Toronto Economic Bulletin

January 4, 2019

EC1.5 Attachment

This edition of the Toronto Economic Bulletin is not AODA compliant due to technical difficulties, and EDC research staff are actively working on a solution to make the Bulletin accessible. Please contact us at edcresearch@toronto.ca if you need help reading this document.

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.

The population estimate used to rebase the absolute number of persons (employed, unemployed et al) in the city of Toronto has been adjusted to conform to the most recent Ontario Ministry of Finance population projections.

Snapshot

Note: Top Snapshot status symbol compares how Toronto's position has changed; bottom Snapshot symbol compares Toronto's performance to Canada. The Snapshot symbols are not identical to the Trend symbols on pages 2-16.

	Negative		No/Small Change		Positive

|	Geography	Most Recent Period	Previous Period	Same Period Last Year	Status
Unemployment Rate November 2018 (3 Month Average SA)	Toronto Canada	5.9% 5.7%	6.3% 5.8%	6.9% 6.0%	🟢 🟢
Participation Rate November 2018 (3 Month Average SA)	Toronto Canada	62.9% 65.4%	63.1% 65.3%	66.0% 65.8%	🔴 🔴
Total Employment (000s) November 2018 (3 Month Average SA)	Toronto Canada	1,528 18,771	1,524 18,733	1,549 18,575	🟧 🟧
Building Permits Issued (millions $) October 2018 (3 Month Average)	Toronto Canada	$1,002 $8,058	$779 $8,071	$713 $8,397	🟢 🟢
Tall Buildings Under Construction December 2018 (skyscraperpage.com)	Toronto	191	191	161	🟢
Office Vacancy Rate Q3 2018	Toronto	4.5%	4.7%	4.7%	🟢
Average House Price November 2018	Toronto Canada	$842,483 $493,000	$869,870 $497,100	$802,220 $513,000	🟢 🟢
Business Bankruptcies October 2018	Toronto Canada	17 240	17 210	16 250	🟢 🟢
Employment Insurance Recipients October 2018 (3 Month Average)	Toronto Canada	16,387 324,067	19,283 372,263	18,863 375,433	🟢 🟢
Consumer Price Index November 2018 (Annual Change)	Toronto CMA Canada	2.1% 1.7%	2.7% 2.4%	2.2% 2.1%	🟢 🟢
Retail Sales (billions $) October 2018 (3 Month Average SA)	Toronto CMA Canada	$7.88 $50.88	$7.79 $50.81	$7.66 $49.60	🟢 🟢

Trend symbols (below) are positive (round/green symbol) or negative (red/diamond symbol). These symbols describe the slope of the observations over the last 12 months and the last 24 months. These symbols <u>do not</u> directly relate to the adjacent month-over-month and year-over-year data. See page 16 for further explanation.

Employment Rate

	Dec-18	Nov-18	Dec-17	Trend 12m	24m
City	58.9%	59.3%	61.6%	◆	◆
905	64.2%	64.0%	64.6%	◆	●
Ontario	60.9%	60.8%	61.4%	◆	◆
Canada	61.7%	61.7%	62.0%	◆	●

The seasonally adjusted monthly employment rate (total employed divided by population 15+) for the city of Toronto residents decreased in December.

In the past two years unempoyment rates for city residents have fallen significantly, but participation rates have fallen even faster, the result is falling lower employment rates.


Source: Statistics Canada Labour Force Survey, Seasonally Adjusted Monthly
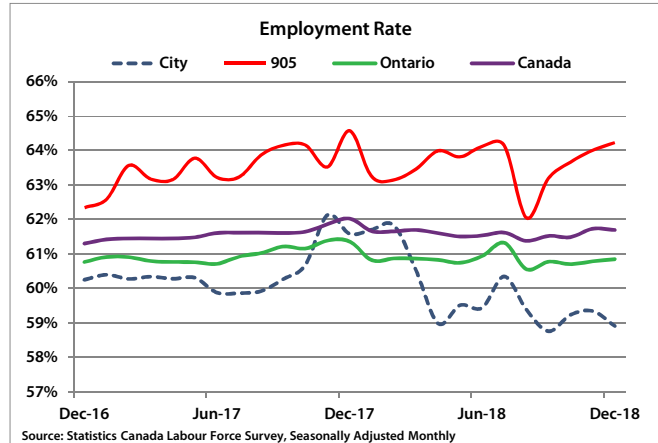
Unemployment Rate

	Dec-18	Nov-18	Dec-17	Trend 12m	24m
City	5.6%	5.9%	7.1%	●	●
905	5.9%	6.3%	5.2%	◆	●
Ontario	5.4%	5.6%	5.6%	◆	●
Canada	5.6%	5.6%	5.8%	●	●

The seasonally adjusted monthly unemployment rate for city residents decreased from 5.9% to 5.6% in December 2018.

The 12 and 24 month trends also show that the city's unemployment rate is moving downwards.


Source: Statistics Canada Labour Force Survey, Seasonally Adjusted Monthly
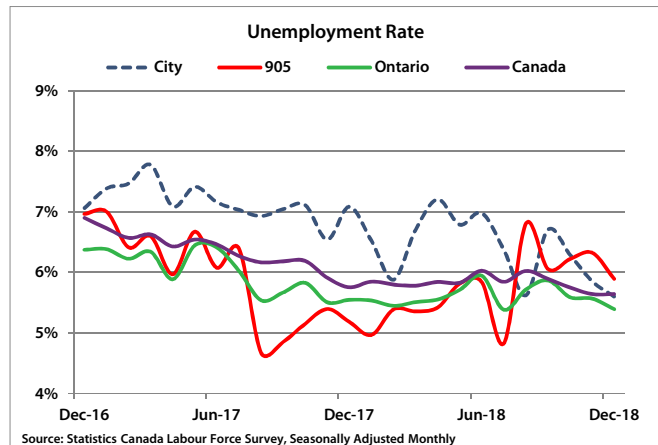
Participation Rate

	Dec-18	Nov-18	Dec-17	Trend 12m	24m
City	62.4%	63.0%	66.3%	◆	◆
905	68.3%	68.3%	68.1%	●	●
Ontario	64.3%	64.4%	65.0%	◆	◆
Canada	65.4%	65.4%	65.8%	◆	◆

The seasonally adjusted monthly labour force participation rate for city residents decreased in December 2018.

The city's participation rate has declined significantly since August 2013, when it peaked at 68.6%.
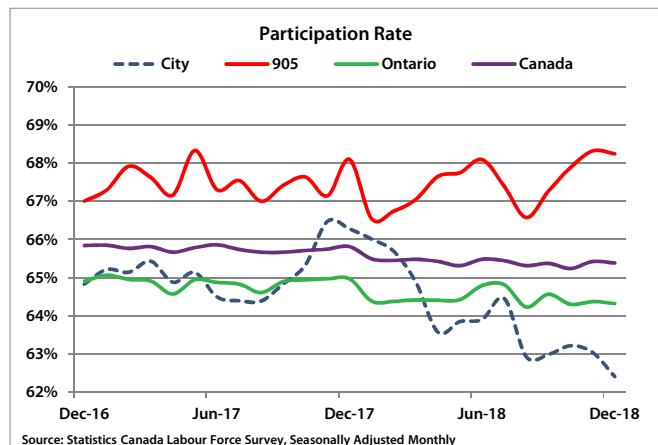
Source: Statistics Canada Labour Force Survey, Seasonally Adjusted Monthly

City of Toronto population rebased and seasonal adjustments by City staff

Trend symbols (below) are positive (round/green symbol) or negative (red/diamond symbol). These symbols describe the slope of the observations over the last 12 months and the last 24 months. These symbols <u>do not</u> directly relate to the adjacent month-over-month and year-over-year data. See page 16 for further explanation.

Employment (000s)

	Dec-18	Nov-18	Dec-17	Trend 12m	24m
City	1,523.9	1,532.6	1,555.5	🔴◆	🟢
905	1,861.5	1,851.1	1,823.4	🟢	🟢
Ontario	7,301.3	7,283.7	7,223.8	🟢	🟢
Canada	18,808.4	18,799.1	18,645.1	🟢	🟢

The number of employed city of Toronto residents decreased by 8,600 in December 2018 on a seasonally adjusted monthly basis.
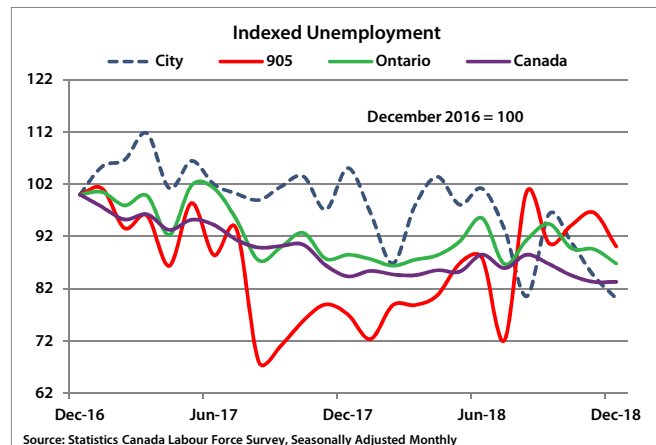
The total number of employed city residents is 31,500 lower than it was a year ago, but 155,800 higher than the pre-recession peak in 2008 (April).

Indexed Employment

December 2016 = 100

Source: Statistics Canada Labour Force Survey, Seasonally Adjusted Monthly
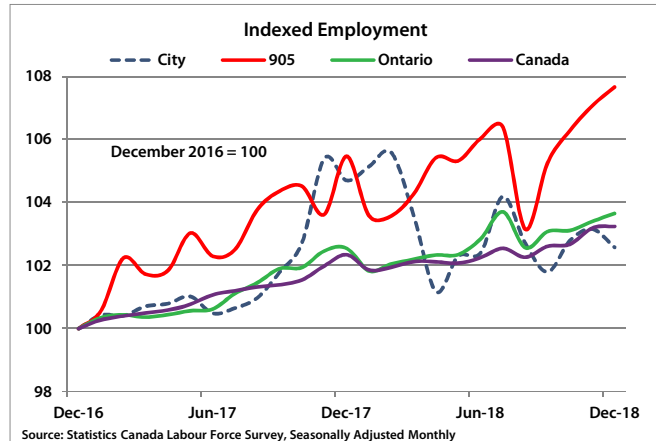
Unemployment (000s)

	Dec-18	Nov-18	Dec-17	Trend 12m	24m
City	90.5	95.4	118.7	🟢	🟢
905	116.6	125.0	99.7	🔴◆	🟢
Ontario	416.5	429.7	424.5	🔴◆	🟢
Canada	1,125.1	1,124.8	1,139.1	🟢	🟢

The number of unemployed city of Toronto residents decreased by 4,900 in December 2018. It is now sitting at roughly the same level it was at four months ago, and below its 24 month average (110,500).
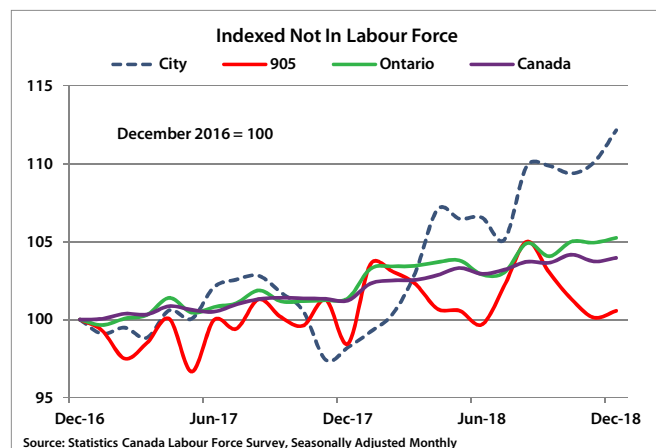
Indexed Unemployment

December 2016 = 100

Source: Statistics Canada Labour Force Survey, Seasonally Adjusted Monthly

Not In Labour Force (000s)

	Dec-18	Nov-18	Dec-17	Trend 12m	24m
City	972.4	954.5	851.6	🔴◆	🔴◆
905	919.9	915.9	900.6	🔴◆	🔴◆
Ontario	4,280.9	4,268.5	4,123.6	🔴◆	🔴◆
Canada	10,551.7	10,528.4	10,274.7	🔴◆	🔴◆

In December 2018, the total number of city of Toronto residents age 15+ that are neither employed nor looking for work increased by 17,900, on a seasonally adjusted monthly basis.

The 12 and 24 month trends indicate that the number of persons not in the labour force has been increasing for all the regions shown, which is generally interpreted as a negative result.

Indexed Not In Labour Force

December 2016 = 100

Source: Statistics Canada Labour Force Survey, Seasonally Adjusted Monthly

City of Toronto population rebased and seasonal adjustments by City staff

Trend symbols (below) are positive (round/green symbol) or negative (red/diamond symbol). These symbols describe the slope of the observations over the last 12 months and the last 24 months. These symbols do not directly relate to the adjacent month-over-month and year-over-year data. See page 16 for further explanation.

Mean Hourly Wage

	Dec-18	Nov-18	Dec-17	Trend 12m	24m
City	$27.02	$26.90	$27.42	🔴	🟢
CMA	$27.62	$27.56	$27.61	🔴	🟢
Ontario	$27.49	$27.42	$26.98	🟢	🟢
Canada	$27.21	$27.07	$26.68	🟢	🟢

On a monthly basis, the mean (average) wage rate for city residents grew quickly between early 2017 and 2018 reaching a peak in March 2018. Since that time, the mean hourly wage for city residents has fallen by $1.00.

In the rest of Canada wages also peaked in early 2018 and have since stagnated.

Mean Hourly Wage

Source: Statistics Canada Labour Force Survey
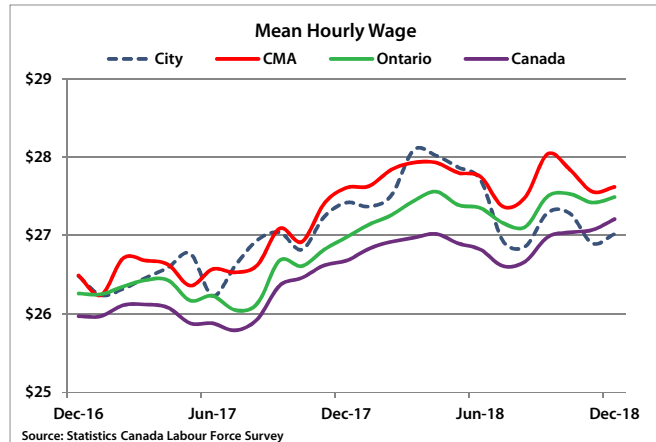
Median Hourly Wage

	Dec-18	Nov-18	Dec-17	Trend 12m	24m
City	$22.60	$22.00	$22.57	🔴	🟢
CMA	$23.08	$23.08	$23.08	🟢	🟢
Ontario	$23.50	$23.50	$23.00	🟢	🟢
Canada	$23.59	$23.08	$23.00	🟢	🟢

The median hourly wage for city residents increased in December 2018 on a monthly basis, and is roughly the same as at this time last year.

The 12 month trend is downwards, because there was a peak at the beginning of 2018.

Median Hourly Wage

Source: Statistics Canada Labour Force Survey
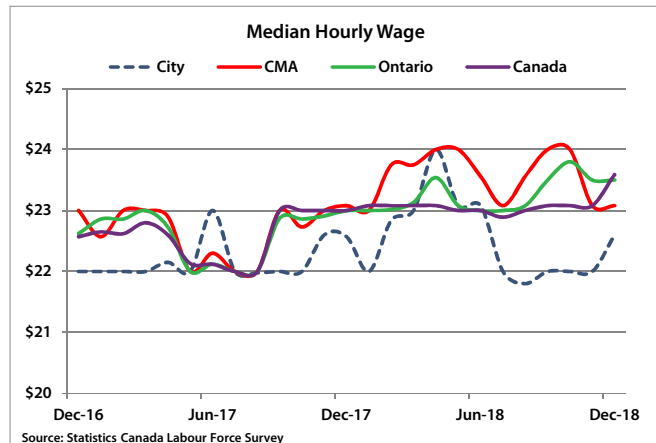
Percent Self Employed

	Dec-18	Nov-18	Dec-17
City	17.0%	18.2%	15.6%
CMA	17.6%	17.8%	16.4%
Ontario	15.7%	15.6%	15.5%
Canada	15.5%	15.2%	15.3%

The percentage of employed city residents that are self-employed decreased by 1.2 percentage points on a monthly basis in December 2018, but it is 1.5 percentage points higher compared to December 2017.

On a long-term basis the percent self-employed peaked in April 2017 at 18.9%. The percent self-employed subsequently dropped below 16% and then recovered and has been hovering in a band between 17% and 18%.

Comparable data go back to 1987, when 10.3% of employed city residents were self-employed.
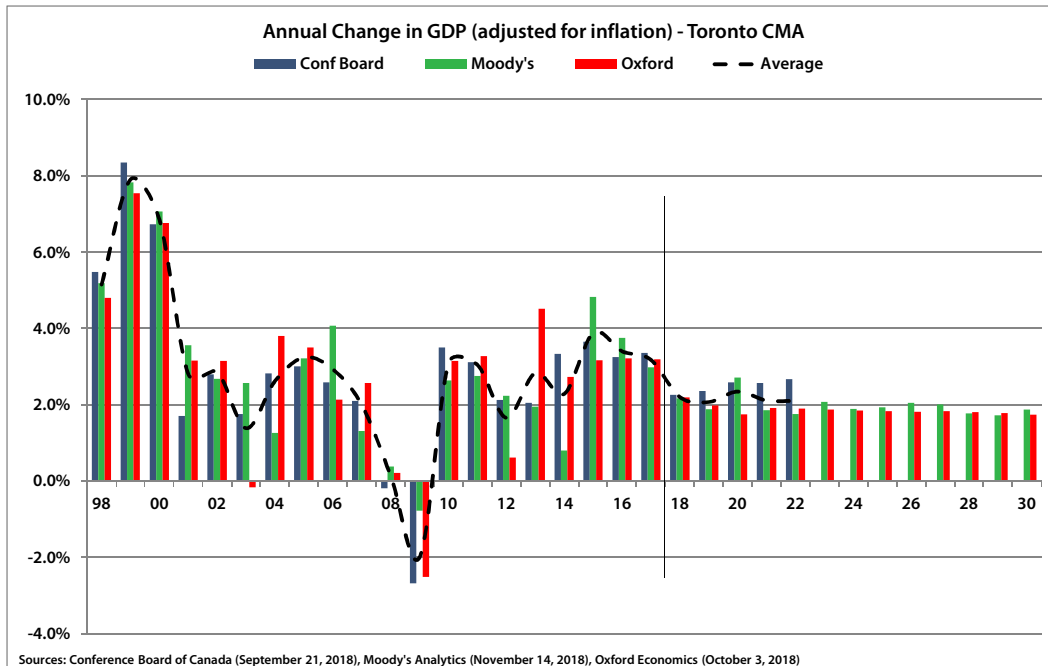
No directional flags provided for this series because there is no consensus for desired direction.

Percent Self Employed

Source: Statistics Canada Labour Force Survey
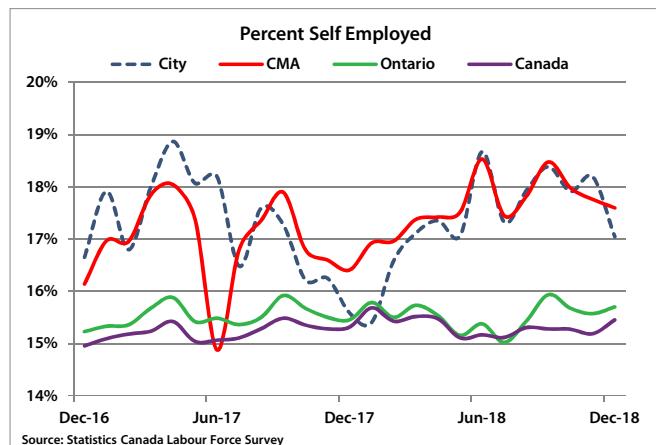
For the last eight years (2010-2017), GDP (adjusted for inflation) for the Toronto Census Metropolitan Area (CMA) has been growing at a compounded average annual rate of 2.92%.

In the last three years (2015-2017), annual (year over year) growth accelerated to 3.49% which is substantially higher than population growth of 1.60% per year.

Economic growth is expected to slow down in the next five years. The five year (2018-2022) average compounded annual growth rate from all three sources is expected to be 2.11%. The Conference Board of Canada (2.49%) is higher than the average, while Oxford Economics (1.95%) and Moody's (1.90%) are below the average.
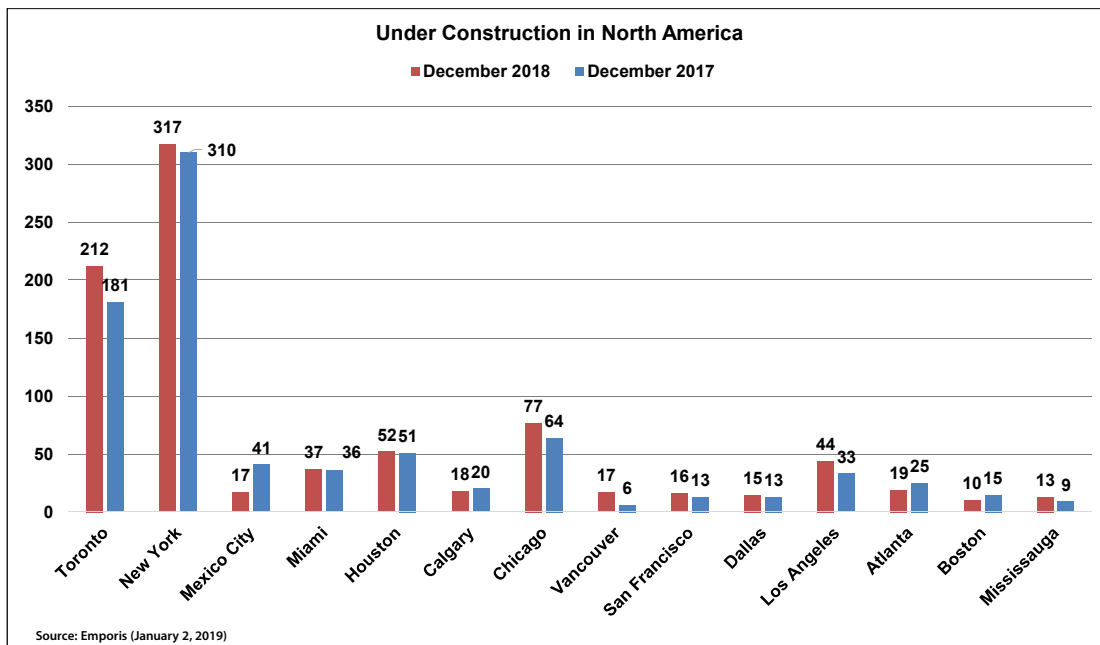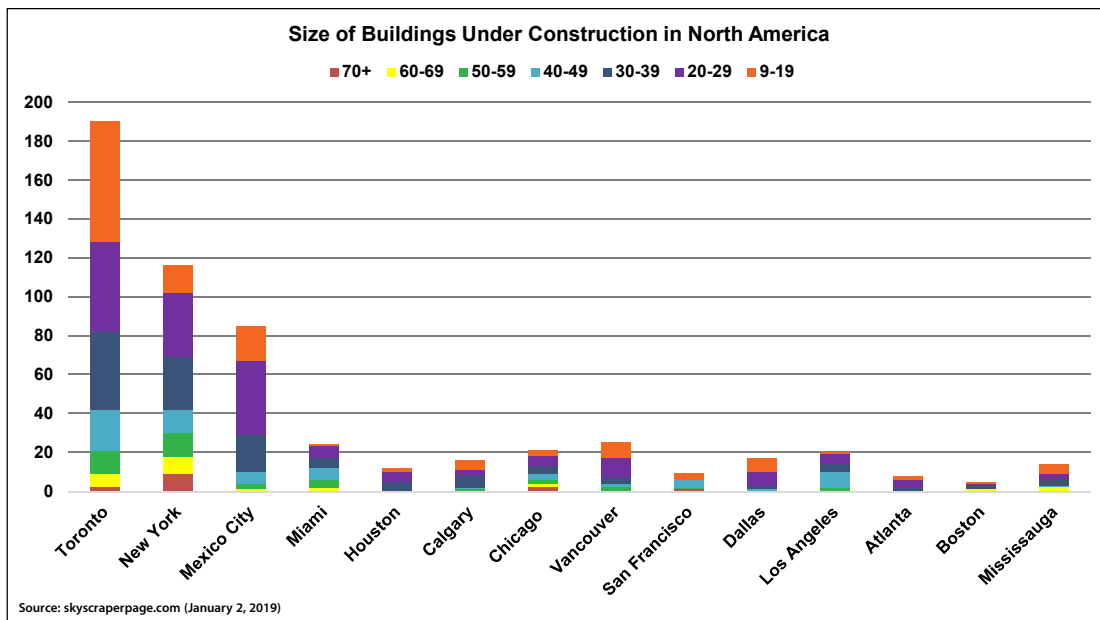

Annual Change in GDP (adjusted for inflation) - Toronto CMA

Sources: Conference Board of Canada (September 21, 2018), Moody's Analytics (November 14, 2018), Oxford Economics (October 3, 2018)

GDP - Toronto CMA

| | Quarterly Change | | Annual Change | | | |
	Conference Board	Moody's	Conference Board	Moody's	Oxford Economics	Average
17q1	1.70%	1.22%				
17q2	0.74%	2.44%				
17q3	0.25%	-0.60%				
17q4	0.97%	1.23%	3.36%	2.98%	3.19%	3.18%
18q1	0.44%	0.61%				
18q2	0.51%	0.12%				
18q3	0.46%	-0.34%				
18q4	0.60%	0.31%	2.25%	1.83%	2.19%	2.09%
19q1	0.62%	0.62%				
19q2	0.60%	0.50%				
19q3	0.61%	0.50%				
19q4	0.62%	0.59%	2.36%	1.50%	1.98%	1.95%
20q1	0.68%	0.80%				
20q2	0.65%	0.73%				
20q3	0.64%	0.59%				
20q4	0.63%	0.44%	2.58%	2.59%	1.75%	2.31%

TORONTO

According to Skyscraperpage.com, there were 191 high-rise and mid-rise buildings under construction in the city of Toronto on December 31, 2018, which is 30 more than a year ago (161). Emporis, another data source, indicates that the number of tall buildings under construction in Toronto has increased from 181 a year ago to 212 buildings today. Both sources confirm that Toronto is either in first place or second place after New York City, in North America by the number of major buildings under construction.

Toronto currently has two buildings greater than 70 stories under construction and 15 buildings greater than 70 stories proposed for construction, according to Skyscraperpage.com.

Another data source, the Rider Levett Bucknall (RLB) Crane Index (August 13, 2018) listed Toronto in first place for the third consecutive reporting period in North America, with the highest crane count of all cities surveyed. http://rlb.com/en

Size of Buildings Under Construction in North America

Legend: ■ 70+ ■ 60-69 ■ 50-59 ■ 40-49 ■ 30-39 ■ 20-29 ■ 9-19

Source: skyscraperpage.com (January 2, 2019)

Under Construction in North America

Legend: ■ December 2018 ■ December 2017

City	December 2018	December 2017
Toronto	212	181
New York	317	310
Mexico City	17	41
Miami	37	36
Houston	52	51
Calgary	18	20
Chicago	77	64
Vancouver	17	6
San Francisco	16	13
Dallas	15	13
Los Angeles	44	33
Atlanta	19	25
Boston	10	15
Mississauga	13	9

Source: Emporis (January 2, 2019)

|	Building	Address	Metres	Feet	Floors	Year
1	The One	Yonge and Bloor	306.3	1005	83	2022
2	CIBC Square I	81 Bay St	237.8	780	49	2020
3	Sugar Wharf Tower D	100 Queens Quay E	230.2	755	70	2022
4	Eau Du Soleil Sky Tower	2183 Lakeshore Blvd. W	228.2	749	66	2019
5	Sugar Wharf Tower E	100 Queens Quay E	218.4	717	64	2022
6	The Prestige at Pinnacle One Yonge	1 Yonge St	216.2	709	65	2022
7	The Residences of 488 University Avenue	488 University Ave	207.0	679	55	2019
8	Wellesley on the Park	11 Wellesley St W	194.2	637	60	2019
9	22|21 Yonge	2221 Yonge St	192.5	632	58	2019
10	19 Duncan Street	19 Duncan Street	186.5	612	58	2022
11	1 Yorkville	1 Yorkville Ave	183.2	601	58	2019
12	Rosedale on Bloor	403 Bloor St E	179.0	587	52	2021
13	Vita on the Lake	2165 Lake Shore Blvd W	177.1	581	53	2021
14	The Well Office Tower	440 Front St W	173.9	571	36	2020
15	The Selby Condos	592 Sherbourne St	170.6	560	49	2019
16	Teahouse Condominiums South	501 Yonge St	170.0	558	52	2019
17	Lighthouse Tower Condominium	132 Queens Quay E	157.9	518	45	2019
18	Grid Condos	175 Dundas Street East	157.0	515	50	2019
19	16 York	16 York St	157.0	515	31	2020
20	Dundas Square Gardens	251 Jarvis Street	156.0	512	48	2019
21	The PJ Condos	283 Adelaide Street West	155.8	511	50	2019
22	Yonge + Rich	25 Richmond St E	154.0	505	45	2019
23	The Well Residential One	440 Front St W	153.4	503	44	2020
24	Via Bloor East Tower	575 Bloor St E	147.9	485	46	2021
25	The Clover on Yonge	599 Yonge St	147.8	485	44	2019
26	Islington Terrace	Cordova Avenue & Mabelle Avenue	145.1	476	45	2019
27	Stanley	70 & 72 Carlton ST	138.4	454	41	2019
28	Bloor Promenade	Cordova Avenue & Mabelle Avenue	138.1	453	44	2022
29	Via Bloor West Tower	575 Bloor St E	138.0	453	38	2021
30	The Well Residential Two	440 Front St W	135.3	444	38	2020
31	150 Redpath	150 Redpath St	132.3	434	38	-
32	LCBO Tower at Sugar Wharf	100 Queens Quay E	117.8	386	25	2021
33	City Lights on Broadway I	2480 Yonge St	116.0	381	34	2018
34	City Lights on Broadway II	2480 Yonge St	116.0	381	34	2018
35	Bloorvista	Cordova Avenue & Mabelle Avenue	114.0	374	35	2020
36	Ryerson Church Street Development	270-288 Church St	112.0	367.45	29	2018
37	River City 3	210 Eastern Ave	99.7	327.1	29	2018
38	St. Lawrence at 158 Front	150 Front St E	91.4	299.87	26	2019
39	Blue Diamond Condos at Imperial Plaza	129 St. Clair Ave W	87.0	285.43	27	2019
40	Cypress at Pinnacle Etobicoke	5415 Dundas St W	83.8	274.93	25	2018
41	ME Living Condos Tower 1	1151 Markham Rd	82.9	271.98	28	-
42	ME Living Condos Tower 2	1151 Markham Rd	82.9	271.98	28	-
43	The Well Residential Three	440 Front St W	80.5	264.11	21	2021
44	Park Towers East, Phase 2 at IQ	Zorra Street	77.2	253.28	24	2018
45	Park Towers West, Phase 2 at IQ	Zorra Street	77.2	253.28	24	2018
46	King HighLine	1100 King St W	57.6	188.98	18	-
47	ME Living Condos Tower 3	1151 Markham Rd	50.0	164.04	16	-
48	ME Living Condos Tower 4	1151 Markham Rd	43.9	144.03	14	-
49	Omega on the Park	Esther Shiner Blvd and Provost Dr	-	-	35	-
50	One The Kip District	5365 Dundas St W	-	-	28	2019
51	2150 Condos West	2150 Lawerenec Ave E	-	-	16	2018
52	Canary Park Condominiums	Bayview & Lawren Harris Sq	-	-	16	-
53	West Village 4	6 Eva Rd	-	-	16	-

Source: Council on Tall Buildings and Urban Habitat (January 2, 2019)

The city's office vacancy rate has been declining for the past 5 years, reaching 4.5% in 2018q3; its third consecutive quarter below 5.0%.

The total amount of occupied office space in the city also declined in 2018q3; however, this was because no new buildings came on stream in the quarter and 400,000 sqft of obsolete office space was removed from the inventory.

The downtown vacancy rate was 2.3% for the third consecutive quarter. In "905" municipalities, vacancy rates decreased by 0.7% from the previous quarter, to 10.9% in 2018q3.

With strong demand for downtown office space, there are over 7 million square feet of office space under construction with no signs of slowing down. Brookfield Property Partners' recently announced that it will begin construction of the 32-storey Bay Adelaide North tower in 2019. It will cost approximately $500 million and add over 800,000 square feet of space to the downtown core.
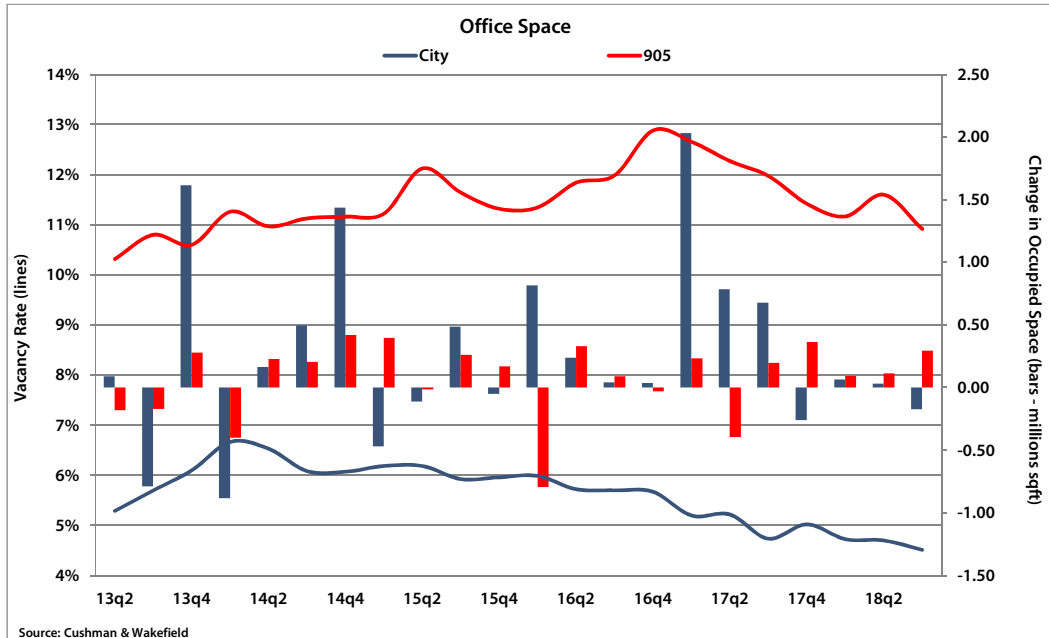

Source: Cushman & Wakefield

	Office Space				
	City	905		City	905
	Vacancy Rates			**Occupied Change (millions sqft)**	
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
18q1	4.7%	11.2%		0.07	0.09
18q2	4.7%	11.6%		0.03	0.11
18q3	4.5%	10.9%		-0.17	0.29

In the Greater Toronto Area (GTA), the industrial vacancy rate fell to new lows in 2018. Down 0.4% from the previous quarter, the 1.7% vacancy rate in 2018q3 is the lowest rate on record for the GTA. The city of Toronto's rate dropped from 1.7% to 1.5% in the third quarter while the 905 rate fell 0.5% to 1.8% at the same time.

The average industrial net rental rate in the city of Toronto increased by $0.33 to $6.39 psf., and is $0.99 higher than a year ago.

The city of Toronto saw a small increase of just over 50,000 sq. ft. of industrial inventory in 2018q3 and has over 230 million square feet of total industrial space, which is more than any other GTA municipality and is approximately 30% of the total industrial inventory in the region.


Source: Cushman & Wakefield
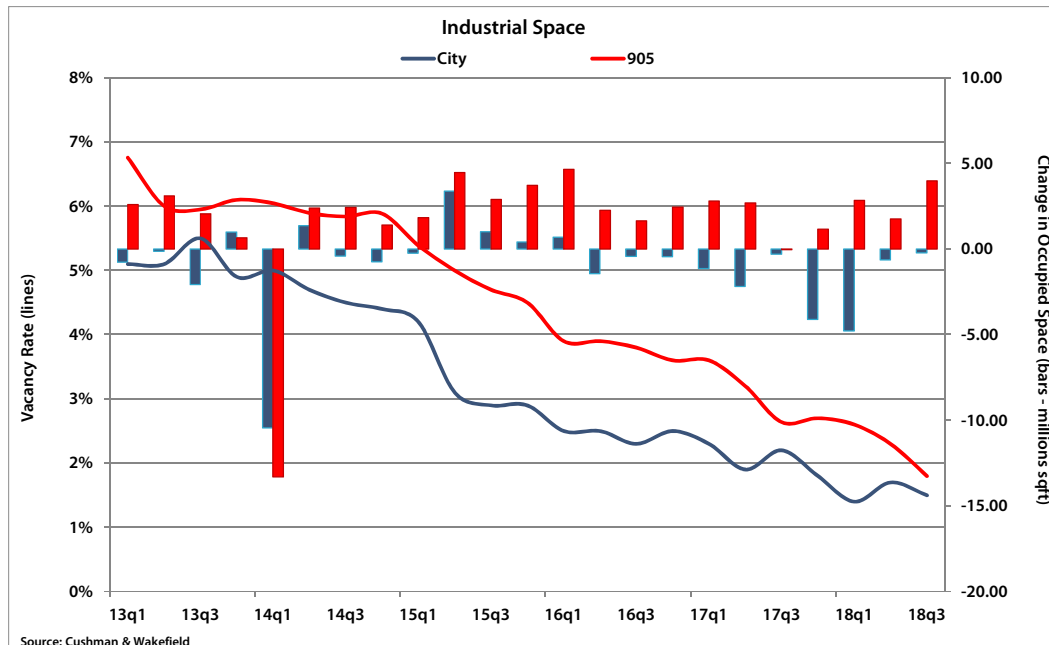
	Industrial Space				
	City	905		City	905
	Vacancy Rates			Occupied Change (millions sqft)	
14q1	5.0%	6.0%		-10.45	-13.31
14q2	4.7%	5.9%		1.36	2.39
14q3	4.5%	5.8%		-0.42	2.42
14q4	4.4%	5.9%		-0.75	1.40
15q1	4.2%	5.4%		-0.24	1.83
15q2	3.1%	5.0%		3.38	4.46
15q3	2.9%	4.7%		1.01	2.89
15q4	2.9%	4.5%		0.42	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%		-4.11	1.16
18q1	1.4%	2.6%		-4.79	2.55
18q2	1.7%	2.3%		-0.64	1.90
18q3	1.5%	1.8%		-0.24	3.98

After a record first quarter in 2018, housing starts in the city of Toronto slipped below 3,000 in q2 for the first time since 2014q4 and remained there in q3.

Housing starts in 2018q3 are 35.1% lower than the ten year average. The weaker than normal second and third quarter can be attributed to fewer high-rise building construction starts, specifically in April, May and August, which is vastly different from the q1 which set a 30 year record for high-rise construction starts (7,624).

However, high-rise starts are very volatile, monthly data for September 2018 show that housing starts in the city of Toronto are up 130.1% compared to a year ago; whereas August shows a decline of 30.5% year over year.

Toronto's share of regional housing starts was 52.7% in 2018q3. Since 2008, city of Toronto housing starts have accounted for 46.4% of total starts in the Toronto Census Metropolitan Area (CMA).

Source: CMHC Housing Now
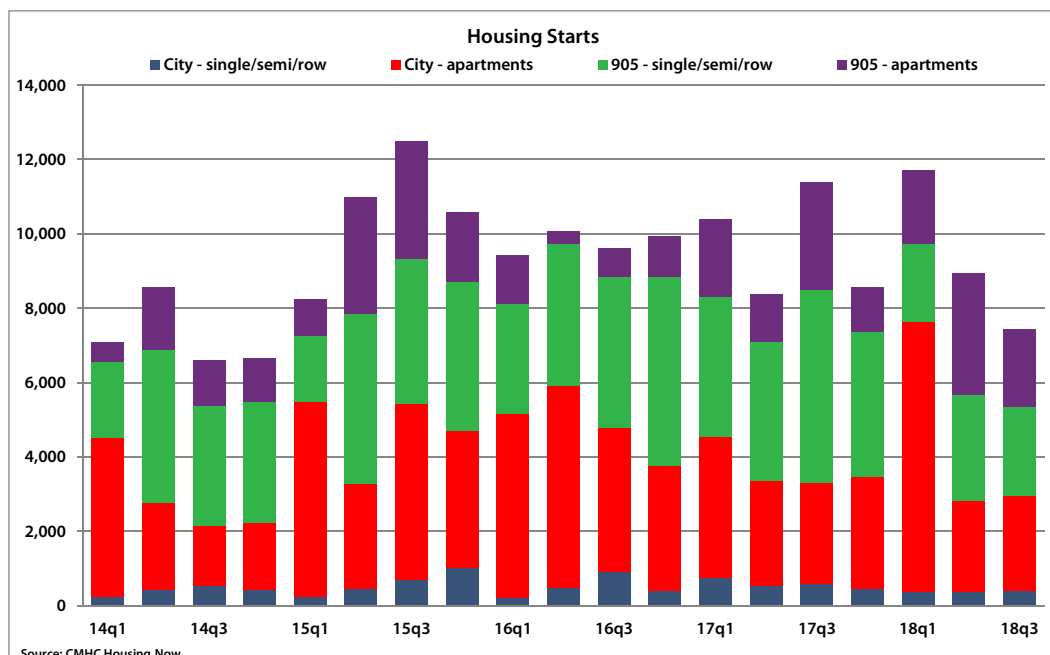
|	Housing Starts				
	City			**905**	
	single/semi/row	apartments		single/semi/row	apartments
15q1	237	5,257		1,773	969
15q2	474	2,801		4,581	3,131
15q3	711	4,716		3,907	3,166
15q4	1,026	3,691		3,988	1,859
16q1	229	4,927		2,959	1,297
16q2	509	5,409		3,816	335
16q3	906	3,872		4,077	759
16q4	408	3,357		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
18q1	397	7,227		2,088	1,990
18q2	386	2,445		2,841	3,277
18q3	259	2,469		1,311	1,818

Building Permits

Trend symbols (below) are positive (round/green symbol) or negative (red/diamond symbol). These symbols describe the slope of the observations over the last 12 months and the last 24 months. These symbols <u>do not</u> directly relate to the adjacent month-over-month and year-over-year data. See page 16 for further explanation.

Total Value of Building Permits (billions $)

	Oct-18	Sep-18	Oct-17	Trend 12m	24m
City	$1.56	$0.78	$0.77	🟢	🟢
905	$0.69	$0.63	$1.08	🔴	🔴

The City of Toronto issued $1.56 billion of building permits in October 2018, up 100% from September, and up 102% from the same month in 2017.

At the same time, "905" permit values increased by 8% on a monthly basis in October 2018, and are down by 36% compared to a year ago.
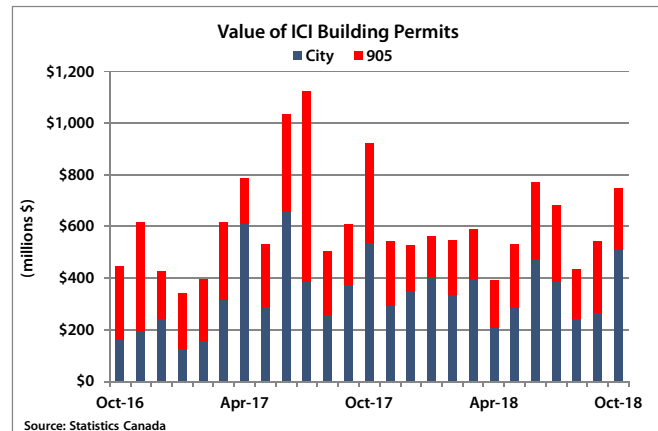

Total Value of Building Permits
Source: Statistics Canada
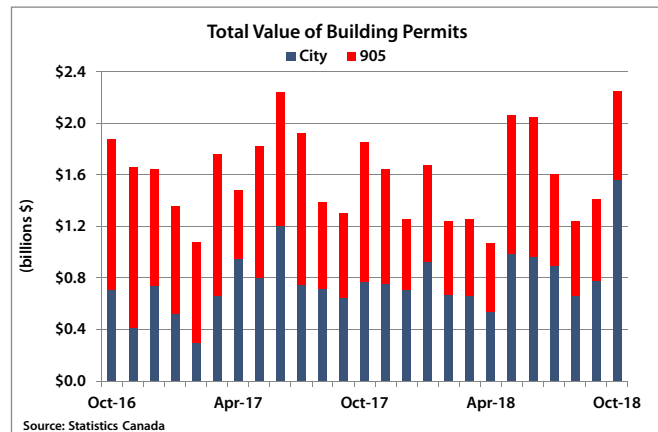
Value of ICI Building Permits (millions $)

	Oct-18	Sep-18	Oct-17	Trend 12m	24m
City	$509.8	$264.5	$536.2	🔴	🟢
905	$240.0	$277.0	$385.4	🔴	🔴

The City issued $510 million of building permits for non-residential structures (Industrial, Commercial and Institutional) in October 2018, which is almost double from September on a month to month basis, but down 5% from a year ago.

The city's share (68%) of regional ICI permits in October is higher than it was year ago (58%).

ICI permit values in the "905" decreased by 13% in October 2018 on a monthly basis and is also down 38% from a year ago.


Value of ICI Building Permits
Source: Statistics Canada

Value of Building Permits Toronto (millions $)

|	Oct-18	Sep-18	Oct-17	Trend 12m	24m
Resid	$1,054.0	$515.6	$236.7	🟢	🟢
Comm	$451.2	$114.6	$241.2	🟢	🟢
Indust	$40.8	$3.4	$232.2	🔴	🟢
Instit	$17.8	$146.6	$62.7	🟢	🔴

On a monthly basis, the increase in total value of permits in October was led by a sharp increases in all types of permits.

The city's building permits for October 2018 include 18 York St, a $280 million, 33 storey, 870,000 sq ft office building and several large residential condo buildings.

Value of Building Permits - Toronto
Source: Statistics Canada
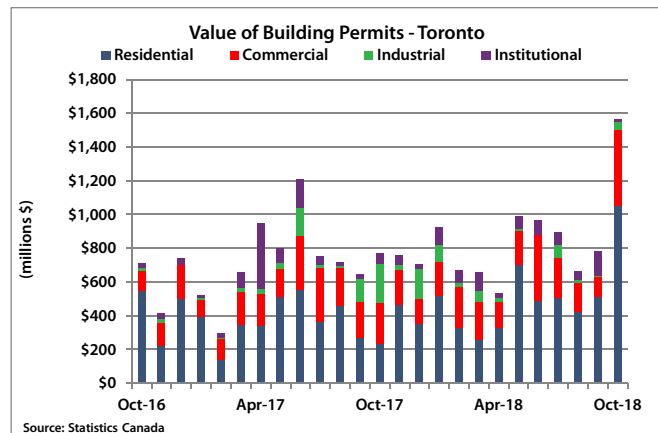
Since 2004, when Statistics Canada began publishing retail sales data at the CMA level, about one-third of Canada's total retail sales have been generated in the three largest census metropolitan areas (CMAs): Toronto, Vancouver and Montreal. On a monthly basis, seasonally adjusted retail sales increased in the Toronto CMA (1.83%) from September to October 2018. During this same time period, the Montreal CMA (-0.08%) decreased but the Vancouver CMA saw a 1.07% increase.

On a year-to-year basis, seasonally adjusted retail sales in October 2018 for the Toronto CMA (3.03%) and Montreal CMA (4.7%) experienced positive growth, while the Vancouver CMA (-4.9%) showed a decline when compared to October 2017.


Toronto CMA
Not Adjusted — Seasonally Adjusted

Source: Statistics Canada CANSIM Table 080-0020
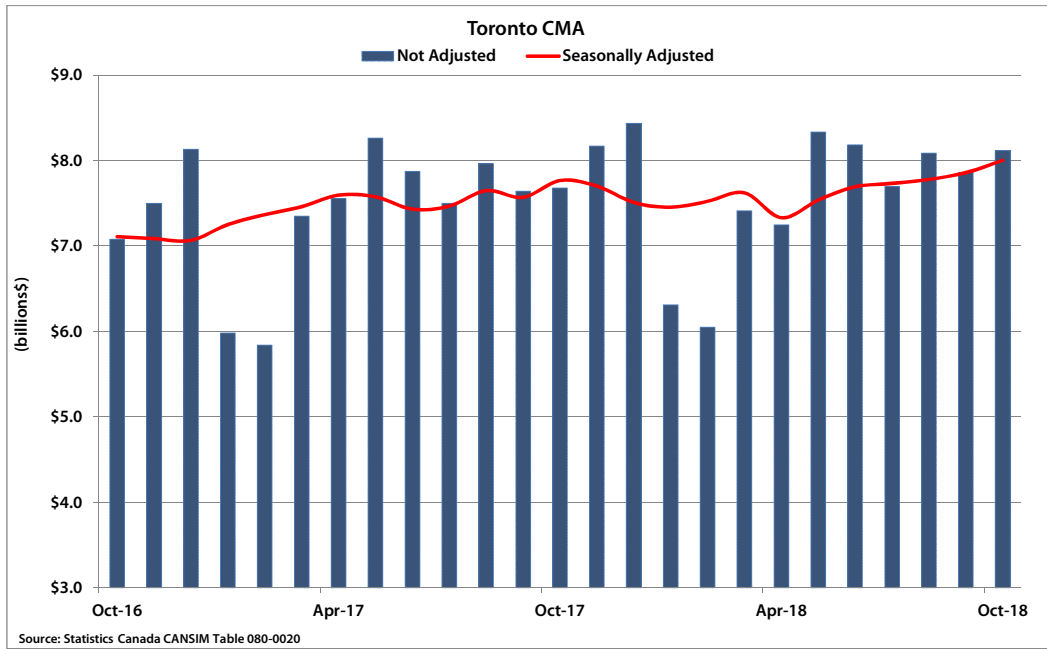
Total (Billions $)

Retail Trade Components (Unadjusted)				% Change			Seasonally Adjusted	
	Oct-18	Sep-18	Oct-17	M-M	Y-Y		Monthly	3MMA
Retail trade (Total - 000s)	8,116,553	7,861,445	7,676,976	3.2	5.7	Oct-16	7.11	6.98
441 Motor vehicle and parts dealers	2,606,607	2,480,076	2,366,496	5.1	10.1	Nov-16	7.08	7.07
4411 Automobile dealers	2,494,615	2,400,892	2,283,013	3.9	9.3	Dec-16	7.06	7.09
44111 New car dealers	2,290,601	2,212,675	2,109,569	3.5	8.6	Jan-17	7.25	7.13
44112 Used car dealers	204,014	188,218	173,445	8.4	17.6	Feb-17	7.37	7.23
4412 Other motor vehicle dealers	12,337	12,004	13,541	2.8	-8.9	Mar-17	7.46	7.36
4413 Automotive parts, accessories and tire	F	67,180	69,942			Apr-17	7.59	7.47
442 Furniture and home furnishings stores	263,298	262,080	263,983	0.5	-0.3	May-17	7.57	7.54
4421 Furniture stores	166,950	169,863	162,237	-1.7	2.9	Jun-17	7.43	7.53
4422 Home furnishings stores	96,348	92,217	101,747	4.5	-5.3	Jul-17	7.47	7.49
443 Electronics and appliance stores	304,796	337,503	303,675	-9.7	0.4	Aug-17	7.65	7.51
444 Building material and garden equipment	391,287	372,850	427,777	4.9	-8.5	Sep-17	7.57	7.56
445 Food and beverage stores	1,353,222	1,344,272	1,031,877	0.7	31.1	Oct-17	7.76	7.66
4451 Grocery stores	957,790	959,487	1,031,877	-0.2	-7.2	Nov-17	7.70	7.68
44511 Supermarkets and other grocery	872,731	879,853	950,112	-0.8	-8.1	Dec-17	7.51	7.66
44512 Convenience stores	85,059	79,634	81,766	6.8	4.0	Jan-18	7.45	7.55
4452 Specialty food stores	129,161	111,343	120,757	16.0	7.0	Feb-18	7.52	7.49
4453 Beer, wine and liquor stores	266,272	273,442	255,000	-2.6	4.4	Mar-18	7.62	7.53
446 Health and personal care stores	800,844	721,433	631,118	11.0	26.9	Apr-18	7.33	7.49
447 Gasoline stations	642,616	624,687	628,493	2.9	2.2	May-18	7.54	7.49
448 Clothing and clothing accessories stores	675,603	660,873	625,223	2.2	8.1	Jun-18	7.69	7.52
4481 Clothing stores	500,951	488,714	457,886	2.5	9.4	Jul-18	7.73	7.65
4482 Shoe stores	85,858	81,362	85,323	5.5	0.6	Aug-18	7.78	7.73
4483 Jewellery, luggage and leather goods	88,795	90,796	82,014	-2.2	8.3	Sep-18	7.86	7.79
451 Sporting goods, hobby, book and music	116,522	150,816	114,405	-22.7	1.9	Oct-18	8.00	7.88
452 General merchandise stores	728,502	694,200	701,254	4.9	3.9			
4521 Department Stores	x	x	x					
4529 Other general merchandise stores	x	x	x					
453 Miscellaneous store retailers	233,255	212,654	206,917	9.69	12.73			

TORONTO

Trend symbols (below) are positive (round/green symbol) or negative (red/diamond symbol). These symbols describe the slope of the observations over the last 12 months and the last 24 months. These symbols <u>do not</u> directly relate to the adjacent month-over-month and year-over-year data. See page 16 for further explanation.

Business Bankruptcies

|	Oct-18	Sep-18	Oct-17	Trend 12m	24m
City	23	17	16	◆	◆
CMA	31	36	34	◆	◆
Ontario	67	54	67	●	◆
Canada	240	210	250	●	●

In October 2018, the number of business bankruptcies in the city of Toronto was up by 6, or 35.3%, from the previous month; however, business bankruptcy data are very volatile on a monthly basis.

Source: Innovation, Science and Economic Development Canada
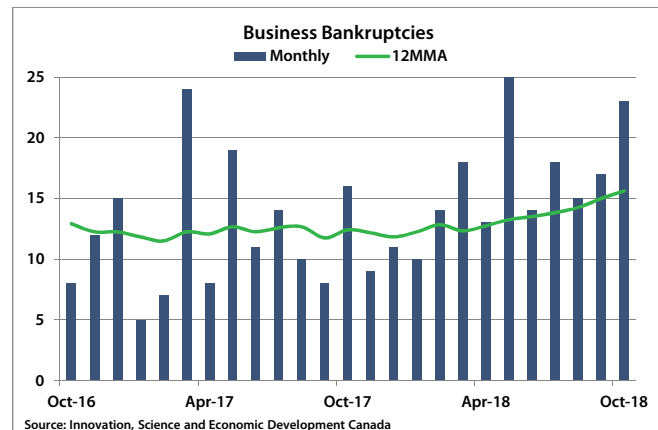
Consumer Bankruptcies

	Oct-18	Sep-18	Oct-17	Trend 12m	24m
City	230	188	218	●	●
CMA	402	365	420	◆	●
Ontario	1,292	1,166	1,327	◆	●
Canada	5,083	4,477	4,994	◆	●

Consumer bankruptcies in the city increased by 22.3% in October 2018 from September. Similar to business bankruptcy data, these data are also fairly volatile on a monthly basis. Nonetheless, there is a slight downward trend evident in the last two years.
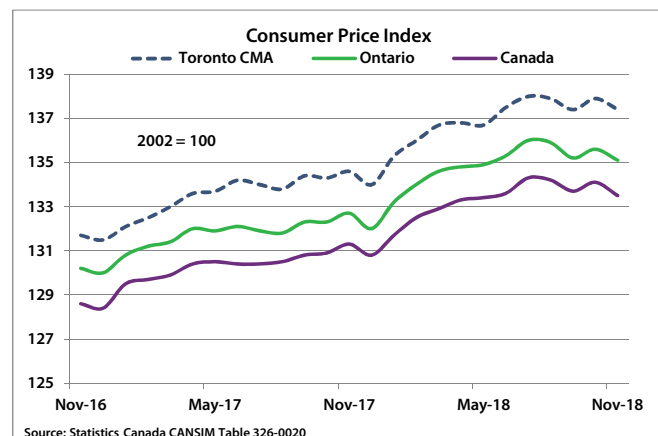

Source: Innovation, Science and Economic Development Canada
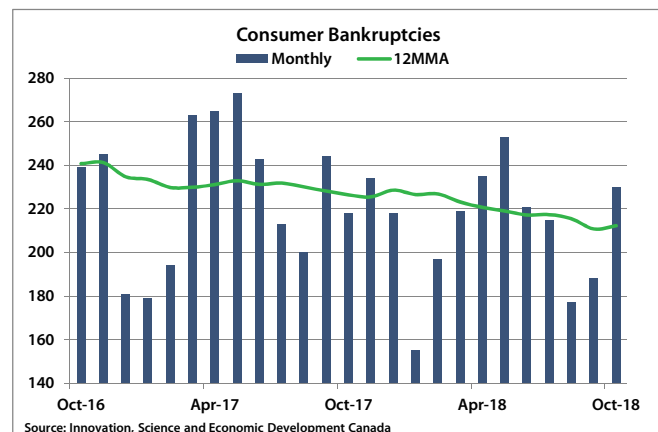
Consumer Price Index

	Nov-18	Oct-18	Nov-17
CMA	137.4	137.9	134.6
Ontario	135.1	135.6	132.7
Canada	133.5	134.1	131.3

Annual Change

	Nov-18	Oct-18	Nov-17		
CMA	2.1%	2.7%	2.2%	●	●
Ontario	1.8%	2.5%	1.9%	●	●
Canada	1.7%	2.4%	2.1%	●	●

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


Source: Statistics Canada CANSIM Table 326-0020

Trend symbols (below) are positive (round/green symbol) or negative (red/diamond symbol). These symbols describe the slope of the observations over the last 12 months and the last 24 months. These symbols do not directly relate to the adjacent month-over-month and year-over-year data. See page 16 for further explanation.

TTC

Average Weekday Ridership (000s)

	Oct-18	Sep-18	Oct-17	Trend 12m	24m
City	1,682.2	1,754.3	1,759.4	◆	◆

Moving Annual Total (millions)

City	524.4	525.7	534.5	◆	◆

TTC ridership appears to have been falling for over 2 years. However, this may be the result of changes in how ridership is measured and other factors.


TTC Ridership

Source: Toronto Transit Commission
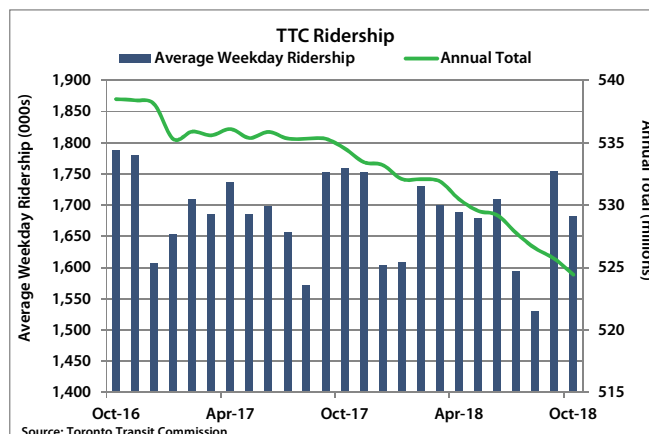
GO Transit (Trains & Buses)

Average Weekday Boardings

	Nov-18	Oct-18	Nov-17	Trend 12m	24m
City	297,483	301,111	279,326	●	●

Monthly Total Ridership (000s)

City	6,544.6	6,624.4	6,145.2	●	●

GO Transit ridership continues to expand strongly. Even though, average weekday boardings declined slightly in November, they are 6.5% higher than a year ago.

Total GO Transit ridership shows a similar pattern; however, one has to be careful making monthly comparisons, because the monthly totals are affected by the number of working days in each month, which varies from year to year.


GO Transit Ridership

Source: Metrolinx - *Data available since September 2015
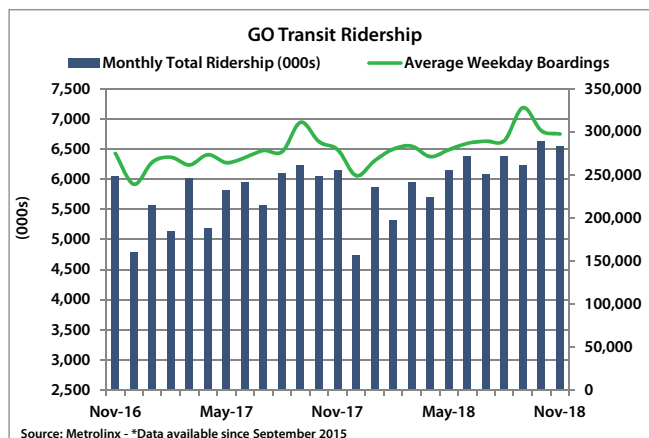
Pearson Airport   Total Passengers (000s)

	Oct-18	Sep-18	Oct-17	Trend 12m	24m
City	4,040.0	4,231.6	3,912.8	●	●

Total passengers going through Toronto Pearson Airport declined by 4.5% in October on a monthly basis; however, this series exhibits a lot of seasonality.

Compared to a year ago, total passengers increased by 3.3% in October 2018.

Toronto Pearson Airport

Source: Greater Toronto Airport Authority
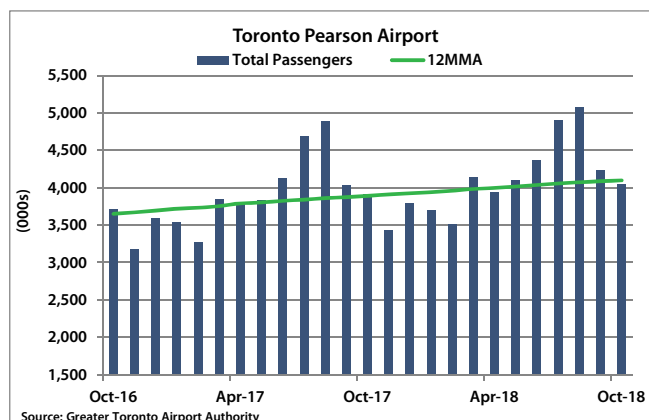
Toronto is one of the most livable and competitive cities in the world as demonstrated by various international rankings and reports. In addition to securing its position on the world stage, Toronto's rankings confirm that it continues to offer a high quality of life for the 2.9 million residents who choose to live and work here.

Rank	Year	Source	Base
1	2016	KPMG's Comparative Alternatives Study - Focus on Tax	Global - 111 Cities
1	2018	Youthful Cities - Canada's Most Youthful Cities	Canada - 13 Cities
3	2016	PWC - Cities of Opportunity - Best Cities to Live and Work	Global - 30 Cities
3	2018	Transit Score - Public Transit Coverage	North America - 130 Cities
3	2018	CBRE - Scoring Tech Talent - Lowest Cost Market	U.S. & Canada - 50 Cities
4	2017	The Economist Intelligence Unit – The Safe Cities Index	Global - 60 Cities
4	2018	CBRE Scoring Tech Talent Report - Top-ranked Tech Talent Markets	U.S. & Canada - 50 Cities
4	2018	NTU - Scientific Papers for Universities	Global - 500 Cities
4	2016	KPMG's Comparative Alternatives Study – Business Costs	Global - 29 Cities
5	2018	OAG - Most Internationally Connected Airports in the World	Global - 50 Cities
7	2018	IESE - Cities in Motion Index - Smart Cities	Global - 165 Cities
7	2018	The Economist – Livability Index, Most Livable Cities	Global - 140 Cities
7	2018	CBRE How Global Is Retail - Top Target Markets by New Entrants	Global - 122 Cities
7	2018	UBS Global Cities - Purchasing Power	Global - 77 Cities
8	2018	2ThinkNow - Most Innovative Cities	Global - 500 Cities
9	2018	JLL - City Momentum Index - Future Proof Cities	Global - 30 Cities
9	2018	Christie's – Global Luxury Real Estate White Paper	Global - 80 Cities
9	2017	Business Insider - Most High Tech Cities in the World	Global - 85 Cities
9	2018	IG Group - Largest Exchange by Market Capitalization	Global - 79 Exchanges
11	2018	Z/Yen Group – Global Financial Centres Index 24	Global - 110 Cities
13	2018	QS Best Student Cities - University Ranking	Global - 100 Cities
13	2018	Resonance Consultancy - World's Best City Brands Report	Global - 100 Cities
14	2018	Global Power City Index - Most Magnetic Cities	Global - 44 Cities
16	2018	Mercer Consulting– Quality of Living Ranking Survey	Global - 231 Cities
17	2018	JLL - Global 300 - Retail Investment	Global - 650 Cities
17	2018	Centre for World University Rankings - University Rankings	Global - 1000 Universities
17	2018	Schroders Global Cities Index - Real Estate Opportunities	Global - 160 Cities
18	2018	AT Kearney - Most Influential Cities in the World	Global - 135 Cities
22	2018	Times Higher Education – World University Rankings	Global - 800 Universities
30	2018	JLL - Global 300 - Commercial Attraction	Global - 650 Cities
30	2017	ICCA - 2017 Top Destinations for International Association Meetings	Global - 400+ Cities

Beginning with the May 2018 edition of the Economic Bulletin, the indicator symbols on pages 2-15 show "trends" (for the last 12 months and for the last 24 months).

Trend indicators are positive (round/green symbol) or negative (red/diamond symbol). These symbols describe the trend (up or down) of the observations over the last 12 months and the last 24 months. The symbols do not describe the levels of the indicators. The slope of the trend line shows whether a variable has been increasing or decreasing over the last 12 months or 24 months. These symbols <u>do not</u> directly refer to the adjacent month-over-month and year-over-year data.

Mathematically, the slope of a trend line is identical to the slope of a linear regression line, which is also called the "best-fitting" straight line, because it minimizes the squares of the vertical deviations of the actual monthly observations from the best fit line.

In the following unemployment rate example, the trend lines show that the seasonally adjusted unemployment rate for city of Toronto residents has decreased over the last 12 months (blue line) and over the last 24 months (orange line). The 12 month line is steeper than the 24 month line, which indicates that the unemployment rate for city residents has been falling faster in the last 12 months than over the last 2 years.

Unemployment Rate (April 2018)

Source: Statistics Canada Labour Force Survey. Seasonally Adjusted Monthly
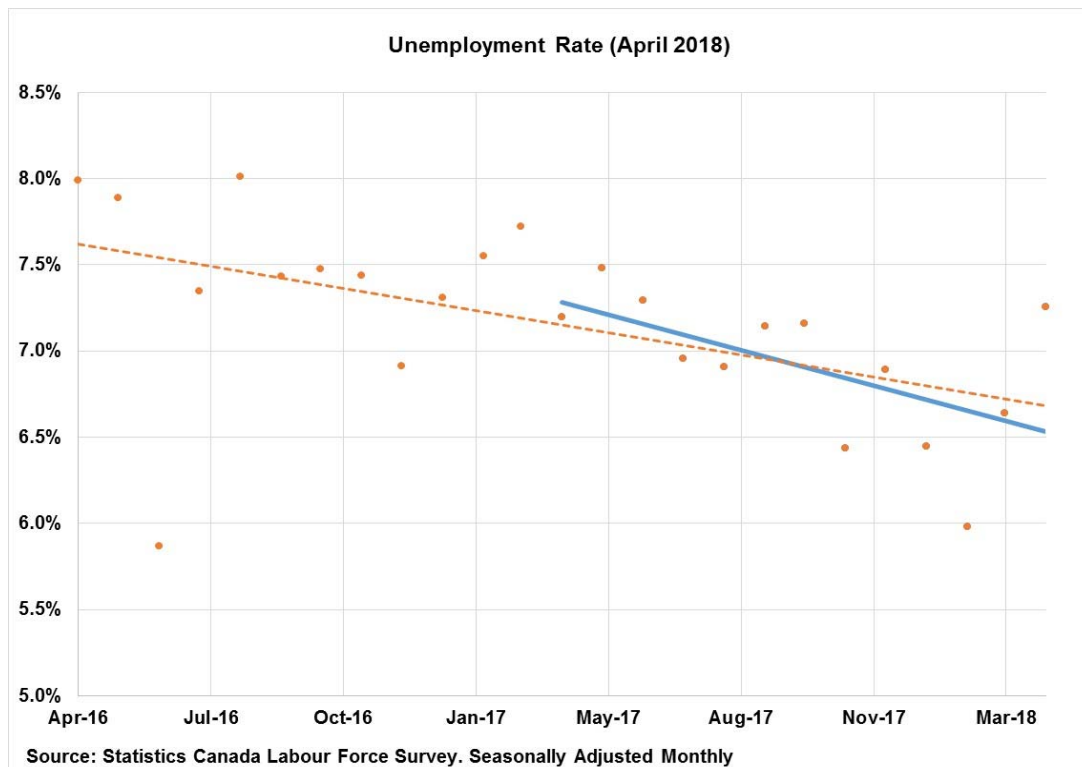
For more information on the linear trend line analysis in this publication, please contact EDC Research team at edcresearch@toronto.ca