

# HELPING TORONTO THRIVE AND GROW

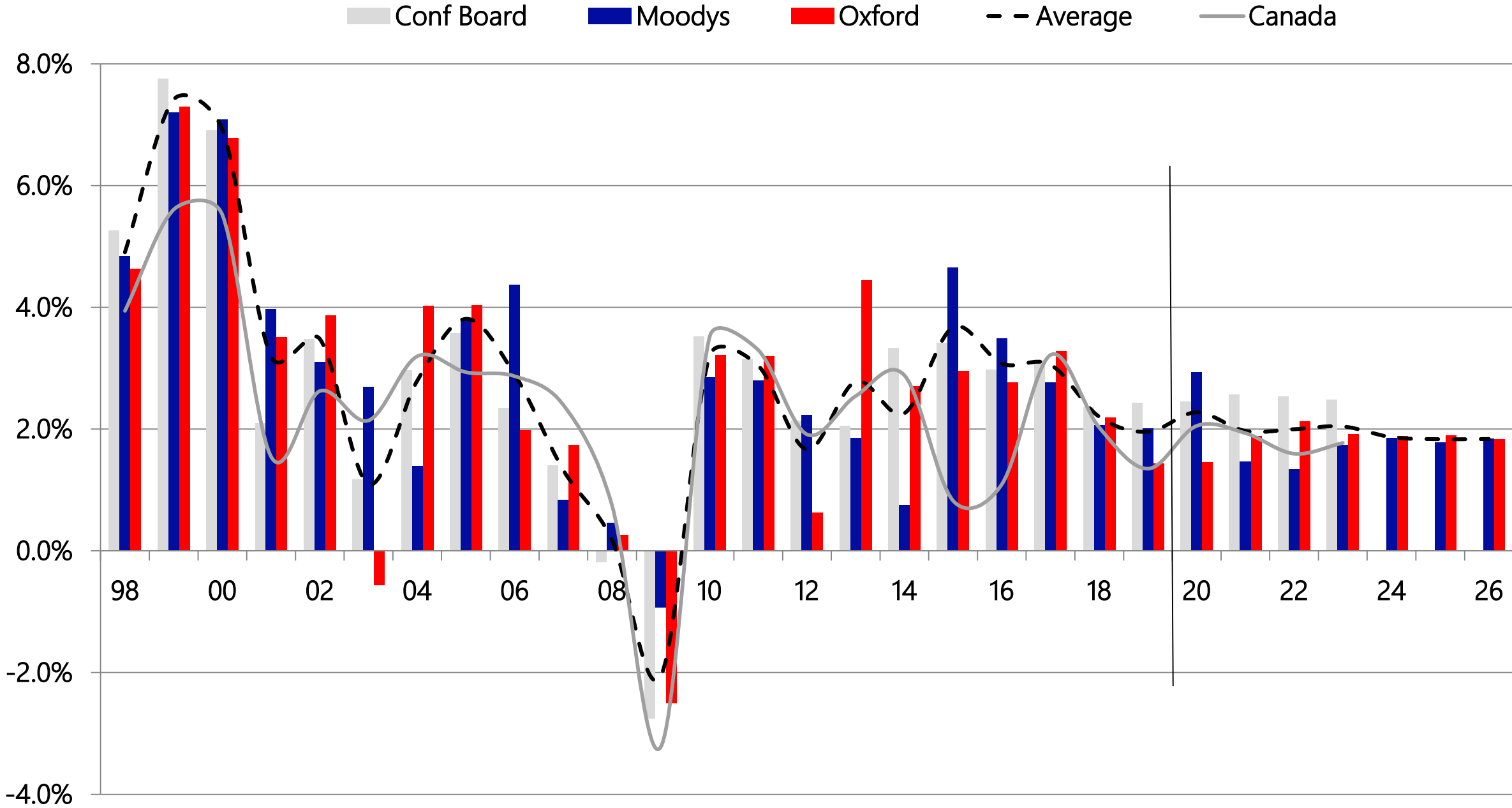


# TORONTO'S GROWTH ECONOMY

ECONOMIC AND COMMUNITY DEVELOPMENT  
COMMITTEE  
MAY 27, 2019

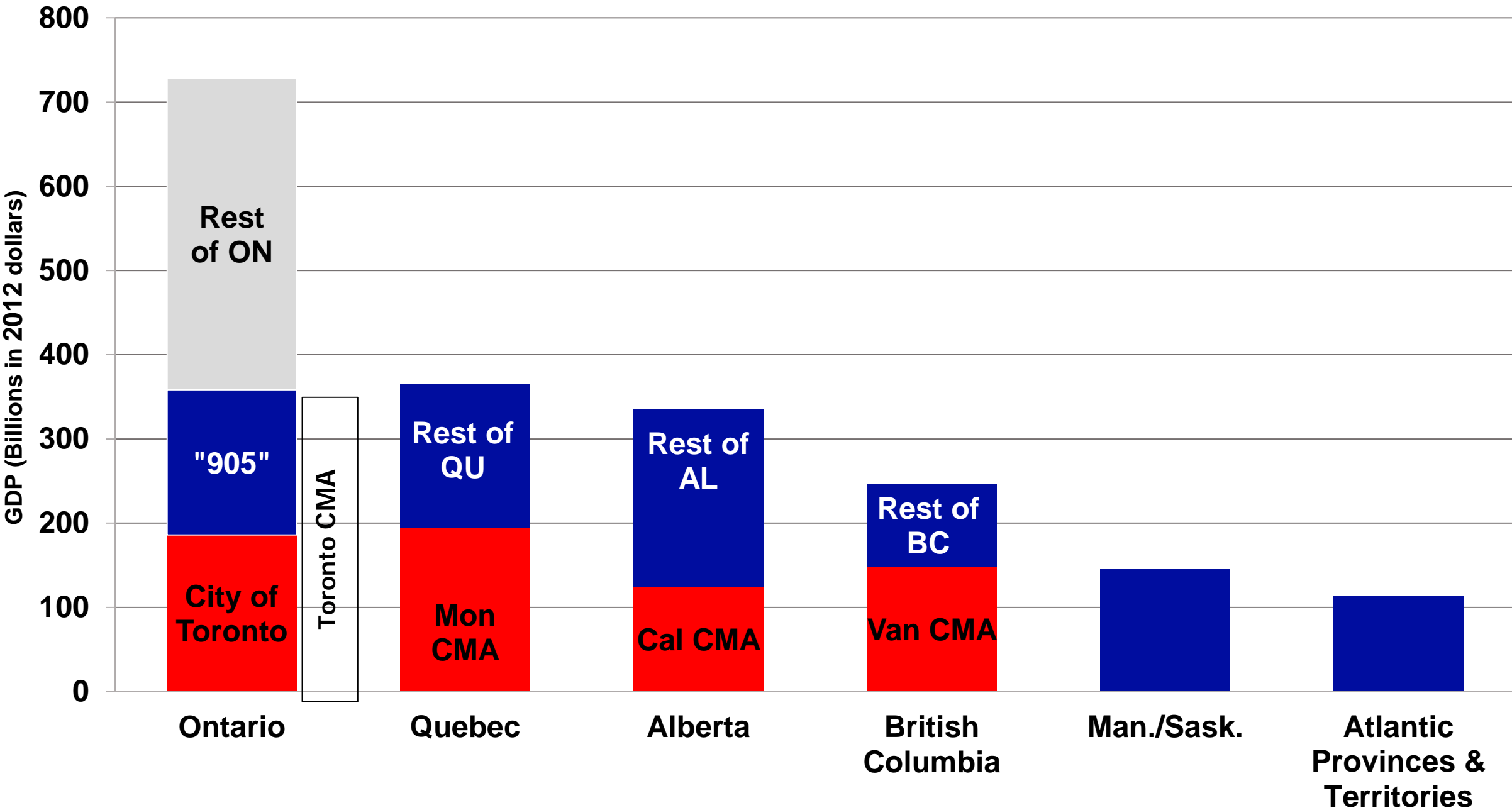
# MAYBE MORE MODERATE, BUT STILL SOLID GROWTH FORECAST

Annual Real GDP Growth – Toronto CMA



Sources: Conference Board of Canada (May 07, 2019), Moody's Analytics (May 10, 2019), Oxford Economics (March 29, 2019)

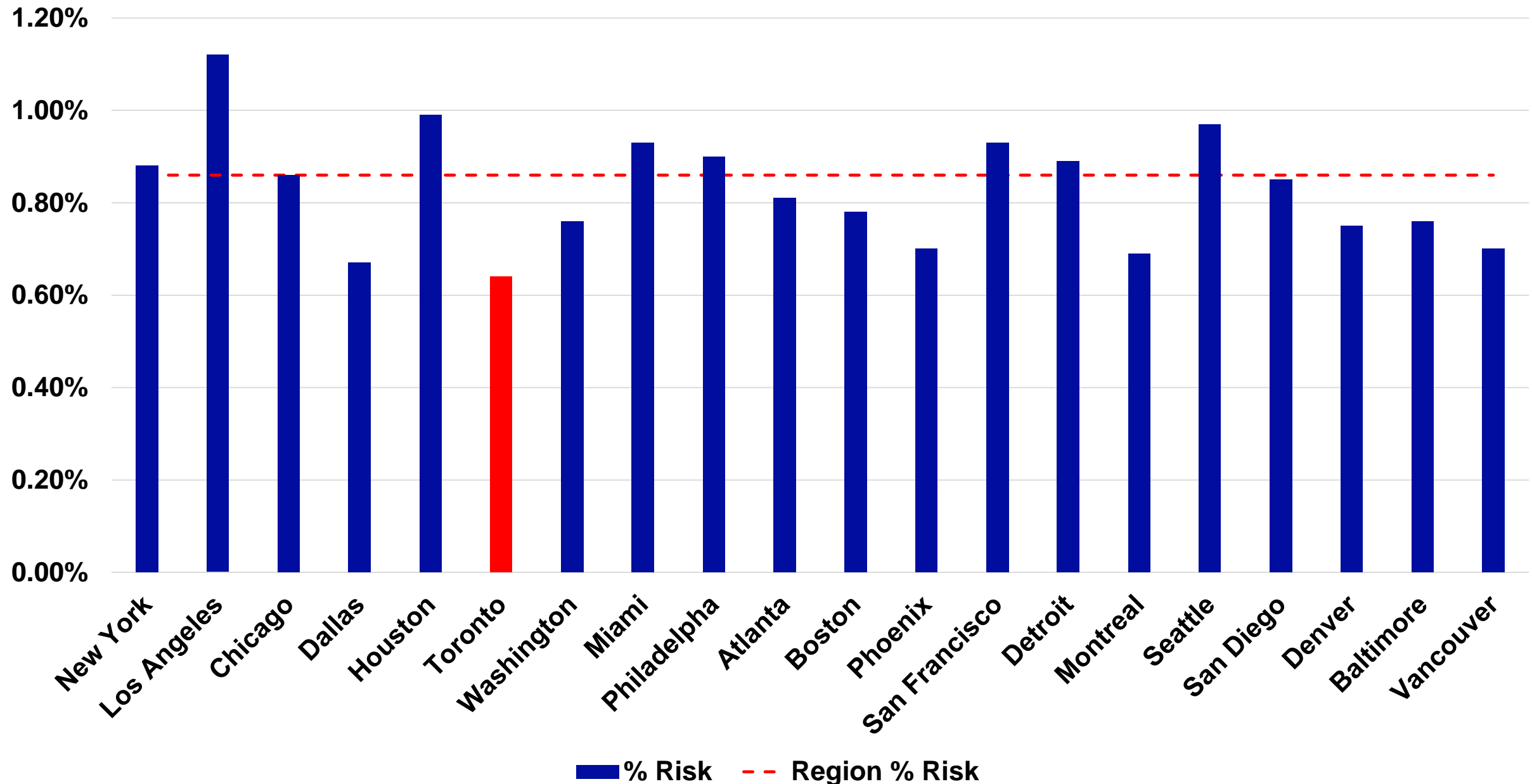
# TORONTO REMAINS THE ECONOMIC POWERHOUSE OF CANADA



Source: Statistics Canada Table 36-10-0402-01, Labour Force Survey 2018, 2011 NHS,  
Conference Board of Canada. 2018

# TORONTO RATED A VERY SAFE ECONOMY

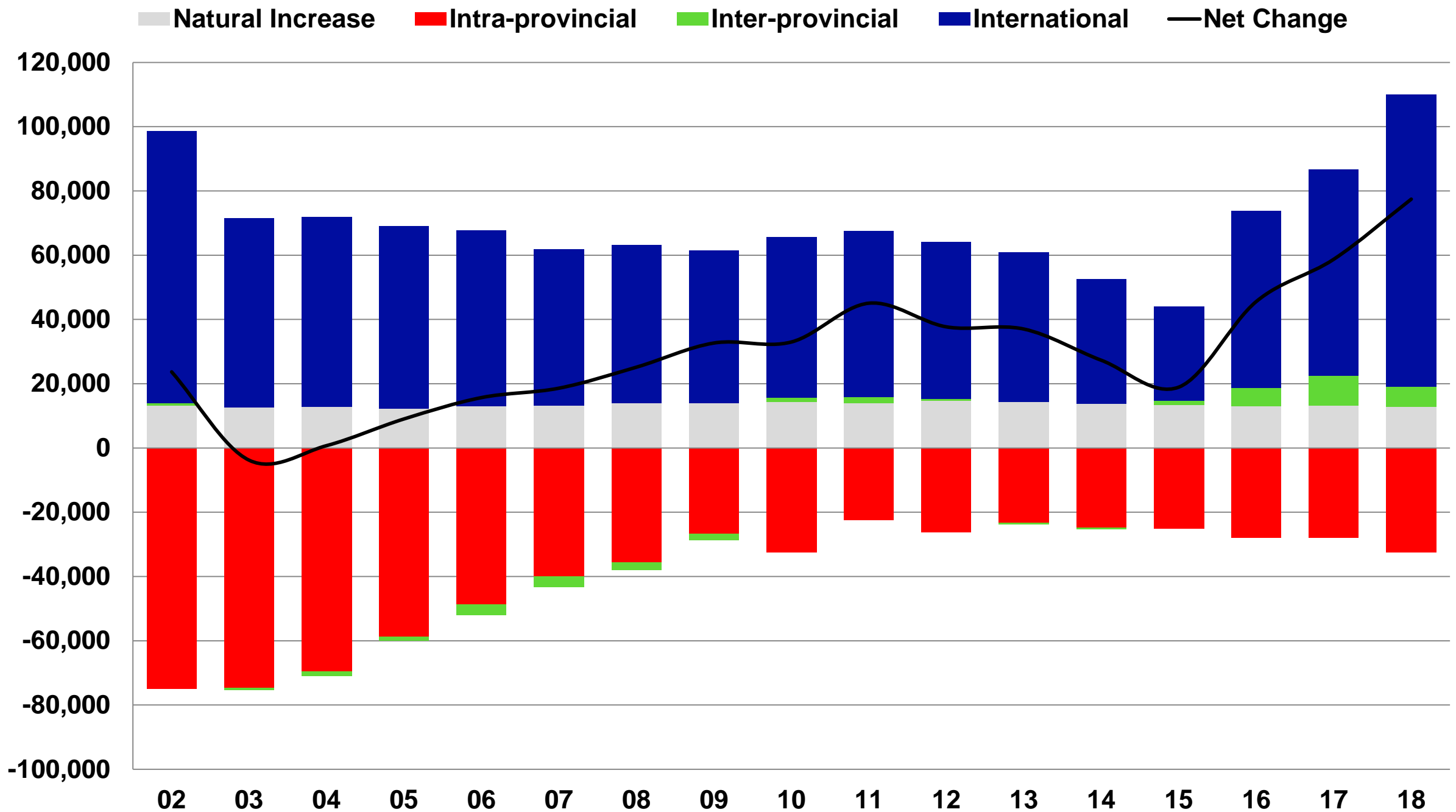
**% GDP Risk North American Cities  
(Region = 0.86%)**



Source: Lloyd's City Risk Index (March 5, 2019)

# STRENGTHENING IMMIGRATION FUELLING STRONGER GROWTH

## City of Toronto Population Change by Component

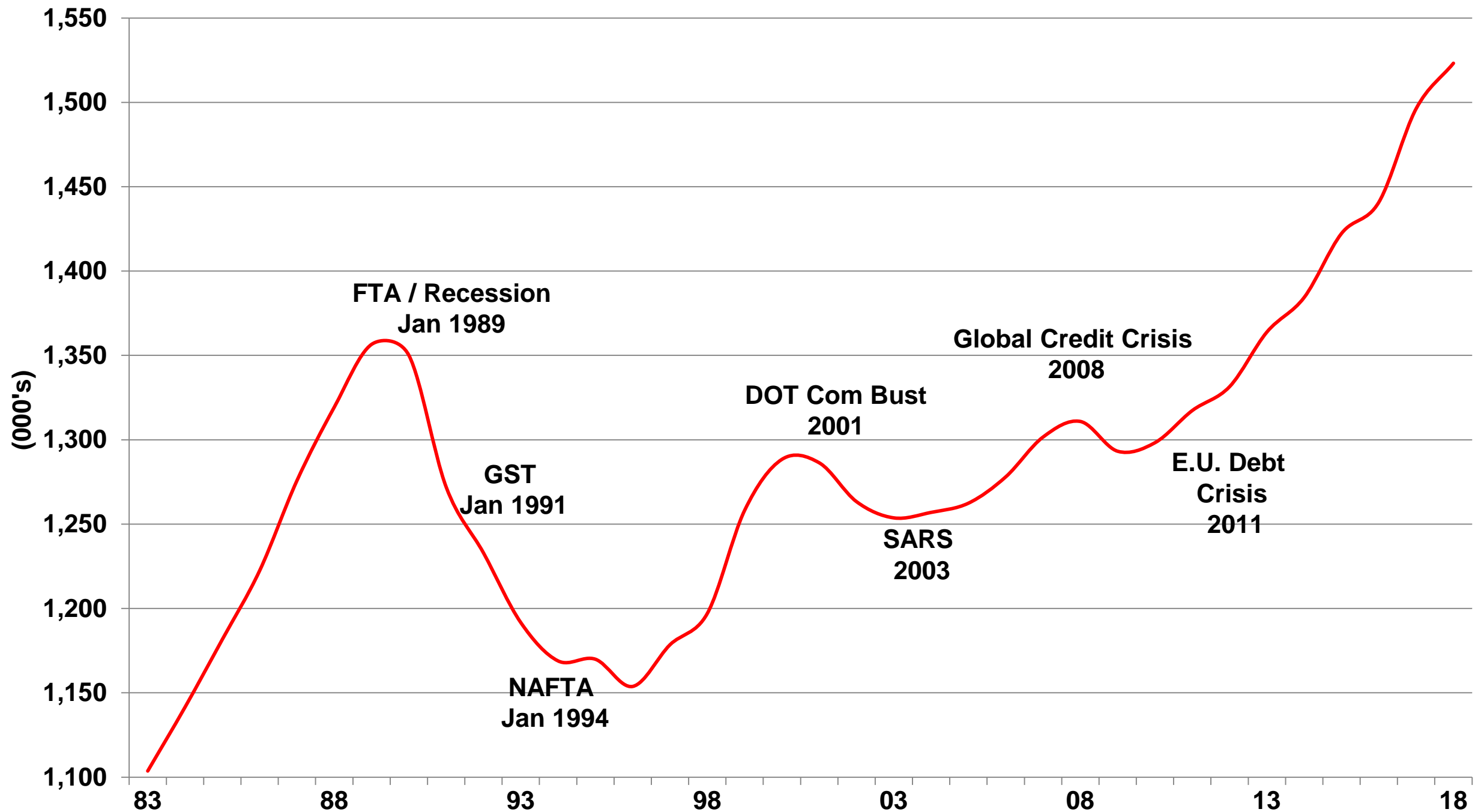


Source: Statistics Canada

# JOBS IN THE CITY KEEP GROWING RAPIDLY

ECONOMIC DEVELOPMENT  
AND CULTURE

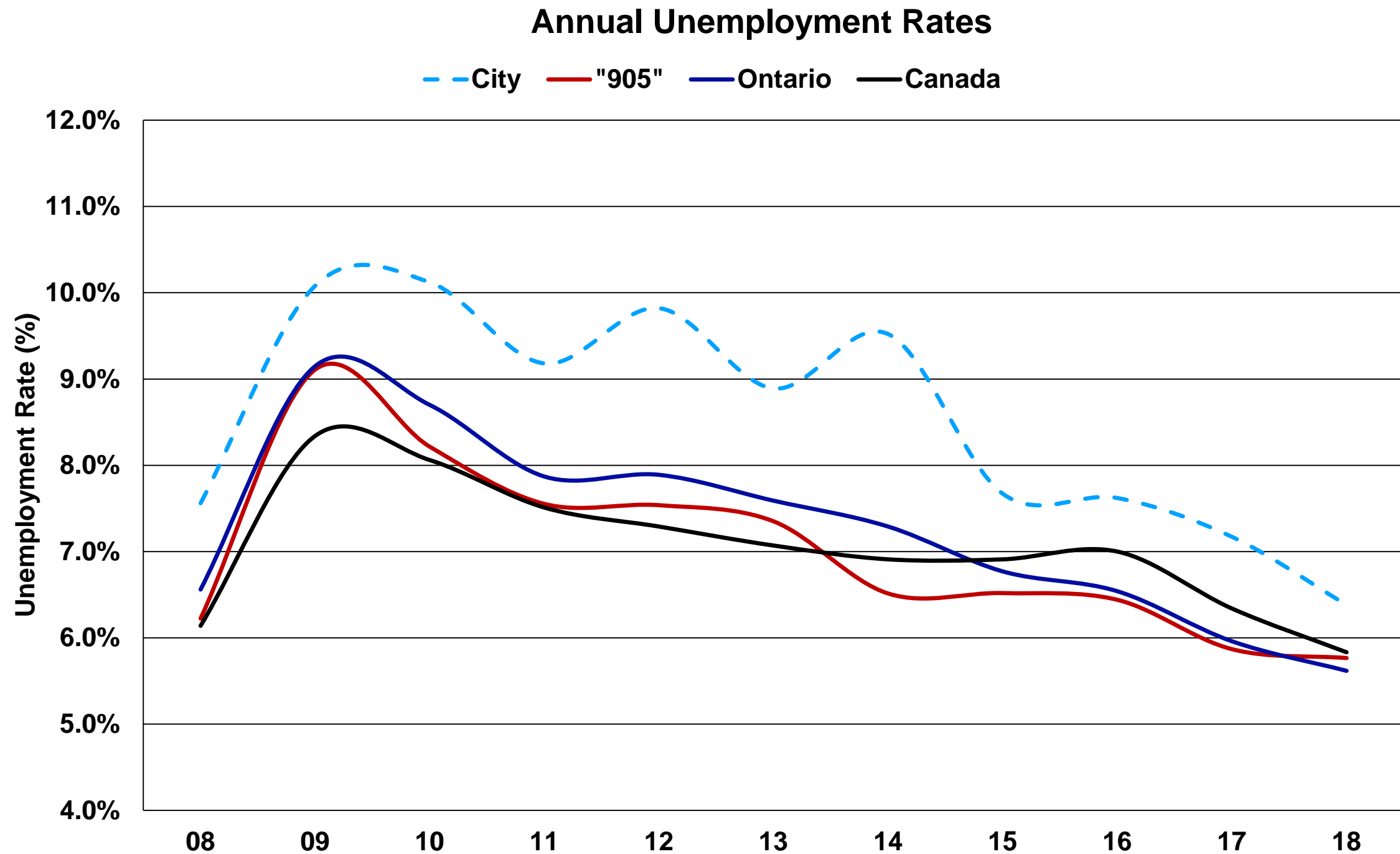
City of Toronto Establishment Survey



Source: Toronto Employment Survey



# AND THE UNEMPLOYMENT RATE KEEPS DROPPING AS WELL

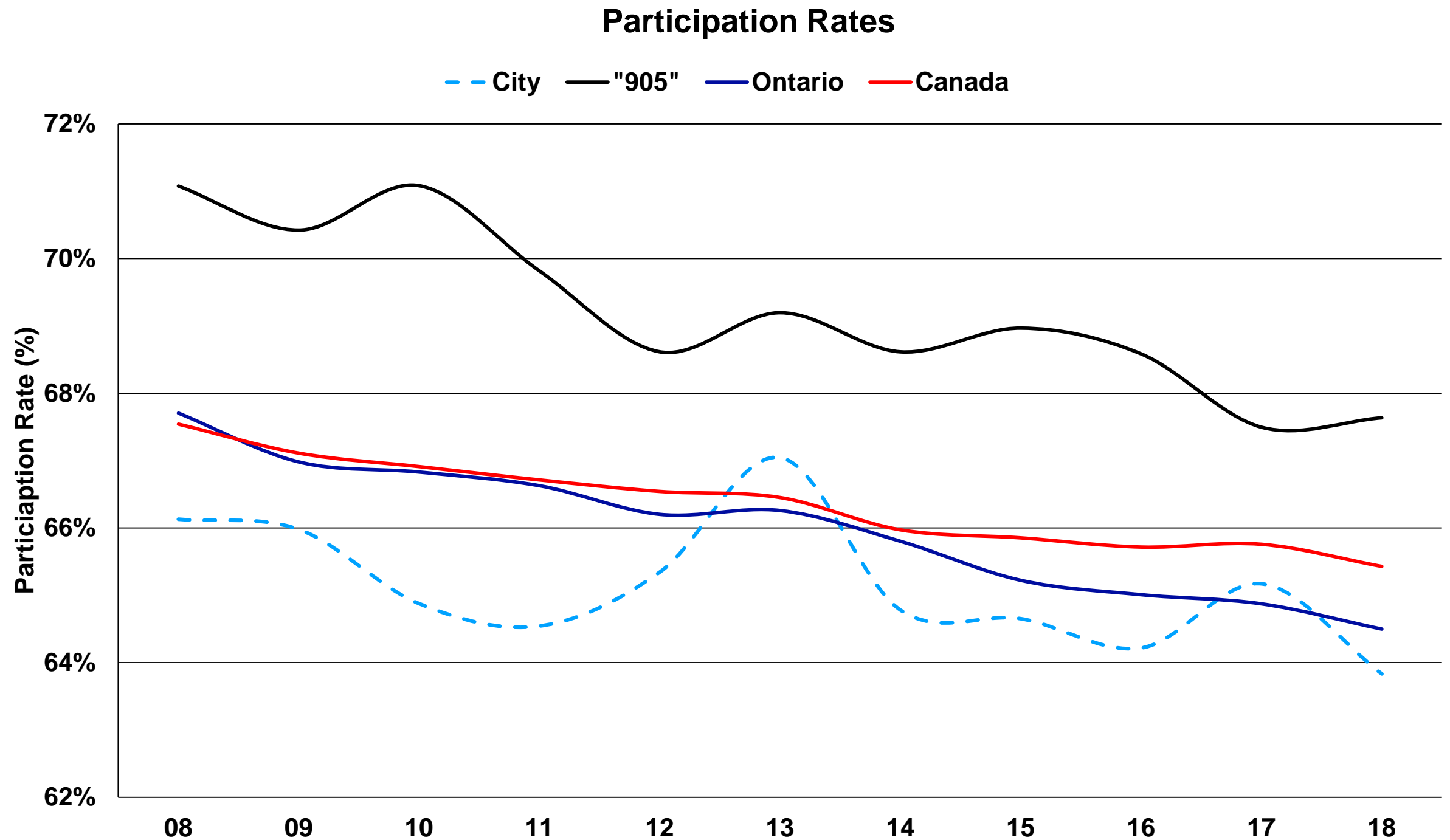


Source: Statistics Canada Labour Force Survey – Seasonally Adjusted (Jan. 2019)

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

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# DROPPING PARTICIPATION RATES LATELY ARE TROUBLING



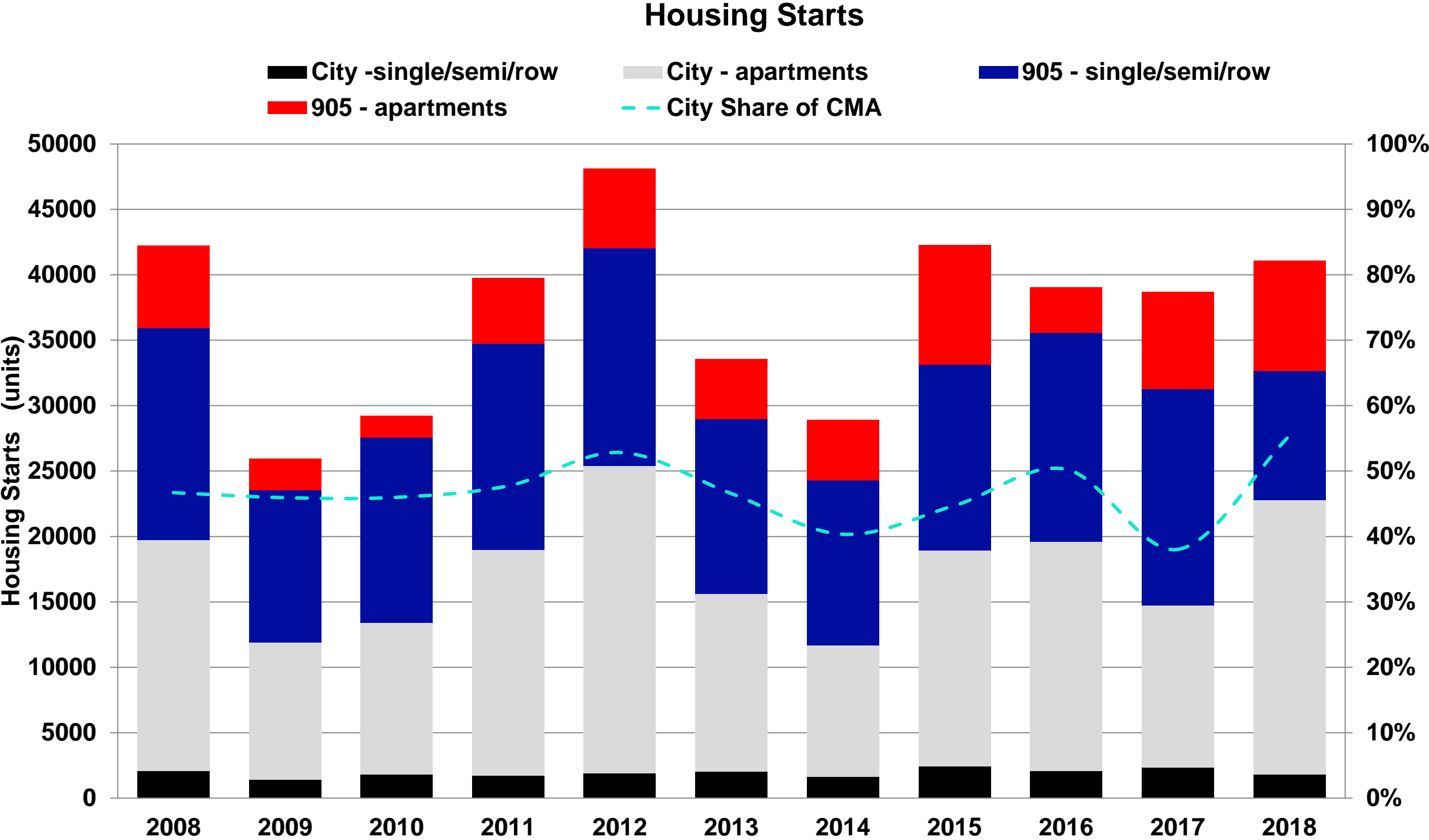
Source: Statistics Canada Labour Force Survey – Seasonally Adjusted (Dec. 2018)

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

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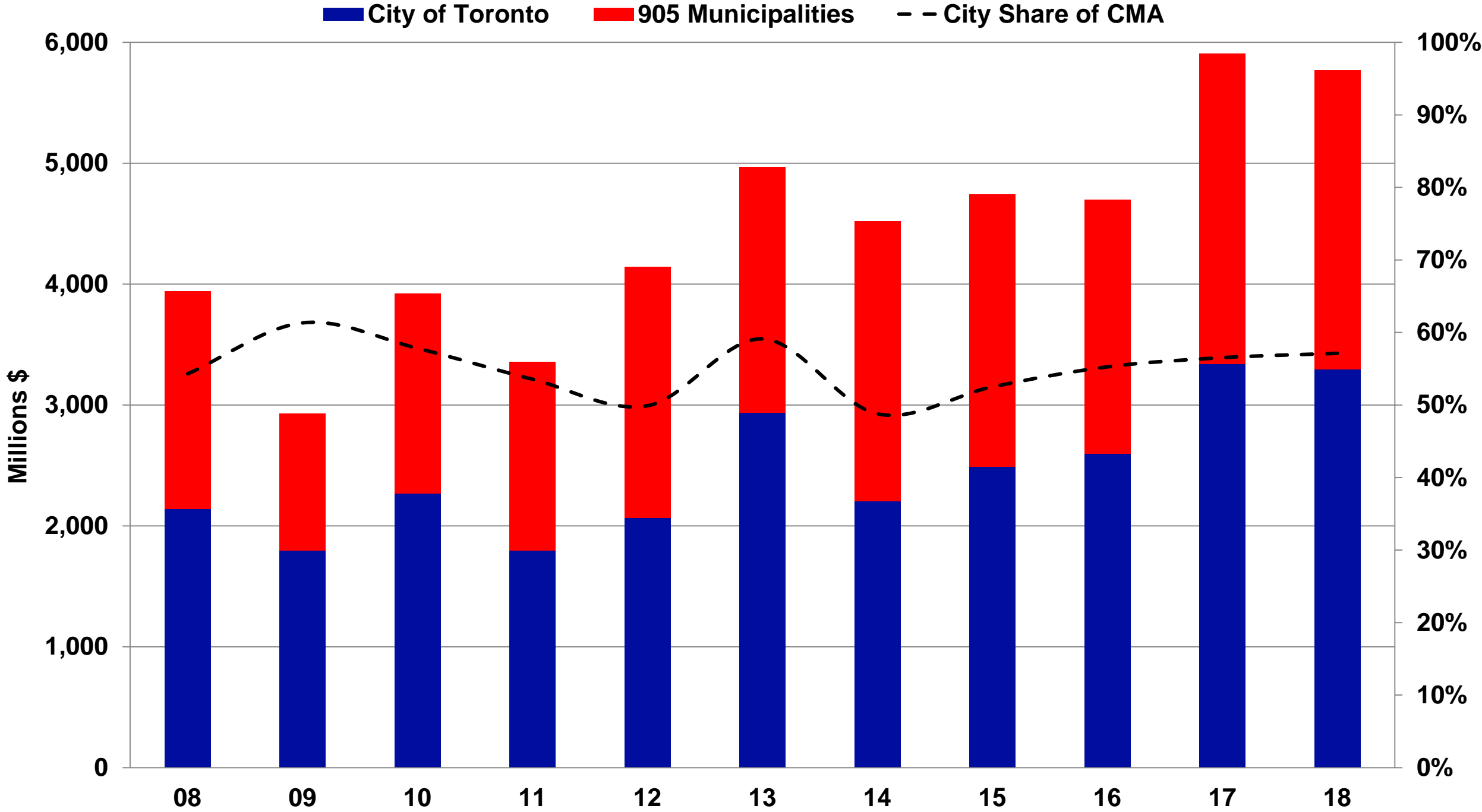
# RELATIVE HOUSING GROWTH BETWEEN '416' AND '905' FLUCTUATES



Source: CMHC

# SLIGHTLY MORE COMMERCIAL AND INDUSTRIAL BUILDING IN THE CITY

Value of C&I Building Permits, City and 905



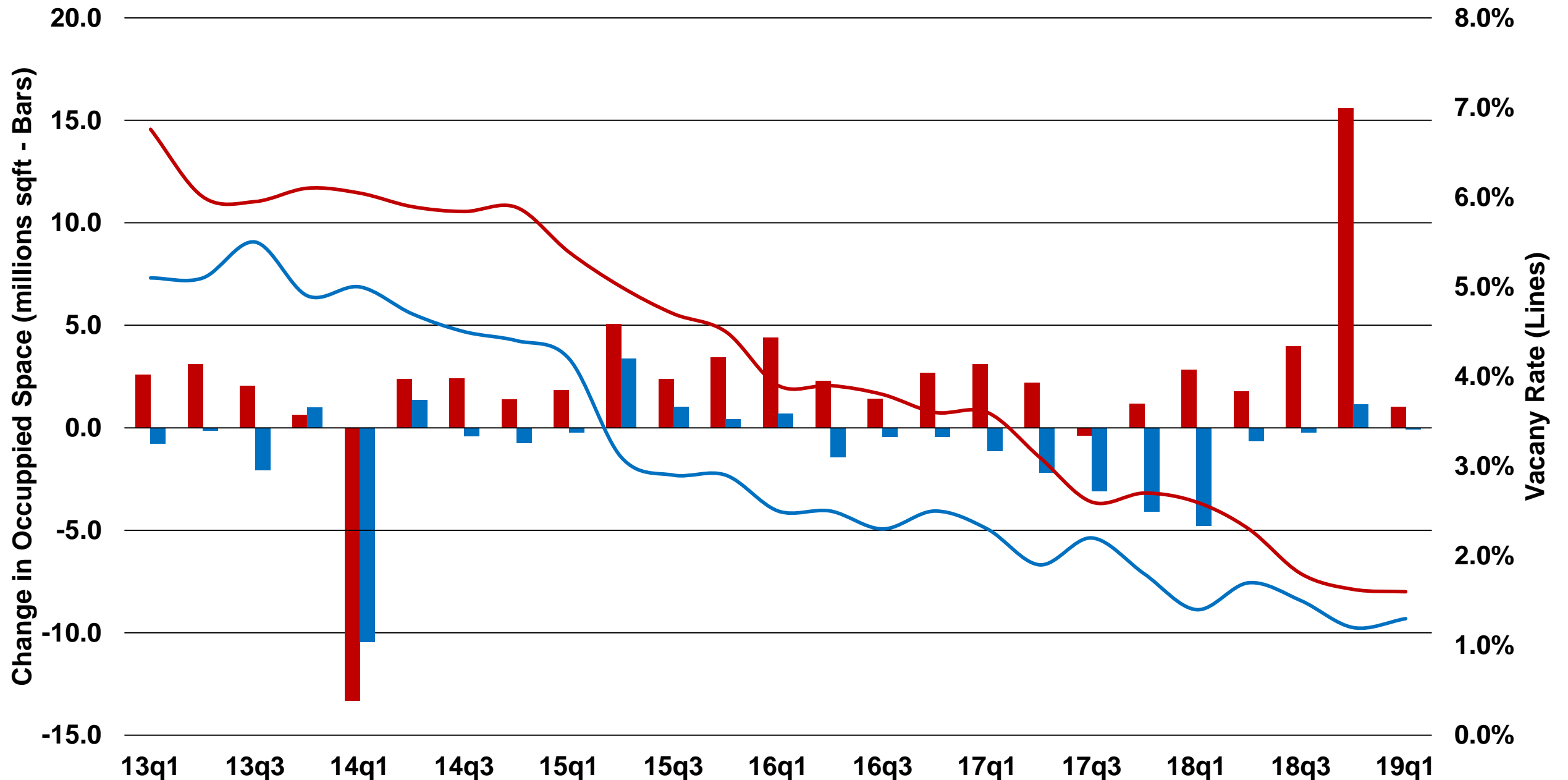
Source: Statistics Canada

# STRONG ECONOMY DRIVES DOWN INDUSTRIAL VACANCY RATES

ECONOMIC DEVELOPMENT  
AND CULTURE

Industrial Vacancy Rate & Occupied Space

— City of Toronto — 905



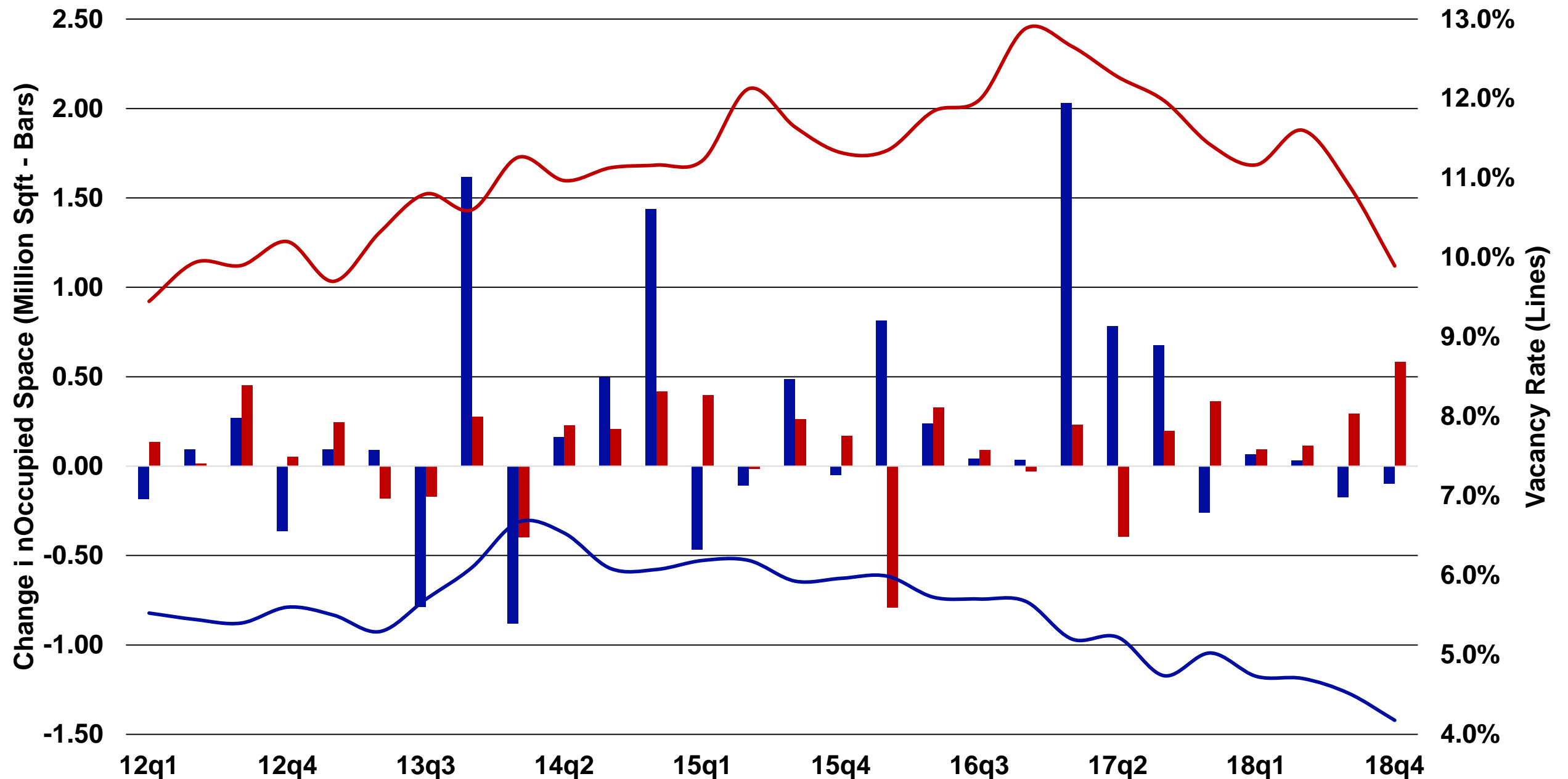
Source: Cushman & Wakefield Ltd.



# OFFICE VACANCY RATES LOWERING TOO

Office Vacancy Rate & Occupied Space

■ City of Toronto ■ 905

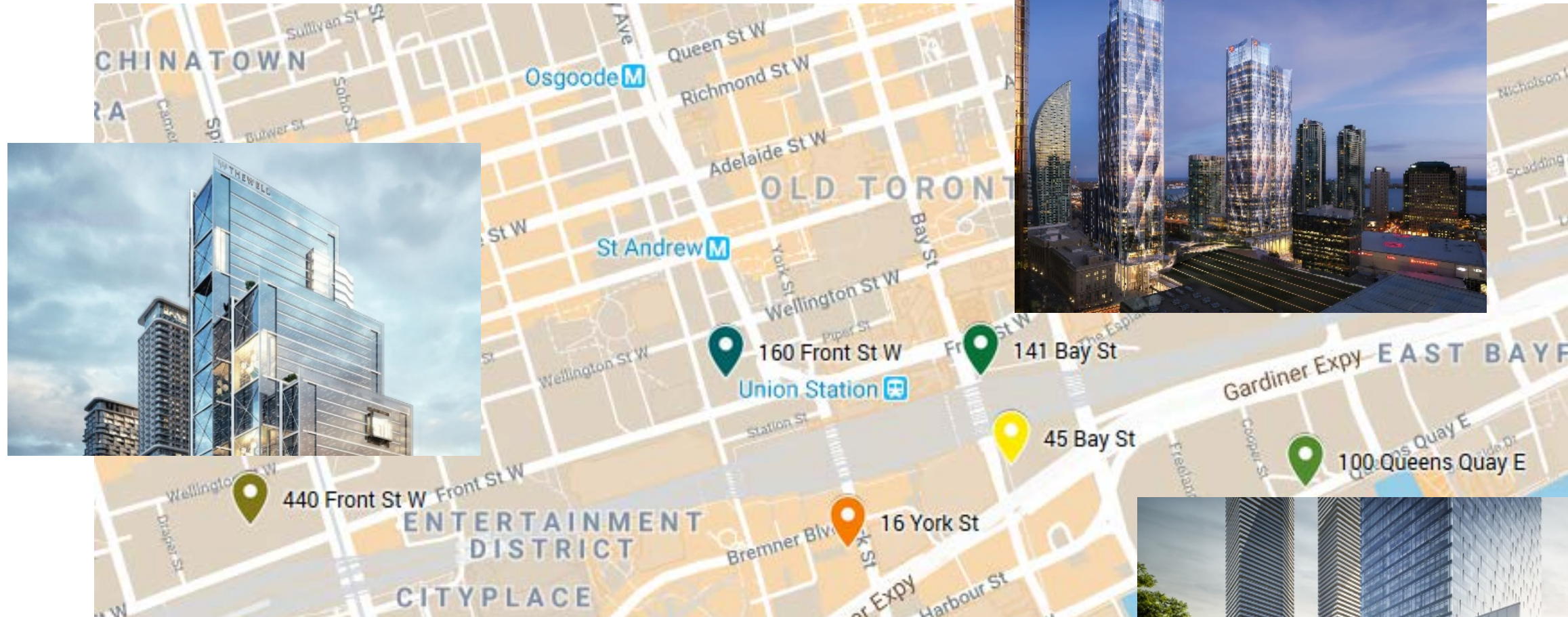


Source: Cushman & Wakefield Ltd.



# NEW OFFICE TOWERS WILL ADD ABOUT 9 MILLION SQUARE FEET

ECONOMIC DEVELOPMENT AND CULTURE



Project Name	Address	GFA (Square Feet)	ETA
CIBC Square Phase 1 & 2	45 & 141 Bay St	3,000,000	2020/2023
16 York	16 York St	870,000	2020
LCBO Tower at Sugar Wharf	100 Queens Quay E	675,000	2021
160 Front Street West	160 Front St W	1,200,000	2022
The Well - office	440 Front St W	1,000,000	2022



Source: Cushman & Wakefield Ltd.

# QUESTIONS