

Advancing Toronto's

**prosperity,**  
**opportunity**  
**and liveability**

Economic Development & Culture






















Economic Dashboard

Annual Summary

February 17, 2016

# Indicator Highlights

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

	Geography	2013	2014	2015	2014-15 % Change	Status
Real Gross Domestic Product (Annual Growth)	Toronto	3.4%	3.1%	2.6%		
	Canada	2.0%	2.5%	1.2%		
Unemployment Rate	Toronto	8.9%	9.5%	7.7%		
	Canada	7.1%	6.9%	6.9%		
Participation Rate	Toronto	67.1%	64.8%	64.6%		
	Canada	66.5%	66.0%	65.8%		
Employment Rate	Toronto	61.1%	58.6%	59.7%		
	Canada	61.8%	61.4%	61.3%		
Total Value of Building Permits (Billions)	Toronto	\$8.0	\$7.0	\$7.8	11.4%	
	Canada	\$80.8	\$84.9	\$84.8	-0.1%	
Office Vacancy Rate Q4	Toronto	6.1%	6.1%	6.0%		
Average House Price	Toronto	\$565,860	\$610,217	\$659,043	8.0%	
	Canada	\$382,500	\$408,100	\$442,900	8.5%	
Business Bankruptcies Q3	Toronto CMA	458	346	413	19.4%	
	Canada	3,194	3,087	3,076	-0.4%	
Employment Insurance Recipients Year-to-date (January - November)	Toronto	293,720	273,440	259,780	-5.0%	
	Canada	5,023,190	4,874,410	5,138,970	5.4%	
Consumer Price Index (2002=100)	Toronto CMA	123.3	126.4	128.3	1.5%	
	Canada	122.8	125.2	126.6	1.1%	
Retail Sales (Billions) Year-to-date (January - November)	Toronto CMA	\$62.2	\$66.0	\$69.4	5.2%	
	Canada	\$438.2	\$458.1	\$467.8	2.1%	

LFS



Negative



Caution



Positive

# Business Climate

## Toronto Ranks Well Internationally – General Rankings

### **PWC** - Building Better Cities - 2015

Toronto ranks **1<sup>st</sup>** of 28 global cities for competitive, sustainable and livable metropolises in APEC

### **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

### **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

### **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

### **PricewaterhouseCoopers** - Cities of Opportunity - 2014

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

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

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

### **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

### **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

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

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

### **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

# Business Climate

## Toronto Ranks Well Internationally – Sectoral Rankings

### **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

### **Metropolis**– The World’s Most Livable Cities - 2015

Toronto ranks **1<sup>st</sup> out of top 10** 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

### **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

### **National Taiwan University Ranking** - Performance Ranking of Scientific Papers for World Universities - 2015

University of Toronto ranks **3<sup>rd</sup> of 500** global universities

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

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

### **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)

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

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

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

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

### **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

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

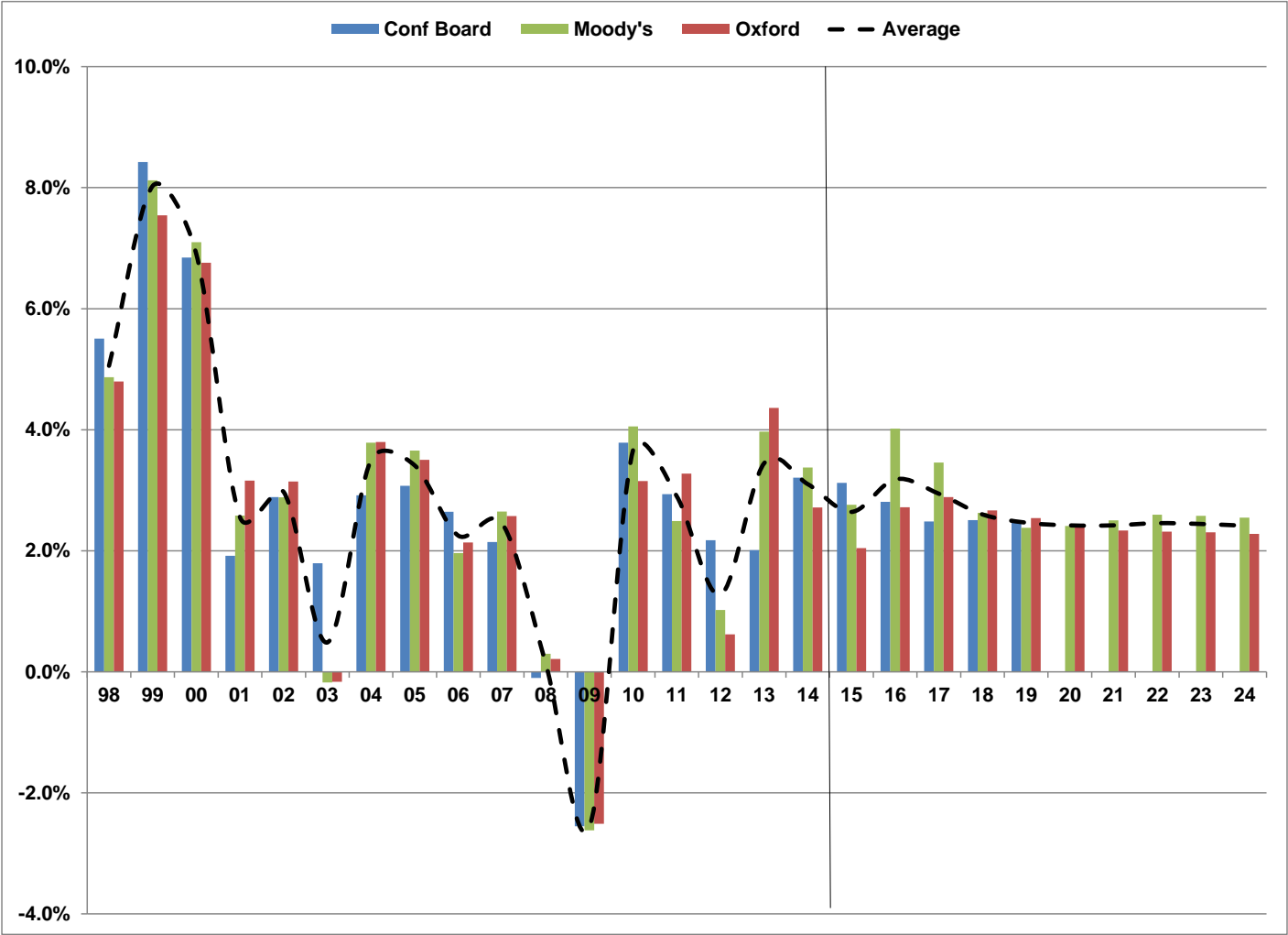
University of Toronto ranks **20<sup>th</sup> of 400** global universities

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

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

# Real GDP Growth

## Toronto CMA



Source: Conference Board of Canada (Dec. 18, 2015), Moody's Analytics (Feb. 1, 2016), Oxford Economics (Dec. 24, 2015)



# Percent Change in GDP

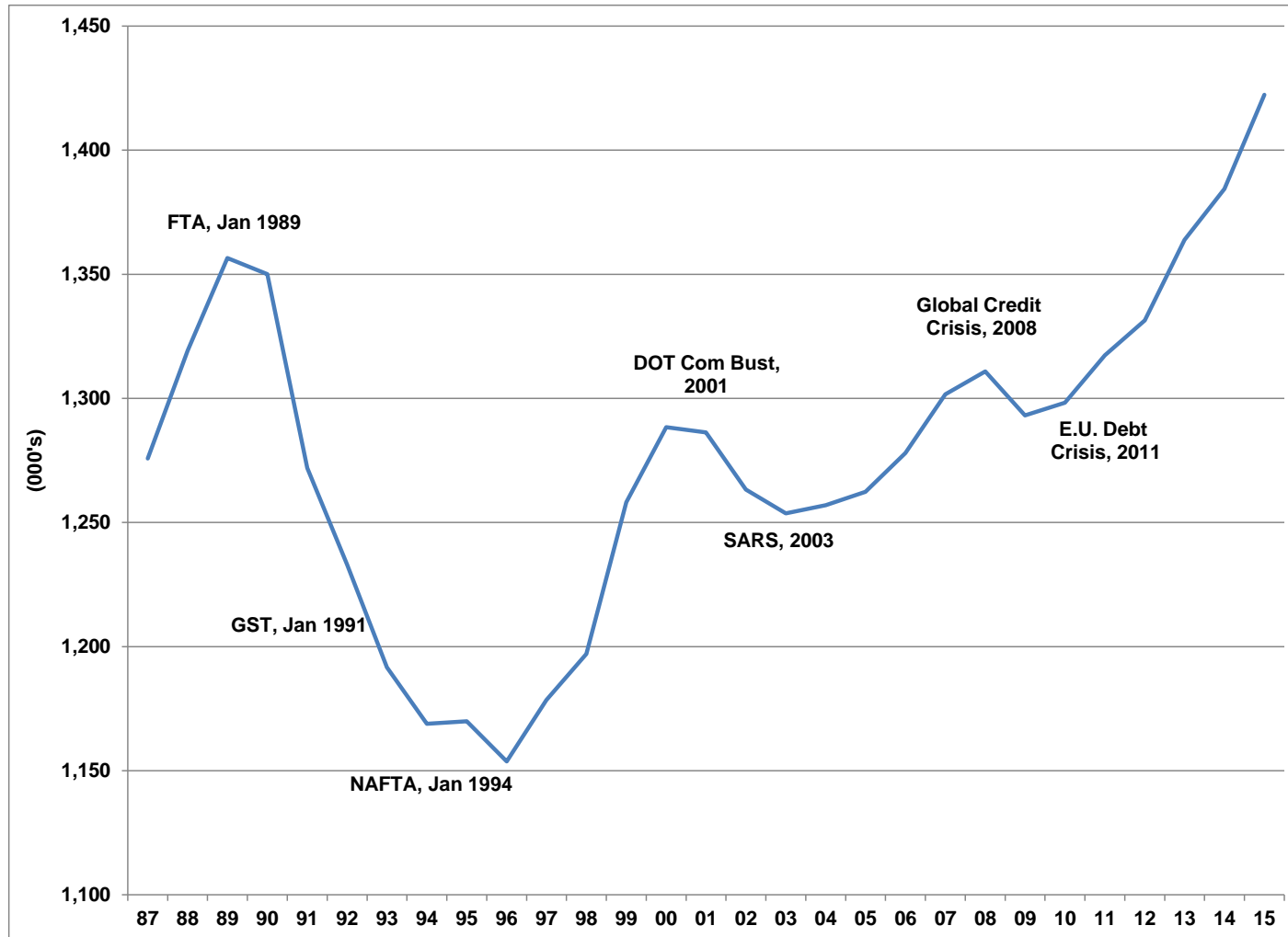
## Toronto CMA

	Moody's	Conference Board	Oxford Economics	Average
1998	4.87%	5.50%	4.80%	5.06%
1999	8.12%	8.42%	7.54%	8.03%
2000	7.10%	6.84%	6.76%	6.90%
2001	2.58%	1.92%	3.16%	2.55%
2002	2.88%	2.89%	3.15%	2.97%
2003	-0.18%	1.79%	-0.17%	0.48%
2004	3.79%	2.91%	3.80%	3.50%
2005	3.66%	3.07%	3.50%	3.41%
2006	1.96%	2.65%	2.14%	2.25%
2007	2.65%	2.14%	2.57%	2.45%
2008	0.30%	-0.10%	0.21%	0.14%
2009	-2.62%	-2.55%	-2.51%	-2.56%
2010	4.06%	3.79%	3.15%	3.66%
2011	2.49%	2.94%	3.28%	2.90%
2012	1.02%	2.17%	0.62%	1.27%
2013	3.97%	2.01%	4.36%	3.44%
2014	3.38%	3.21%	2.72%	3.10%
2015	2.76%	3.12%	2.04%	2.64%
2016	4.02%	2.81%	2.72%	3.18%
2017	3.46%	2.48%	2.89%	2.94%
2018	2.62%	2.51%	2.67%	2.60%
2019	2.38%		2.54%	2.46%
2020	2.41%		2.43%	2.42%
2021	2.50%		2.33%	2.42%
2022	2.59%		2.32%	2.46%
2023	2.58%		2.31%	2.44%
2024	2.55%		2.28%	2.41%

Source: Conference Board of Canada (Dec. 18, 2015), Moody's Analytics (Feb. 1, 2016), Oxford Economics (Dec. 24, 2015)

# Jobs in the City of Toronto

## Establishment Survey



Source: City Planning Division, Research and Information

# Jobs in the City of Toronto

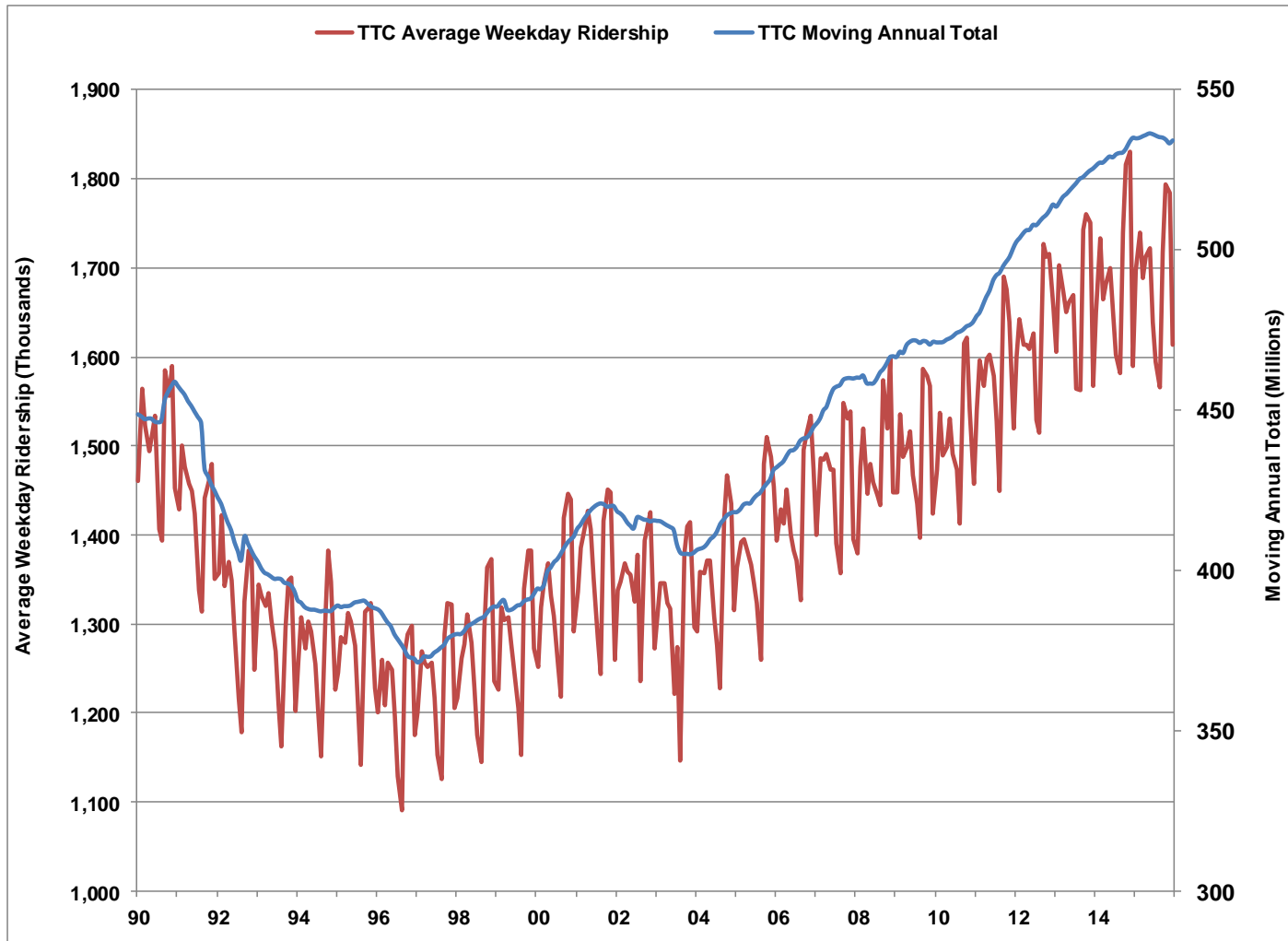
## Establishment Survey

	Manufacturing						All-Sector	Y-Y Change
	Office	& Whse	Institutional	Retail	Service	Other	Total	
1987	553,800	256,800	150,100	145,300	138,900	31,000	1,275,800	
1988	584,800	254,500	154,300	154,100	142,400	29,300	1,319,300	43,500
1989	614,700	247,300	159,900	154,800	146,000	33,800	1,356,500	37,200
1990	614,900	232,900	164,100	155,200	149,600	33,400	1,350,100	-6,500
1991	585,800	195,300	176,900	141,700	142,600	29,700	1,272,000	-78,100
1992	571,400	177,200	174,400	141,000	139,500	29,400	1,232,900	-39,000
1993	553,200	160,300	179,600	136,600	133,900	28,100	1,191,600	-41,300
1994	535,200	163,100	176,800	133,700	132,200	27,900	1,168,900	-22,700
1995	539,000	162,700	174,300	133,600	133,300	27,100	1,169,900	1,000
1996	535,500	163,800	162,800	133,600	131,300	26,900	1,153,800	-16,100
1997	548,400	174,500	158,400	132,900	135,400	28,900	1,178,500	24,700
1998	560,600	177,800	159,800	134,600	136,400	27,800	1,197,000	18,500
1999	594,800	186,200	165,700	140,100	140,500	30,900	1,258,100	61,100
2000	601,800	191,100	179,100	141,600	143,900	30,900	1,288,400	30,300
2001	602,500	185,500	176,400	142,900	146,800	32,300	1,286,300	-2,000
2002	581,500	180,000	183,300	143,900	142,500	32,100	1,263,300	-23,000
2003	573,500	172,100	189,700	142,600	142,700	33,100	1,253,700	-9,600
2004	577,500	169,200	189,100	144,100	141,900	35,100	1,257,000	3,300
2005	572,600	163,100	196,900	148,800	142,200	38,800	1,262,400	5,500
2006	584,900	154,400	205,500	149,800	145,500	38,000	1,278,000	15,600
2007	604,200	149,200	207,800	151,500	148,900	40,000	1,301,600	23,600
2008	614,700	143,800	214,400	147,800	149,600	40,700	1,310,800	9,200
2009	610,900	130,100	216,500	142,300	151,000	42,500	1,293,200	-17,700
2010	623,300	129,500	213,500	140,500	150,900	40,500	1,298,300	5,100
2011	627,900	128,600	219,800	141,600	155,500	43,900	1,317,300	19,100
2012	638,100	128,200	218,400	143,300	158,300	45,100	1,331,500	14,200
2013	656,900	126,100	222,800	146,800	164,500	46,700	1,363,900	32,400
2014	663,000	124,600	233,700	144,500	170,600	47,900	1,384,400	20,600
2015	693,900	124,000	231,700	145,300	176,900	50,500	1,422,300	37,900

Source: City Planning Division, Research and Information



# TTC Ridership



Source: Toronto Transit Commission

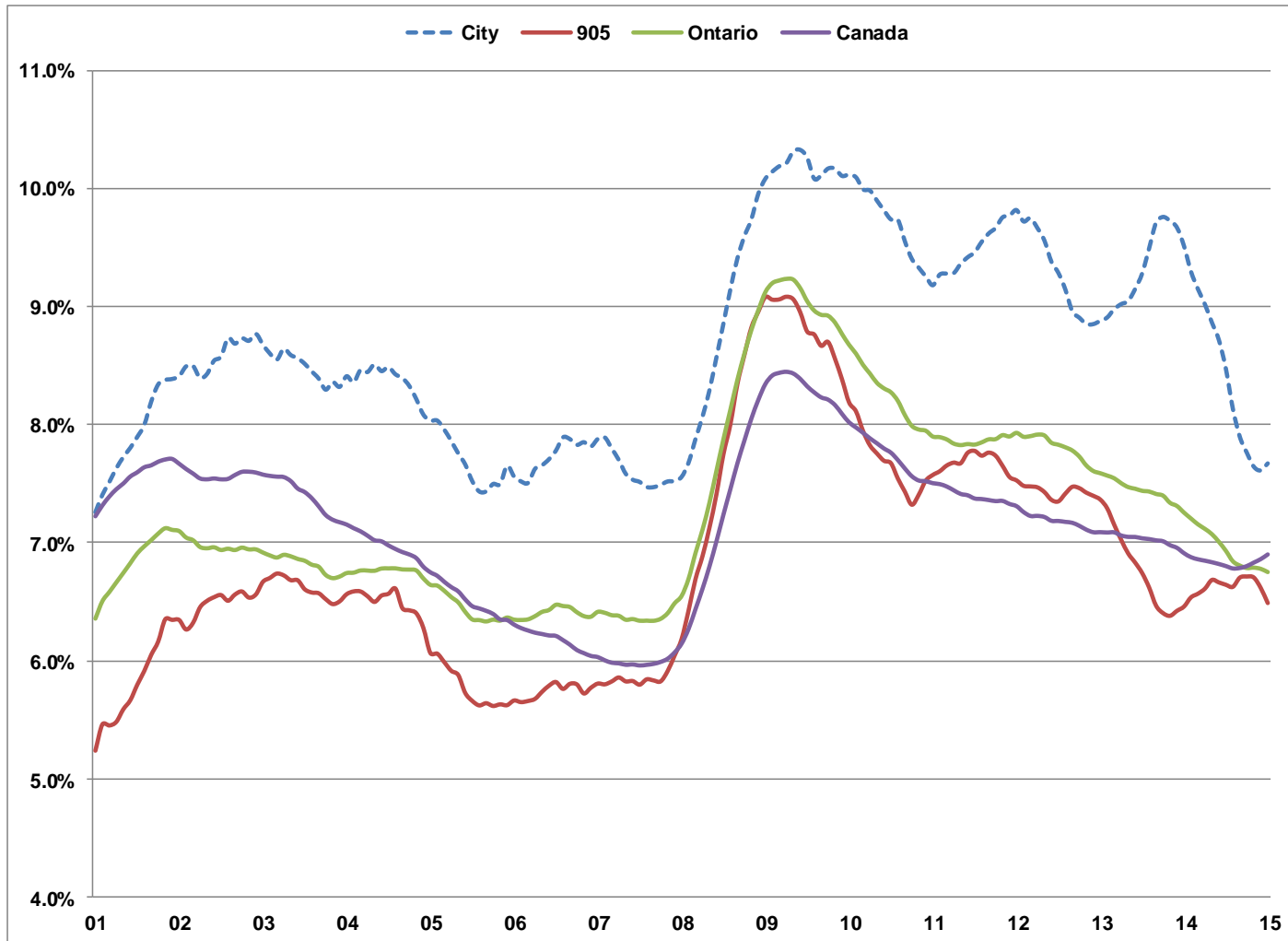
# TTC Ridership

(millions)

	TTC Moving Annual Total	Year-Year %Change	TTC Average Weekday Ridership	Year-Year %Change
1990	450.2		1.51	
1991	444.0	-1.4	1.43	-5.3
1992	411.3	-7.4	1.32	-7.3
1993	397.7	-3.3	1.29	-2.4
1994	388.1	-2.4	1.27	-1.1
1995	389.3	0.3	1.27	-0.4
1996	379.7	-2.5	1.22	-4.0
1997	375.2	-1.2	1.24	1.7
1998	384.1	2.4	1.26	2.0
1999	389.7	1.5	1.28	1.7
2000	402.5	3.3	1.33	3.7
2001	418.4	3.9	1.37	2.6
2002	415.8	-0.6	1.35	-1.2
2003	410.0	-1.4	1.32	-2.6
2004	412.0	0.5	1.35	2.6
2005	423.4	2.8	1.40	3.5
2006	438.1	3.5	1.43	2.5
2007	454.9	3.8	1.46	2.2
2008	461.4	1.4	1.48	1.2
2009	470.2	1.9	1.50	0.9
2010	473.6	0.7	1.51	1.1
2011	489.9	3.4	1.58	4.6
2012	507.8	3.7	1.63	3.0
2013	519.8	2.4	1.66	1.8
2014	529.7	1.9	1.69	1.7
2015	535.0	1.0	1.69	0.1

Source: Toronto Transit Commission

# Unemployment Rate



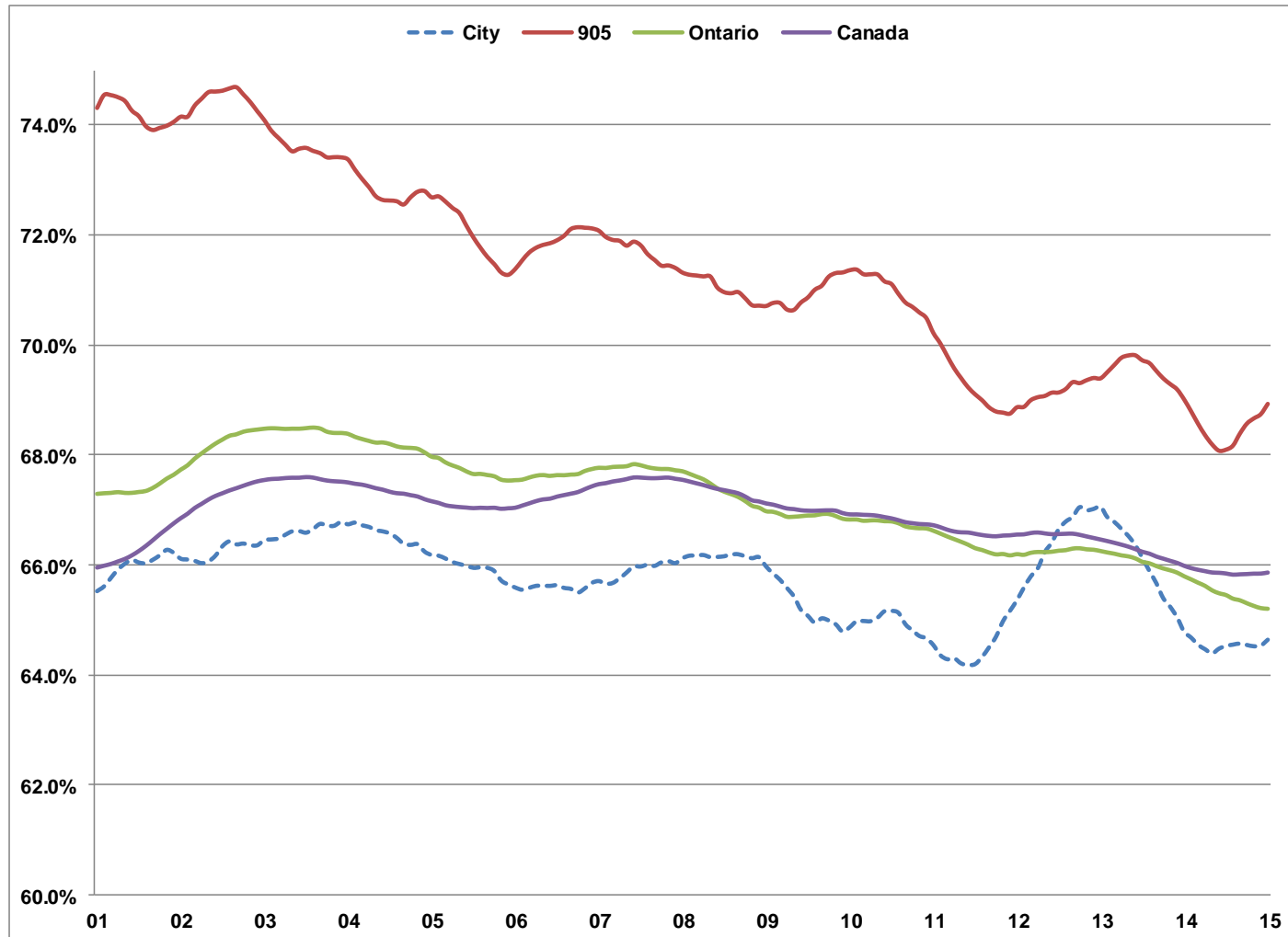
Source : Statistics Canada – Labour Force Survey – 12 month moving average

# Unemployment Rate

	<b>City</b>	<b>905</b>	<b>Ontario</b>	<b>Canada</b>
<b>2001</b>	<b>7.3%</b>	<b>5.3%</b>	<b>6.3%</b>	<b>7.2%</b>
<b>2002</b>	<b>8.4%</b>	<b>6.3%</b>	<b>7.1%</b>	<b>7.7%</b>
<b>2003</b>	<b>8.7%</b>	<b>6.7%</b>	<b>6.9%</b>	<b>7.6%</b>
<b>2004</b>	<b>8.4%</b>	<b>6.6%</b>	<b>6.8%</b>	<b>7.2%</b>
<b>2005</b>	<b>8.0%</b>	<b>6.0%</b>	<b>6.6%</b>	<b>6.8%</b>
<b>2006</b>	<b>7.6%</b>	<b>5.7%</b>	<b>6.3%</b>	<b>6.3%</b>
<b>2007</b>	<b>7.9%</b>	<b>5.8%</b>	<b>6.4%</b>	<b>6.0%</b>
<b>2008</b>	<b>7.6%</b>	<b>6.2%</b>	<b>6.6%</b>	<b>6.1%</b>
<b>2009</b>	<b>10.1%</b>	<b>9.1%</b>	<b>9.2%</b>	<b>8.3%</b>
<b>2010</b>	<b>10.1%</b>	<b>8.2%</b>	<b>8.7%</b>	<b>8.1%</b>
<b>2011</b>	<b>9.2%</b>	<b>7.6%</b>	<b>7.9%</b>	<b>7.5%</b>
<b>2012</b>	<b>9.8%</b>	<b>7.5%</b>	<b>7.9%</b>	<b>7.3%</b>
<b>2013</b>	<b>8.9%</b>	<b>7.3%</b>	<b>7.6%</b>	<b>7.1%</b>
<b>2014</b>	<b>9.5%</b>	<b>6.5%</b>	<b>7.3%</b>	<b>6.9%</b>
<b>2015</b>	<b>7.7%</b>	<b>6.5%</b>	<b>6.8%</b>	<b>6.9%</b>

Source : Statistics Canada – Labour Force Survey

# Participation Rate



Source : Statistics Canada – Labour Force Survey – 12 month moving average

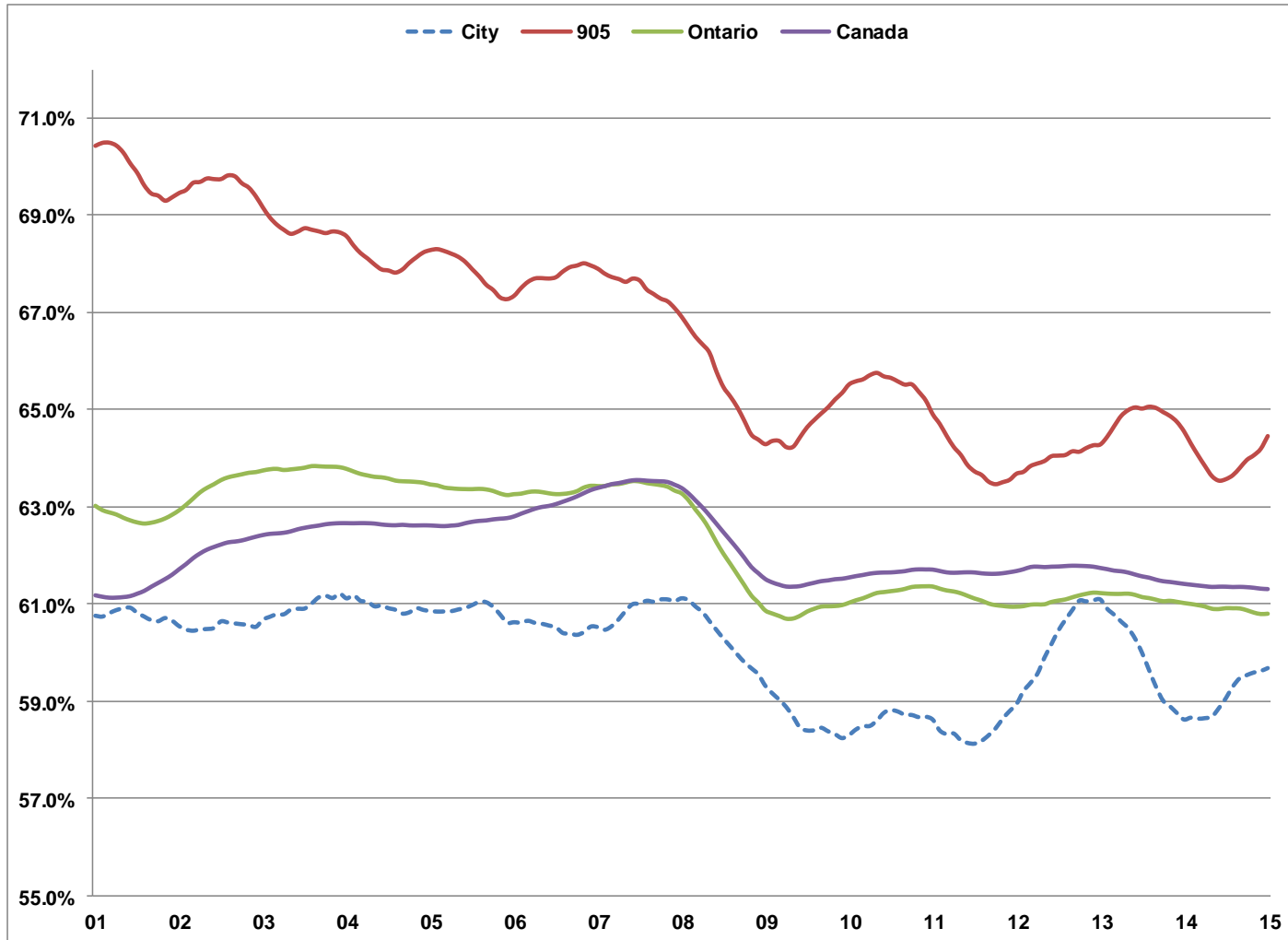
# Participation Rate

	<b>City</b>	<b>905</b>	<b>Ontario</b>	<b>Canada</b>
<b>2001</b>	<b>65.5%</b>	<b>74.2%</b>	<b>67.3%</b>	<b>65.9%</b>
<b>2002</b>	<b>66.1%</b>	<b>74.2%</b>	<b>67.8%</b>	<b>66.9%</b>
<b>2003</b>	<b>66.5%</b>	<b>74.2%</b>	<b>68.5%</b>	<b>67.6%</b>
<b>2004</b>	<b>66.7%</b>	<b>73.4%</b>	<b>68.4%</b>	<b>67.5%</b>
<b>2005</b>	<b>66.2%</b>	<b>72.7%</b>	<b>68.0%</b>	<b>67.1%</b>
<b>2006</b>	<b>65.6%</b>	<b>71.3%</b>	<b>67.5%</b>	<b>67.0%</b>
<b>2007</b>	<b>65.7%</b>	<b>72.0%</b>	<b>67.7%</b>	<b>67.4%</b>
<b>2008</b>	<b>66.1%</b>	<b>71.4%</b>	<b>67.7%</b>	<b>67.6%</b>
<b>2009</b>	<b>66.0%</b>	<b>70.7%</b>	<b>67.0%</b>	<b>67.1%</b>
<b>2010</b>	<b>64.9%</b>	<b>71.4%</b>	<b>66.9%</b>	<b>66.9%</b>
<b>2011</b>	<b>64.6%</b>	<b>70.2%</b>	<b>66.6%</b>	<b>66.7%</b>
<b>2012</b>	<b>65.4%</b>	<b>68.8%</b>	<b>66.2%</b>	<b>66.5%</b>
<b>2013</b>	<b>67.1%</b>	<b>69.5%</b>	<b>66.3%</b>	<b>66.5%</b>
<b>2014</b>	<b>64.8%</b>	<b>69.1%</b>	<b>65.8%</b>	<b>66.0%</b>
<b>2015</b>	<b>64.6%</b>	<b>69.0%</b>	<b>65.2%</b>	<b>65.8%</b>

Source : Statistics Canada – Labour Force Survey

# Employment Rate

## Employment / Population age 15+



Source : Statistics Canada – Labour Force Survey – 12 month moving average

# Employment Rate

## Employment / Population age 15+

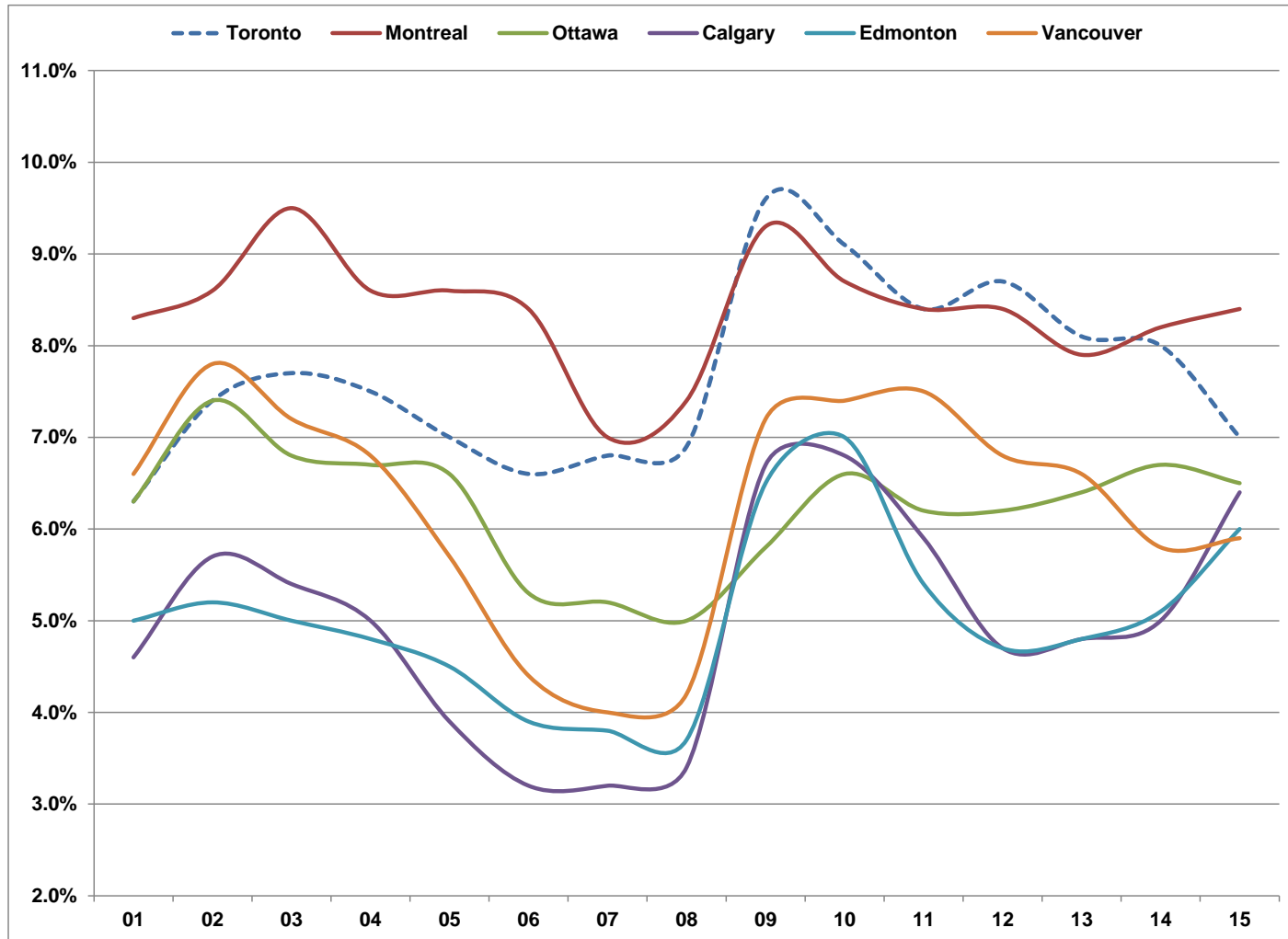
	<b>City</b>	<b>905</b>	<b>Ontario</b>	<b>Canada</b>
<b>2001</b>	<b>60.8%</b>	<b>70.3%</b>	<b>63.0%</b>	<b>61.2%</b>
<b>2002</b>	<b>60.6%</b>	<b>69.5%</b>	<b>62.9%</b>	<b>61.7%</b>
<b>2003</b>	<b>60.7%</b>	<b>69.2%</b>	<b>63.8%</b>	<b>62.4%</b>
<b>2004</b>	<b>61.1%</b>	<b>68.6%</b>	<b>63.8%</b>	<b>62.6%</b>
<b>2005</b>	<b>60.9%</b>	<b>68.3%</b>	<b>63.5%</b>	<b>62.6%</b>
<b>2006</b>	<b>60.6%</b>	<b>67.3%</b>	<b>63.3%</b>	<b>62.8%</b>
<b>2007</b>	<b>60.5%</b>	<b>67.8%</b>	<b>63.4%</b>	<b>63.4%</b>
<b>2008</b>	<b>61.1%</b>	<b>66.9%</b>	<b>63.3%</b>	<b>63.4%</b>
<b>2009</b>	<b>59.3%</b>	<b>64.2%</b>	<b>60.9%</b>	<b>61.5%</b>
<b>2010</b>	<b>58.3%</b>	<b>65.5%</b>	<b>61.0%</b>	<b>61.5%</b>
<b>2011</b>	<b>58.6%</b>	<b>64.9%</b>	<b>61.4%</b>	<b>61.7%</b>
<b>2012</b>	<b>59.0%</b>	<b>63.6%</b>	<b>60.9%</b>	<b>61.7%</b>
<b>2013</b>	<b>61.1%</b>	<b>64.4%</b>	<b>61.2%</b>	<b>61.8%</b>
<b>2014</b>	<b>58.6%</b>	<b>64.6%</b>	<b>61.0%</b>	<b>61.4%</b>
<b>2015</b>	<b>59.7%</b>	<b>64.5%</b>	<b>60.8%</b>	<b>61.3%</b>

Source : Statistics Canada – Labour Force Survey



# Unemployment Rate

## Major Canadian Urban Regions



Source : Statistics Canada – Labour Force Survey - CANSIM Table 282-0129

# Unemployment Rate

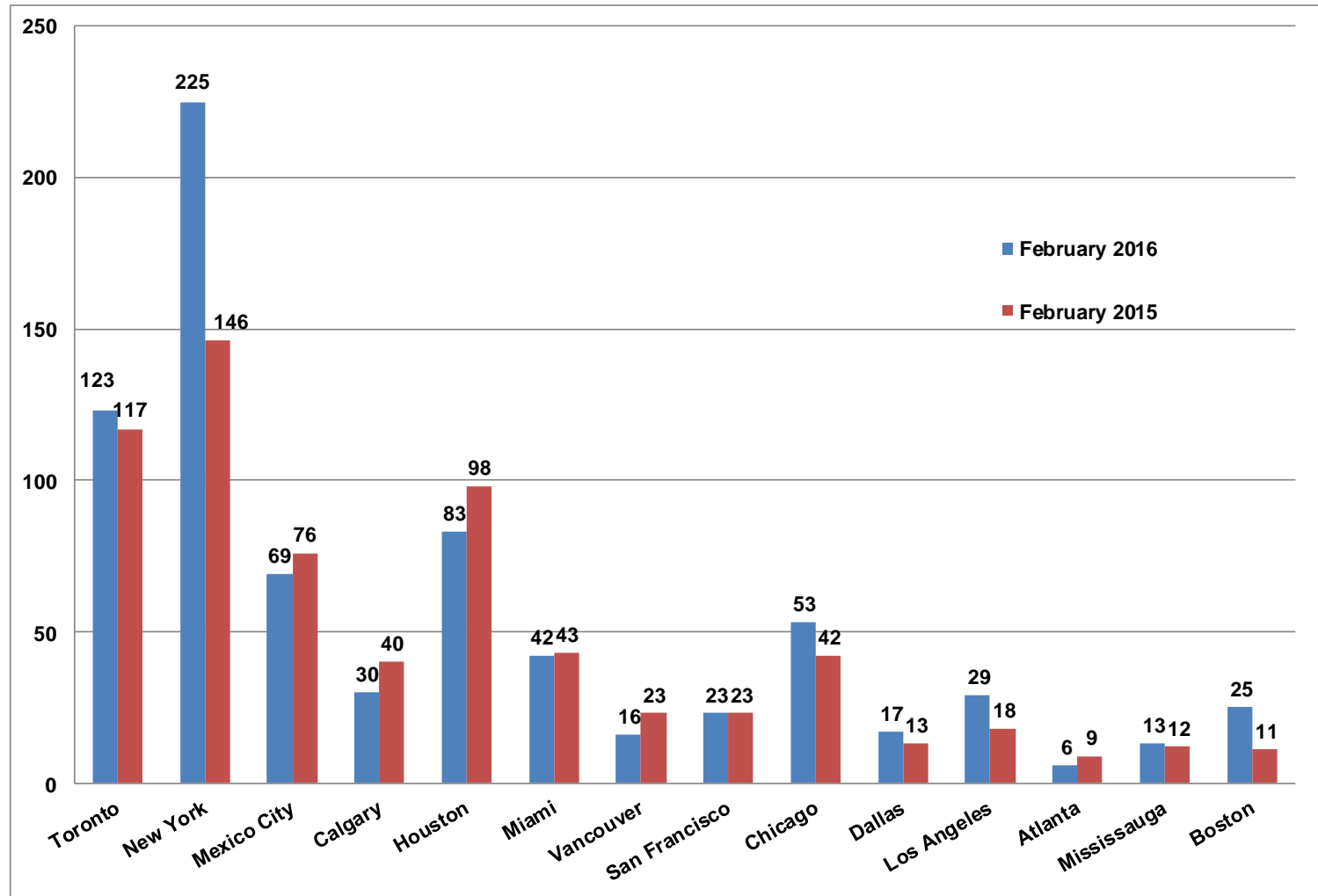
## Major Canadian Urban Regions

	<b>Toronto</b>	<b>Montreal</b>	<b>Ottawa</b>	<b>Calgary</b>	<b>Edmonton</b>	<b>Vancouver</b>
<b>2001</b>	<b>6.3</b>	<b>8.3</b>	<b>6.3</b>	<b>4.6</b>	<b>5.0</b>	<b>6.6</b>
<b>2002</b>	<b>7.4</b>	<b>8.6</b>	<b>7.4</b>	<b>5.7</b>	<b>5.2</b>	<b>7.8</b>
<b>2003</b>	<b>7.7</b>	<b>9.5</b>	<b>6.8</b>	<b>5.4</b>	<b>5.0</b>	<b>7.2</b>
<b>2004</b>	<b>7.5</b>	<b>8.6</b>	<b>6.7</b>	<b>5.0</b>	<b>4.8</b>	<b>6.8</b>
<b>2005</b>	<b>7.0</b>	<b>8.6</b>	<b>6.6</b>	<b>3.9</b>	<b>4.5</b>	<b>5.7</b>
<b>2006</b>	<b>6.6</b>	<b>8.4</b>	<b>5.3</b>	<b>3.2</b>	<b>3.9</b>	<b>4.4</b>
<b>2007</b>	<b>6.8</b>	<b>7.0</b>	<b>5.2</b>	<b>3.2</b>	<b>3.8</b>	<b>4.0</b>
<b>2008</b>	<b>6.9</b>	<b>7.4</b>	<b>5.0</b>	<b>3.4</b>	<b>3.7</b>	<b>4.2</b>
<b>2009</b>	<b>9.6</b>	<b>9.3</b>	<b>5.8</b>	<b>6.7</b>	<b>6.5</b>	<b>7.2</b>
<b>2010</b>	<b>9.1</b>	<b>8.7</b>	<b>6.6</b>	<b>6.8</b>	<b>7.0</b>	<b>7.4</b>
<b>2011</b>	<b>8.4</b>	<b>8.4</b>	<b>6.2</b>	<b>5.9</b>	<b>5.4</b>	<b>7.5</b>
<b>2012</b>	<b>8.7</b>	<b>8.4</b>	<b>6.2</b>	<b>4.7</b>	<b>4.7</b>	<b>6.8</b>
<b>2013</b>	<b>8.1</b>	<b>7.9</b>	<b>6.4</b>	<b>4.8</b>	<b>4.8</b>	<b>6.6</b>
<b>2014</b>	<b>8.0</b>	<b>8.2</b>	<b>6.7</b>	<b>5.0</b>	<b>5.1</b>	<b>5.8</b>
<b>2015</b>	<b>7.0</b>	<b>8.4</b>	<b>6.5</b>	<b>6.4</b>	<b>6.0</b>	<b>5.9</b>

Source : Statistics Canada – Labour Force Survey - CANSIM Table 282-0129

# High Rise Buildings Under Construction

## North American Cities



Source : [www.emporis.com](http://www.emporis.com) - Updated February 2, 2016

# Tallest Buildings Under Construction

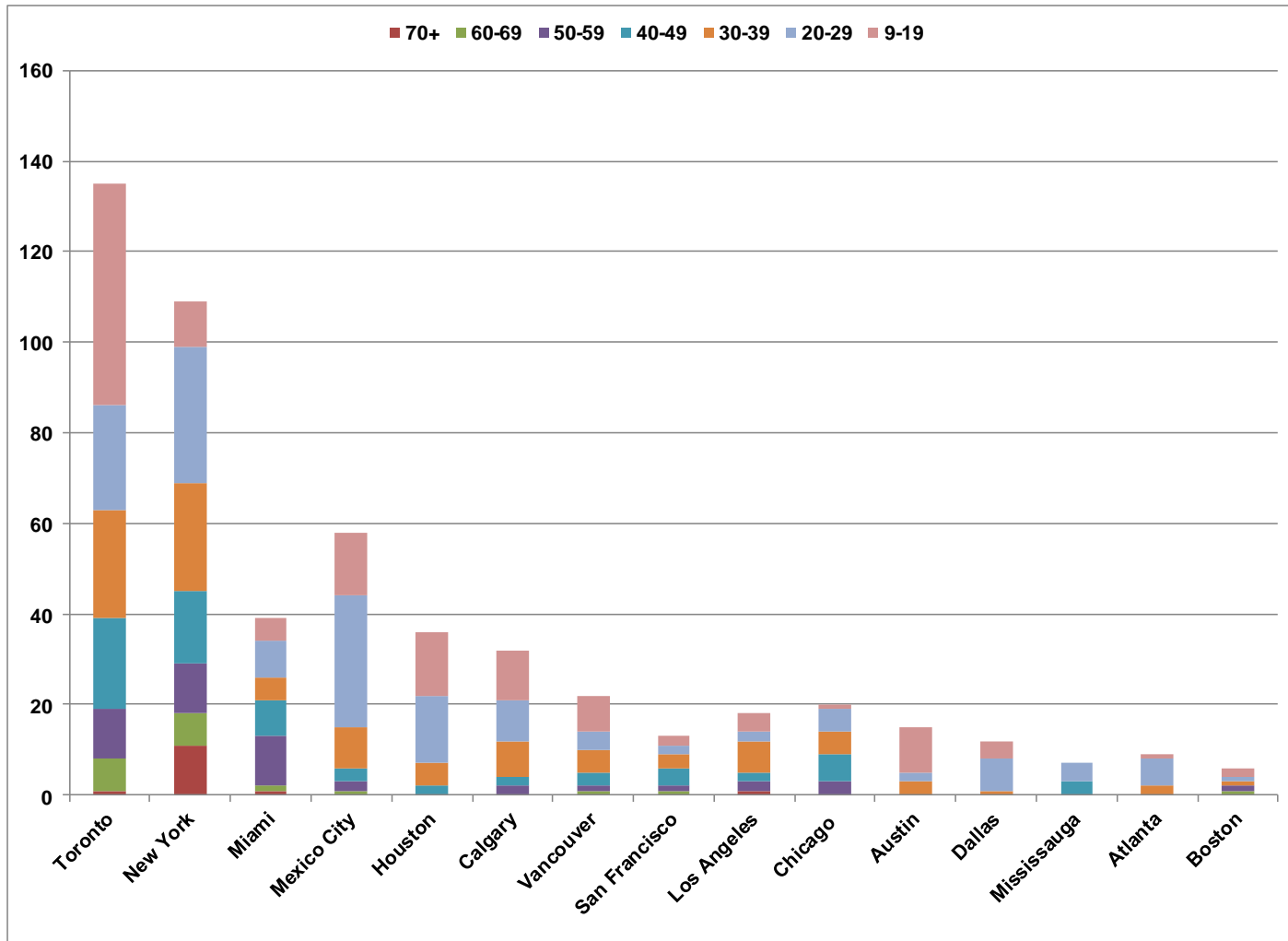
City of Toronto

	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	Eau de Soleil Sky Tower	2183 Lakeshore Blvd. W	228	749	66	2018
4	Ten York	10 York St	224	735	65	2019
5	Harbour Plaza Residences West	1 York St	224	735	62	2017
6	Massey Tower	197 Yonge St	208	683	60	2018
7	YC Condos	460 Yonge St	199	651	60	2019
8	Wellesley on the Park	11 Wellesley St W	194	637	60	2017
9	88 Scott	88 Scott St	204	669	58	2017
10	E Condos South	8 Eglinton E	196	642	58	2017
11	CASA II	42 Charles St E	185	605	57	2016
12	The Residences of 488 University Avenue	488 University Ave	207	679	55	2018
13	CASA III	50 Charles St E	180	589	55	2017
14	INDX Condominiums	66 Temperance St	179	587	54	2016
15	Karma	9 Grenville St	166	544	50	2016
16	Eau de Soleil Water Tower	2183 Lakeshore Blvd. W	181	593	49	2018
17	Lagos at the Waterfront	2151 Lake Shore Blvd W	168	550	49	2016
18	87 Peter	87 Peter St	154	505	49	2017
19	Lighthouse Tower Condominium	132 Queens Quay E	182	598	48	2019
20	King Blue by Greenland North Tower	355 King St W	156	511	48	2018
21	Westlake Encore	10 Park Lawn Rd	147	481	45	2018
22	Bay-Adelaide Centre East Tower	333 Bay St	196	643	44	2016
23	Monde	12 Bonnycastle St	150	492	44	2017
24	King Blue by Greenland South Tower	355 King St W	140	461	44	2018
25	Alto	2205 Sheppard Ave E	130	427	43	2016
26	Bisha Hotel & Residences	56 Blue Jay Way	147	482	41	2016
27	The Britt	955 Bay St	139	456	41	2017
28	Studio2 on Richmond	199 Richmond St W	131	430	41	2016
29	The Bond	290 Adelaide St W	122	402	41	2016
30	EY Tower	100 Adelaide St W	188	617	40	2017
31	Cumberland at Yorkville Plaza	Cumberland St & Avenue Rd	125	409	39	2017
32	21 Dundas	21 Dundas St	122	400	39	2016
33	E Condos North	8 Eglinton Ave E	123	403	38	2017
34	The Madison West	79 Dunfield Ave	121	397	36	2015
35	One York Street	1 York St	174	569	35	2016
36	Avani 1 at Metrogate	2055 Kennedy Rd	117	384	35	2016

Source : This list was composed on February 2, 2016 from the CTBUH Tall Buildings Database & other sources

# High Rise Buildings Under Construction

## North American Cities (Skyscraperpage)



Source : [www.skyscraperpage.com](http://www.skyscraperpage.com) - Updated February 2, 2016

# High Rise Buildings Under Construction

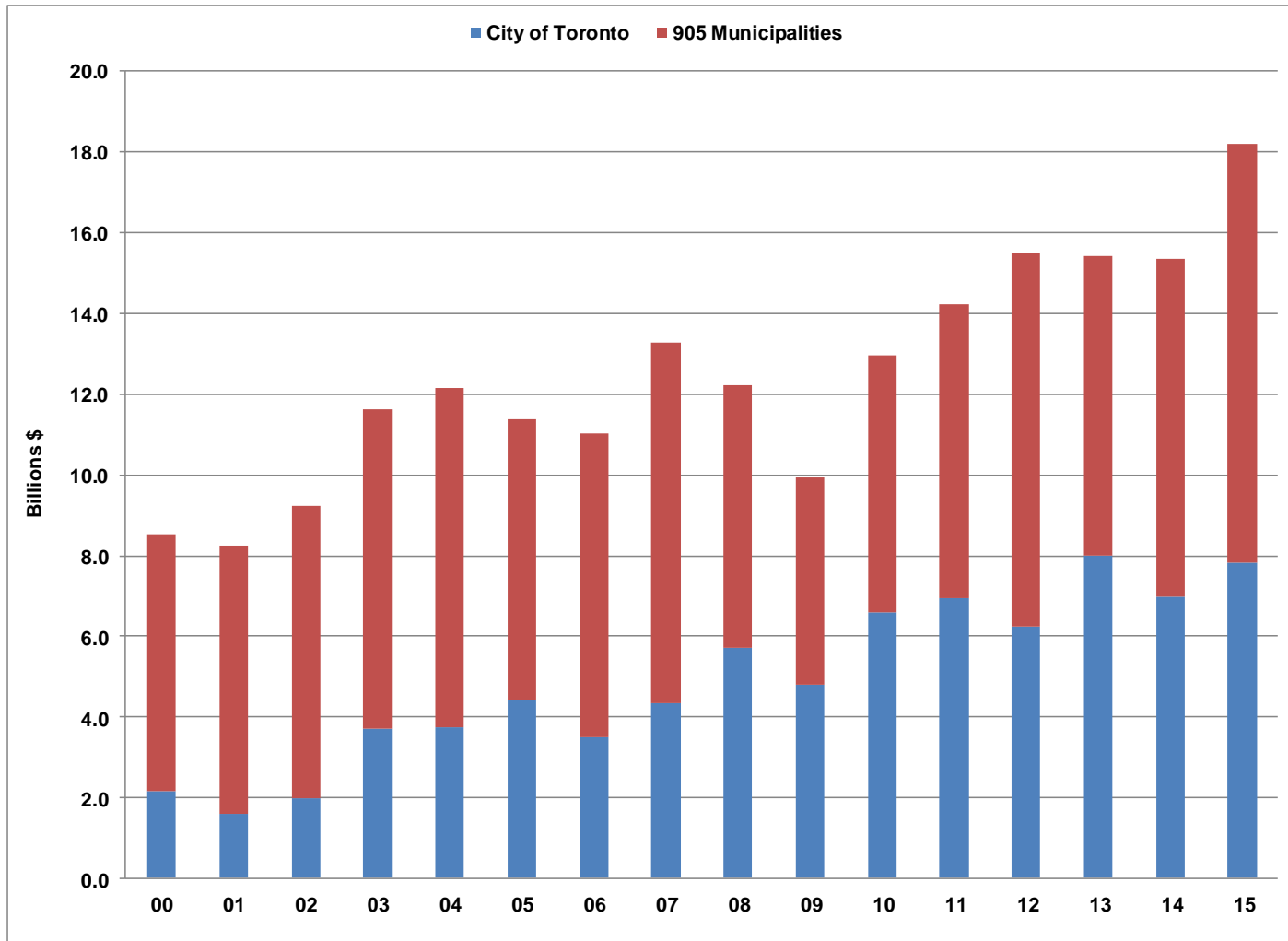
City of Toronto by number of floors

<b>Floors</b>	<b>Number of Buildings</b>	<b>Total Floors</b>	<b>Percent of Total</b>
<b>70+</b>	<b>1</b>	<b>75</b>	<b>1.9%</b>
<b>60-69</b>	<b>7</b>	<b>439</b>	<b>10.9%</b>
<b>50-59</b>	<b>11</b>	<b>452</b>	<b>11.2%</b>
<b>40-49</b>	<b>20</b>	<b>790</b>	<b>19.6%</b>
<b>30-39</b>	<b>24</b>	<b>957</b>	<b>23.7%</b>
<b>20-29</b>	<b>23</b>	<b>511</b>	<b>12.7%</b>
<b>9-19</b>	<b>49</b>	<b>814</b>	<b>20.2%</b>
<b>Total</b>	<b>135</b>	<b>4,038</b>	<b>100.0%</b>

Source : [www.skyscraperpage.com](http://www.skyscraperpage.com) - Updated February 2, 2016

# Total Value of Building Permits

City and "905" area



Source : Statistics Canada

# Total Value of Building Permits

City and “905” area

(Billions \$)

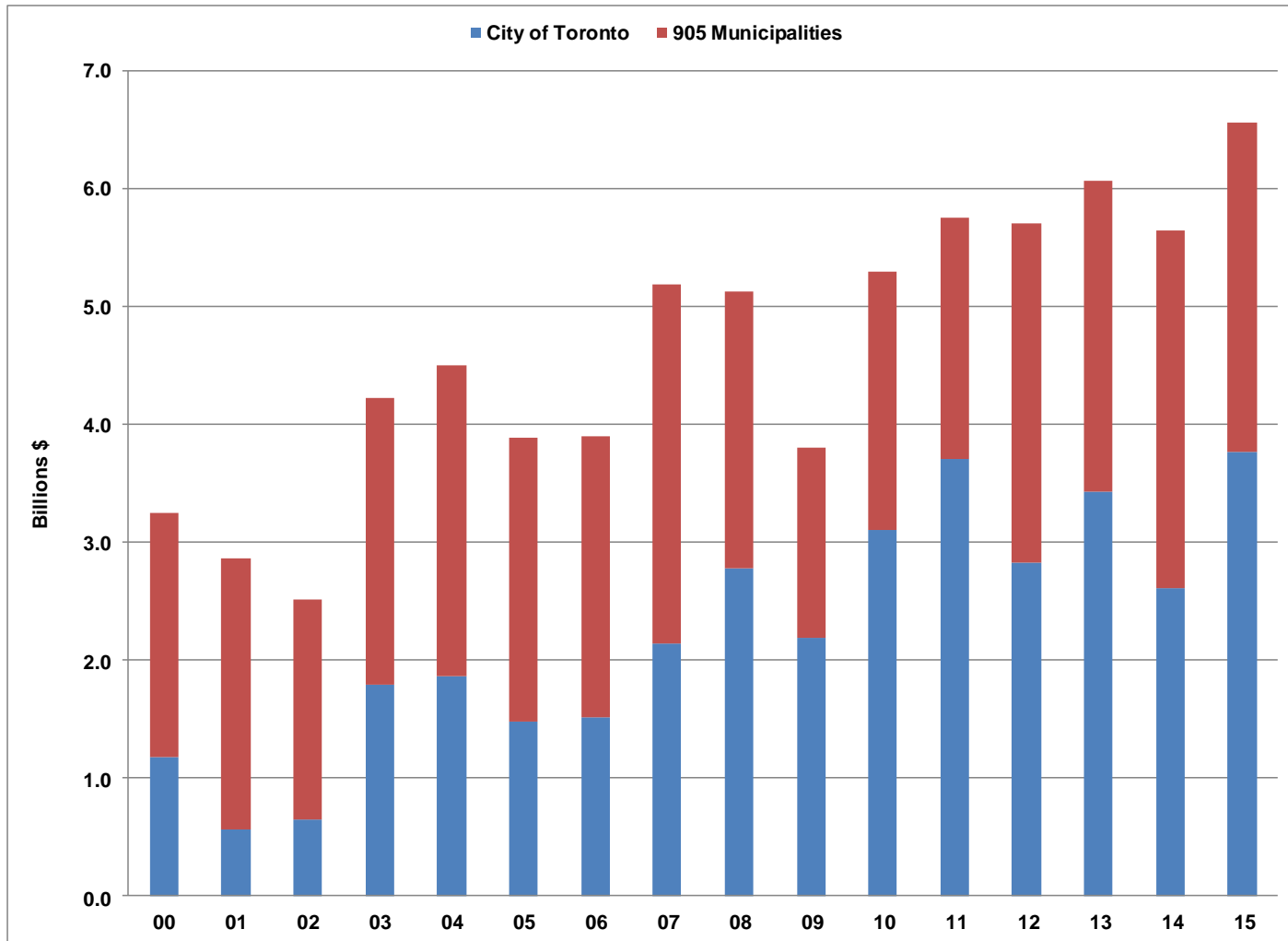
	<u>City of Toronto</u>	<u>905 Municipalities</u>
2000	2.18	6.36
2001	1.60	6.64
2002	1.97	7.25
2003	3.73	7.92
2004	3.75	8.40
2005	4.43	6.95
2006	3.51	7.51
2007	4.33	8.96
2008	5.72	6.52
2009	4.81	5.14
2010	6.60	6.37
2011	6.95	7.27
2012	6.24	9.26
2013	7.99	7.43
2014	6.98	8.39
2015	7.81	10.38

Source : Statistics Canada



# Value of ICI Building Permits

## City and "905" area



Source : Statistics Canada

# Value of ICI Building Permits

City and “905” area

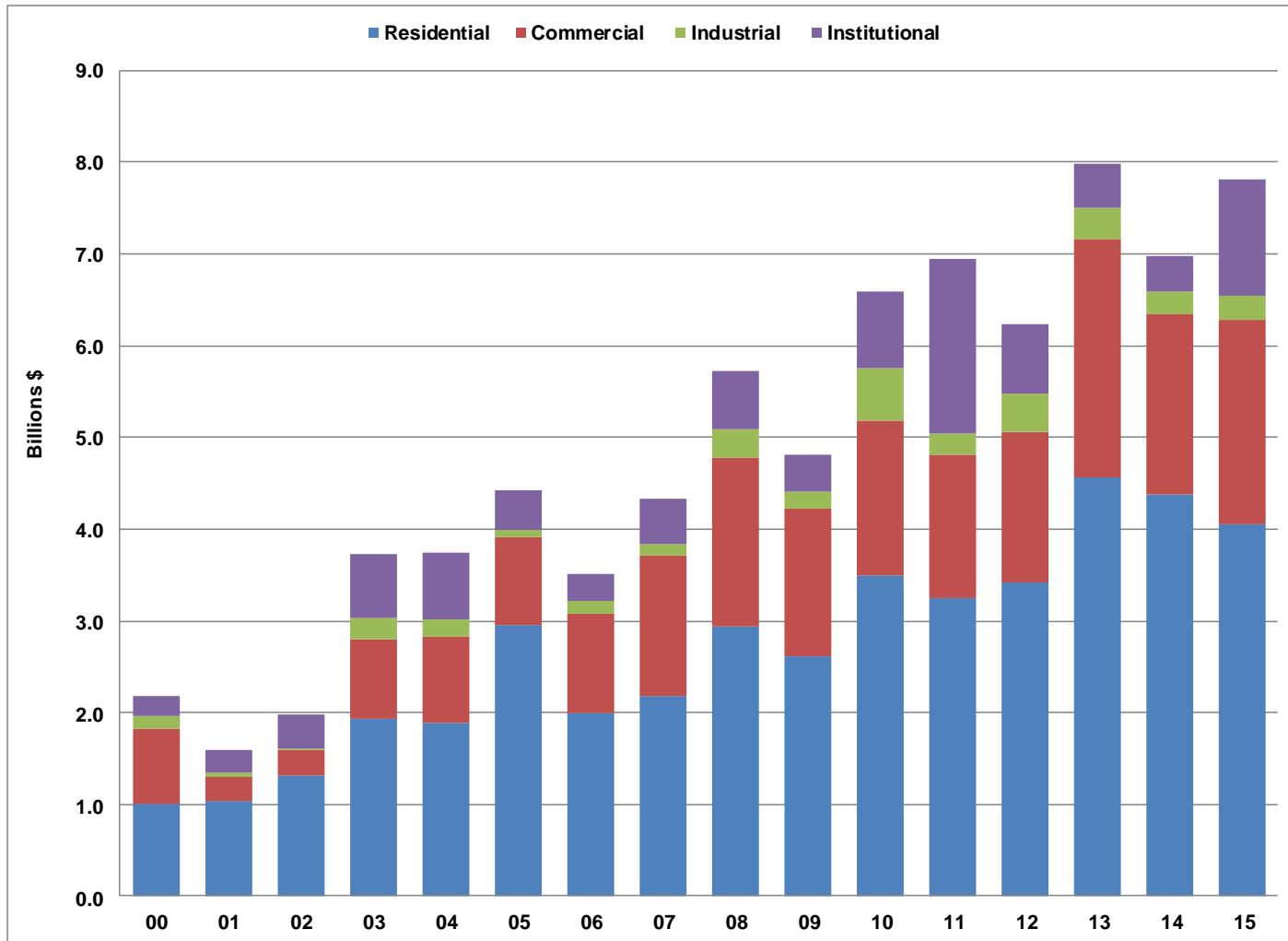
(Billions \$)

	<u>City of Toronto</u>	<u>905 Municipalities</u>
2000	1.18	2.07
2001	0.57	2.29
2002	0.65	1.87
2003	1.79	2.43
2004	1.86	2.64
2005	1.48	2.40
2006	1.51	2.39
2007	2.15	3.04
2008	2.78	2.35
2009	2.19	1.60
2010	3.10	2.20
2011	3.71	2.05
2012	2.83	2.87
2013	3.43	2.64
2014	2.61	3.04
2015	3.76	2.80

Source : Statistics Canada

# Value of Building Permits

## City of Toronto



Source : Statistics Canada

# Value of Building Permits

City of Toronto

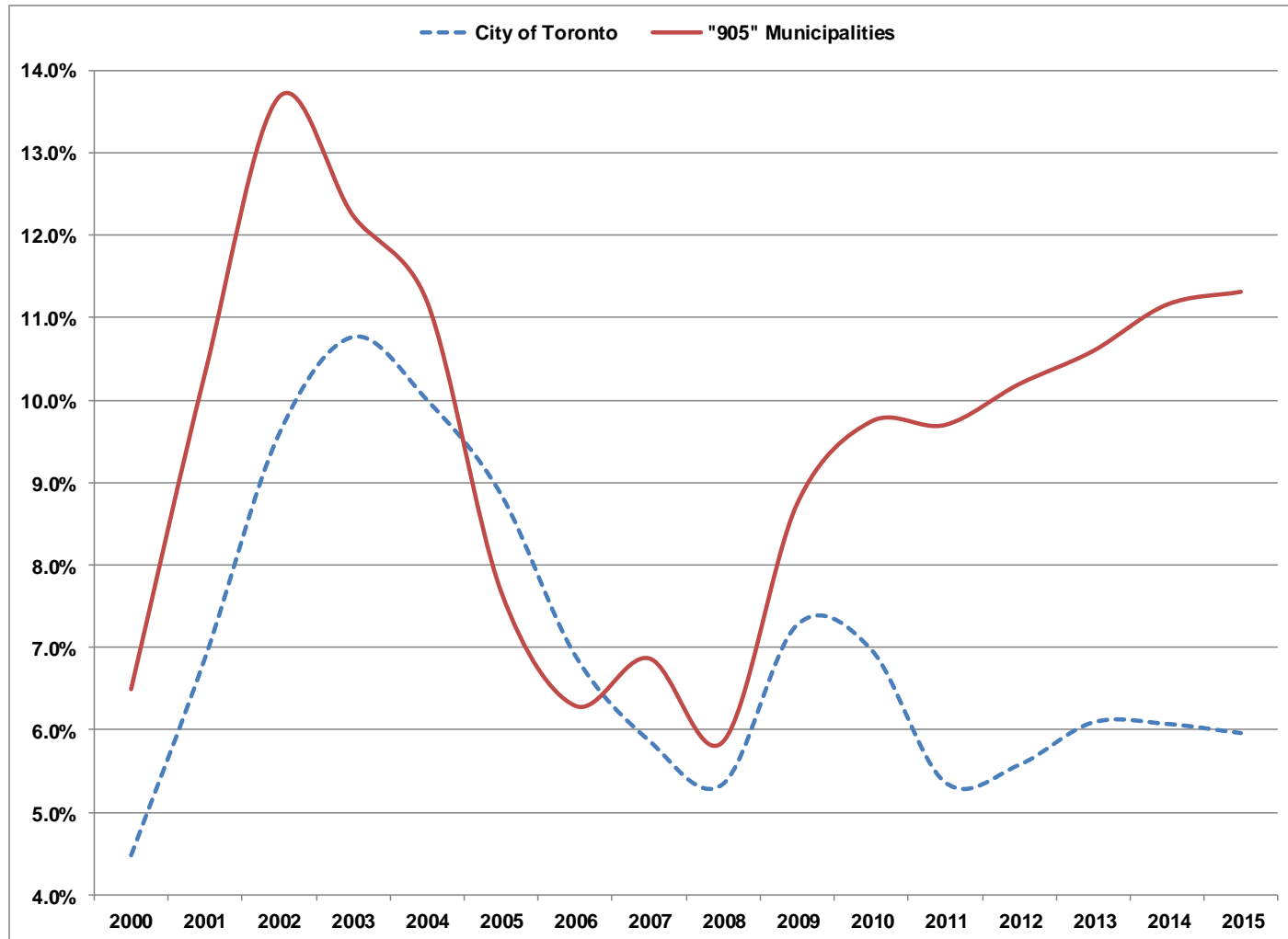
(Billions \$)

	<b>Residential</b>	<b>Commercial</b>	<b>Industrial</b>	<b>Institutional</b>
<b>2000</b>	<b>1.00</b>	<b>0.82</b>	<b>0.14</b>	<b>0.21</b>
<b>2001</b>	<b>1.03</b>	<b>0.27</b>	<b>0.04</b>	<b>0.25</b>
<b>2002</b>	<b>1.32</b>	<b>0.28</b>	<b>0.01</b>	<b>0.36</b>
<b>2003</b>	<b>1.93</b>	<b>0.87</b>	<b>0.23</b>	<b>0.69</b>
<b>2004</b>	<b>1.89</b>	<b>0.95</b>	<b>0.18</b>	<b>0.73</b>
<b>2005</b>	<b>2.95</b>	<b>0.96</b>	<b>0.08</b>	<b>0.44</b>
<b>2006</b>	<b>2.00</b>	<b>1.08</b>	<b>0.13</b>	<b>0.30</b>
<b>2007</b>	<b>2.18</b>	<b>1.54</b>	<b>0.11</b>	<b>0.50</b>
<b>2008</b>	<b>2.94</b>	<b>1.85</b>	<b>0.30</b>	<b>0.63</b>
<b>2009</b>	<b>2.62</b>	<b>1.61</b>	<b>0.18</b>	<b>0.39</b>
<b>2010</b>	<b>3.49</b>	<b>1.69</b>	<b>0.58</b>	<b>0.83</b>
<b>2011</b>	<b>3.24</b>	<b>1.57</b>	<b>0.23</b>	<b>1.91</b>
<b>2012</b>	<b>3.41</b>	<b>1.64</b>	<b>0.43</b>	<b>0.76</b>
<b>2013</b>	<b>4.56</b>	<b>2.60</b>	<b>0.34</b>	<b>0.49</b>
<b>2014</b>	<b>4.38</b>	<b>1.96</b>	<b>0.24</b>	<b>0.40</b>
<b>2015</b>	<b>4.05</b>	<b>2.24</b>	<b>0.25</b>	<b>1.27</b>

Source : Statistics Canada

# Q4 Office Vacancy Rate

## Toronto Region



Source : Cushman & Wakefield

# Q4 Office Vacancy Rate

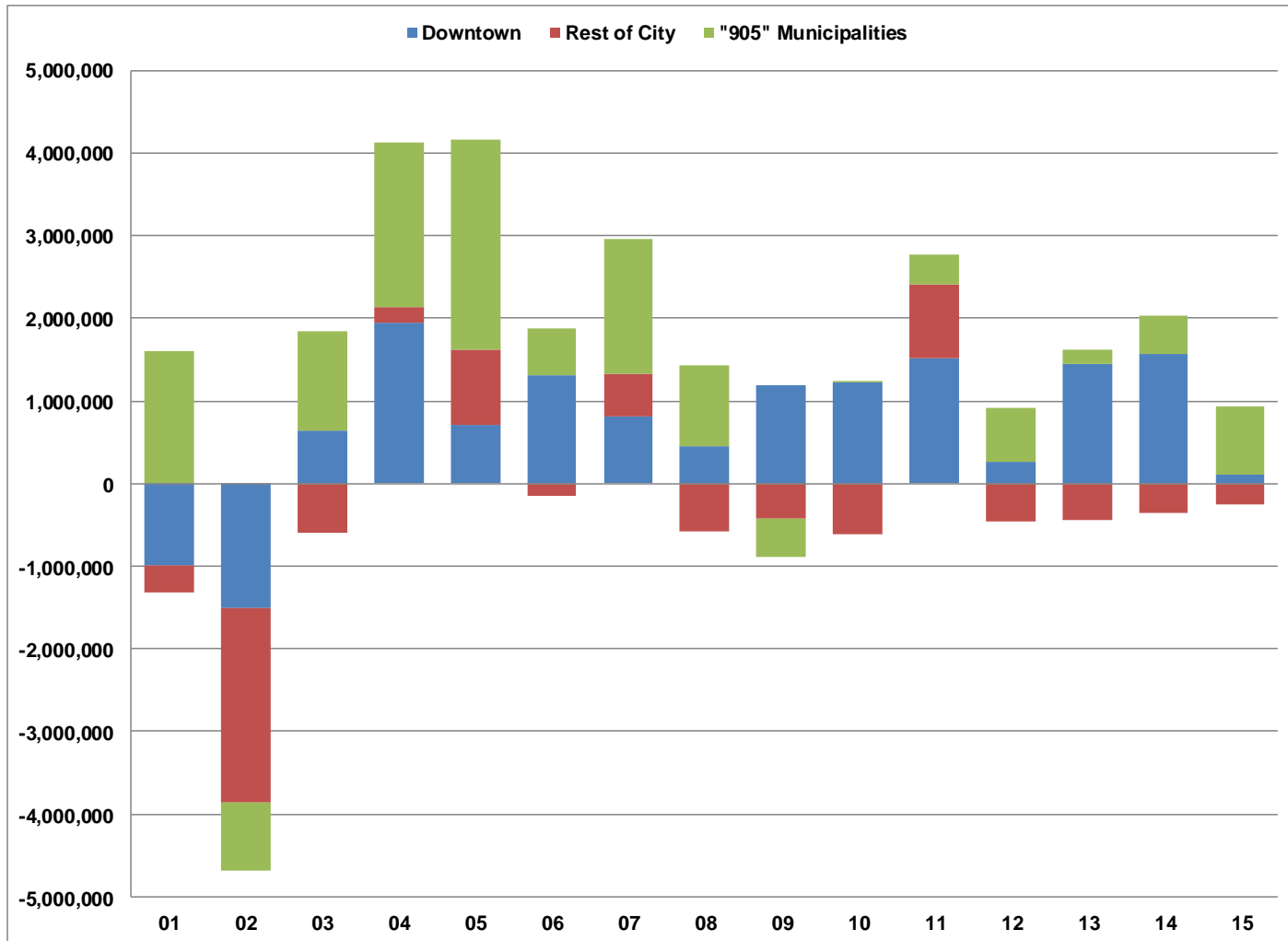
## Toronto Region

	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%
2015	6.0%	11.3%

Source : Cushman & Wakefield

# Annual Change in Occupied Office Space

## Toronto Region (square feet)



Source : Cushman & Wakefield

# Annual Change in Occupied Office Space

## Toronto Region (square feet)

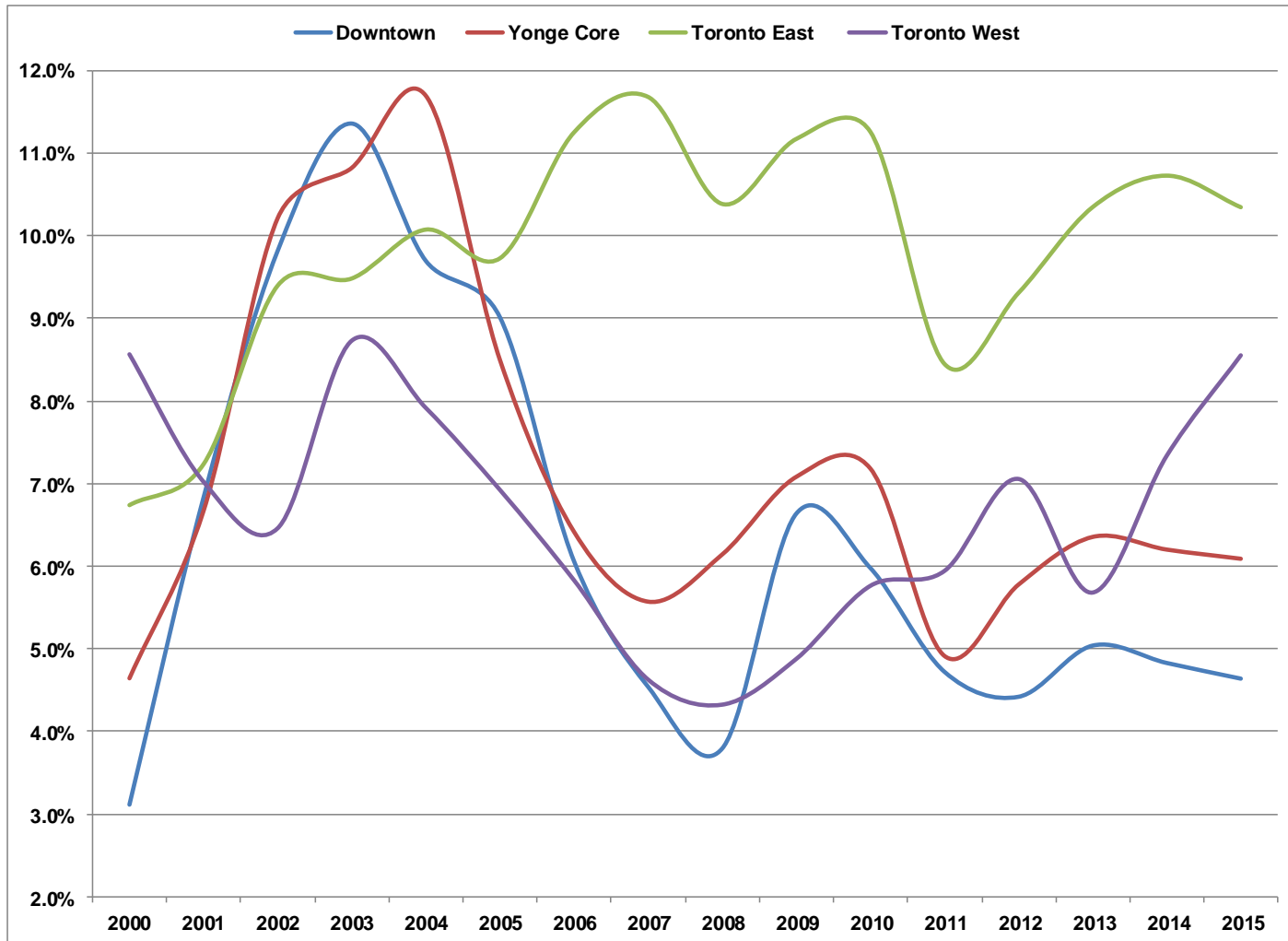
	Downtown	Rest of City	905	Total
2001	-986,400	-324,300	1,603,500	292,700
2002	-1,509,900	-2,354,700	-820,400	-4,685,000
2003	644,300	-601,400	1,205,100	1,248,100
2004	1,941,300	201,700	1,976,400	4,119,300
2005	705,700	909,200	2,539,800	4,154,700
2006	1,316,800	-148,200	563,800	1,732,500
2007	816,800	507,900	1,633,200	2,958,000
2008	456,300	-574,500	979,400	861,100
2009	1,182,000	-420,300	-466,900	294,800
2010	1,226,000	-605,800	10,400	630,500
2011	1,524,500	885,300	355,500	2,765,400
2012	264,500	-451,000	654,500	468,000
2013	1,446,900	-434,800	174,700	1,186,700
2014	1,572,100	-357,500	453,400	1,668,100
2015	113,800	-256,200	825,000	682,500

Source : Cushman & Wakefield



# Q4 Office Vacancy Rates

## City of Toronto



Source : Cushman & Wakefield

# Q4 Office Vacancy Rates

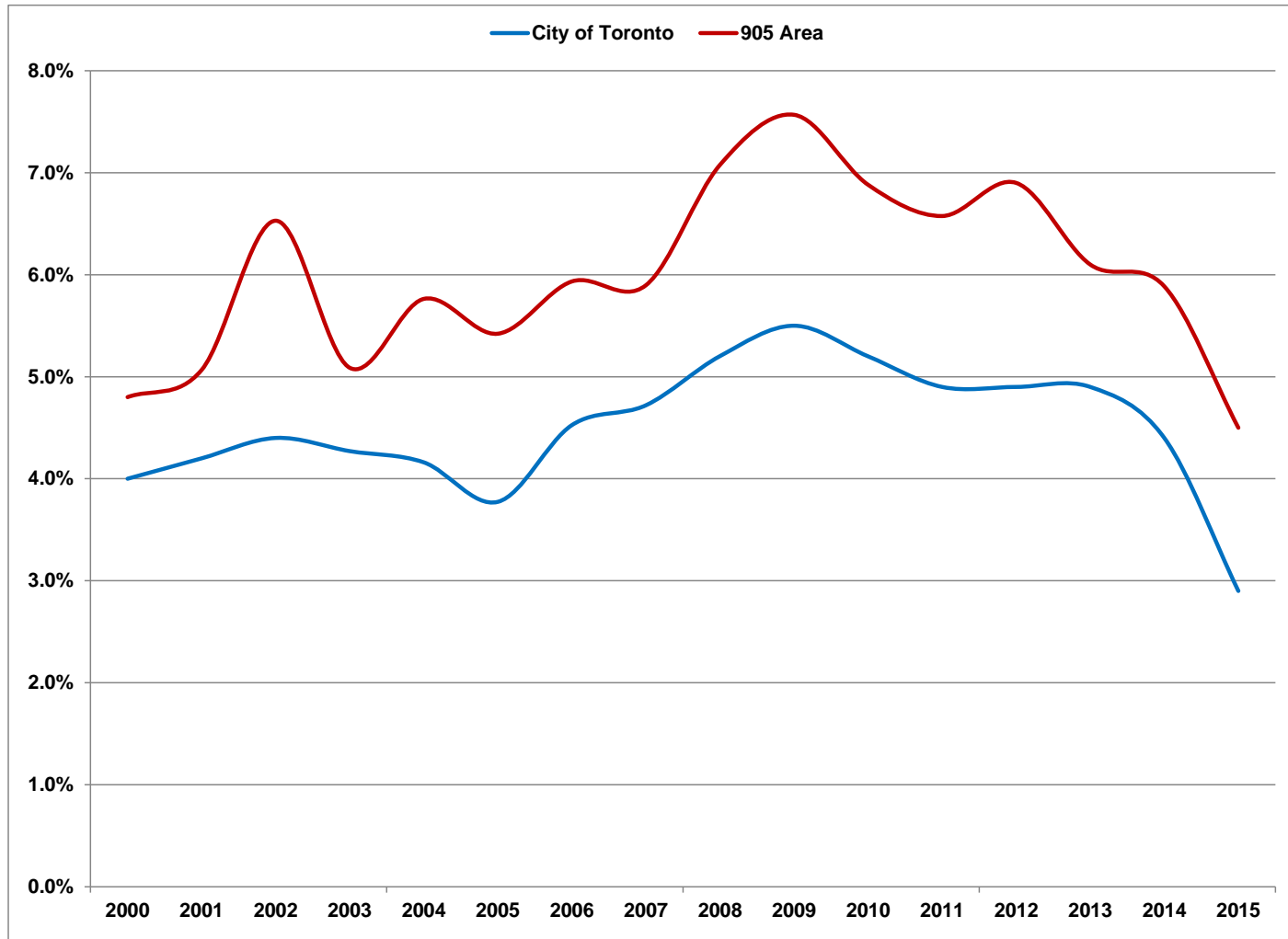
## City of Toronto

	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%
2015	4.6%	6.1%	10.3%	8.6%	6.0%

Source : Cushman & Wakefield

# Q4 Industrial Vacancy Rates

## Toronto Region



Source : Cushman & Wakefield

# Q4 Industrial Vacancy Rates

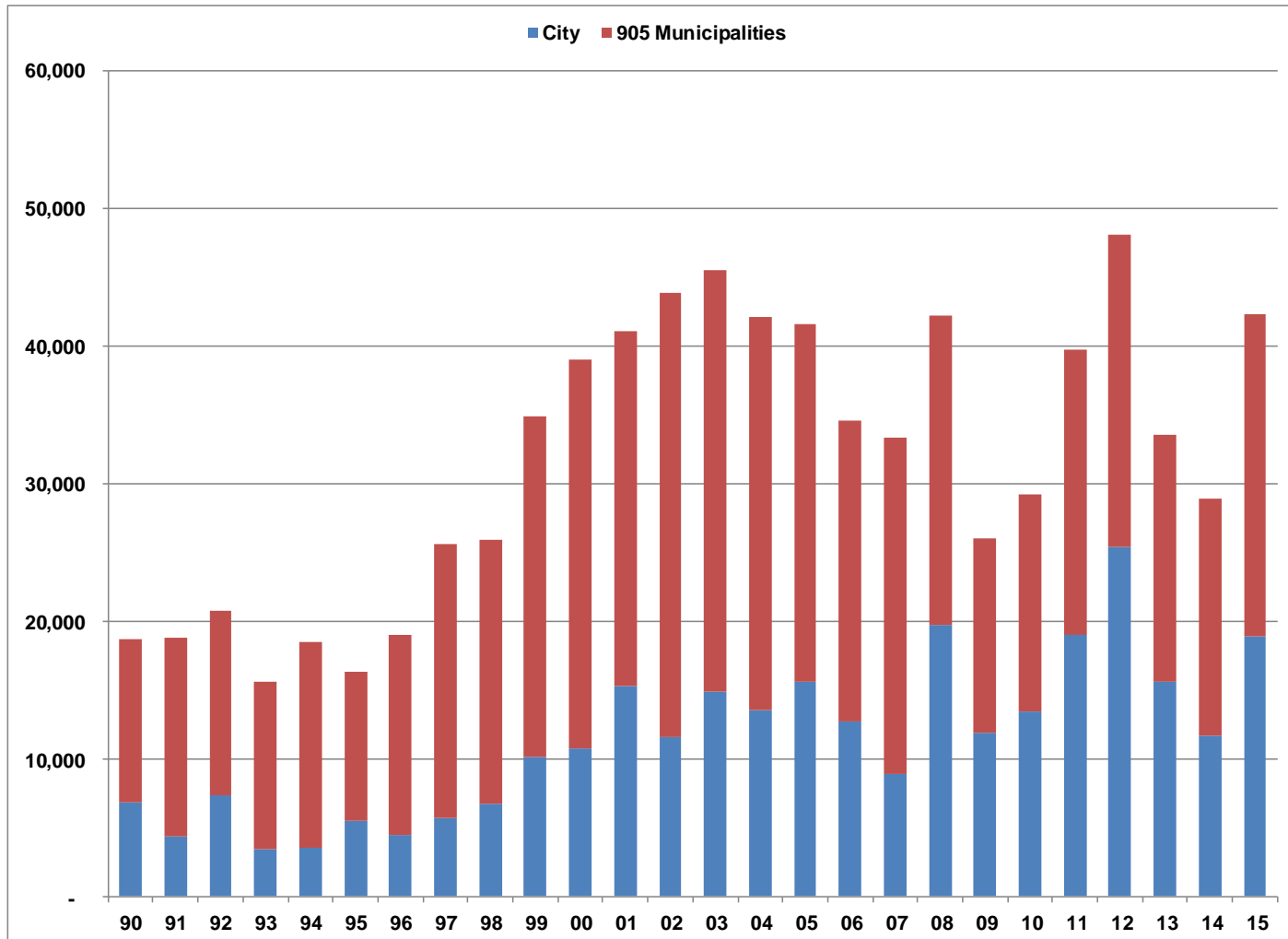
## Toronto Region

	City of Toronto	905 Area
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%
2015	2.9%	4.5%

Source : Cushman & Wakefield

# Housing Starts

## Toronto CMA



Source : CMHC – Housing Now

# Housing Starts

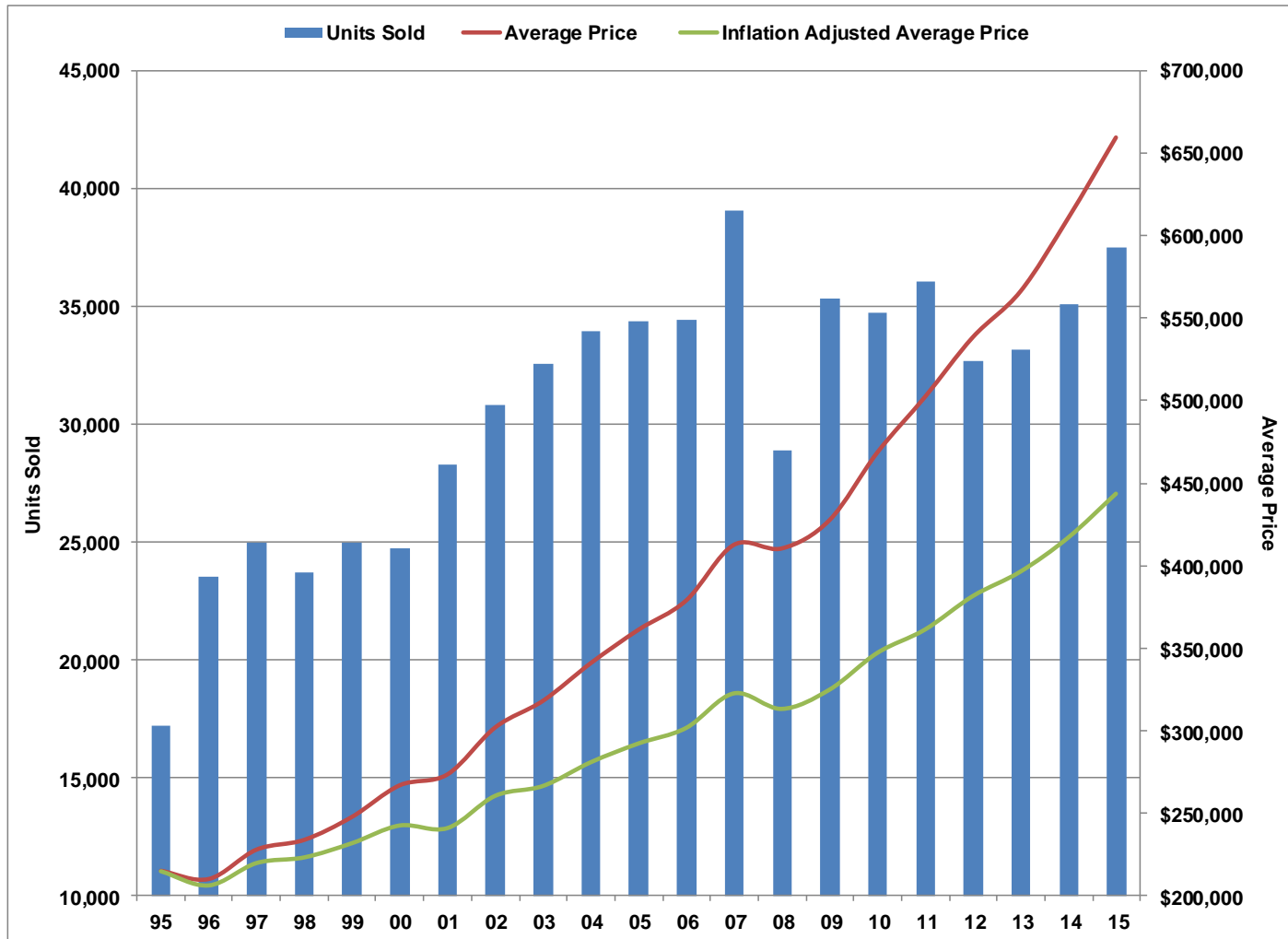
## Toronto CMA

	<b>City</b>	<b>905 Municipalities</b>	<b>Toronto CMA</b>
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
2015	18,913	23,374	42,287

Source : CMHC – Housing Now

# MLS Sales and Prices

## City of Toronto



Source : Toronto Real Estate Board

# MLS Sales and Prices

City of Toronto

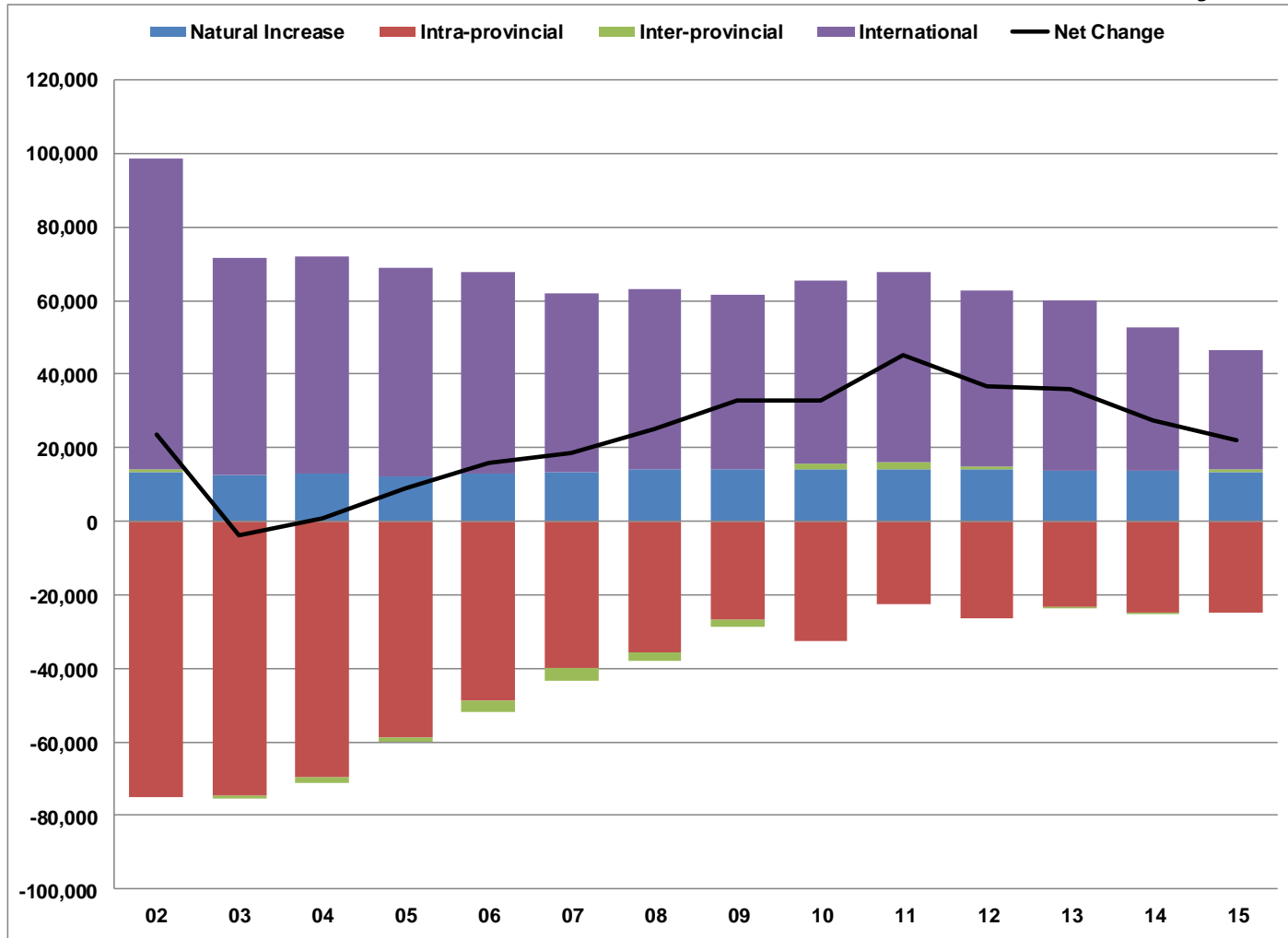
	<b>Units Sold</b>	<b>Average Price</b>	<b>Inflation Adjusted Average Price</b>
1995	17,237	\$215,176	\$215,176
1996	23,539	\$210,166	\$206,597
1997	24,985	\$227,948	\$220,132
1998	23,679	\$233,863	\$223,564
1999	24,978	\$247,771	\$232,174
2000	24,708	\$266,899	\$242,889
2001	28,265	\$273,500	\$241,310
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
2015	37,326	\$659,270	\$443,953

Source : Toronto Real Estate Board



# Population Change by Component

## City of Toronto



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

# Population Change by Component

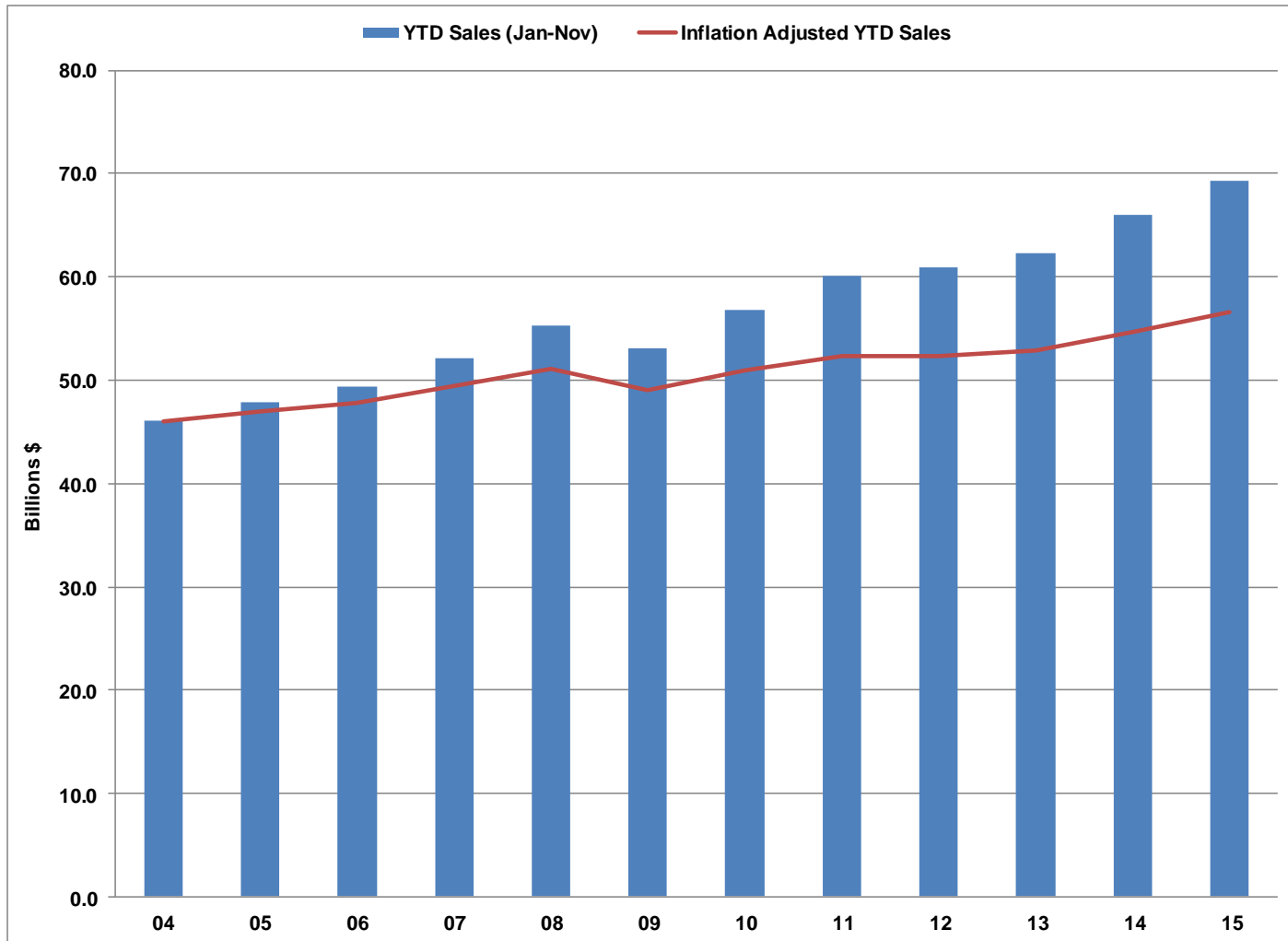
## City of Toronto

	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	14,181	-26,330	580	48,114	36,545
2012/2013	13,885	-23,351	-495	46,003	36,042
2013/2014	13,605	-24,745	-515	39,048	27,393
2014/2015	13,265	-24,745	820	32,553	21,893

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

# Retail Sales

## Toronto CMA



Source : Statistics Canada, CANSIM Table 080-0020

# Retail Sales

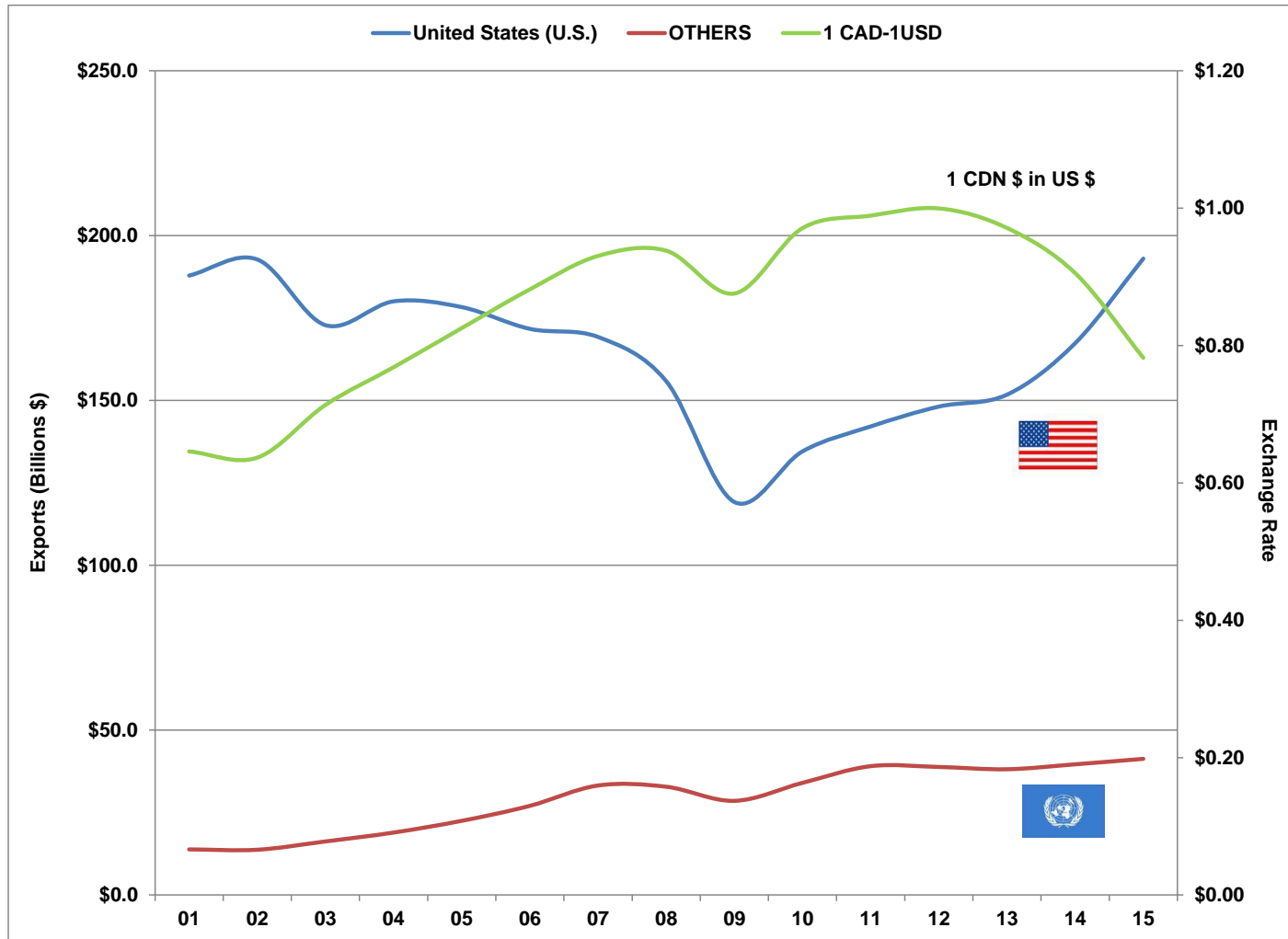
## Toronto CMA

	Billions \$		Inflation Adjusted	
	YTD Sales	% Change	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	66.0	6.0%	54.7	3.4%
2015	69.4	5.1%	56.6	3.5%

Year-to-Date (YTD) sales include sales from January to November for each year.

Source : Statistics Canada, CANSIM Table 080-0020

# Ontario Merchandise Exports & US\$ Exchange Rate



Source : Bank of Canada and Industry Canada

# Ontario Merchandise Exports & US\$ Exchange Rate

	Exports (Billions \$)			\$1CAD-\$1USD 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	\$134.6	\$34.0	\$168.6	\$0.97
2011	\$142.1	\$39.1	\$181.2	\$0.99
2012	\$148.1	\$38.8	\$187.0	\$1.00
2013	\$151.8	\$38.1	\$189.9	\$0.97
2014	\$167.4	\$39.6	\$207.0	\$0.91
2015	\$193.0	\$41.3	\$234.3	\$0.78

Source : Bank of Canada and Industry Canada