

Toronto Economic Bulletin

May 6, 2016



The Toronto Economic Bulletin provides a monthly snapshot of the city/regional economy. It contains data on labour market information, GDP estimates, real estate activity, retail sales, transportation and city rankings. For more information on the city and regional economies, as well as more detailed data, please see the City of Toronto's Economic Data Centre at www.toronto.ca/ecdevdata, which also provides links to other data sources about the city. For historical time series of Economic Bulletin data, please see: [Open Data](#).

Snapshot

	Geography	Most Recent Month	Previous Month	Same Month Last Year	Status
Unemployment Rate April 2016 (3 Month Average SA)	Toronto	8.3%	8.4%	7.8%	
	Canada	7.2%	7.2%	6.8%	
Participation Rate April 2016 (3 Month Average SA)	Toronto	64.2%	64.2%	64.5%	
	Canada	65.9%	65.9%	65.8%	
Total Employment (000s) April 2016 (3 Month Average SA)	Toronto	1,424	1,421	1,423	
	Canada	18,029	18,017	17,899	
Building Permits Issued (millions \$) March 2016 (3 Month Average)	Toronto	\$411	\$513	\$431	
	Canada	\$6,386	\$5,305	\$6,836	
Tall Buildings Under Construction April 2016 (skyscraperpage.com)	Toronto	128	137	133	
Office Vacancy Rate Q4 2015	Toronto	6.0%	5.9%	6.1%	
Average House Price March 2016	Toronto	\$699,745	\$719,843	\$655,067	
	Canada	\$497,200	\$439,500	\$430,104	
Business Bankruptcies February 2016	Toronto	11	10	20	
	Canada	375	279	363	
Employment Insurance Recipients February 2016	Toronto	23,637	21,307	25,297	
	Canada	578,343	506,310	540,440	
Consumer Price Index March 2016 (Annual Change)	Toronto CMA	1.9%	1.7%	1.9%	
	Canada	1.3%	1.4%	1.2%	
Retail Sales (billions \$) February 2016 (3 Month Average SA)	Toronto CMA	\$6.54	\$6.53	\$6.11	
	Canada	\$43.73	\$43.65	\$41.70	



Negative



Caution



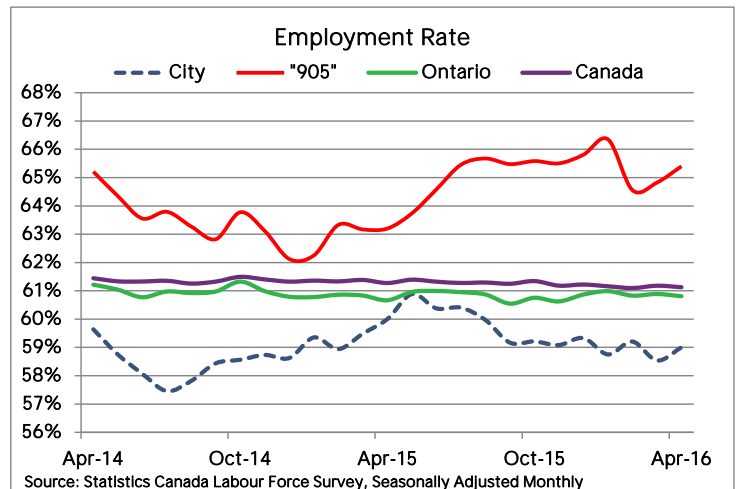
Positive

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

Employment Rate

	Apr-16	Mar-16	Apr-15	MoM	YoY
City	59.0%	58.5%	60.0%	●	◆
905	65.4%	64.8%	63.2%	●	●
Ontario	60.8%	60.9%	60.7%	◆	●
Canada	61.1%	61.2%	61.3%	◆	◆

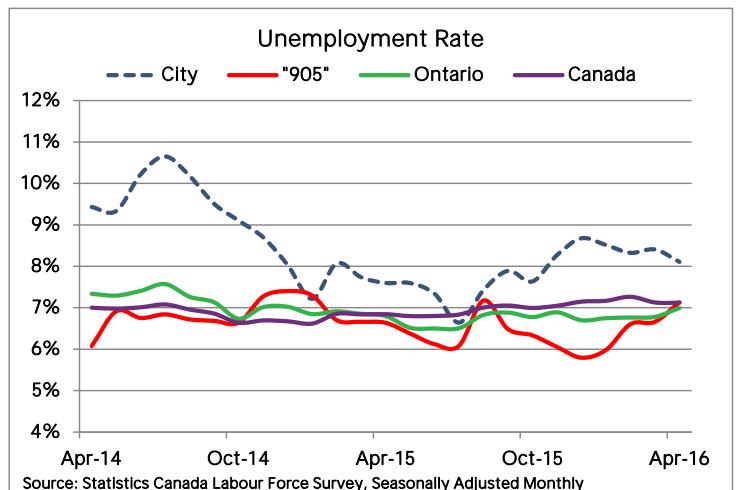
The seasonally adjusted monthly employment rate (total employed divided by population age 15+) for city of Toronto residents increased in April, because the number looking for work increased and the number unemployed decreased. However, the employment rate for city residents remains lower than it was in 2008 (61.1%) and lower than its ten year average (59.7%).



Unemployment Rate

	Apr-16	Mar-16	Apr-15	MoM	YoY
City	8.1%	8.4%	7.6%	●	◆
905	7.1%	6.7%	6.6%	◆	◆
Ontario	7.0%	6.8%	6.8%	◆	◆
Canada	7.1%	7.1%	6.8%	■	◆

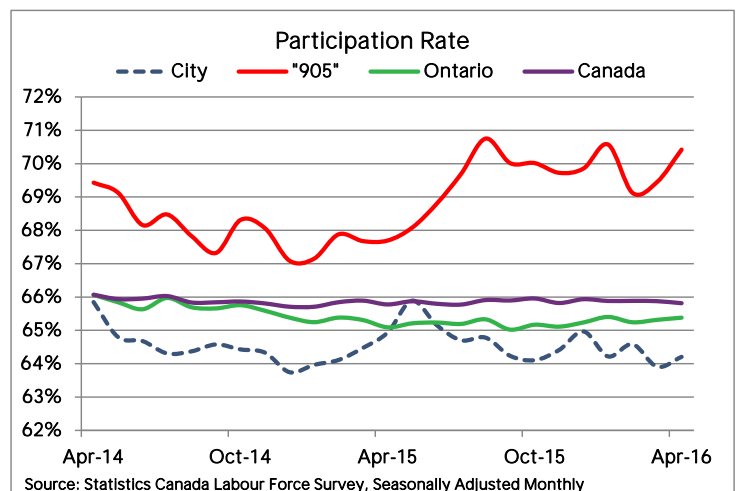
The seasonally adjusted monthly unemployment rate for city of Toronto residents decreased in April to 8.1%, which is lower than its ten year average (8.8%), but higher than it was in 2008 (7.6%).



Participation Rate

	Apr-16	Mar-16	Apr-15	MoM	YoY
City	64.2%	63.9%	64.9%	●	◆
905	70.4%	69.4%	67.7%	●	●
Ontario	65.4%	65.3%	65.1%	●	●
Canada	65.8%	65.9%	65.8%	◆	■

The seasonally adjusted monthly participation rate for city of Toronto residents recovered a bit in April 2016; however, it now stands at 64.2%, which is lower than its ten year average (65.5%) and substantially lower than it was in 2008 (66.1%).

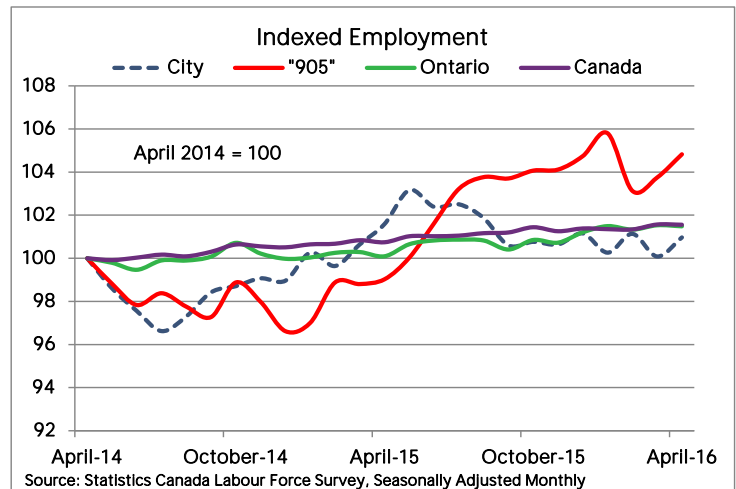


*City of Toronto population rebased and seasonal adjustments by City staff

Employment (000s)

	Apr-16	Mar-16	Apr-15	MoM	YoY
City	1,427.6	1,415.1	1,436.4	●	◆
905	1,801.4	1,782.9	1,701.8	●	●
Ontario	6,985.3	6,988.6	6,889.6	◆	●
Canada	18,041.4	18,043.5	17,897.4	◆	●

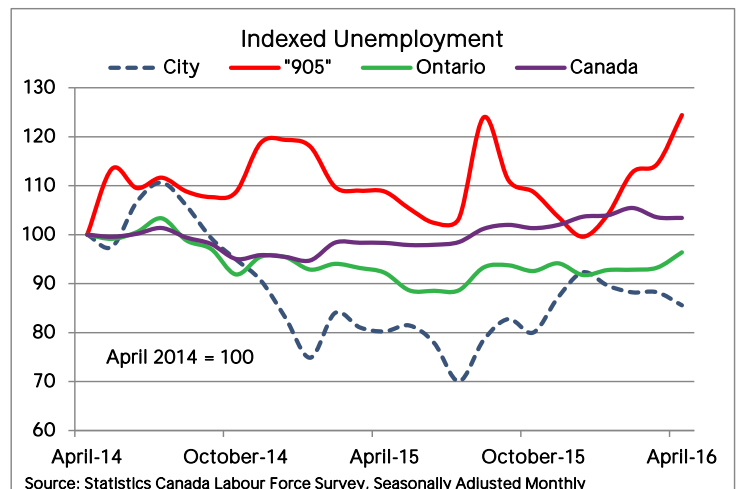
The number of employed city residents increased by 12,500 in April 2016 on a seasonally adjusted basis. The total number of employed city residents now stands 83,600, substantially higher than it was in 2008, before the recession.



Unemployment (000's)

	Apr-16	Mar-16	Apr-15	MoM	YoY
City	126.0	129.9	118.1	●	◆
905	138.3	127.2	121.0	◆	◆
Ontario	525.3	508.3	502.6	◆	◆
Canada	1,383.2	1,384.9	1,315.0	●	◆

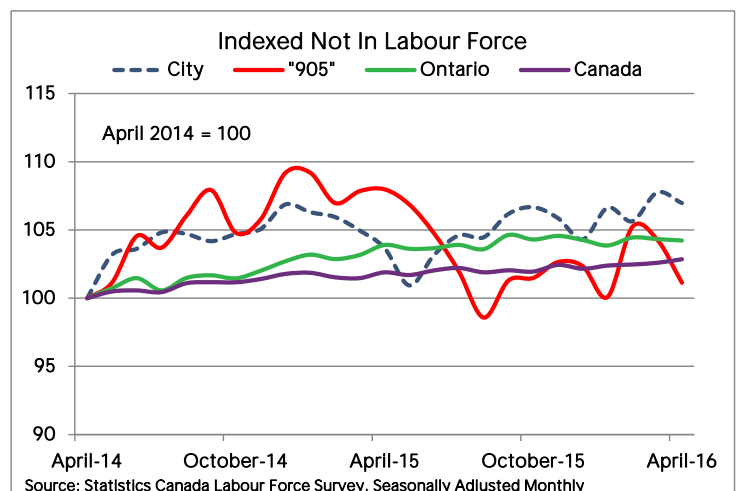
The number of unemployed city residents decreased slightly in April 2016 on a seasonally adjusted basis. The total number of unemployed city residents now stands slightly lower than its ten year average. However, 16,000 more city residents (on a seasonally adjusted basis) were unemployed in April 2016 than were unemployed in 2008, before the recession.



Not In Labour Force (000's)

	Apr-16	Mar-16	Apr-15	MoM	YoY
City	866.1	872.4	839.4	●	◆
905	814.7	840.3	869.9	●	●
Ontario	3,976.9	3,980.9	3,964.4	◆	◆
Canada	10,089.8	10,064.1	9,995.8	◆	◆

On a seasonally adjusted monthly basis, the number of city residents that are not in the labour force decreased slightly in April 2016; however, 121,500 more city residents were not in the labour force in April 2016 than were in 2008. Persons not in the labour force include anyone age 15+ that is not employed and is not looking for a job. This includes discouraged workers, retired persons and full-time students that are not working.

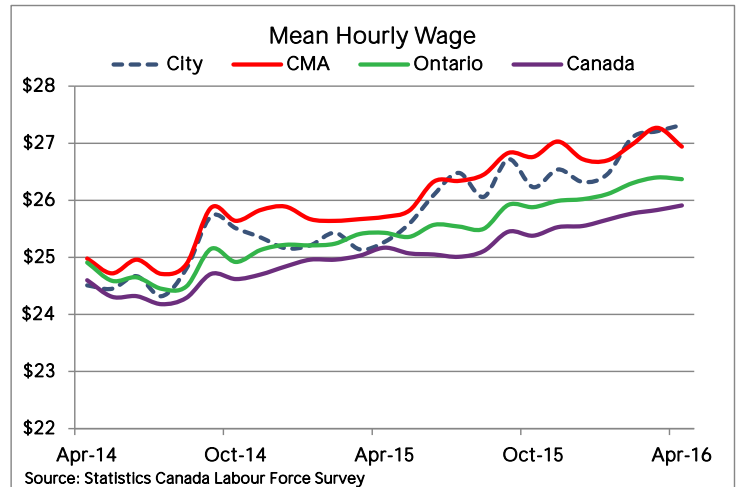


*City of Toronto population rebased and seasonal adjustments by City staff

Mean Hourly Wage

	Apr-16	Mar-16	Apr-15	MoM	YoY
City	\$27.32	\$27.21	\$25.27	●	●
CMA	\$26.94	\$27.27	\$25.71	◆	●
Ontario	\$26.37	\$26.40	\$25.43	◆	●
Canada	\$25.91	\$25.83	\$25.17	●	●

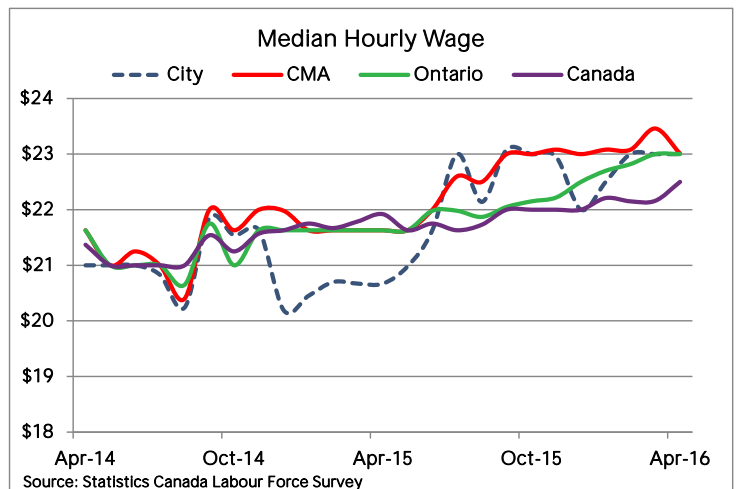
On a month-month basis the mean (average) wage rate for city residents increased slightly in April 2016. Over the last year, however, mean wages for city residents are up by 8.1%, which well above the rate of inflation and is higher than in the rest of Ontario and the rest of Canada.



Median Hourly Wage

	Apr-16	Mar-16	Apr-15	MoM	YoY
City	\$23.00	\$23.00	\$20.67	■	●
CMA	\$23.01	\$23.46	\$21.63	◆	●
Ontario	\$23.00	\$23.00	\$21.63	■	●
Canada	\$22.50	\$22.16	\$21.92	●	●

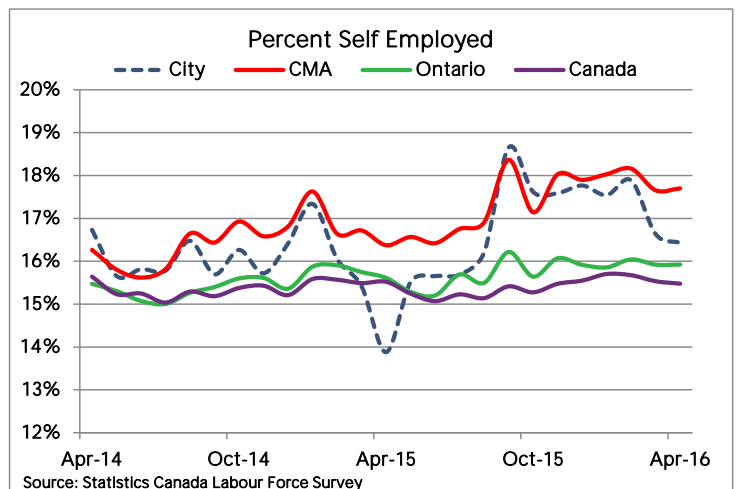
On a month-month basis the median wage rate for city residents was unchanged in April 2016. Over the last year, however, the median wage for city residents has increased by 11.3%. Over the last two years the increase is only 9.5%, because median wages for city residents actually fell between April 2014 and April 2015.



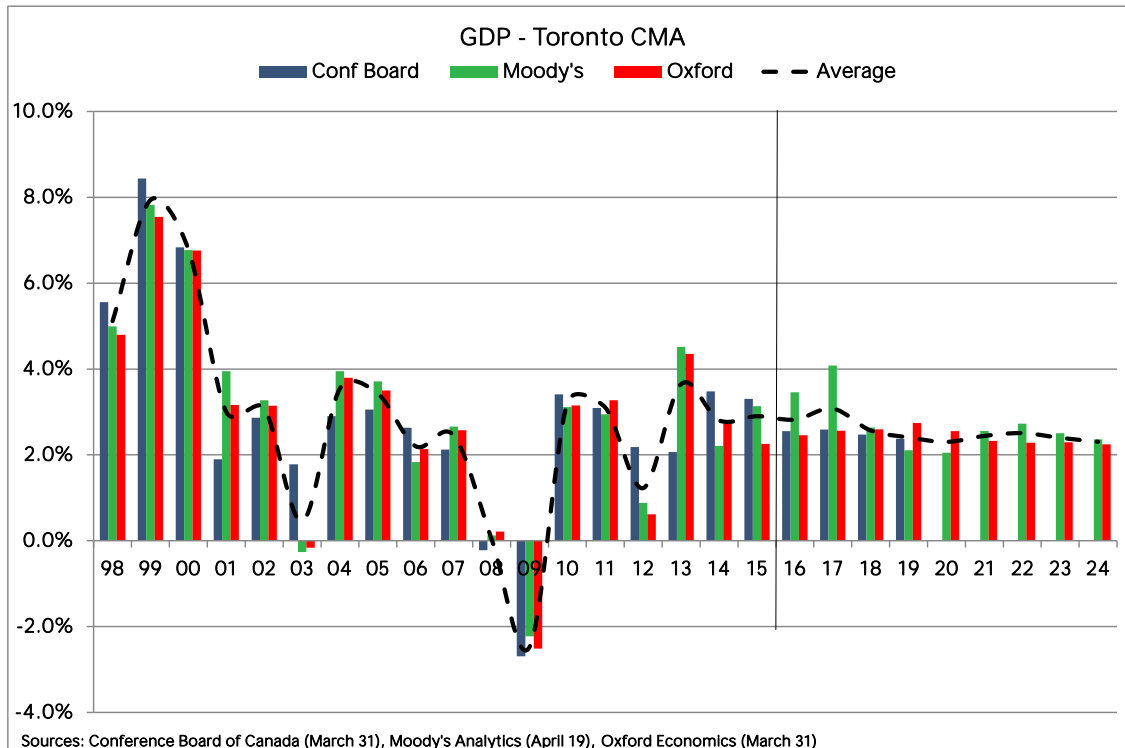
Percent Self Employed

	Apr-16	Mar-16	Apr-15	MoM	YoY
City	16.4%	16.6%	13.9%	◆	●
CMA	17.7%	17.7%	16.4%	■	●
Ontario	15.9%	15.9%	15.6%	■	●
Canada	15.5%	15.5%	15.5%	■	■

The percentage of city residents that is self-employed decreased slightly in April 2016. It now stands just 0.3% higher than it was in 2008. At the same time, self-employment rates for residents of the rest of the Toronto CMA increased substantially. In 2008 self-employment rates for city residents were higher than the CMA average, they are lower now.

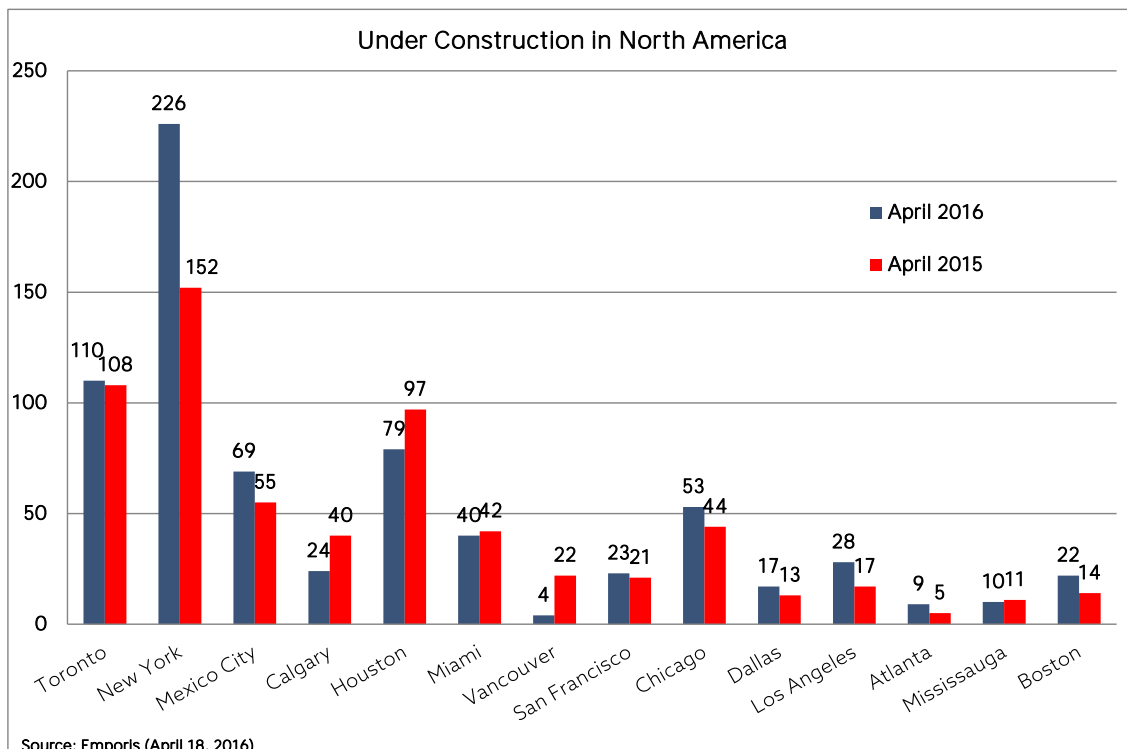
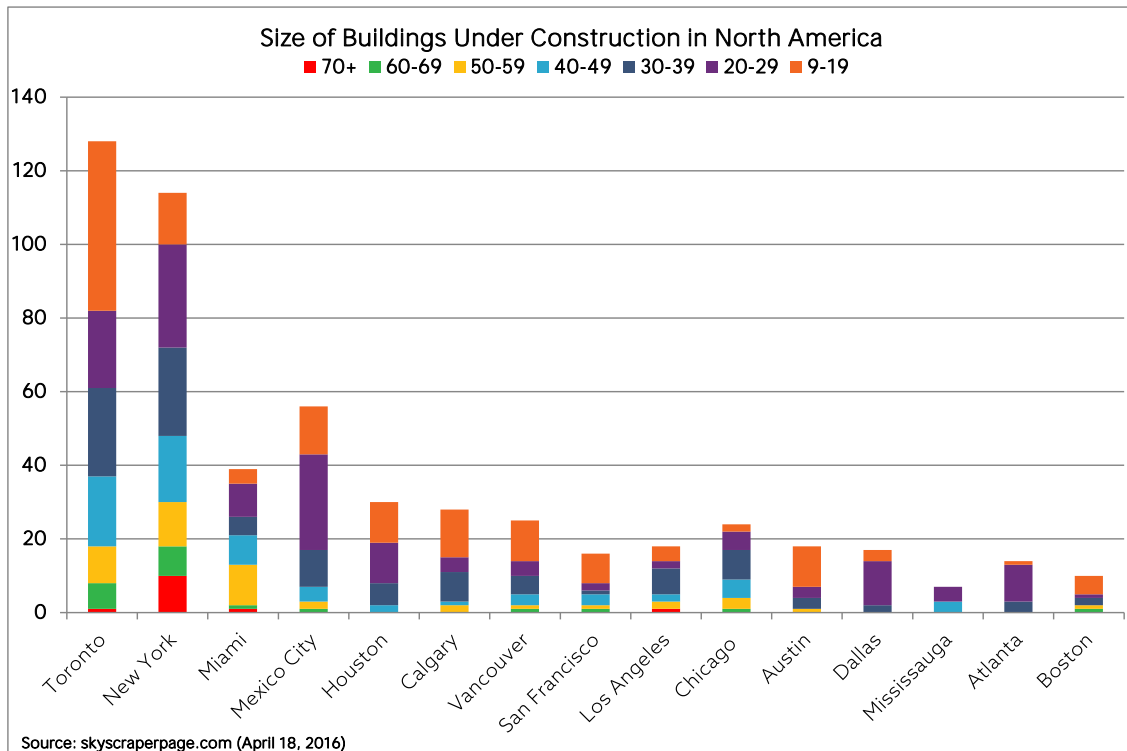


Based on the average of three private sector forecasts, the economy of the Toronto region is estimated to have grown by 2.9% in 2015. It is expected that the Toronto region will grow by 2.8% in 2016 and 3.1% in 2017. These projected growth rates for the Toronto region are higher than most national Canadian projections, because of Toronto's diverse economic base and lower exposure to the natural resource sector.



GDP - Toronto CMA						
	Quarterly		Annual			
	Conference Board	Moody's	Conference Board	Moody's	Oxford Economics	Average
13q1	0.55%	1.74%				
13q2	1.14%	1.63%				
13q3	0.60%	0.78%				
13q4	0.44%	0.75%	2.07%	4.52%	4.35%	3.65%
14q1	0.22%	1.03%				
14q2	1.75%	-1.05%				
14q3	1.23%	-0.09%				
14q4	0.44%	2.62%	3.48%	2.21%	2.73%	2.80%
15q1	0.39%	-0.18%				
15q2	0.62%	1.35%				
15q3	1.40%	1.02%				
15q4	0.64%	0.50%	3.31%	3.14%	2.26%	2.90%
16q1	0.45%	0.73%				
16q2	0.68%	0.89%				
16q3	0.65%	1.05%				
16q4	0.64%	1.05%	2.55%	3.46%	2.46%	2.82%

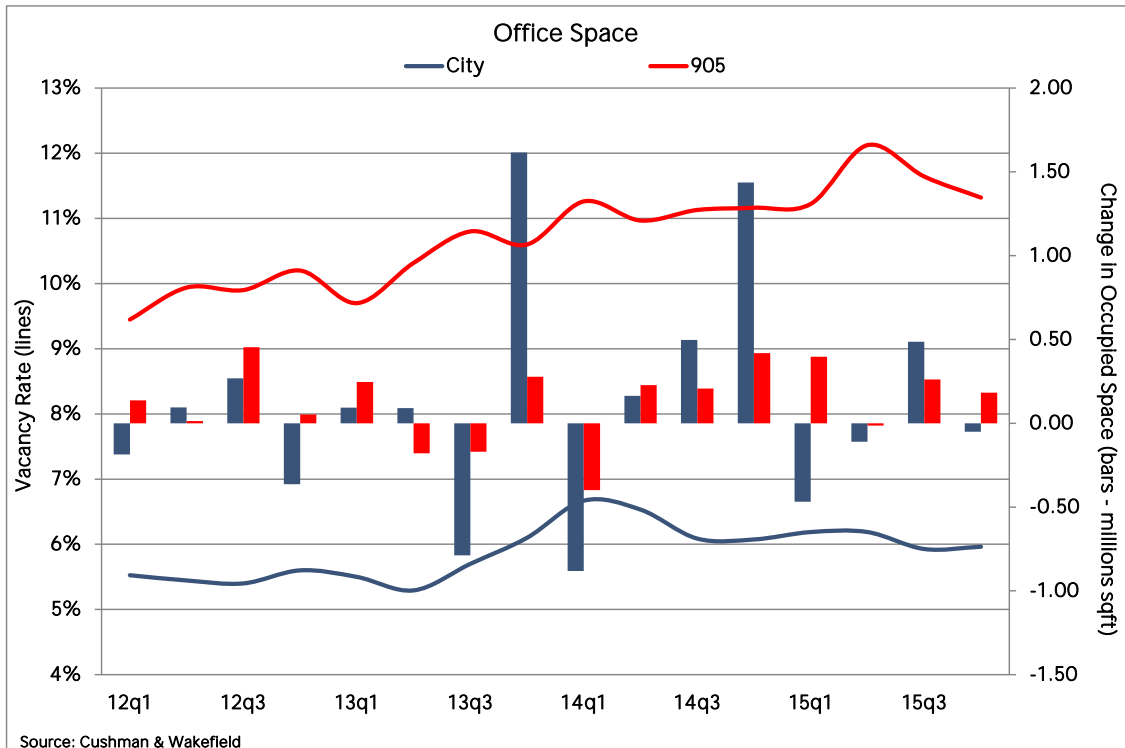
According to Skyscraperpage.com, there were 128 high-rise and mid-rise buildings under construction in the city of Toronto in April 2016, which is slightly less than a year ago. According to this source, Toronto remains ahead of all other North American cities for high and mid-rise building construction. Emporis, another data source, indicates that Toronto has slipped to second place in North America, after New York City, by the number of major buildings under construction.



	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
37	Omega on the Park	Esther Shiner Blvd and Provost Dr	-	-	35	2017
38	Jade Waterfront Condos	2175 Lake Shore Blvd W	112	366	34	2016
39	Minto 30 Roe	30 Roehampton Ave	111	365	33	2016
40	The Madison East	79 Dunfield Ave	111	364	33	2015
41	101 Erskine	101 Erskine Ave	106	349	32	2017
42	1 Thousand Bay Street	100 Bay St	104	342	32	2016
43	Exhibit Residences	162 Cumberland St	100	328	32	2015
44	Treviso II Condos	Dufferin and Lawrence	93	305	29	2016
45	Hotel X	Exhibition Place	-	-	29	2015
46	Blue Diamond Condos at Imperial Plaza	129 St Clair Ave W	87	285	27	2016
47	One Valhalla - Triumph	1 Valhalla Rd	86	282	25	2016
48	Thompson Residences	550 Wellington St W	53	175	15	2015

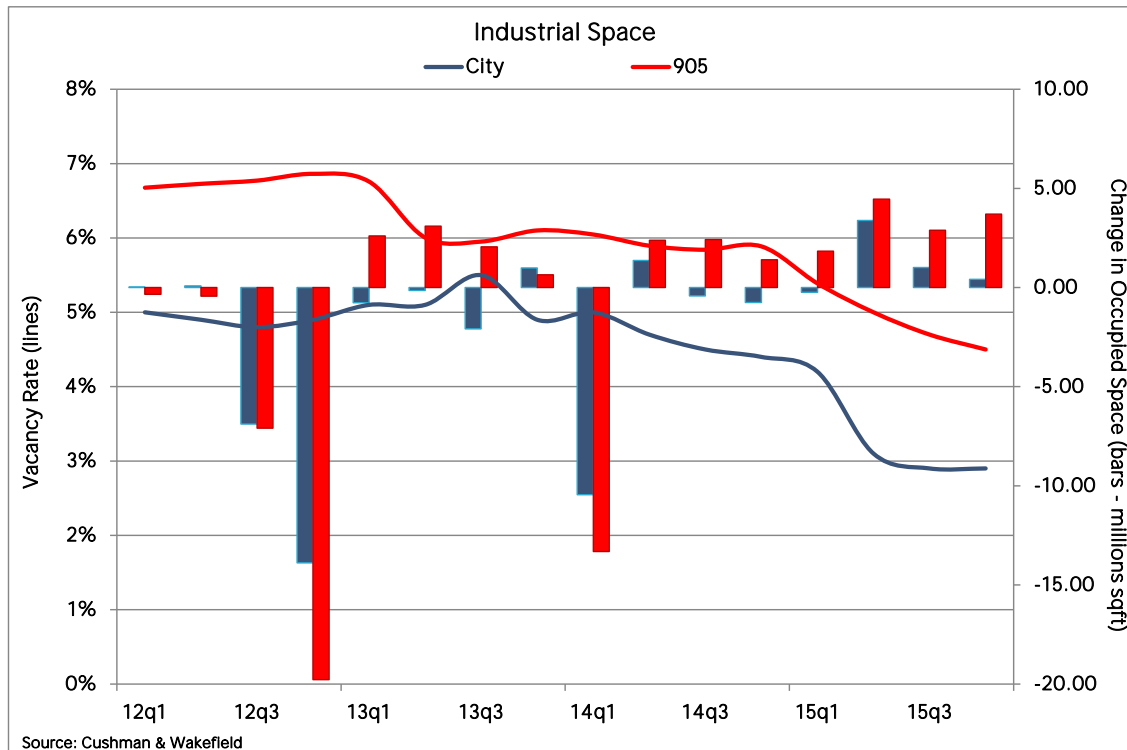
Source: Council on Tall Buildings and Urban Habitat (April 18, 2016)

The office market in the Toronto region held steady in 2015. Vacancy rates in the city of Toronto declined slightly, and in "905" municipalities vacancy rates increased marginally. Office vacancy rates remain more than 5 percent lower in the city than in the "905", which is a dramatic turnaround from 2008, when the office vacancy rate was less than 1 percent lower in the city than in the "905". The focus of the office market has shifted to the downtown (vacancy rate 4.6% in 2015q4); however, office vacancy rates in the rest of the city are also lower than the 905 average.



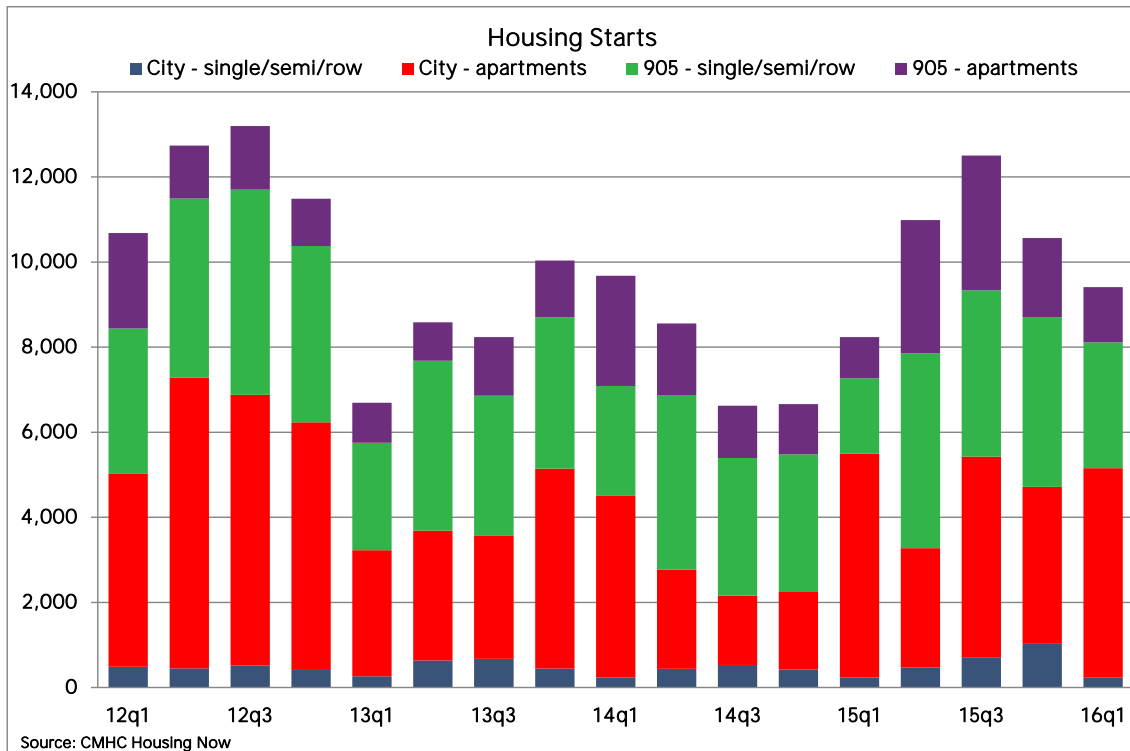
	Office Space			
	City	905	City	905
	Vacancy Rates		Occupied Change (millions sqft)	
12q1	5.5%	9.4%	-0.19	0.14
12q2	5.4%	9.9%	0.10	0.01
12q3	5.4%	9.9%	0.27	0.45
12q4	5.6%	10.2%	-0.36	0.05
13q1	5.5%	9.7%	0.09	0.25
13q2	5.3%	10.3%	0.09	-0.18
13q3	5.7%	10.8%	-0.79	-0.17
13q4	6.1%	10.6%	1.62	0.28
14q1	6.7%	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

The city of Toronto has over 250 million square feet of industrial space, which is more than any other GTA municipality and is a third of the regional total. Between 2014q4 and 2015q4 industrial inventory increased by 808,209 sq. ft. in the city of Toronto according to Cushman & Wakefield. Despite the increase in inventory, strong industrial absorption in the city in 2015, pushed the industrial vacancy rate down to 2.9% (2015q4) from 4.4% a year earlier.



	Industrial Space			
	City		905	
	Vacancy Rates		Occupied Change (millions sqft)	
12q1	5.0%	6.7%	0.02	-0.35
12q2	4.9%	6.7%	0.08	-0.43
12q3	4.8%	6.8%	-6.89	-7.09
12q4	4.9%	6.9%	-13.89	-19.78
13q1	5.1%	6.8%	-0.76	2.60
13q2	5.1%	6.0%	-0.14	3.10
13q3	5.5%	6.0%	-2.08	2.05
13q4	4.9%	6.1%	0.99	0.65
14q1	5.0%	6.0%	-10.45	-13.31
14q2	4.7%	5.9%	1.36	2.39
14q3	4.5%	5.8%	-0.42	2.42
14q4	4.4%	5.9%	-0.75	1.40
15q1	4.2%	5.4%	-0.24	1.83
15q2	3.1%	5.0%	3.38	4.46
15q3	2.9%	4.7%	1.01	2.89
15q4	2.9%	4.5%	0.42	3.71

Housing starts slowed slightly in the first quarter of 2016 in the city of Toronto for three reasons. First, 2015 was a very good year for housing starts in the city, total starts (18,900) in 2015 was well above the ten year average (15,400) and the city's share (45%) of CMA starts was also higher than the ten year average. Secondly, in 2016Q1, single family home sales increased substantially across the CMA, and finally the city's share of CMA apartment starts decreased slightly.

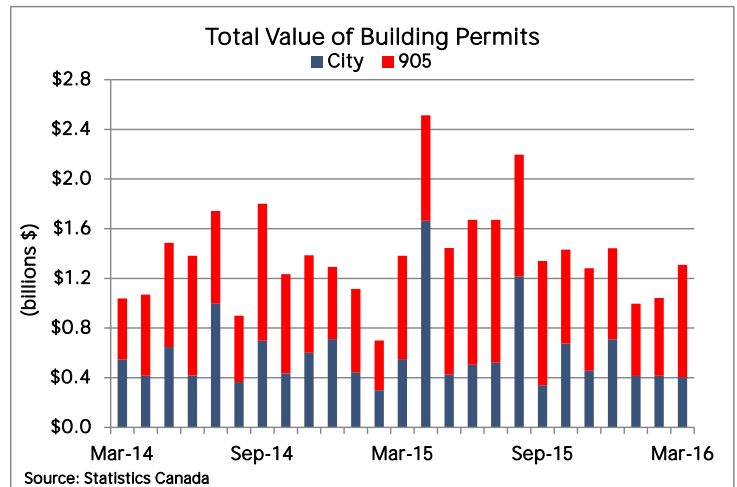


	City		905	
	single/semi/row	apartments	single/semi/row	apartments
12q1	485	4,536	3,420	2,241
12q2	452	6,833	4,206	1,245
12q3	519	6,358	4,825	1,497
12q4	436	5,797	4,145	1,110
13q1	265	2,960	2,528	942
13q2	638	3,048	3,992	904
13q3	677	2,887	3,294	1,376
13q4	444	4,699	3,560	1,333
14q1	235	4,266	2,589	2,589
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
16q1	229	4,927	2,959	1,297

Total Value of Building Permits (billions \$)

	Mar-16	Feb-16	Mar-15	MoM	YoY
City	\$0.40	\$0.42	\$0.55	◆	◆
905	\$0.91	\$0.63	\$0.83	●	●

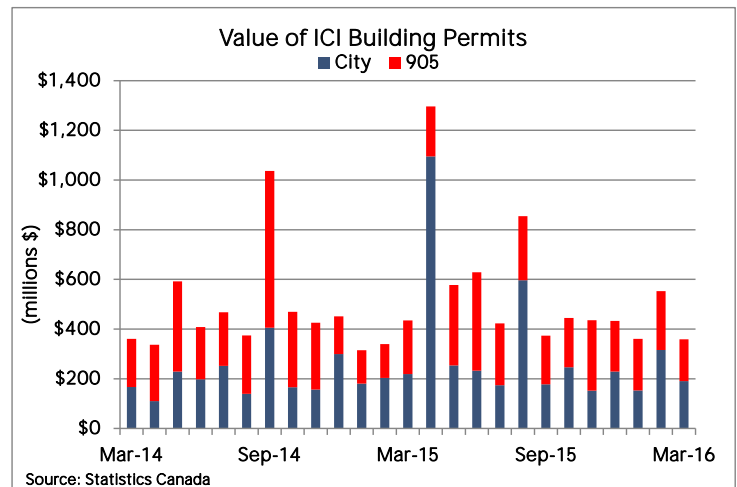
The total value of building permits issued in the city of Toronto in 2016Q1 decreased by 4.5% compared to 2015Q1. The decrease was entirely explained by lower residential building permits (-16.8%) in 2016Q1.



Value of ICI Building Permits (millions \$)

	Mar-16	Feb-16	Mar-15	MoM	YoY
City	\$316	\$153	\$203	●	●
905	\$236	\$153	\$136	●	●

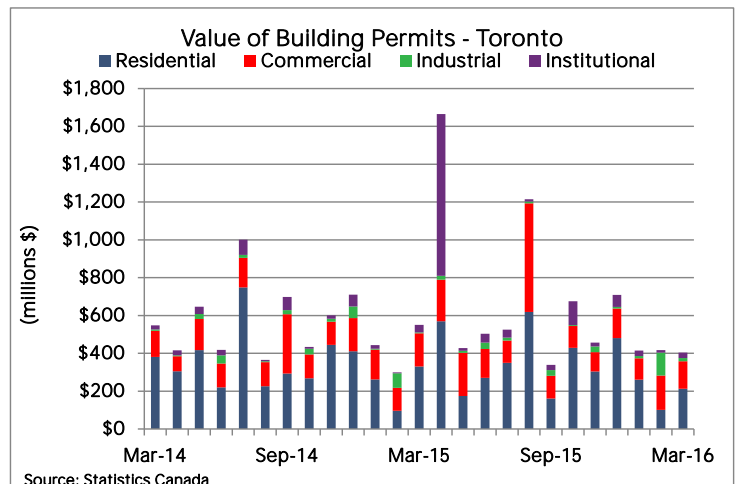
In 2016Q1, the city of Toronto accounted for 51.4% of the value of all commercial permits issued in the Toronto CMA. The city's share of industrial permits was 61.2% and our share of institutional permits was 40.7%.

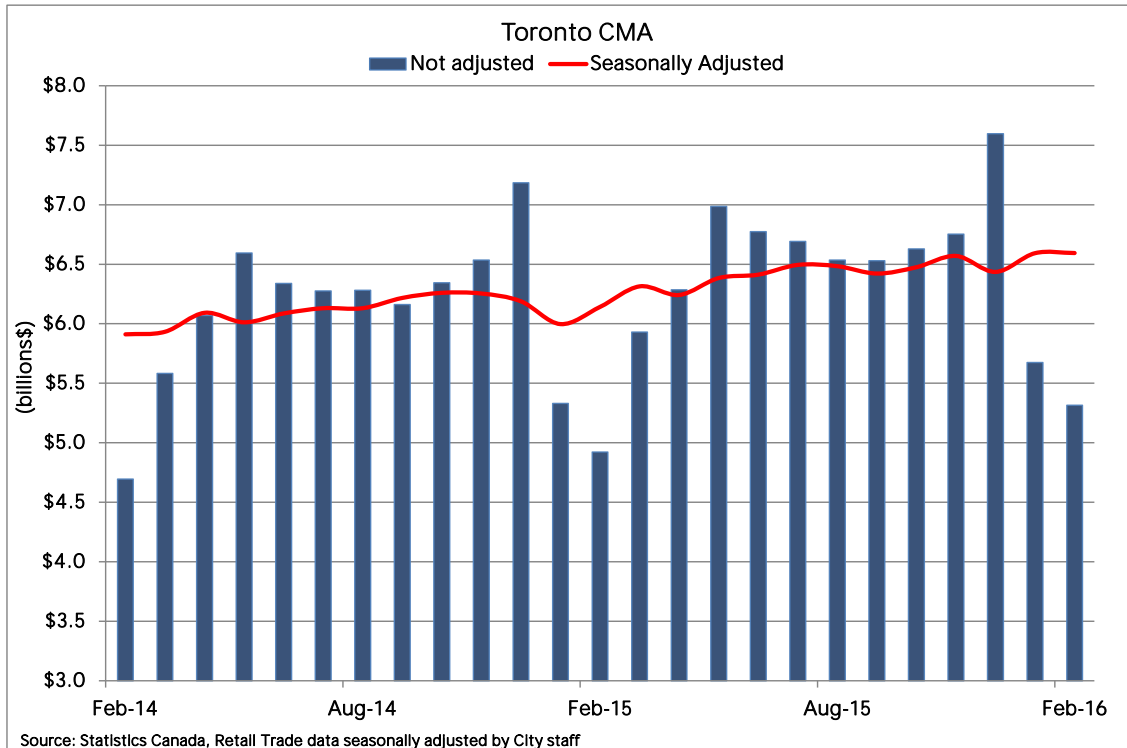


Value of Building Permits - Toronto (millions \$)

	Mar-16	Feb-16	Mar-15	MoM	YoY
Res.	\$212.6	\$100.6	\$330.9	●	◆
Comm.	\$145.2	\$181.9	\$174.7	◆	◆
Ind.	\$17.7	\$121.5	\$4.7	◆	●
Instit.	\$28.2	\$12.6	\$39.7	●	◆

Total non-residential permits issued in the city of Toronto in 2016Q1 was 9.5% higher than 2015Q1. The modest decline in commercial permits (-2.6%) was swamped by a large increase in industrial permits (+73.1%) and higher institutional permits (+8.7%).



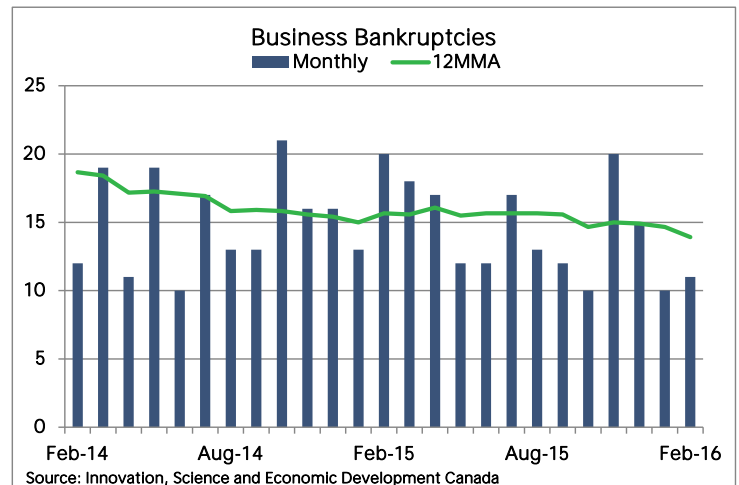


Retail Trade Components (Unadjusted)	% Change					Total (Billions \$) Seasonally Adjusted		
	Feb-16	Jan-16	Feb-15	M-M	Y-Y	Monthly	3MMA	
Retail trade (Total)	5,315,495	5,673,975	4,859,850	-6.3	9.4	Feb-14	\$5.91	\$5.85
441 Motor vehicle and parts dealers	1,185,038	1,229,169	977,412	-3.6	21.2	Mar-14	\$5.93	\$5.91
4411 Automobile dealers	1,147,650	1,189,736	943,471	-3.5	21.6	Apr-14	\$6.09	\$5.98
44111 New car dealers	1,049,342	1,086,753	861,257	-3.4	21.8	May-14	\$6.01	\$6.01
44112 Used car dealers	98,308	102,983	82,213	-4.5	19.6	Jun-14	\$6.09	\$6.06
4412 Other motor vehicle dealers	10,577	8,083	8,234	30.9	28.5	Jul-14	\$6.13	\$6.08
4413 Automotive parts, accessories and tire	26,812	31,350	25,707	-14.5	4.3	Aug-14	\$6.13	\$6.12
442 Furniture and home furnishings stores	186,893	202,255	161,835	-7.6	15.5	Sep-14	\$6.22	\$6.16
4421 Furniture stores	123,854	141,222	107,070	-12.3	15.7	Oct-14	\$6.26	\$6.20
4422 Home furnishings stores	63,038	61,033	54,765	3.3	15.1	Nov-14	\$6.25	\$6.24
443 Electronics and appliance stores	213,646	219,472	221,904	-2.7	-3.7	Dec-14	\$6.19	\$6.23
444 Building material and garden equipment	295,753	306,492	235,660	-3.5	25.5	Jan-15	\$6.00	\$6.15
445 Food and beverage stores	1,211,203	1,353,739	1,210,050	-10.5	0.1	Feb-15	\$6.14	\$6.11
4451 Grocery stores	979,457	1,076,392	945,462	-9.0	3.6	Mar-15	\$6.31	\$6.15
44511 Supermarkets and other grocery	919,141	1,016,234	893,500	-9.6	2.9	Apr-15	\$6.24	\$6.23
44512 Convenience stores	60,316	60,158	51,963	0.3	16.1	May-15	\$6.38	\$6.31
4452 Specialty food stores	76,464	74,013	74,920	3.3	2.1	Jun-15	\$6.41	\$6.35
4453 Beer, wine and liquor stores	155,282	203,334	189,668	-23.6	-18.1	Jul-15	\$6.49	\$6.43
446 Health and personal care stores	474,129	485,700	432,578	-2.4	9.6	Aug-15	\$6.48	\$6.46
447 Gasoline stations	492,692	543,714	479,974	-9.4	2.6	Sep-15	\$6.42	\$6.47
448 Clothing and clothing accessories stores	401,187	416,338	351,696	-3.6	14.1	Oct-15	\$6.47	\$6.46
4481 Clothing stores	293,138	322,166	266,079	-9.0	10.2	Nov-15	\$6.57	\$6.49
4482 Shoe stores	54,187	56,581	43,112	-4.2	25.7	Dec-15	\$6.44	\$6.49
4483 Jewellery, luggage and leather goods	53,862	37,591	42,505	43.3	26.7	Jan-16	\$6.59	\$6.53
451 Sporting goods, hobby, book and music	118,004	138,539	102,254	-14.8	15.4	Feb-16	\$6.59	\$6.54
452 General merchandise stores	617,441	650,609	578,827	-5.1	6.7			
453 Miscellaneous store retailers	119,509	127,948	107,659	-6.6	11.0			

Business Bankruptcies

	Feb-16	Jan-16	Feb-15	MoM	YoY
City	11	10	20	◆	●
CMA	32	24	42	◆	●
Ontario	58	42	87	◆	●
Canada	273	217	257	◆	◆

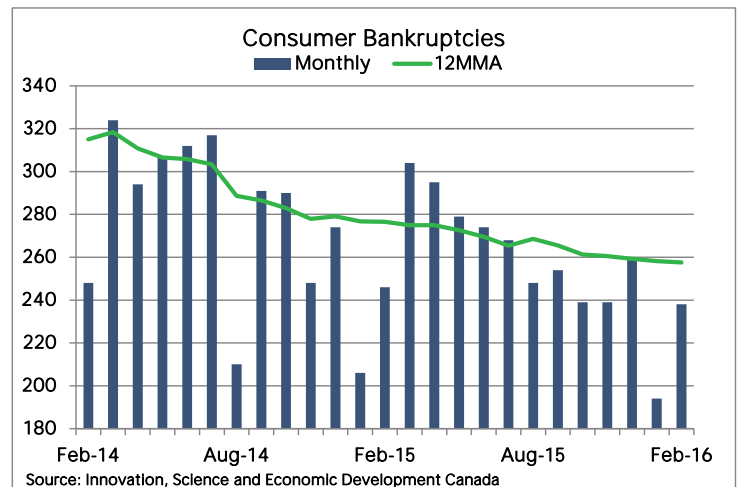
Business bankruptcy data for the city are very volatile on a monthly basis. However, there is a steady downward trend evident in the last two years.



Consumer Bankruptcies

	Feb-16	Jan-16	Feb-15	MoM	YoY
City	238	194	246	◆	●
CMA	467	368	461	◆	◆
Ontario	1,379	1,087	1,380	◆	●
Canada	5,249	4,305	4,938	◆	◆

Consumer bankruptcy data for the city are very volatile on a monthly basis. However, like the rest of Ontario and Canada, there is a strong downward trend evident in the last two years.

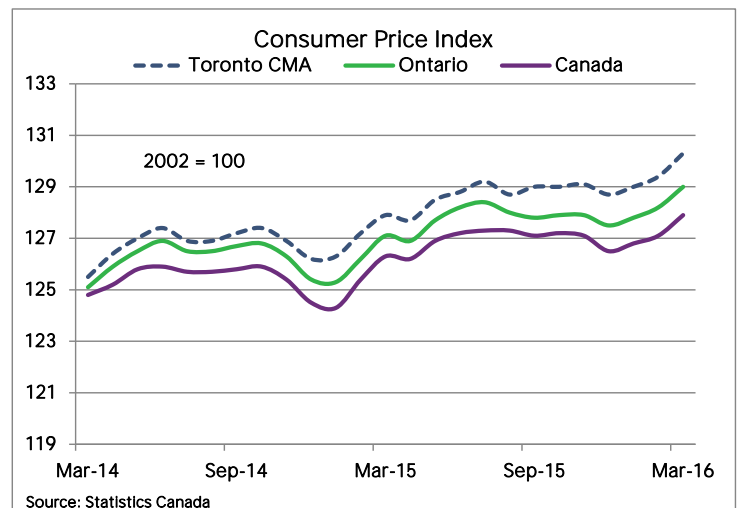


Consumer Price Index

	Mar-16	Feb-16	Mar-15	MoM	YoY
CMA	130.3	129.4	127.9		
Ontario	129.0	128.2	127.1		
Canada	127.9	127.1	126.3		

Annual Change

	Mar-16	Feb-16	Mar-15	MoM	YoY
CMA	1.9%	1.7%	1.9%	●	●
Ontario	1.5%	1.6%	1.6%	■	■
Canada	1.3%	1.4%	1.2%	■	●



TTC

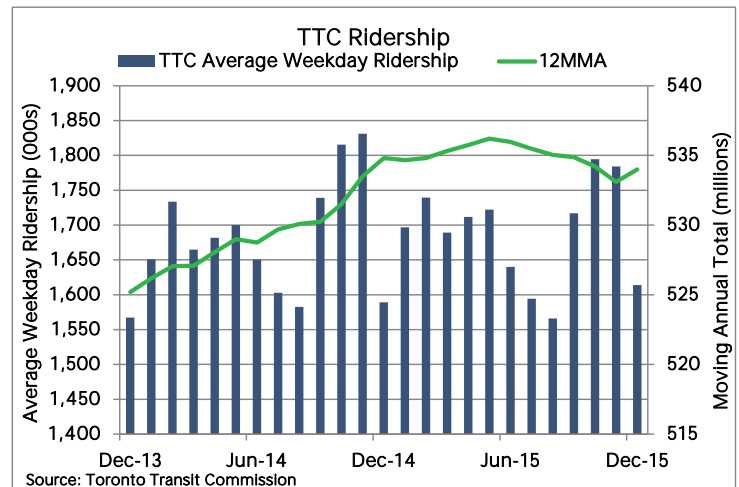
Average Weekday Ridership (000s)

	Dec-15	Nov-15	Dec-14	MoM	YoY
City	1,613.8	1,784.3	1,589.0	◆	●

Moving Annual Total (millions)

	Dec-15	Nov-15	Dec-14	MoM	YoY
City	534.0	533.1	534.8	●	◆

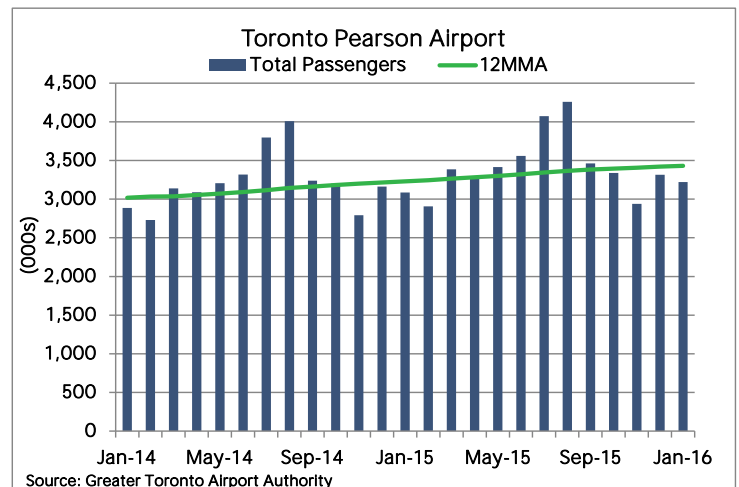
Total TTC ridership in 2015 reached 534 million passengers. This is down from the 534.8 million recorded in 2014; however, the 2015 total does not include the 3.6 million free rides associated with the 2015 Pan/Para Pan Am Games. Including these rides would make the 2015 total 538 million, which is the highest on record.



Pearson Airport - Total Passengers (000s)

	Jan-16	Dec-15	Jan-15	MoM	YoY
City	3,220.7	3,314.7	3,086.3	◆	●

Total passengers transferring through Toronto Pearson Airport declined by 2.8% from December 2015 to January 2016; however, this was because of seasonal factors. January 2016 was the highest recorded January on record.



Toronto is one of the most livable and competitive cities in the world as demonstrated by various international rankings and reports. In addition to securing its position on the world stage, Toronto's rankings confirm that it continues to offer a high quality of life for 2.8 million residents who choose to live and work here.

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
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	2015	National Taiwan University - Scientific Papers for Uni.	Global - 500 cities
3	2013	Aon Hewitt – People Risk Index	Global - 138 metros
4	2015	The Economist Intelligence Unit – Liveability Ranking	Global - 140 cities
4	2015	Transit Score - Public Transit Coverage	N. America - 70 cities
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	2015	The Economist – The Safe Cities Index	Global - 50 cities
8	2014	Boston Consulting Group – Destinations for Job-Seekers	Global - 25 cities
9	2015	QS Best Student Cities – University Ranking	Global - 9 cities
10	2014	Forbes Magazine – World’s Most Influential Cities – 2014	Global - 58 cities
10	2013	Economist & CitiGroup – City Competitiveness Index	Global - 120 cities
11	2015	Z/Yen Group – Global Financial Centres Index	Global - 82 cities
12	2015	Arcadis – Sustainable Cities Index – 2015	Global - 50 cities
15	2016	Mercer Consulting– Quality of Living Ranking Survey	Global - 230 cities
20	2015	Times Higher Education – World University Rankings	Global - 400 uni.
25	2015	Shanghai Jiao Tong University – University Rankings	Global - 1000 uni.