$610,217	7.8%		
	Canada	\$363,700	\$382,500	\$408,100	6.7%		
Business Bankruptcies Q3	Toronto CMA	505	458	346	-24.5%		
	Canada	3,309	3,194	3,087	-3.4%		
Employment Insurance Recipients Year-to-date (January - November)	Toronto	329,800	321,360	299,220	-6.9%		
	Canada	6,119,710	5,743,690	5,568,760	-3.0%		
Consumer Price Index (2002=100)	Toronto CMA	121.8	123.3	126.4	2.5%		
	Canada	121.7	122.8	125.2	2.0%		
Retail Sales (Billions) Year to date (January - November)	Toronto CMA	\$60.9	\$62.2	\$65.7	5.6%		
	Canada	\$424.6	\$438.2	\$458.7	4.7%		



Negative



Caution

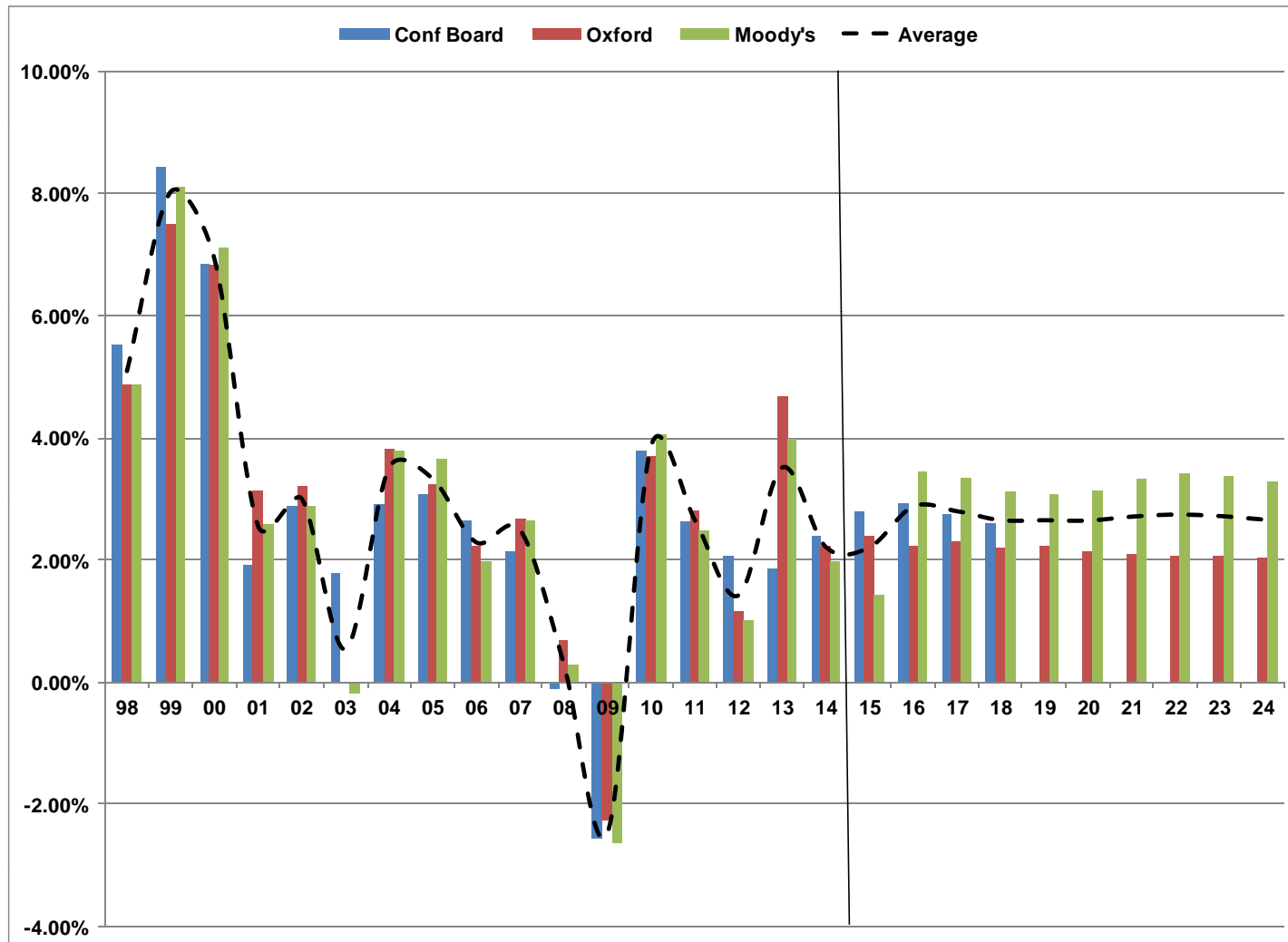


Positive

Note: Top symbol compares how Toronto's position has changed; bottom symbol compares Toronto's performance to Canada

# Change in Real GDP

## Toronto CMA



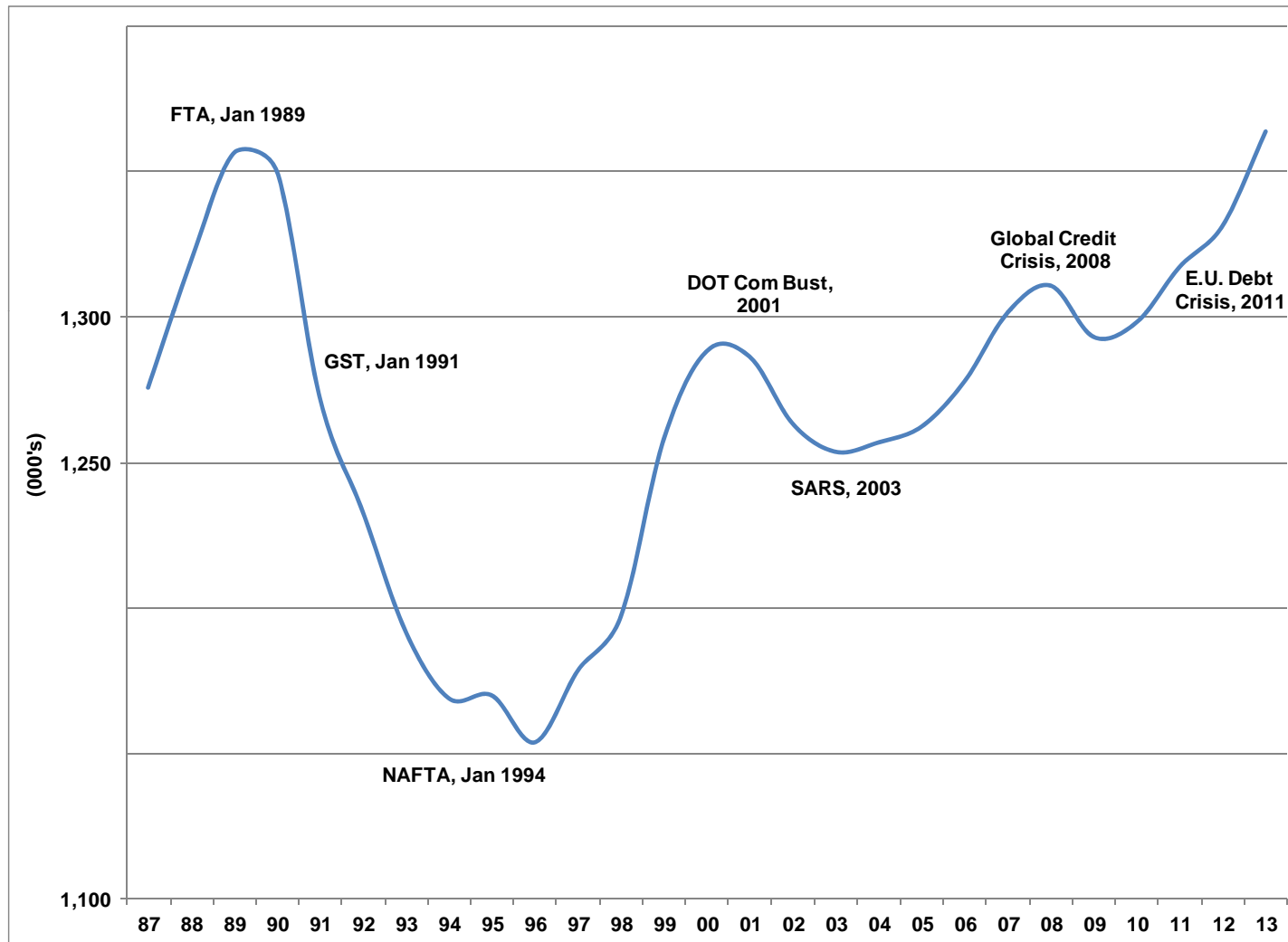
# Change in Real GDP

## Toronto CMA

	Moody's	Conference Board	Oxford Economics	Average
1998	4.87%	5.51%	4.88%	5.09%
1999	8.12%	8.44%	7.50%	8.02%
2000	7.10%	6.86%	6.83%	6.93%
2001	2.58%	1.92%	3.14%	2.55%
2002	2.88%	2.88%	3.22%	3.00%
2003	-0.18%	1.78%	-0.02%	0.53%
2004	3.79%	2.90%	3.81%	3.50%
2005	3.66%	3.07%	3.23%	3.32%
2006	1.96%	2.66%	2.22%	2.28%
2007	2.65%	2.13%	2.67%	2.48%
2008	0.30%	-0.11%	0.68%	0.29%
2009	-2.62%	-2.56%	-2.26%	-2.48%
2010	4.06%	3.80%	3.70%	3.85%
2011	2.49%	2.63%	2.82%	2.65%
2012	1.02%	2.06%	1.15%	1.41%
2013	3.97%	1.86%	4.68%	3.50%
2014	1.98%	2.40%	2.23%	2.20%
2015	1.42%	2.78%	2.40%	2.20%
2016	3.43%	2.94%	2.23%	2.87%
2017	3.34%	2.74%	2.29%	2.79%
2018	3.11%	2.61%	2.21%	2.64%
2019	3.06%		2.22%	2.64%
2020	3.13%		2.14%	2.64%
2021	3.32%		2.08%	2.70%
2022	3.41%		2.06%	2.73%
2023	3.37%		2.06%	2.71%
2024	3.27%		2.04%	2.65%

# Jobs in the City of Toronto

## Establishment Survey





# Jobs in the City of Toronto

## Establishment Survey

	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	-6.4
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
2013	1,363.6	32.0





# Business Climate

## Toronto Ranks Well Internationally – General Rankings

**KPMG's Comparative Alternatives Study** – Focus on Tax - 2014

Toronto ranks **1<sup>st</sup> of 51** major international cities for the world's most tax-competitive major city, ahead of Vancouver (2<sup>nd</sup>) & Montreal (3<sup>rd</sup>)

**KPMG's Comparative Alternatives Study** – Business Location Costs - 2014

Toronto ranks **2<sup>nd</sup> of 34** Canadian and US cities with population of 2 million or more for lowest business costs

**PricewaterhouseCoopers** - Cities of Opportunity - 2014

Toronto ranks **4<sup>th</sup> of 30** cities globally in current social and economic performance

**Forbes Magazine**– The World's Most Influential Cities – 2014

Toronto ranks **10<sup>th</sup> of 58** global cities for global influence

**Boston Consulting Group** – Most Popular Destinations for Job-Seekers – 2014

Toronto ranks **8<sup>th</sup> out of 25** global cities

**Intelligence Community Forum** – The World's Top Intelligence Community – 2014

Toronto ranks **1<sup>st</sup> of the top 7** communities (out of 21 global communities in 8 countries) for its diverse economy, with key clusters in finance, media, information and communication technologies and film production, as well as its success as a magnet for immigrants.

**Toronto Region Board of Trade** – Scorecard on Prosperity - 2014

Toronto ranks **3<sup>rd</sup> of 24** global metropolitan regions

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

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

**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 in the world for recruiting, employing & relocating employees

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

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



# Business Climate

## Toronto Ranks Well Internationally – Sectoral Rankings

### Banking

**Grosvenor** – International Index of World’s Most Resilient Cities - 2014  
Toronto ranks **1<sup>st</sup> out of 50** global cities for long-term real estate investment

**Z/Yen Group** – Global Financial Centres Index – 2014  
Toronto ranks **14<sup>th</sup> of 83** global financial centres

**Bloomberg Study** – World’s Strongest Banks – 2013  
CIBC (**3<sup>rd</sup>**), Royal Bank (**4<sup>th</sup>**), Scotiabank (**7<sup>th</sup>**) and TD Bank (**8<sup>th</sup>**), all headquartered in Toronto, rank among the top 10 strongest banks out of **78 global banks**

### Quality of Life

**The Economist** – The Safe Cities Index – 2015  
Toronto ranks **8<sup>th</sup> out of 50** global cities for safety (e.g. digital security, health security, infrastructure safety and personal safety)

**Mercer Consulting**– Quality of Living Ranking Survey - 2014  
Toronto ranks **3<sup>rd</sup>** in North America and **15<sup>th</sup>** globally for liveability

**Transit Score** - A Measure of How Well a Location is Served by Public Transit - 2014  
Toronto ranks **3<sup>rd</sup> of 70** in Canadian and US cities and **1<sup>st</sup>** in Canada

**The Economist Intelligence Unit** – Liveability Ranking - 2014  
Toronto ranks **4<sup>th</sup> of 140** cities for liveability

**Simon Anholt** – Anholt-GfK Roper City Brands Index – 2013  
Toronto ranks **8<sup>th</sup> of 50 global** cities for overall brand image

### Education

**Times Higher Education**– Top University by Reputation - 2014  
University of Toronto ranks **20<sup>th</sup> of top 100** global universities

**Shanghai Jiao Tong University** – Academic Ranking of World Universities - 2014  
University of Toronto ranks **24<sup>th</sup> of 1000** global universities

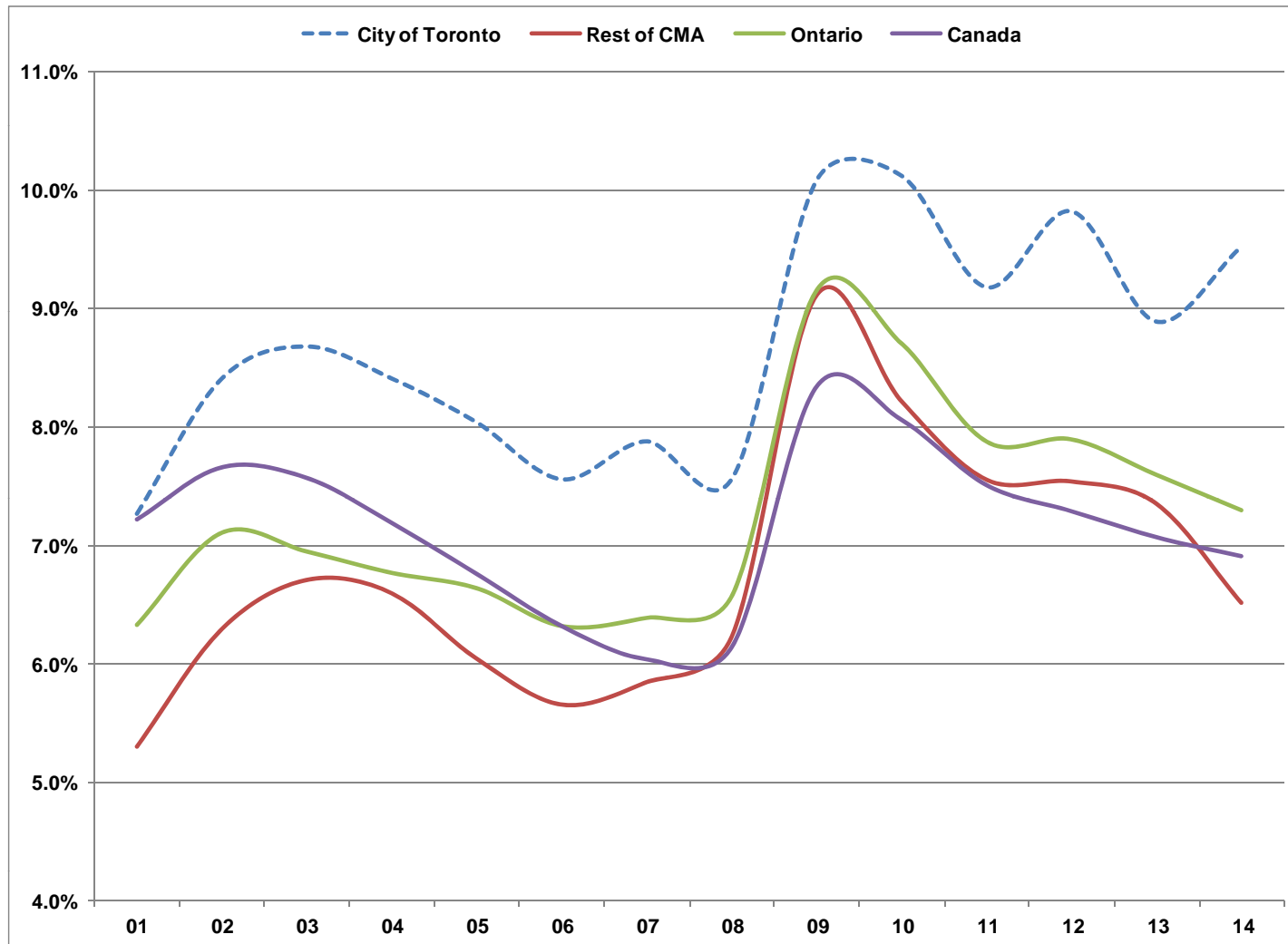
**Centre for World University Rankings** – Global University Ranking - 2014  
University of Toronto ranks **31<sup>th</sup> of 1000** global universities

**QS World University Ranking** – University Ranking - 2013  
University of Toronto ranks **17<sup>th</sup> of 833** global universities





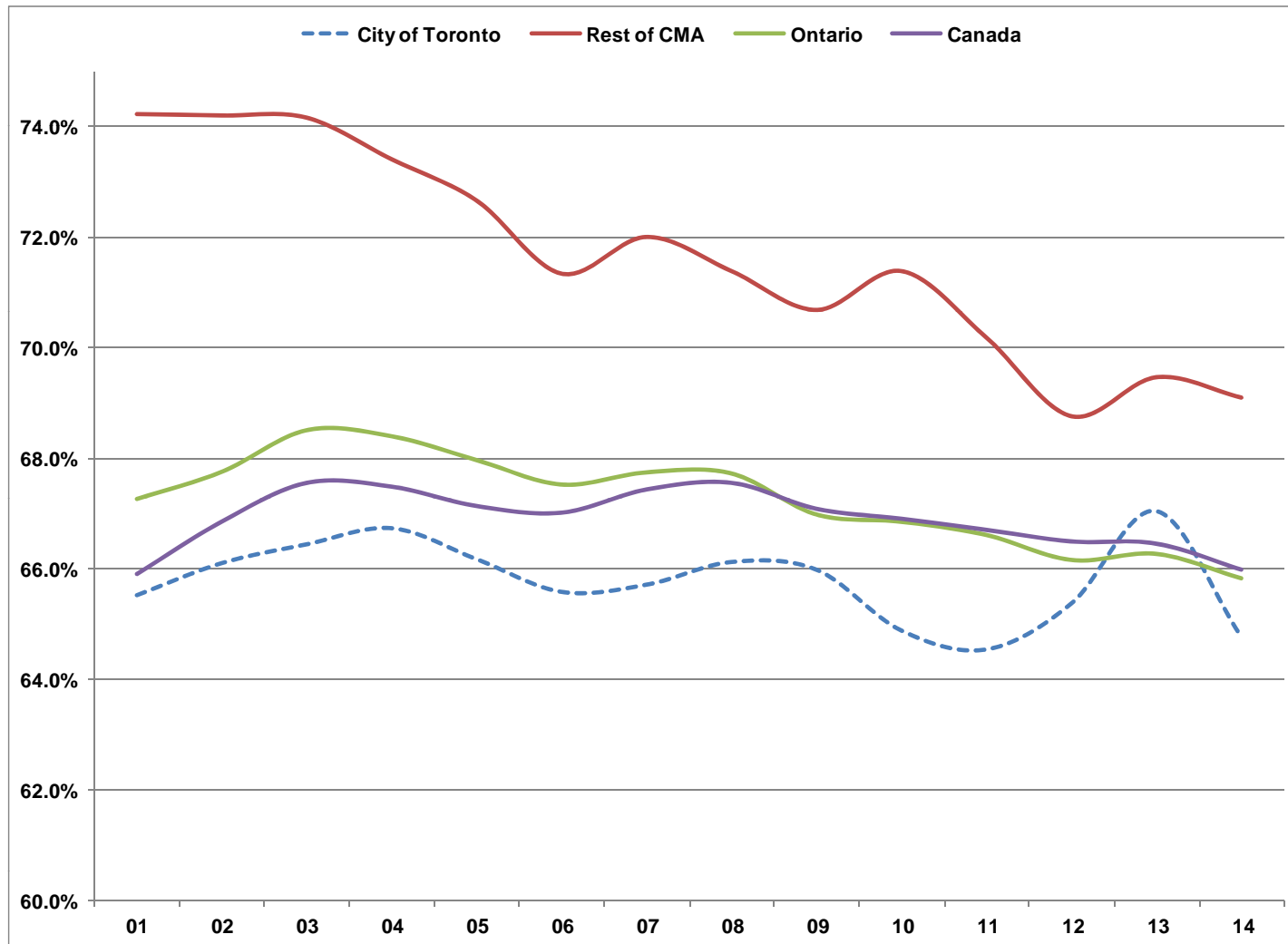
# Unemployment Rate



# Unemployment Rate

	City of Toronto	Rest of CMA	Ontario	Canada
2001	7.3%	5.3%	6.3%	7.2%
2002	8.4%	6.3%	7.1%	7.7%
2003	8.7%	6.7%	6.9%	7.6%
2004	8.4%	6.6%	6.8%	7.2%
2005	8.0%	6.0%	6.6%	6.8%
2006	7.6%	5.7%	6.3%	6.3%
2007	7.9%	5.8%	6.4%	6.0%
2008	7.6%	6.2%	6.6%	6.1%
2009	10.1%	9.1%	9.2%	8.3%
2010	10.1%	8.2%	8.7%	8.1%
2011	9.2%	7.6%	7.9%	7.5%
2012	9.8%	7.5%	7.9%	7.3%
2013	8.9%	7.3%	7.6%	7.1%
2014	9.5%	6.5%	7.3%	6.9%

# Participation Rate

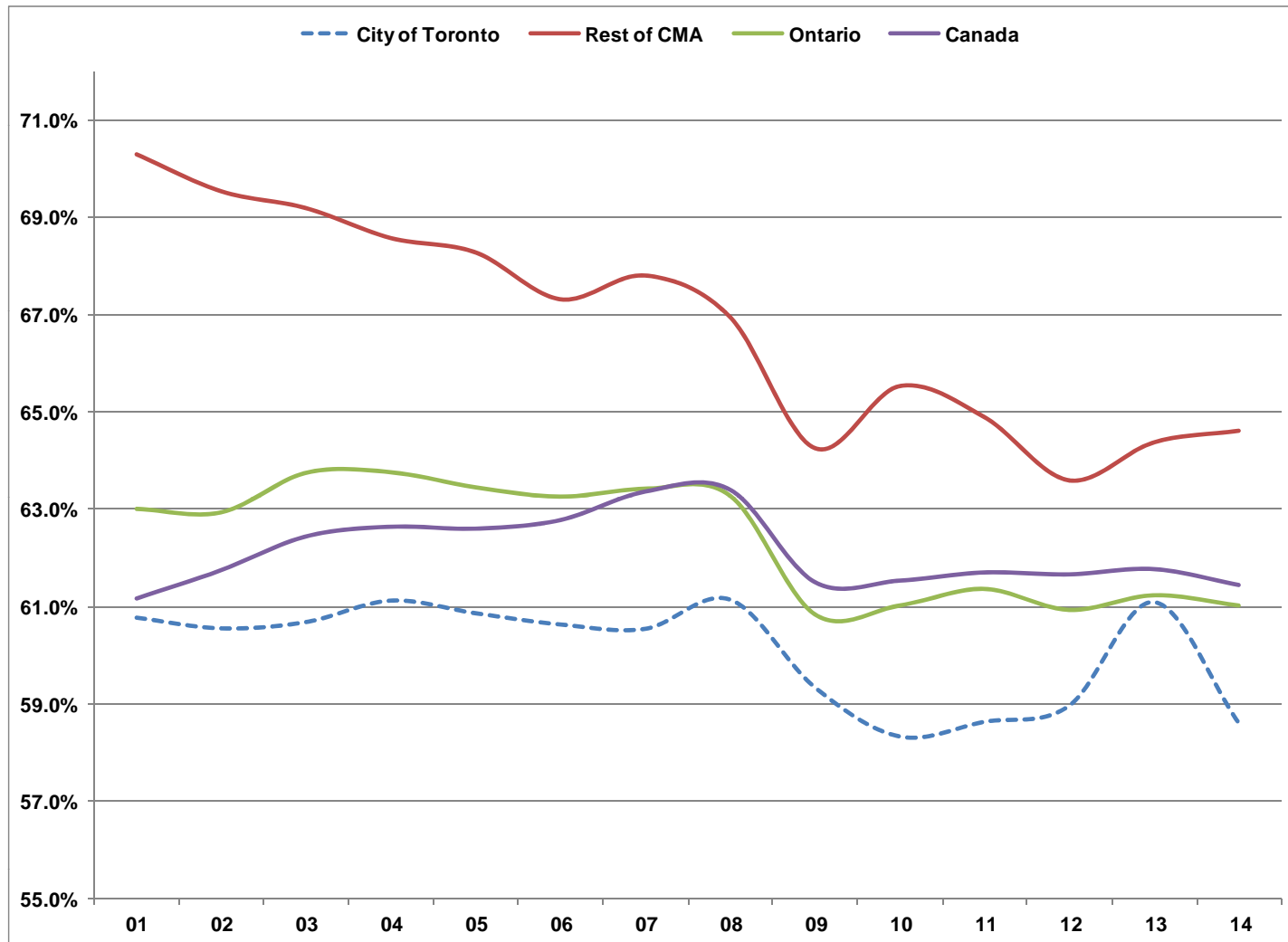


# Participation Rate

	City of Toronto	Rest of CMA	Ontario	Canada
2001	65.5%	74.2%	67.3%	65.9%
2002	66.1%	74.2%	67.8%	66.9%
2003	66.5%	74.2%	68.5%	67.6%
2004	66.7%	73.4%	68.4%	67.5%
2005	66.2%	72.7%	68.0%	67.1%
2006	65.6%	71.3%	67.5%	67.0%
2007	65.7%	72.0%	67.7%	67.4%
2008	66.1%	71.4%	67.7%	67.6%
2009	66.0%	70.7%	67.0%	67.1%
2010	64.9%	71.4%	66.9%	66.9%
2011	64.6%	70.2%	66.6%	66.7%
2012	65.4%	68.8%	66.2%	66.5%
2013	67.1%	69.5%	66.3%	66.5%
2014	64.8%	69.1%	65.8%	66.0%

# Employment Rate

## Employment / Population age 15+



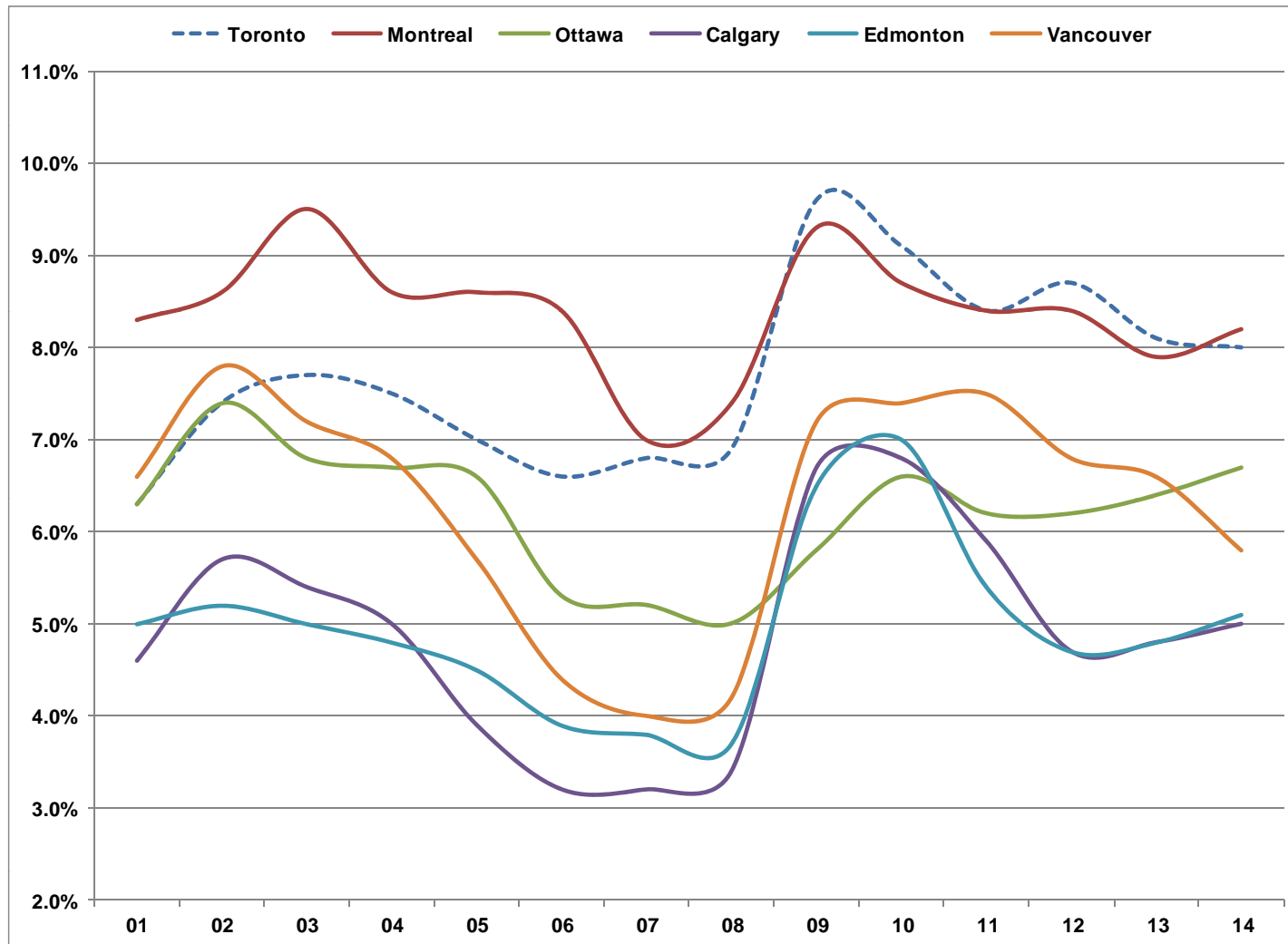
# Employment Rate

## Employment / Population age 15+

	City of Toronto	Rest of CMA	Ontario	Canada
2001	60.8%	70.3%	63.0%	61.2%
2002	60.6%	69.5%	62.9%	61.7%
2003	60.7%	69.2%	63.8%	62.4%
2004	61.1%	68.6%	63.8%	62.6%
2005	60.9%	68.3%	63.5%	62.6%
2006	60.6%	67.3%	63.3%	62.8%
2007	60.5%	67.8%	63.4%	63.4%
2008	61.1%	66.9%	63.3%	63.4%
2009	59.3%	64.2%	60.9%	61.5%
2010	58.3%	65.5%	61.0%	61.5%
2011	58.6%	64.9%	61.4%	61.7%
2012	59.0%	63.6%	60.9%	61.7%
2013	61.1%	64.4%	61.2%	61.8%
2014	58.6%	64.6%	61.0%	61.4%

# Unemployment Rate

## Major Canadian Urban Regions



Source : Statistics Canada – Labour Force Survey

Note: Statistics Canada released its revisions on January 28, 2015. CANSIM Table 282-0135 is now replaced table 282-0116.

# Unemployment Rate

## Major Canadian Urban Regions

	<b>Toronto</b>	<b>Montreal</b>	<b>Ottawa</b>	<b>Calgary</b>	<b>Edmonton</b>	<b>Vancouver</b>
<b>2001</b>	6.3%	8.3%	6.3%	4.6%	5.0%	6.6%
<b>2002</b>	7.4%	8.6%	7.4%	5.7%	5.2%	7.8%
<b>2003</b>	7.7%	9.5%	6.8%	5.4%	5.0%	7.2%
<b>2004</b>	7.5%	8.6%	6.7%	5.0%	4.8%	6.8%
<b>2005</b>	7.0%	8.6%	6.6%	3.9%	4.5%	5.7%
<b>2006</b>	6.6%	8.4%	5.3%	3.2%	3.9%	4.4%
<b>2007</b>	6.8%	7.0%	5.2%	3.2%	3.8%	4.0%
<b>2008</b>	6.9%	7.4%	5.0%	3.4%	3.7%	4.2%
<b>2009</b>	9.6%	9.3%	5.8%	6.7%	6.5%	7.2%
<b>2010</b>	9.1%	8.7%	6.6%	6.8%	7.0%	7.4%
<b>2011</b>	8.4%	8.4%	6.2%	5.9%	5.4%	7.5%
<b>2012</b>	8.7%	8.4%	6.2%	4.7%	4.7%	6.8%
<b>2013</b>	8.1%	7.9%	6.4%	4.8%	4.8%	6.6%
<b>2014</b>	8.0%	8.2%	6.7%	5.0%	5.1%	5.8%

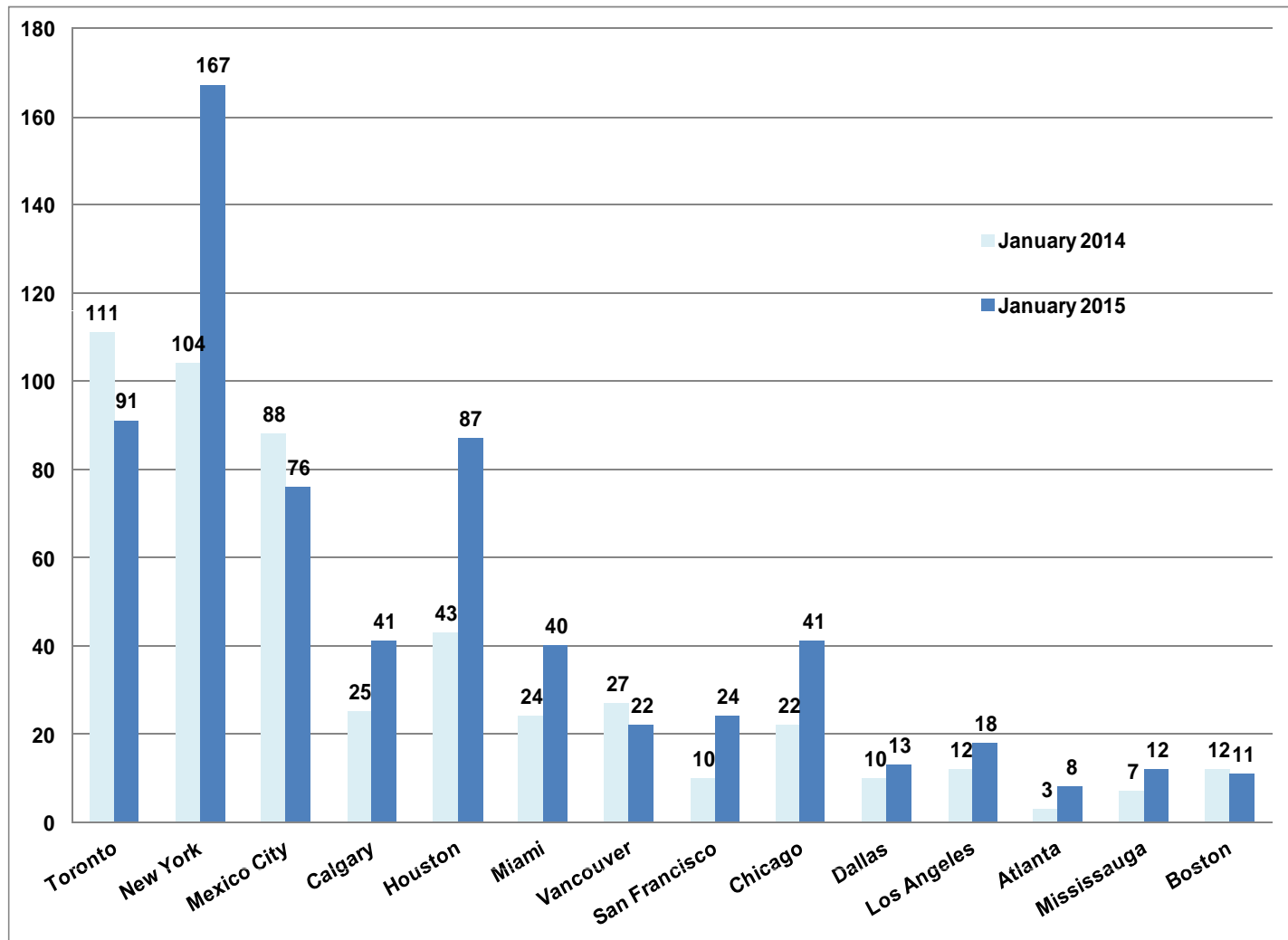
Source : Statistics Canada – Labour Force Survey

Note: Statistics Canada released its revisions on January 28, 2015. CANSIM Table 282-0135 is now replaced table 282-0116.



# High Rise Buildings Under Construction

## North American Cities



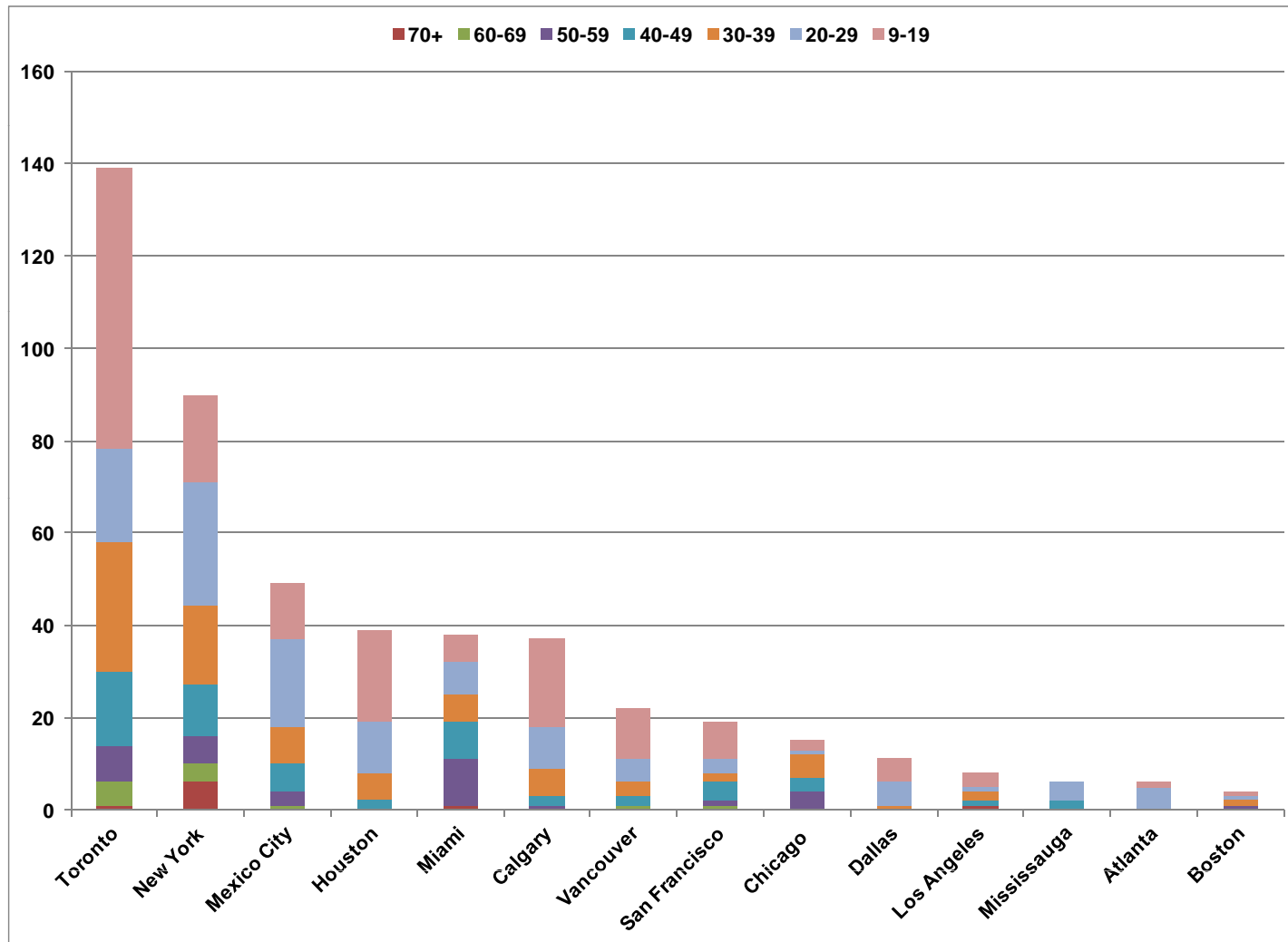
# Tallest Buildings Under Construction

## City of Toronto

	<b>Building</b>	<b>Address</b>	<b>Metres</b>	<b>Feet</b>	<b>Floors</b>	<b>Year</b>
1	Number One Bloor	1 Bloor St E	257	844	75	2016
2	Harbour Plaza Residences East	90 Harbour St	233	764	66	2017
3	Harbour Plaza Residences West	1 York St	224	735	62	2017
4	88 Scott	88 Scott St	204	669	58	2017
5	Massey Tower	197 Yonge St	204	668	60	2016
6	E Condos South	8 Eglinton E	195.5	641	58	2017
7	Bay-Adelaide East	333 Bay St	196	643	44	2016
8	EY Tower	100 Adelaide St W	188	617	40	2017
9	Casa 2	42 Charles St E	185	605	57	2016
10	U Condominiums II	St Mary St	184	604	55	2015
11	INDX Condominiums	66 Temperance St	179	587	54	2015
12	One York Street	1 York St	174	569	35	2016
13	Lagos at the Waterfront	2151 Lake Shore Blvd W	168	550	49	2016
14	Karma	9 Grenville Street	166	544	50	2015
15	Chaz on Charles	45 Charles St E	151	497	47	2015
16	Pace Condominiums	200 Jarvis	146	480	42	2015
17	RBC WaterPark Place 3	85 Harbour Square	140	459	30	2015
18	Bisha Hotel and Residence	56 Blue Jay Ways	137	449	41	2015
19	Picasso on Richmond	318 Richmond St W	123	405	35	2016
20	E Condos North	8 Eglinton E	122.8	403	38	2017
21	Tableau Condominiums	117 Peter St	123	402	36	2014
22	1 Thousand Bay Street	100 Bay Street	104	372	32	2016
23	Exhibit Residences	162 Cumberland St	100	328	32	2015
24	The Bond	290 Adelaide St W	N/A	N/A	41	2015
25	Avani 1 at Metrogate	2055 Kennedy Rd	0	0	35	2016
26	Dream Tower	Sheppard Ave E & Don Mills Rd	N/A	N/A	25	2015
27	QRC West	134 Peter St	N/A	N/A	17	2015

# High Rise Buildings Under Construction

## North American Cities (Skyscraperpage)



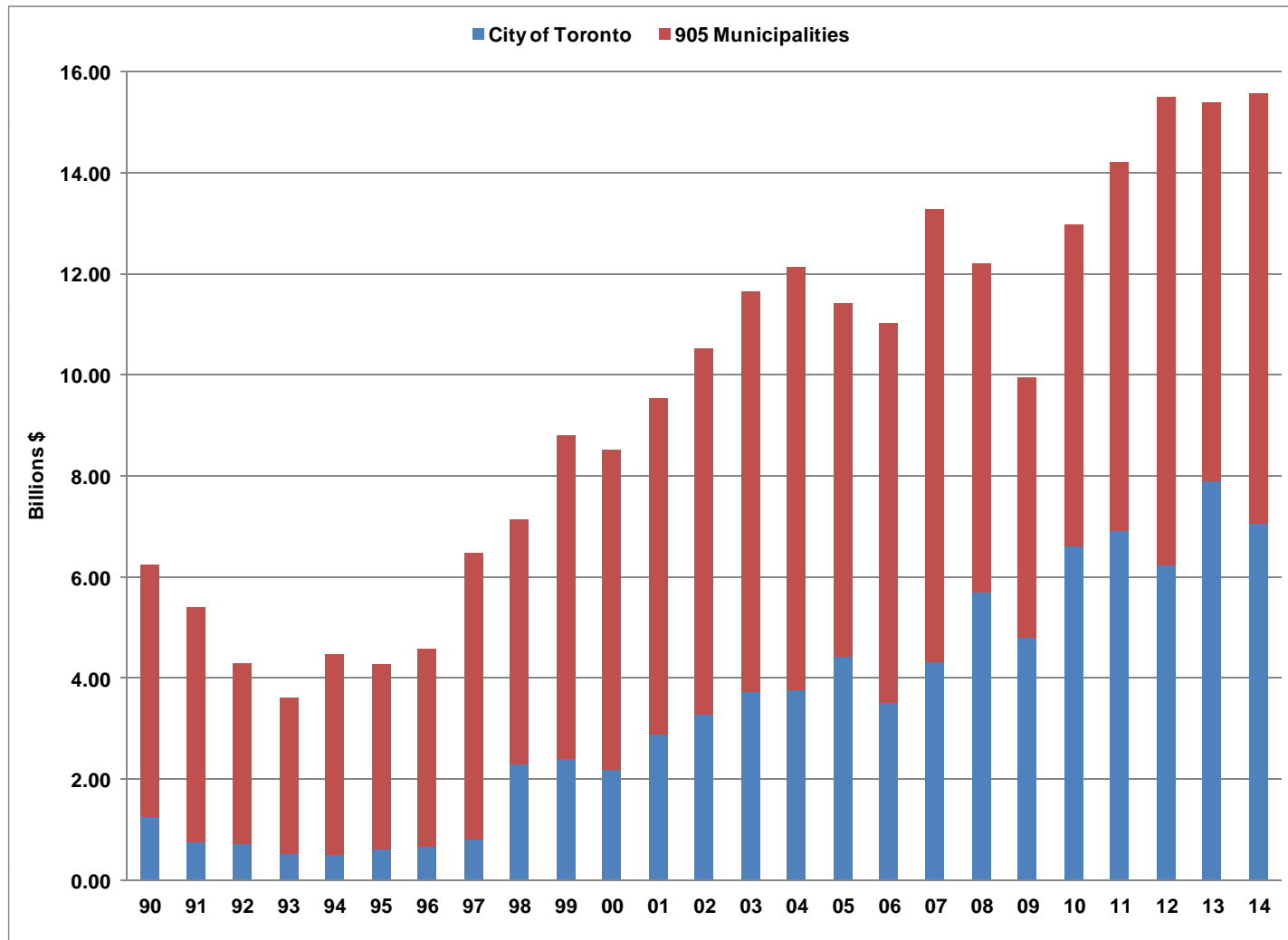
# High Rise Buildings Under Construction

## City of Toronto by number of floors

Floors	Number of Buildings	Total Floors	Percent of Total
70+	1	75	1.9%
60-69	5	323	8.4%
50-59	8	442	11.4%
40-49	16	711	18.4%
30-39	28	972	25.2%
20-29	20	483	12.5%
9-19	61	855	22.1%
<b>Total</b>	<b>139</b>	<b>3,861</b>	<b>100.0%</b>

# Total Value of Building Permits

## City and "905" Area



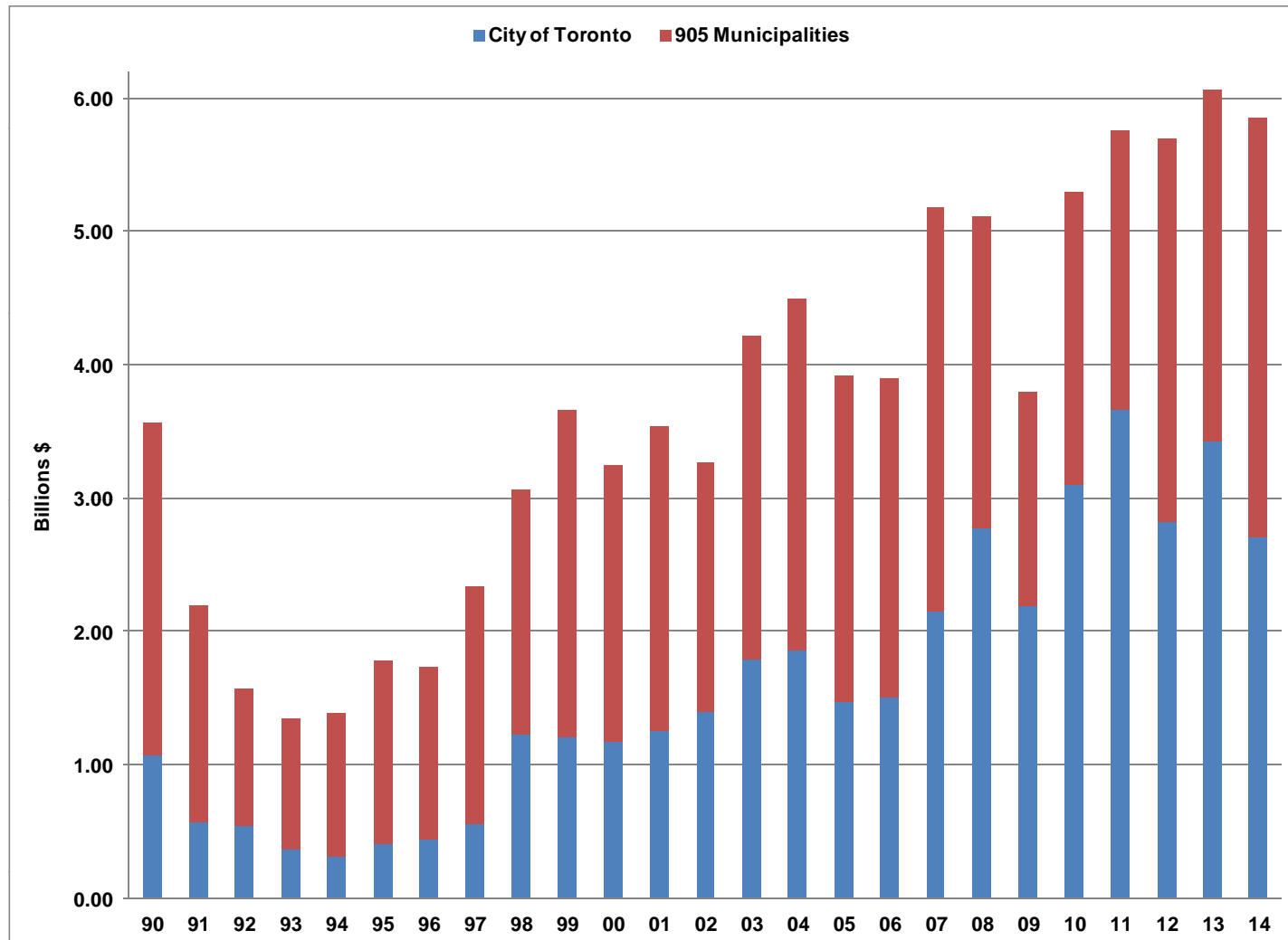
# Total Value of Building Permits

## City and "905" Area (\$ Billions)

	City of Toronto	905 Municipalities
1990	1.3	5.0
1991	0.7	4.7
1992	0.7	3.6
1993	0.5	3.1
1994	0.5	4.0
1995	0.6	3.7
1996	0.7	3.9
1997	0.8	5.7
1998	2.3	4.8
1999	2.4	6.4
2000	2.2	6.4
2001	2.9	6.6
2002	3.3	7.3
2003	3.7	7.9
2004	3.7	8.4
2005	4.4	7.0
2006	3.5	7.5
2007	4.3	9.0
2008	5.7	6.5
2009	4.8	5.1
2010	6.6	6.4
2011	6.9	7.3
2012	6.2	9.3
2013	7.9	7.5
2014	7.1	8.5

# Value of ICI Building Permits

## City and "905" Area



# Value of ICI Building Permits

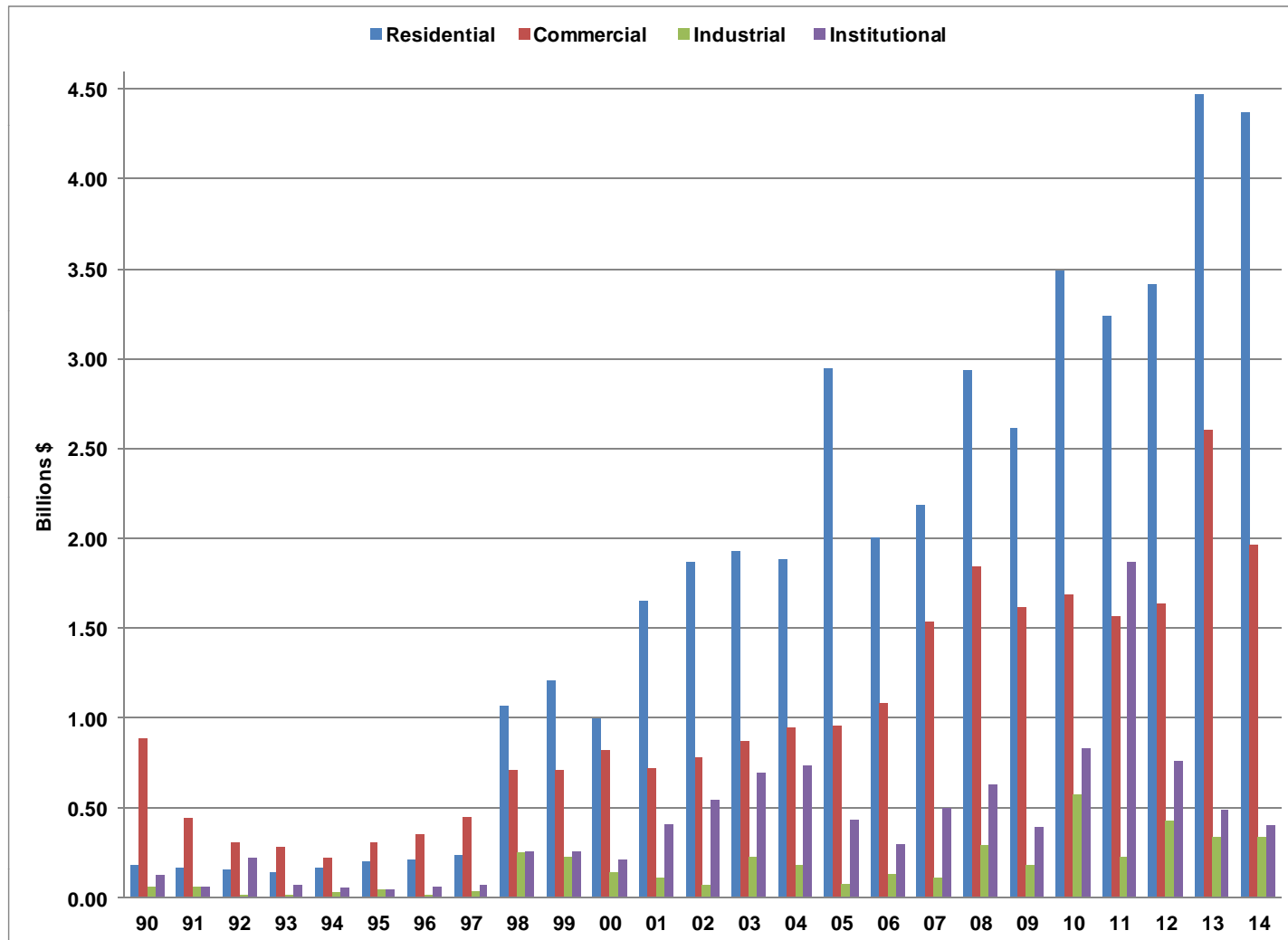
## City and "905" Area (\$ Billions)

	City of Toronto	905 Municipalities
1990	1.1	2.5
1991	0.6	1.6
1992	0.5	1.0
1993	0.4	1.0
1994	0.3	1.1
1995	0.4	1.4
1996	0.4	1.3
1997	0.6	1.8
1998	1.2	1.8
1999	1.2	2.5
2000	1.2	2.1
2001	1.2	2.3
2002	1.4	1.9
2003	1.8	2.4
2004	1.9	2.6
2005	1.5	2.4
2006	1.5	2.4
2007	2.1	3.0
2008	2.8	2.3
2009	2.2	1.6
2010	3.1	2.2
2011	3.7	2.1
2012	2.8	2.9
2013	3.4	2.6
2014	2.7	3.1



# Value of Building Permits

## City of Toronto

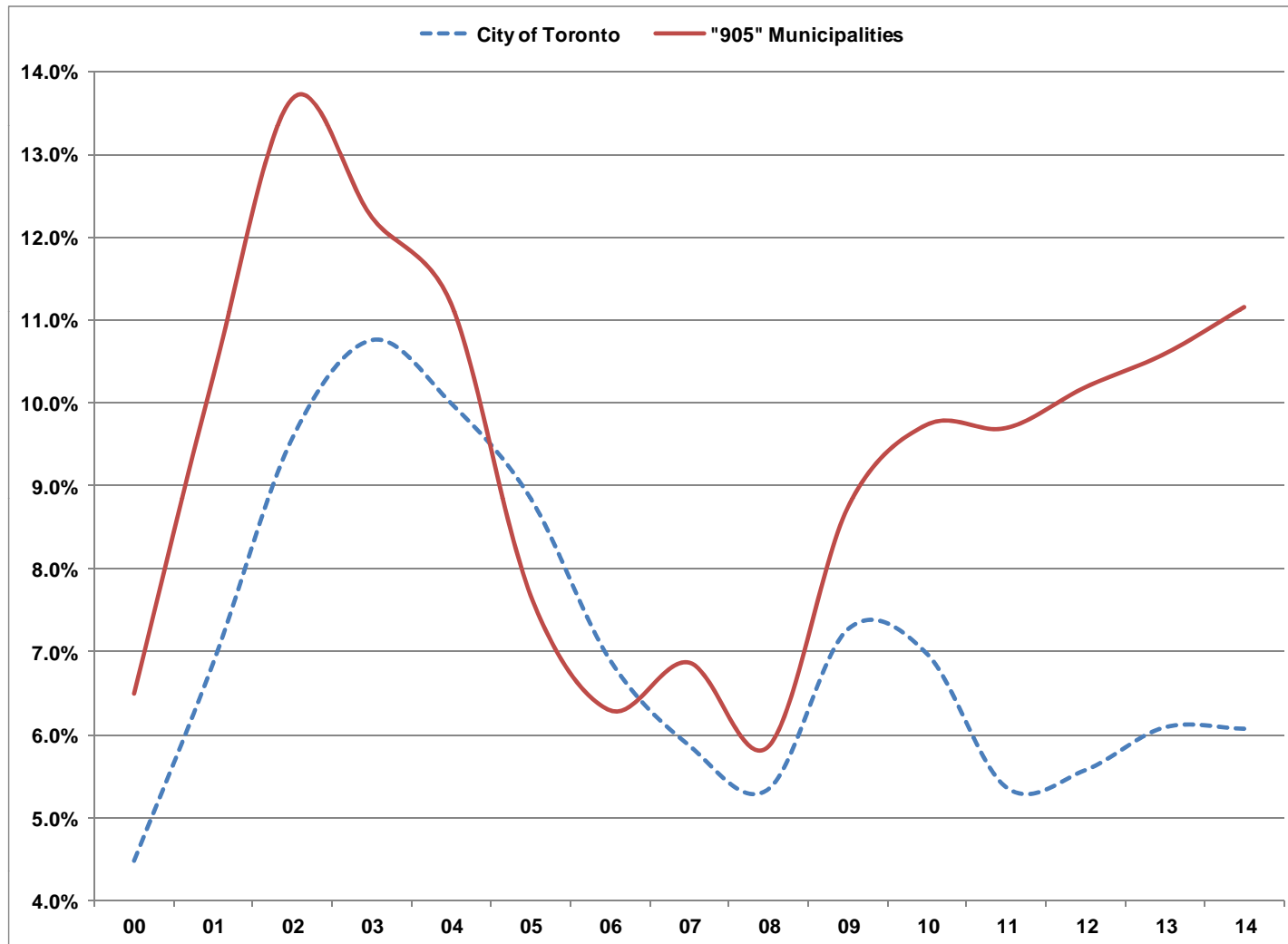


# Value of Building Permits

## City of Toronto (\$ Billions)

	<u>Residential</u>	<u>Commercial</u>	<u>Industrial</u>	<u>Institutional</u>
1990	0.18	0.88	0.06	0.13
1991	0.17	0.44	0.06	0.06
1992	0.16	0.31	0.01	0.22
1993	0.14	0.29	0.01	0.07
1994	0.17	0.22	0.04	0.06
1995	0.20	0.31	0.05	0.05
1996	0.22	0.36	0.02	0.06
1997	0.24	0.45	0.04	0.07
1998	1.07	0.71	0.26	0.26
1999	1.21	0.72	0.23	0.26
2000	1.00	0.82	0.14	0.21
2001	1.65	0.72	0.11	0.41
2002	1.87	0.79	0.07	0.55
2003	1.93	0.87	0.23	0.69
2004	1.89	0.95	0.18	0.73
2005	2.95	0.96	0.08	0.44
2006	2.00	1.08	0.13	0.30
2007	2.18	1.54	0.11	0.50
2008	2.94	1.85	0.30	0.63
2009	2.62	1.61	0.18	0.39
2010	3.49	1.69	0.58	0.83
2011	3.24	1.57	0.23	1.87
2012	3.42	1.64	0.43	0.76
2013	4.47	2.60	0.34	0.49
2014	4.37	1.96	0.34	0.40

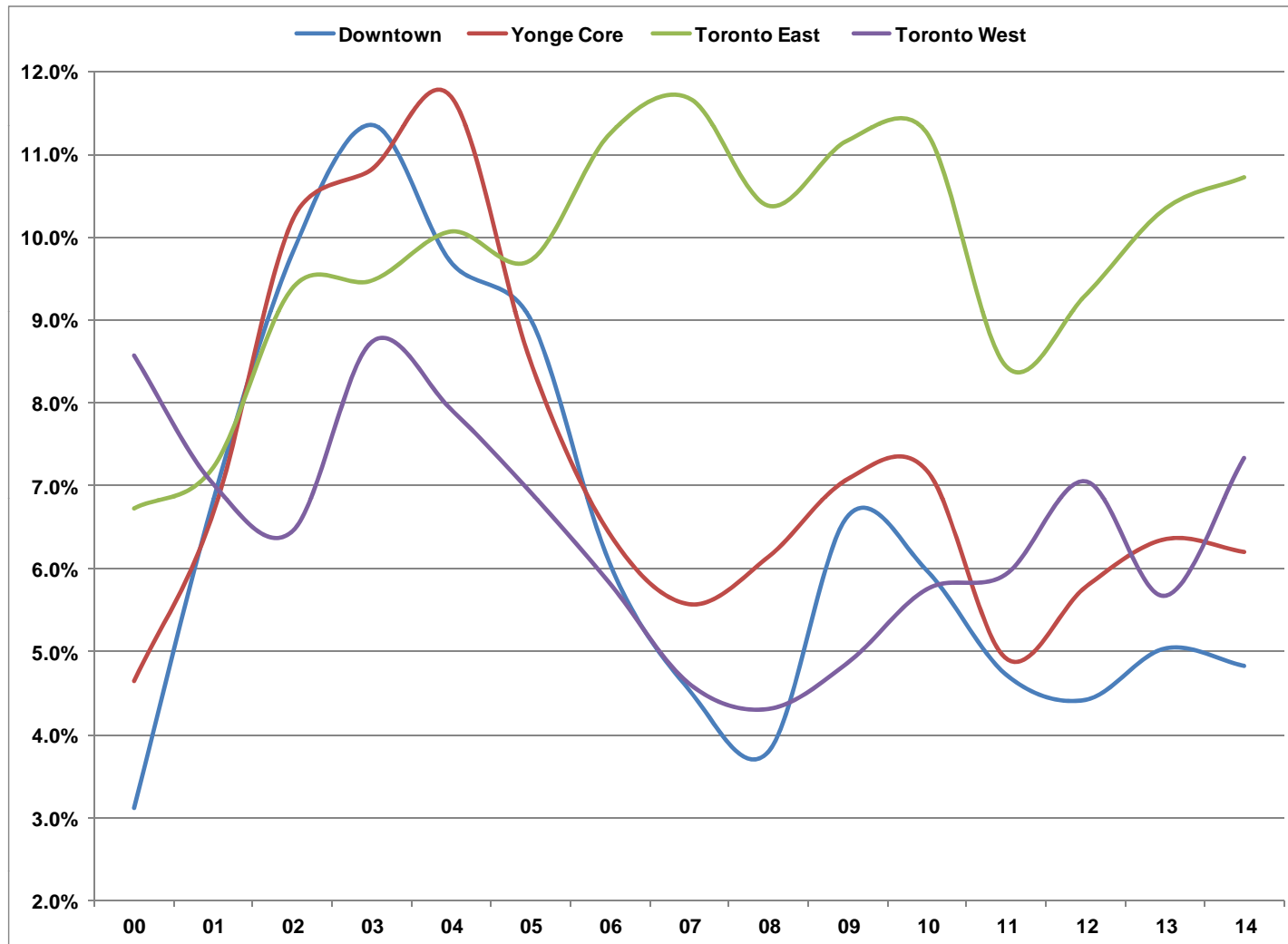
# Q4 Office Vacancy Rate



# Q4 Office Vacancy Rate

	City of Toronto	905 Municipalities
2000	4.5%	6.5%
2001	6.9%	10.3%
2002	9.6%	13.7%
2003	10.8%	12.2%
2004	10.0%	11.2%
2005	8.9%	7.7%
2006	6.9%	6.3%
2007	5.9%	6.9%
2008	5.3%	5.9%
2009	7.3%	8.7%
2010	7.0%	9.7%
2011	5.4%	9.7%
2012	5.6%	10.2%
2013	6.1%	10.6%
2014	6.1%	11.2%

# Q4 Office Vacancy Rates



# Q4 Office Vacancy Rates

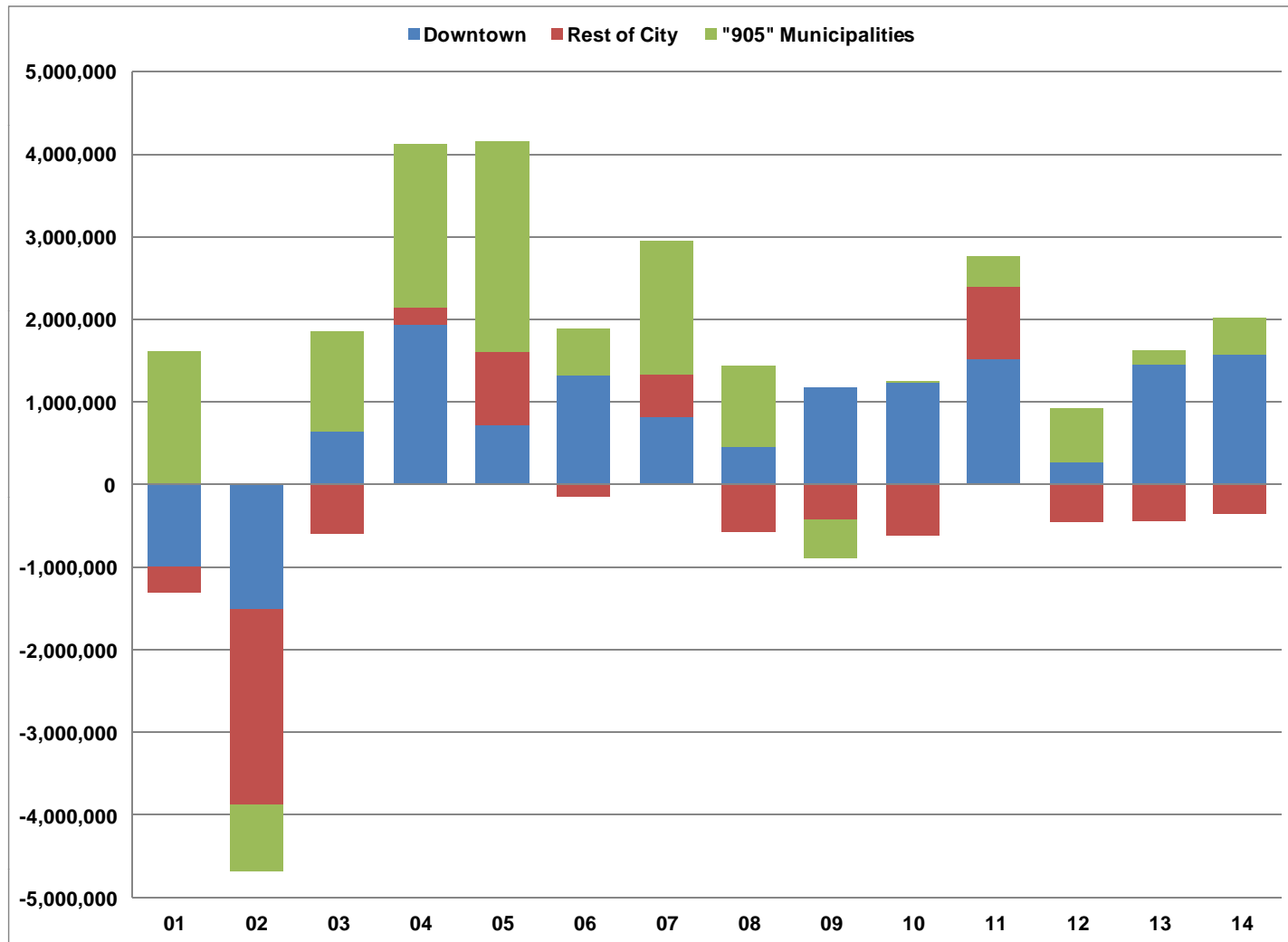


	Downtown	Yonge Core	Toronto East	Toronto West	City of Toronto
2000	3.1%	4.6%	6.7%	8.6%	4.5%
2001	6.8%	6.7%	7.2%	7.0%	6.9%
2002	9.8%	10.2%	9.4%	6.5%	9.6%
2003	11.4%	10.8%	9.5%	8.7%	10.8%
2004	9.7%	11.7%	10.1%	7.9%	10.0%
2005	9.0%	8.5%	9.7%	6.9%	8.9%
2006	6.1%	6.4%	11.2%	5.8%	6.9%
2007	4.5%	5.6%	11.7%	4.6%	5.9%
2008	3.8%	6.1%	10.4%	4.3%	5.3%
2009	6.6%	7.1%	11.2%	4.9%	7.3%
2010	6.0%	7.2%	11.3%	5.8%	7.0%
2011	4.7%	4.9%	8.4%	5.9%	5.4%
2012	4.4%	5.8%	9.3%	7.1%	5.6%
2013	5.0%	6.4%	10.3%	5.7%	6.1%
2014	4.8%	6.2%	10.7%	7.3%	6.1%



# Annual Change in Occupied Office Space

## Toronto Region (square feet)



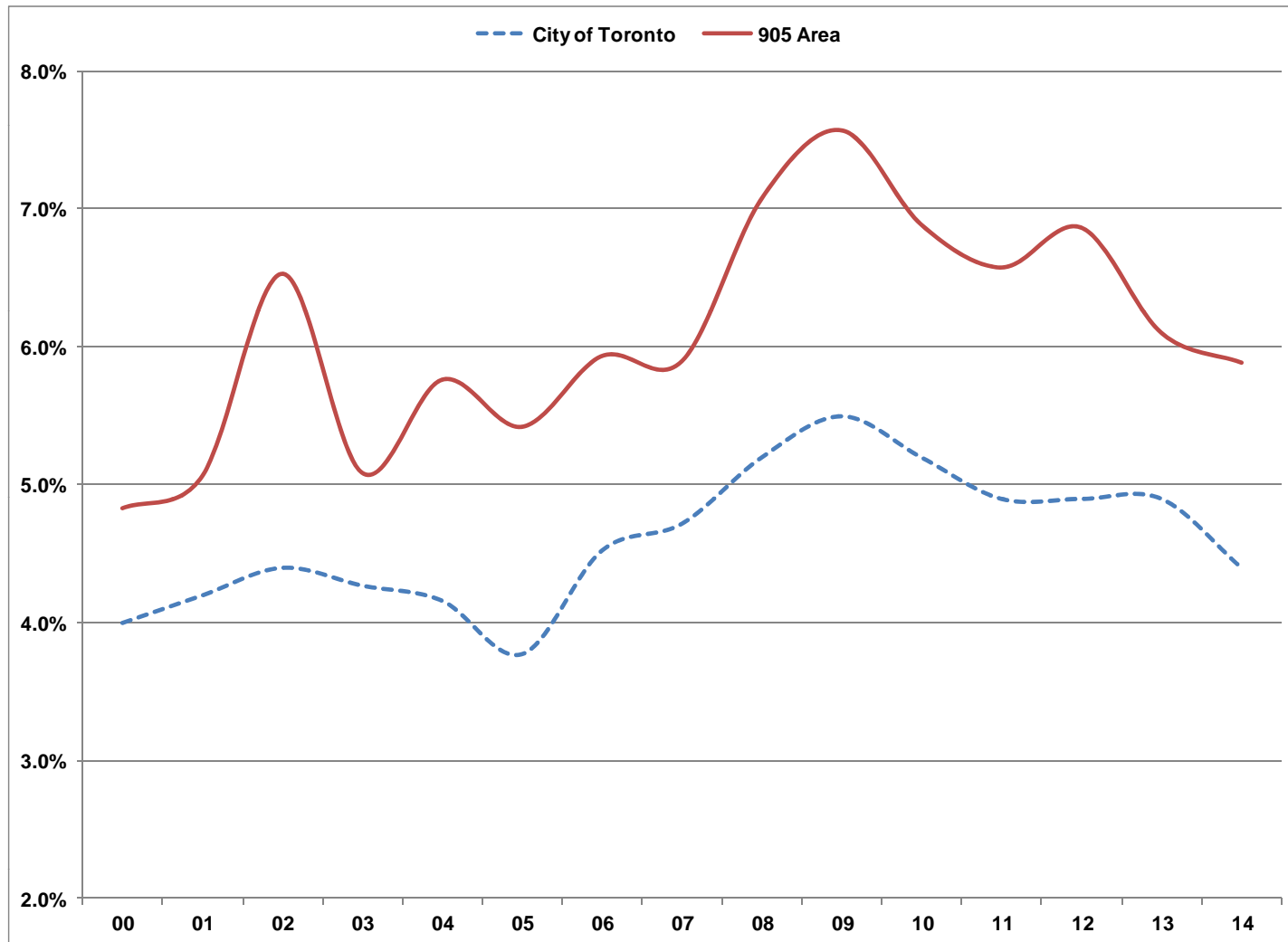
# Annual Change in Occupied Office Space

## Toronto Region (square feet)

	Downtown	Rest of City	905 Municipalities	Total
2001	-986,432	-324,349	1,603,493	292,712
2002	-1,509,859	-2,354,737	-820,438	-4,685,034
2003	644,292	-601,371	1,205,147	1,248,068
2004	1,941,282	201,675	1,976,368	4,119,325
2005	705,728	909,166	2,539,840	4,154,734
2006	1,316,807	-148,150	563,813	1,732,470
2007	816,828	507,938	1,633,199	2,957,965
2008	456,265	-574,536	979,372	861,101
2009	1,181,967	-420,293	-466,919	294,755
2010	1,226,009	-605,815	10,351	630,545
2011	1,524,537	885,326	355,500	2,765,363
2012	264,451	-450,952	654,522	468,021
2013	1,446,924	-434,849	174,658	1,186,733
2014	1,572,113	-357,464	453,413	1,668,062



# Q4 Industrial Vacancy Rates



Source : Cushman & Wakefield

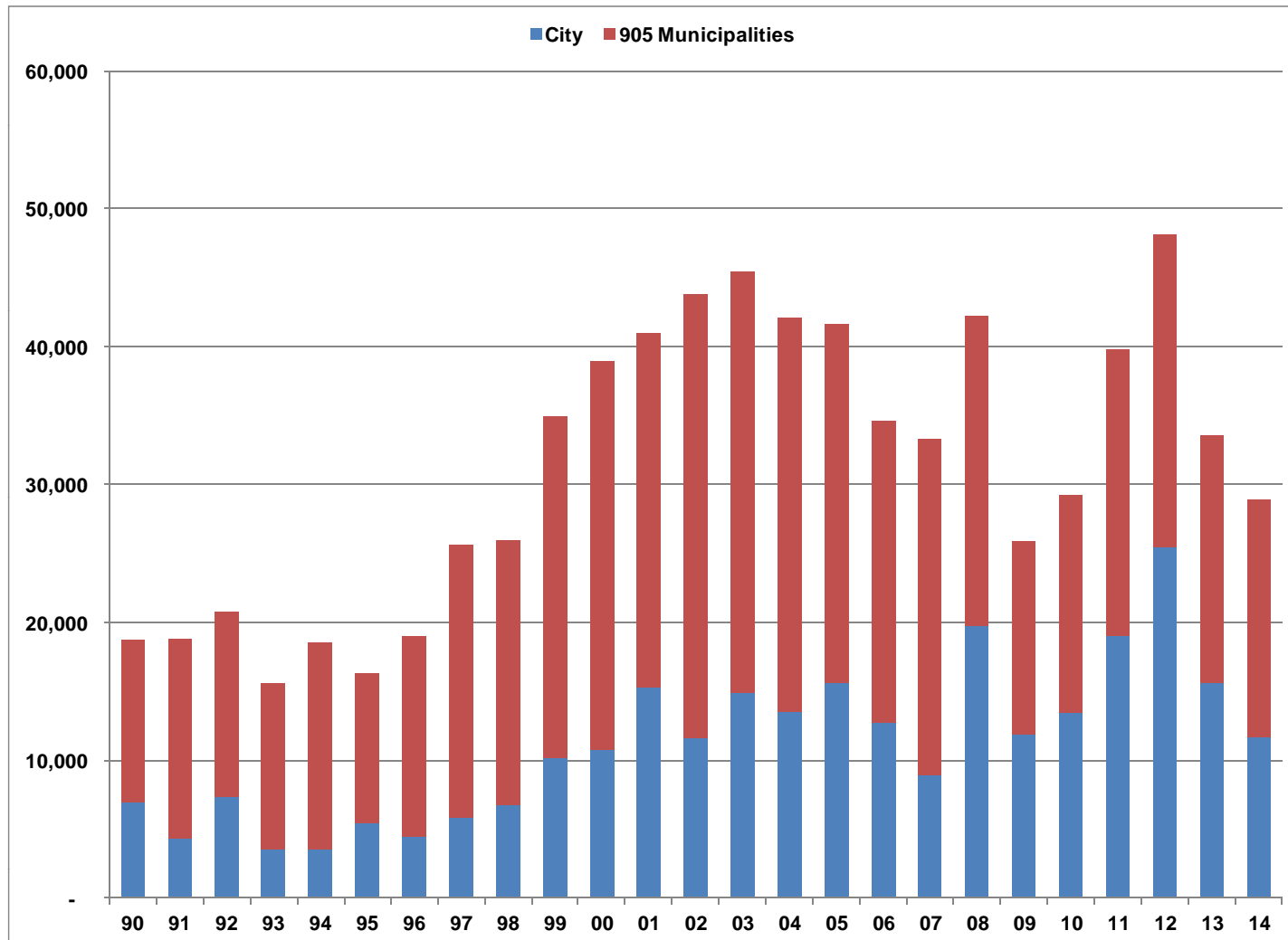
# Q4 Industrial Vacancy Rates



	<u>City of Toronto</u>	<u>"905" Municipalities</u>
2000	4.0%	4.8%
2001	4.2%	5.1%
2002	4.4%	6.5%
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%
2012	4.9%	6.9%
2013	4.9%	6.1%
2014	4.4%	5.9%

# Housing Starts

## Toronto Region



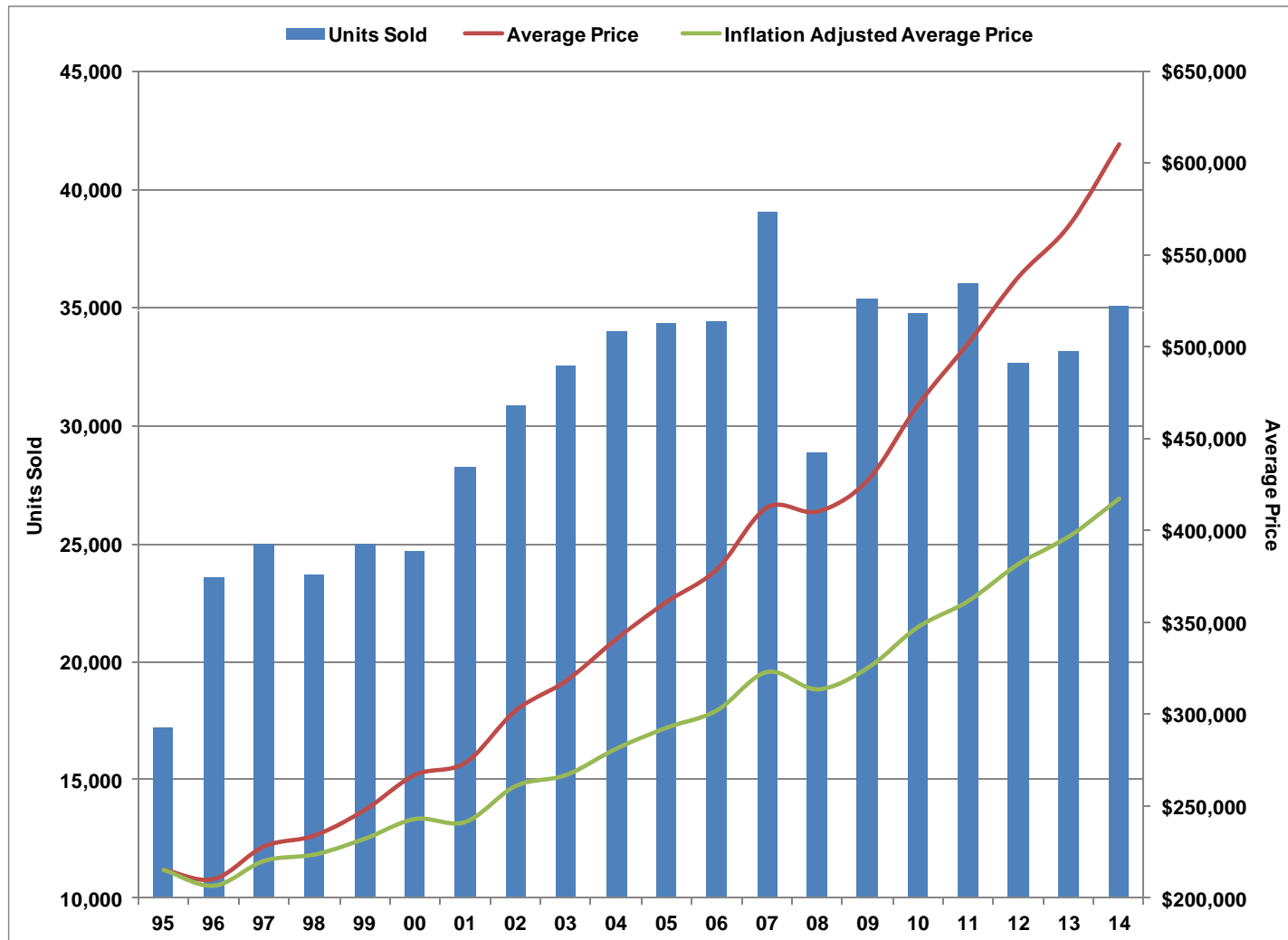
# Housing Starts

## Toronto Region

	City	905 Municipalities	Toronto CMA
1990	6,872	11,851	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	21,872	34,598
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
2013	15,618	17,929	33,547
2014	11,671	17,258	28,929

# MLS Sales and Prices

## City of Toronto



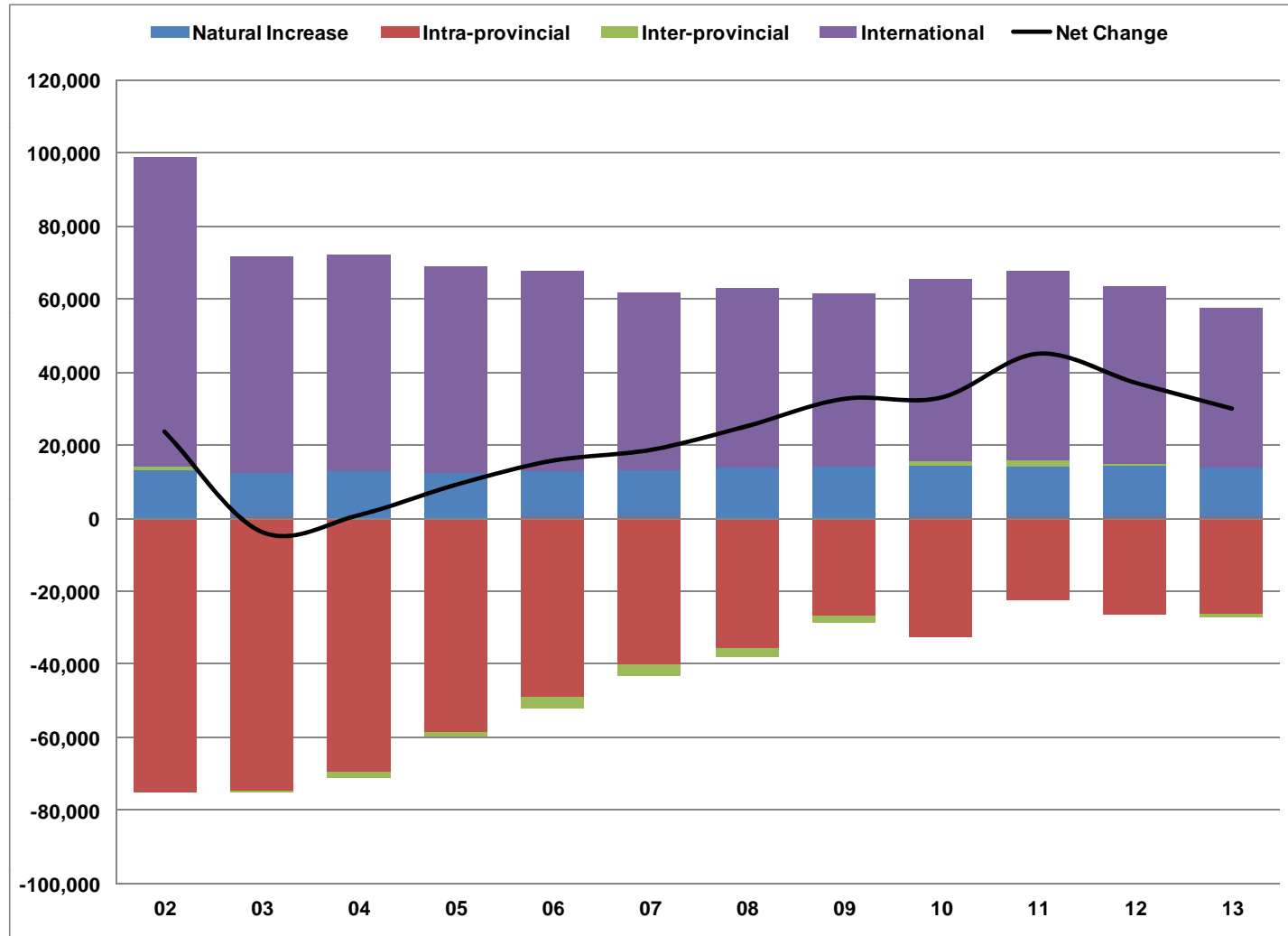
# MLS Sales and Prices

## City of Toronto

	<b>Units Sold</b>	<b>Average Price</b>	<b>Inflation Adjusted Average Price</b>
1995	17,237	\$215,176	\$215,176
1996	23,539	\$210,166	\$206,597
1997	24,985	\$227,948	\$220,132
1998	23,679	\$233,863	\$223,564
1999	24,978	\$247,771	\$232,174
2000	24,708	\$266,899	\$242,889
2001	28,265	\$273,500	\$241,310
2002	30,827	\$301,919	\$260,862
2003	32,528	\$318,029	\$266,816
2004	33,963	\$340,806	\$281,171
2005	34,366	\$361,057	\$292,552
2006	34,404	\$378,776	\$301,977
2007	39,052	\$412,481	\$322,891
2008	28,878	\$410,271	\$313,494
2009	35,341	\$427,355	\$325,111
2010	34,752	\$468,247	\$347,353
2011	36,018	\$501,971	\$361,509
2012	32,658	\$538,053	\$381,768
2013	33,143	\$565,860	\$396,613
2014	35,054	\$610,217	\$417,214

# Population Change by Component

## City of Toronto



# Population Change by Component

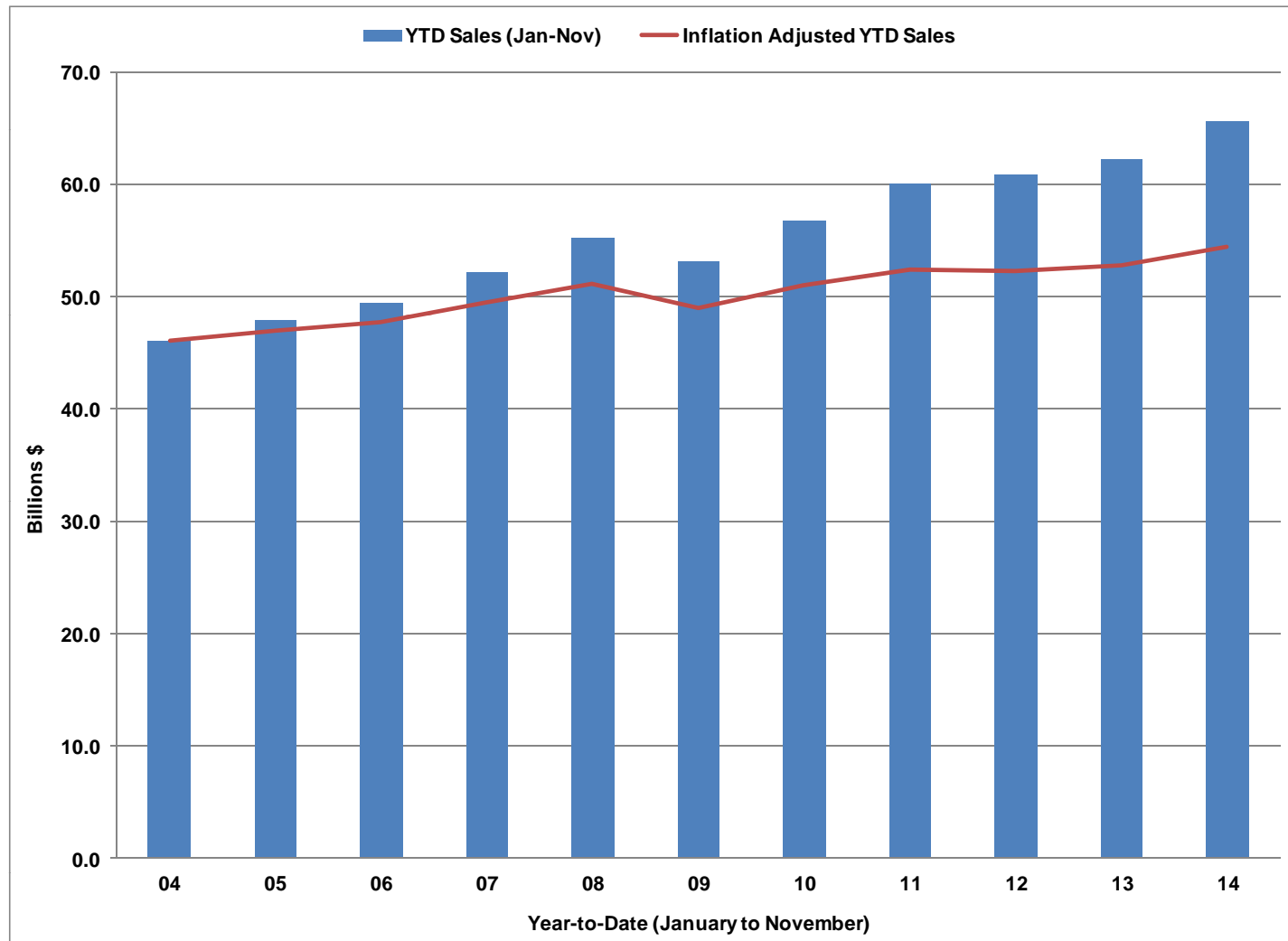
## City of Toronto

	Natural Increase	Net Intra- provincial	Net Inter- provincial	Net Intern'l Migration	Total Pop'n Change
2001/2002	13,238	-75,000	764	84,686	23,688
2002/2003	12,609	-74,655	-573	58,808	-3,811
2003/2004	12,808	-69,539	-1,539	59,000	730
2004/2005	12,275	-58,804	-1,176	56,746	9,041
2005/2006	12,968	-48,816	-3,236	54,770	15,686
2006/2007	13,285	-39,967	-3,327	48,621	18,612
2007/2008	14,041	-35,619	-2,426	49,158	25,154
2008/2009	13,935	-26,750	-2,014	47,496	32,667
2009/2010	14,219	-32,556	1,486	49,839	32,988
2010/2011	13,940	-22,525	1,943	51,701	45,059
2011/2012	14,309	-26,330	580	48,592	37,151
2012/2013	14,081	-26,330	-1,076	43,320	29,995



# Retail Sales

## Toronto CMA (Year-to-Date)

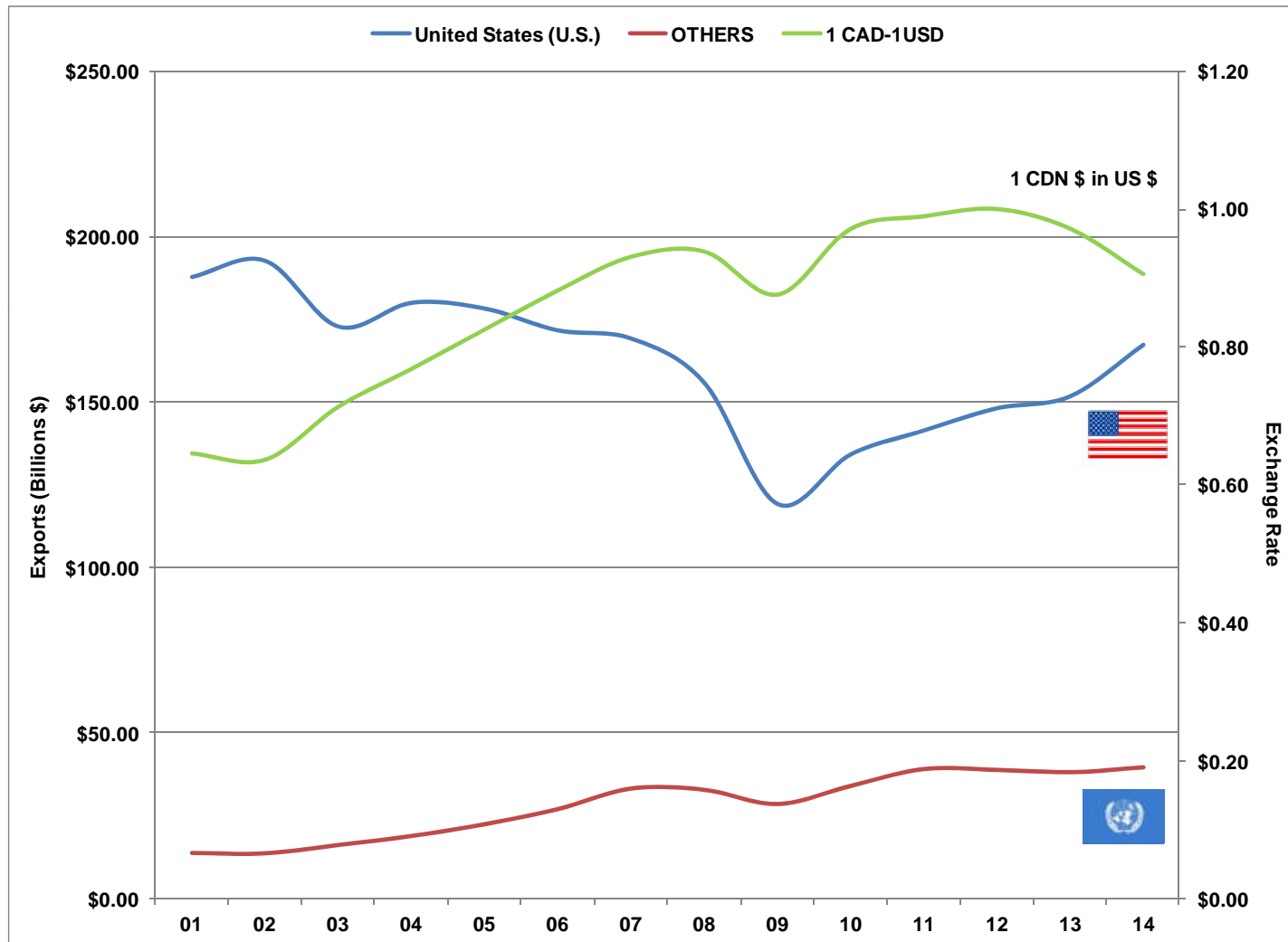


# Retail Sales

## Toronto CMA (\$ Billions)

	YTD Sales	% Change	Inflation Adjusted YTD Sales	% Change
2004	46.1		46.1	
2005	47.9	3.9%	47.0	2.1%
2006	49.4	3.3%	47.8	1.6%
2007	52.2	5.6%	49.5	3.7%
2008	55.3	5.9%	51.2	3.4%
2009	53.1	-3.8%	49.0	-4.3%
2010	56.7	6.8%	51.0	4.1%
2011	60.0	5.8%	52.4	2.7%
2012	60.9	1.4%	52.3	-0.1%
2013	62.2	2.2%	52.8	1.0%
2014	65.7	5.6%	54.4	3.0%

# 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	\$0.65
2002	\$192.8	\$13.7	\$206.5	\$0.64
2003	\$172.8	\$16.3	\$189.1	\$0.71
2004	\$180.1	\$18.9	\$199.0	\$0.77
2005	\$178.3	\$22.5	\$200.8	\$0.83
2006	\$171.7	\$27.1	\$198.8	\$0.88
2007	\$169.3	\$33.2	\$202.5	\$0.93
2008	\$155.9	\$32.8	\$188.7	\$0.94
2009	\$119.2	\$28.6	\$147.8	\$0.88
2010	\$134.2	\$34.0	\$168.2	\$0.97
2011	\$141.4	\$39.1	\$180.5	\$0.99
2012	\$148.1	\$38.8	\$187.0	\$1.00
2013	\$151.8	\$38.1	\$189.9	\$0.97
2014	\$167.3	\$39.6	\$207.0	\$0.91



