

Toronto Economic Bulletin

December 8, 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 November 2016 (3 Month Average SA)	Toronto	7.5%	7.6%	7.9%	●
	Canada	6.9%	7.0%	7.0%	●
Participation Rate November 2016 (3 Month Average SA)	Toronto	64.6%	64.4%	64.2%	●
	Canada	65.7%	65.6%	65.9%	●
Total Employment (000s) November 2016 (3 Month Average SA)	Toronto	1,453	1,447	1,422	●
	Canada	18,150	18,109	17,996	●
Building Permits Issued (millions \$) October 2016 (3 Month Average)	Toronto	\$850	\$893	\$743	●
	Canada	\$8,316	\$7,961	\$7,936	●
Tall Buildings Under Construction November 2016 (skyscraperpage.com)	Toronto	131	135	130	●
Office Vacancy Rate Q3 2016	Toronto	5.7%	5.7%	5.9%	●
Average House Price October 2016	Toronto	\$770,480	\$764,872	\$671,350	●
	Canada	\$483,900	\$484,400	\$454,793	●
Business Bankruptcies September 2016	Toronto	19	9	12	■
	Canada	224	221	272	■
Employment Insurance Recipients September 2016 (3 Month Average)	Toronto	21,843	22,130	25,127	●
	Canada	457,413	460,410	437,907	●
Consumer Price Index October 2016 (Annual Change)	Toronto CMA	2.3%	2.1%	1.3%	●
	Canada	1.5%	1.3%	1.0%	●
Retail Sales (billions \$) September 2016 (3 Month Average SA)	Toronto CMA	\$6.69	\$6.64	\$6.46	●
	Canada	\$44.19	\$44.12	\$43.26	●



Negative



Caution



Positive

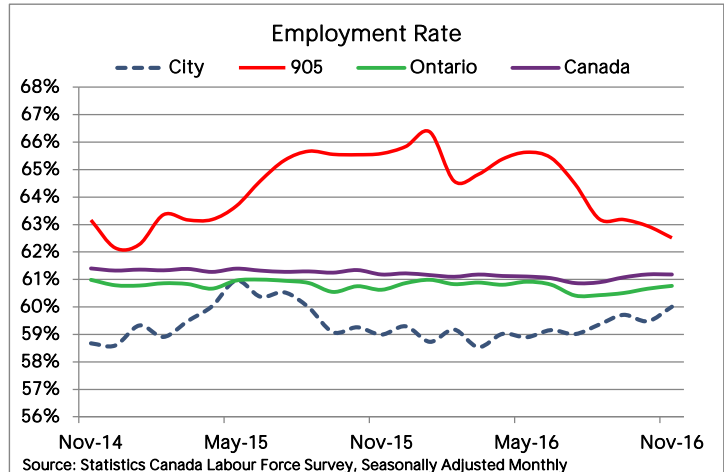
Note: Top symbol compares how Toronto's position has changed; bottom symbol compares Toronto's performance to Canada

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

	Nov-16	Oct-16	Nov-15	MoM	YoY
City	60.0%	59.5%	59.0%	●	●
905	62.5%	62.9%	65.6%	◆	◆
Ontario	60.8%	60.7%	60.6%	●	●
Canada	61.2%	61.2%	61.2%	■	■

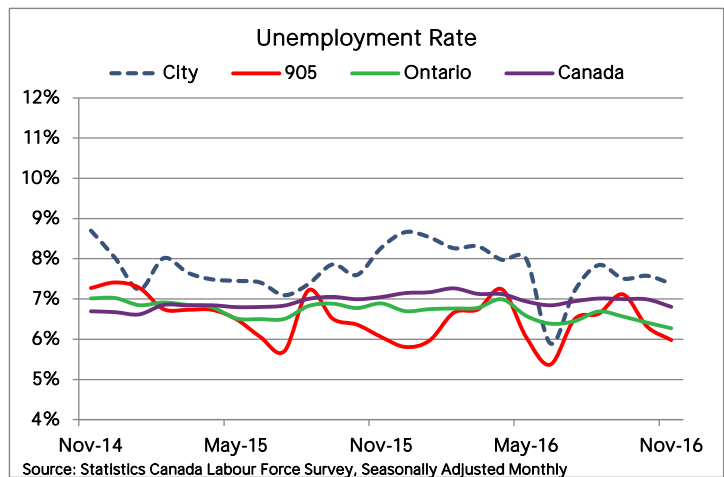
The seasonally adjusted monthly employment rate (total employed divided by population age 15+) for city of Toronto residents increased in November, because the unemployment rate declined slightly and the labour force participation rate increased in November.



Unemployment Rate

	Nov-16	Oct-16	Nov-15	MoM	YoY
City	7.4%	7.6%	8.3%	●	●
905	6.0%	6.3%	6.1%	●	●
Ontario	6.3%	6.4%	6.9%	●	●
Canada	6.8%	7.0%	7.0%	●	●

The seasonally adjusted monthly unemployment rate for city residents decreased from 7.6% to 7.4% in November. It is now below where it was in 2008 (7.6%), and is well below the long-run (30 year) average (8.4%).

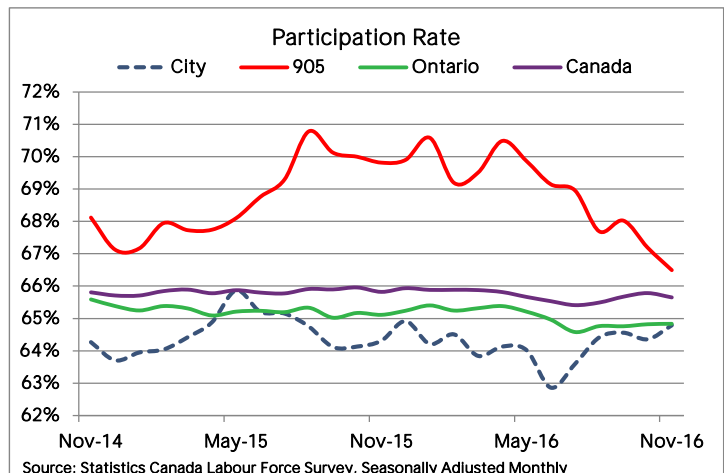


Participation Rate

	Nov-16	Oct-16	Nov-15	MoM	YoY
City	64.8%	64.4%	64.3%	●	●
905	66.5%	67.2%	69.8%	◆	◆
Ontario	64.8%	64.8%	65.1%	■	◆
Canada	65.6%	65.8%	65.8%	◆	◆

The seasonally adjusted monthly labour force participation rate for city residents increased from 64.4% in October to 64.8% in November 2016. The participation rate for city residents, however, remains 1.0% lower than the long-run (30 year) average and 1.3% lower than it was in 2008.

All of the decline in participation rates for city residents since 2008, is accounted for by a decline in female participation rates (-2.9%). Male participation rates in the city are up by 0.5% compared to 2008.



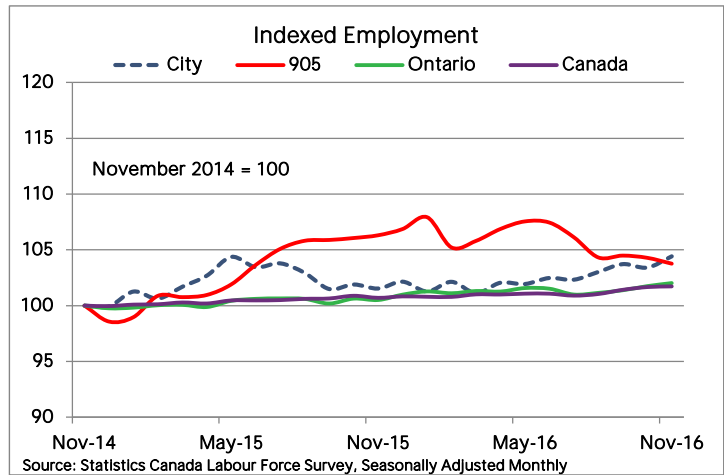
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Employment (000s)

	Nov-16	Oct-16	Nov-15	MoM	YoY
City	1,461.2	1,447.1	1,420.8	●	●
905	1,748.5	1,757.3	1,791.4	◆	◆
Ontario	7,037.6	7,018.7	6,933.1	●	●
Canada	18,171.3	18,160.6	17,988.1	●	●

The number of employed city of Toronto residents increased by 14,100 in November 2016 on a seasonally adjusted basis.

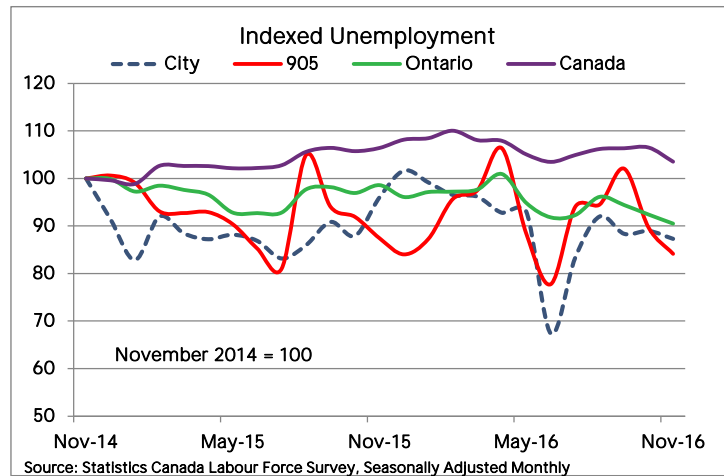
The total number of employed city residents now stands 117,200 higher than it was in 2008, three quarters of these net new jobs are full-time and over two thirds of the net new jobs are held by men.



Unemployment (000s)

	Nov-16	Oct-16	Nov-15	MoM	YoY
City	116.4	118.6	128.1	●	●
905	111.2	118.5	115.5	●	●
Ontario	471.0	480.9	513.1	●	●
Canada	1,326.9	1,365.0	1,363.9	●	●

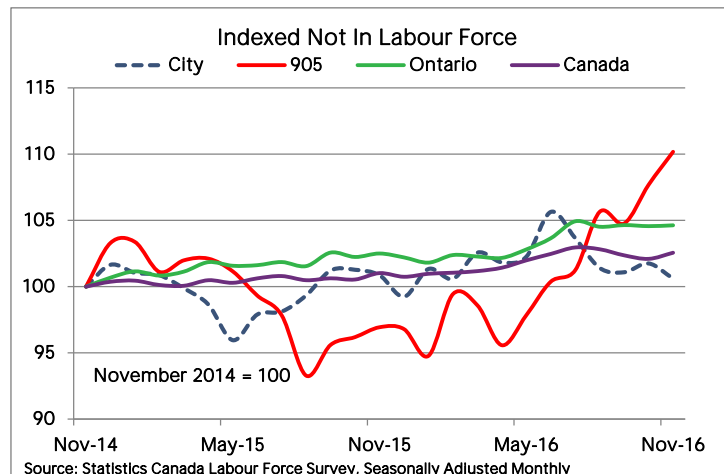
The number of unemployed city of Toronto residents decreased by 2,200 in November 2016. However, there are still 6,500 more city residents that are unemployed today, than were unemployed in 2008.



Not In Labour Force (000s)

	Nov-16	Oct-16	Nov-15	MoM	YoY
City	857.4	867.1	859.5	●	◆
905	937.2	916.1	824.5	●	◆
Ontario	4,072.7	4,070.2	3,989.9	●	◆
Canada	10,202.3	10,156.2	10,049.2	●	◆

In November 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 decreased by 9,800.

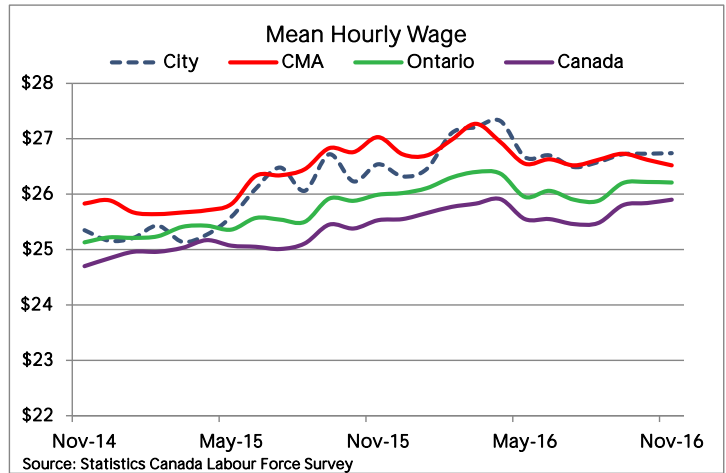


*City of Toronto population rebased and seasonal adjustments by City staff

Mean Hourly Wage

	Nov-16	Oct-16	Nov-15	MoM	YoY
City	\$26.74	\$26.73	\$26.54	●	●
CMA	\$26.52	\$26.62	\$27.03	◆	◆
Ontario	\$26.21	\$26.22	\$25.99	◆	●
Canada	\$25.90	\$25.84	\$25.53	●	●

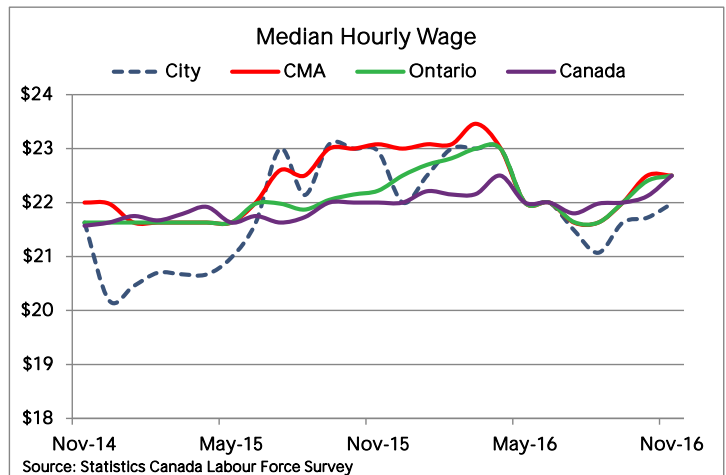
On a month-over-month basis the mean (average) wage rate for city residents increased very slightly in November 2016.



Median Hourly Wage

	Nov-16	Oct-16	Nov-15	MoM	YoY
City	\$21.98	\$21.72	\$22.95	●	◆
CMA	\$22.50	\$22.50	\$23.08	■	◆
Ontario	\$22.50	\$22.40	\$22.22	●	●
Canada	\$22.50	\$22.12	\$22.00	●	●

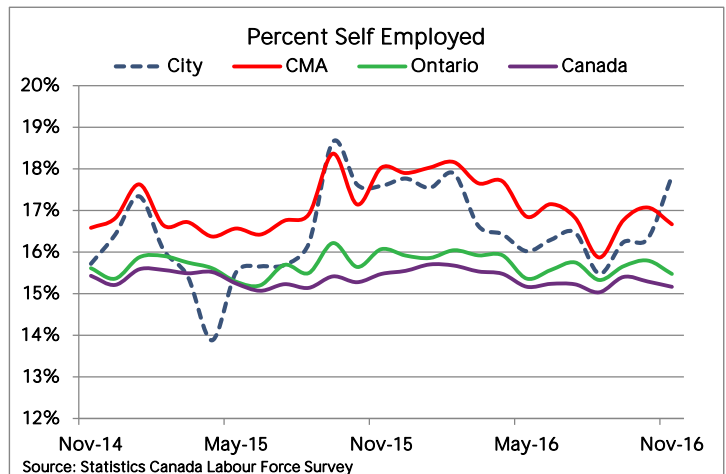
The median hourly wage for city residents increased by \$0.26 in November 2016 but it remains almost \$1.00 below its level a year ago.



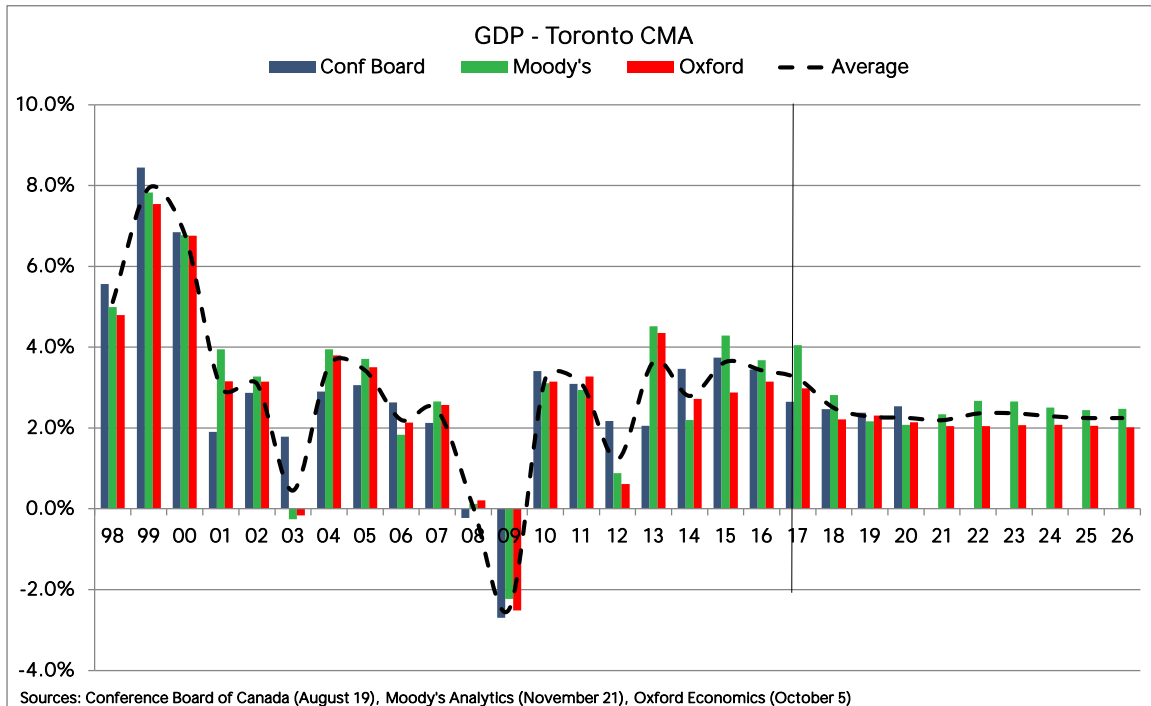
Percent Self Employed

	Nov-16	Oct-16	Nov-15	MoM	YoY
City	17.8%	16.3%	17.6%		
CMA	16.7%	17.1%	18.0%		
Ontario	15.5%	15.8%	16.1%		
Canada	15.2%	15.3%	15.5%		

The percentage of employed city residents that are self-employed jumped in November 2016 by 1.5 percentage points.

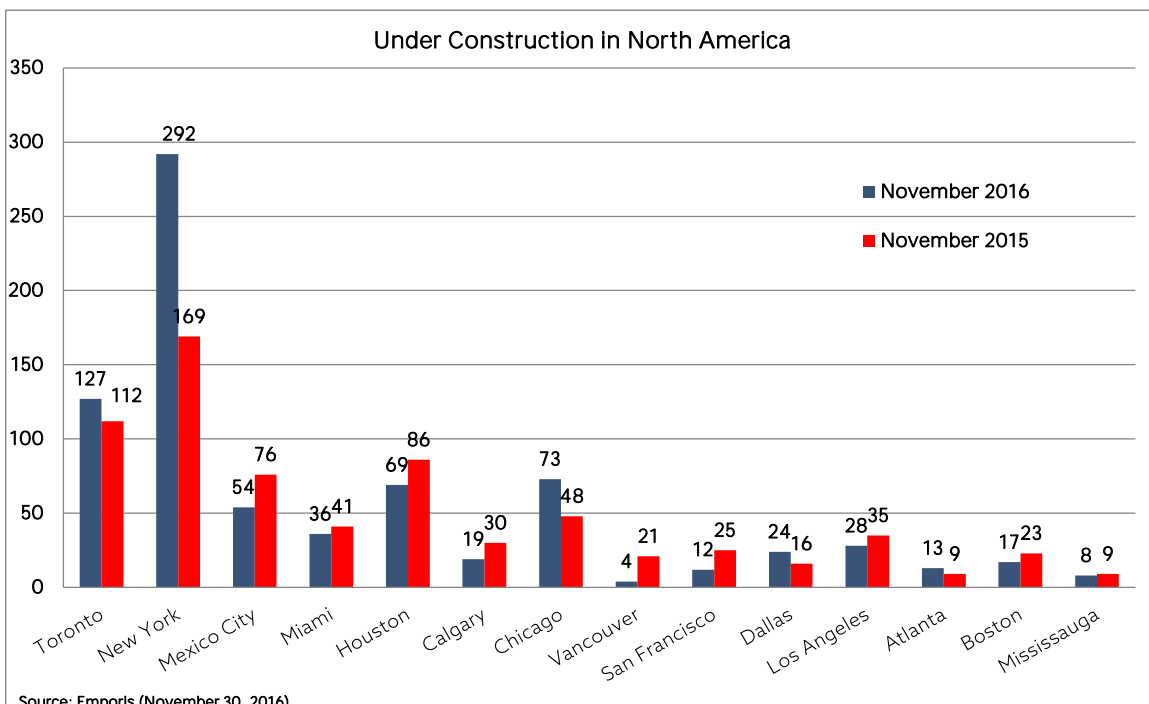
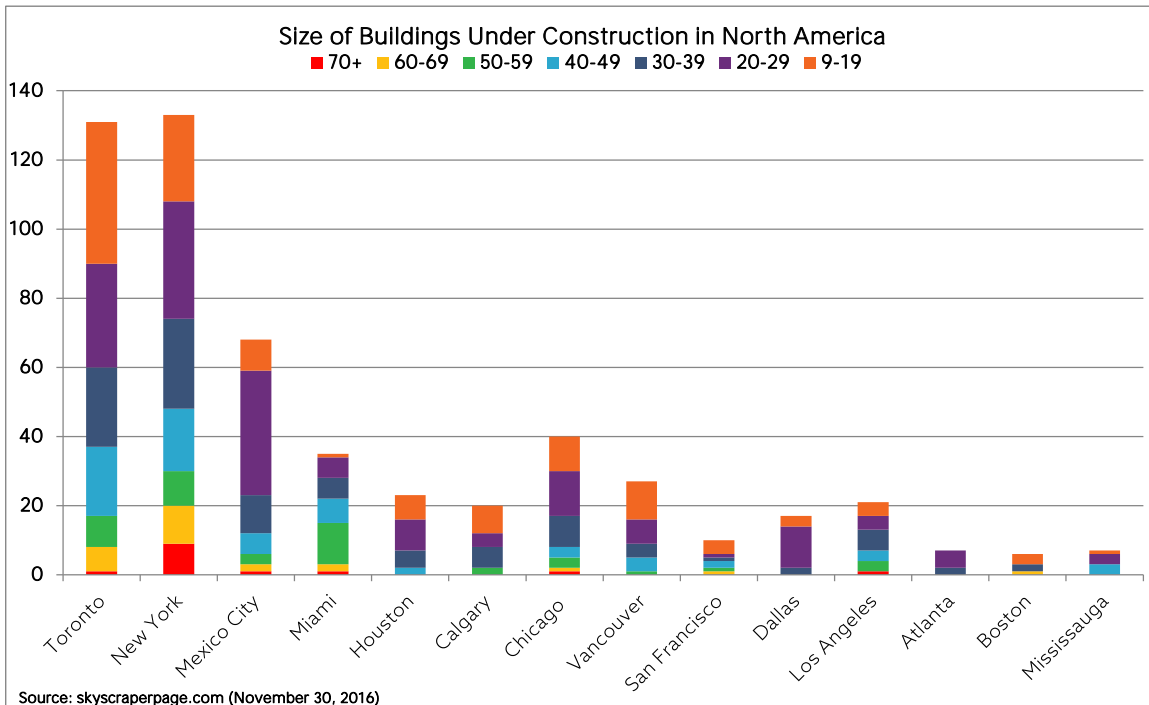


Based on the average of three private sector forecasts, the economy of the Toronto region is estimated to have grown by 3.6% in 2015. It is expected that the Toronto region will grow by 3.4% in 2016 and 3.2% in 2017. These projected growth rates for the Toronto region are higher than most national Canadian 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%	1.02%				
16q2	0.78%	0.02%				
16q3	0.47%	1.04%				
16q4	0.54%	1.07%	3.45%	3.68%	3.15%	3.43%
17q1	0.83%	1.19%				
17q2	0.65%	1.07%				
17q3	0.63%	0.91%				
17q4	0.62%	0.88%	2.65%	4.05%	2.98%	3.23%

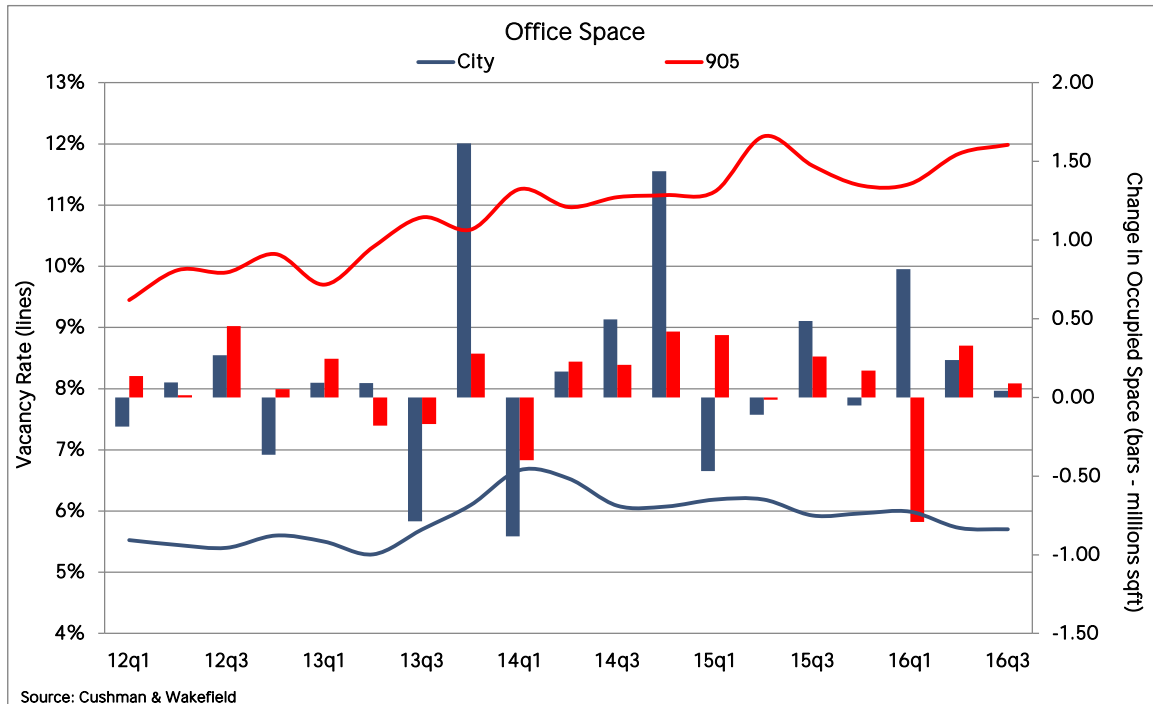
According to Skyscraperpage.com, there were 131 high-rise and mid-rise buildings under construction in the city of Toronto in November 2016, which is one more than a year ago (130). According to this source, Toronto has slipped to second place in North American cities for high and mid-rise building construction. 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 Square	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

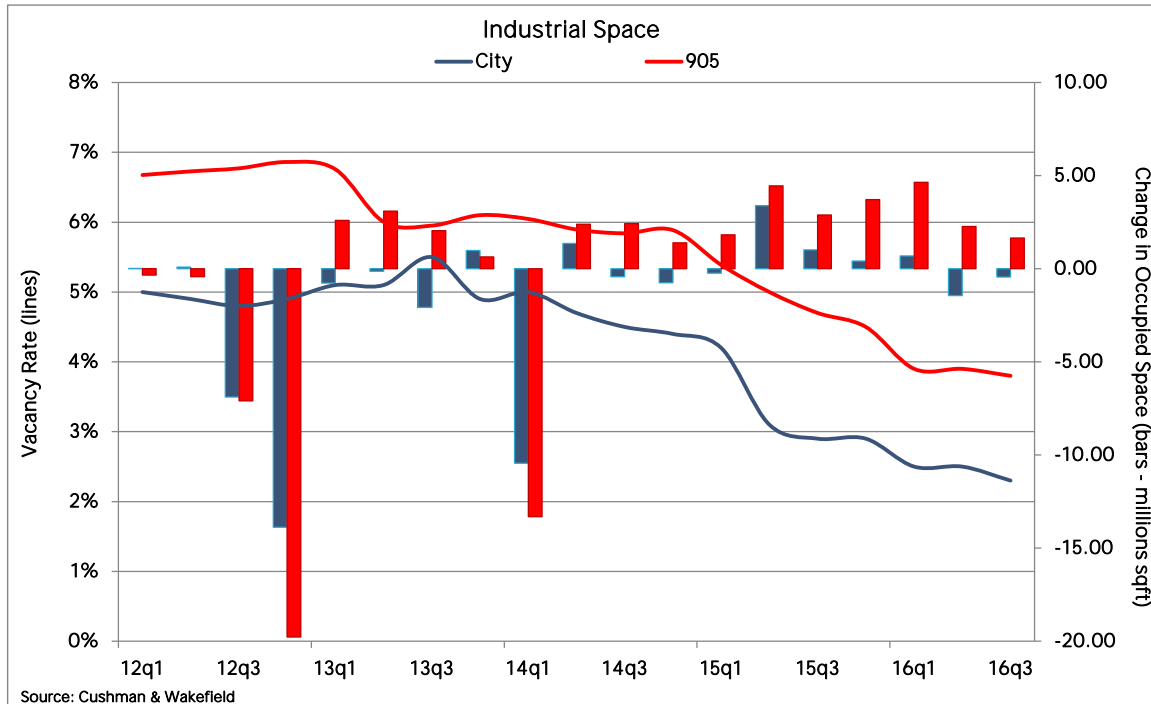
Source: Council on Tall Buildings and Urban Habitat (November 30, 2016)

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

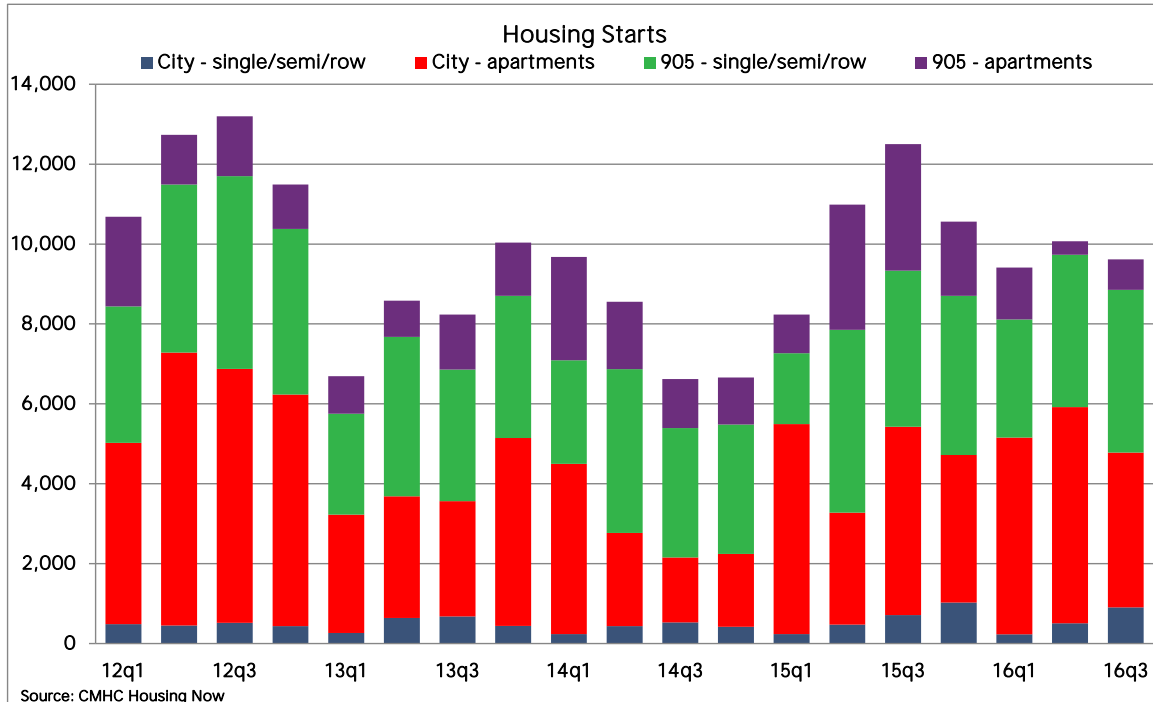
The city of Toronto contains over 250 million square feet of industrial space, which is more than any other GTA municipality and is a third of the regional total. Between 2015q3 and 2016q3, the industrial vacancy rate in the city of Toronto declined to 2.3% from 2.9% a year earlier, which is the lowest 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.

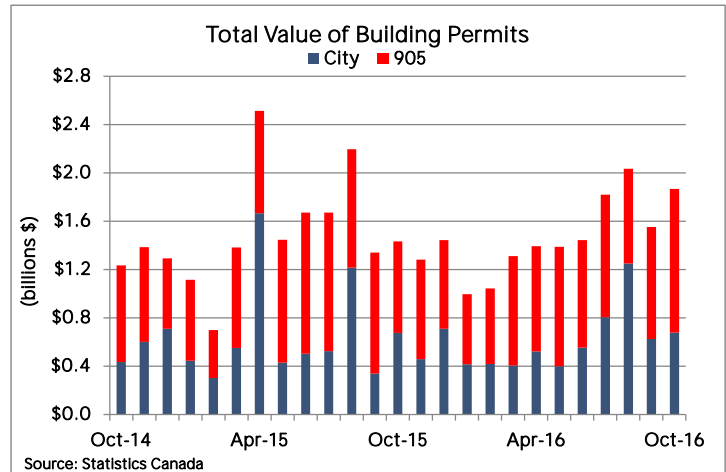


	City		905	
	single/semi/row	apartments	single/semi/row	apartments
12q1	485	4,536	3,420	2,241
12q2	452	6,833	4,206	1,245
12q3	519	6,358	4,825	1,497
12q4	436	5,797	4,145	1,110
13q1	265	2,960	2,528	942
13q2	638	3,048	3,992	904
13q3	677	2,887	3,294	1,376
13q4	444	4,699	3,560	1,333
14q1	235	4,266	2,589	2,589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

	Oct-16	Sep-16	Oct-15	MoM	YoY
City	\$0.68	\$0.62	\$0.68	●	●
905	\$1.19	\$0.93	\$0.76	●	●

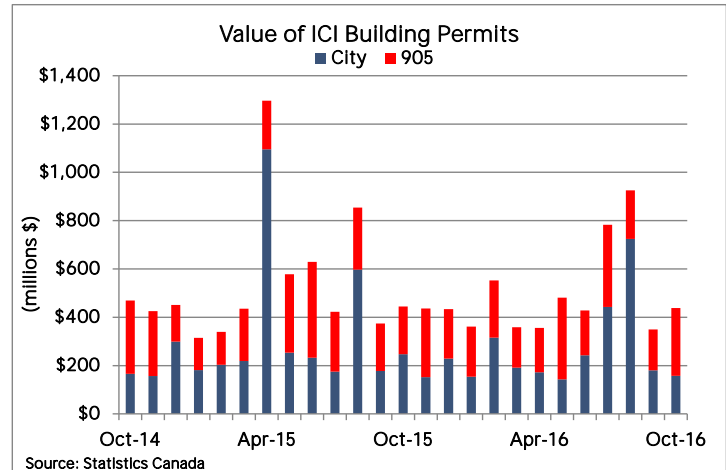
The total value of building permits issued by the City of Toronto in October 2016 increased slightly compared to the previous month, and it is almost identical to October last year. At the same time, permit values increased in the 905.



Value of ICI Building Permits (millions \$)

	Oct-16	Sep-16	Oct-15	MoM	YoY
City	\$158	\$180	\$247	◆	◆
905	\$280	\$170	\$198	●	●

In the ten months ending October 2016, the city of Toronto accounted for 54% of the value of all non-residential permits in the Toronto CMA.

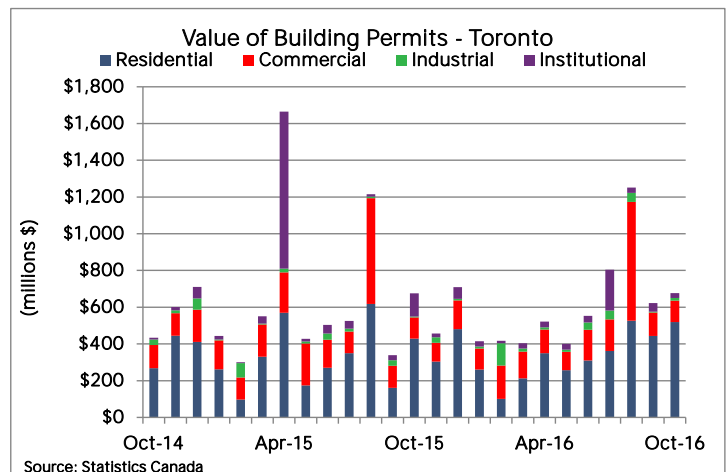


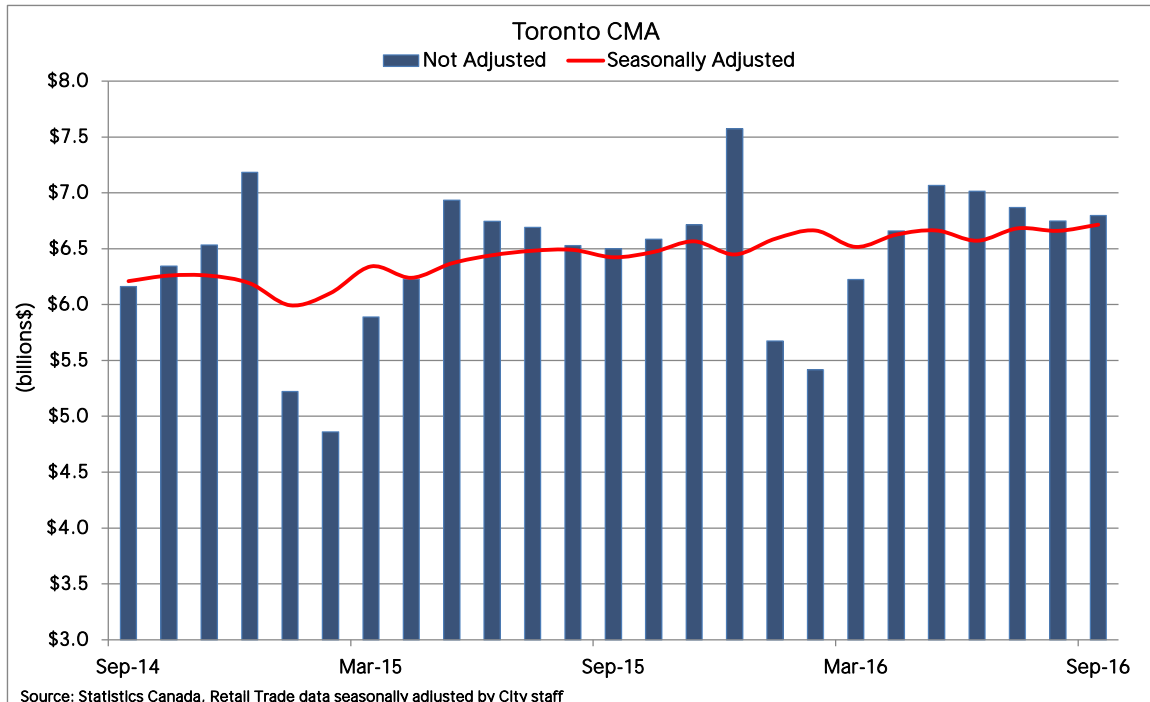
Value of Building Permits - Toronto (millions \$)

	Oct-16	Sep-16	Oct-15	MoM	YoY
Res.	\$518.7	\$443.1	\$428.5	●	●
Comm.	\$117.3	\$127.3	\$115.6	◆	●
Ind.	\$14.0	\$5.3	\$5.1	●	●
Instit.	\$26.5	\$47.4	\$125.9	◆	◆

Comparing the ten months ending October 2016 with the same period of time last year, the total value of permits issued by the City of Toronto declined by \$578 million.

All (and then some) of the decline was in the value of institutional permits (-\$692 million). Residential permits increased by \$78 million and industrial permits are up by \$117 million. Commercial permits are down by \$80 million.



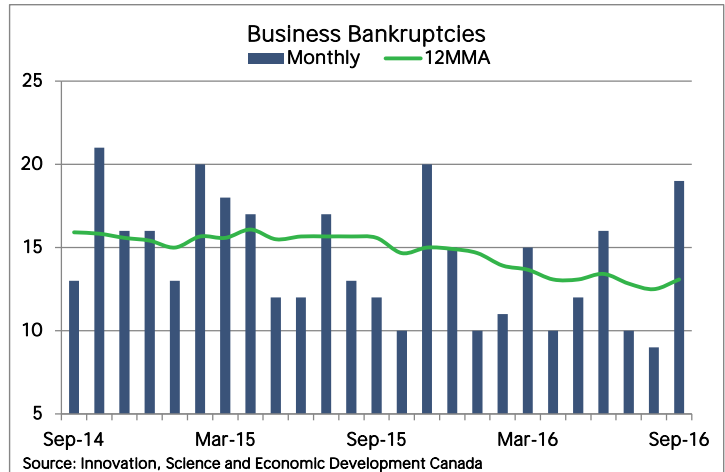


Retail Trade Components (Unadjusted)	% Change					Total (Billions \$) Seasonally Adjusted		
	Sep-16	Aug-16	Sep-15	M-M	Y-Y	Monthly	3MMA	
Retail trade (Total - 000s)	6,797,313	6,749,434	6,499,557	0.7	4.6	Sep-14	\$6.21	\$6.16
441 Motor vehicle and parts dealers	1,669,560	1,672,433	1,564,207	-0.2	6.7	Oct-14	\$6.26	\$6.20
4411 Automobile dealers	1,618,201	1,614,732	1,512,928	0.2	7.0	Nov-14	\$6.26	\$6.24
44111 New car dealers	1,515,822	1,491,932	1,397,928	1.6	8.4	Dec-14	\$6.19	\$6.24
44112 Used car dealers	102,379	122,800	115,000	-16.6	-11.0	Jan-15	\$5.99	\$6.15
4412 Other motor vehicle dealers		17,671	12,632			Feb-15	\$6.10	\$6.10
4413 Automotive parts, accessories and tire	38,085	40,031	38,647	-4.9	-1.5	Mar-15	\$6.34	\$6.15
442 Furniture and home furnishings stores	261,924	272,983	239,065	-4.1	9.6	Apr-15	\$6.24	\$6.23
4421 Furniture stores	189,072	189,665	161,122	-0.3	17.3	May-15	\$6.37	\$6.32
4422 Home furnishings stores	72,852	83,318	77,942	-12.6	-6.5	Jun-15	\$6.44	\$6.35
443 Electronics and appliance stores	280,830	276,723	286,906	1.5	-2.1	Jul-15	\$6.48	\$6.43
444 Building material and garden equipment	421,621	446,859	397,380	-5.6	6.1	Aug-15	\$6.49	\$6.47
445 Food and beverage stores	1,452,172	1,410,310	1,377,768	3.0	5.4	Sep-15	\$6.42	\$6.46
4451 Grocery stores	1,094,924	1,050,828	1,040,744	4.2	5.2	Oct-15	\$6.47	\$6.46
44511 Supermarkets and other grocery	1,017,057	971,716	974,264	4.7	4.4	Nov-15	\$6.57	\$6.49
44512 Convenience stores	77,867	79,112	66,480	-1.6	17.1	Dec-15	\$6.45	\$6.50
4452 Specialty food stores	94,821	84,812	83,098	11.8	14.1	Jan-16	\$6.59	\$6.53
4453 Beer, wine and liquor stores	262,427	274,670	253,927	-4.5	3.3	Feb-16	\$6.66	\$6.57
446 Health and personal care stores	508,542	496,620	468,405	2.4	8.6	Mar-16	\$6.52	\$6.59
447 Gasoline stations	594,019	623,994	574,906	-4.8	3.3	Apr-16	\$6.63	\$6.60
448 Clothing and clothing accessories stores	587,608	549,919	556,689	6.9	5.6	May-16	\$6.66	\$6.60
4481 Clothing stores	454,567	413,960	436,974	9.8	4.0	Jun-16	\$6.57	\$6.62
4482 Shoe stores	56,581	96,695	47,075	-41.5	20.2	Jul-16	\$6.68	\$6.64
4483 Jewellery, luggage and leather goods	37,591	122,905	35,259	-69.4	6.6	Aug-16	\$6.66	\$6.64
451 Sporting goods, hobby, book and music	138,539	262,629	125,284	-47.2	10.6	Sep-16	\$6.71	\$6.69
452 General merchandise stores	700,817	704,643	718,213	-0.5	-2.4			

Business Bankruptcies

	Sep-16	Aug-16	Sep-15	MoM	YoY
City	19	9	12	◆	◆
CMA	35	24	39	◆	●
Ontario	69	49	77	◆	●
Canada	224	221	272	◆	●

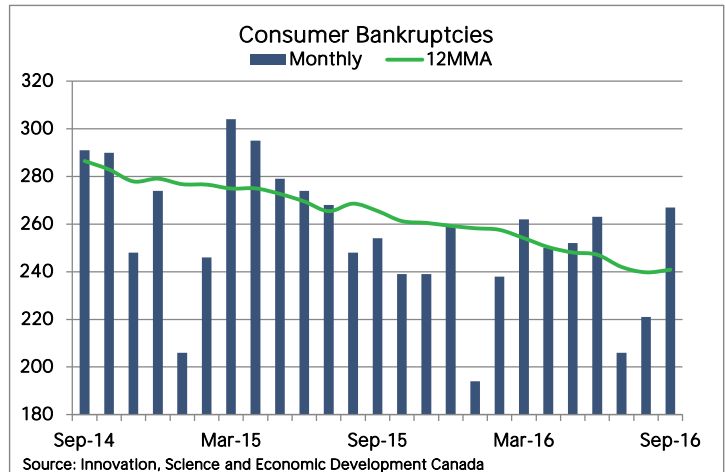
Business bankruptcy data for the city are very volatile on a monthly basis. However, there is a downward trend evident in the last two years.



Consumer Bankruptcies

	Sep-16	Aug-16	Sep-15	MoM	YoY
City	267	221	254	◆	◆
CMA	469	428	470	◆	●
Ontario	1,424	1,329	1,438	◆	●
Canada	5,368	5,072	5,415	◆	●

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.

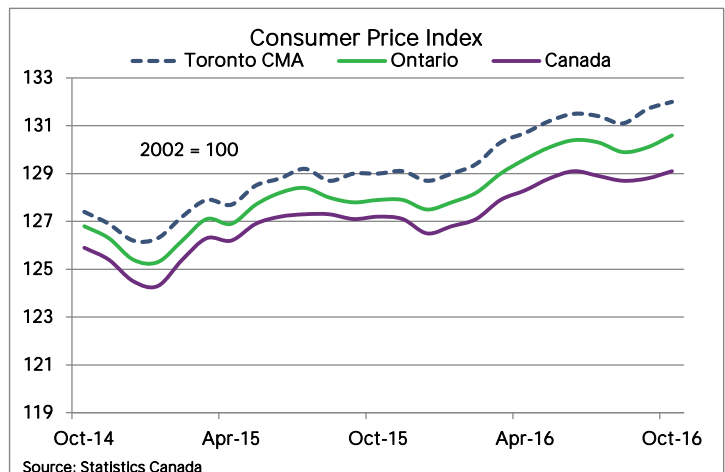


Consumer Price Index

	Oct-16	Sep-16	Oct-15	MoM	YoY
CMA	132.0	131.7	129.0		
Ontario	130.6	130.1	127.9		
Canada	129.1	128.8	127.2		

Annual Change

	Oct-16	Sep-16	Oct-15	MoM	YoY
CMA	2.3%	2.1%	1.3%		
Ontario	2.1%	1.8%	0.9%		
Canada	1.5%	1.3%	1.0%		



TTC

Average Weekday Ridership (000s)

	Oct-16	Sep-16	Oct-15	MoM	YoY
City	1,787.9	1,742.0	1,794.5	●	◆

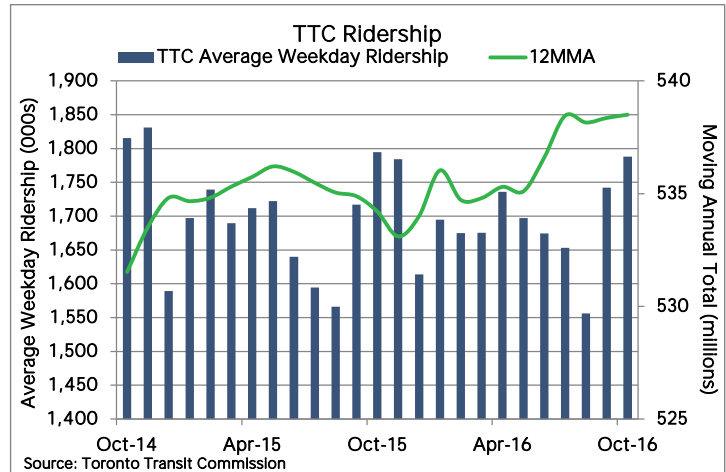
Moving Annual Total (millions)

	Oct-16	Sep-16	Oct-15	MoM	YoY
City	538.5	538.4	534.2	●	●

TTC ridership exhibits strong seasonality, so one cannot merely look at the month-month changes.

The moving annual average reached another all-time record in October 2016, despite some weakness in the October 2016 figures.

October 2016 is lower than October 2015, which itself was lower than October 2014.

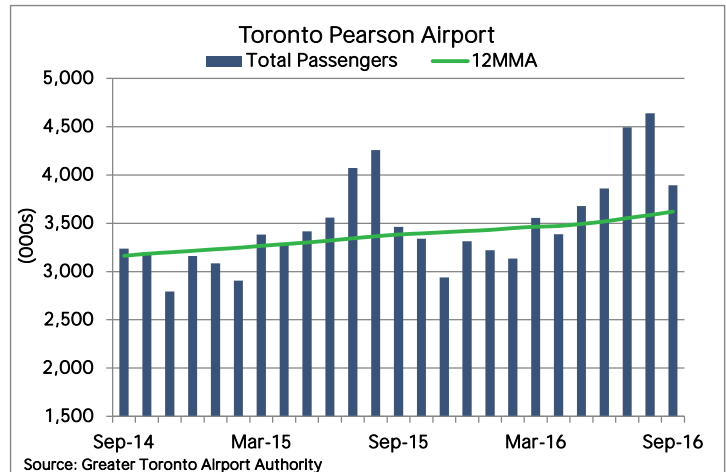


Pearson Airport - Total Passengers (000s)

	Sep-16	Aug-16	Sep-15	MoM	YoY
City	3,893.2	4,638.3	3,462.6	◆	●

Total passengers going through Toronto Pearson Airport decreased in September, because of seasonal factors.

Compared to a year ago, however, total passengers increased by 12.4% in September 2016.



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	2013	Aon Hewitt – People Risk Index	Global - 138 metros
4	2016	National Taiwan University - Scientific Papers for Uni.	Global - 500 cities
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
22	2016	Times Higher Education – World University Rankings	Global - 800 uni.
27	2016	Shanghai Jiao Tong University – University Rankings	Global - 1000 uni.
30	2016	Centre for World University Rankings - University Rankings	Global - 1000 uni.