

Toronto Economic Bulletin

November 9, 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 October 2016 (3 Month Average SA)	Toronto	7.6%	7.5%	7.6%	
	Canada	7.0%	7.0%	7.0%	
Participation Rate October 2016 (3 Month Average SA)	Toronto	64.4%	64.1%	64.3%	
	Canada	65.6%	65.5%	65.9%	
Total Employment (000s) October 2016 (3 Month Average SA)	Toronto	1,445	1,441	1,428	
	Canada	18,109	18,063	17,990	
Building Permits Issued (millions \$) September 2016 (3 Month Average)	Toronto	\$901	\$870	\$693	
	Canada	\$7,957	\$8,124	\$8,014	
Tall Buildings Under Construction October 2016 (skyscraperpage.com)	Toronto	135	137	145	
Office Vacancy Rate Q3 2016	Toronto	5.7%	5.7%	5.9%	
Average House Price September 2016	Toronto	\$764,872	\$677,241	\$674,992	
	Canada	\$485,600	\$473,000	\$441,054	
Business Bankruptcies August 2016	Toronto	9	10	13	
	Canada	221	197	200	
Employment Insurance Recipients August 2016 (3 Month Average)	Toronto	22,130	19,680	25,563	
	Canada	459,277	427,810	445,013	
Consumer Price Index September 2016 (Annual Change)	Toronto CMA	2.1%	1.9%	1.4%	
	Canada	1.3%	1.1%	1.0%	
Retail Sales (billions \$) August 2016 (3 Month Average SA)	Toronto CMA	\$6.62	\$6.63	\$6.47	
	Canada	\$44.05	\$44.12	\$43.15	



Negative



Caution



Positive

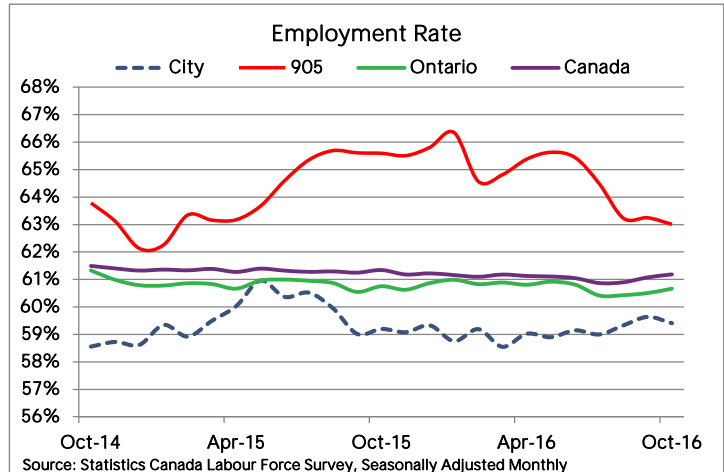
Note: Top symbol compares how Toronto's position has changed; bottom symbol compares Toronto's performance to Canada

The Labour Force Survey data on pages 2 & 3 are seasonally adjusted monthly data; therefore, they are not identical to the LFS data in the Snapshot section of this publication on page 1. The Snapshot data are presented as three month averages, because the results for a single month are often volatile.

Employment Rate

	Oct-16	Sep-16	Oct-15	MoM	YoY
City	59.4%	59.6%	59.2%	◆	●
905	63.0%	63.2%	65.6%	◆	◆
Ontario	60.7%	60.5%	60.8%	●	◆
Canada	61.2%	61.1%	61.3%	●	◆

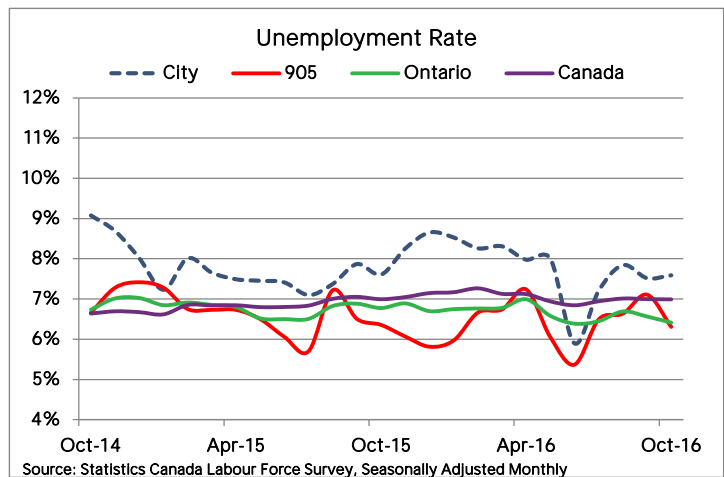
The seasonally adjusted monthly employment rate (total employed divided by population age 15+) for city of Toronto residents decreased slightly in October, because the unemployment rate nudged up a bit and the labour force participation rate declined slightly in October.



Unemployment Rate

	Oct-16	Sep-16	Oct-15	MoM	YoY
City	7.6%	7.5%	7.6%	◆	■
905	6.3%	7.1%	6.4%	●	●
Ontario	6.4%	6.6%	6.8%	●	●
Canada	7.0%	7.0%	7.0%	■	■

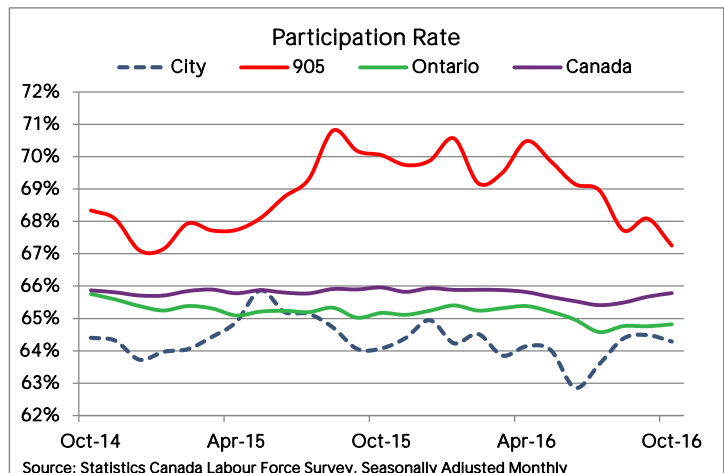
The seasonally adjusted monthly unemployment rate for city residents increased from 7.5% to 7.6% in October. It is now back to where it was in 2008 (7.6%), and is well below the long-run (30 year) average (8.4%).



Participation Rate

	Oct-16	Sep-16	Oct-15	MoM	YoY
City	64.3%	64.5%	64.1%	◆	●
905	67.2%	68.1%	70.0%	◆	◆
Ontario	64.8%	64.8%	65.2%	■	◆
Canada	65.8%	65.7%	66.0%	●	◆

The seasonally adjusted monthly labour force participation rate for city residents decreased slightly from 64.5% in September to 64.3% in October 2016. The participation rate for city residents remains 1.5% lower than the long-run (30 year) average and 1.8% lower than it was in 2008. However participation rates in the 905 and the rest of Ontario have fallen by over 3% at the same time.



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

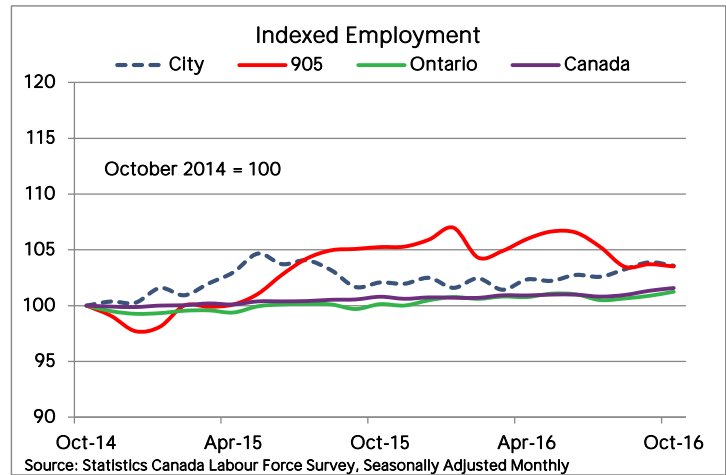
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Employment (000s)

	Oct-16	Sep-16	Oct-15	MoM	YoY
City	1,445.3	1,449.6	1,424.4	◆	●
905	1,759.1	1,762.5	1,788.7	◆	◆
Ontario	7,018.7	6,993.3	6,941.6	●	●
Canada	18,160.6	18,116.7	18,021.0	●	●

The number of employed city of Toronto residents decreased by 4,300 in October 2016 on a seasonally adjusted basis.

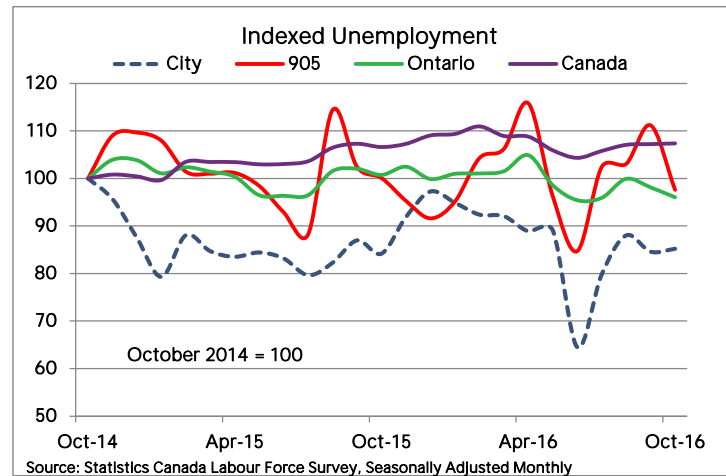
The total number of employed city residents now stands more that 100,000 higher than it was in 2008. Three



Unemployment (000s)

	Oct-16	Sep-16	Oct-15	MoM	YoY
City	118.7	117.8	117.3	◆	◆
905	118.4	134.9	121.4	●	●
Ontario	480.9	491.3	504.5	●	●
Canada	1,365.0	1,363.1	1,355.3	◆	◆

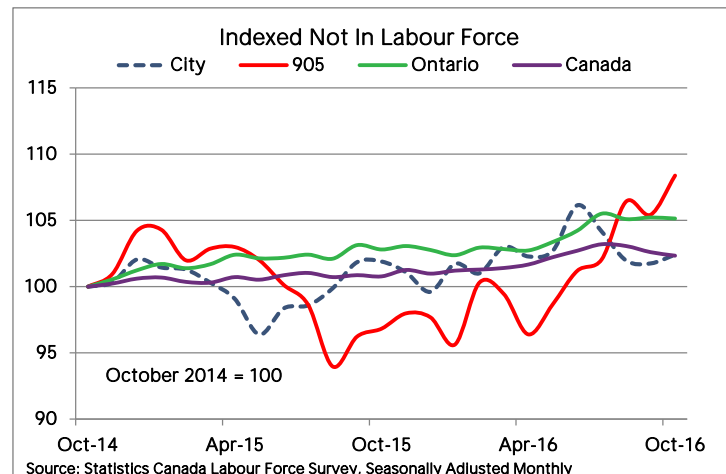
The number of unemployed city of Toronto residents increased by 1,100 in October 2016.



Not In Labour Force (000s)

	Oct-16	Sep-16	Oct-15	MoM	YoY
City	868.9	863.2	864.4	◆	●
905	914.3	889.4	816.8	◆	◆
Ontario	4,070.2	4,073.3	3,979.7	●	◆
Canada	10,156.2	10,182.6	10,001.2	●	◆

In October 2016, on a seasonally adjusted monthly basis, the total number of city of Toronto residents age 15+ that are neither employed nor looking for work increased by 5,600.

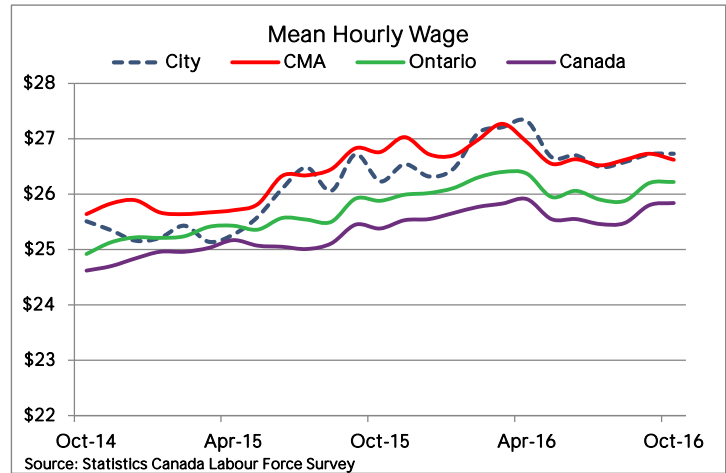


*City of Toronto population rebased and seasonal adjustments by City staff

Mean Hourly Wage

	Oct-16	Sep-16	Oct-15	MoM	YoY
City	\$26.73	\$26.72	\$26.23	●	●
CMA	\$26.62	\$26.73	\$26.76	◆	◆
Ontario	\$26.22	\$26.20	\$25.88	●	●
Canada	\$25.84	\$25.80	\$25.38	●	●

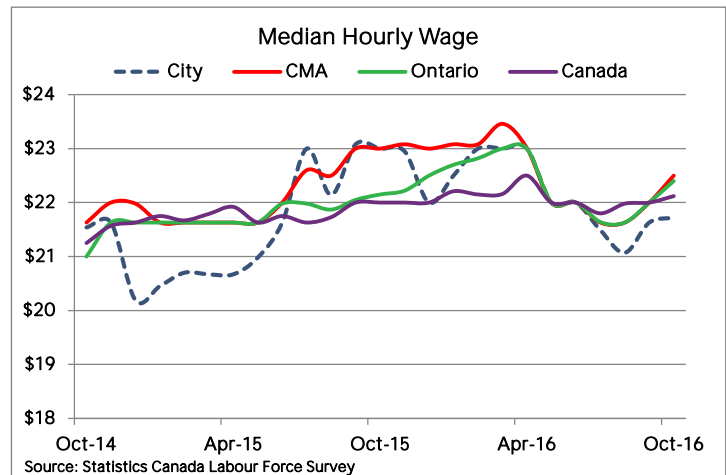
On a month-over-month basis the mean (average) wage rate for city residents increased very slightly in October 2016.



Median Hourly Wage

	Oct-16	Sep-16	Oct-15	MoM	YoY
City	\$21.72	\$21.63	\$23.00	●	◆
CMA	\$22.50	\$22.00	\$23.00	●	◆
Ontario	\$22.40	\$22.00	\$22.15	●	●
Canada	\$22.12	\$22.00	\$22.00	●	●

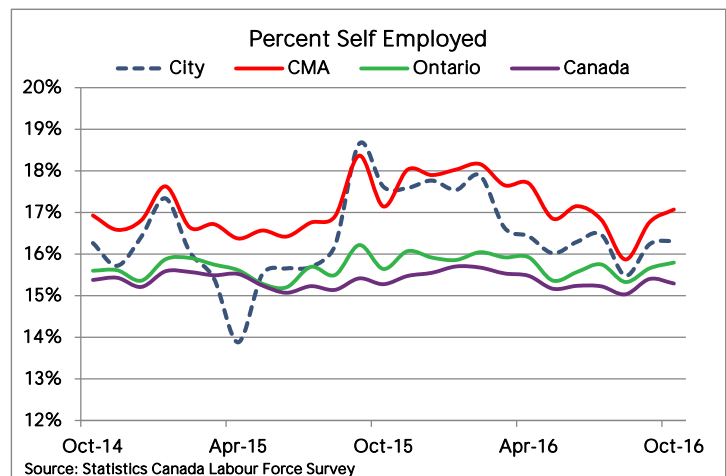
The median hourly wage for city residents increased a little bit in October 2016 but it remains below its level a year ago.



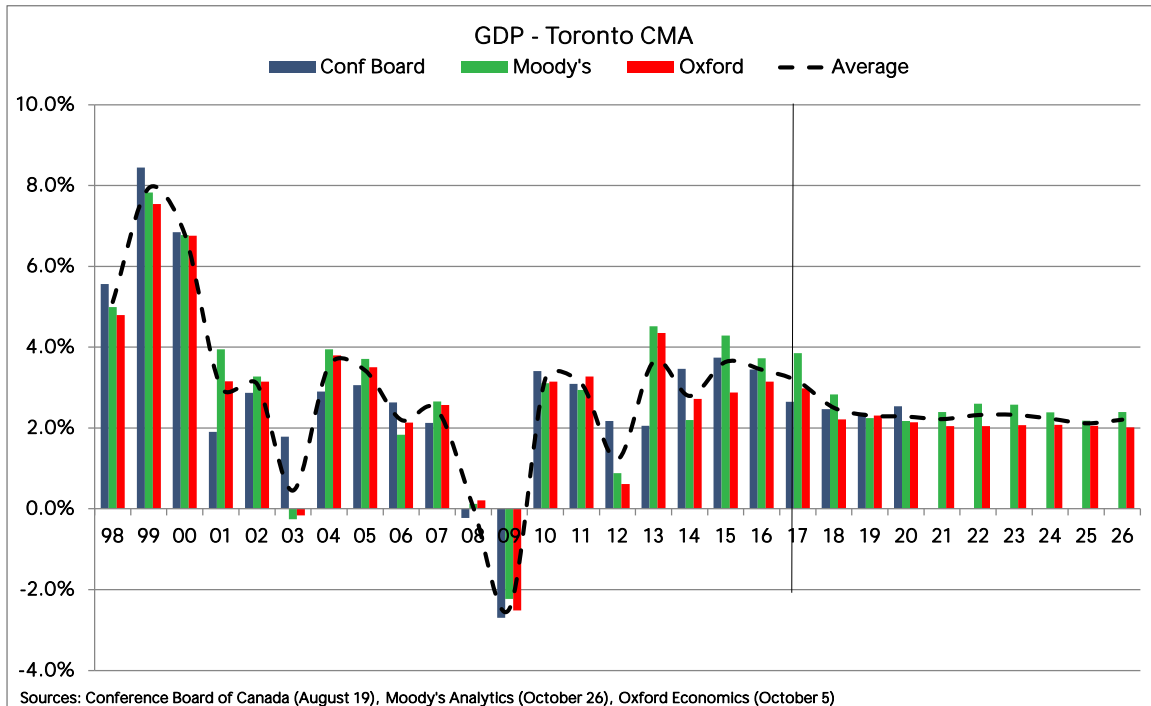
Percent Self Employed

	Oct-16	Sep-16	Oct-15	MoM	YoY
City	16.3%	16.2%	17.6%		
CMA	17.1%	16.8%	17.1%		
Ontario	15.8%	15.7%	15.6%		
Canada	15.3%	15.4%	15.3%		

The percentage of employed city residents that are self-employed increased slightly in October 2016, but it remains below its level a year ago.

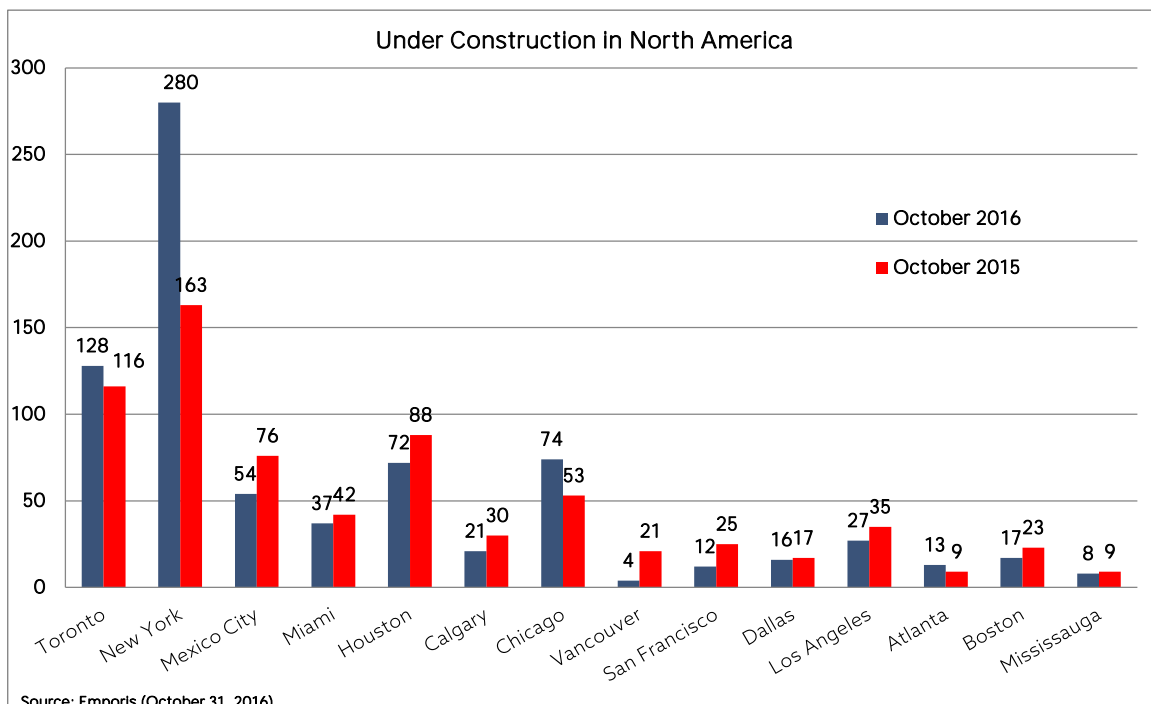
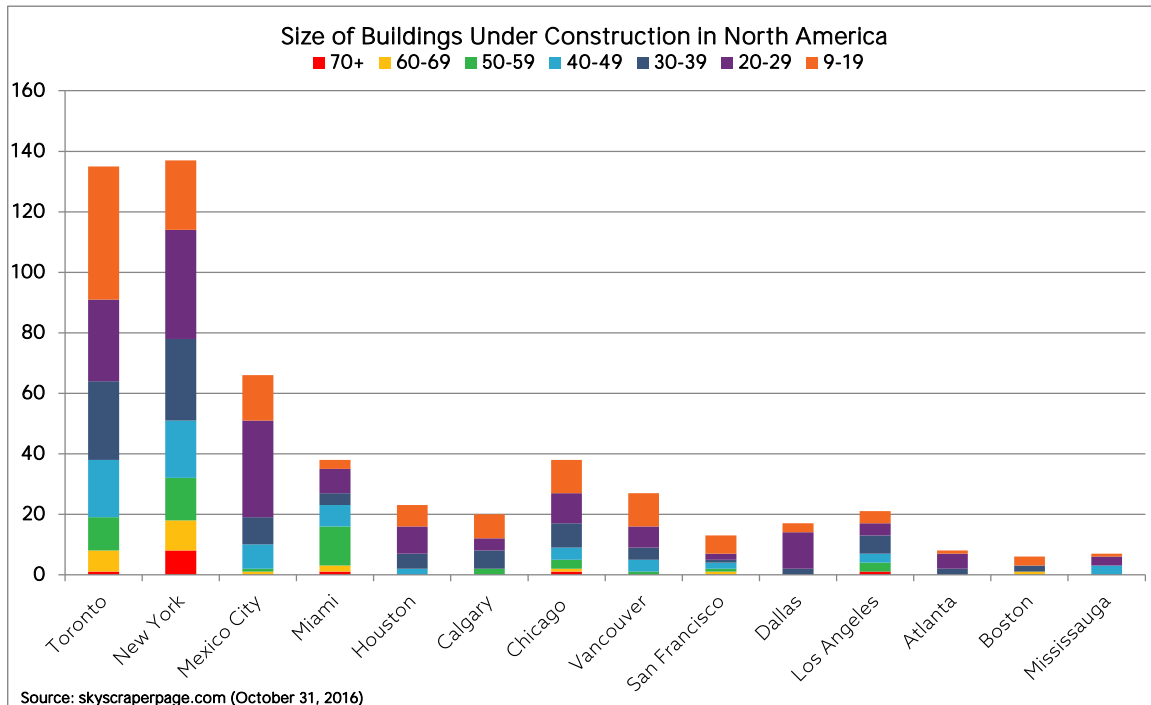


Based on the average of three private sector forecasts, the economy of the Toronto region is estimated to have grown by 3.6% in 2015. It is expected that the Toronto region will grow by 3.4% in 2016 and 3.2% in 2017. These projected growth rates for the Toronto region are higher than most national Canadian 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
14q1	0.01%	1.07%				
14q2	1.81%	-1.05%				
14q3	1.23%	-0.14%				
14q4	0.92%	2.48%	3.46%	2.20%	2.72%	2.79%
15q1	0.54%	0.16%				
15q2	0.92%	1.78%				
15q3	1.02%	2.27%				
15q4	0.78%	0.34%	3.74%	4.29%	2.88%	3.64%
16q1	1.13%	1.01%				
16q2	0.78%	0.01%				
16q3	0.47%	1.19%				
16q4	0.54%	0.99%	3.45%	3.73%	3.15%	3.44%
17q1	0.83%	1.13%				
17q2	0.65%	0.90%				
17q3	0.63%	0.87%				
17q4	0.62%	0.83%	2.65%	3.85%	2.98%	3.16%

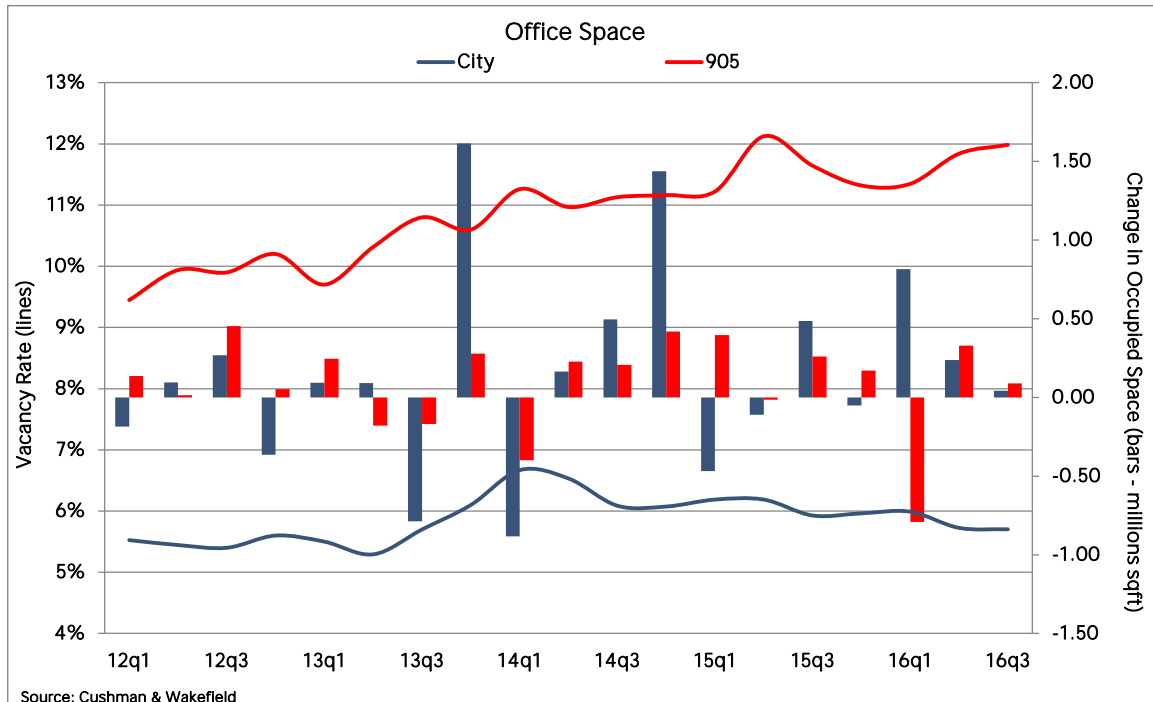
According to Skyscraperpage.com, there were 135 high-rise and mid-rise buildings under construction in the city of Toronto in October 2016, which is slightly less than a year ago (145). According to this source, Toronto has slipped to second place in North American cities for high and mid-rise building construction. Emporis, another data source, indicates that Toronto is also second place in North America, after New York City, by the number of major buildings under construction. Toronto has one building under construction greater than 70 stories and eight greater than 60 stories, according to Skyscraper.



	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	22 21 Yonge	2221 Yonge St	193	632	58	2019
12	One Yorkville	1 Yorkville Ave	183	601	58	2019
13	CASA II	42 Charles St E	185	605	57	2016
14	The Residences of 488 University Avenue	488 University Ave	207	679	55	2018
15	CASA III	50 Charles St E	180	589	55	2017
16	INDX Condominiums	66 Temperance St	179	587	54	2016
17	Teahouse Condominiums South	501 Yonge St	174	571	52	2019
18	Karma	9 Grenville St	166	544	50	2016
19	Eau de Soleil Water Tower	2183 Lakeshore Blvd. W	181	593	49	2018
20	The Selby Condos	592 Sherbourne St	171	560	49	2019
21	Lagos at the Waterfront	2151 Lake Shore Blvd W	168	550	49	2016
22	87 Peter	87 Peter St	154	505	49	2017
23	Lighthouse Tower Condominium	132 Queens Quay E	182	598	48	2019
24	King Blue by Greenland North Tower	355 King St W	156	511	48	2018
25	Westlake Encore	10 Park Lawn Rd	147	481	45	2018
26	Bay-Adelaide Centre East Tower	333 Bay St	196	643	44	2016
27	Monde	12 Bonnycastle St	150	492	44	2017
28	King Blue by Greenland South Tower	355 King St W	140	461	44	2018
29	43 Gerrard West	43 Gerrard St West	139	455	43	2017
30	Alto	2205 Sheppard Ave E	130	427	43	2016
31	561 Sherbourne	561 Sherbourne Ave	128	420	43	2017
32	Bisha Hotel & Residences	56 Blue Jay Way	147	482	41	2016
33	The Britt	955 Bay St	139	456	41	2017
34	Studio2 on Richmond	199 Richmond St W	131	430	41	2016
35	The Bond	290 Adelaide St W	122	402	41	2016
36	EY Tower	100 Adelaide St W	188	617	40	2017
37	Cumberland at Yorkville Plaza	Cumberland St & Avenue Rd	125	409	39	2017
38	21 Dundas	21 Dundas St	122	400	39	2016
39	E Condos North	8 Eglinton Ave E	123	403	38	2017
40	The Madison West	79 Dunfield Ave	121	397	36	2015
41	Omega on the Park	Esther Shiner Blvd and Provost Dr	-	-	35	2017
42	One York Street	1 York St	174	569	35	2016
43	Avani 1 at Metrogate	2055 Kennedy Rd	117	384	35	2016
44	155 Redpath	155 Redpath Ave	120	393	34	2017
45	Jade Waterfront Condos	2175 Lake Shore Blvd W	112	366	34	2016
46	Minto 30 Roe	30 Roehampton Ave	111	365	33	2016
47	The Madison East	79 Dunfield Ave	111	364	33	2015
48	101 Erskine	101 Erskine Ave	106	349	32	2017

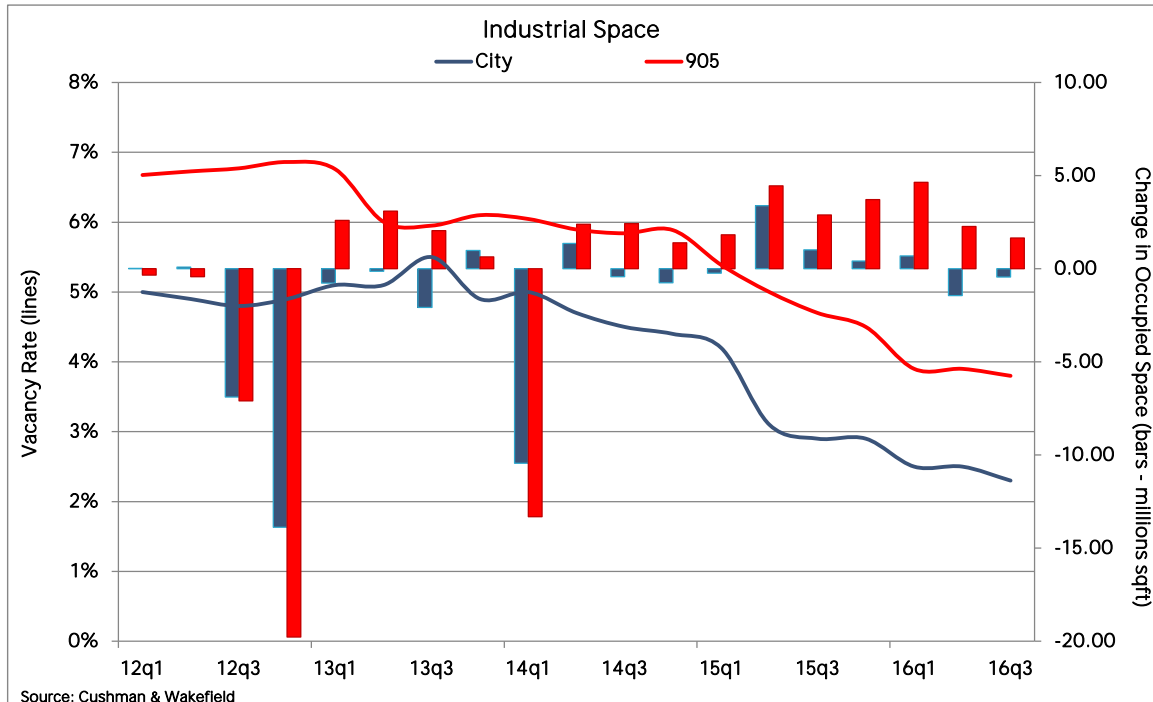
Source: Council on Tall Buildings and Urban Habitat (October 31, 2016)

The office market in the Toronto region remains strong. Vacancy rates in the city of Toronto remained at 5.7% for the second consecutive quarter in 2016. In contrast, "905" municipalities vacancy rates increased from 11.8% (16q2) to 12% (16q3). Office vacancy rates are more than 6% lower in the city than in the "905", which is a dramatic turnaround from 2008, when the office vacancy rate was less than 1% lower in the city than in the "905". The demand in the office market has shifted to the downtown (vacancy rate 4.1% in 2016q3); however, office vacancy rates in the rest of the city are also lower than the "905" average.



	Office Space		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	0.17
16q1	6.0%	11.3%	0.81	-0.79
16q2	5.7%	11.8%	0.24	0.33
16q3	5.7%	12.0%	0.04	0.09

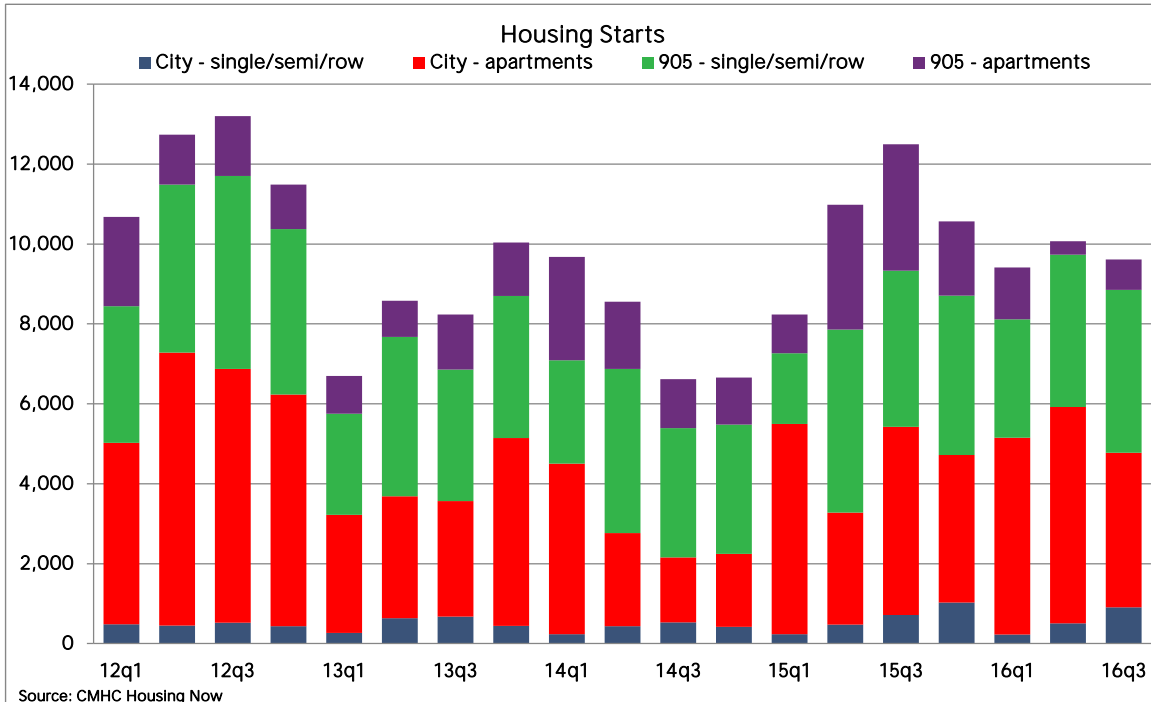
The city of Toronto contains over 250 million square feet of industrial space, which is more than any other GTA municipality and is a third of the regional total. Between 2015q3 and 2016q3, the industrial vacancy rate in the city of Toronto declined to 2.3% from 2.9% a year earlier, which is the lowest vacancy rate that Cushman & Wakefield has recorded for the city of Toronto over the last 17 years. At the same time, however, industrial inventory in the city of Toronto decreased by 2,346,849 sq. ft., according to Cushman & Wakefield.



	Industrial Space			
	City	905	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
16q1	2.5%	3.9%	0.69	4.65
16q2	2.5%	3.9%	-1.44	2.26
16q3	2.3%	3.8%	-0.44	1.64

In the first half of 2016, housing starts in the city of Toronto jumped by 26.3% over the same time last year. This increase was mostly due to a second quarter rebound in high-rise housing starts (93%) over 2015q2. In contrast, in the first half of 2016, high-rise housing starts in the "905" declined by 60.2% compared to the same period in 2015.

Third quarter housing starts in the city of Toronto (4,778 units) remain consistent with the 5 year average (4,613) with the city's share accounting for 50% of the CMA total. High-rise starts remain the largest component of starts in the city of Toronto and account for 84% of all high-rise starts in the Toronto CMA.

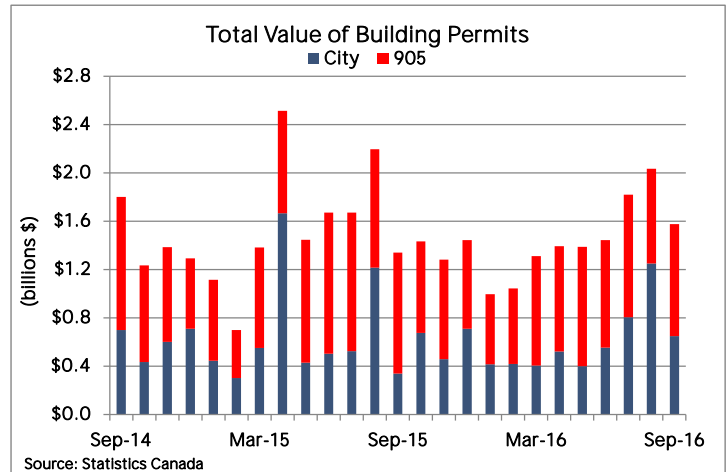


	City		905	
	single/semi/row	apartments	single/semi/row	apartments
12q1	485	4,536	3,420	2,241
12q2	452	6,833	4,206	1,245
12q3	519	6,358	4,825	1,497
12q4	436	5,797	4,145	1,110
13q1	265	2,960	2,528	942
13q2	638	3,048	3,992	904
13q3	677	2,887	3,294	1,376
13q4	444	4,699	3,560	1,333
14q1	235	4,266	2,589	2,589
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
16q2	509	5,409	3,816	335
16q3	906	3,872	4,077	759

Total Value of Building Permits (billions \$)

	Sep-16	Aug-16	Sep-15	MoM	YoY
City	\$0.65	\$1.25	\$0.34	◆	●
905	\$0.93	\$0.78	\$1.00	●	◆

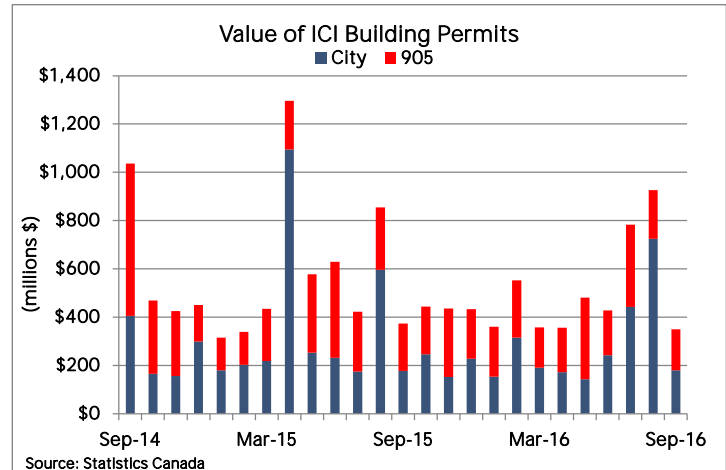
The total value of building permits issued in Toronto in September increased by 91% over the same time last year, but the total building permits issued in Toronto decreased by 48% over August 2016. The year-over-year increase is mostly explained by the residential construction.



Value of ICI Building Permits (millions \$)

	Sep-16	Aug-16	Sep-15	MoM	YoY
City	\$180	\$725	\$178	◆	●
905	\$170	\$201	\$196	◆	◆

In the first nine months of 2016, the city of Toronto accounted for 56% of the value of all non-residential permits in the Toronto CMA.

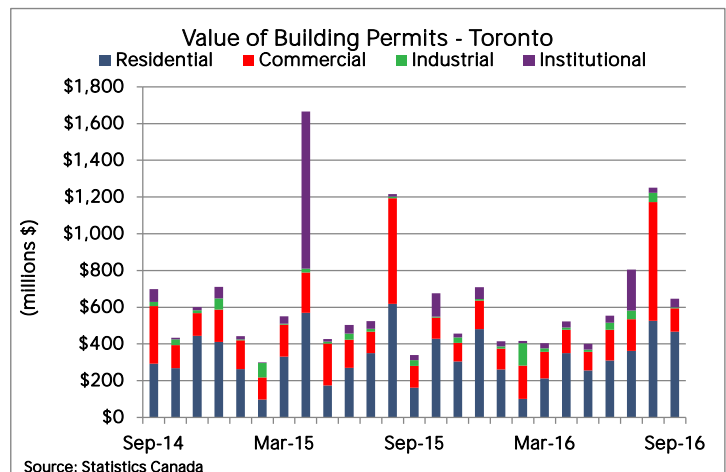


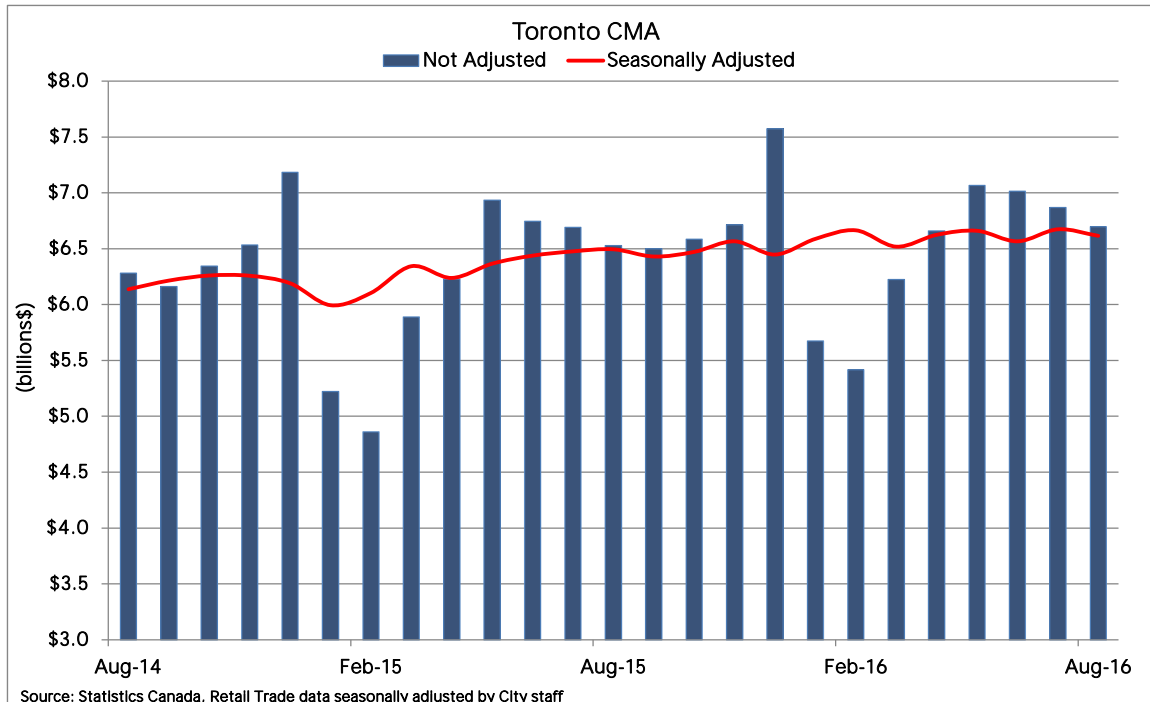
Value of Building Permits - Toronto (millions \$)

	Sep-16	Aug-16	Sep-15	MoM	YoY
Res.	\$467.0	\$526.3	\$161.0	◆	●
Comm.	\$127.3	\$646.6	\$120.0	◆	●
Ind.	\$5.3	\$50.0	\$30.6	◆	◆
Instit.	\$47.4	\$28.1	\$27.2	●	●

Comparing the first nine months of 2016 with the same period last year, the total value of permits issued by the City of Toronto declined by \$555 million.

Most of the decline was in the value of institutional permits (-\$592 million). Residential permits increased by \$11 million and commercial permits are down by \$82 million. Industrial permits are up by \$108 million.



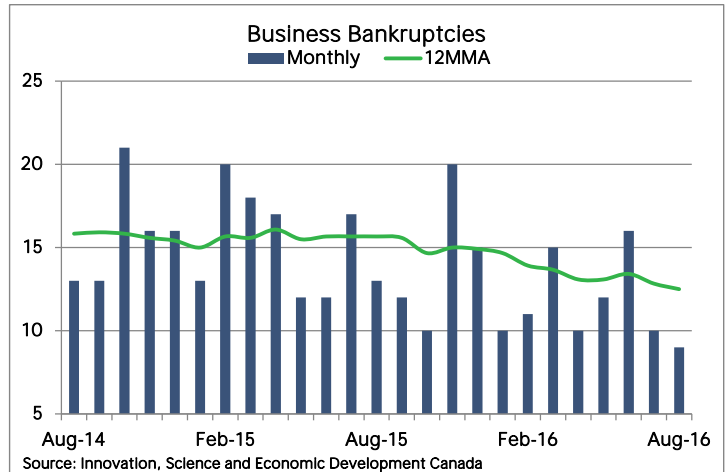


Retail Trade Components (Unadjusted)	% Change					Total (Billions \$) Seasonally Adjusted		
	Aug-16	Jul-16	Aug-15	M-M	Y-Y	Monthly	3MMA	
Retail trade (Total - 000s)	6,696,728	6,869,251	6,528,201	-2.5	2.6	Aug-14	\$6.14	\$6.12
441 Motor vehicle and parts dealers	1,663,340	1,674,442	1,575,638	-0.7	5.6	Sep-14	\$6.21	\$6.16
4411 Automobile dealers	1,605,350	1,616,459	1,521,699	-0.7	5.5	Oct-14	\$6.26	\$6.20
44111 New car dealers	1,485,848	1,495,724	1,405,789	-0.7	5.7	Nov-14	\$6.26	\$6.24
44112 Used car dealers	119,501	120,736	115,910	-1.0	3.1	Dec-14	\$6.19	\$6.24
4412 Other motor vehicle dealers		20,901	17,217			Jan-15	\$5.99	\$6.15
4413 Automotive parts, accessories and tire	40,474	37,081	36,722	9.2	10.2	Feb-15	\$6.10	\$6.10
442 Furniture and home furnishings stores	276,033	251,426	249,687	9.8	10.6	Mar-15	\$6.34	\$6.15
4421 Furniture stores	189,780	172,316	168,789	10.1	12.4	Apr-15	\$6.24	\$6.23
4422 Home furnishings stores	86,253	79,110	80,898	9.0	6.6	May-15	\$6.37	\$6.32
443 Electronics and appliance stores	285,172	255,163	268,648	11.8	6.2	Jun-15	\$6.44	\$6.35
444 Building material and garden equipment	441,753	476,482	403,570	-7.3	9.5	Jul-15	\$6.48	\$6.43
445 Food and beverage stores	1,403,542	1,506,679	1,385,028	-6.8	1.3	Aug-15	\$6.49	\$6.47
4451 Grocery stores	1,046,231	1,118,614	1,030,280	-6.5	1.5	Sep-15	\$6.43	\$6.47
44511 Supermarkets and other grocery	966,882	1,039,972	959,853	-7.0	0.7	Oct-15	\$6.47	\$6.47
44512 Convenience stores	79,349	78,643	70,427	0.9	12.7	Nov-15	\$6.57	\$6.49
4452 Specialty food stores	82,682	87,534	82,512	-5.5	0.2	Dec-15	\$6.45	\$6.49
4453 Beer, wine and liquor stores	274,629	300,530	272,236	-8.6	0.9	Jan-16	\$6.59	\$6.53
446 Health and personal care stores	482,053	481,085	469,495	0.2	2.7	Feb-16	\$6.66	\$6.57
447 Gasoline stations	596,966	633,922	633,148	-5.8	-5.7	Mar-16	\$6.52	\$6.59
448 Clothing and clothing accessories stores	547,981	554,344	530,759	-1.1	3.2	Apr-16	\$6.62	\$6.60
4481 Clothing stores	411,185	424,334	404,940	-3.1	1.5	May-16	\$6.66	\$6.60
4482 Shoe stores	56,581	96,695	47,075	-41.5	20.2	Jun-16	\$6.57	\$6.62
4483 Jewellery, luggage and leather goods	37,591	122,905	35,259	-69.4	6.6	Jul-16	\$6.67	\$6.63
451 Sporting goods, hobby, book and music	138,539	262,629	125,284	-47.2	10.6	Aug-16	\$6.62	\$6.62
452 General merchandise stores	706,242	753,765	718,326	-6.3	-1.7			

Business Bankruptcies

	Aug-16	Jul-16	Aug-15	MoM	YoY
City	9	10	13	●	●
CMA	24	21	36	◆	●
Ontario	49	49	58	■	●
Canada	221	197	200	◆	◆

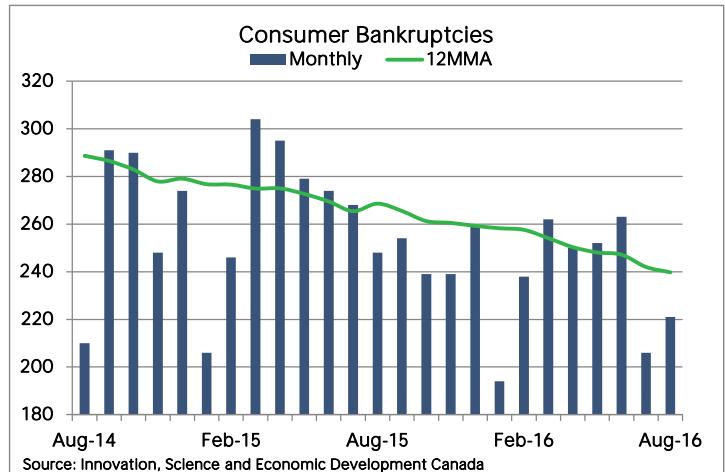
Business bankruptcy data for the city are very volatile on a monthly basis. However, there is a downward trend evident in the last two years.



Consumer Bankruptcies

	Aug-16	Jul-16	Aug-15	MoM	YoY
City	221	206	248	◆	●
CMA	428	397	471	◆	●
Ontario	1,329	1,258	1,376	◆	●
Canada	5,072	4,757	4,871	◆	◆

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.

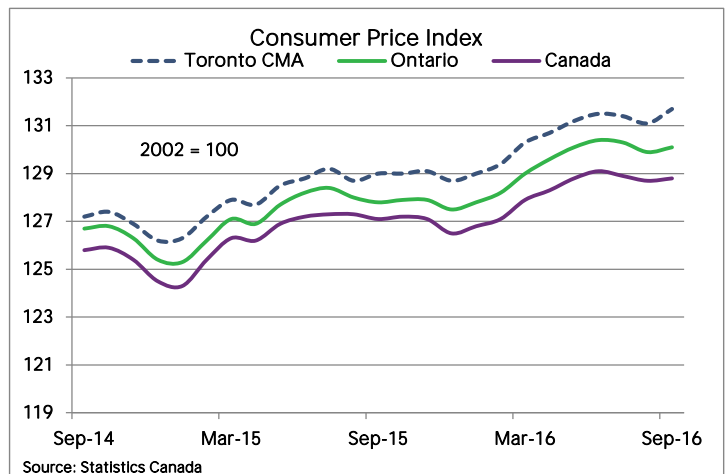


Consumer Price Index

	Sep-16	Aug-16	Sep-15	MoM	YoY
CMA	131.7	131.1	129.0		
Ontario	130.1	129.9	127.8		
Canada	128.8	128.7	127.1		

Annual Change

	Sep-16	Aug-16	Sep-15	MoM	YoY
CMA	2.1%	1.9%	1.4%		
Ontario	1.8%	1.5%	0.9%		
Canada	1.3%	1.1%	1.0%		



TTC

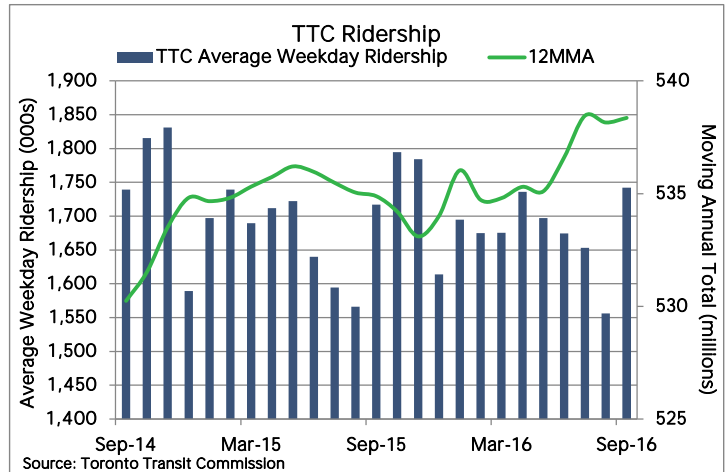
Average Weekday Ridership (000s)

	Sep-16	Aug-16	Sep-15	MoM	YoY
City	1,742.0	1,556.3	1,716.9	●	●

Moving Annual Total (millions)

	Sep-16	Aug-16	Sep-15	MoM	YoY
City	538.4	538.2	534.9	●	●

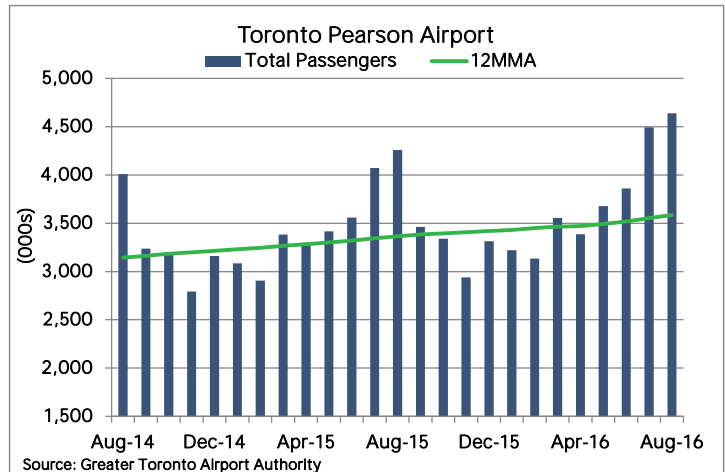
TTC ridership is exhibiting recovery signs after a few soft months. The moving annual total for September 2016 remains strong and is slightly up month-over-month.



Pearson Airport - Total Passengers (000s)

	Aug-16	Jul-16	Aug-15	MoM	YoY
City	4,638.3	4,494.1	4,258.6	●	●

Total passengers transferring through Toronto Pearson Airport increased by 3.2% from July to August 2016. This is a 8.9% increase from July 2015 and the highest recorded month for total passengers on record, according to the GTAA.



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	2016	KPMG’s Comparative Alternatives Study – Focus on Tax	Global - 111 cities
2	2016	Christie’s – Global Luxury Real Estate White Paper	Global - 80 cities
3	2016	PricewaterhouseCoopers - Cities of Opportunity 7	Global - 30 cities
3	2016	Expert Market: World's Best Tech Hubs - To Work & Live	Global - 10 cities
3	2015	National Taiwan University - Scientific Papers for Uni.	Global - 500 cities
3	2013	Aon Hewitt – People Risk Index	Global - 138 metros
4	2016	KPMG’s Comparative Alternatives Study – Business Costs	Global - 29 cities
4	2016	The Economist Intelligence Unit – Liveability Ranking	Global - 140 cities
4	2016	Transit Score - Public Transit Coverage	NA - 130 cities
5	2015	Toronto Region Board of Trade – Scorecard on Prosperity	Global - 24 metros
6	2015	fDI Magazine – American Cities of the Future	NA - 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
10	2016	Z/Yen Group – Global Financial Centres Index	Global - 86 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.
30	2016	Centre for World University Rankings - University Rankings	Global - 1000 uni.