

Advancing Toronto's

prosperity,  
opportunity  
and liveability

Economic Development & Culture

# Economic Dashboard

September 29, 2015

# Indicator Highlights

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

	Geography	Same Month Last Year	Previous Month	Most Recent Month	Status
<b>Unemployment Rate</b> August 2015 (3 Month Average SA)	Toronto	10.3%	7.2%	7.0%	
	Canada	7.0%	6.8%	6.8%	
<b>Participation Rate</b> August 2015 (3 Month Average SA)	Toronto	64.9%	65.8%	65.3%	
	Canada	65.9%	65.8%	65.8%	
<b>Employment Rate</b> August 2015 (3 Month Average SA)	Toronto	58.2%	61.0%	60.7%	
	Canada	61.3%	61.3%	61.3%	
<b>Total Value of Building Permits</b> July 2015 (3 Month Average)	Toronto	\$688 million	\$865 million	\$485 million	
	Canada	\$9.9 billion	\$8.9 billion	\$8.6 billion	
<b>High Rise Buildings Under Construction</b> September 2015 (skyscraperpage.com)	Toronto	122	133	133	
<b>Office Vacancy Rate</b> Q2 2015	Toronto	6.5%	6.2%	6.2%	
<b>Average House Price</b> July 2015	Toronto	\$564,359	\$618,202	\$605,817	
	Canada	\$404,567	\$453,560	\$441,464	
<b>Business Bankruptcies</b> Q2 2015	Toronto CMA	107	136	133	
	Canada	1,084	1,088	1,052	
<b>Employment Insurance Recipients</b> July 2015	Toronto	28,070	20,310	26,810	
	Canada	447,260	358,860	472,230	
<b>Inflation Rate</b> August 2015 (Year-to-Year)	Toronto CMA	2.6%	1.8%	1.4%	
	Canada	2.1%	1.3%	1.3%	
<b>Retail Sales</b> July 2015 (3 Month Average SA)	Toronto CMA	\$6.08 billion	\$6.38 billion	\$6.46 billion	
	Canada	\$42.42 billion	\$42.88 billion	\$43.14 billion	

LFS



Negative



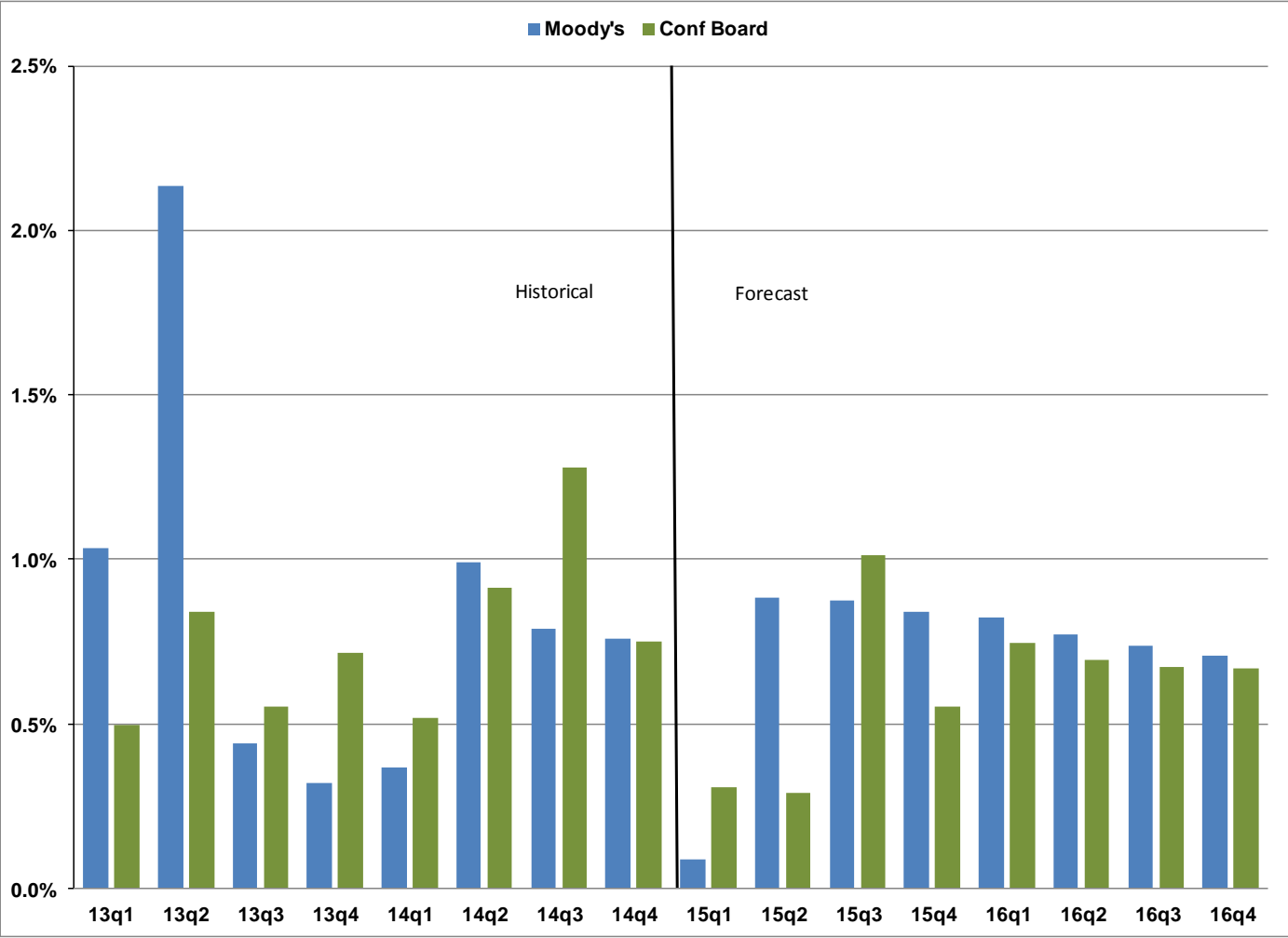
Caution



Positive

# Real GDP Growth

## Toronto CMA



Source: Conference Board of Canada (August 7, 2015), Moody's Analytics (September 9, 2015)

# Percent Change in GDP

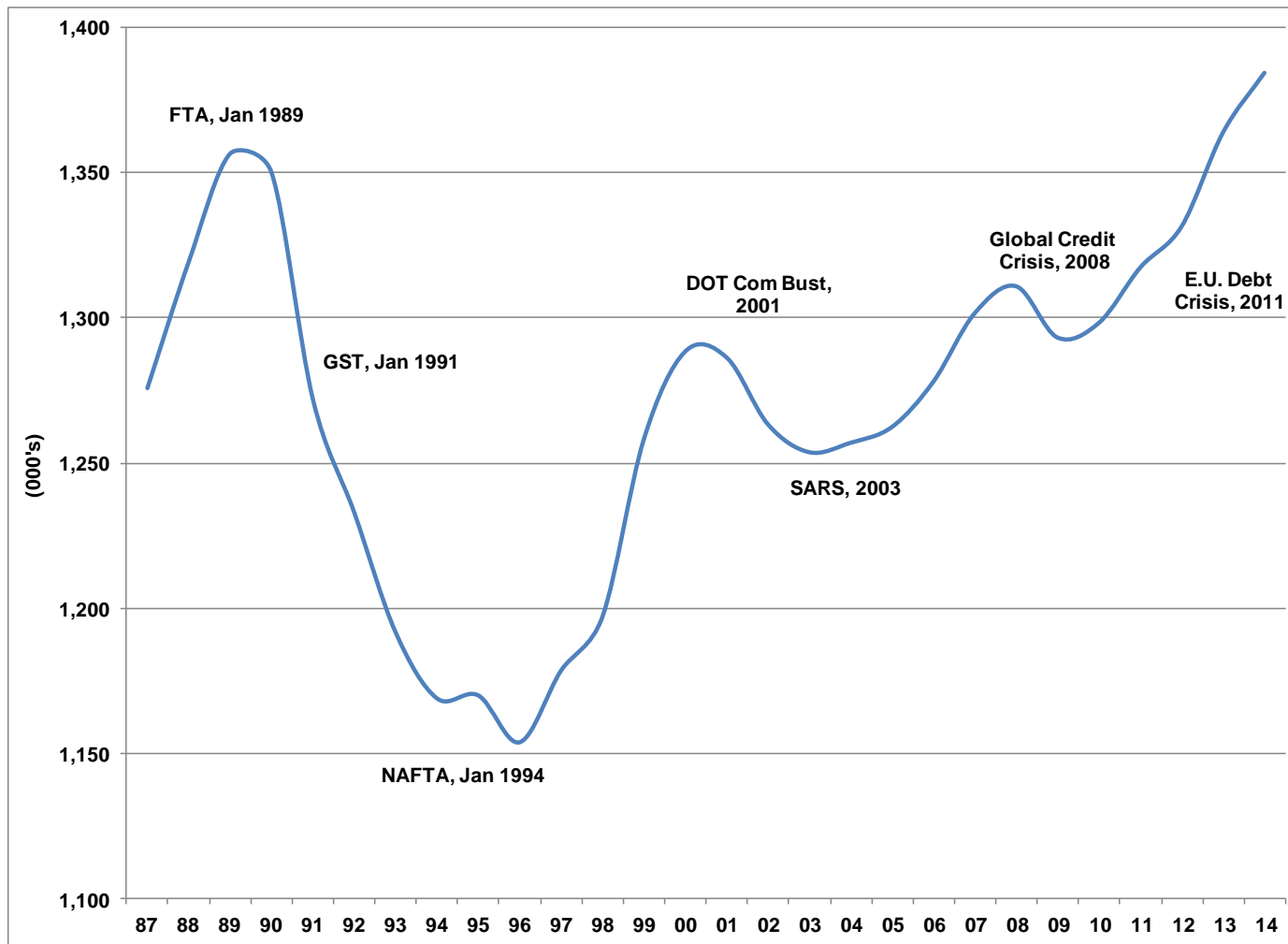
Toronto CMA

	Moody's	Conference Board	Average	Annual Rate
13q1	1.04%	0.50%	0.77%	
13q2	2.13%	0.84%	1.49%	
13q3	0.44%	0.55%	0.50%	
13q4	0.32%	0.72%	0.52%	3.30%
14q1	0.37%	0.52%	0.44%	
14q2	0.99%	0.91%	0.95%	
14q3	0.79%	1.28%	1.03%	
14q4	0.76%	0.75%	0.75%	3.22%
15q1	0.09%	0.31%	0.20%	
15q2	0.89%	0.29%	0.59%	
15q3	0.88%	1.01%	0.94%	
15q4	0.84%	0.55%	0.70%	2.45%
16q1	0.82%	0.74%	0.78%	
16q2	0.77%	0.69%	0.73%	
16q3	0.74%	0.67%	0.71%	
16q4	0.71%	0.67%	0.69%	2.94%

Source: Conference Board of Canada (Aug. 7, 2015), Moody's Analytics (Sept. 9, 2015), Oxford Economics (Jun. 30, 2015)

# Jobs in the City of Toronto

## Establishment Survey



Source: City Planning Division, Research and Information

# 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
2014	1,384.4	20.5

Source: City Planning Division,  
Research and Information

# Business Climate

## Toronto Ranks Well Internationally – General Rankings

**FDI Magazine** – American Cities of the Future – 2015/6

Toronto ranks **6<sup>th</sup> of the top 10** North American cities for attractiveness for inward investment

**Qatar Financial Centre** - The Global Financial Centres Index 18 - 2015

Toronto ranks **8<sup>th</sup>** in world and **2<sup>nd</sup>** in North America

**Arcadis** – Sustainable Cities Index – 2015

Toronto ranks **12<sup>th</sup> of 50** global cities from 31 countries based on three dimensions of sustainability: social, environmental and economic

**Christie's** – Global Luxury Real Estate White Paper – 2015

Toronto ranks **1<sup>st</sup>** of the top 10 cities (out of 80 global markets) as the world's 'hottest' luxury real estate market

**Toronto Region Board of Trade** – Scorecard on Prosperity - 2015

Toronto ranks **5<sup>th</sup> of 24** global metropolitan regions

**Youthful Cities**– The World's Most Youthful Cities– 2015

Toronto ranks **6<sup>th</sup> of the top 10 cities**(out of 55 global cities) from a youth perspective, based on attributes including entrepreneurship, public space, diversity, digital access, and civic engagement.

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

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

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

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

**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

**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

**Z/Yen Group** – Global Financial Centres Index 17 – 2015

Toronto ranks **11<sup>th</sup> of 82** global financial centres

**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

**The Economist** – Best Place to Live – 2015

Toronto ranks **1<sup>st</sup> out of 50** global cities for the best place to live based on 6 of its indexes

**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)

**The Economist Intelligence Unit** – Liveability Ranking - 2015

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

### Quality of Life

**Metropolis**– The World's Most Livable Cities - 2015

Toronto ranks **1<sup>st</sup> out of top 10** global cities for liveability

**Mercer Consulting**– Quality of Living Ranking Survey - 2015

Toronto ranks **15<sup>th</sup> out of top 35** North American cities and **15<sup>th</sup> out of 230** global cities for liveability

**Transit Score** - A Measure of How Well a Location is Served by Public Transit - 2015

Toronto ranks **1<sup>st</sup>** in Canada and **4<sup>th</sup> of 70** in Canadian and US cities

**QS Best Student Cities** – University Ranking - 2015

Toronto ranks **9<sup>th</sup> of 50** global cities

**Times Higher Education** – World University Rankings - 2015

University of Toronto ranks **20<sup>th</sup> of 400** global universities

### Education

**Shanghai Jiao Tong University** – Academic Ranking of World Universities - 2015

University of Toronto ranks **25<sup>th</sup> of 1000** global universities

**Centre for World University Rankings** – Global University Ranking - 2015

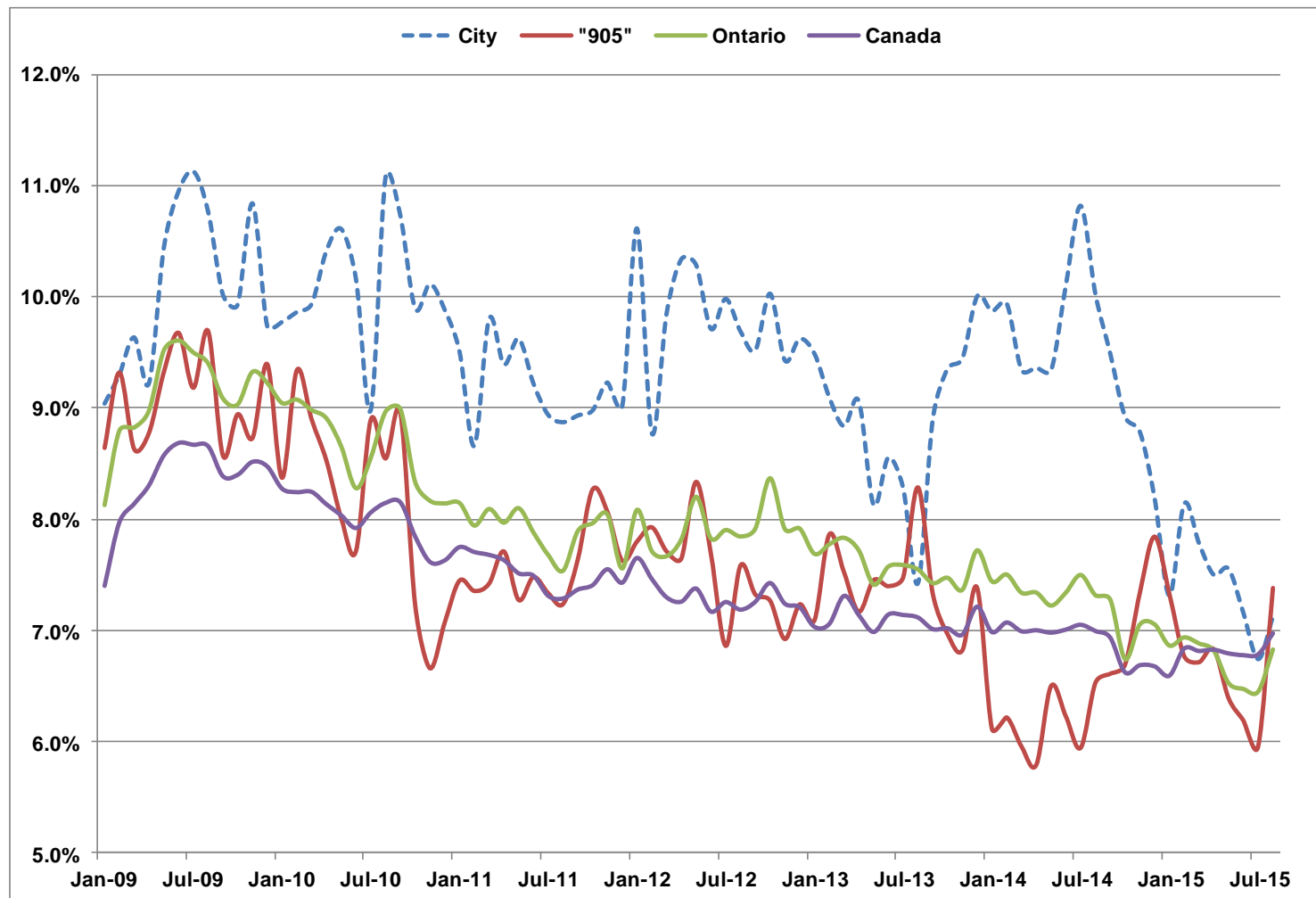
University of Toronto ranks **32<sup>nd</sup> of 1000** global universities

**QS World University Ranking** – University Ranking – 2015/16

University of Toronto ranks **34<sup>th</sup> of 400** global universities



# Unemployment Rate



Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data – (August/2015)

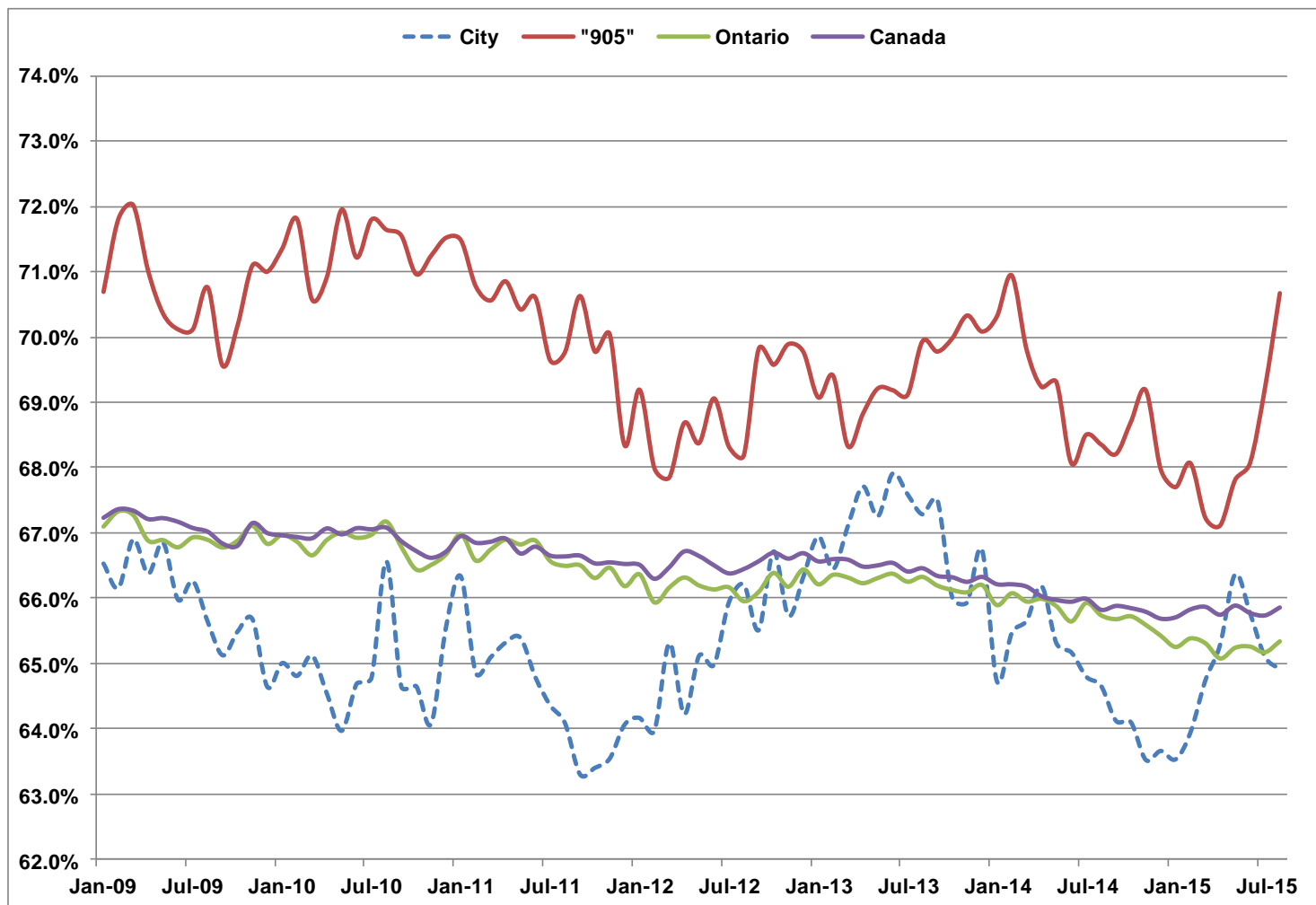
\*City of Toronto Series is Seasonally Adjusted by City of Toronto

# Unemployment Rate

	City	"905"	Ontario	Canada
Aug-14	10.0%	6.5%	7.3%	7.0%
Sep-14	9.5%	6.6%	7.3%	6.9%
Oct-14	8.9%	6.7%	6.7%	6.6%
Nov-14	8.8%	7.3%	7.0%	6.7%
Dec-14	8.2%	7.8%	7.0%	6.7%
Jan-15	7.3%	7.3%	6.9%	6.6%
Feb-15	8.1%	6.8%	6.9%	6.8%
Mar-15	7.8%	6.7%	6.9%	6.8%
Apr-15	7.5%	6.8%	6.8%	6.8%
May-15	7.6%	6.4%	6.5%	6.8%
Jun-15	7.2%	6.2%	6.5%	6.8%
Jul-15	6.7%	6.0%	6.4%	6.8%
Aug-15	7.1%	7.4%	6.8%	7.0%

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 – (August/2015)

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

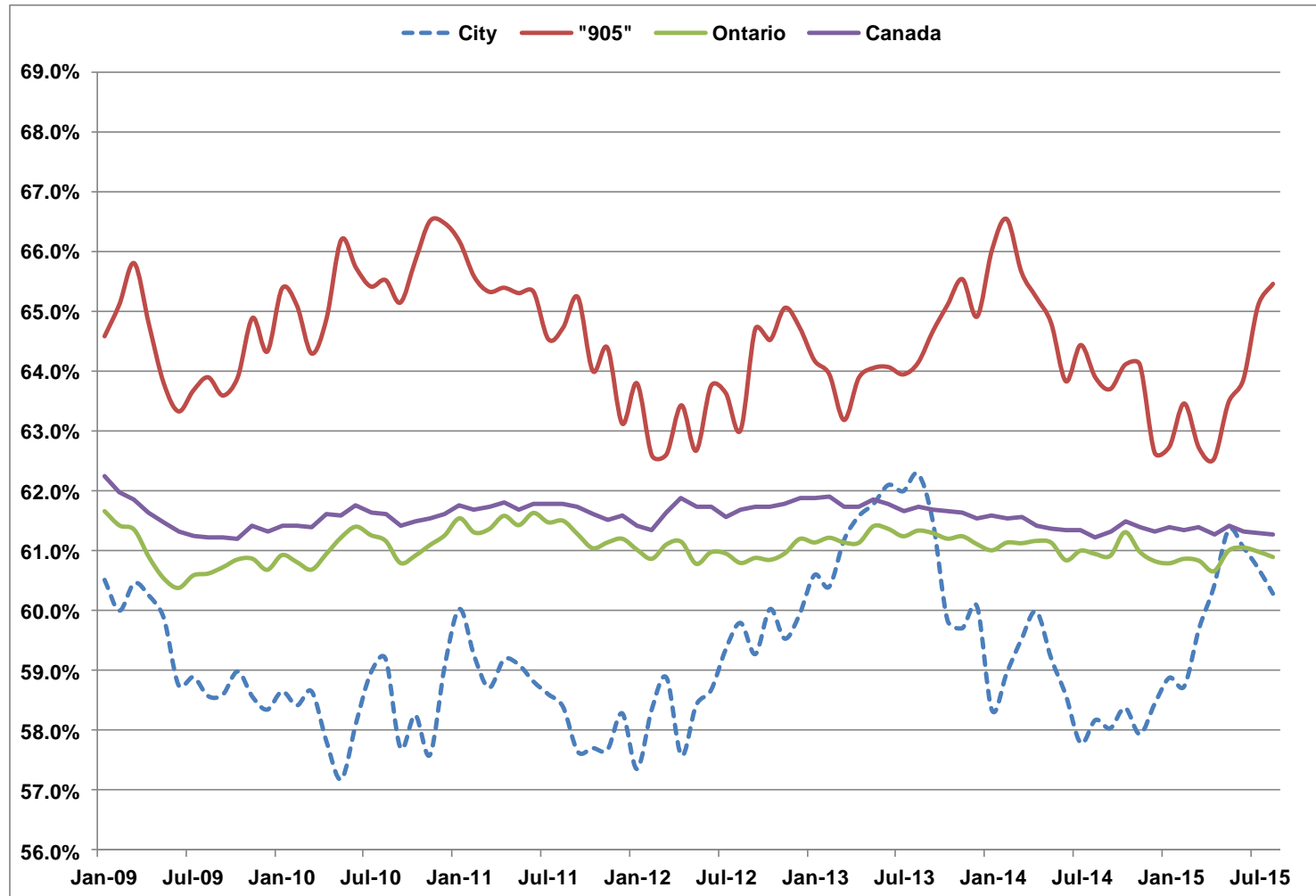
# Participation Rate

	City	"905"	Ontario	Canada
<b>Aug-14</b>	64.7%	68.4%	65.7%	65.8%
<b>Sep-14</b>	64.1%	68.2%	65.7%	65.9%
<b>Oct-14</b>	64.1%	68.7%	65.7%	65.9%
<b>Nov-14</b>	63.5%	69.2%	65.6%	65.8%
<b>Dec-14</b>	63.7%	68.0%	65.4%	65.7%
<b>Jan-15</b>	63.5%	67.7%	65.3%	65.7%
<b>Feb-15</b>	63.9%	68.1%	65.4%	65.8%
<b>Mar-15</b>	64.7%	67.2%	65.3%	65.9%
<b>Apr-15</b>	65.3%	67.1%	65.1%	65.8%
<b>May-15</b>	66.4%	67.8%	65.2%	65.9%
<b>Jun-15</b>	65.8%	68.1%	65.3%	65.8%
<b>Jul-15</b>	65.1%	69.2%	65.2%	65.7%
<b>Aug-15</b>	64.9%	70.7%	65.3%	65.9%

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+



Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data – (August/2015)

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

# Employment Rate

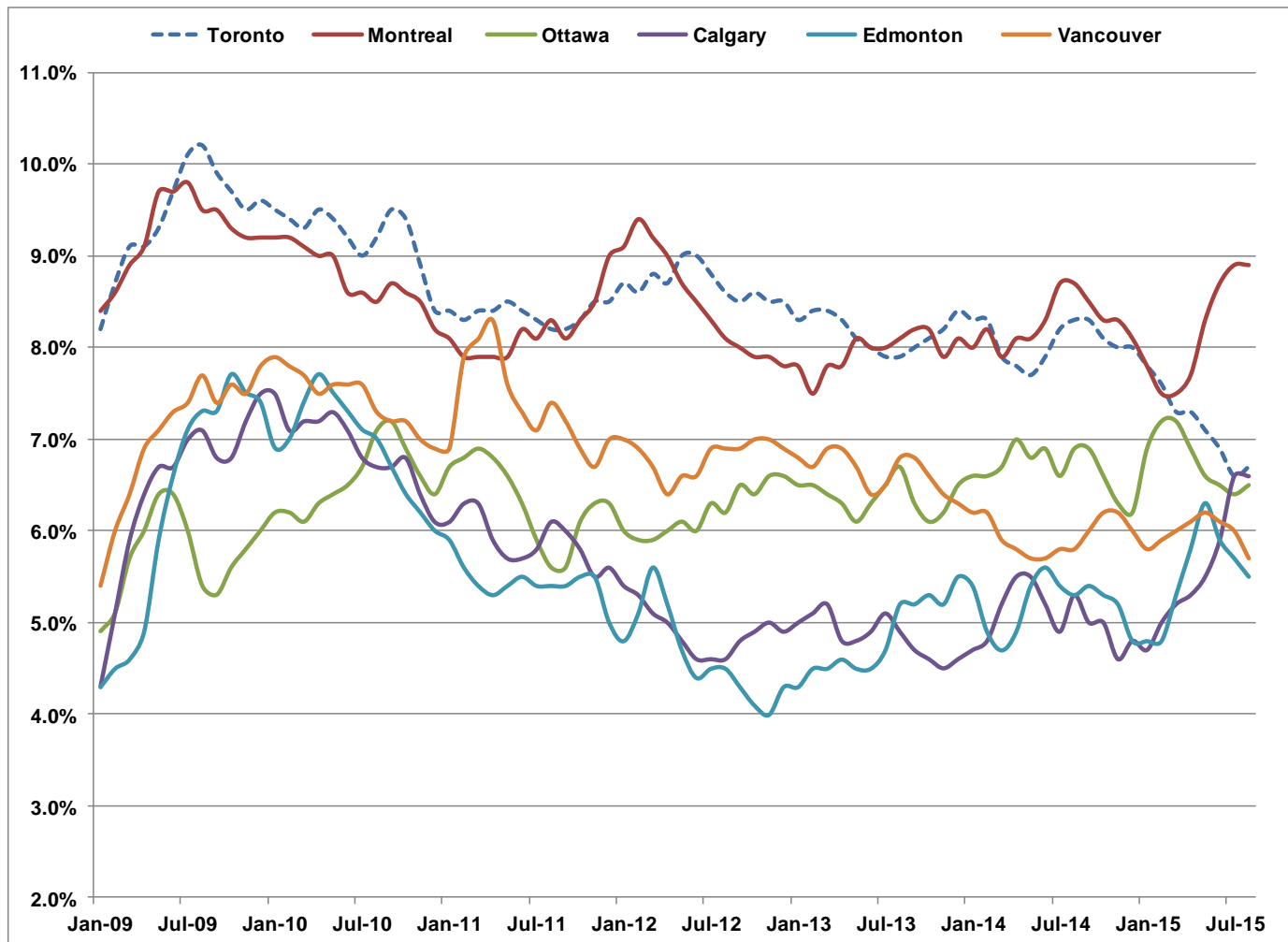
## Employment / Population age 15+

	City	"905"	Ontario	Canada
Aug-14	58.2%	63.9%	60.9%	61.2%
Sep-14	58.0%	63.7%	60.9%	61.3%
Oct-14	58.4%	64.1%	61.3%	61.5%
Nov-14	57.9%	64.1%	61.0%	61.4%
Dec-14	58.4%	62.6%	60.8%	61.3%
Jan-15	58.9%	62.7%	60.8%	61.4%
Feb-15	58.7%	63.5%	60.9%	61.3%
Mar-15	59.7%	62.7%	60.8%	61.4%
Apr-15	60.4%	62.5%	60.7%	61.3%
May-15	61.4%	63.5%	61.0%	61.4%
Jun-15	61.1%	63.9%	61.0%	61.3%
Jul-15	60.7%	65.1%	61.0%	61.3%
Aug-15	60.3%	65.5%	60.9%	61.3%

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 – (August/2015)  
 Seasonally Adjusted 3 Month Moving Averages. CANSIM Table 282-0135

# Unemployment Rate

## Major Canadian Urban Regions

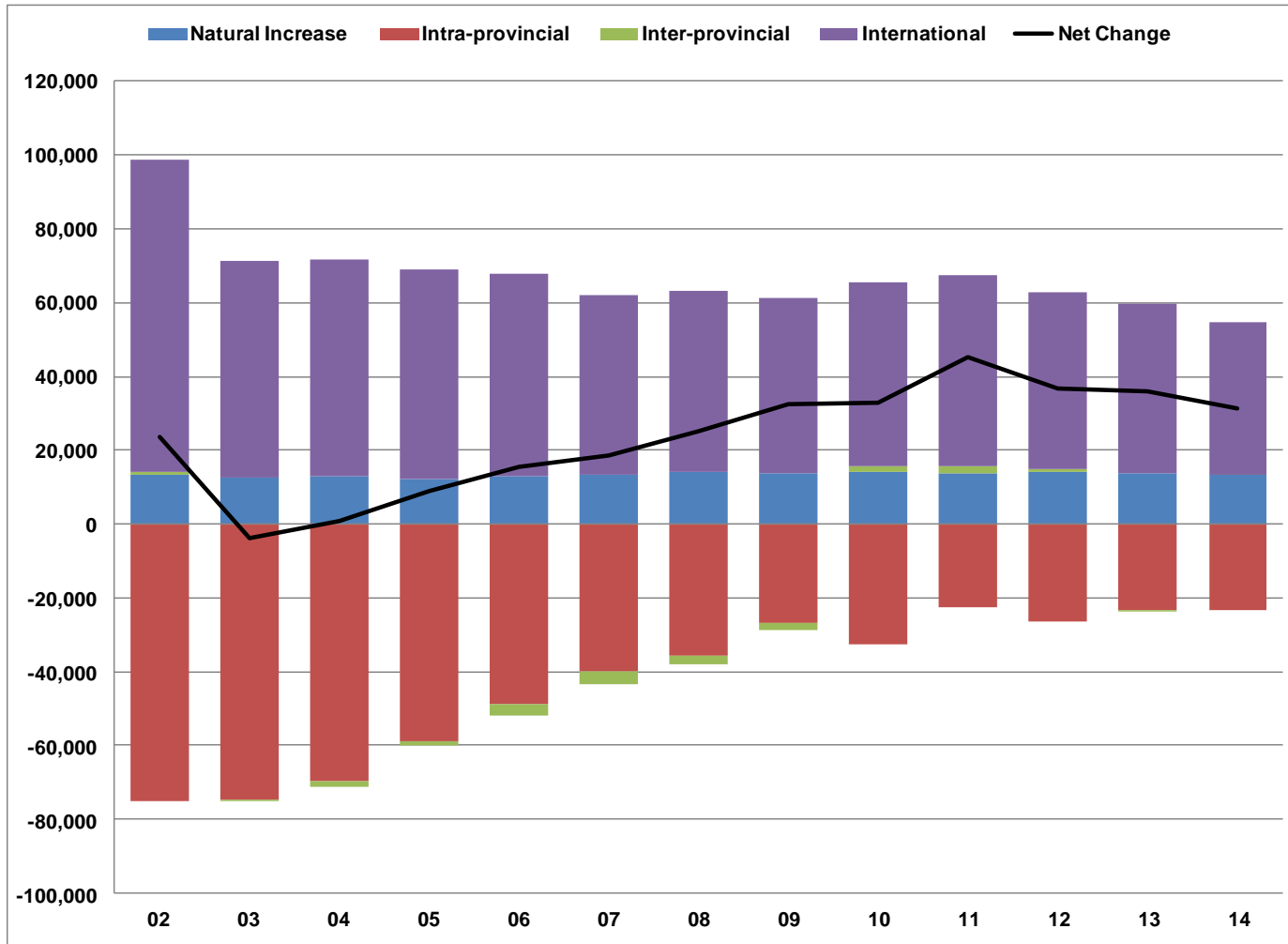
	Toronto	Montreal	Ottawa	Calgary	Edmonton	Vancouver
Aug-14	8.3%	8.7%	6.9%	5.3%	5.3%	5.8%
Sep-14	8.3%	8.5%	6.9%	5.0%	5.4%	6.0%
Oct-14	8.1%	8.3%	6.6%	5.0%	5.3%	6.2%
Nov-14	8.0%	8.3%	6.3%	4.6%	5.2%	6.2%
Dec-14	8.0%	8.1%	6.2%	4.8%	4.8%	6.0%
Jan-15	7.8%	7.8%	6.9%	4.7%	4.8%	5.8%
Feb-15	7.6%	7.5%	7.2%	5.0%	4.8%	5.9%
Mar-15	7.3%	7.5%	7.2%	5.2%	5.3%	6.0%
Apr-15	7.3%	7.7%	6.9%	5.3%	5.8%	6.1%
May-15	7.1%	8.3%	6.6%	5.5%	6.3%	6.2%
Jun-15	6.9%	8.7%	6.5%	5.9%	5.9%	6.1%
Jul-15	6.6%	8.9%	6.4%	6.6%	5.7%	6.0%
Aug-15	6.7%	8.9%	6.5%	6.6%	5.5%	5.7%

Source : Statistics Canada – Labour Force Survey  
 Seasonally Adjusted 3 Month Moving Averages. CANSIM Table 282-0135



# Population Change by Component

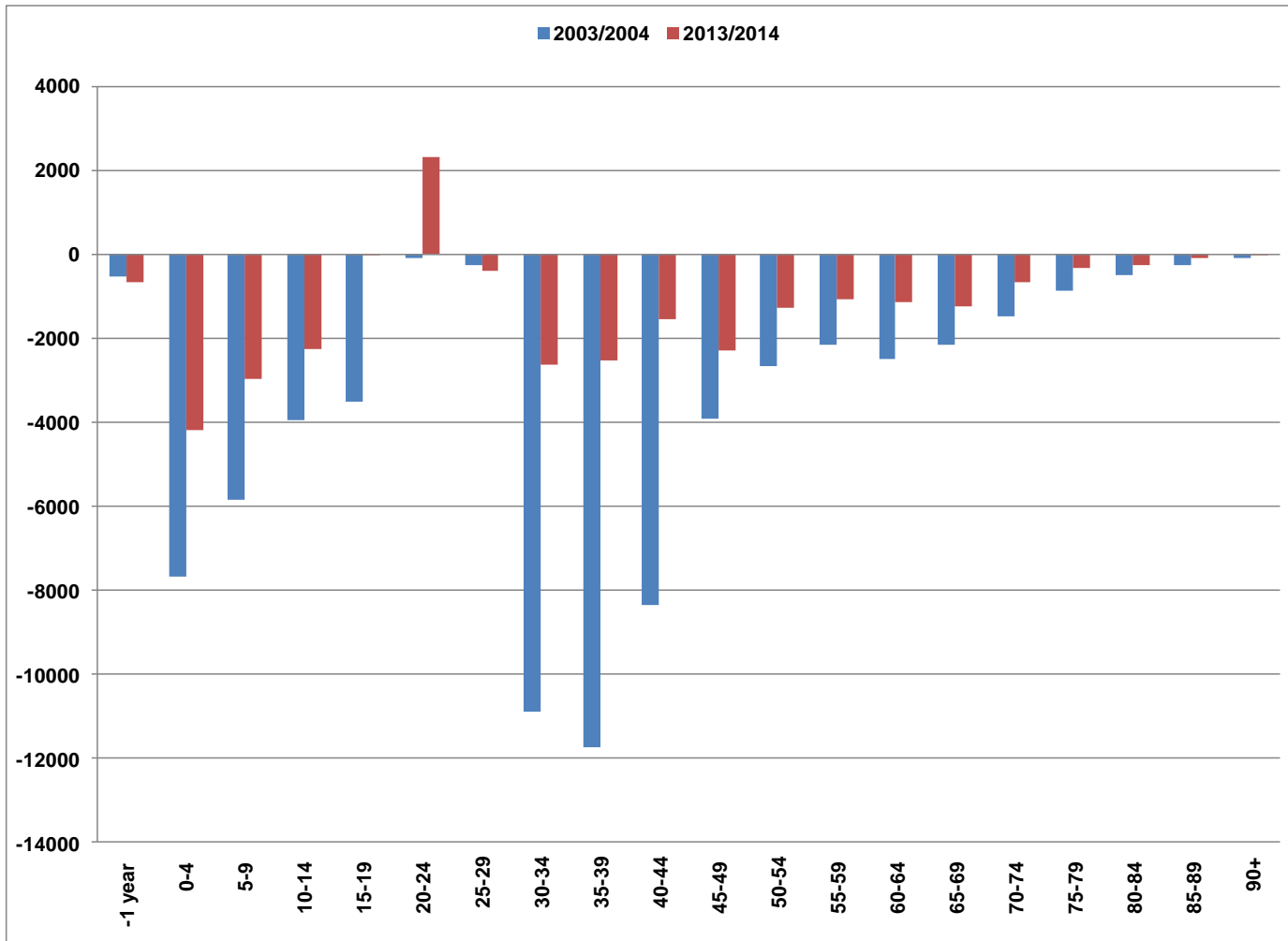
## City of Toronto



Source: Statistics Canada Population Estimates, CANSIM Tables 051-0063 and 051-0064

# Intra-Provincial Migration by Age

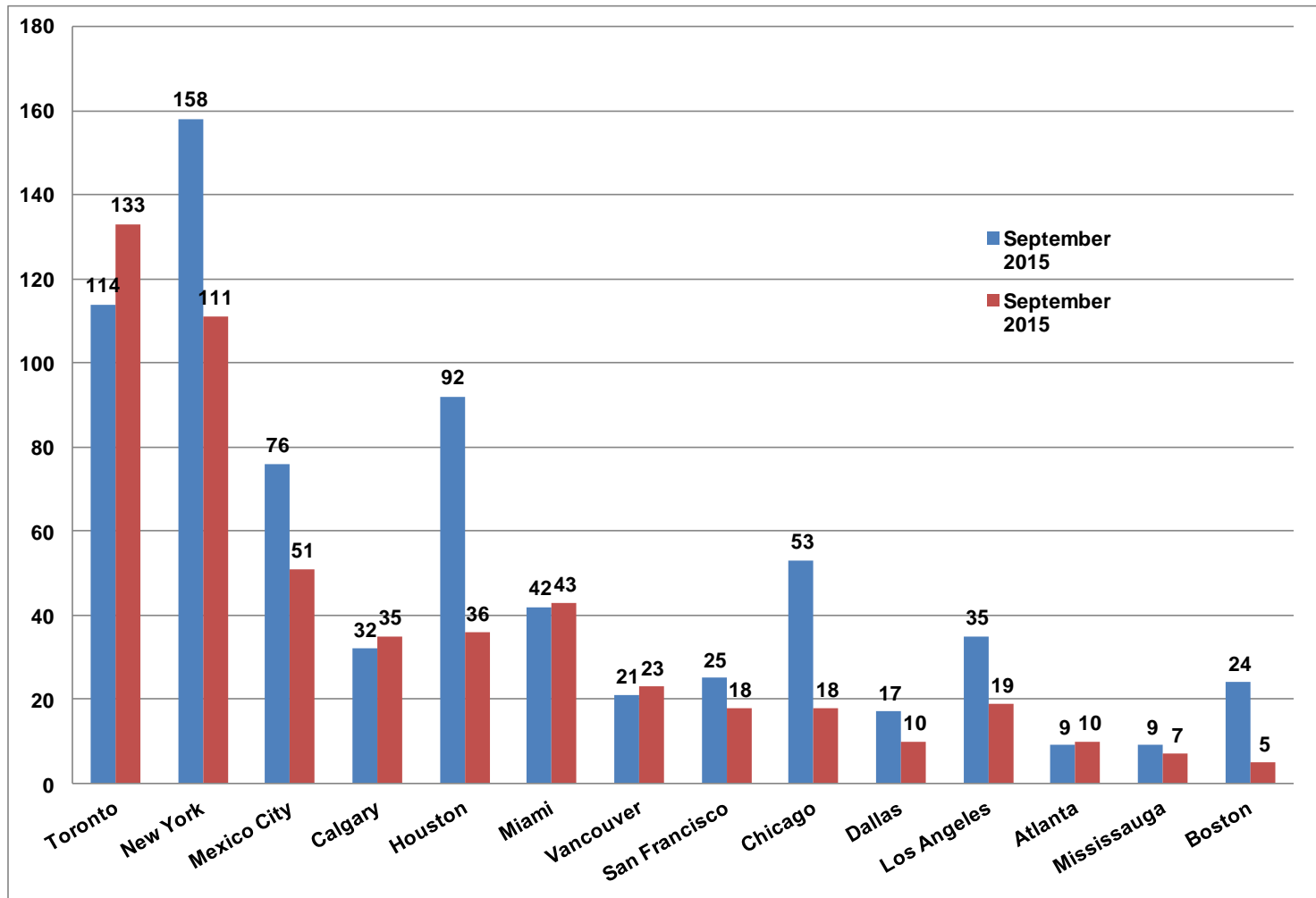
## City of Toronto



Source: Statistics Canada Population Estimates, CANSIM Table 051-0063

# High Rise Buildings Under Construction

## North American Cities



Source : [www.emporis.com](http://www.emporis.com) - Updated September 14, 2015

# Tallest Buildings Under Construction

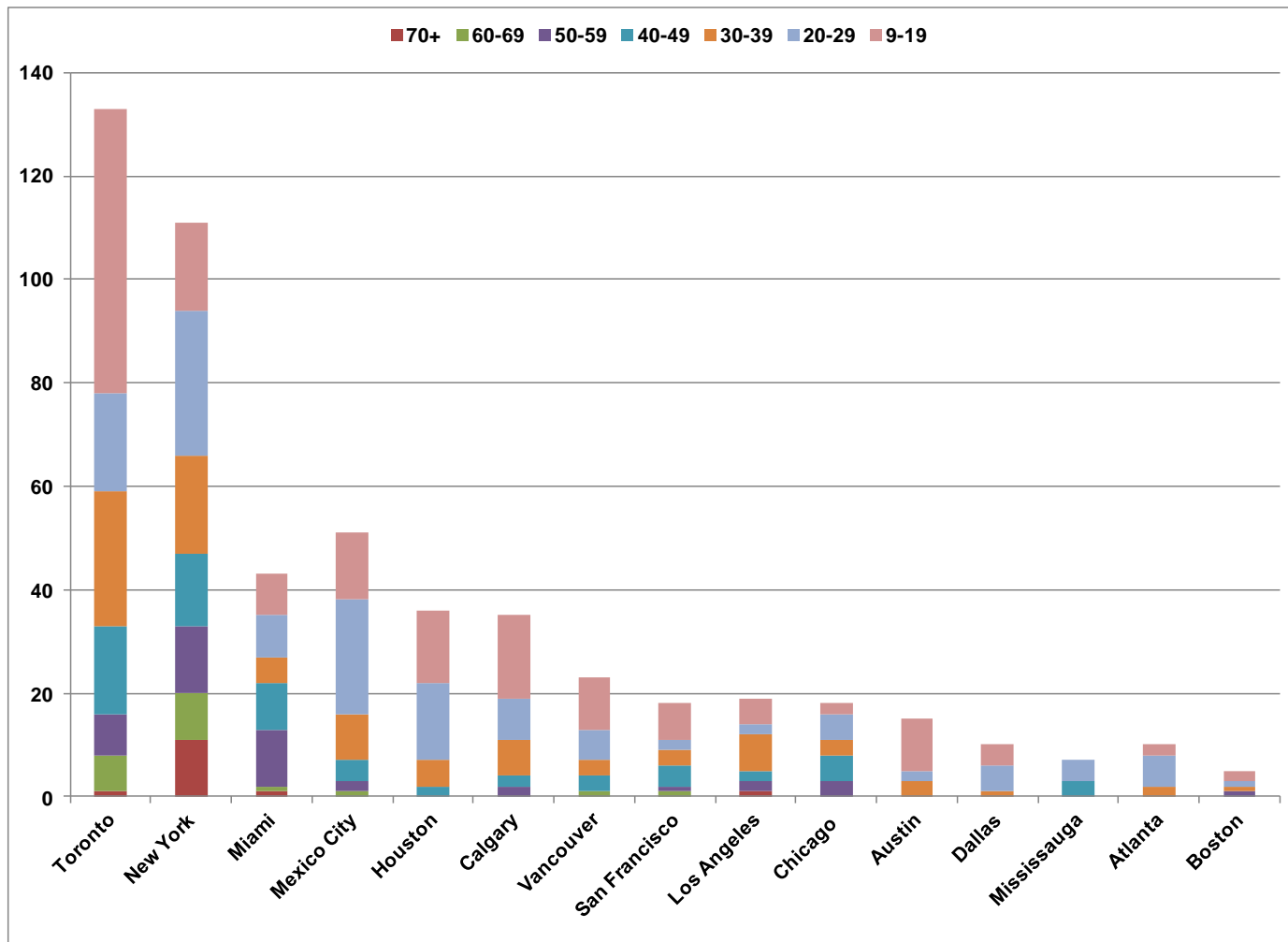
City of Toronto

	Building	Address	Metres	Feet	Floors	Year
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	Ten York	10 York St	224	735	65	2019
4	Harbour Plaza Residences West	1 York St	224	735	62	2017
5	Massey Tower	197 Yonge St	208	683	60	2018
6	88 Scott	88 Scott St	204	669	58	2017
7	YC Condos	460 Yonge Street	199	651	60	2019
8	Bay-Adelaide Centre East Tower	333 Bay St	196	643	44	2016
9	E Condos South	8 Eglinton E	196	642	58	2017
10	EY Tower	100 Adelaide St W	188	617	40	2017
11	CASA II	42 Charles St E	185	605	57	2016
12	Lighthouse Tower Condominium	132 Queens Quay East	182	598	48	2019
13	INDX Condominiums	66 Temperance St	179	587	54	2016
14	One York Street	1 York St	174	569	35	2016
15	Lagos at the Waterfront	2151 Lake Shore Blvd W	168	550	49	2016
16	Karma	9 Grenville Street	166	544	50	2016
17	87 Peter	87 Peter St	154	505	49	-
18	Bisha Hotel & Residences	56 Blue Jay Ways	147	482	41	2016
19	The Britt	955 Bay St	139	456	41	2017
20	Studio2 on Richmond	199 Richmond Street West	131	430	41	2016
21	Cumberland at Yorkville Plaza	Cumberland Street & Avenue I	125	409	39	2017
22	E Condos North	8 Eglinton E	123	403	38	2017
23	21 Dundas	21 Dundas St	122	400	39	2016
24	The Madison West	79 Dunfield Avenue	121	397	36	2015
25	Jade Waterfront Condos	2175 Lake Shore Boulevard W	112	366	34	2016
26	Minto 30 Roe	30 Roehampton Avenue	111	365	33	2016
27	The Madison East	79 Dunfield Avenue	111	364	33	2015
28	101 Erskine	101 Erskine Ave	106	349	32	-
29	1 Thousand Bay Street	100 Bay Street	104	342	32	2016
30	Exhibit Residences	162 Cumberland St	100	328	32	2015
31	Treviso II Condos	Dufferin and Lawrence	93	305	29	2016
32	One Valhalla - Triumph	1 Valhalla Road	86	282	25	2016
33	Thompson Residences	550 Wellington St W	53	175	15	2015
34	Alto	2205 Sheppard Av. East	-	-	43	2016
35	The Bond	290 Adelaide St W	-	-	41	2015
36	Avani 1 at Metrogate	2055 Kennedy Rd	-	-	35	2016
36	Omega on the Park	Esther Shiner Blvd and Provo:-	-	-	35	-
38	Hotel X	Exhibition Place	-	-	29	2015
39	Blue Diamond Condos at Imperial Plaza	1499 Yonge Street	-	-	26	2016

Source : This list was composed on September 14, 2015 from the CTBUH Tall Buildings Database

# High Rise Buildings Under Construction

## North American Cities (Skyscraperpage)



Source : [www.skyscraperpage.com](http://www.skyscraperpage.com) - Updated September 14, 2015

# High Rise Buildings Under Construction

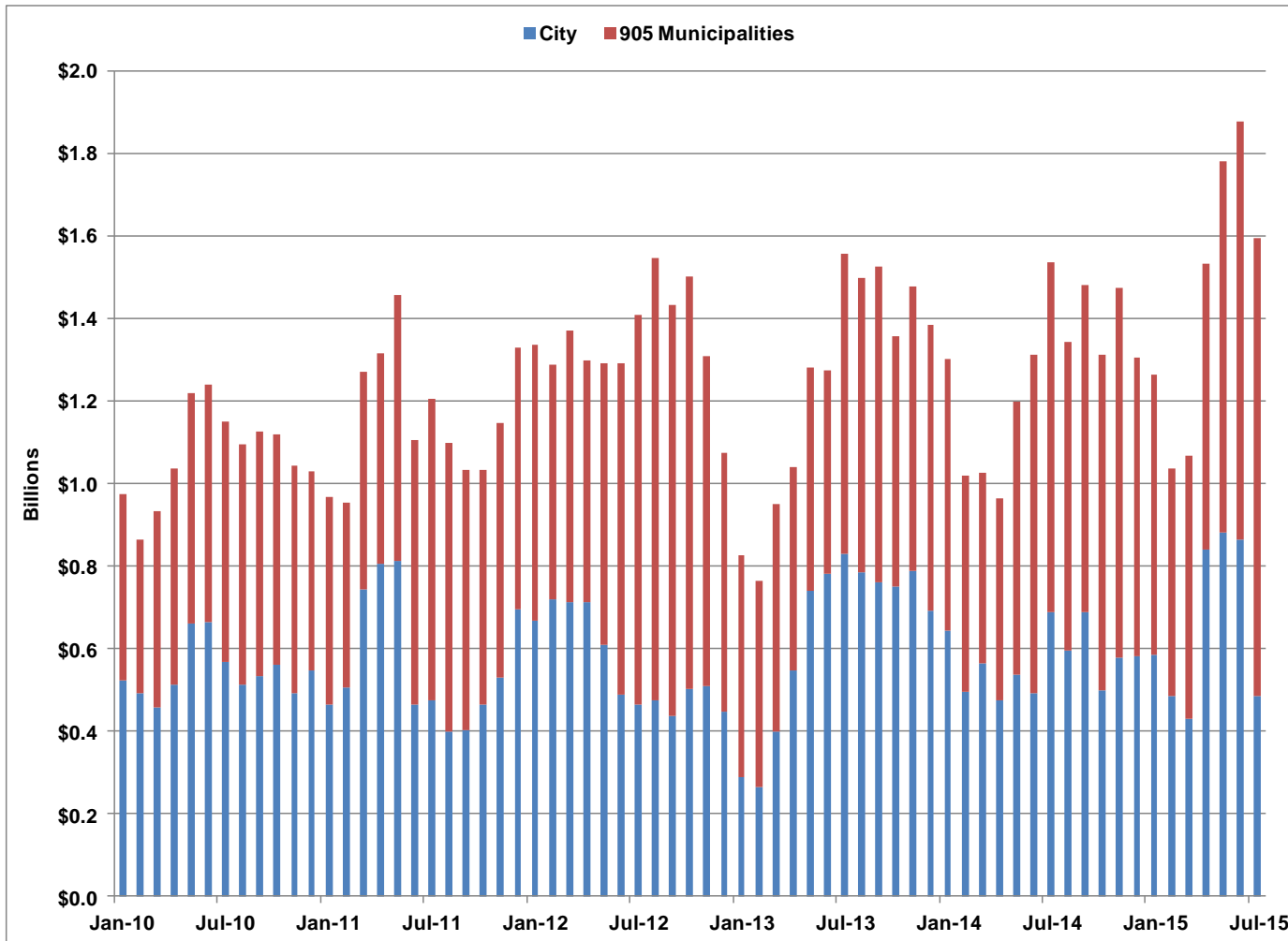
## City of Toronto by number of floors

Floors	Number of Buildings	Total Floors	Percent of Total
70+	1	75	2.0%
60-69	7	439	11.5%
50-59	8	442	11.6%
40-49	17	750	19.7%
30-39	26	890	23.4%
20-29	19	464	12.2%
9-19	55	744	19.6%
<b>Total</b>	<b>133</b>	<b>3,804</b>	<b>100.0%</b>

Source : [www.skyscraperpage.com](http://www.skyscraperpage.com) - Updated September 14, 2015

# Total Value of Building Permits

## City and "905" area



Source : Statistics Canada, 3 month moving averages (July/2015)

# Total Value of Building Permits

City and “905” area

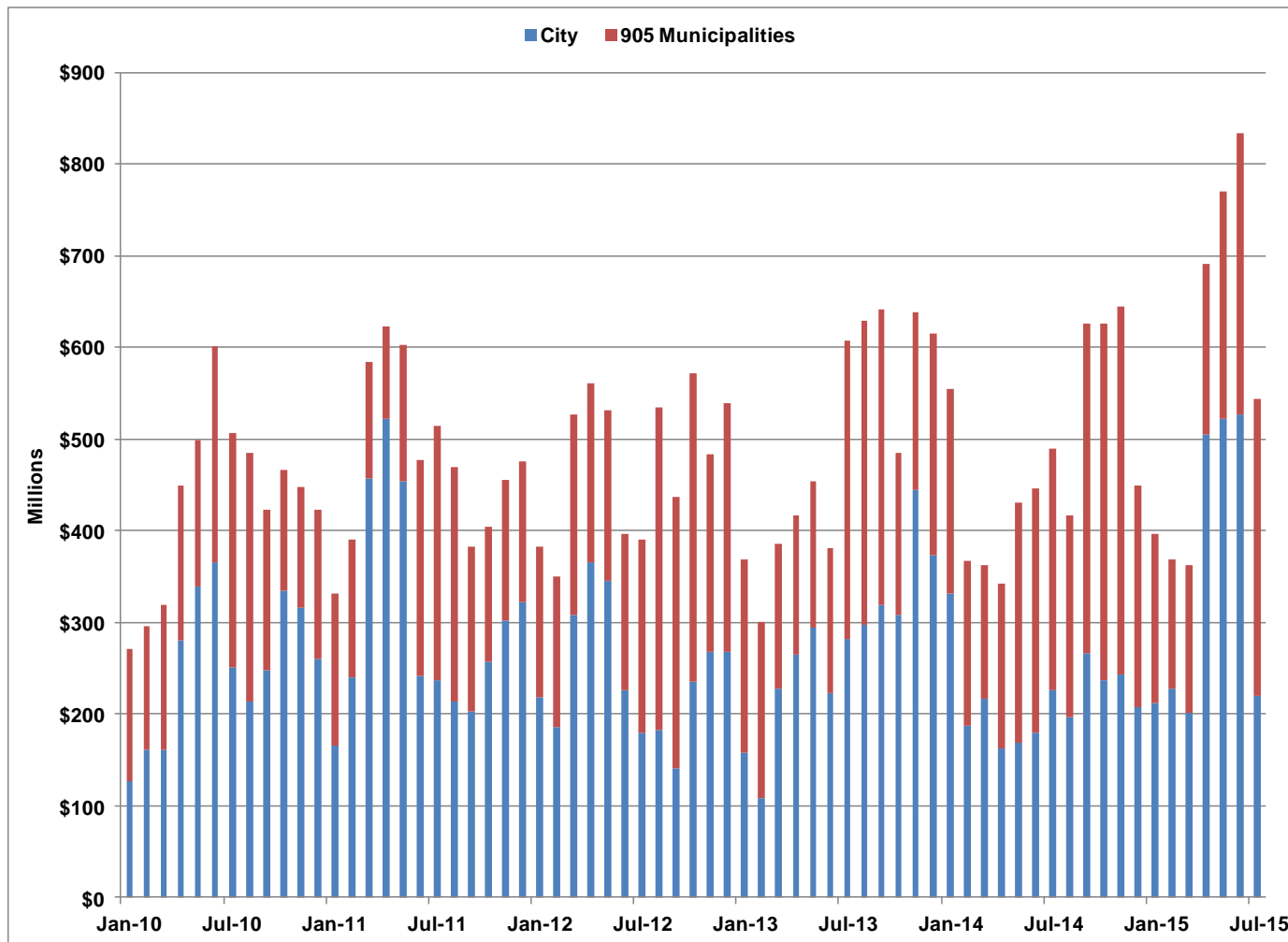
	3MMA Billions \$		12MMA Billions \$	
	City	905 Municipalities	City	905 Municipalities
Jul-14	\$0.69	\$0.85	\$0.66	\$0.69
Aug-14	\$0.59	\$0.75	\$0.62	\$0.64
Sep-14	\$0.69	\$0.79	\$0.61	\$0.69
Oct-14	\$0.50	\$0.81	\$0.60	\$0.70
Nov-14	\$0.58	\$0.90	\$0.58	\$0.71
Dec-14	\$0.58	\$0.72	\$0.56	\$0.70
Jan-15	\$0.58	\$0.68	\$0.57	\$0.70
Feb-15	\$0.48	\$0.55	\$0.54	\$0.68
Mar-15	\$0.43	\$0.63	\$0.55	\$0.72
Apr-15	\$0.84	\$0.69	\$0.63	\$0.75
May-15	\$0.88	\$0.90	\$0.64	\$0.78
Jun-15	\$0.87	\$1.01	\$0.62	\$0.80
Jul-15	\$0.49	\$1.11	\$0.63	\$0.82

Source : Statistics Canada, 3 month moving averages



# Value of ICI Building Permits

## City and "905" area



Source : Statistics Canada, 3 month moving averages (July/2015)

# Value of ICI Building Permits

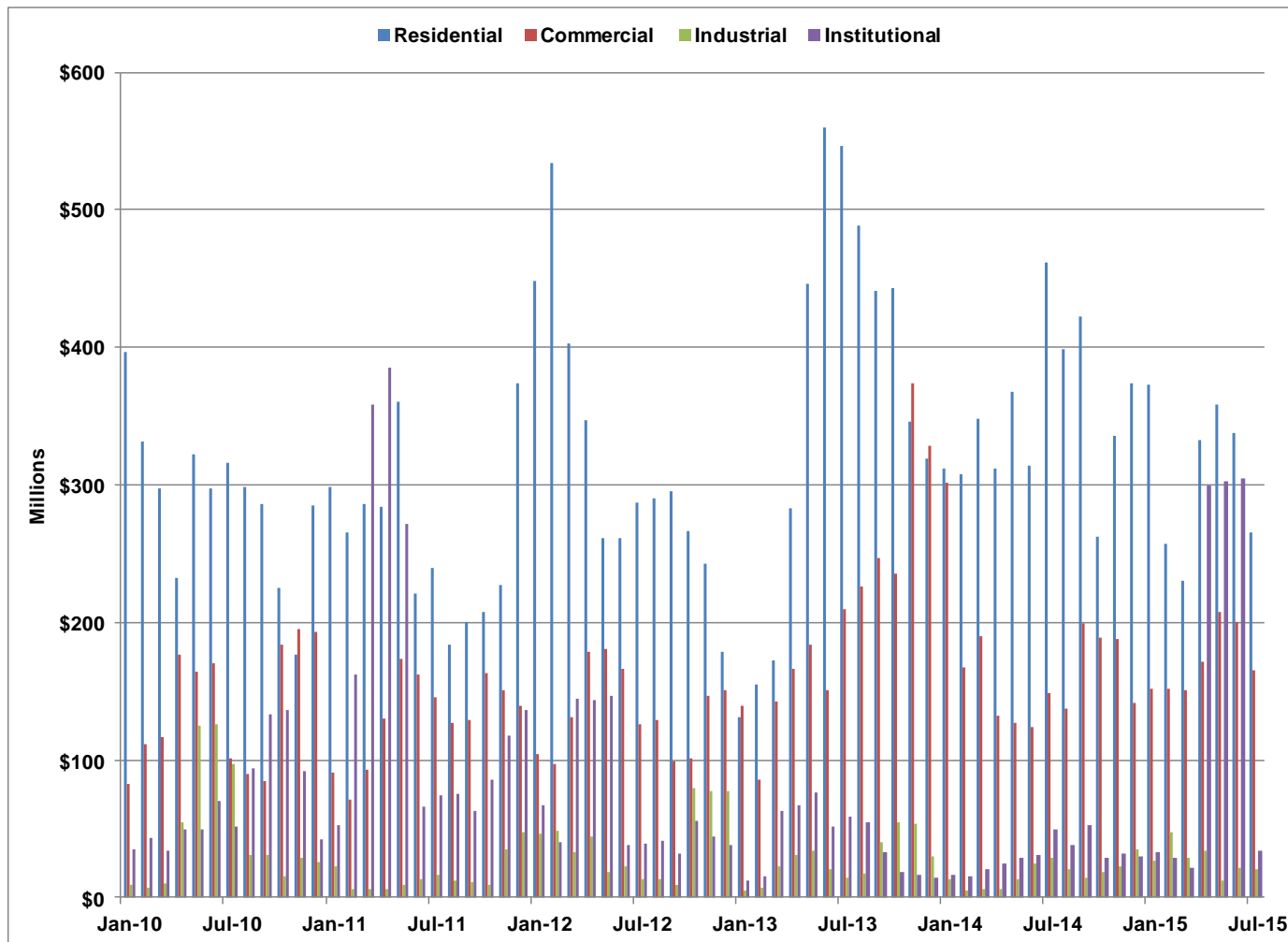
City and “905” area

	3MMA Millions \$		12MMA Millions \$	
	City	905 Municipalities	City	905 Municipalities
Jul-14	\$226.2	\$263.2	\$270.5	\$241.9
Aug-14	\$196.4	\$220.4	\$248.1	\$212.5
Sep-14	\$265.7	\$360.4	\$261.2	\$246.0
Oct-14	\$236.8	\$389.8	\$251.4	\$257.5
Nov-14	\$242.4	\$401.4	\$233.0	\$264.3
Dec-14	\$207.0	\$241.7	\$206.5	\$256.7
Jan-15	\$212.1	\$185.1	\$214.4	\$244.3
Feb-15	\$227.7	\$140.7	\$209.0	\$245.4
Mar-15	\$201.0	\$162.2	\$209.6	\$252.9
Apr-15	\$505.7	\$184.6	\$281.0	\$253.4
May-15	\$522.4	\$247.3	\$292.0	\$261.0
Jun-15	\$527.0	\$307.4	\$292.3	\$263.5
Jul-15	\$220.2	\$322.9	\$290.5	\$266.4

Source : Statistics Canada, 3 month moving averages

# Value of Building Permits

## City of Toronto



Source : Statistics Canada, 3 month moving averages (July/2015)

# Value of Building Permits

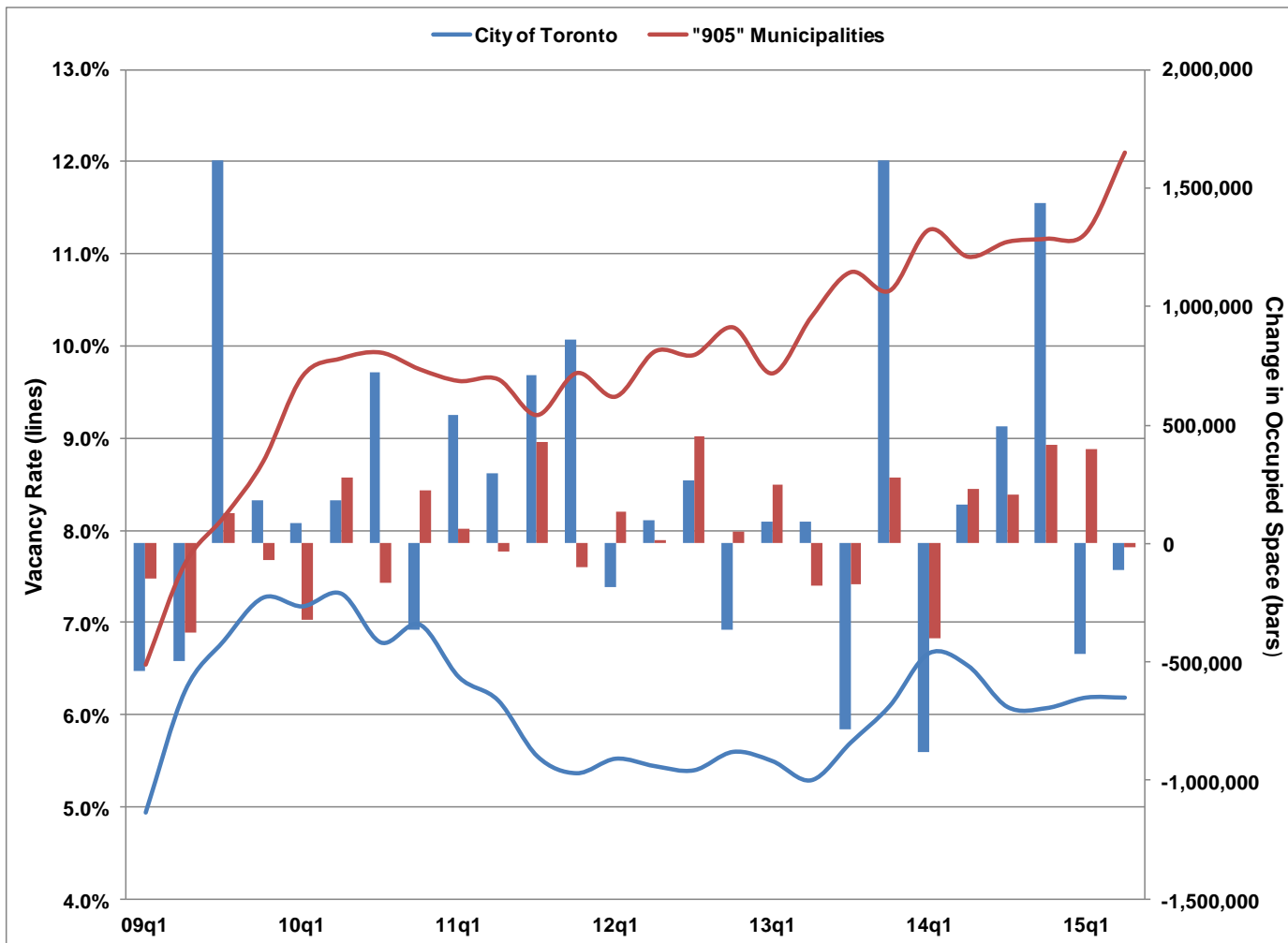
## City of Toronto

	3MMA Millions \$				12 MMA Millions \$			
	Residential	Commercial	Industrial	Institutional	Residential	Commercial	Industrial	Institutional
Jul-14	462.1	149.1	28.2	48.9	385.7	217.0	24.5	29.0
Aug-14	398.2	136.9	20.9	38.5	369.9	198.7	23.8	25.6
Sep-14	422.4	199.3	13.9	52.5	350.1	209.9	23.1	28.2
Oct-14	262.4	189.1	18.8	29.0	344.5	203.8	19.5	28.0
Nov-14	335.2	187.4	22.7	32.3	345.1	187.6	16.5	28.9
Dec-14	374.4	141.8	35.4	29.8	356.7	156.3	18.9	31.3
Jan-15	372.5	152.2	27.0	32.9	356.9	163.2	19.0	32.2
Feb-15	256.7	151.3	47.6	28.8	332.4	152.9	24.4	31.7
Mar-15	230.0	150.8	29.0	21.1	338.8	152.6	24.4	32.6
Apr-15	332.4	171.8	34.3	299.6	353.3	158.9	25.4	96.7
May-15	358.2	207.7	12.1	302.7	343.3	170.4	25.8	95.8
Jun-15	338.2	200.0	21.8	305.1	332.0	169.4	26.4	96.5
Jul-15	265.0	165.6	20.2	34.3	341.9	168.7	24.3	97.5

Source : Statistics Canada, 3 month moving averages

# Office Vacancy Rate & Occupied Space

## Toronto Region



Source : Cushman & Wakefield

# Office Vacancy Rate & Occupied Space

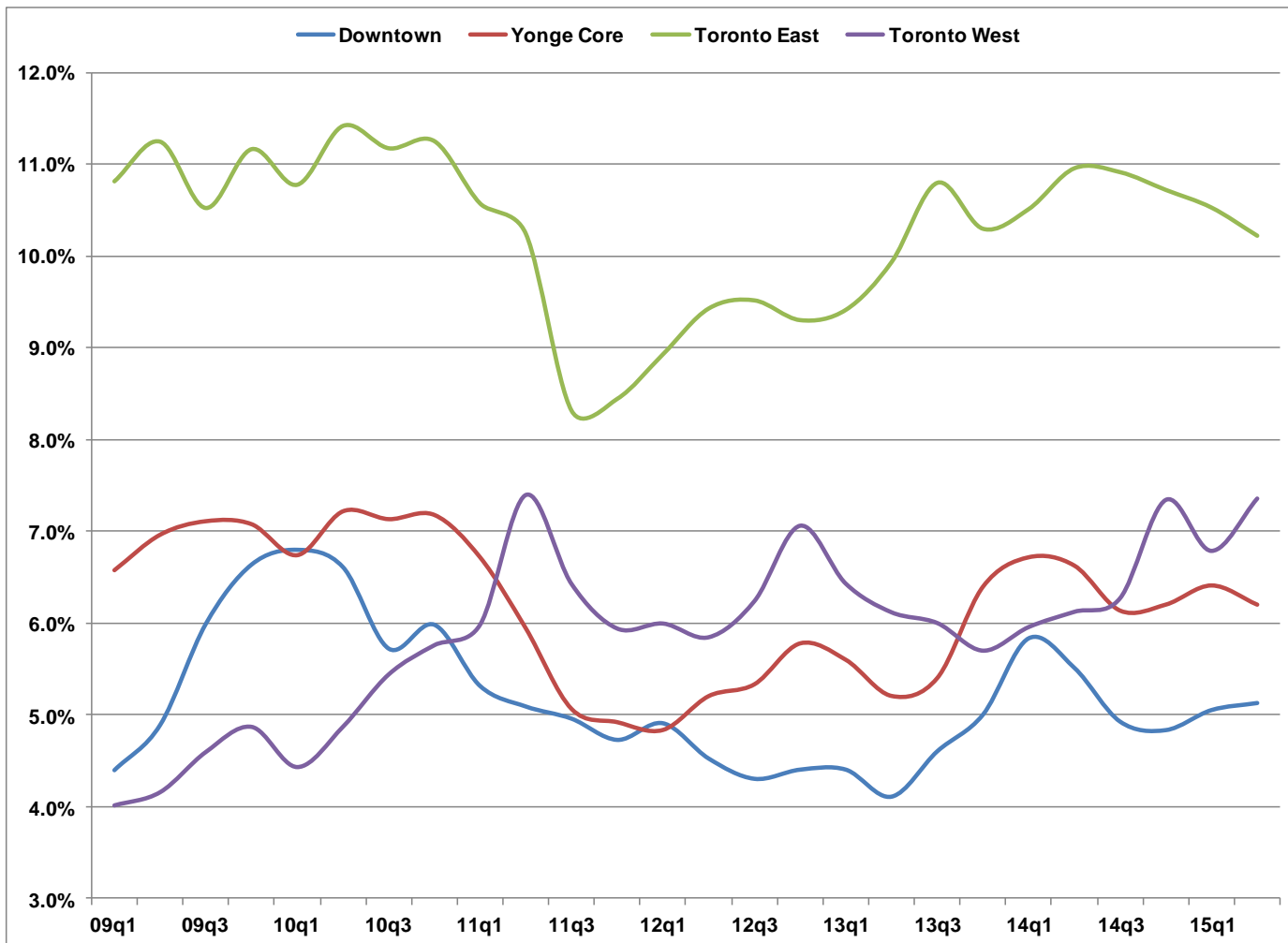
## Toronto Region

	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
14q1	6.7%	11.3%	-882,039	-399,133
14q2	6.5%	11.0%	163,539	227,349
14q3	6.1%	11.1%	496,578	206,356
14q4	6.1%	11.2%	1,436,571	418,841
15q1	6.2%	11.2%	-467,980	396,235
15q2	6.2%	12.1%	-110,363	-14,168

Source : Cushman & Wakefield

# Office Vacancy Rates

## City of Toronto



Source : Cushman & Wakefield

# Office Vacancy Rates

## City of Toronto

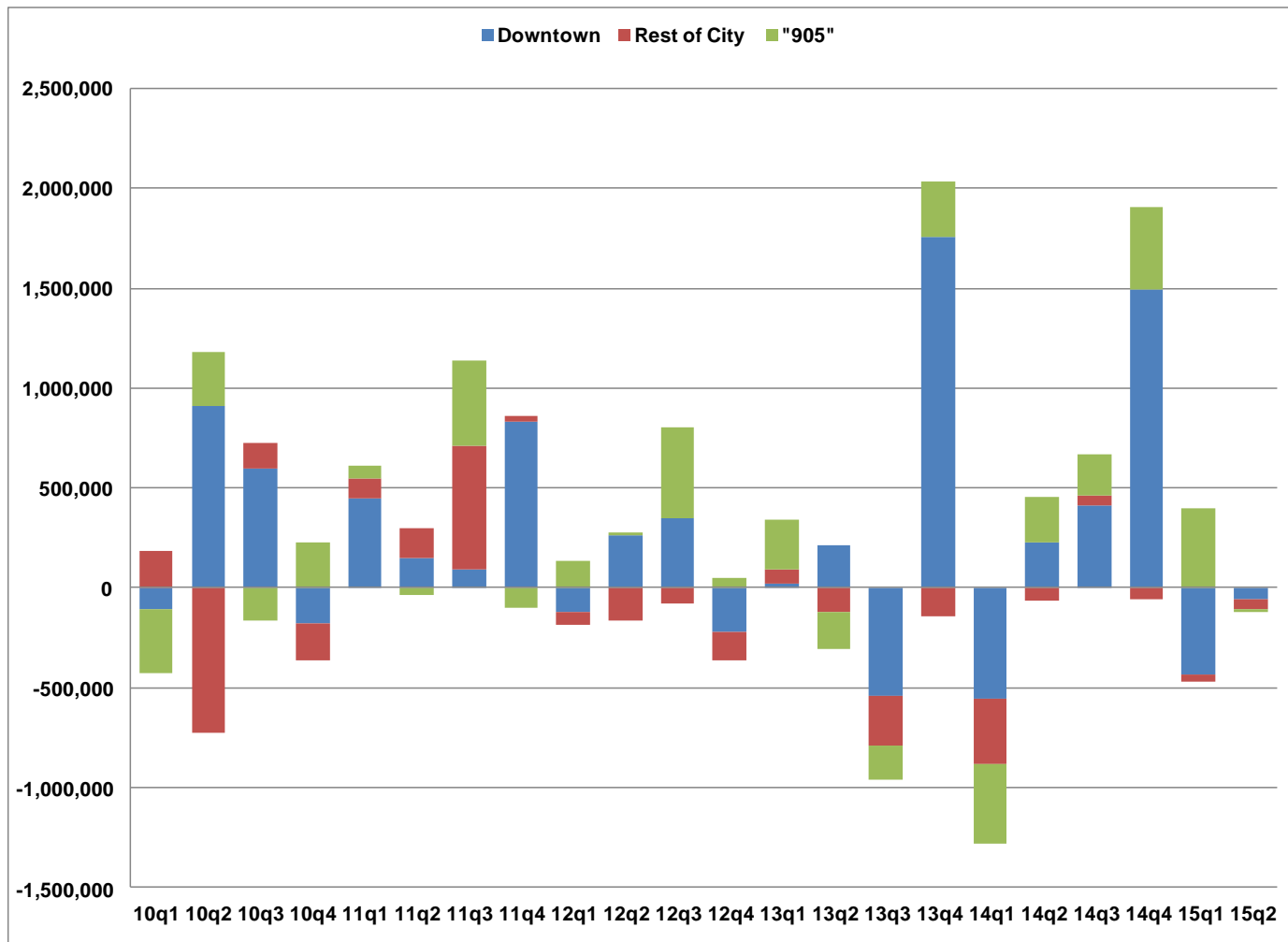
	Downtown	Yonge Core	Toronto East	Toronto West
09q1	4.4%	6.6%	10.8%	4.0%
09q2	4.9%	7.0%	11.2%	4.2%
09q3	6.0%	7.1%	10.5%	4.6%
09q4	6.6%	7.1%	11.2%	4.9%
10q1	6.8%	6.7%	10.8%	4.4%
10q2	6.6%	7.2%	11.4%	4.9%
10q3	5.7%	7.1%	11.2%	5.4%
10q4	6.0%	7.2%	11.3%	5.8%
11q1	5.3%	6.7%	10.6%	6.0%
11q2	5.1%	5.9%	10.2%	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%
14q1	5.8%	6.7%	10.5%	6.0%
14q2	5.5%	6.6%	11.0%	6.1%
14q3	4.9%	6.1%	10.9%	6.3%
14q4	4.8%	6.2%	10.7%	7.3%
15q1	5.1%	6.4%	10.5%	6.8%
15q2	5.1%	6.2%	10.2%	7.4%

Source : Cushman & Wakefield



# Quarterly Change in Occupied Office Space

## Toronto Region



Source : Cushman & Wakefield

# Quarterly Change in Occupied Office Space

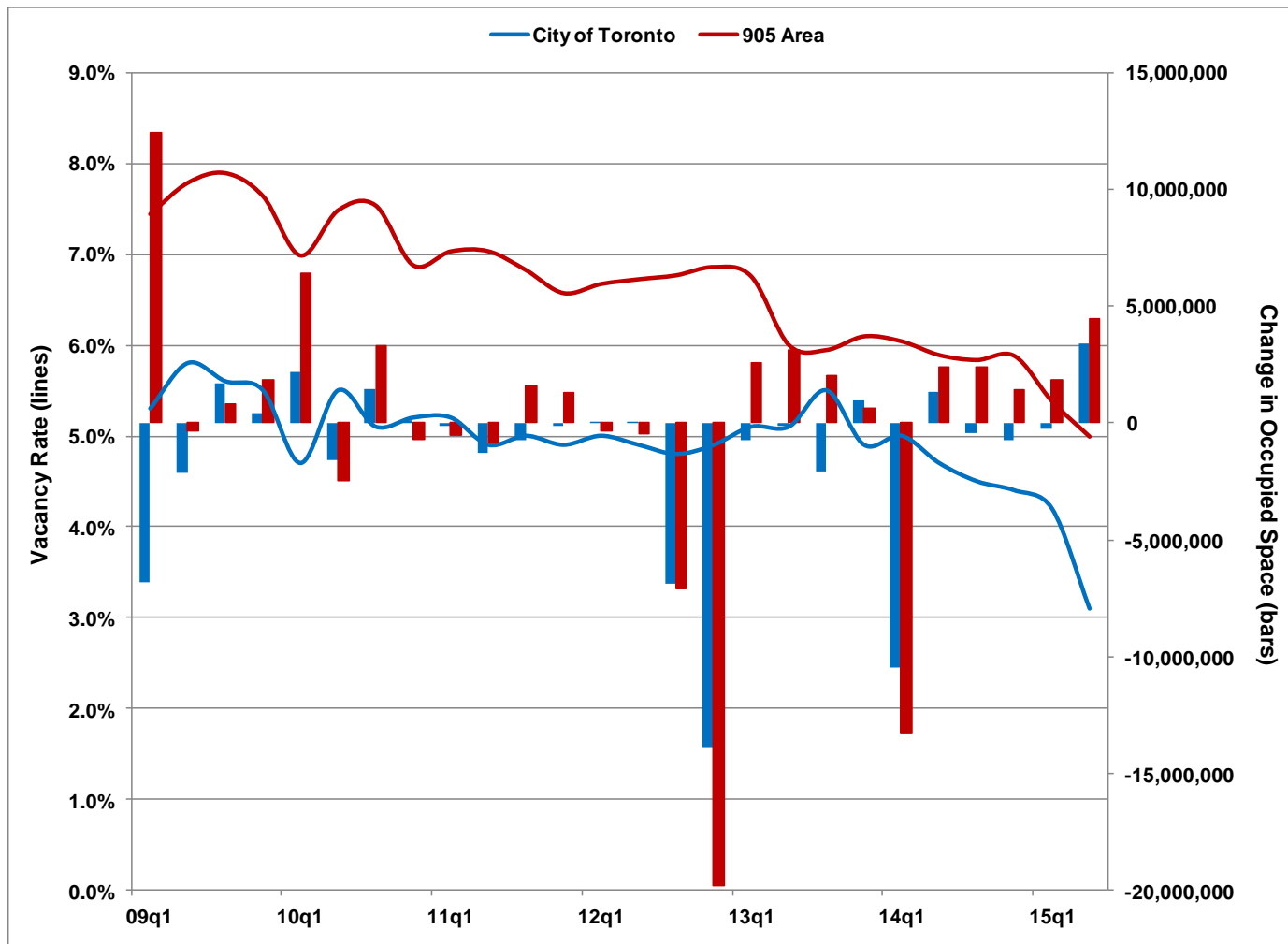
## Toronto Region

Occupied Office Space Change (sqft)								
Rest of City								
	Downtown Midtown North Yonge DVP Core Toronto East Toronto North Toronto West							"905"
	Municipalities							
Q1 2010	-103,903	69,909	17,577	42,446	23,318	-1,665	36,681	-325,338
Q2 2010	907,575	-139,521	15,651	-90,709	-267,857	-125,930	-119,354	274,972
Q3 2010	596,997	-34,051	56,240	41,060	-35,875	156,984	-59,417	-165,920
Q4 2010	-174,660	11,060	-22,891	4,759	-17,621	-128,673	-37,936	226,637
Q1 2011	451,268	25,450	94,190	-57,156	48,186	-16,825	-566	64,008
Q2 2011	150,167	123,177	77,343	647	53,749	-14,889	-94,918	-36,926
Q3 2011	89,086	106,976	120,454	294,661	23,770	-2,191	77,544	429,508
Q4 2011	834,016	-15,084	52,532	-18,826	-2,438	-13,152	22,692	-101,090
Q1 2012	-123,053	39,684	-17,802	-35,001	-45,243	-1,743	-2,487	136,145
Q2 2012	261,265	-25,198	-70,300	-17,575	-64,748	-18,954	30,545	13,171
Q3 2012	346,852	-23,174	-10,202	-74,619	59,955	1,625	-32,095	453,405
Q4 2012	-220,613	-64,377	-51,144	55,177	-19,634	5,296	-68,938	51,801
Q1 2013	19,290	145,244	-101,310	-13,685	-4,781	764	48,135	246,178
Q2 2013	213,308	-6,764	-6,665	-80,226	-27,167	-11,183	9,495	-179,920
Q3 2013	-541,353	-62,096	14,990	-176,636	-29,005	10,756	-4,229	-169,576
Q4 2013	1,755,679	-129,437	-117,613	-8,575	87,697	-6,113	33,555	277,976
Q1 2014	-553,444	-58,433	-35,301	-188,251	14,920	-39,400	-22,130	-399,133
Q2 2014	225,206	-18,278	41,754	-52,696	-19,715	-1,427	-11,305	227,349
Q3 2014	410,018	41,459	49,609	18,063	-11,195	-7,422	-3,954	206,356
Q4 2014	1,490,333	60,163	-76,990	-16,310	53,868	-235	-74,258	418,841
Q1 2015	-433,680	27,011	-45,089	-7,694	9,688	-26,355	8,139	396,235
Q2 2015	-53,695	-111,198	48,182	436	49,773	-4,463	-38,962	-14,168

Source: Cushman & Wakefield

# Industrial Vacancy Rate & Occupied Space

## Toronto Region



Source : Cushman & Wakefield

# Industrial Vacancy Rate & Occupied Space

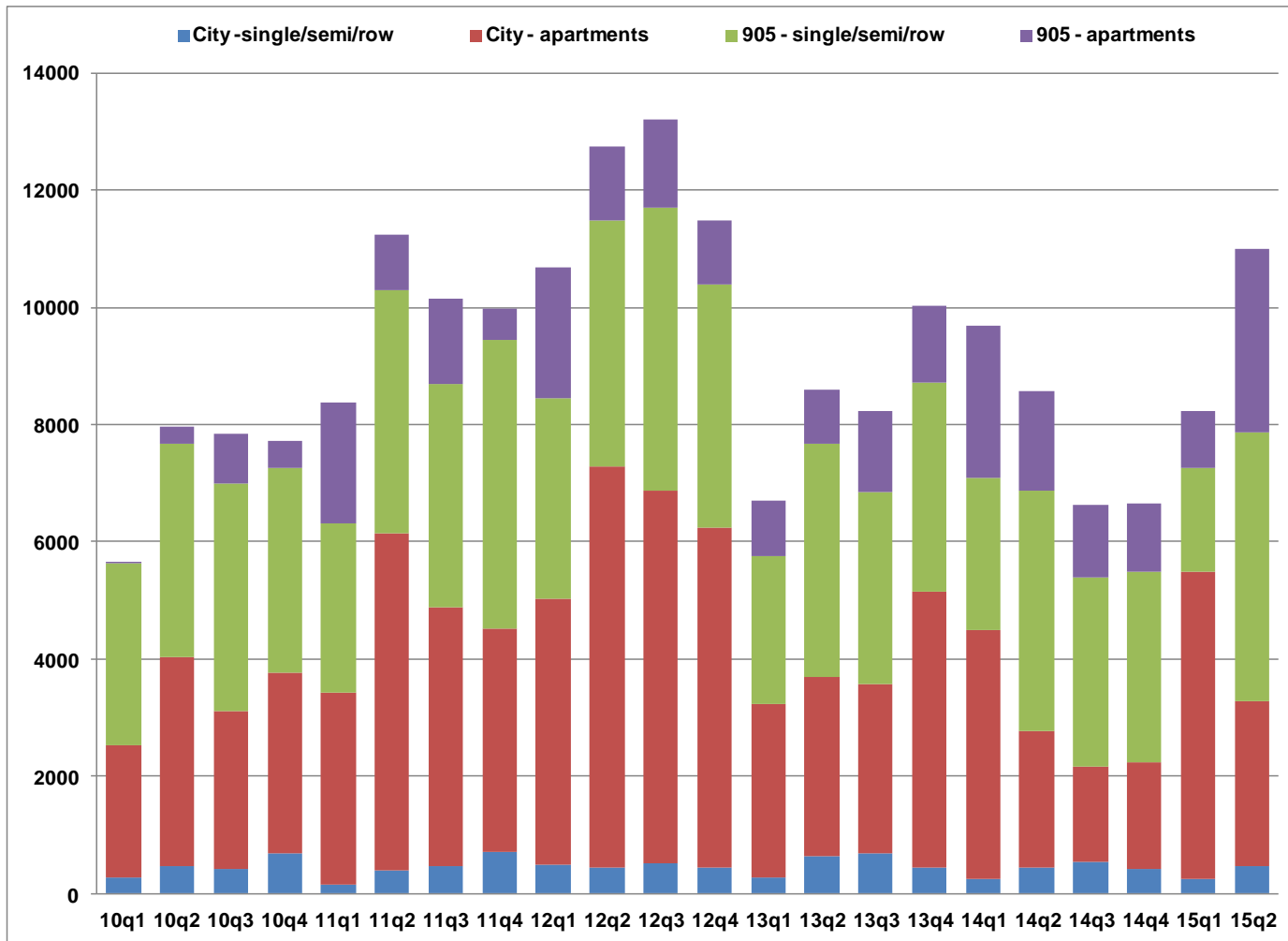
## Toronto Region

	Vacancy Rates		Occupied Change (sqft)	
	City of Toronto	"905" Municipalities	City of Toronto	"905" Municipalities
09q1	5.3%	7.4%	-6,849,098	12,398,923
09q2	5.8%	7.8%	-2,118,553	-371,004
09q3	5.6%	7.9%	1,665,573	836,616
09q4	5.5%	7.6%	416,959	1,846,871
10q1	4.7%	7.0%	2,175,828	6,436,612
10q2	5.5%	7.5%	-1,587,995	-2,445,614
10q3	5.1%	7.5%	1,472,739	3,296,123
10q4	5.2%	6.9%	100,627	-725,771
11q1	5.2%	7.0%	-102,911	-547,405
11q2	4.9%	7.0%	-1,295,146	-822,732
11q3	5.0%	6.8%	-720,923	1,592,612
11q4	4.9%	6.6%	-158,014	1,280,666
12q1	5.0%	6.7%	23,038	-345,781
12q2	4.9%	6.7%	80,630	-434,513
12q3	4.8%	6.8%	-6,887,145	-7,090,257
12q4	4.9%	6.9%	-13,886,850	-19,776,376
13q1	5.1%	6.8%	-763,209	2,596,625
13q2	5.1%	6.0%	-143,071	3,097,327
13q3	5.5%	6.0%	-2,081,651	2,051,150
13q4	4.9%	6.1%	988,530	645,319
14q1	5.0%	6.0%	-10,446,138	-13,311,227
14q2	4.7%	5.9%	1,358,984	2,389,516
14q3	4.5%	5.8%	-422,123	2,420,479
14q4	4.4%	5.9%	-752,481	1,398,701
15q1	4.2%	5.4%	-244,033	1,828,627
15q2	3.1%	5.0%	3,382,618	4,456,334

Source : Cushman & Wakefield

# Housing Starts

## Toronto CMA



Source : CMHC – Housing Now

# Housing Starts

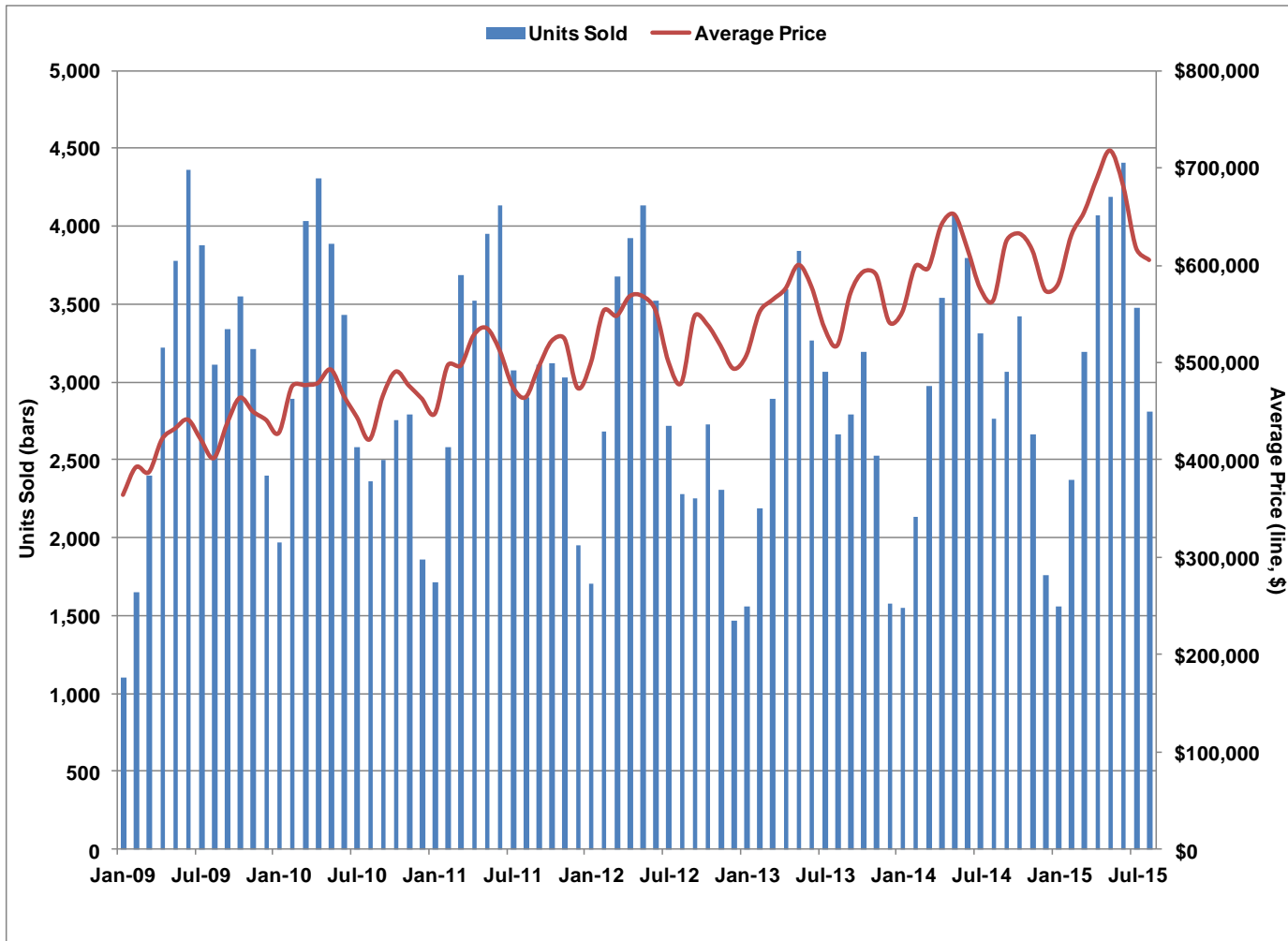
## Toronto CMA

	City - single/semi/row	City - apartments	905 - single/semi/row	905 - apartments
09q1	346	2696	1776	1086
09q2	269	2214	2644	512
09q3	502	2769	2893	548
09q4	313	2810	4337	234
10q1	281	2242	3120	26
10q2	458	3582	3620	302
10q3	418	2686	3893	848
10q4	673	3085	3492	469
11q1	157	3276	2875	2069
11q2	398	5744	4154	946
11q3	469	4409	3813	1456
11q4	705	3814	4917	543
12q1	485	4536	3420	2241
12q2	452	6833	4206	1245
12q3	519	6358	4825	1497
12q4	436	5797	4145	1110
13q1	265	2960	2528	942
13q2	638	3048	3992	904
13q3	677	2887	3294	1376
13q4	444	4699	3560	1333
14q1	235	4266	2589	2589
14q2	437	2331	4104	1686
14q3	531	1626	3237	1227
14q4	422	1823	3236	1179
15q1	237	5257	1773	969
15q2	474	2801	4581	3131

Source : CMHC – Housing Now

# MLS Sales and Prices

## City of Toronto



Source: Toronto Real Estate Board – (August/2015)

# MLS Sales and Prices

## City of Toronto

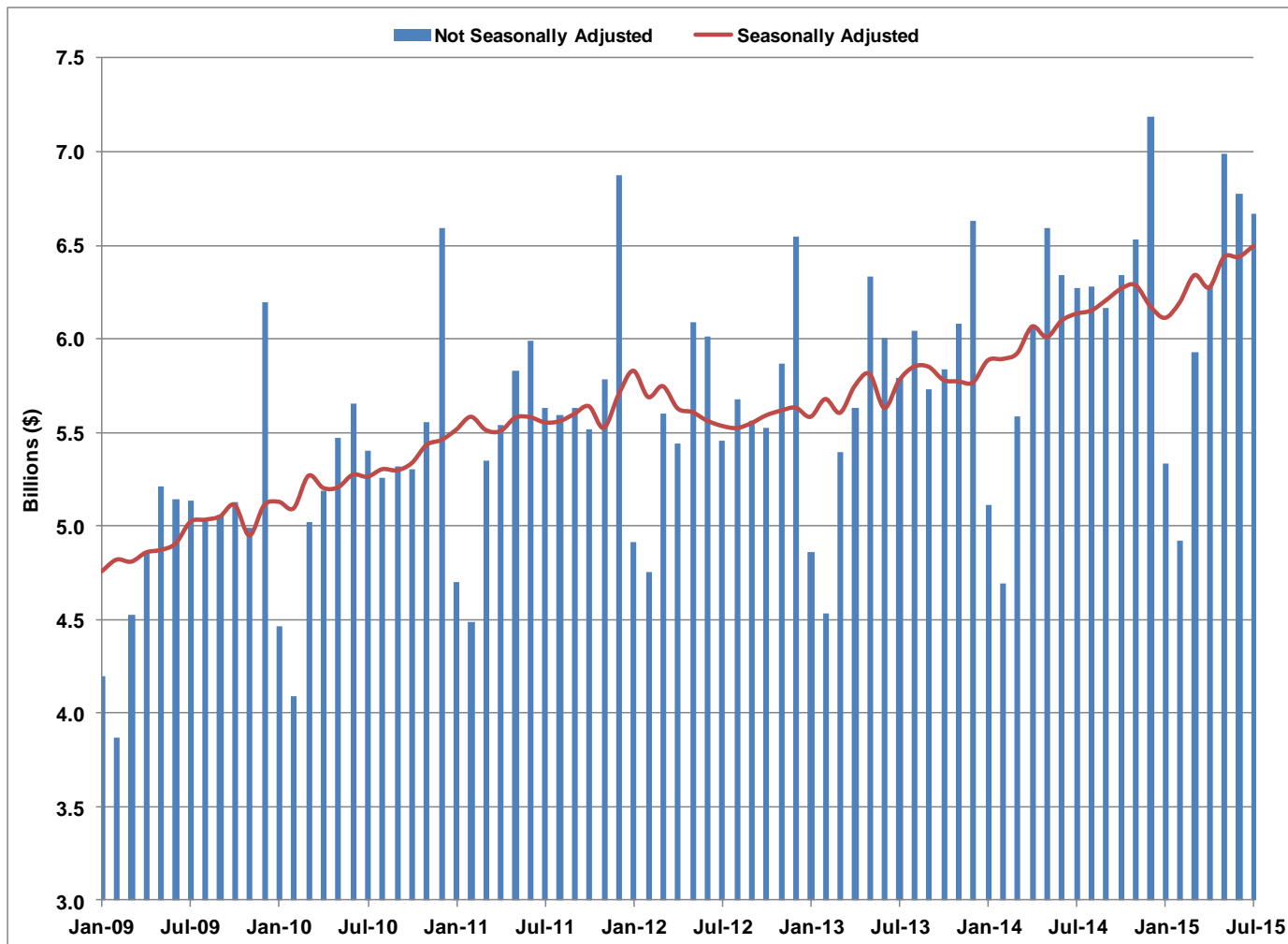
	Units Sold	Average Price
Aug-13	2,665	\$518,145
Sep-13	2,789	\$571,410
Oct-13	3,190	\$593,807
Nov-13	2,528	\$590,366
Dec-13	1,574	\$541,771
Jan-14	1,551	\$552,395
Feb-14	2,136	\$599,414
Mar-14	2,978	\$597,401
Apr-14	3,544	\$641,666
May-14	4,069	\$652,681
Jun-14	3,795	\$617,854
Jul-14	3,315	\$576,552
Aug-14	2,760	\$564,359
Sep-14	3,063	\$624,851
Oct-14	3,420	\$633,078
Nov-14	2,661	\$616,130
Dec-14	1,762	\$574,539
Jan-15	1,561	\$581,477
Feb-15	2,370	\$630,858
Mar-15	3,196	\$655,067
Apr-15	4,071	\$690,261
May-15	4,189	\$718,350
Jun-15	4,406	\$682,264
Jul-15	3,480	\$618,202
Aug-15	2,807	\$605,817

Source: Toronto Real Estate Board



# Monthly Retail Sales

## Toronto CMA



Source: Statistics Canada, CANSIM Table 080-0020 – (July/2015)

# Monthly Retail Sales

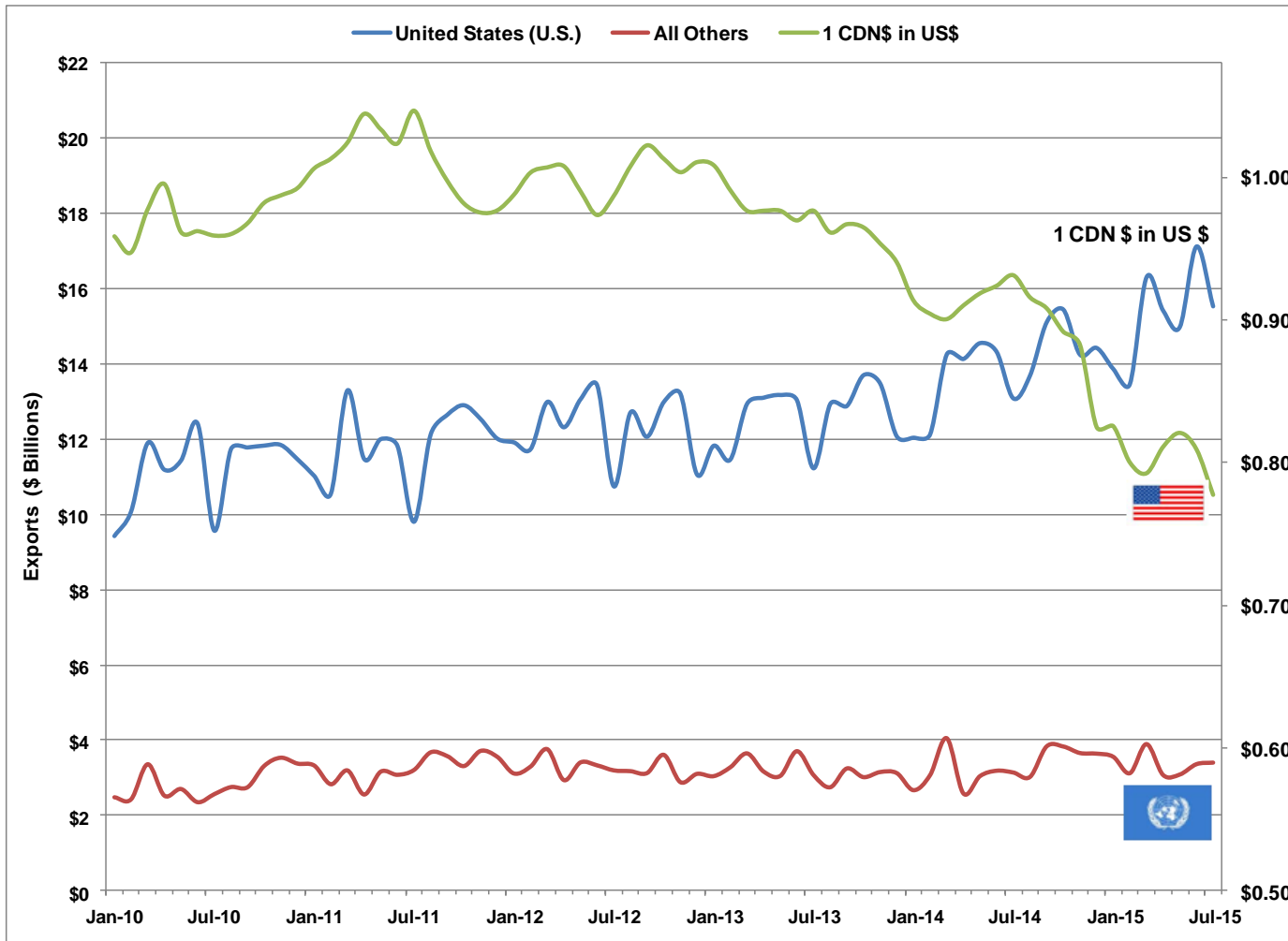
Toronto CMA

(\$Billions)

	Unadjusted		Seasonally Adjusted	
	Monthly	3 Month Average	Monthly	3 Month Average
Jul-13	5.79	6.04	5.78	5.74
Aug-13	6.04	5.95	5.85	5.75
Sep-13	5.73	5.85	5.85	5.83
Oct-13	5.84	5.87	5.78	5.83
Nov-13	6.08	5.88	5.77	5.80
Dec-13	6.63	6.18	5.77	5.77
Jan-14	5.12	5.94	5.88	5.81
Feb-14	4.69	5.48	5.89	5.85
Mar-14	5.58	5.13	5.92	5.90
Apr-14	6.07	5.45	6.07	5.96
May-14	6.59	6.08	6.01	6.00
Jun-14	6.34	6.33	6.10	6.06
Jul-14	6.28	6.40	6.14	6.08
Aug-14	6.28	6.30	6.15	6.13
Sep-14	6.16	6.24	6.21	6.16
Oct-14	6.34	6.26	6.27	6.21
Nov-14	6.53	6.35	6.29	6.25
Dec-14	7.18	6.69	6.18	6.24
Jan-15	5.33	6.35	6.11	6.19
Feb-15	4.92	5.81	6.20	6.16
Mar-15	5.93	5.39	6.34	6.22
Apr-15	6.29	5.71	6.28	6.27
May-15	6.99	6.40	6.44	6.35
Jun-15	6.78	6.68	6.44	6.38
Jul-15	6.67	6.81	6.50	6.46

Source: Statistics Canada, CANSIM Table 080-0020

# Ontario Merchandise Exports & US\$ Exchange Rate



Source: Bank of Canada and Industry Canada (July/2015)

# Ontario Merchandise Exports & US\$ Exchange Rate

	(\$Billions)		1 CDN\$ in US\$
	US	All Others	
Jul-14	13.08	3.13	0.93
Aug-14	13.68	3.01	0.92
Sep-14	15.10	3.83	0.91
Oct-14	15.44	3.82	0.89
Nov-14	14.24	3.65	0.88
Dec-14	14.42	3.63	0.82
Jan-15	13.86	3.55	0.83
Feb-15	13.46	3.11	0.80
Mar-15	16.30	3.89	0.79
Apr-15	15.41	3.06	0.81
May-15	14.98	3.08	0.82
Jun-15	17.12	3.35	0.81
Jul-15	15.53	3.39	0.78

Source: Bank of Canada and Industry Canada