

Toronto Economic Bulletin

March 28, 2018



The Toronto Economic Bulletin provides a monthly snapshot of the city/regional economy. It contains labour market information and data on 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](#), which also provides links to other data sources about the city. For historical time series of Economic Bulletin data, please see: [Open Data](#).

Snapshot

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



Negative



No/Small Change



Positive

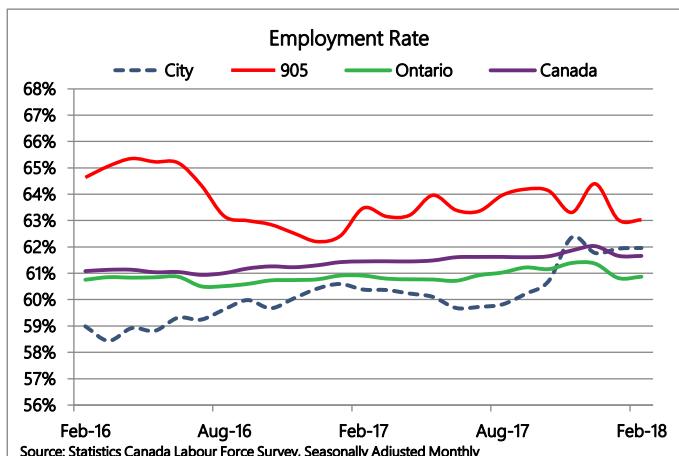
| | Geography | Most Recent Period | Previous Period | Same Period Last Year | Status |
|---------------------------------------|-------------|--------------------|-----------------|-----------------------|--------|
| Unemployment Rate | Toronto | 6.4% | 6.6% | 7.2% | ● |
| February 2018 (3 Month Average SA) | Canada | 5.8% | 5.8% | 6.7% | ● |
| Participation Rate | Toronto | 66.1% | 66.4% | 65.2% | ● |
| February 2018 (3 Month Average SA) | Canada | 65.6% | 65.7% | 65.8% | ● |
| Total Employment (000s) | Toronto | 1,556 | 1,558 | 1,494 | ● |
| February 2018 (3 Month Average SA) | Canada | 18,592 | 18,594 | 18,259 | ● |
| Building Permits Issued (millions \$) | Toronto | \$746 | \$726 | \$623 | ● |
| December 2017 (3 Month Average) | Canada | \$7,666 | \$8,480 | \$7,429 | ● |
| Tall Buildings Under Construction | Toronto | 173 | 159 | 128 | ● |
| March 2018 (skyscraperpage.com) | | | | | |
| Office Vacancy Rate | Toronto | 5.0% | 4.7% | 5.2% | ■ |
| Q4 2017 | | | | | |
| Average House Price | Toronto | \$766,616 | \$741,684 | \$727,829 | ● |
| January 2018 | Canada | \$501,000 | \$513,500 | \$487,100 | ● |
| Business Bankruptcies | Toronto | 11 | 9 | 15 | ● |
| December 2017 | Canada | 210 | 222 | 243 | ● |
| Employment Insurance Recipients | Toronto | 17,797 | 15,613 | 19,957 | ● |
| January 2018 (3 Month Average) | Canada | 467,120 | 386,383 | 530,817 | ● |
| Consumer Price Index | Toronto CMA | 2.6% | 2.4% | 2.4% | ● |
| February 2018 (Annual Change) | Canada | 2.2% | 1.7% | 2.0% | ● |
| Retail Sales (billions \$) | Toronto CMA | \$7.50 | \$7.49 | \$7.12 | ● |
| January 2018 (3 Month Average SA) | Canada | \$49.89 | \$49.87 | \$47.37 | ● |

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

Employment Rate

| | Feb-18 | Jan-18 | Feb-17 | MoM | YoY |
|---------|--------|--------|--------|-----|-----|
| City | 62.0% | 61.9% | 60.4% | ● | ● |
| 905 | 63.0% | 63.0% | 63.5% | ■ | ◆ |
| Ontario | 60.9% | 60.8% | 60.9% | ● | ■ |
| Canada | 61.7% | 61.7% | 61.4% | ■ | ● |

The seasonally adjusted monthly employment rate (total employed divided by population age 15+) for city of Toronto residents increased slightly from 61.9% to 62.0% in February 2018, putting the city's employment rate above both the provincial and national rates for the second month in a row.

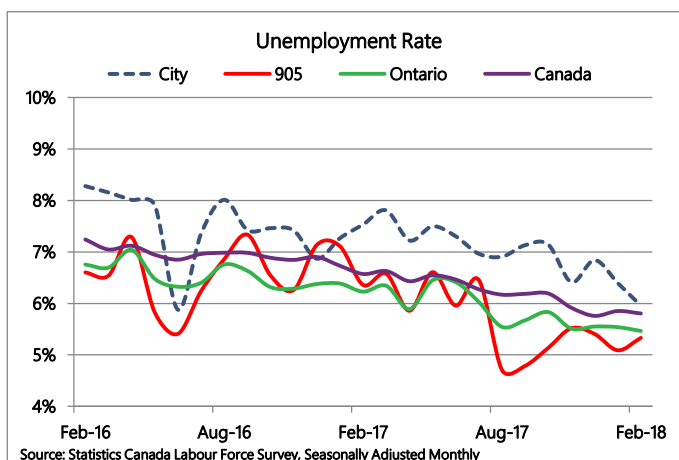


Unemployment Rate

| | Feb-18 | Jan-18 | Feb-17 | MoM | YoY |
|---------|--------|--------|--------|-----|-----|
| City | 6.0% | 6.4% | 7.5% | ● | ● |
| 905 | 5.3% | 5.1% | 6.4% | ◆ | ● |
| Ontario | 5.5% | 5.5% | 6.2% | ● | ● |
| Canada | 5.8% | 5.9% | 6.6% | ● | ● |

The seasonally adjusted monthly unemployment rate for city residents fell from 6.4% to 6.0% in February 2018.

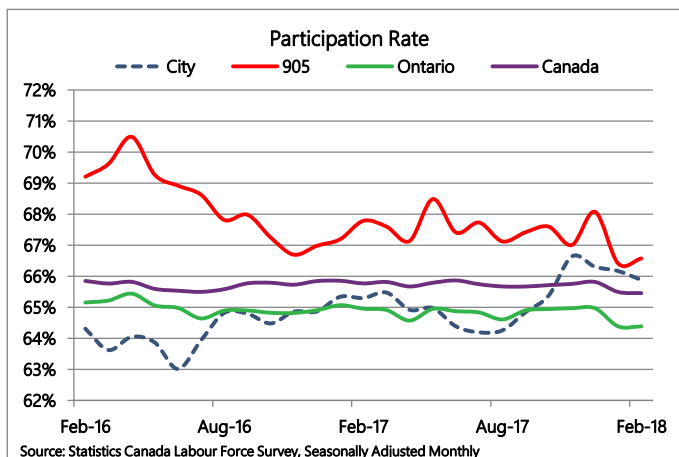
The city's unemployment rate is below its 12 month average (7.0%), and it remains well below its long-run (30 year) average (8.3%).



Participation Rate

| | Feb-18 | Jan-18 | Feb-17 | MoM | YoY |
|---------|--------|--------|--------|-----|-----|
| City | 65.9% | 66.2% | 65.3% | ◆ | ● |
| 905 | 66.6% | 66.4% | 67.8% | ● | ◆ |
| Ontario | 64.4% | 64.4% | 65.0% | ■ | ◆ |
| Canada | 65.5% | 65.5% | 65.8% | ■ | ◆ |

The seasonally adjusted monthly labour force participation rate for city residents fell from 66.2% to 65.9% in February 2018. For the last four months the participation rate for city residents has been above the Canadian average.



*Except on page 1, chart symbols refer to direction only, not to the levels of the indicators

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

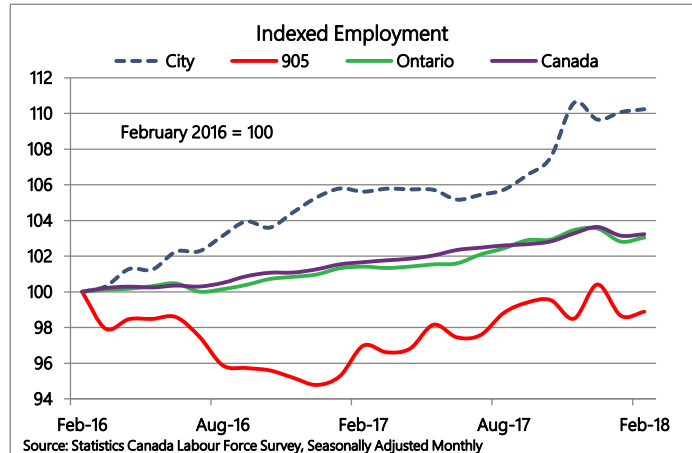
The Labour Force Survey (LFS) data on pages 2 & 3 of this publication are seasonally adjusted monthly data; therefore, they are not identical to the LFS data in the Snapshot section on page 1. The Snapshot data are presented as three month averages, because LFS results for a single month are often volatile.

Employment (000s)

| | Feb-18 | Jan-18 | Feb-17 | MoM | YoY |
|---------|----------|----------|----------|-----|-----|
| City | 1,559.7 | 1,557.4 | 1,494.3 | ● | ● |
| 905 | 1,799.6 | 1,795.5 | 1,765.0 | ● | ● |
| Ontario | 7,188.6 | 7,172.9 | 7,074.9 | ● | ● |
| Canada | 18,572.5 | 18,557.1 | 18,290.0 | ● | ● |

The number of employed city of Toronto residents increased by 2,300 in February 2018 on a seasonally adjusted monthly basis.

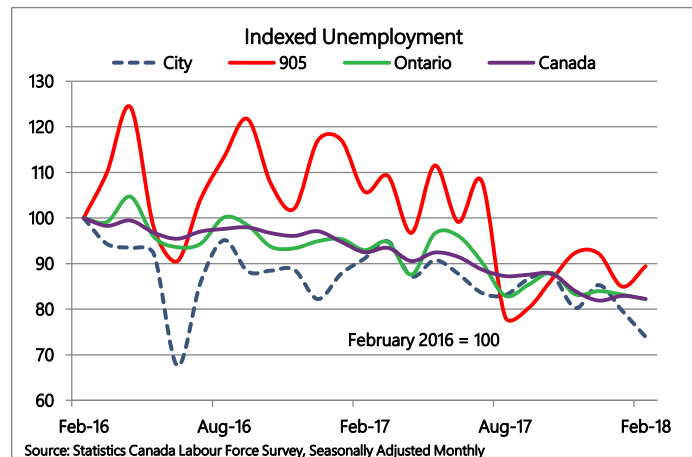
The total number of employed city residents is now 149,900 higher than the pre-recession peak in 2008.



Unemployment (000s)

| | Feb-18 | Jan-18 | Feb-17 | MoM | YoY |
|---------|---------|---------|---------|-----|-----|
| City | 98.8 | 106.4 | 121.7 | ● | ● |
| 905 | 101.3 | 96.3 | 119.9 | ◆ | ● |
| Ontario | 414.5 | 420.6 | 469.9 | ● | ● |
| Canada | 1,144.3 | 1,153.4 | 1,286.4 | ● | ● |

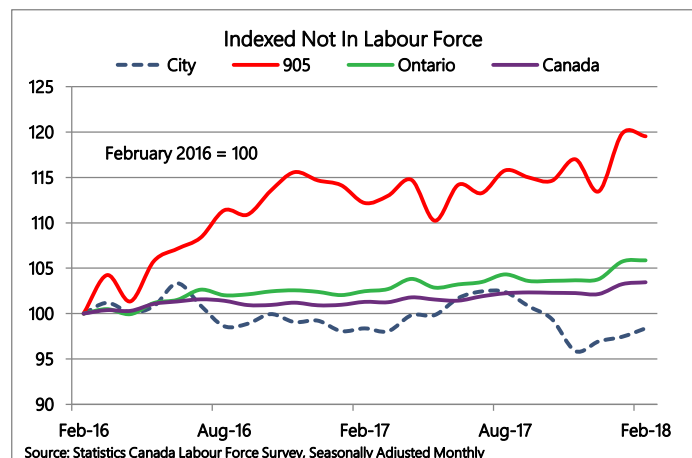
The number of unemployed city of Toronto residents fell by 7,700 in February 2018; it is now well below its 24 month average (115,500).



Not In Labour Force (000s)

| | Feb-18 | Jan-18 | Feb-17 | MoM | YoY |
|---------|----------|----------|----------|-----|-----|
| City | 858.8 | 850.7 | 858.7 | ◆ | ■ |
| 905 | 954.4 | 956.8 | 895.7 | ● | ◆ |
| Ontario | 4,206.6 | 4,200.2 | 4,070.4 | ■ | ◆ |
| Canada | 10,405.0 | 10,384.0 | 10,187.9 | ■ | ◆ |

In February 2018, the total number of city of Toronto residents age 15+ that are neither employed nor looking for work increased by 8,100 on a seasonally adjusted monthly basis, as fewer people decided to look for work.



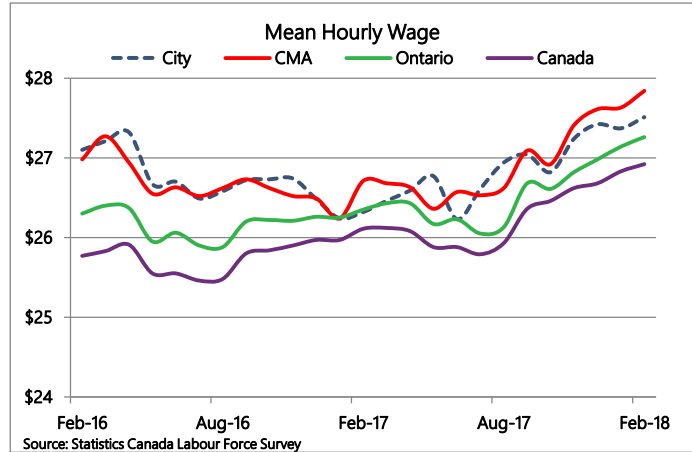
*City of Toronto population rebased and seasonal adjustments by City staff

*Except on page 1, chart symbols refer to direction only, not to the levels of the indicators

Mean Hourly Wage

| | Feb-18 | Jan-18 | Feb-17 | MoM | YoY |
|---------|---------|---------|---------|-----|-----|
| City | \$27.51 | \$27.37 | \$26.32 | ● | ● |
| CMA | \$27.84 | \$27.63 | \$26.71 | ● | ● |
| Ontario | \$27.26 | \$27.14 | \$26.35 | ● | ● |
| Canada | \$26.92 | \$26.83 | \$26.11 | ● | ● |

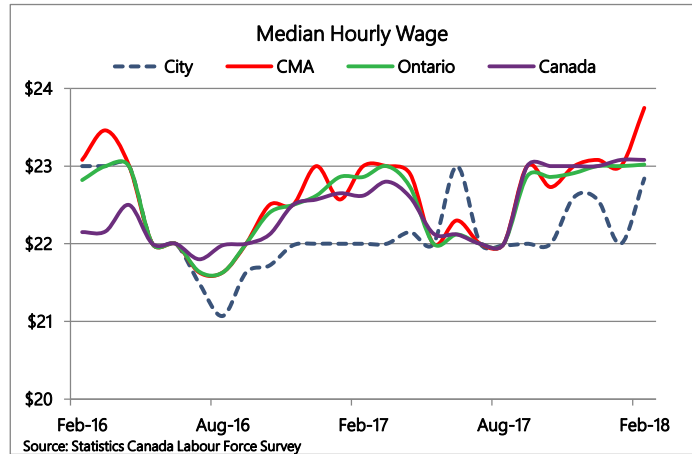
On a month-over-month basis, the mean (average) wage rate for city residents increased by \$0.14 in February 2018. This is 4.5% higher than the same month last year.



Median Hourly Wage

| | Feb-18 | Jan-18 | Feb-17 | MoM | YoY |
|---------|---------|---------|---------|-----|-----|
| City | \$22.84 | \$22.00 | \$22.00 | ● | ● |
| CMA | \$23.75 | \$23.00 | \$23.00 | ● | ● |
| Ontario | \$23.02 | \$23.00 | \$22.86 | ● | ● |
| Canada | \$23.08 | \$23.08 | \$22.62 | ● | ● |

The median hourly wage for city residents increased by \$0.84 in February 2018, and is above both its 12 month and 24 month trend lines.



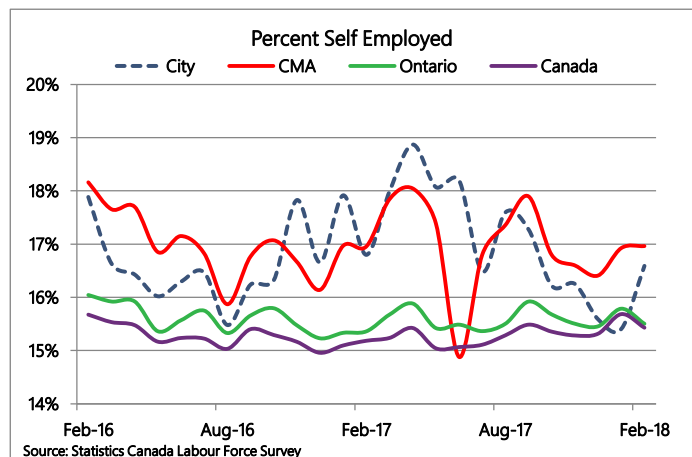
Percent Self Employed

| | Feb-18 | Jan-18 | Feb-17 | MoM | YoY |
|---------|--------|--------|--------|-----|-----|
| City | 16.6% | 15.4% | 16.8% | ● | ● |
| CMA | 17.0% | 16.9% | 17.0% | ● | ● |
| Ontario | 15.5% | 15.8% | 15.4% | ● | ● |
| Canada | 15.4% | 15.7% | 15.2% | ● | ● |

The percentage of employed city residents that are self-employed increased by 1.2% on a monthly basis in February 2018 and decreased by 0.2% when compared to the same period last year.

The percent self-employed set a 30+ year record in April 2017 (18.9%). Comparable data go back to 1987, when 10.3% of employed city residents were self-employed.

No directional flags provided for this series, because there is no consensus for desired direction.

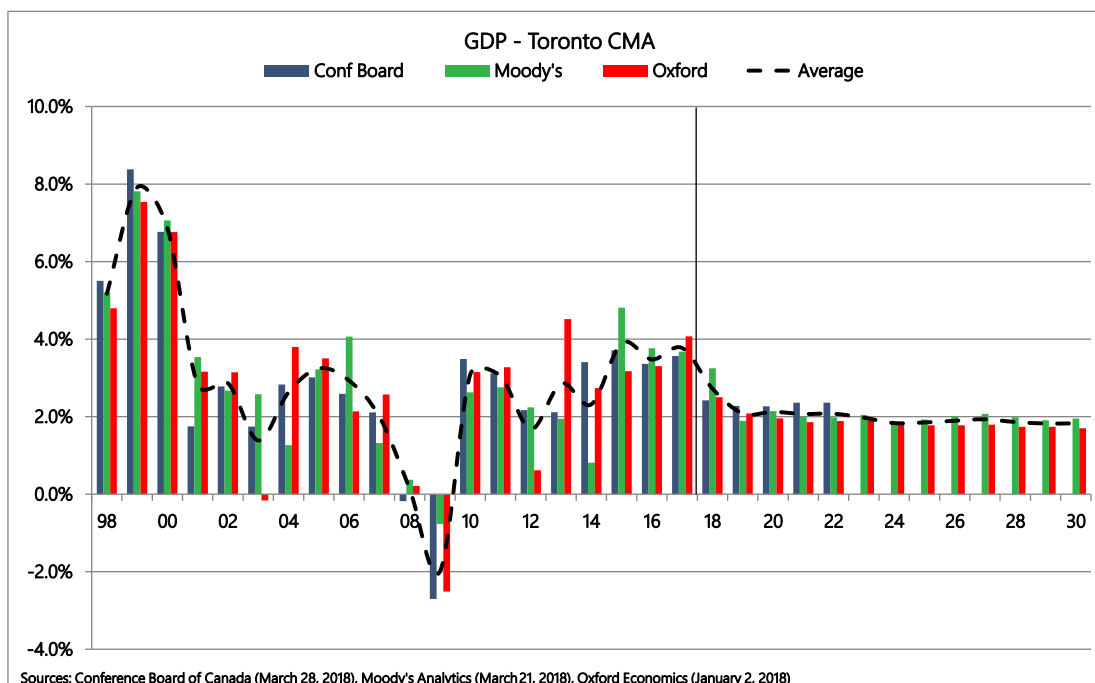


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As the Toronto Census Metropolitan Area (CMA) recovered from the 2008/2009 recession, the regional economy expanded at rates that were above its long-run sustainable rate of growth. The average annual real (ie adjusted for inflation) growth rate was 3.4% from 2014 to 2017, substantially higher than population growth of 1.6% per year.

Economic growth is expected to slow over the next five years (2018-2022). The average expected annual economic growth rate of all three forecasters is expected to shrink from 2.72% in 2018, to an average of 2.09% in next four years.

The five year (2018-2022) average annual growth rate from all three sources is 2.21%. Moody's (2.25%) is close to the consensus, while the Conference Board of Canada (2.34%) is slightly higher and Oxford Economics (2.06%) is just below the average of all three forecasters.

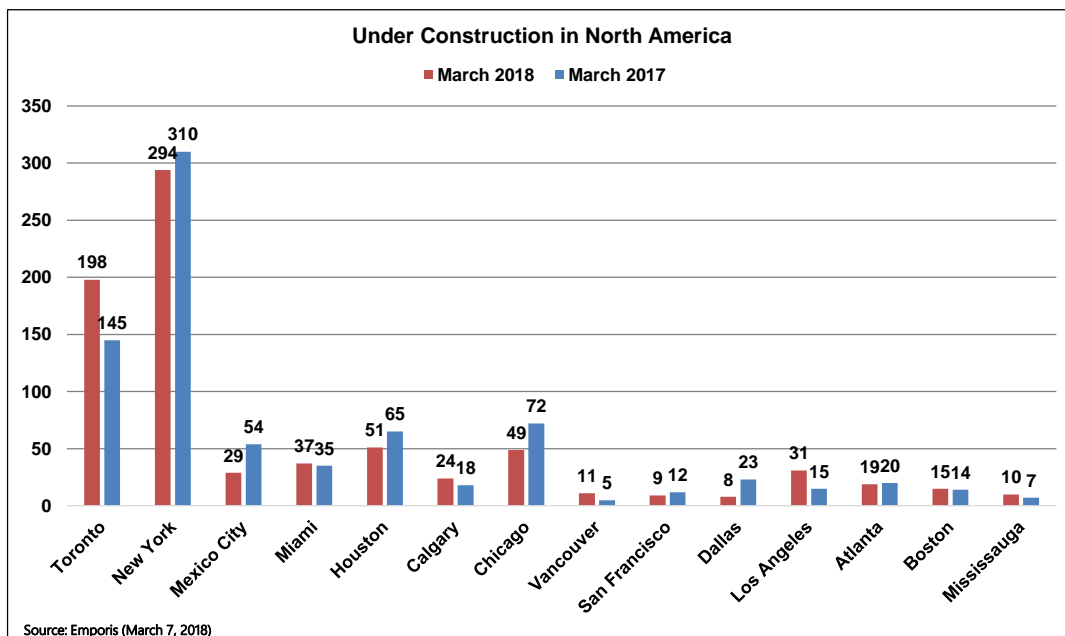
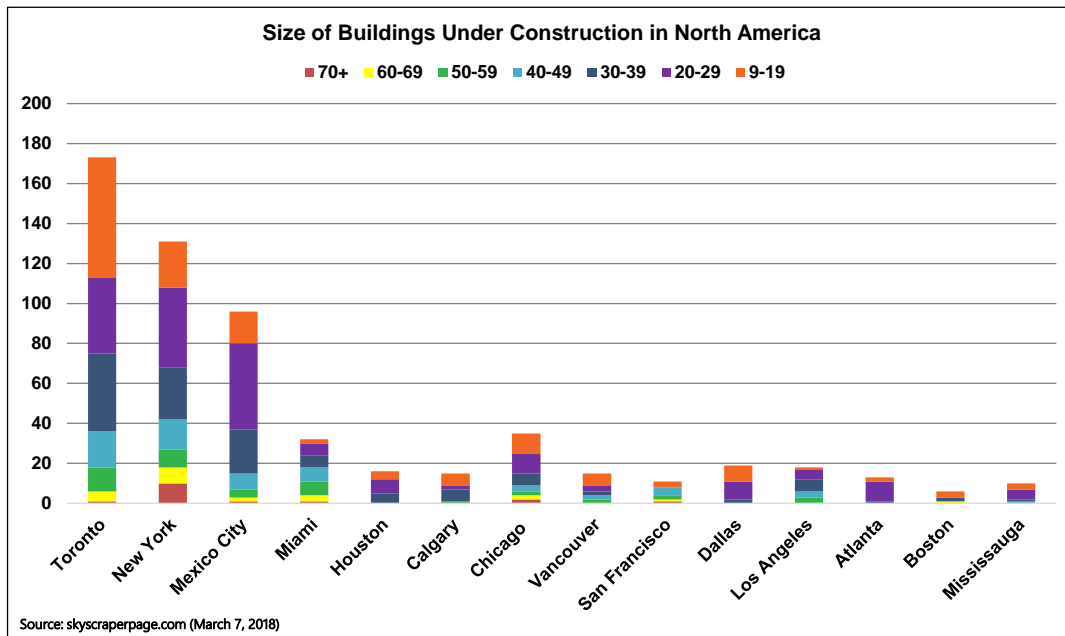


| | GDP - Toronto CMA | | | | | |
|------|-------------------|---------|------------------|---------|------------------|---------|
| | Quarterly | | Annual | | | |
| | Conference Board | Moody's | Conference Board | Moody's | Oxford Economics | Average |
| 17q1 | 1.67% | 1.63% | | | | |
| 17q2 | 0.91% | 1.60% | | | | |
| 17q3 | 0.53% | 0.15% | | | | |
| 17q4 | 0.75% | 1.58% | 3.56% | 3.68% | 4.07% | 3.77% |
| 18q1 | 0.46% | 0.56% | | | | |
| 18q2 | 0.59% | 0.65% | | | | |
| 18q3 | 0.58% | 0.73% | | | | |
| 18q4 | 0.57% | 0.55% | 2.42% | 3.24% | 2.50% | 2.72% |
| 19q1 | 0.55% | 0.37% | | | | |
| 19q2 | 0.57% | 0.38% | | | | |
| 19q3 | 0.56% | 0.35% | | | | |
| 19q4 | 0.56% | 0.45% | 2.28% | 1.89% | 2.08% | 2.08% |
| 20q1 | 0.54% | 0.61% | | | | |
| 20q2 | 0.57% | 0.61% | | | | |
| 20q3 | 0.57% | 0.67% | | | | |
| 20q4 | 0.58% | 0.48% | 2.27% | 2.14% | 1.96% | 2.12% |

According to Skyscraperpage.com, there were 173 high-rise and mid-rise buildings under construction in the city of Toronto on March 7, 2018, which is 45 more than a year ago (128). Emporis, another data source, indicates that the number of tall buildings under construction in Toronto has increased from 145 a year ago to 198 buildings today. Both sources confirm that Toronto is either in first or second place after New York City in North America, by the number of major buildings under construction. Toronto currently has six buildings greater than 60 stories under construction and twelve buildings greater than 70 stories proposed for construction, according to Skyscraperpage.com.

Another data source, the Rider Levett Bucknall (RLB) Crane Index (January 2018) listed Toronto in first place in North America with the highest crane count of all cities surveyed.

<http://assets.rlb.com/production/2018/01/31191231/January-2018-Crane-Index.pdf>

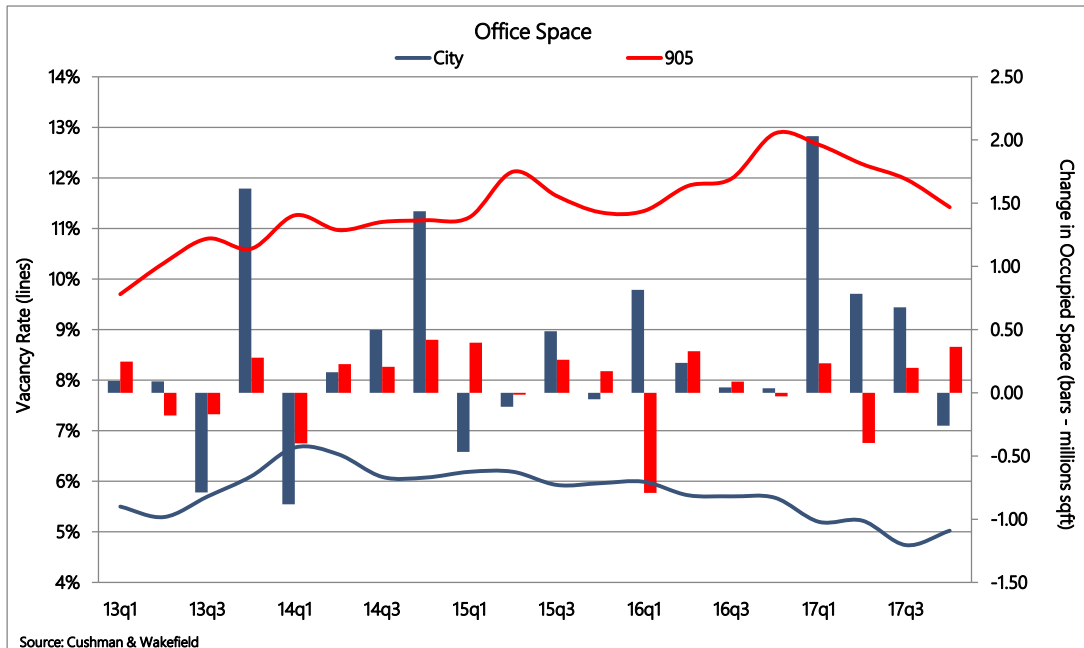


| | Building | Address | Metres | Feet | Floors | Year |
|----|--|---------------------------------|--------|------|--------|------|
| 1 | The One | 1 Bloor St W | 306.3 | 1005 | 83 | 2022 |
| 2 | Eau de Soleil Sky Tower | 2183 Lakeshore Blvd. W | 228.2 | 749 | 66 | 2018 |
| 3 | Massey Tower | 197 Yonge St | 208.3 | 683 | 60 | 2018 |
| 4 | YC Condos | 460 Yonge St | 198.5 | 651 | 60 | 2019 |
| 5 | Wellesley on the Park | 11 Wellesley St W | 194.2 | 637 | 60 | 2018 |
| 6 | E Condos South | 8 Eglinton E | 195.7 | 642 | 58 | 2018 |
| 7 | 22 21 Yonge | 2221 Yonge St | 192.5 | 632 | 58 | 2019 |
| 8 | One Yorkville | 1 Yorkville Ave | 183.2 | 601 | 58 | 2019 |
| 9 | The Residences of 488 University Ave | 488 University Ave | 207 | 679 | 55 | 2018 |
| 10 | Teahouse Condominiums South | 501 Yonge St | 174 | 571 | 52 | 2019 |
| 11 | Grid Condos | 175 Dundas St East | 157 | 515 | 50 | 2019 |
| 12 | The PJ Condos | 283 Adelaide St West | 155.8 | 511 | 50 | 2019 |
| 13 | Eau de Soleil Water Tower | 2183 Lakeshore Blvd. W | 180.8 | 593 | 49 | 2018 |
| 14 | The Selby Condos | 592 Sherbourne St | 170.6 | 560 | 49 | 2019 |
| 15 | 87 Peter | 87 Peter St | 154 | 505 | 49 | 2018 |
| 16 | Lighthouse Tower Condominium | 132 Queens Quay E | 182.3 | 598 | 48 | 2019 |
| 17 | Dundas Square Gardens | 251 Jarvis Street | 156 | 512 | 48 | 2019 |
| 18 | King Blue by Greenland North Tower | 355 King St W | 155.8 | 511 | 48 | 2018 |
| 19 | Westlake Encore | 10 Park Lawn Rd | 146.5 | 481 | 45 | 2018 |
| 20 | Islington Terrace | Cordova Avenue & Mabelle Avenue | 144 | 472 | 45 | - |
| 21 | King Blue by Greenland South Tower | 3080 Yonge St | 140.4 | 461 | 44 | 2018 |
| 22 | 43 Gerrard West | 43 Gerrard West | 138.6 | 455 | 43 | 2017 |
| 23 | The Britt | The Britt | 139 | 456 | 41 | 2017 |
| 24 | Cumberland at Yorkville Plaza | Cumberland at Yorkville Plaza | 124.8 | 409 | 39 | 2017 |
| 25 | 150 Redpath | 150 Redpath Ave | 132.3 | 434 | 38 | - |
| 26 | E Condos North | E Condos North | 122.8 | 403 | 38 | 2017 |
| 27 | Bloorvista | Cordova Avenue & Mabelle Avenue | 114 | 374 | 35 | - |
| 28 | Omega on the Park | 115 McMahon Drive | - | - | 35 | - |
| 29 | City Lights on Broadway I | 99 Broadway Ave | 116 | 381 | 34 | 2018 |
| 30 | 101 Erskine | 101 Erskine Ave | 106.4 | 349 | 32 | 2017 |
| 31 | River City 3 | 210 Eastern Avenue | 99.7 | 327 | 29 | 2018 |
| 32 | ME Living Condos Tower 1 | 1151 Markham Rd | 82.9 | 272 | 28 | - |
| 33 | ME Living Condos Tower 2 | 1151 Markham Rd | 82.9 | 272 | 28 | - |
| 34 | One The Kip District | Kipling and Dundas | - | - | 28 | 2019 |
| 35 | St. Lawrence at 158 Front | 158 Front St East | 91.4 | 300 | 26 | 2019 |
| 36 | Cypress at Pinnacle Etobicoke | 5475 Dundas St W | 83.8 | 275 | 25 | 2018 |
| 37 | Smart House | 227 Queen St W | 83.6 | 274 | 25 | 2017 |
| 38 | Park Towers East, Phase 2 at IQ | 400 Walmer Rd | 77.2 | 253 | 24 | 2018 |
| 39 | Park Towers West, Phase 2 at IQ | 400 Walmer Rd | 77.2 | 253 | 24 | 2018 |
| 40 | Rise | 501 St Clair Ave W | 75.3 | 247 | 21 | 2017 |
| 41 | Axiom West Tower | 424 Adelaide St E | 75 | 246 | 21 | 2017 |
| 42 | Axiom East Tower | 424 Adelaide St E | 69 | 226 | 19 | - |
| 43 | King HighLine | 1100 King St W | 57.6 | 189 | 18 | - |
| 44 | St Michael's Hospital Patient Care & Emerg | 30 Bond St | - | - | 17 | 2017 |
| 45 | ME Living Condos Tower 3 | 1151 Markham Rd | 50 | 164 | 16 | - |
| 46 | 2150 Condos West | 1320 Birchmount Rd | - | - | 16 | 2018 |
| 47 | Canary Park Condominiums | 398 Front St E | - | - | 16 | - |
| 48 | Cove at Waterways | 2169 Lake Shore Blvd W | - | - | 16 | 2017 |
| 49 | West Village 4 | The West Mall and Eva | - | - | 16 | - |
| 50 | ME Living Condos Tower 4 | 1151 Markham Rd | 43.9 | 144 | 14 | - |

Source: Council on Tall Buildings and Urban Habitat (March 7, 2018)

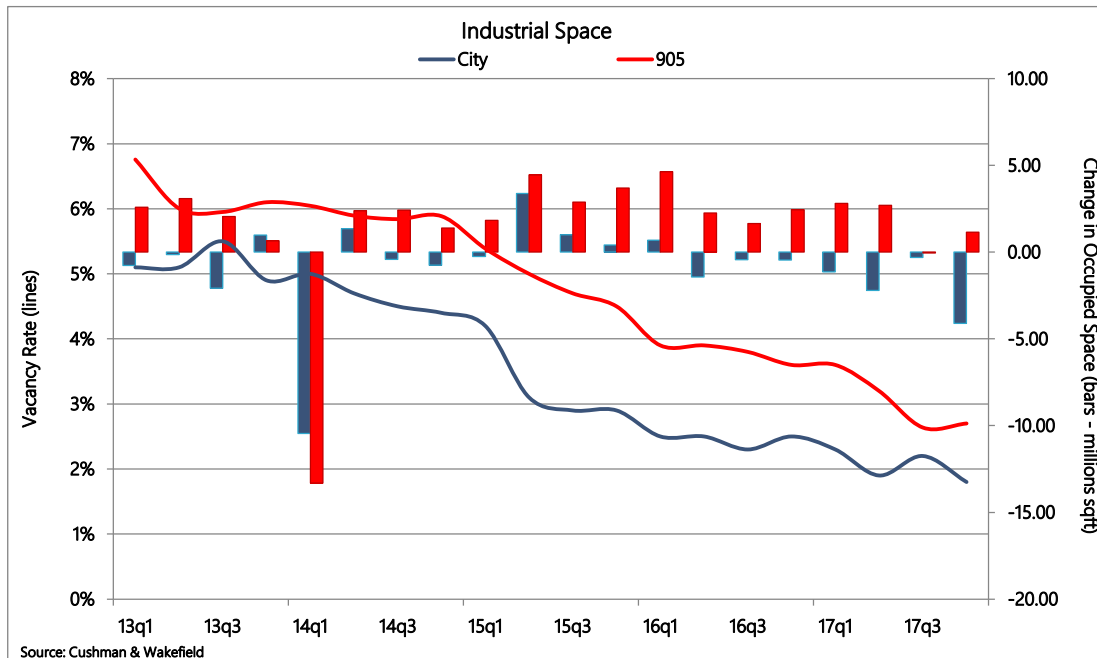
Toronto's office market took a bit of a breather in 2017q4. Occupied space declined by 260,000 sqft, leaving the annual change in occupied space in the city at 3.3 million sqft. The office vacancy rate in the city also increased a little bit in 2017q4. In "905" municipalities vacancy rates decreased by 0.6% from the previous quarter to 11.4% in 2017q4. Toronto's downtown core is very attractive for office space users (vacancy rate 3.0% in 2017q4), and office vacancy rates in the rest of the city are also lower than the "905" average.

With the strong demand downtown office space, there are 7.4 million square feet of office space under construction, including the announcement that BMO is converting 350,000 sqft of space formally occupied by Sears in the Eaton Centre to "urban campus" office space.



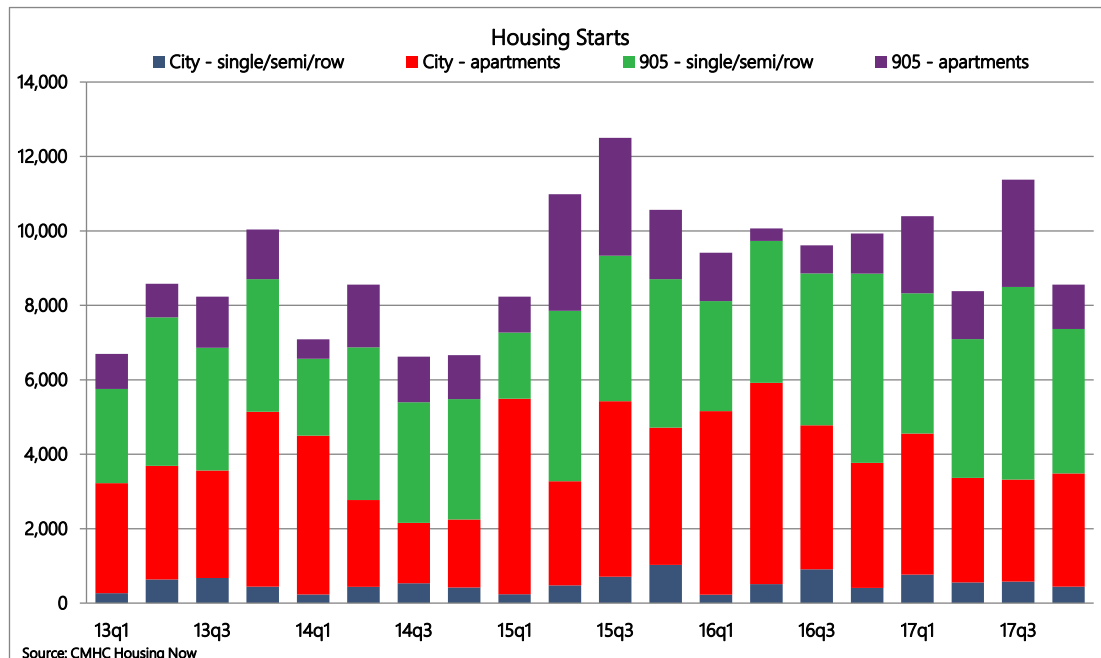
| | Office Space | | | |
|------|---------------|-------|---------------------------------|-------|
| | City | 905 | City | 905 |
| | Vacancy Rates | | Occupied Change (millions sqft) | |
| 13q1 | 5.5% | 9.7% | 0.09 | 0.25 |
| 13q2 | 5.3% | 10.3% | 0.09 | -0.18 |
| 13q3 | 5.7% | 10.8% | -0.79 | -0.17 |
| 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 |
| 16q4 | 5.7% | 12.9% | 0.04 | -0.03 |
| 17q1 | 5.2% | 12.7% | 2.03 | 0.23 |
| 17q2 | 5.2% | 12.3% | 0.78 | -0.40 |
| 17q3 | 4.7% | 12.0% | 0.68 | 0.20 |
| 17q4 | 5.0% | 11.4% | -0.26 | 0.36 |

The city of Toronto contains almost 250 million square feet of industrial space, which is more than any other Greater Toronto Area (GTA) municipality and is a third of the regional total. Between 2017q1 and 2017q3, the industrial vacancy rate in the city of Toronto declined from 2.3% to 2.2%. This is one of the lowest industrial vacancy rates the city of Toronto has experienced in the last 18 years. At the same time, however, total occupied space also declined, because the stock of industrial space in the city of Toronto decreased by (2.4 million) sq. ft. in 2017q3.



| | Industrial Space | | | |
|------|------------------|------|---------------------------------|--------|
| | City | 905 | City | 905 |
| | Vacancy Rates | | Occupied Change (millions sqft) | |
| 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 |
| 16q4 | 2.5% | 3.6% | -0.45 | 2.45 |
| 17q1 | 2.3% | 3.6% | -1.14 | 2.81 |
| 17q2 | 1.9% | 3.2% | -2.20 | 2.69 |
| 17q3 | 2.2% | 2.6% | -0.31 | -0.04 |
| 17q4 | 1.8% | 2.7% | -4.10 | 1.16 |

Comparing 2017q4 with the same period last year, housing starts in the city of Toronto fell by 7.5%. Quarterly housing starts are also 17.6% lower than the ten year average (4,228). Toronto's share of regional housing starts was 40.7% in 2017q4. Since 2008, city of Toronto housing starts have accounted, on average, for 46.1% of total starts in the Toronto Census Metropolitan Area (CMA). High-rise buildings continue to dominate new residential construction starts in Toronto, accounting for 87.3% of total starts in 2017q4.



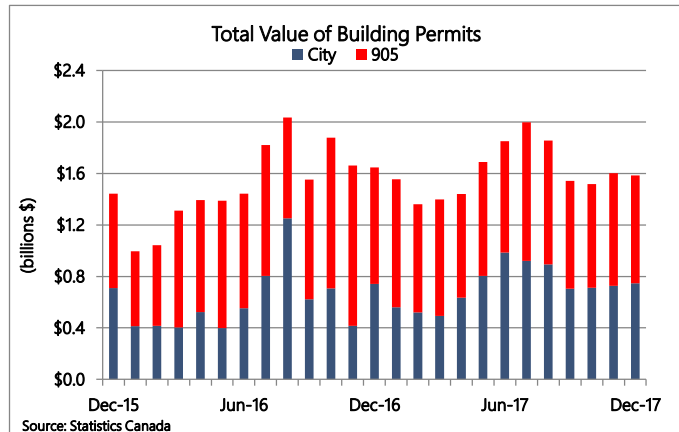
| | Housing Starts | | | |
|------|-----------------|------------|-----------------|------------|
| | City | | 905 | |
| | single/semi/row | apartments | single/semi/row | apartments |
| 13q1 | 265 | 2,960 | 2,528 | 942 |
| 13q2 | 638 | 3,048 | 3,992 | 904 |
| 13q3 | 677 | 2,887 | 3,294 | 1,376 |
| 13q4 | 444 | 4,699 | 3,560 | 1,333 |
| 14q1 | 235 | 4,266 | 2,066 | 523 |
| 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 |
| 16q4 | 408 | 3,357 | 5,086 | 1,081 |
| 17q1 | 767 | 3,792 | 3,767 | 2,069 |
| 17q2 | 554 | 2,809 | 3,728 | 1,290 |
| 17q3 | 579 | 2,739 | 5,179 | 2,882 |
| 17q4 | 443 | 3,041 | 3,883 | 1,190 |

Total Value of Building Permits (billions \$)

| | Dec-17 | Nov-17 | Dec-16 | MoM | YoY |
|------|--------|--------|--------|-----|-----|
| City | \$0.75 | \$0.73 | \$0.74 | ● | ● |
| 905 | \$0.84 | \$0.88 | \$0.90 | ■ | ■ |

The City of Toronto issued \$746 million of building permits in December 2017, up 2.8% from November, and up 0.4% from the same month in 2016.

At the same time, "905" permit values decreased by 4.1% on a monthly basis in December 2017 and are down by 7.0% compared to a year ago.

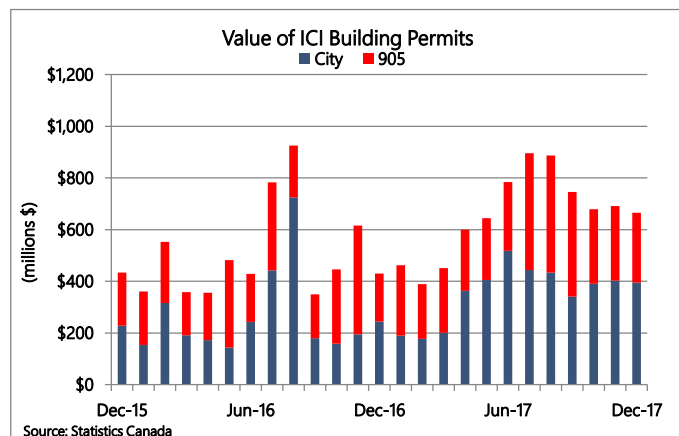


Value of ICI Building Permits (millions \$)

| | Dec-17 | Nov-17 | Dec-16 | MoM | YoY |
|------|--------|--------|--------|-----|-----|
| City | \$395 | \$403 | \$244 | ■ | ● |
| 905 | \$270 | \$289 | \$185 | ■ | ● |

The City issued \$395 million of building permits for non-residential structures (Industrial, Commercial and Institutional) in December; this accounted for 67% of value of all non-residential permits in the Toronto CMA, in comparison to the city's share of 57% a year ago.

ICI permit values in the "905" are down by -6.7% in December on a monthly basis, whereas they decreased slightly by -1.6% in the city during the same time frame.

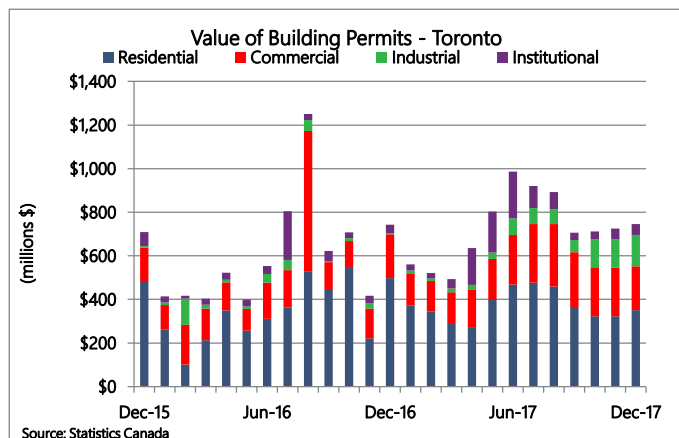


Value of Building Permits - Toronto (millions \$)

| | Dec-17 | Nov-17 | Dec-16 | MoM | YoY |
|--------|---------|---------|---------|-----|-----|
| Resid | \$351.0 | \$323.0 | \$498.3 | ● | ◆ |
| Comm | \$200.4 | \$223.0 | \$200.4 | ■ | ● |
| Indust | \$144.7 | \$129.4 | \$6.5 | ● | ● |
| Instit | \$49.6 | \$50.2 | \$37.6 | ■ | ● |

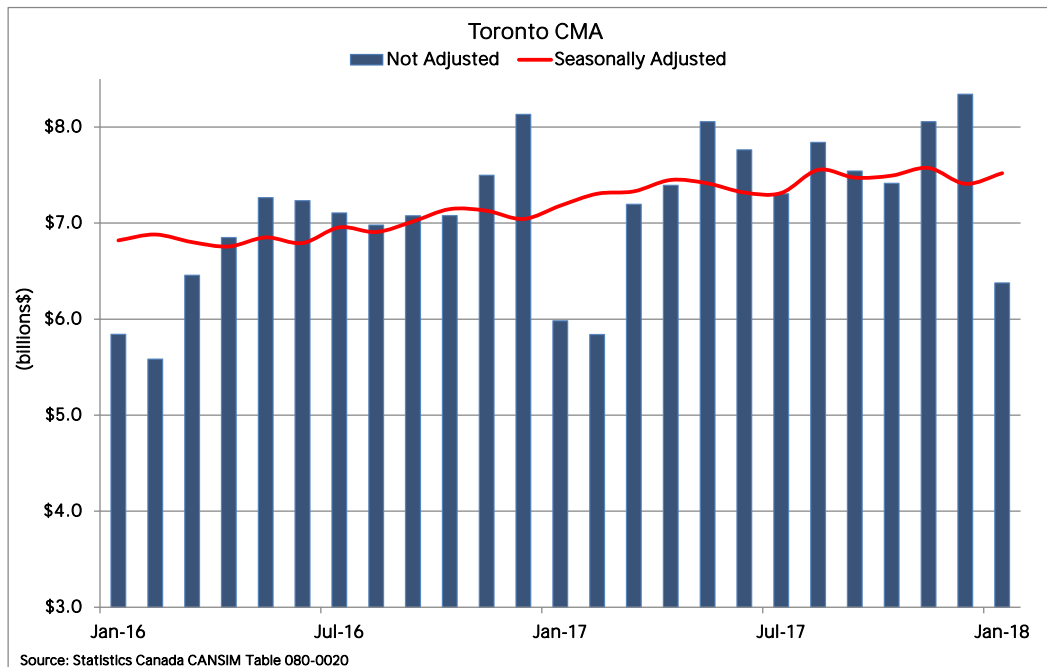
On a monthly basis, the increase in the value of residential permits in December was offset by a decrease in commercial permits.

Industrial permits are up significantly in December 2017, largely because of one large project valued at \$140 million (bus terminal at Pioneer Village Station).



*Except on page 1, chart symbols refer to direction only, not to the levels of the indicators

Since 2004, when Statistics Canada began publishing retail sales data at the CMA level, about one-third of Canada's total retail sales have been generated in the three largest census metropolitan areas (CMAs): Toronto, Vancouver and Montreal. On a monthly basis, seasonally adjusted retail sales increased by +1.5% in the Toronto CMA from December 2017 to January 2018. The Montreal CMA (+0.5%) also experienced positive growth during this time, while the Vancouver CMA showed a small decrease of -0.4%. On a year-to-year basis, seasonally adjusted retail sales in January 2018 for the Toronto (+4.7%), Montreal (+8.7%), and Vancouver (+9.1) CMAs all experienced positive growth when compared to January 2017.

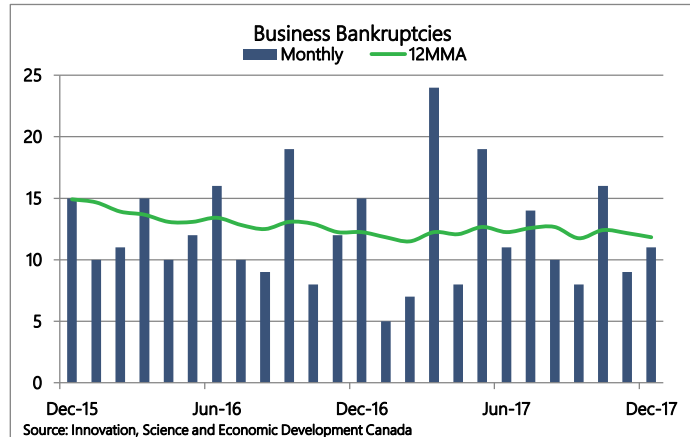


| Retail Trade Components (Unadjusted) | % Change | | | | | Total (Billions \$) | | |
|--|-----------|-----------|-----------|--------|-------|---------------------|---------|------|
| | Jan-18 | Dec-17 | Jan-17 | M-M | Y-Y | Seasonally Adjusted | Monthly | 3MMA |
| Retail trade (Total - 000s) | 6,376,796 | 8,342,908 | 5,982,590 | -23.6 | 6.6 | Jan-16 | 6.82 | 6.72 |
| 441 Motor vehicle and parts dealers | 1,794,309 | 1,772,234 | 1,649,157 | 1.2 | 8.8 | Feb-16 | 6.88 | 6.79 |
| 4411 Automobile dealers | 1,735,508 | 1,708,575 | 1,576,664 | 1.6 | 10.1 | Mar-16 | 6.80 | 6.83 |
| 44111 New car dealers | 1,580,079 | 1,592,797 | 1,425,205 | -0.8 | 10.9 | Apr-16 | 6.76 | 6.81 |
| 44112 Used car dealers | 155,429 | 115,778 | 151,459 | 34.2 | 2.6 | May-16 | 6.85 | 6.80 |
| 4412 Other motor vehicle dealers | F | 10,778 | F | | | Jun-16 | 6.79 | 6.80 |
| 4413 Automotive parts, accessories and tire | 48,614 | 52,881 | F | -8.1 | | Jul-16 | 6.96 | 6.87 |
| 442 Furniture and home furnishings stores | 209,599 | 284,590 | 230,994 | -26.4 | -9.3 | Aug-16 | 6.91 | 6.88 |
| 4421 Furniture stores | 143,224 | 177,245 | 159,158 | -19.2 | -10.0 | Sep-16 | 7.02 | 6.96 |
| 4422 Home furnishings stores | 66,375 | 107,345 | 71,837 | -38.2 | -7.6 | Oct-16 | 7.15 | 7.02 |
| 443 Electronics and appliance stores | 384,013 | 711,705 | 285,133 | -46.0 | 34.7 | Nov-16 | 7.13 | 7.10 |
| 444 Building material and garden equipment | 289,603 | 320,865 | 267,190 | -9.7 | 8.4 | Dec-16 | 7.04 | 7.11 |
| 445 Food and beverage stores | 1,155,649 | 1,556,914 | 956,348 | -25.8 | 20.8 | Jan-17 | 7.18 | 7.12 |
| 4451 Grocery stores | 846,071 | 985,520 | 956,348 | -14.1 | -11.5 | Feb-17 | 7.31 | 7.18 |
| 44511 Supermarkets and other grocery | 776,448 | 908,513 | 892,483 | -14.5 | -13.0 | Mar-17 | 7.33 | 7.27 |
| 44512 Convenience stores | 69,624 | 77,007 | 63,865 | -9.6 | 9.0 | Apr-17 | 7.45 | 7.36 |
| 4452 Specialty food stores | 101,421 | 151,267 | 70,682 | -33.0 | 43.5 | May-17 | 7.41 | 7.40 |
| 4453 Beer, wine and liquor stores | 208,157 | 420,128 | 193,101 | -50.5 | 7.8 | Jun-17 | 7.32 | 7.39 |
| 446 Health and personal care stores | 627,068 | 680,451 | 532,411 | -7.8 | 17.8 | Jul-17 | 7.31 | 7.35 |
| 447 Gasoline stations | 608,558 | 657,503 | 570,111 | -7.4 | 6.7 | Aug-17 | 7.55 | 7.40 |
| 448 Clothing and clothing accessories stores | 453,366 | 966,259 | 397,386 | -53.1 | 14.1 | Sep-17 | 7.47 | 7.45 |
| 4481 Clothing stores | 328,822 | 675,889 | 291,221 | -51.3 | 12.9 | Oct-17 | 7.49 | 7.51 |
| 4482 Shoe stores | 55,856 | 120,758 | 52,945 | -53.7 | 5.5 | Nov-17 | 7.57 | 7.51 |
| 4483 Jewellery, luggage and leather goods | 68,688 | 169,613 | 53,221 | -59.5 | 29.1 | Dec-17 | 7.41 | 7.49 |
| 451 Sporting goods, hobby, book and music | 104,486 | 220,430 | 100,994 | -52.6 | 3.5 | Jan-18 | 7.52 | 7.50 |
| 452 General merchandise stores | 580,534 | 926,657 | 552,004 | -37.4 | 5.2 | | | |
| 4521 Department Stores | x | x | x | | | | | |
| 4529 Other general merchandise stores | x | x | x | | | | | |
| 453 Miscellaneous store retailers | 169,611 | 245,299 | 177,078 | -30.86 | -4.22 | | | |

Business Bankruptcies

| | Dec-17 | Nov-17 | Dec-16 | MoM | YoY |
|---------|--------|--------|--------|-----|-----|
| City | 11 | 9 | 15 | ◆ | ● |
| CMA | 21 | 22 | 30 | ● | ● |
| Ontario | 47 | 70 | 57 | ● | ● |
| Canada | 210 | 222 | 243 | ● | ● |

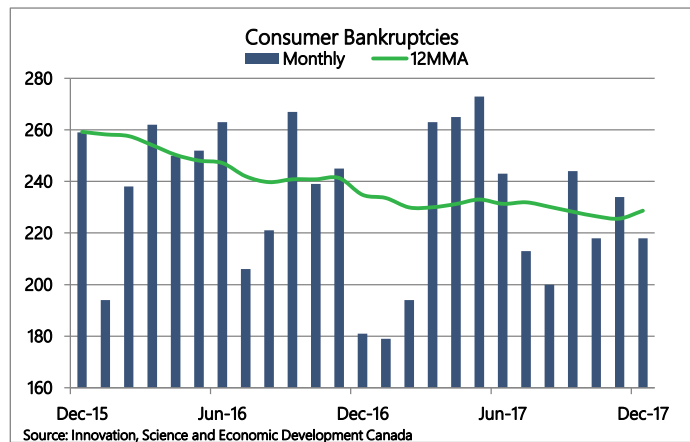
In December 2017, the number of business bankruptcies in the city of Toronto were up by 22.2% from the previous month; however, the business bankruptcy data are very volatile on a monthly basis. There is a slight downward trend evident in the data in the last two years.



Consumer Bankruptcies

| | Dec-17 | Nov-17 | Dec-16 | MoM | YoY |
|---------|--------|--------|--------|-----|-----|
| City | 218 | 234 | 181 | ● | ◆ |
| CMA | 368 | 402 | 349 | ● | ◆ |
| Ontario | 1,133 | 1,261 | 1,153 | ● | ● |
| Canada | 3,953 | 4,826 | 4,757 | ● | ● |

Consumer bankruptcies in the city decreased by 6.8% in December 2017 from November. Similar to business bankruptcy data, these data are also fairly volatile on a monthly basis. There is a slight downward trend evident in the last two years.



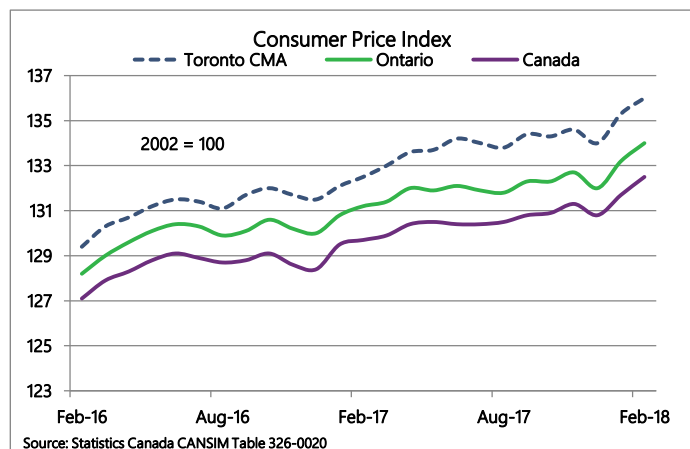
Consumer Price Index

| | Feb-18 | Jan-18 | Feb-17 | MoM | YoY |
|---------|--------|--------|--------|-----|-----|
| CMA | 136.0 | 135.3 | 132.5 | | |
| Ontario | 134.0 | 133.2 | 131.2 | | |
| Canada | 132.5 | 131.7 | 129.7 | | |

Annual Change

| | Feb-18 | Jan-18 | Feb-17 | MoM | YoY |
|---------|--------|--------|--------|-----|-----|
| CMA | 2.6% | 2.4% | 2.4% | | |
| Ontario | 2.1% | 1.8% | 2.3% | | |
| Canada | 2.2% | 1.7% | 2.0% | | |

Bank of Canada target inflation rate is between 1-3%.



*Except on page 1, chart symbols refer to direction only, not to the levels of the indicators

TTC

Average Weekday Ridership (000s)

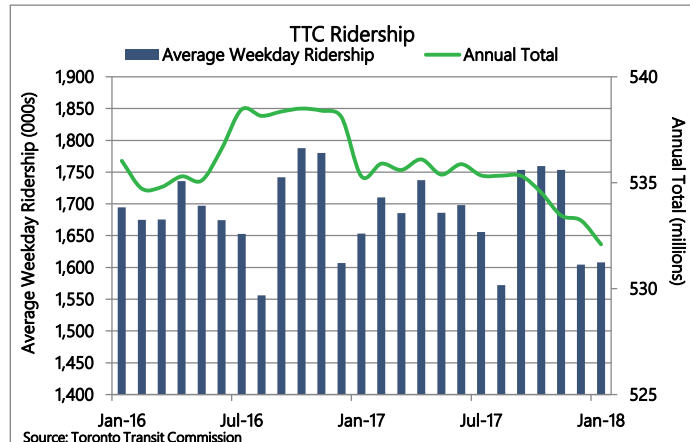
| | Jan-18 | Dec-17 | Jan-17 | MoM | YoY |
|------|---------|---------|---------|-----|-----|
| City | 1,608.1 | 1,604.2 | 1,653.5 | ● | ◆ |

Moving Annual Total (millions)

| | Jan-18 | Dec-17 | Jan-17 | MoM | YoY |
|------|--------|--------|--------|-----|-----|
| City | 532.1 | 533.2 | 535.3 | ◆ | ◆ |

On a monthly basis, average weekday ridership slightly increased in January 2018 (+0.2%) from the previous month but fell by 2.7% when compared to the same period of time last year.

The moving annual total has declined slightly on a monthly basis (532.1 million).



GO Transit (Trains & Buses)

Average Weekday Ridership

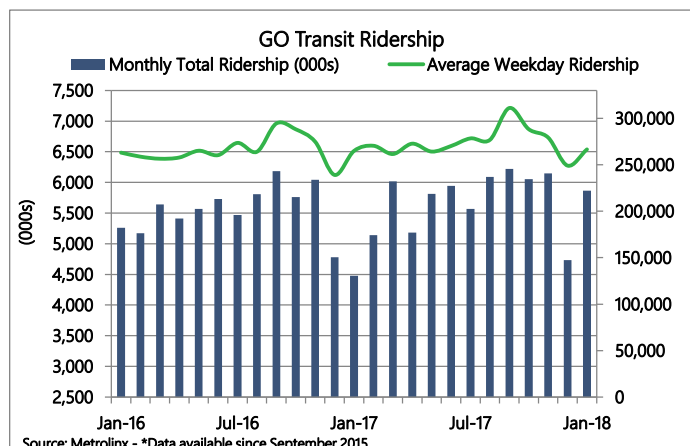
| | Jan-18 | Dec-17 | Jan-17 | MoM | YoY |
|------|---------|---------|---------|-----|-----|
| City | 266,528 | 249,071 | 264,865 | ● | ● |

Monthly Total Ridership (000s)

| | Jan-18 | Dec-17 | Jan-17 | MoM | YoY |
|------|---------|---------|---------|-----|-----|
| City | 5,863.6 | 4,732.4 | 4,477.4 | ● | ● |

Average weekday GO Transit ridership increased by 7.0% on a monthly basis in January 2018 and was slightly up (0.6%) compared to the same period last year.

Total GO Transit passengers increased month over month in January 2018 by 23.9% and was up by 31.0% compared to the same period last year. However, the monthly passenger figure is affected by the number of working days in each month, which varies from year to year.



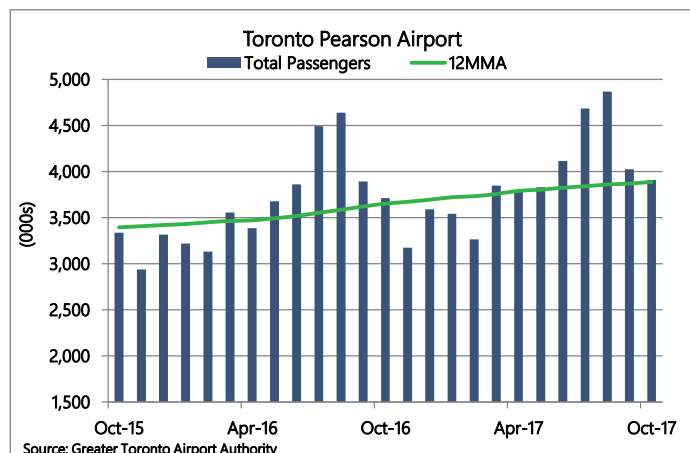
Pearson Airport - Total Passengers (000s)

| | Oct-17 | Sep-17 | Oct-16 | MoM | YoY |
|------|---------|---------|---------|-----|-----|
| City | 3,909.7 | 4,025.7 | 3,710.5 | ■ | ● |

Total passengers going through Toronto Pearson Airport decreased by 2.9% in October on a monthly basis; however, this series contains a lot of seasonality.

Compared to a year ago, total passengers increased by 5.4% in October 2017.

Please note that there has been a delay in data reported from the GTAA.



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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 2.9 million residents who choose to live and work here.

| Rank | Year | Source | Base |
|------|------|---|----------------------------|
| 1 | 2016 | KPMG's Comparative Alternatives Study - Focus on Tax | Global - 111 cities |
| 1 | 2015 | The Economist – Best Place to Live | Global - 50 cities |
| 1 | 2015 | Metropolis - The World's Most Livable Cities | Global - 10 cities |
| 1 | 2015 | PWC - Building Better Cities | Global - 28 cities |
| 2 | 2017 | CBRE - Scoring Tech Talent Report - The Cheapest Place to Operate a Tech Firm | U.S. & Canada - 50 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 |
| 4 | 2017 | The Economist Intelligence Unit - Liveability Ranking | Global - 140 cities |
| 4 | 2017 | The Economist Intelligence Unit – The Safe Cities Index | Global - 60 cities |
| 4 | 2017 | Global Fintech Centres of the Future | Global - 13 cities |
| 4 | 2017 | CBRE - Scoring Tech Talent - Largest Labour Market | U.S. & Canada - 50 cities |
| 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 | Transit Score - Public Transit Coverage | North America - 130 cities |
| 5 | 2015 | Toronto Region Board of Trade – Scorecard on Prosperity | Global - 24 metros |
| 6 | 2017 | CBRE - Scoring Tech Talent - Fastest Growing Technology Market | U.S. & Canada - 50 cities |
| 6 | 2016 | Youthful Cities – The World's Most Youthful Cities | Global - 55 cities |
| 6 | 2015 | fDI Magazine - American Cities of the Future | North America - 10 cities |
| 7 | 2017 | Z/Yen Group – Global Financial Centres Index 22 | Global - 108 cities |
| 8 | 2017 | MIT - Treepedia - The Greenest Cities in the World | Global - 16 cities |
| 9 | 2017 | Business Insider - Most High Tech Cities in the World | Global - 85 cities |
| 9 | 2015 | QS Best Student Cities - University Ranking | Global - 9 cities |
| 10 | 2017 | Resonance Consultancy - World's Best City Brands Report | Global - Top 100 cities |
| 12 | 2015 | Arcadis - Sustainable Cities Index - 2015 | Global - 50 cities |
| 16 | 2017 | Mercer Consulting– Quality of Living Ranking Survey | Global - 450 cities |
| 16 | 2017 | Global Start-up Ecosystem Report - 2017 | Global - 28 cities |
| 22 | 2016 | Times Higher Education – World University Rankings | Global - 800 universities |
| 27 | 2016 | Shanghai Jiao Tong University - University Rankings | Global - 1000 universities |
| 30 | 2016 | Centre for World University Rankings - University Rankings | Global - 1000 universities |