

**Making Toronto  
a place where  
business and  
culture thrive**

# Economic Dashboard

March 31, 2016

# 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> February 2016 (3 Month Average SA)	Toronto	7.8%	8.5%	8.5%	
	Canada	6.7%	7.1%	7.2%	
<b>Participation Rate</b> February 2016 (3 Month Average SA)	Toronto	64.0%	64.6%	64.6%	
	Canada	65.8%	65.9%	65.9%	
<b>Employment Rate</b> February 2016 (3 Month Average SA)	Toronto	59.0%	59.1%	59.1%	
	Canada	61.3%	61.2%	61.2%	
<b>Total Value of Building Permits</b> January 2016 (3 Month Average)	Toronto	\$585 million	\$614 million	\$527 million	
	Canada	\$5.6 billion	\$6.8 billion	\$5.3 billion	
<b>High Rise Buildings Under Construction</b> March 2016 (skyscraperpage.com)	Toronto	137	135	137	
<b>Office Vacancy Rate</b> Q4 2015	Toronto	6.1%	5.9%	6.0%	
<b>Average House Price</b> January 2016	Toronto	\$581,477	\$626,942	\$719,843	
	Canada	\$412,821	\$467,900	\$483,000	
<b>Business Bankruptcies</b> Q4 2015	Toronto CMA	146	144	108	
	Canada	1,132	936	1,031	
<b>Employment Insurance Recipients</b> January 2016	Toronto	26,620	20,250	24,980	
	Canada	579,210	488,930	618,700	
<b>Inflation Rate</b> February 2016 (Year-to-Year)	Toronto CMA	1.8%	2.1%	1.7%	
	Canada	1.0%	2.0%	1.4%	
<b>Retail Sales</b> January 2016 (3 Month Average SA)	Toronto CMA	\$6.19 billion	\$6.53 billion	\$6.56 billion	
	Canada	\$42.18 billion	\$43.65 billion	\$43.86 billion	



Negative



Caution



Positive

# Business Climate

## Toronto Ranks Well Internationally – General Rankings

Rank	Year	Source	Base
1	2015	PWC - Building Better Cities	Global - 28 cities
1	2015	Christie's – Global Luxury Real Estate White Paper	Global - 10 cities
1	2014	KPMG's Comparative Alternatives Study – Focus on Tax	Global - 51 cities
2	2014	KPMG's Comparative Alternatives Study – Business Costs	N. America - 34 cities
3	2013	Aon Hewitt – People Risk Index	Global - 138 metros
4	2014	PricewaterhouseCoopers - Cities of Opportunity	Global - 30 cities
5	2015	Toronto Region Board of Trade – Scorecard on Prosperity	Global - 24 metros
6	2015	fDI Magazine – American Cities of the Future	N. America - 10 cities
6	2015	Youthful Cities – The World's Most Youthful Cities	Global - 55 cities
8	2014	Boston Consulting Group – Destinations for Job-Seekers	Global - 25 cities
10	2014	Forbes Magazine – World's Most Influential Cities – 2014	Global - 58 cities
10	2013	Economist & CitiGroup – City Competitiveness Index	Global - 120 cities
12	2015	Arcadis – Sustainable Cities Index – 2015	Global - 50 cities

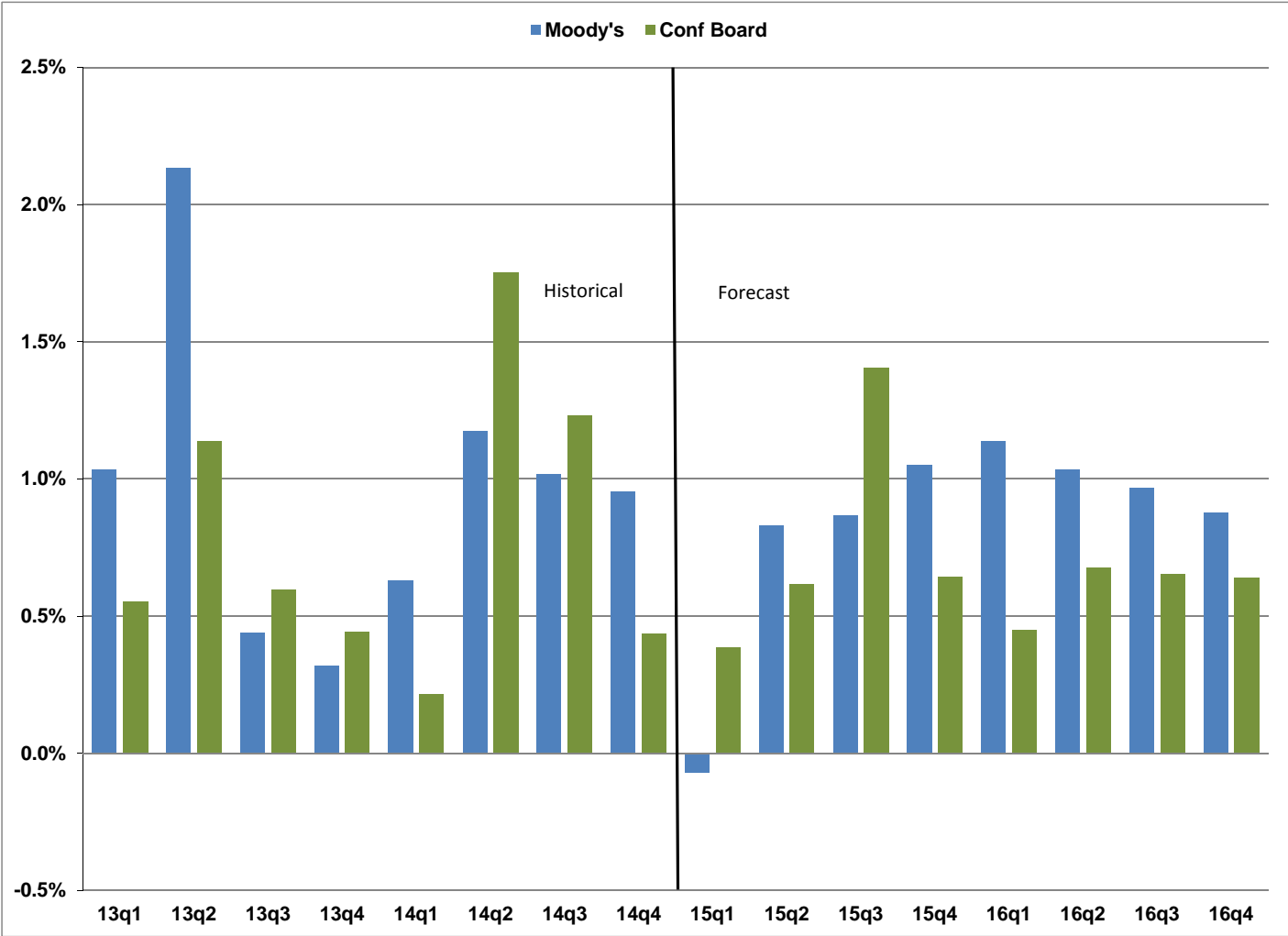
# Business Climate

## Toronto Ranks Well Internationally – Sectoral Rankings

Rank	Year	Source	Base
1	2015	The Economist – Best Place to Live	Global - 50 cities
1	2015	Metropolis – The World’s Most Livable Cities	Global - 10 cities
1	2014	Grosvenor – Index of World’s Most Resilient Cities	Global - 50 cities
3	2015	National Taiwan University - Scientific Papers for Uni.	Global - 500 cities
4	2015	The Economist Intelligence Unit – Liveability Ranking	Global - 140 cities
4	2015	Transit Score - Public Transit Coverage	N. America - 70 cities
8	2015	The Economist – The Safe Cities Index	Global - 50 cities
9	2015	QS Best Student Cities – University Ranking	Global - 9 cities
11	2015	Z/Yen Group – Global Financial Centres Index	Global - 82 cities
15	2016	Mercer Consulting– Quality of Living Ranking Survey	Global - 230 cities
20	2015	Times Higher Education – World University Rankings	Global - 400 universities
25	2015	Shanghai Jiao Tong University – University Rankings	Global - 1000 universities

# Real GDP Growth

Toronto CMA



Source: Conference Board of Canada (December 18, 2015), Moody's Analytics (March 9, 2016)



# Percent Change in GDP

Toronto CMA

	Quarterly		Annual			
	Moody's	Conference Board	Moody's	Conference Board	Oxford Economics	Average
13q1	1.04%	0.55%				
13q2	2.13%	1.14%				
13q3	0.44%	0.60%				
13q4	0.32%	0.44%	3.97%	2.01%	4.36%	3.44%
14q1	0.63%	0.22%				
14q2	1.18%	1.75%				
14q3	1.02%	1.23%				
14q4	0.95%	0.44%	3.29%	3.21%	2.72%	3.07%
15q1	-0.07%	0.39%				
15q2	0.83%	0.62%				
15q3	0.87%	1.40%				
15q4	1.05%	0.64%	2.79%	3.12%	2.04%	2.65%
16q1	1.14%	0.45%				
16q2	1.03%	0.68%				
16q3	0.97%	0.65%				
16q4	0.88%	0.64%	4.11%	2.81%	2.72%	3.21%

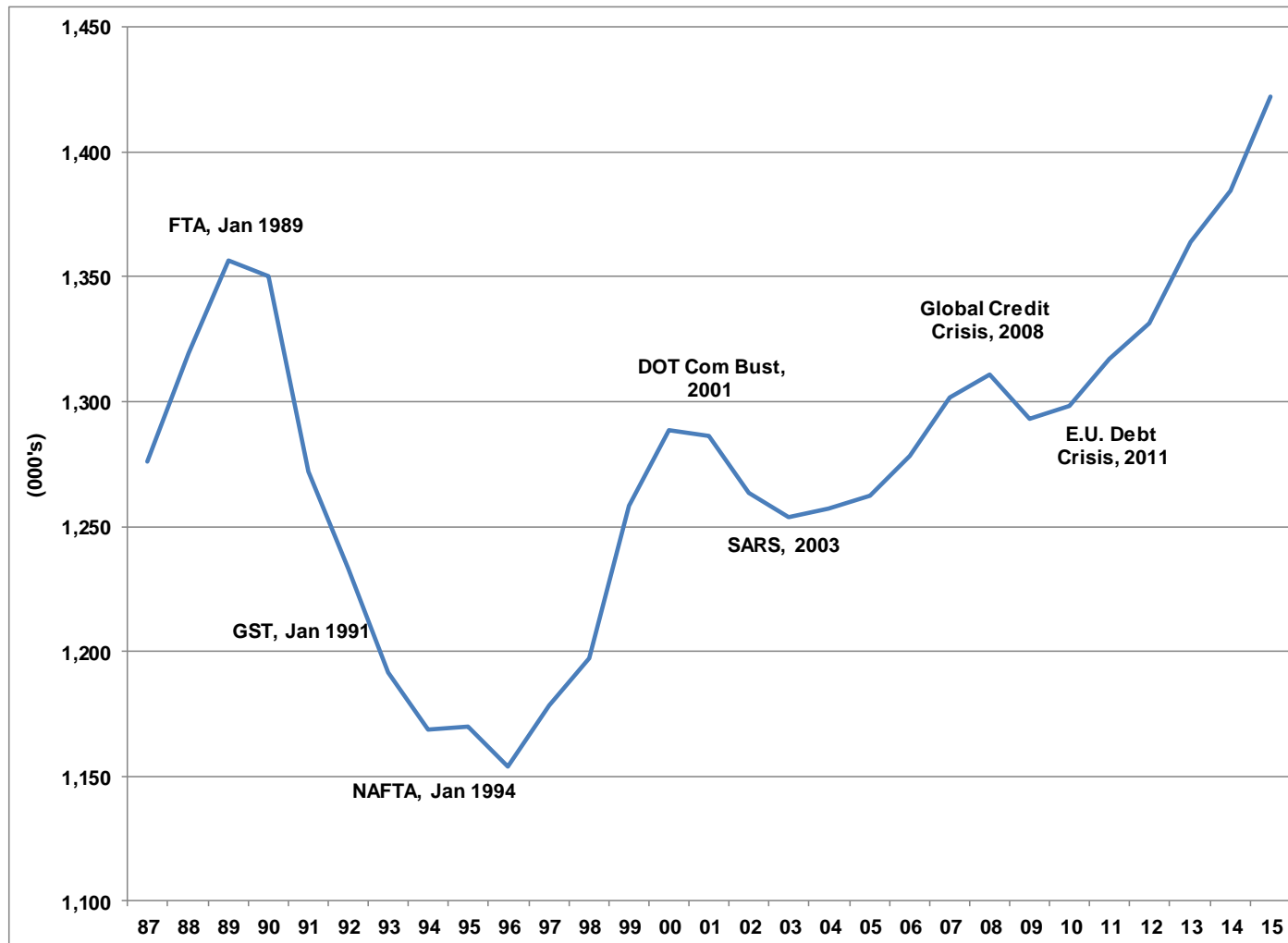
Source: Conference Board of Canada (Dec. 18, 2015), Moody's Analytics (Mar. 9, 2016), Oxford Economics (Dec. 24, 2015)

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# Jobs in the City of Toronto

## Establishment Survey



Source: City Planning Division, Research and Information

Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# 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

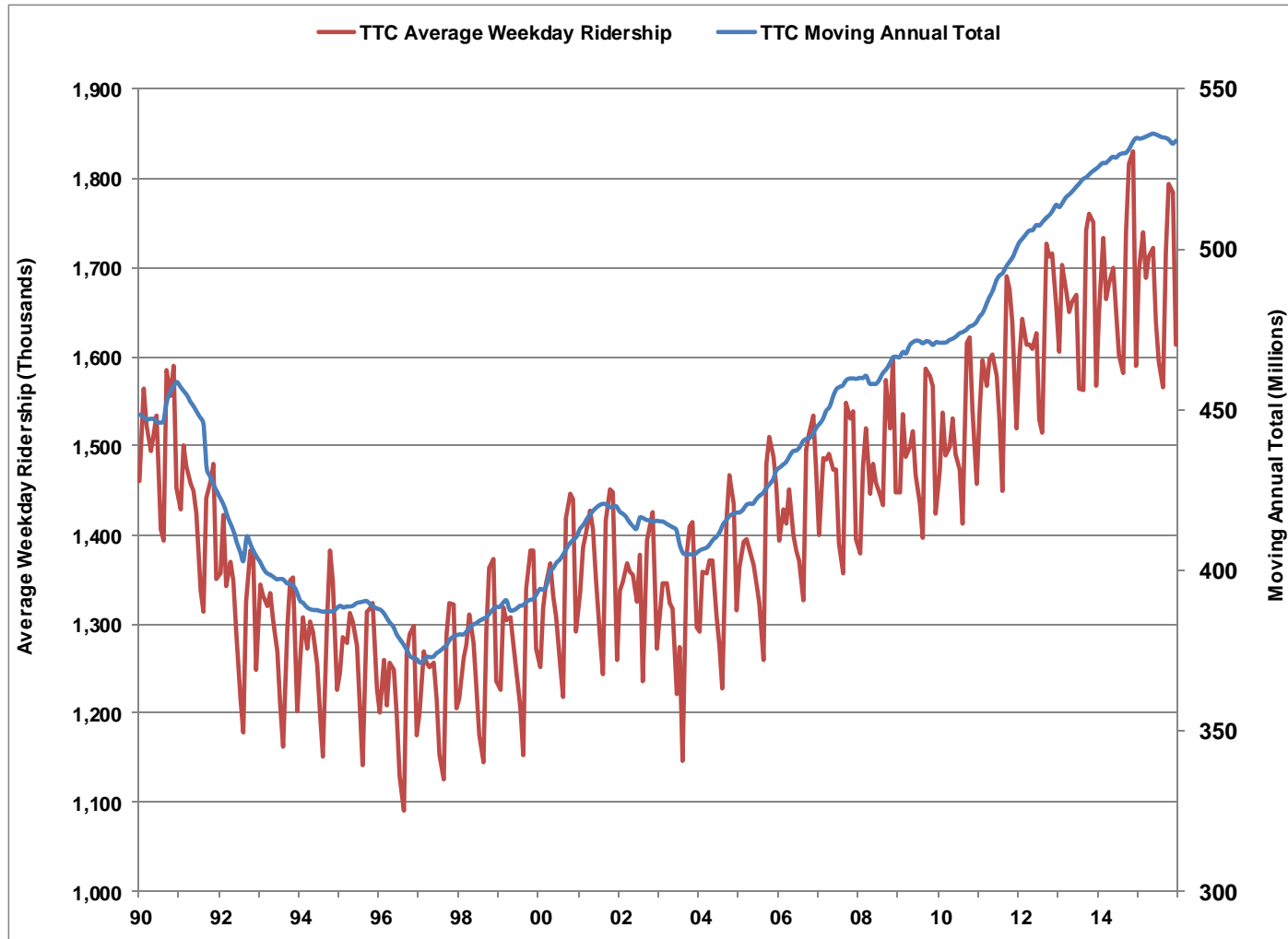
Source: City Planning Division, Research and Information

Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# TTC Ridership (millions)



Source: Toronto Transit Commission (December 2015)

Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# TTC Ridership (millions)

(Millions)

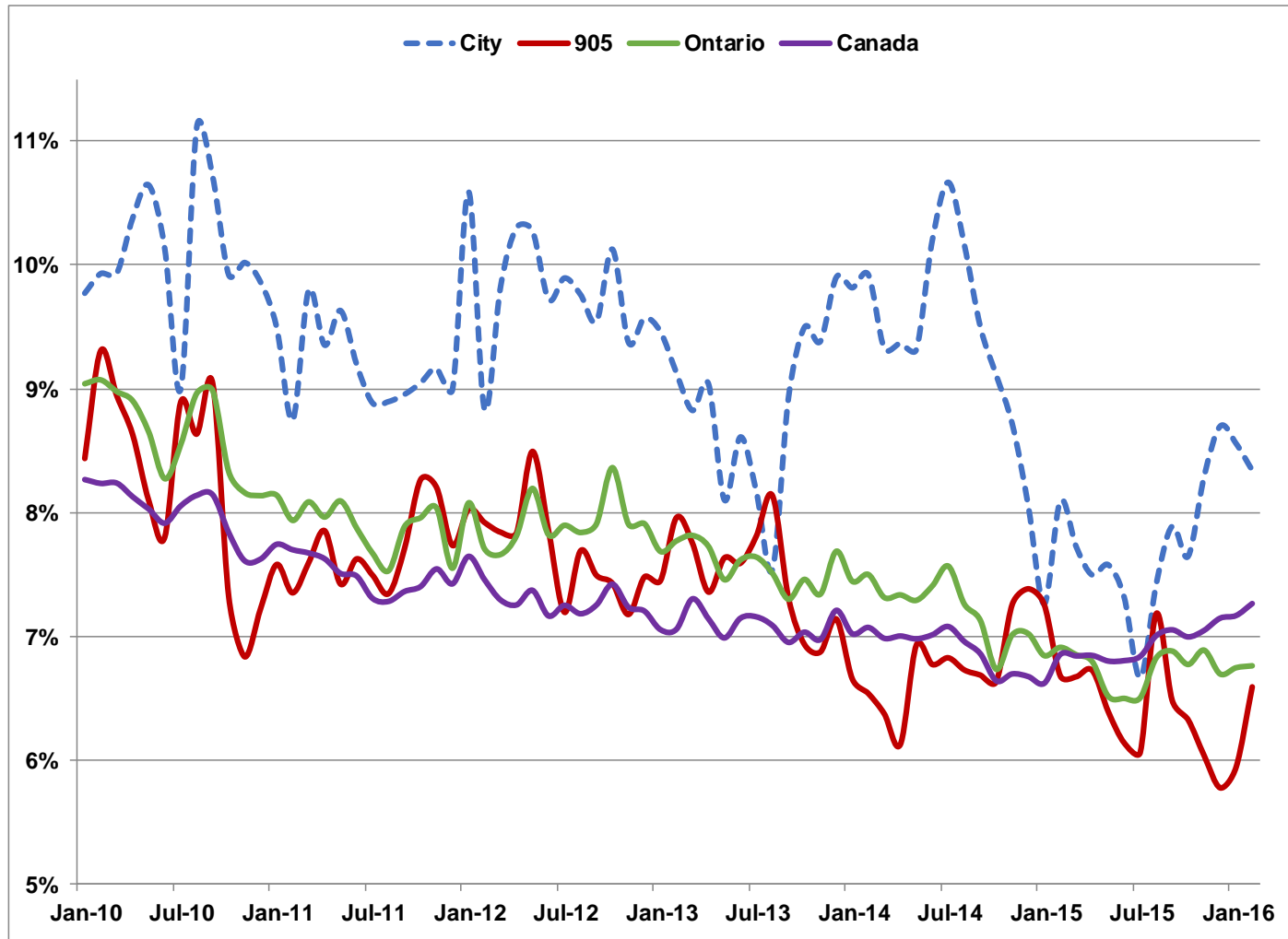
	Moving Annual Total	Month-Month %Change	Year-Year %Change	Average Weekday Ridership	Month-Month %Change	Year-Year %Change
Nov-13	524.5	0.2	2.4	1,750.7	-0.6	2.0
Dec-13	525.2	0.1	2.2	1,567.4	-10.5	-5.3
Jan-14	526.2	0.2	2.5	1,650.8	5.3	2.8
Feb-14	527.1	0.2	2.4	1,733.7	5.0	1.8
Mar-14	527.1	0.0	2.1	1,664.8	-4.0	-0.4
Apr-14	528.1	0.2	2.1	1,681.9	1.0	1.9
May-14	529.0	0.2	2.0	1,700.1	1.1	2.4
Jun-14	528.7	0.0	1.8	1,650.4	-2.9	-1.2
Jul-14	529.7	0.2	1.7	1,602.8	-2.9	2.5
Aug-14	530.1	0.1	1.6	1,582.4	-1.3	1.3
Sep-14	530.2	0.0	1.5	1,739.1	9.9	-0.3
Oct-14	531.5	0.2	1.5	1,815.5	4.4	3.1
Nov-14	533.5	0.4	1.7	1,831.3	0.9	4.6
Dec-14	534.8	0.2	1.8	1,589.0	-13.2	1.4
Jan-15	534.7	0.0	1.6	1,696.9	6.8	2.8
Feb-15	534.8	0.0	1.5	1,739.3	2.5	0.3
Mar-15	535.3	0.1	1.6	1,689.3	-2.9	1.5
Apr-15	535.7	0.1	1.5	1,711.7	1.3	1.8
May-15	536.2	0.1	1.4	1,722.2	0.6	1.3
Jun-15	536.0	0.0	1.4	1,639.9	-4.8	-0.6
Jul-15	535.5	-0.1	1.1	1,594.4	-2.8	-0.5
Aug-15	535.0	-0.1	0.9	1,565.8	-1.8	-1.1
Sep-15	534.9	0.0	0.9	1,716.9	9.7	-1.3
Oct-15	534.2	-0.1	0.5	1,794.5	4.5	-1.2
Nov-15	533.1	-0.1	0.4	1,784.3	10.3	-1.5
Dec-15	534.0	-0.2	0.2	1,613.8	10.8	-2.1

Source: Toronto Transit Commission

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# Unemployment Rate



Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data – (February/2016)

\*City of Toronto population rebased and seasonal adjustments by City staff

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# Unemployment Rate

	City	"905"	Ontario	Canada
Feb-15	8.1%	6.7%	6.9%	6.9%
Mar-15	7.7%	6.7%	6.9%	6.8%
Apr-15	7.5%	6.7%	6.8%	6.8%
May-15	7.6%	6.4%	6.5%	6.8%
Jun-15	7.3%	6.1%	6.5%	6.8%
Jul-15	6.7%	6.1%	6.5%	6.8%
Aug-15	7.4%	7.2%	6.8%	7.0%
Sep-15	7.9%	6.5%	6.9%	7.1%
Oct-15	7.6%	6.3%	6.8%	7.0%
Nov-15	8.3%	6.0%	6.9%	7.0%
Dec-15	8.7%	5.8%	6.7%	7.1%
Jan-16	8.6%	5.9%	6.7%	7.2%
Feb-16	8.3%	6.6%	6.8%	7.3%

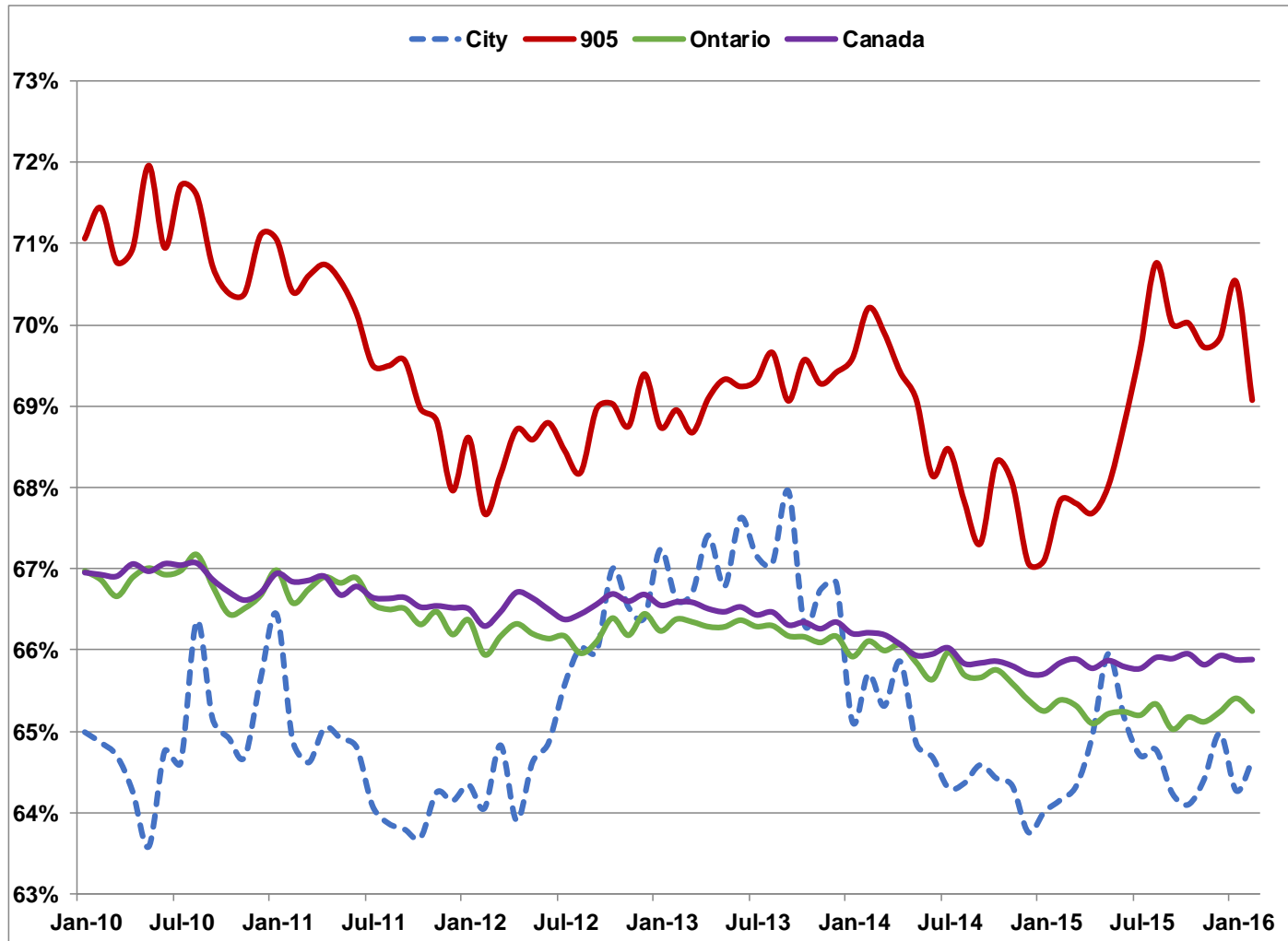
Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data

\*City of Toronto population rebased and seasonal adjustments by City staff

**Economic Development & Culture Division**

Making Toronto a place where business and culture thrive

# Participation Rate



Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data – (February/2016)

\*City of Toronto population rebased and seasonal adjustments by City staff

Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# Participation Rate

	<b>City</b>	<b>"905"</b>	<b>Ontario</b>	<b>Canada</b>
<b>Feb-15</b>	<b>64.2%</b>	<b>67.8%</b>	<b>65.4%</b>	<b>65.8%</b>
<b>Mar-15</b>	<b>64.3%</b>	<b>67.8%</b>	<b>65.3%</b>	<b>65.9%</b>
<b>Apr-15</b>	<b>64.9%</b>	<b>67.7%</b>	<b>65.1%</b>	<b>65.8%</b>
<b>May-15</b>	<b>66.0%</b>	<b>68.0%</b>	<b>65.2%</b>	<b>65.9%</b>
<b>Jun-15</b>	<b>65.2%</b>	<b>68.8%</b>	<b>65.2%</b>	<b>65.8%</b>
<b>Jul-15</b>	<b>64.7%</b>	<b>69.7%</b>	<b>65.2%</b>	<b>65.8%</b>
<b>Aug-15</b>	<b>64.8%</b>	<b>70.8%</b>	<b>65.3%</b>	<b>65.9%</b>
<b>Sep-15</b>	<b>64.2%</b>	<b>70.0%</b>	<b>65.0%</b>	<b>65.9%</b>
<b>Oct-15</b>	<b>64.1%</b>	<b>70.0%</b>	<b>65.2%</b>	<b>66.0%</b>
<b>Nov-15</b>	<b>64.4%</b>	<b>69.7%</b>	<b>65.1%</b>	<b>65.8%</b>
<b>Dec-15</b>	<b>65.0%</b>	<b>69.8%</b>	<b>65.2%</b>	<b>65.9%</b>
<b>Jan-16</b>	<b>64.3%</b>	<b>70.5%</b>	<b>65.4%</b>	<b>65.9%</b>
<b>Feb-16</b>	<b>64.6%</b>	<b>69.1%</b>	<b>65.2%</b>	<b>65.9%</b>

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

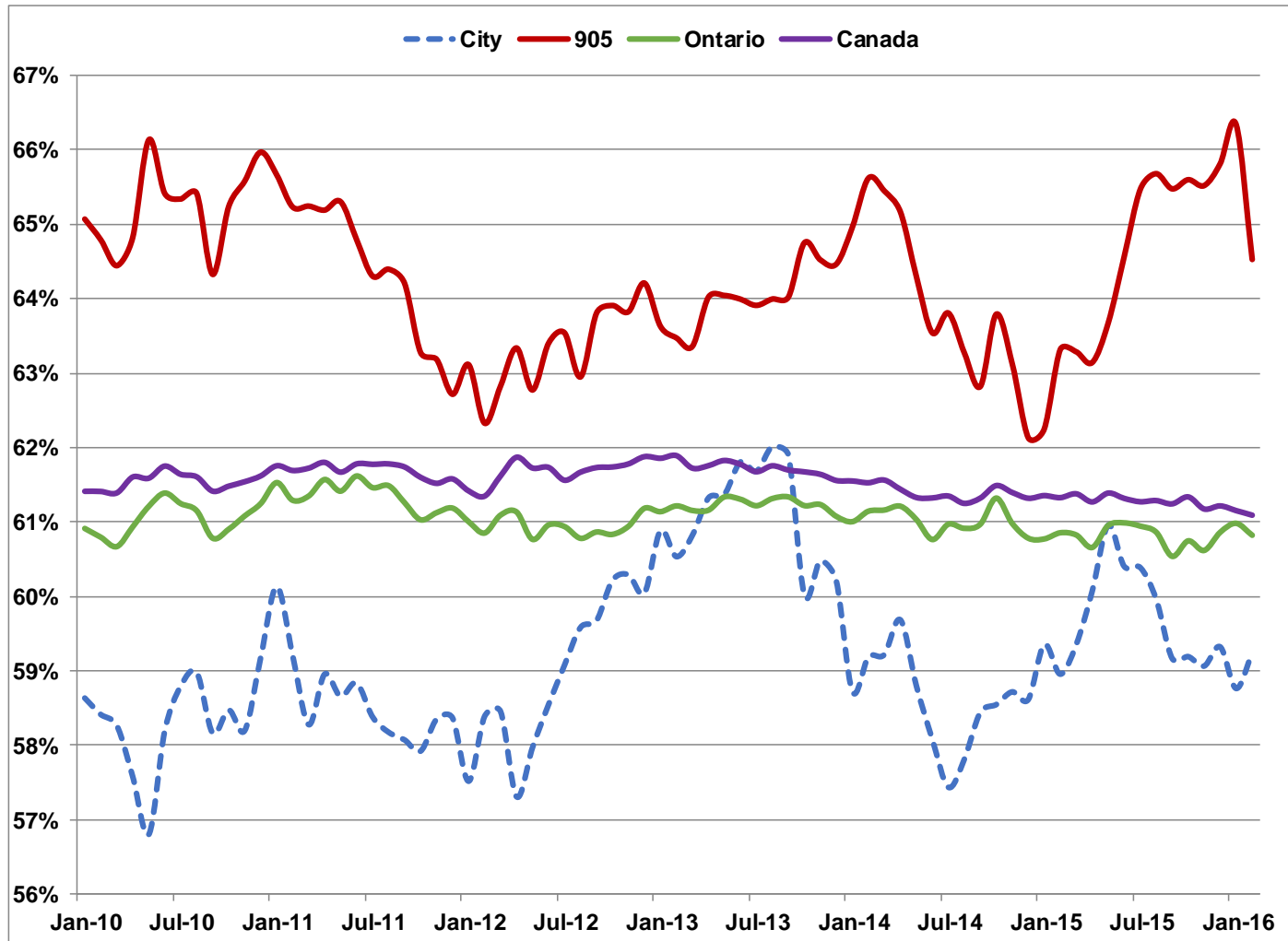
\*City of Toronto population rebased and seasonal adjustments by City staff

**Economic Development & Culture Division**

Making Toronto a place where business and culture thrive

# Employment Rate

## Employment / Population age 15+



Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data – (February/2016)

\*City of Toronto population rebased and seasonal adjustments by City staff

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# Employment Rate

## Employment / Population age 15+

	City	"905"	Ontario	Canada
Feb-15	59.0%	63.3%	60.9%	61.3%
Mar-15	59.4%	63.3%	60.8%	61.4%
Apr-15	60.1%	63.1%	60.7%	61.3%
May-15	61.0%	63.7%	61.0%	61.4%
Jun-15	60.4%	64.6%	61.0%	61.3%
Jul-15	60.4%	65.5%	61.0%	61.3%
Aug-15	60.0%	65.7%	60.9%	61.3%
Sep-15	59.2%	65.5%	60.5%	61.2%
Oct-15	59.2%	65.6%	60.8%	61.3%
Nov-15	59.1%	65.5%	60.6%	61.2%
Dec-15	59.3%	65.8%	60.9%	61.2%
Jan-16	58.8%	66.3%	61.0%	61.2%
Feb-16	59.2%	64.5%	60.8%	61.1%

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

\*City of Toronto population rebased and seasonal adjustments by City staff

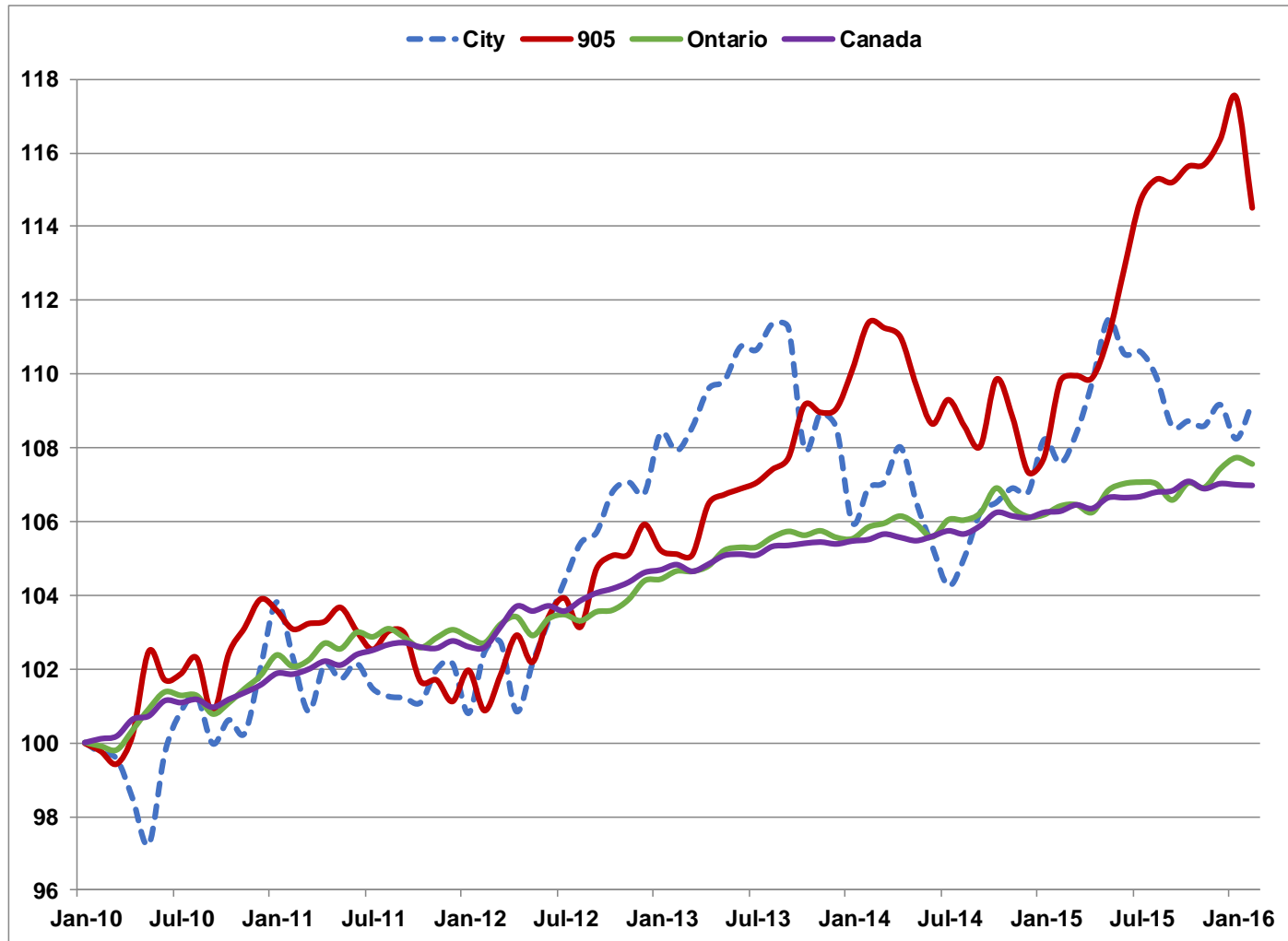
**Economic Development & Culture Division**

Making Toronto a place where business and culture thrive



# Indexed Employment

(Jan 2010 = 100)



Source : Statistics Canada – Labour Force Survey – Seasonally Adjusted Monthly Data – (February/2016)

\*City of Toronto population rebased and seasonal adjustments by City staff

Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# Employment

	City	"905"	Ontario	Canada
Feb-15	1,409.3	1,698.8	6,900.6	17,885.0
Mar-15	1,419.9	1,701.1	6,903.0	17,913.9
Apr-15	1,438.1	1,700.1	6,889.6	17,897.4
May-15	1,460.4	1,717.3	6,928.1	17,946.7
Jun-15	1,448.2	1,745.9	6,940.1	17,946.9
Jul-15	1,449.0	1,774.2	6,942.7	17,951.9
Aug-15	1,440.1	1,783.4	6,939.9	17,972.1
Sep-15	1,422.4	1,782.1	6,911.2	17,977.9
Oct-15	1,424.3	1,788.8	6,941.6	18,021.0
Nov-15	1,422.6	1,789.6	6,933.1	17,988.1
Dec-15	1,430.1	1,800.1	6,966.1	18,010.9
Jan-16	1,418.0	1,817.8	6,985.9	18,005.2
Feb-16	1,430.8	1,771.4	6,974.7	18,002.9

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

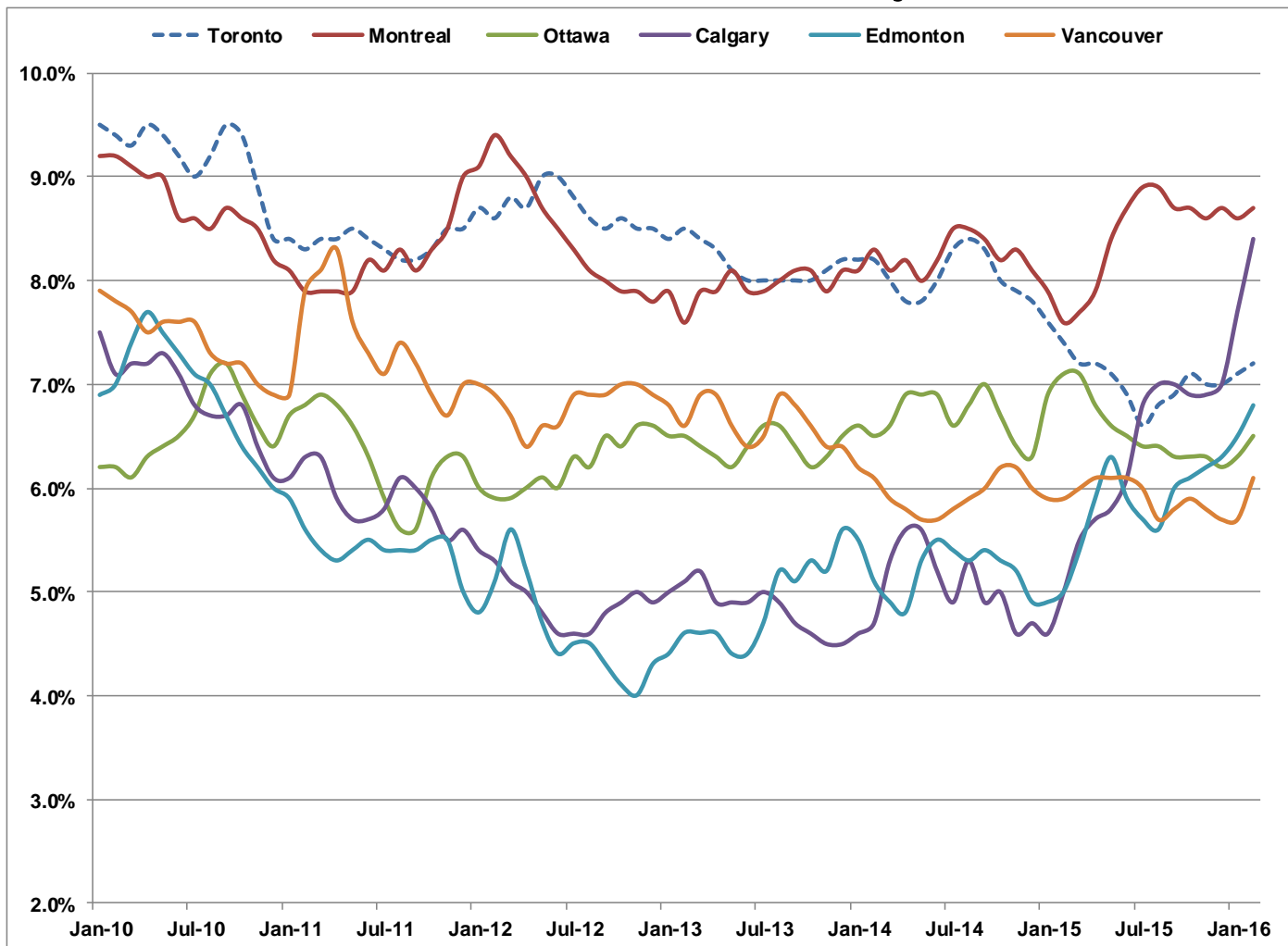
\*City of Toronto population rebased and seasonal adjustments by City staff

**Economic Development & Culture Division**

Making Toronto a place where business and culture thrive

# Unemployment Rate

## Major Canadian Urban Regions



Source : Statistics Canada – Labour Force Survey – (February/2016)  
 Seasonally Adjusted 3 Month Moving Averages. CANSIM Table 282-0135

Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# Unemployment Rate

## Major Canadian Urban Regions

	Toronto	Montreal	Ottawa	Calgary	Edmonton	Vancouver
Feb-15	7.4%	7.6%	7.1%	5.0%	5.0%	5.9%
Mar-15	7.2%	7.7%	7.1%	5.5%	5.4%	6.0%
Apr-15	7.2%	7.9%	6.8%	5.7%	5.9%	6.1%
May-15	7.1%	8.4%	6.6%	5.8%	6.3%	6.1%
Jun-15	6.9%	8.7%	6.5%	6.1%	5.9%	6.1%
Jul-15	6.6%	8.9%	6.4%	6.8%	5.7%	6.0%
Aug-15	6.8%	8.9%	6.4%	7.0%	5.6%	5.7%
Sep-15	6.9%	8.7%	6.3%	7.0%	6.0%	5.8%
Oct-15	7.1%	8.7%	6.3%	6.9%	6.1%	5.9%
Nov-15	7.0%	8.6%	6.3%	6.9%	6.2%	5.8%
Dec-15	7.0%	8.7%	6.2%	7.0%	6.3%	5.7%
Jan-16	7.1%	8.6%	6.3%	7.7%	6.5%	5.7%
Feb-16	7.2%	8.7%	6.5%	8.4%	6.8%	6.1%

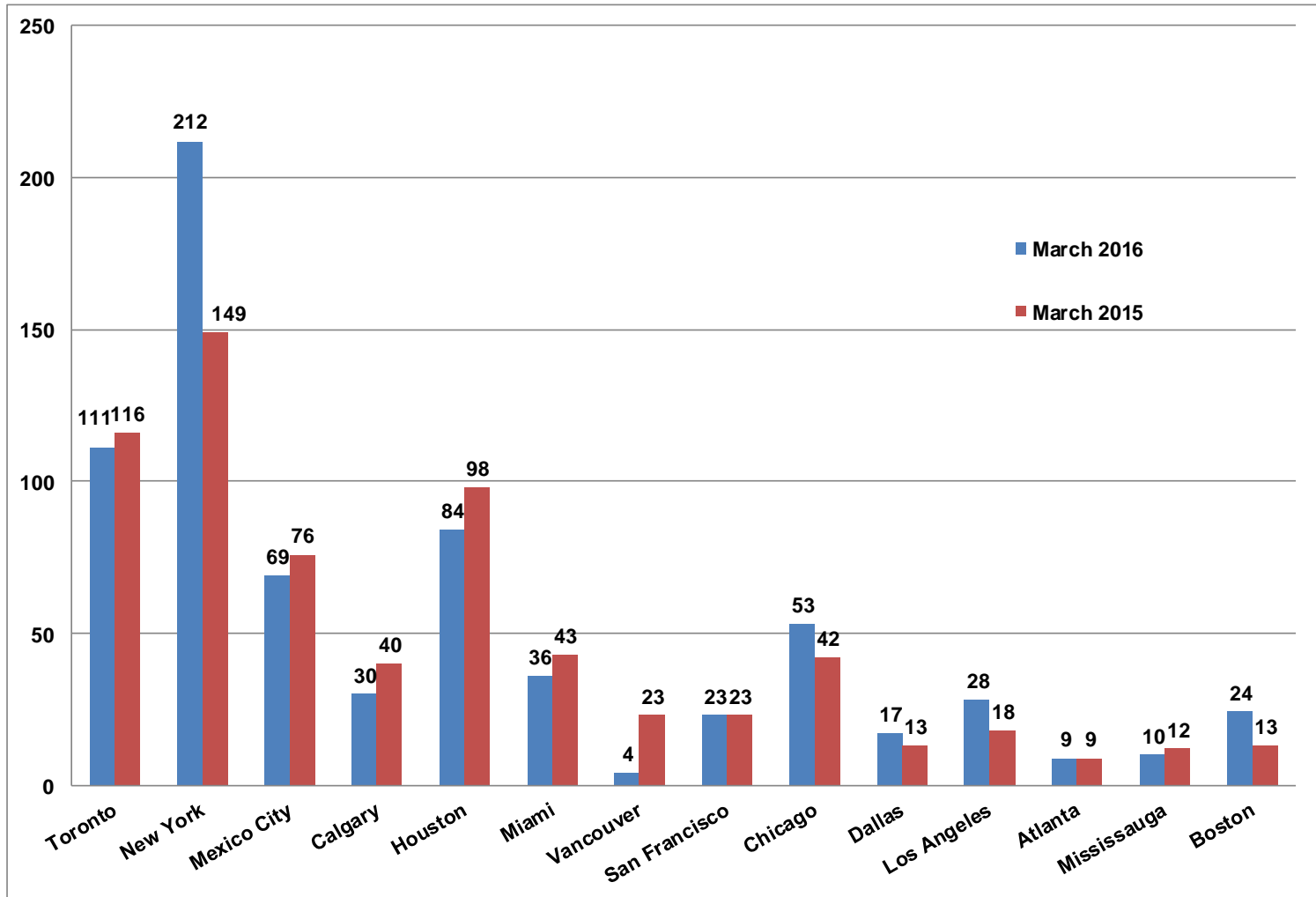
Source : Statistics Canada – Labour Force Survey  
 Seasonally Adjusted 3 Month Moving Averages. CANSIM Table 282-0135

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# High Rise Buildings Under Construction

## North American Cities (Emporis)



Source : [www.emporis.com](http://www.emporis.com) - Updated March 14, 2016

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# 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 March 14, 2016 from the CTBUH Tall Buildings Database & other sources

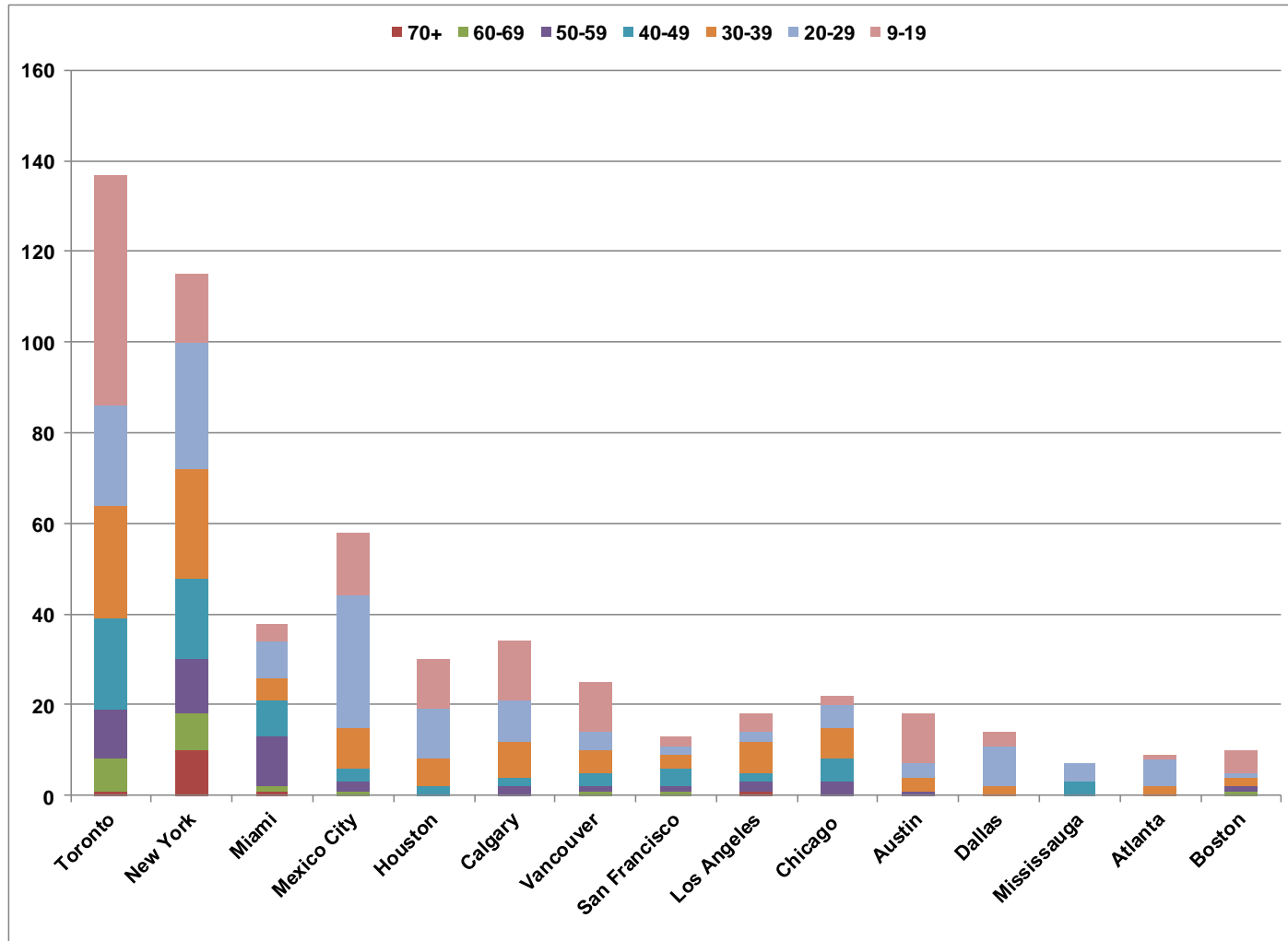
Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# High Rise Buildings Under Construction

## North American Cities (Skyscraperpage)



Source : [www.skyscraperpage.com](http://www.skyscraperpage.com) - Updated March 14, 2016

# 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	7	439	10.8%
50-59	11	452	11.2%
40-49	20	790	19.5%
30-39	25	957	23.6%
20-29	22	517	12.8%
9-19	51	823	20.3%
<b>Total</b>	<b>137</b>	<b>4,053</b>	<b>100.0%</b>

Source : [www.skyscraperpage.com](http://www.skyscraperpage.com) - Updated March 14, 2016

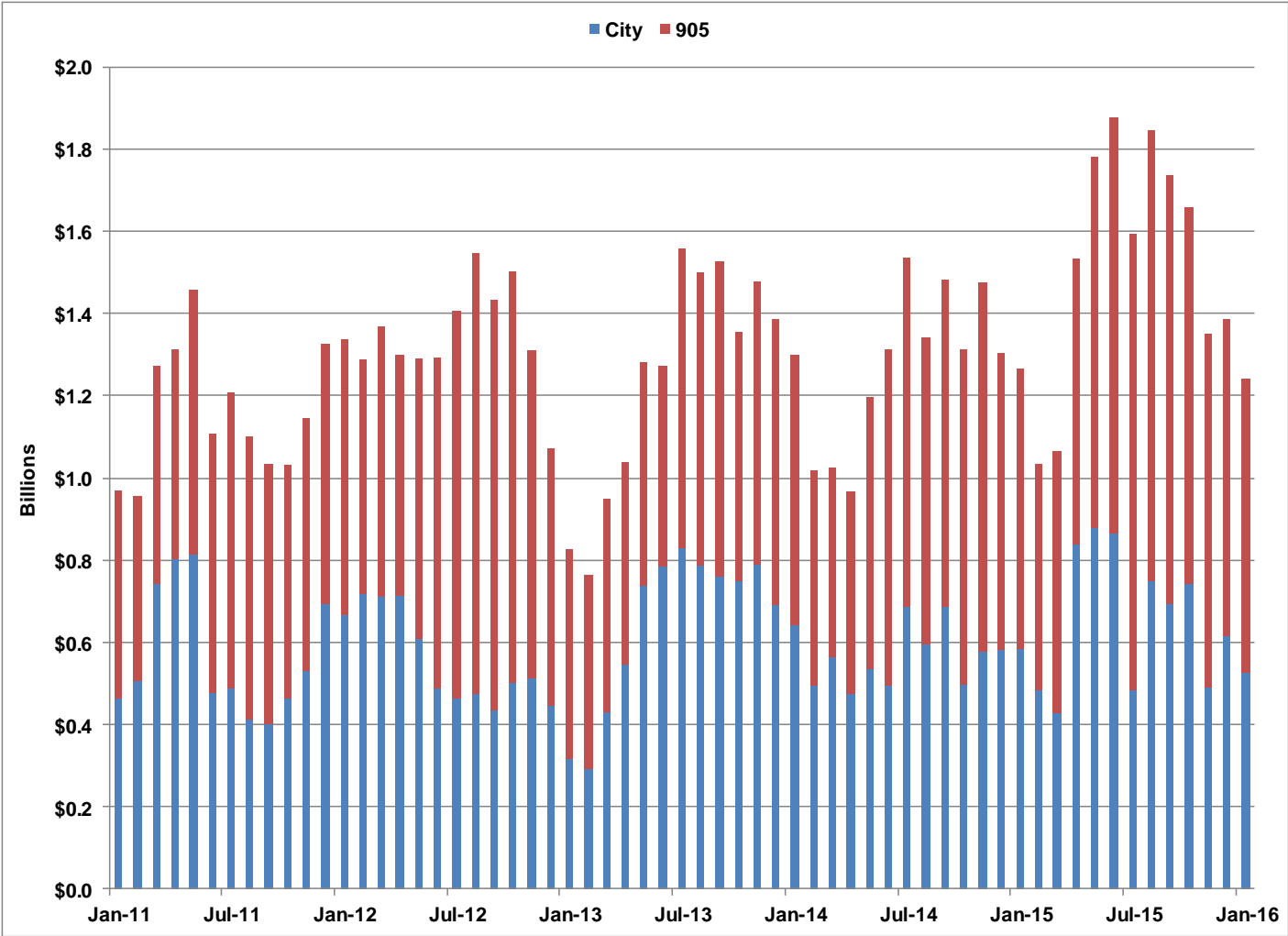
Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# Total Value of Building Permits

City and "905" area



Source : Statistics Canada, 3 month moving averages (January/2016)



# Total Value of Building Permits

City and "905" area

	3MMA Billions \$		12MMA Billions \$	
	City	905	City	905
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
Aug-15	\$0.75	\$1.10	\$0.65	\$0.84
Sep-15	\$0.69	\$1.04	\$0.65	\$0.87
Oct-15	\$0.74	\$0.91	\$0.65	\$0.85
Nov-15	\$0.49	\$0.86	\$0.65	\$0.85
Dec-15	\$0.61	\$0.77	\$0.66	\$0.84
Jan-16	\$0.53	\$0.71	\$0.63	\$0.84

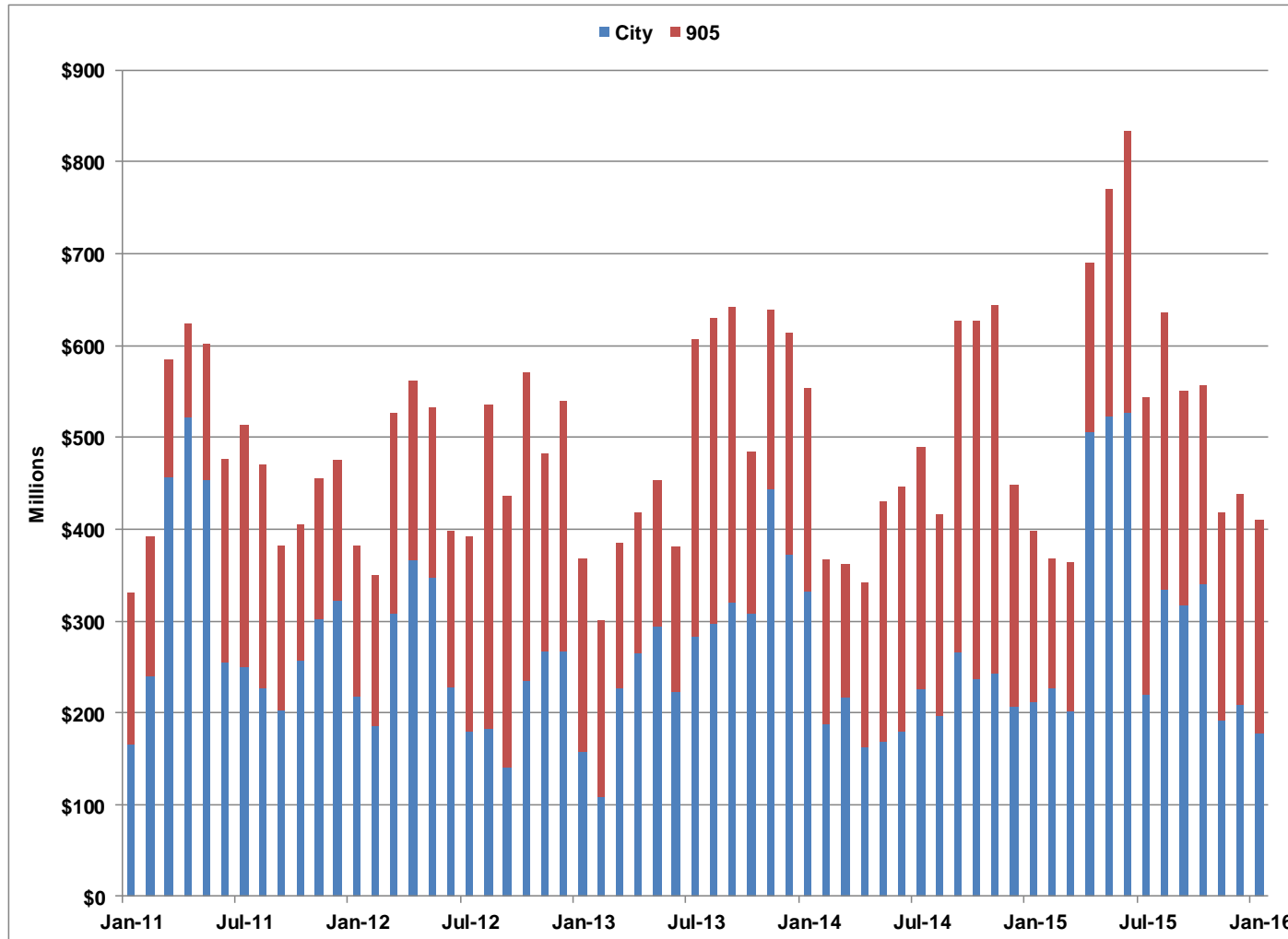
Source : Statistics Canada, 3 month & 12 month moving averages

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# Value of ICI Building Permits

City and "905" area



Source : Statistics Canada, 3 month moving averages (January/2016)

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# Value of ICI Building Permits

City and "905" area

	3MMA Millions \$		12MMA Millions \$	
	City	905	City	905
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
Aug-15	\$334.7	\$300.7	\$317.0	\$269.6
Sep-15	\$316.4	\$233.8	\$320.0	\$266.6
Oct-15	\$340.5	\$217.1	\$307.8	\$233.3
Nov-15	\$192.2	\$225.9	\$306.7	\$231.8
Dec-15	\$209.2	\$228.8	\$312.3	\$226.8
Jan-16	\$178.1	\$232.1	\$301.1	\$231.1

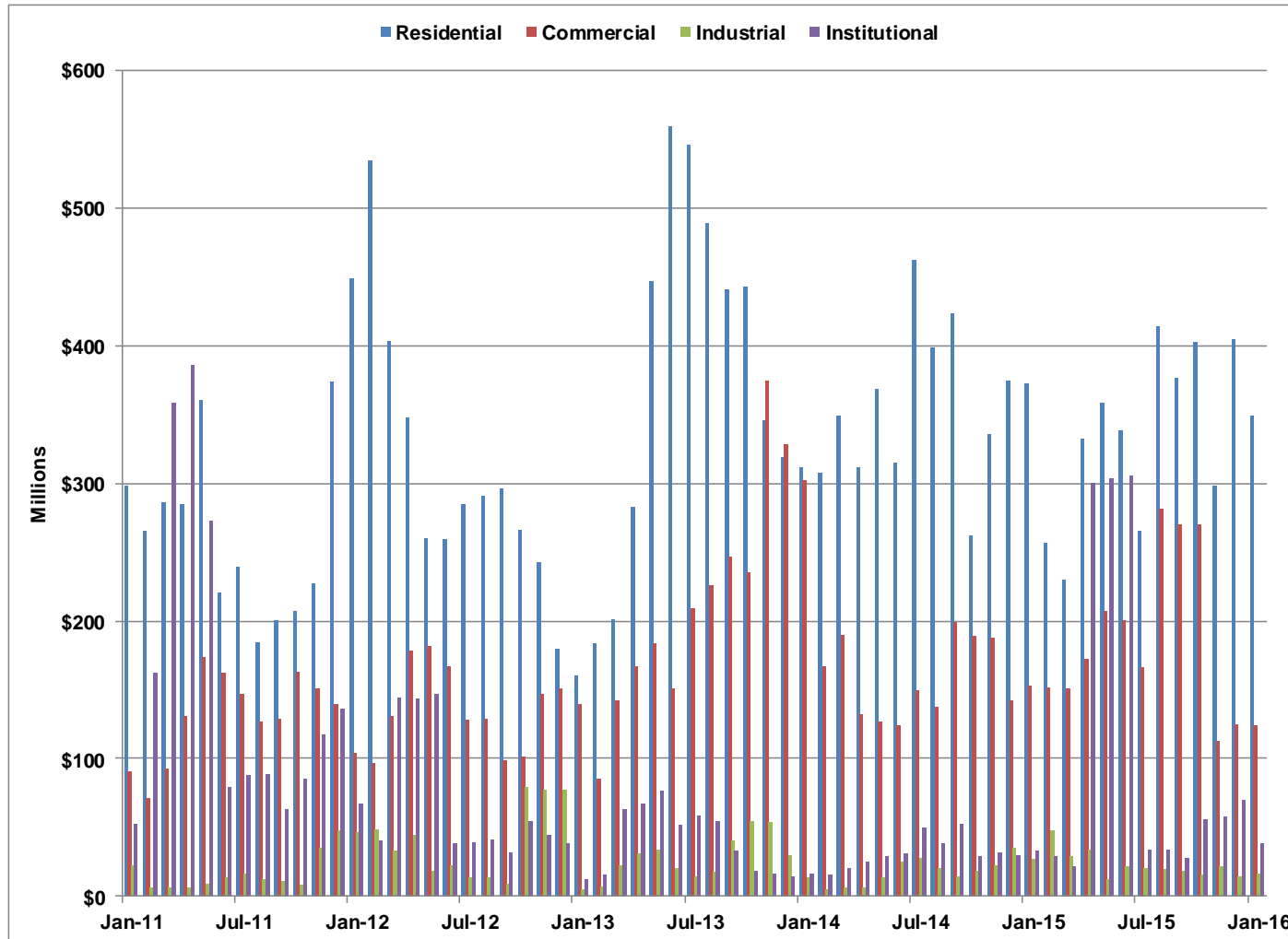
Source : Statistics Canada, 3 month & 12 month moving averages

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# Value of Building Permits

## City of Toronto



Source : Statistics Canada, 3 month moving averages (January/2016)

Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# Value of Building Permits

## City of Toronto

	3MMA Millions \$				12 MMA Millions \$			
	Residential	Commercial	Industrial	Institutional	Residential	Commercial	Industrial	Institutional
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
Aug-15	413.1	281.2	19.7	33.9	331.9	200.8	23.9	92.3
Sep-15	376.5	270.5	18.6	27.3	327.0	200.2	25.9	93.9
Oct-15	402.6	270.1	15.0	55.3	337.4	185.0	24.6	98.1
Nov-15	298.0	112.4	21.9	57.9	340.2	183.1	24.6	99.0
Dec-15	404.5	124.4	14.5	70.3	343.0	185.7	24.0	102.6
Jan-16	348.6	123.8	16.7	37.7	331.4	180.9	20.3	100.0

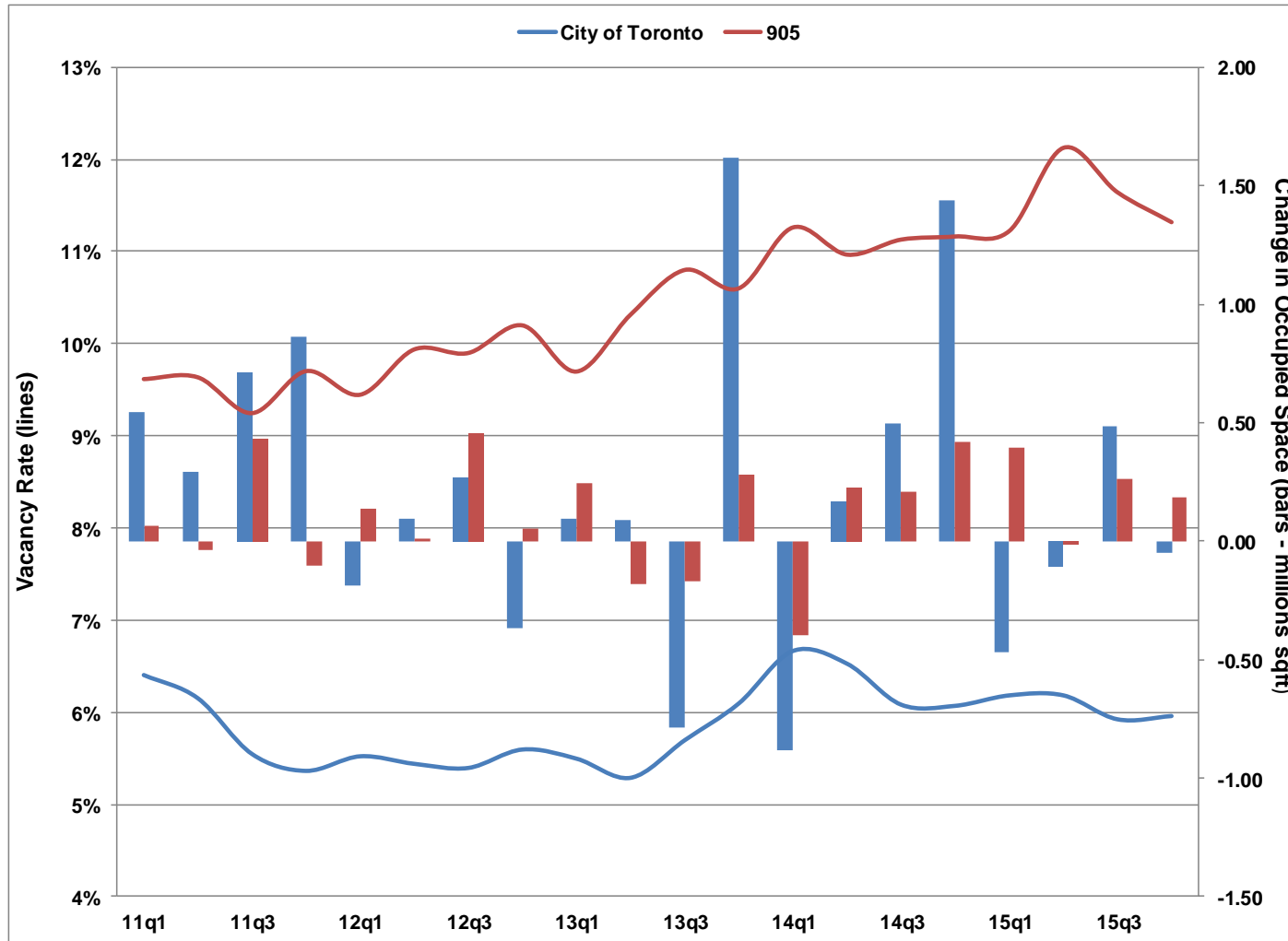
Source : Statistics Canada, 3 month & 12 month moving averages

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# Office Vacancy Rate & Occupied Space

## Toronto Region



Source : Cushman & Wakefield

# Office Vacancy Rate & Occupied Space

## Toronto Region

	Vacancy Rates		Occupied Change (millions sqft)	
	City of Toronto	905	City of Toronto	905
11q1	6.4%	9.6%	0.54	0.06
11q2	6.2%	9.6%	0.30	-0.04
11q3	5.6%	9.2%	0.71	0.43
11q4	5.4%	9.7%	0.86	-0.10
12q1	5.5%	9.4%	-0.19	0.14
12q2	5.4%	9.9%	0.10	0.01
12q3	5.4%	9.9%	0.27	0.45
12q4	5.6%	10.2%	-0.36	0.05
13q1	5.5%	9.7%	0.09	0.25
13q2	5.3%	10.3%	0.09	-0.18
13q3	5.7%	10.8%	-0.79	-0.17
13q4	6.1%	10.6%	1.62	0.28
14q1	6.7%	11.3%	-0.88	-0.40
14q2	6.5%	11.0%	0.16	0.23
14q3	6.1%	11.1%	0.50	0.21
14q4	6.1%	11.2%	1.44	0.42
15q1	6.2%	11.2%	-0.47	0.40
15q2	6.2%	12.1%	-0.11	-0.01
15q3	5.9%	11.6%	0.49	0.26
15q4	6.0%	11.3%	-0.05	0.18

Source : Cushman & Wakefield

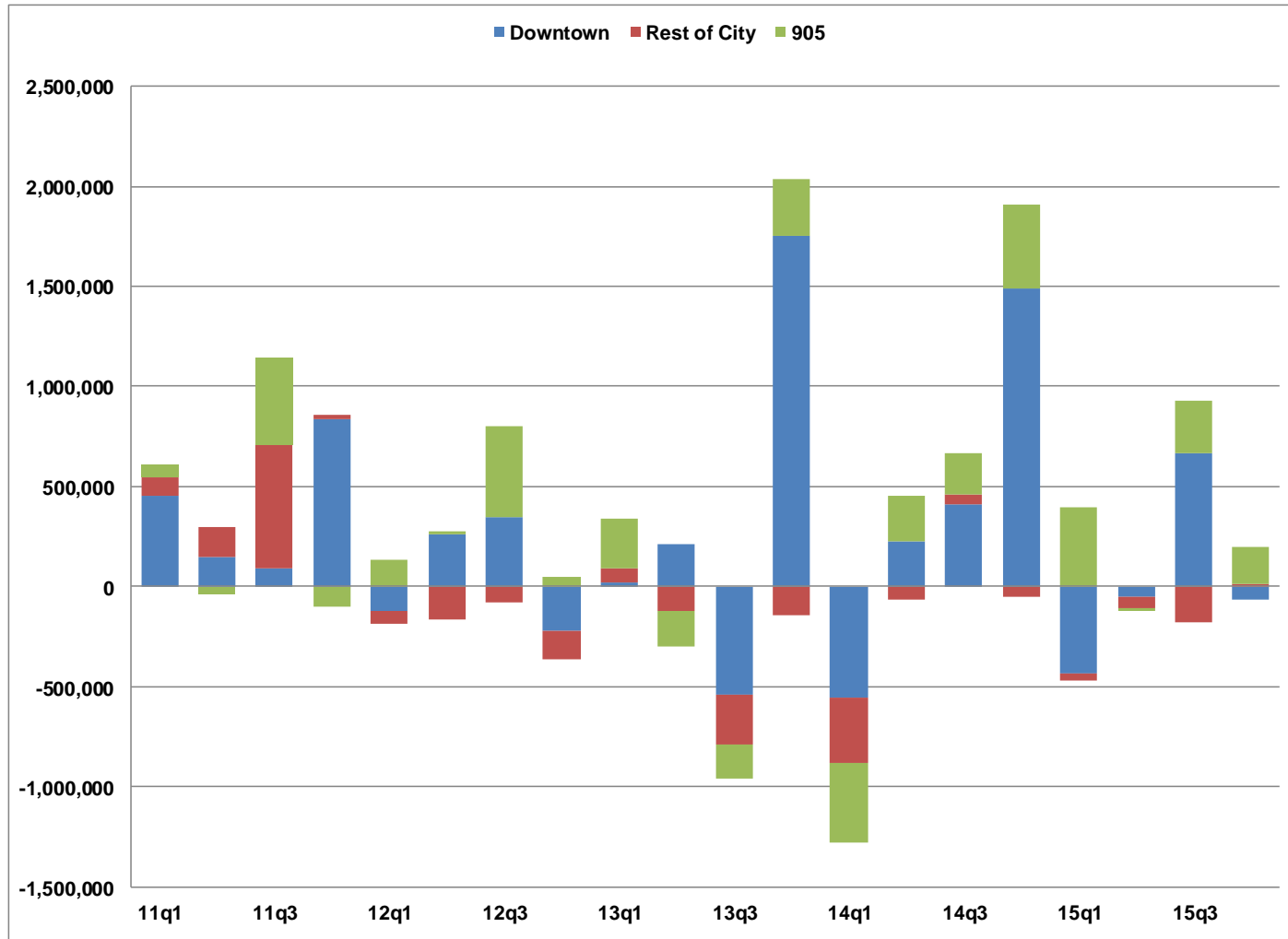
Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# Quarterly Change in Occupied Office Space

## Toronto Region



Source : Cushman & Wakefield

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# Quarterly Change in Occupied Office Space

## Toronto Region

Occupied Office Space Change (millions sqft)								
Rest of City								
	Downtown	Midtown	North Yonge	DVP Core	Toronto East	Toronto North	Toronto West	905
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
Q3 2015	667,266	-138,542	15,264	-4,106	-1,602	10,665	-62,360	260,790
Q4 2015	-66,138	-1,768	68,399	-22,467	11,673	-28,154	-12,253	182,134

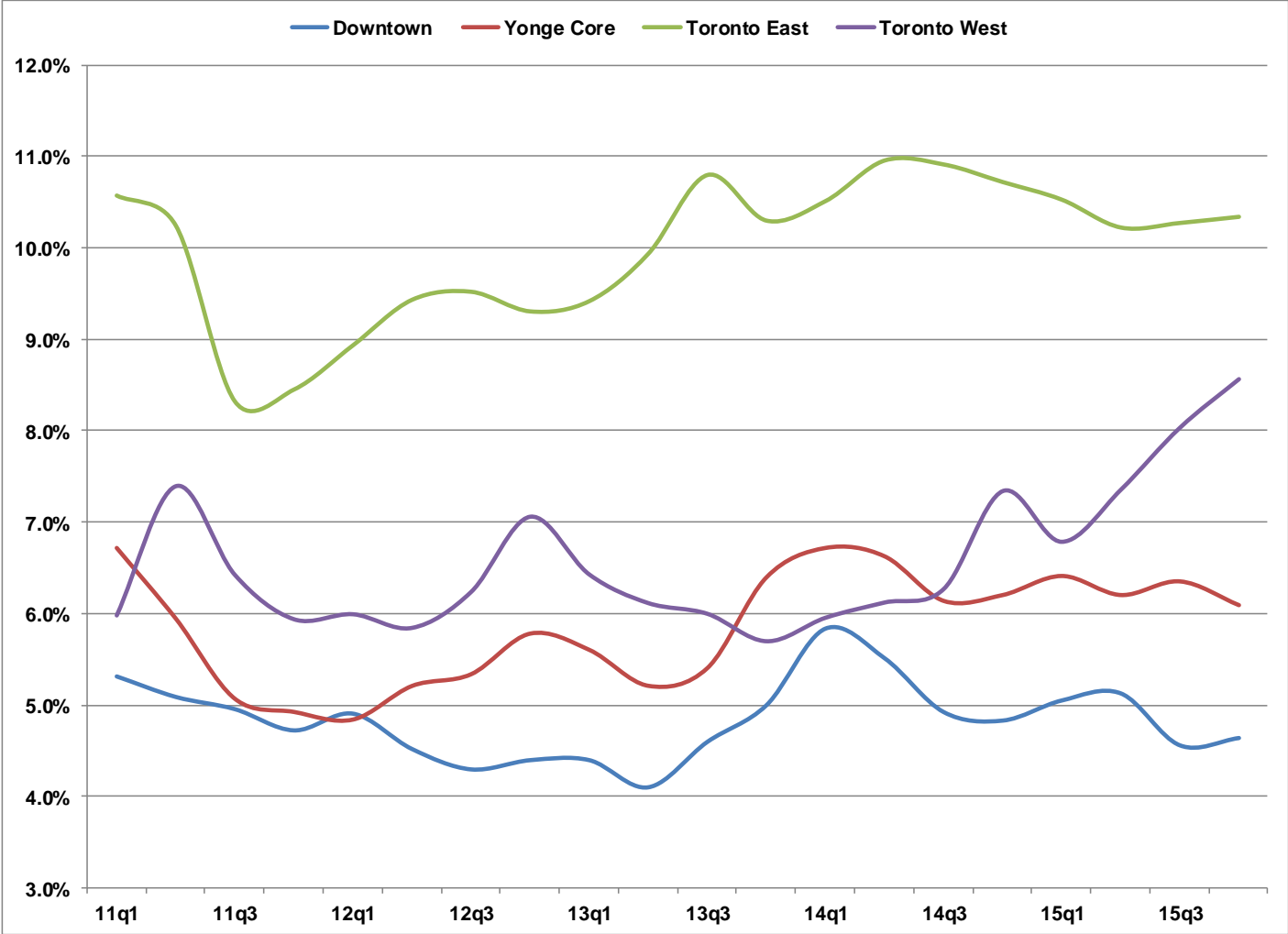
Source: Cushman & Wakefield

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# Office Vacancy Rates

City of Toronto



Source : Cushman & Wakefield



# Office Vacancy Rates

## City of Toronto

	Downtown	Yonge Core	Toronto East	Toronto West
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%
15q3	4.6%	6.4%	10.3%	8.0%
15q4	4.6%	6.1%	10.3%	8.6%

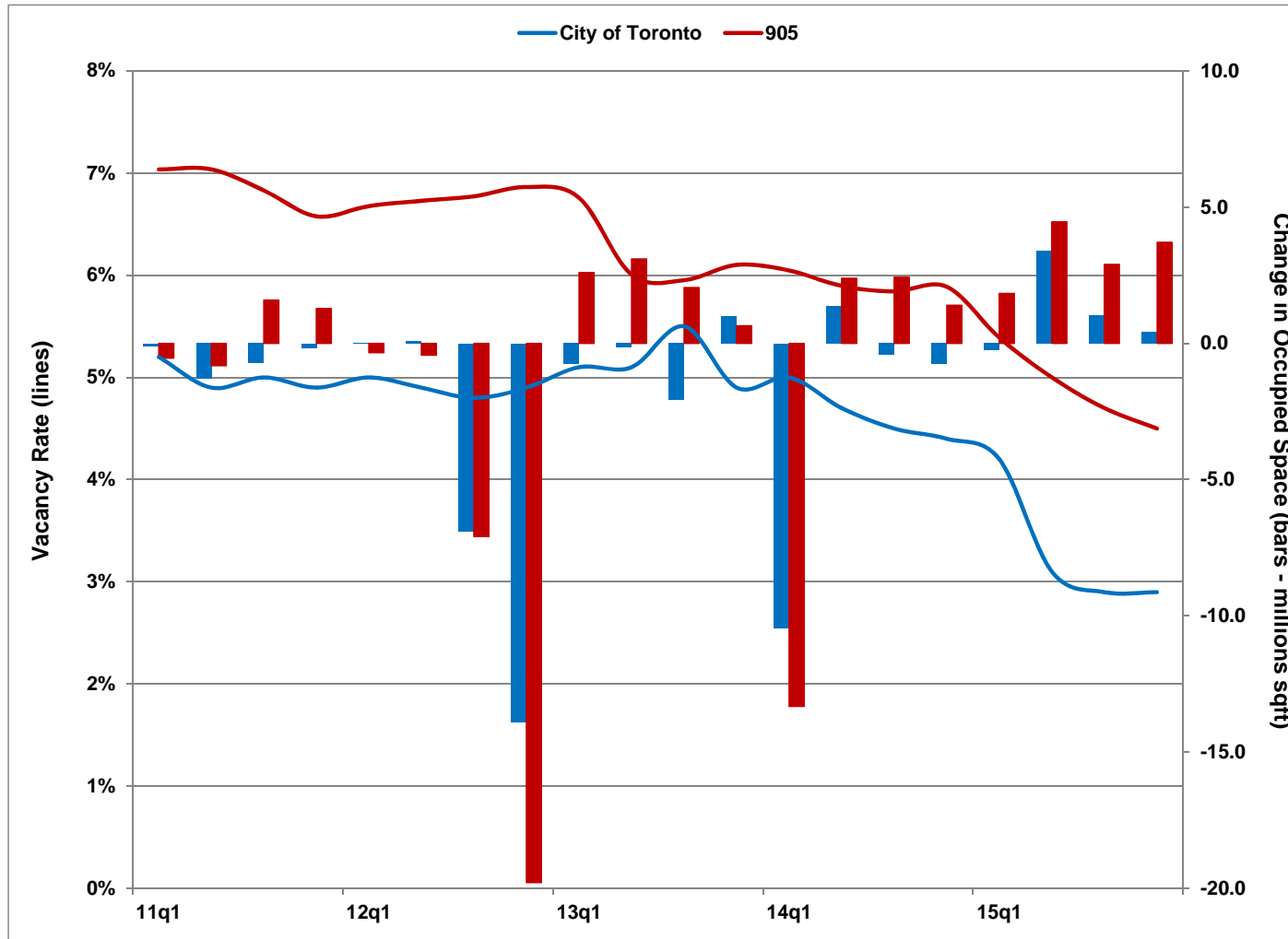
Source : Cushman & Wakefield

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# Industrial Vacancy Rate & Occupied Space

## Toronto Region



Source : Cushman & Wakefield

Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# Industrial Vacancy Rate & Occupied Space

## Toronto Region

	Vacancy Rates		Occupied Change (millions sqft)	
	City of Toronto	905	City of Toronto	905
11q1	5.2%	7.0%	-0.1	-0.5
11q2	4.9%	7.0%	-1.3	-0.8
11q3	5.0%	6.8%	-0.7	1.6
11q4	4.9%	6.6%	-0.2	1.3
12q1	5.0%	6.7%	0.0	-0.3
12q2	4.9%	6.7%	0.1	-0.4
12q3	4.8%	6.8%	-6.9	-7.1
12q4	4.9%	6.9%	-13.9	-19.8
13q1	5.1%	6.8%	-0.8	2.6
13q2	5.1%	6.0%	-0.1	3.1
13q3	5.5%	6.0%	-2.1	2.1
13q4	4.9%	6.1%	1.0	0.6
14q1	5.0%	6.0%	-10.4	-13.3
14q2	4.7%	5.9%	1.4	2.4
14q3	4.5%	5.8%	-0.4	2.4
14q4	4.4%	5.9%	-0.8	1.4
15q1	4.2%	5.4%	-0.2	1.8
15q2	3.1%	5.0%	3.4	4.5
15q3	2.9%	4.7%	1.0	2.9
15q4	2.9%	4.5%	0.4	3.7

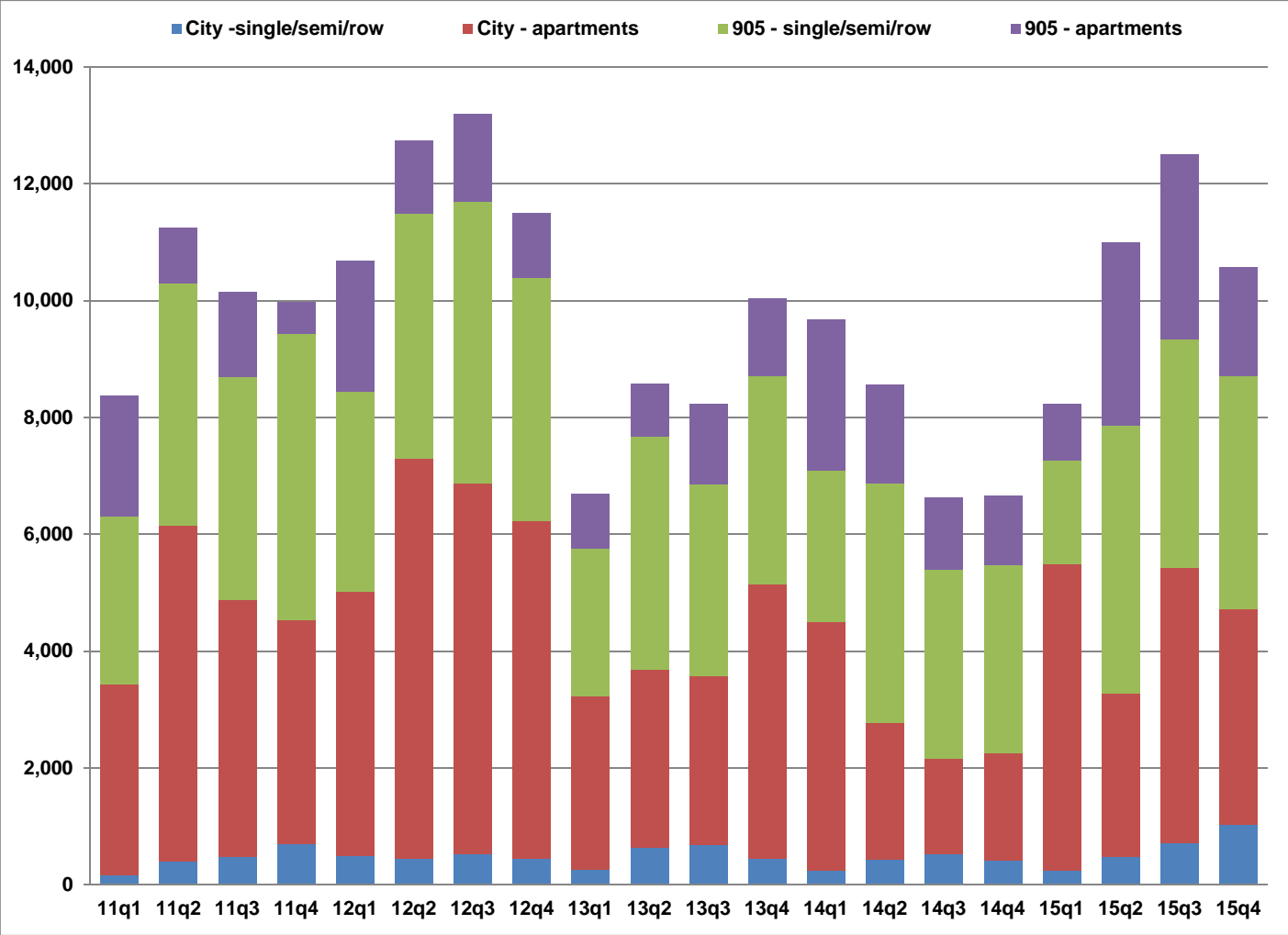
Source : Cushman & Wakefield

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# Housing Starts

## Toronto CMA



Source : CMHC – Housing Now



# Housing Starts

## Toronto CMA

	City - single/semi/row	City - apartments	905 - single/semi/row	905 - apartments
11q1	157	3,276	2,875	2,069
11q2	398	5,744	4,154	946
11q3	469	4,409	3,813	1,456
11q4	705	3,814	4,917	543
12q1	485	4,536	3,420	2,241
12q2	452	6,833	4,206	1,245
12q3	519	6,358	4,825	1,497
12q4	436	5,797	4,145	1,110
13q1	265	2,960	2,528	942
13q2	638	3,048	3,992	904
13q3	677	2,887	3,294	1,376
13q4	444	4,699	3,560	1,333
14q1	235	4,266	2,589	2,589
14q2	437	2,331	4,104	1,686
14q3	531	1,626	3,237	1,227
14q4	422	1,823	3,236	1,179
15q1	237	5,257	1,773	969
15q2	474	2,801	4,581	3,131
15q3	711	4,716	3,907	3,166
15q4	1,026	3,691	3,988	1,859

Source : CMHC – Housing Now

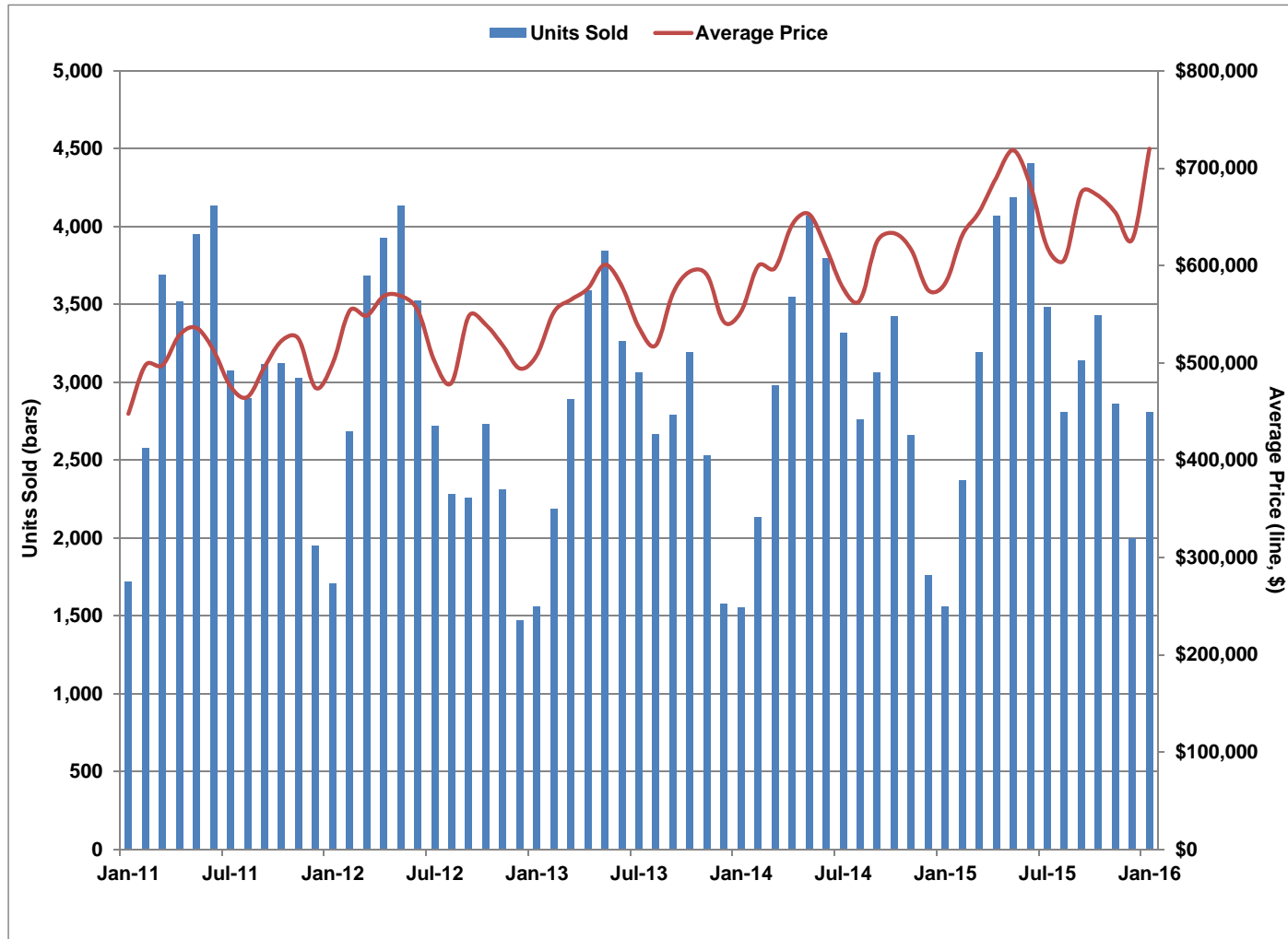
Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# MLS Sales and Prices

## City of Toronto



Source: Toronto Real Estate Board – (January/2016)

# MLS Sales and Prices

## City of Toronto

	Units Sold	Average Price
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
Sep-15	3,137	\$674,992
Oct-15	3,431	\$671,350
Nov-15	2,863	\$654,221
Dec-15	1,999	\$626,942
Jan-16	2,809	\$719,843

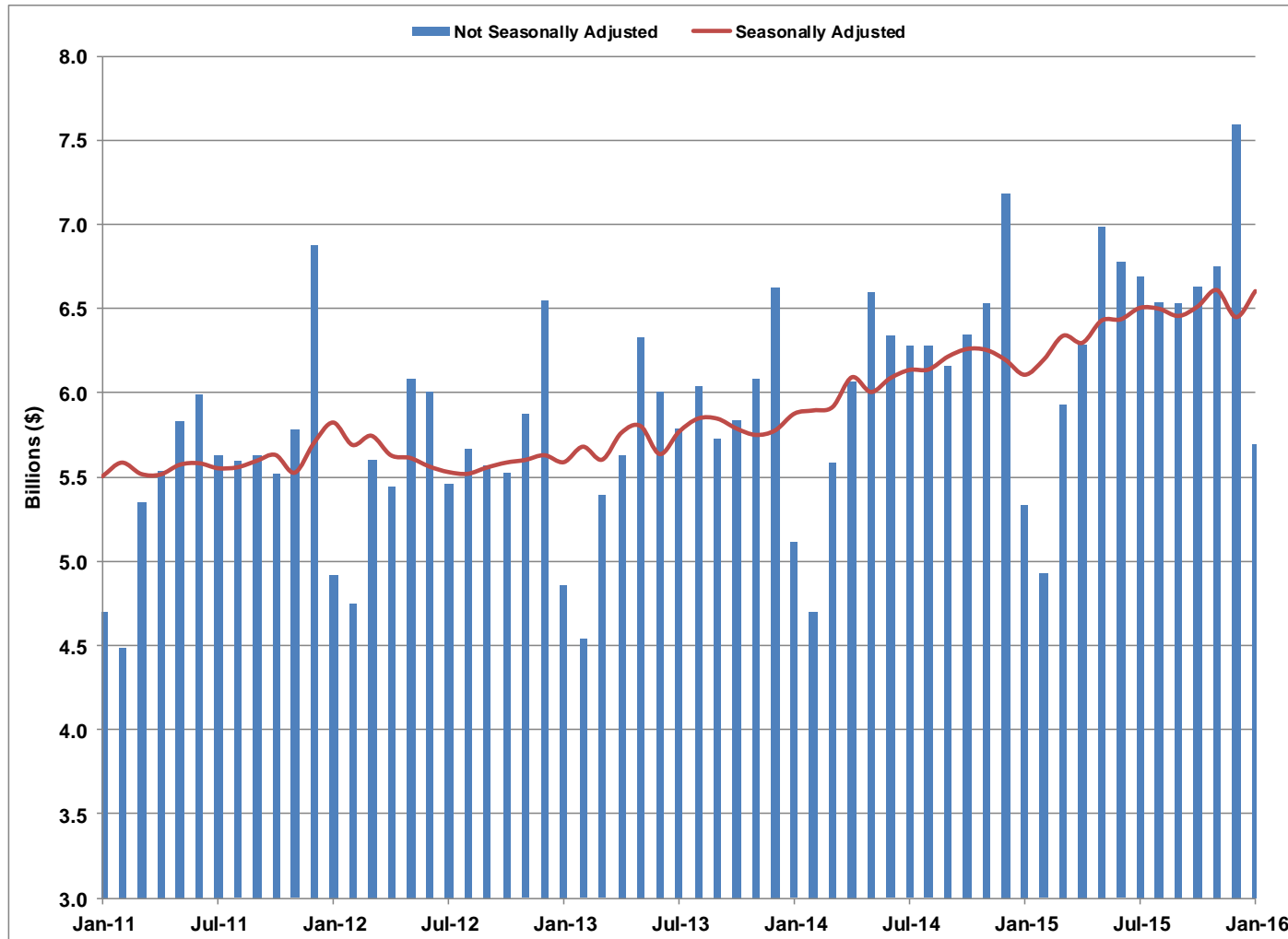
Source: Toronto Real Estate Board

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# Monthly Retail Sales

Toronto CMA



Source: Statistics Canada, CANSIM Table 080-0020 – (January/2016)

Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# Monthly Retail Sales

Toronto CMA

(\$Billions)

	Unadjusted		Seasonally Adjusted	
	Monthly	3 Month Average	Monthly	3 Month Average
Jan-14	5.12	5.94	5.88	5.80
Feb-14	4.69	5.48	5.90	5.85
Mar-14	5.58	5.13	5.92	5.90
Apr-14	6.07	5.45	6.09	5.97
May-14	6.59	6.08	6.01	6.01
Jun-14	6.34	6.33	6.09	6.06
Jul-14	6.28	6.40	6.14	6.08
Aug-14	6.28	6.30	6.14	6.12
Sep-14	6.16	6.24	6.22	6.17
Oct-14	6.34	6.26	6.26	6.21
Nov-14	6.53	6.35	6.26	6.25
Dec-14	7.18	6.69	6.20	6.24
Jan-15	5.33	6.35	6.11	6.19
Feb-15	4.92	5.81	6.20	6.17
Mar-15	5.93	5.39	6.34	6.22
Apr-15	6.29	5.71	6.30	6.28
May-15	6.99	6.40	6.43	6.36
Jun-15	6.77	6.68	6.44	6.39
Jul-15	6.69	6.82	6.51	6.46
Aug-15	6.54	6.67	6.50	6.48
Sep-15	6.53	6.59	6.46	6.49
Oct-15	6.63	6.57	6.52	6.49
Nov-15	6.75	6.64	6.61	6.53
Dec-15	7.60	6.99	6.45	6.53
Jan-16	5.69	6.68	6.61	6.56

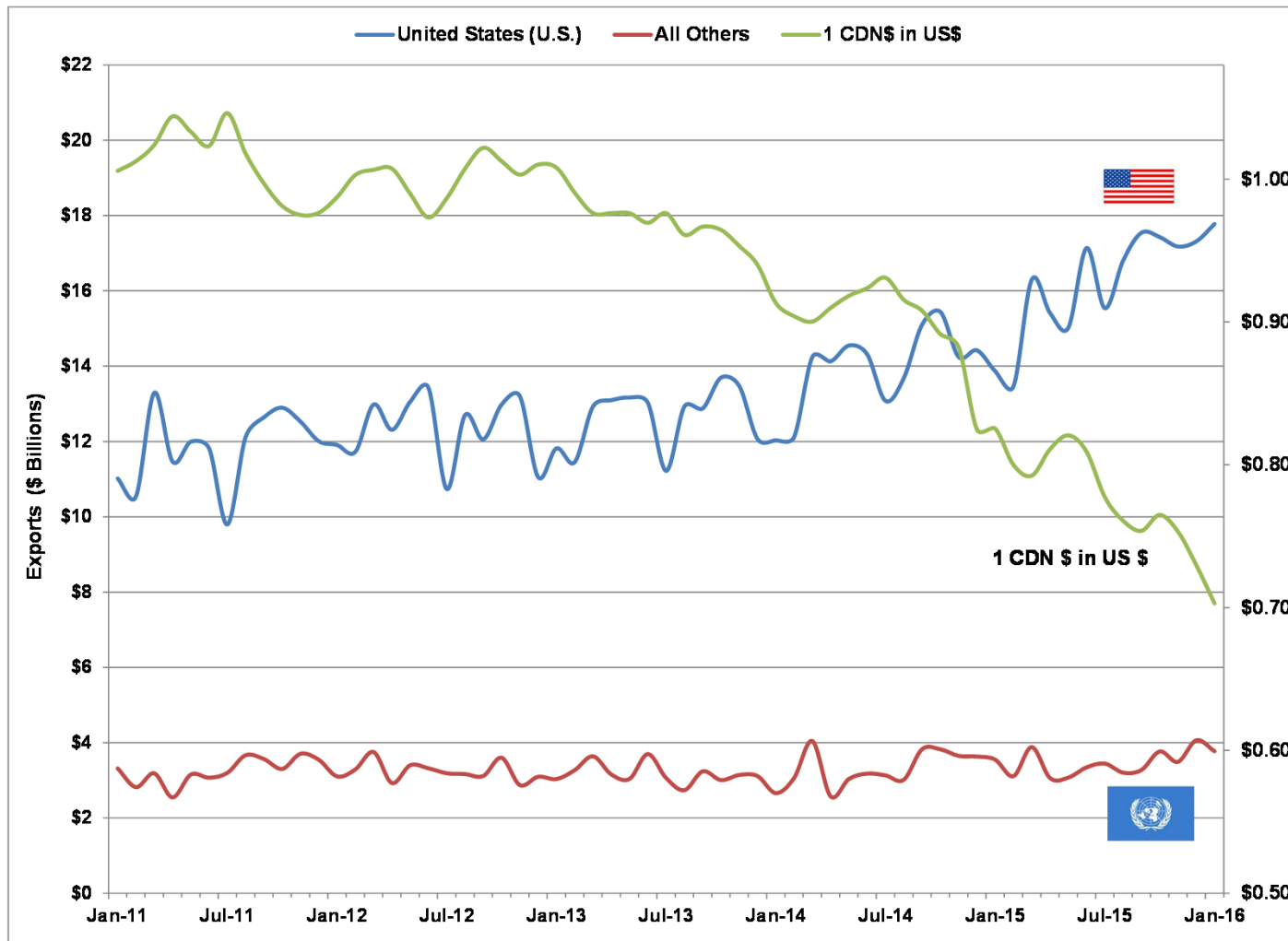
Source: Statistics Canada, CANSIM Table 080-0020

Economic Development & Culture Division

Making Toronto a place where business and culture thrive



# Ontario Merchandise Exports & US\$ Exchange Rate



Source: Bank of Canada and Industry Canada (January/2016)

Economic Development & Culture Division

Making Toronto a place where business and culture thrive

# Ontario Merchandise Exports

## & US\$ Exchange Rate

	(\$Billions)		1 CDN\$ in US\$
	US	All Others	
Jan-15	13.87	3.55	0.83
Feb-15	13.46	3.11	0.80
Mar-15	16.30	3.88	0.79
Apr-15	15.41	3.06	0.81
May-15	15.02	3.07	0.82
Jun-15	17.14	3.35	0.81
Jul-15	15.54	3.44	0.78
Aug-15	16.81	3.20	0.76
Sep-15	17.55	3.27	0.75
Oct-15	17.43	3.77	0.76
Nov-15	17.18	3.49	0.75
Dec-15	17.31	4.07	0.73
Jan-16	17.78	3.77	0.70

Source: Bank of Canada and Industry Canada

[Economic Development & Culture Division](#)

Making Toronto a place where business and culture thrive