Appendix: Impact of COVID-19 on Current State and Future of Toronto's Retail Main Streets

Main Street Case Study Data and Economic Indicators

Data Collected: June 2020 to August 31, 2020

1.0 Introduction

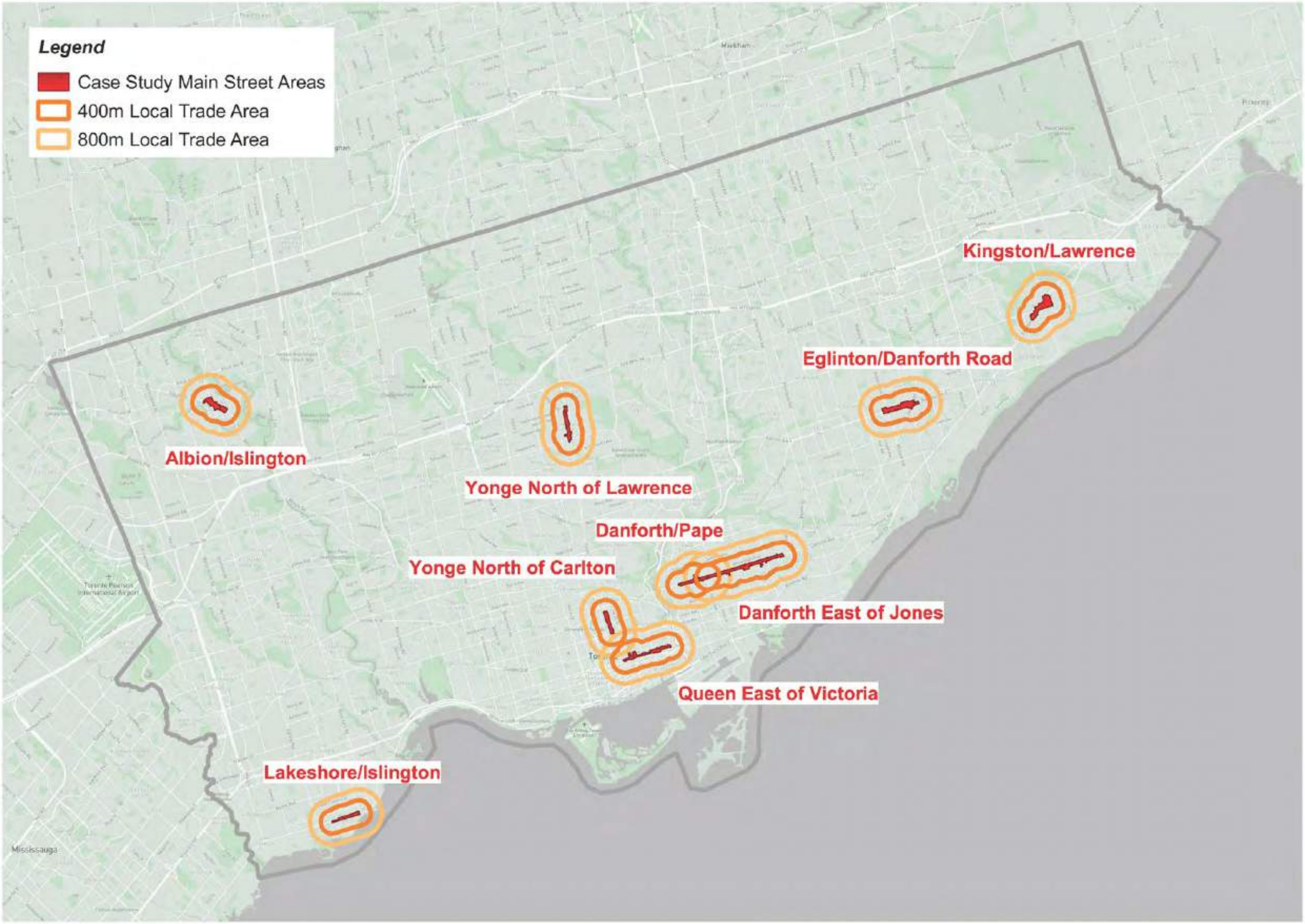
For the Original Study (Current and Future State of Toronto's Retail Main Streets, January 2020) conducted by Three Sixty Collective, the City of Toronto requested an update to the recommendations. As part of that update, data was collected for nine of the main street case study areas during June 2020 to help inform the recommendations. The data collected was a point in time during the COVID-19 pandemic and the individual business and governments' response.

The following section includes data collected during that period for the nine main street case study areas as well as key economic indicators.

The case study main streets include the following:

- Albion/Islington
- Danforth East of Jones
- Danforth/Pape
- Eglinton/Danforth Rd
- Lakeshore/Islington
- Kingston Rd/Lawrence
- Queen East of Victoria
- Yonge North of Carlton
- Yonge North of Lawrence

Main Street Case Study Areas and Local Trade Areas



The analysis undertaken includes:

- Cell phone mobility analysis of visitors to the businesses in 2020 including detailed analysis post Ontario Emergency Declaration on March 15, 2020.
- Business inventory for the first week in June 2020 and comparing to 2017. Detailed findings are in the sub-appendix.
- Retail market economics including retail market rent per square foot, sales per square foot, market cap rates, leasing activity, and asset ownership. Detailed findings are in the sub-appendix.
- Economic indicators including employment, sales, tourism, and inflation.

2.0 Main Street Visitation

Main Street Visitation Methodology

- Cell phone data supplied by the company Uber Media was used to track visitors to the nine main streets.
- Data was collected for January 1, 2020 to June 1, 2020.
- Data was cleaned to remove those who live and work in the areas.
- Pre and post COVID-19 analyses were based on Jan 1 to Mar 16, 2020 and March 17 to Jun 1, 2020.
- Visitation was divided between both visitors inside the businesses and those on the sidewalk as COVID-19 forced a number of businesses to vend from the sidewalk for pick-up and delivery options.
- The size of the business was broken down based on linear storefront frontage on the main street.

Main Street Case Study Visitation Before and After COVID-19: Median Distance Travelled and Visitor Volume

	Streetfront and Sidewalk	Pre COVID -19 Jan1 to Mar 16 2020		Post COVID -19 Mar 17 to Jun 1 2020			
		Median Distance Travelled	Visitors	Median Distance Travelled	Visitors	Change in Median Distance	Change Visitation
Albion/Islington	< 10 m	0.8	5,947	0.2	3,434	-75.0%	-42.3%
	10 m to 50 m	2.6	3,352	2.5	1,641	-3.8%	-51.0%
	50 m +	2.1	6,576	1.8	3,878	-14.3%	-41.0%
	Total Retail	**1.6**	**13,514**	**1.3**	**7,732**	**-18.8%**	**-42.8%**
	Sidewalks	**1.7**	**7,479**	**1.4**	**3,529**	**-17.6%**	**-52.8%**
Danforth/Pape	< 10 m	1.2	8,549	0.2	2,714	-83.3%	-68.3%
	10 m to 50 m	2.4	6,374	1.5	2,203	-37.5%	-65.4%
	50 m +	n/a					
	Total Retail	**1.6**	**12,900**	**0.3**	**4,421**	**-81.3%**	**-65.7%**
	Sidewalks	**1.6**	**14,839**	**1.2**	**5,851**	**-25.0%**	**-60.6%**
Danforth East of Jones	< 10 m	0.9	14,549	0.7	7,001	-22.2%	-51.9%
	10 m to 50 m	1.3	10,685	0.7	4,882	-46.2%	-54.3%
	50 m +	1.8	2,719	0.4	1,387	-77.8%	-49.0%
	Total Retail	**1.0**	**24,139**	**0.7**	**11,664**	**-30.0%**	**-51.7%**
	Sidewalks	**1.7**	**21,662**	**0.8**	**10,246**	**-52.9%**	**-52.7%**

Main Street Case Study Visitation Before and After COVID-19: Median Distance Travelled and Visitor Volume (continued)

	Streetfront and Sidewalk	Pre COVID -19 Jan1 to Mar 16 2020		Post COVID -19 Mar 17 to Jun 1 2020			
		Median Distance Travelled	Visitors	Median Distance Travelled	Visitors	Change in Median Distance	Change Visitation
Eglinton/Danforth	< 10 m	0.9	6,001	0.1	3,309	-88.9%	-44.9%
	10 m to 50 m	2.1	7,162	2.5	4,017	19.0%	-43.9%
	50 m +	2.1	11,081	1.2	5,735	-42.9%	-48.2%
	Total Retail	**1.7**	**20,332**	**1.0**	**10,874**	**-41.2%**	**-46.5%**
	Sidewalks	**1.4**	**10,250**	**1.1**	**4,693**	**-21.4%**	**-54.2%**
Kingston/Lawrence	< 10 m	n/a					
	10 m to 50 m	2.2	4,918	3.5	2,928	59.1%	-40.5%
	50 m +	1.9	17,222	1.5	10,032	-21.1%	-41.7%
	Total Retail	**2.0**	**19,951**	**1.8**	**11,614**	**-10.0%**	**-41.8%**
	Sidewalks	**2.1**	**8,463**	**2.2**	**4,370**	**4.8%**	**-48.4%**
Lakeshore/Islington	< 10 m	0.6	1,899	1.4	921	133.3%	-51.5%
	10 m to 50 m	1.0	4,054	0.5	2,229	-50.0%	-45.0%
	50 m +	2.1	2,101	5.2	1,307	147.6%	-37.8%
	Total Retail	**1.3**	**6,820**	**1.4**	**3,924**	**7.7%**	**-42.5%**
	Sidewalks	**1.3**	**4,584**	**0.5**	**2,454**	**-61.5%**	**-46.5%**
Queen East of Victoria	< 10 m	3.7	3,723	0.2	1,455	-94.6%	-60.9%
	10 m to 50 m	3.5	8,445	0.5	3,329	-85.7%	-60.6%
	50 m +	6.2	3,800	0.5	1,080	-91.9%	-71.6%
	Total Retail	**3.7**	**14,039**	**0.5**	**5,200**	**-86.5%**	**-63.0%**
	Sidewalks	**3.7**	**15,680**	**0.5**	**5,504**	**-86.5%**	**-64.9%**

Main Street Case Study Visitation Before and After COVID-19: Median Distance Travelled and Visitor Volume

	Streetfront and Sidewalk	Pre COVID-19 Jan1 to Mar 16 2020		Post COVID-19 Mar 17 to Jun 1 2020			
		Median Distance Travelled	Visitors	Median Distance Travelled	Visitors	Change in Median Distance	Change Visitation
Yonge North of Carlton	< 10 m	1.5	7,180	0.1	2,849	-93.5%	-60.3%
	10 m to 50 m	3.2	11,455	0.8	3,543	-75.0%	-69.1%
	50 m +	6.3	4,400	0.4	1,211	-93.7%	-72.5%
	Total Retail	**3.1**	**20,356**	**0.3**	**6,609**	**-90.3%**	**-67.5%**
	Sidewalks	**3.3**	**21,452**	**0.2**	**6,833**	**-93.9%**	**-68.1%**
Yonge North of Lawrence	< 10 m	0.3	5,588	0.3	2,215	0.0%	-60.4%
	10 m to 50 m	2.0	6,591	0.9	3,036	-55.0%	-53.9%
	50 m +	3.0	2,644	4.4	989	46.7%	-62.6%
	Total Retail	**1.8**	**12,735**	**0.4**	**5,559**	**-77.8%**	**-56.3%**
	Sidewalks	**2.0**	**13,323**	**0.9**	**5,134**	**-55.0%**	**-61.5%**

Source: Uber Media, 2020

Key Findings

- Overall, visitors became increasingly loyal to a select number of local businesses for more one stop shopping. Their visitation frequency decreased (and likely their transaction size or basket size increased).
- The sidewalk visitor traffic is similar to the in-store visitor changes except for Danforth/Pape. Danforth/Pape sidewalk traffic was able to maintain a regional appeal but smaller.

Albion/Islington

- Able to maintain some regional draw.
- Median distance declined from 1.6 km to 1.3 km.
- Visitation dropped on average 43%.
- Medium to large frontage stores did not suffer significant loss in regional visitation but smaller stores did.

Danforth/Pape
- Suffered significant loss of regional draw to retailers.
- Median distance declined from 1.6 km to 0.3 km for retailers.
- Visitation dropped 66%.
- Small storefront businesses suffered from lack of cross shopping opportunities as visitors opted for larger format one-stop shopping districts.
- The sidewalk traffic is different than the in-store traffic. There was still relatively high regional draw on the sidewalks but the drop-in visitation is similar to the retailers.

Danforth East of Jones
- Visitation prior to COVID-19 was primarily local. Was able to maintain similar draw from local residents.
- Median distance declined from 1.0 km to 0.7 km.
- Visitation dropped 52%.
- The smaller storefront businesses did not suffer as much loss in local visitation; just a decrease in frequency of visitation.

Eglinton/Danforth
- Mixed results of maintaining relatively good draw for local neighbourhood goods (e.g. grocery, LCBO, dollar stores) for local residents and some demand from regional visitation.
- Median distance declined form 1.7 km to 1.0 km.
- Visitation dropped 47%.
- There was a significant drop in visitation at the many small storefront businesses as visitors opted for more one stop shopping despite a regional-drawing theme for the small storefronts.

Kingston/Lawrence
- Able to maintain good draw to businesses for local goods and services as well as some specific regional drawing goods and services.
- Median distance declined 2.0 km to 1.8 km; able to maintain draw; but visitation frequency declined.
- Visitation dropped 42%.
- Local residents tended to visit the smaller storefront businesses less frequently and opted for one stop shopping. However, as noted, some smaller storefront businesses were able to maintain a regional draw for specific goods and services.

Lakeshore/Islington
- An anomaly for visitation results.
- Median distance increased from 1.3 km to 1.4 km.
- Visitation dropped 43%.
- Local residents opted not to shop locally preferring to go to other one stop shopping districts that had a grocery store or nearby Costco. It was noted there is no major grocery store in the district.
- However, regional draw continued for specific businesses such as the credit union.

Queen East of Jones

- Without the nearby workers to the Downtown area, visitation dropped significantly leaving only local residents in the immediate area.
- Median distance declined form 3.7 km to 0.5 km.
- Visitation dropped 63%.

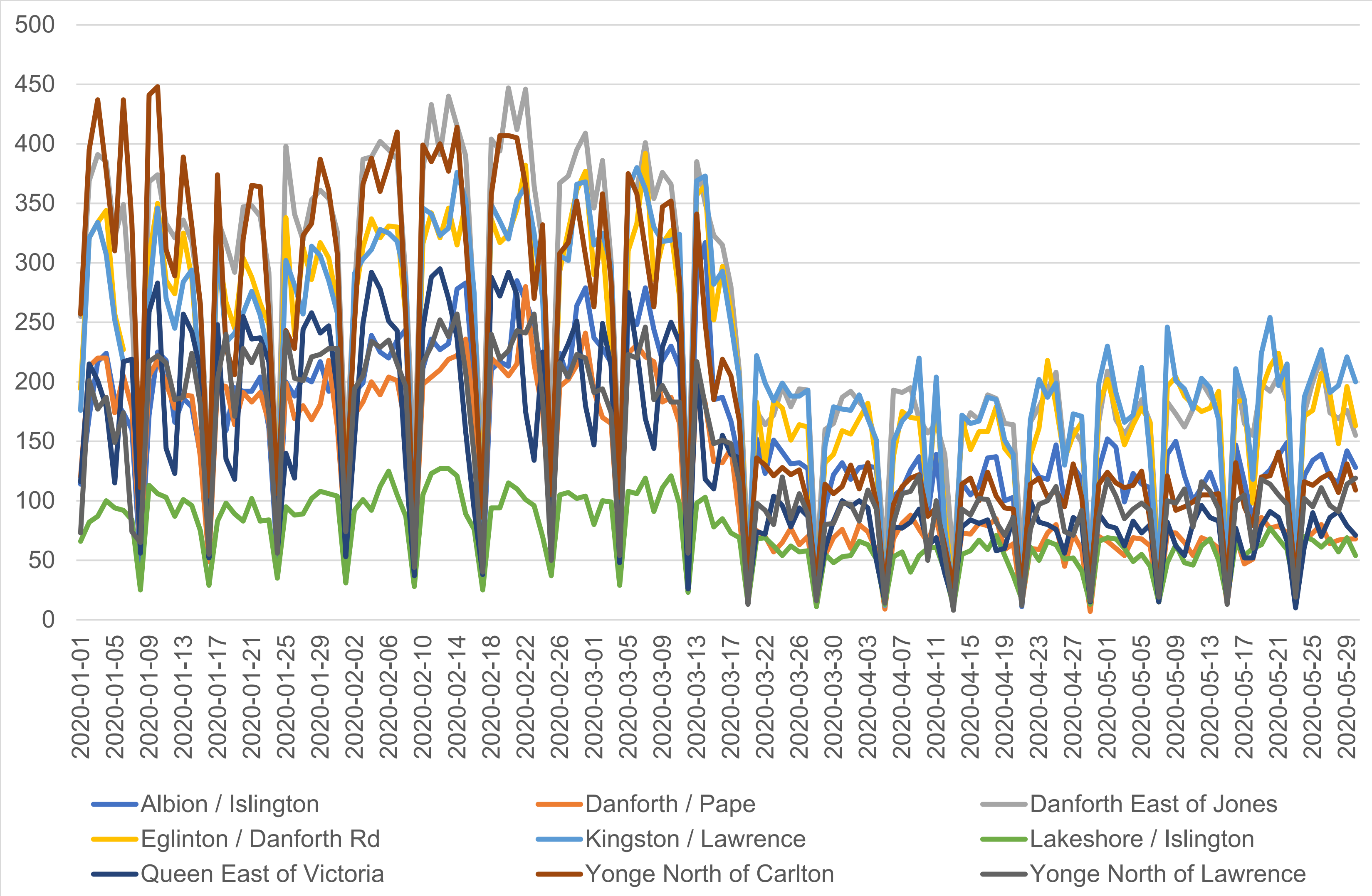
Yonge North of Carlton

- Similar to Queen East of Jones, without nearby workers, post-secondary students, and tourists, visitation dropped significantly and businesses had to rely on local residents.
- Median distance declined form 3.1 km to 0.3 km.
- Visitation dropped 68%.
- Without the density of nearby residents, visitation drop would have been more severe.

Yonge North of Lawrence

- Regional visitation declined but the larger stores such as Loblaws and City Market did not suffer as great a loss in regional visitation.
- Median distance declined from 1.8 km to 0.4 km.
- Visitation dropped 56%.
- District suffered from lack of regional visitors but was able to maintain some local and regional visitation for select businesses.

Daily Visitation Before and After COVID-19



Source: Uber Media 2020

Percentage Decline in Visitation Compared to March 1, 2020

	April 1, 2020 Compared to March 1 2020	**June 1, 2020 Compared to March 1 2020**
Albion/Islington	-42.7%	-39.5%
Danforth/Pape	-62.1%	-60.9%
Danforth East of Jones	-48.2%	-45.8%
Eglinton/Danforth	-46.1%	-37.0%
Kingston/Lawrence	-42.3%	-30.5%
Lakeshore/Islington	-37.2%	-28.2%
Queen East of Victoria	-56.0%	-58.5%
Yonge North of Carlton	-59.6%	-58.7%
Yonge North of Lawrence	-49.1%	-42.2%
Total Main Street Case Study Areas	**-49.6%**	**-44.9%**

Source: Uber Media 2020

Key Findings

- Generally, the suburban main streets with local goods and services (e.g. grocery) did not witness as significant decline as the TOcore and urban based main streets. Those TOcore and urban mains streets are reliant on daytime workers, post-secondary students, and hospitality-based activities which were still under strict restrictions. The suburban main streets had experienced a bounce back quicker than the others.

Increase in Reliance on Local Trade area (< 800 m)

	Jan 1 to Mar 16 2020	Mar 17 to Jun 1 2020
	Total Visitation From Within 800 m Trade Area	**Total Visitation From Within 800 m Trade Area**
Albion/Islington	21%	25%
Danforth/Pape	32%	48%
Danforth East of Jones	32%	43%
Eglinton/Danforth	28%	34%
Kingston/Lawrence	30%	33%
Lakeshore/Islington	37%	40%
Queen East of Victoria	27%	45%
Yonge North of Carlton	31%	50%
Yonge North of Lawrence	31%	42%

Source: Uber Media 2020

Key Findings

- Prior to COVID-19, the nine main street case study areas relied on total visitation from the 800 m trade area (approximately 10-minute walking distance) for just under one-third of total visitation. This varied from 21% in Albion/Islington to 37% in Lakeshore/Islington. This finding corresponded with previous research conducted on these main street case study areas.
- After COVID-19, the reliance on the 800 m local trade area increased across the board. Yonge North of Carlton increased to 50% reliance on visitation from the 800 m local trade area. Others such as Kingston/Lawrence, the increase was more modest from 30% prior to COVID-19 to 33% post COVID-19.

Less Unique Visitors by Trade Area

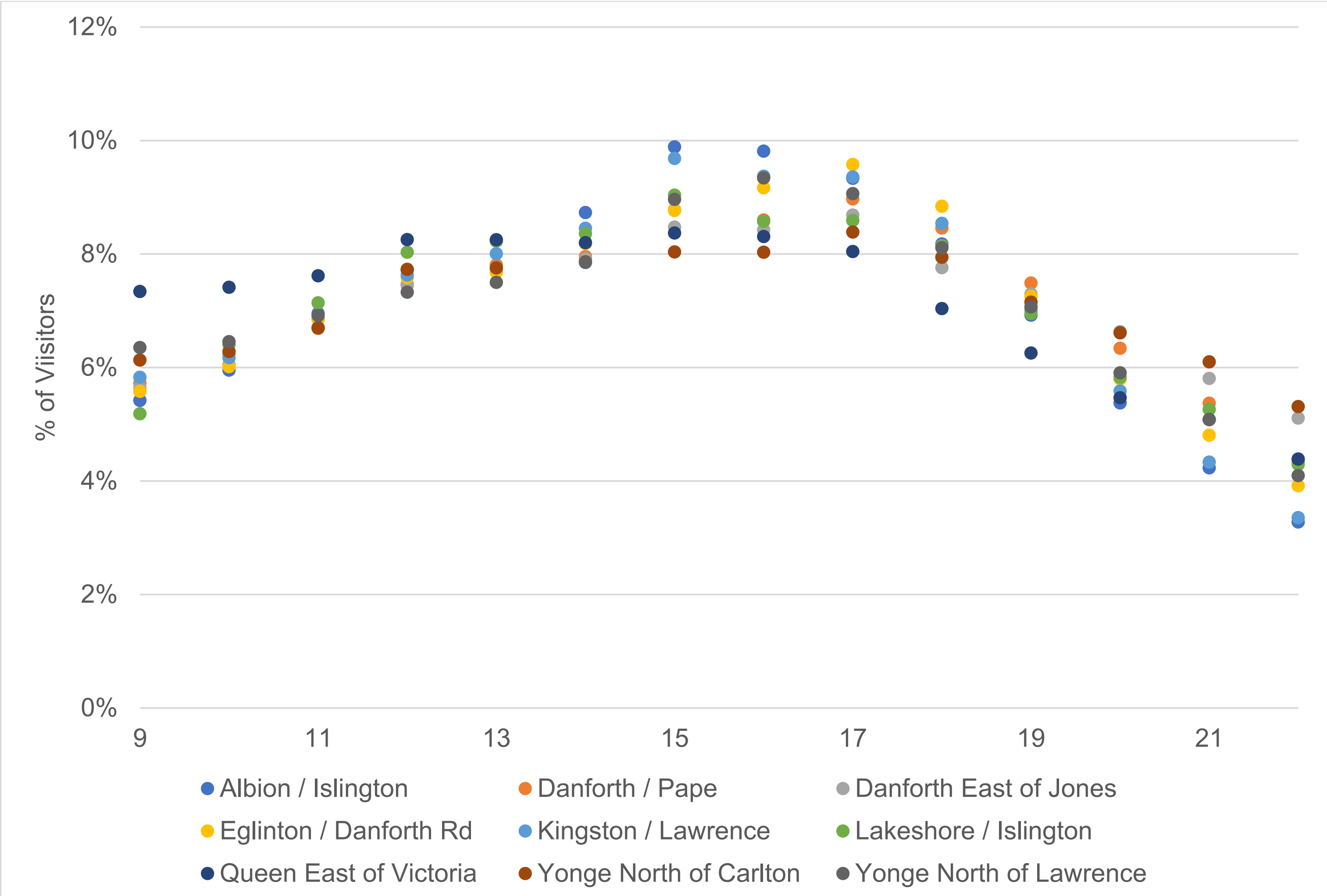
	Change Unique Visitors by Trade Area		
	Total Unique Visitors Within 400m	**Total Unique Visitors from 400 m to 800 m**	**Total Unique Visitors from 800 m to 50 km**
Albion/Islington	-24%	-36%	-46%
Danforth/Pape	-36%	-64%	-75%
Danforth East of Jones	-24%	-41%	-59%
Eglinton/Danforth	-30%	-36%	-50%
Kingston/Lawrence	-39%	-32%	-44%
Lakeshore/Islington	-33%	-44%	-44%
Queen East of Victoria	-40%	-41%	-63%
Yonge North of Carlton	-43%	-66%	-77%
Yonge North of Lawrence	-33%	-53%	-62%

Source: Uber Media 2020

Key Findings

- The table illustrates a decline in unique visitors to each main street case study area by trade area. Unique visitors are individuals who visit at least once during the pandemic compared to prior to the March 15, 2020.
- Across the main street case study areas, total unique visitors from within the 400 m trade area of the main street fell in a range from -24% to -43%.
- Main Streets that experienced less impact from loss of local resident visitation included Albion/Islington, Danforth East of Jones, Eglinton/Danforth, Lakeshore/Islington, Yonge North of Lawrence, and Danforth/Pape.
- While Kingston/Lawrence witnessed a loss of some local resident visitation immediately nearby, it was able to maintain relatively good visitation from 400 to 800 m trade area as well as regionally. Albion Islington and Lakeshore/Islington were also able to sustain less decline in visitation from regional trade areas.
- Yonge North of Carlton and Danforth/Pape experienced significant declines in regional visitation. Queen East of Victoria and Yonge North of Lawrence also experienced significant declines in regional visitation.

Visitation Time of Day



Source: Uber Media, 2020

Key Findings

- Similar trajectory across the nine main street case studies.
- Yonge North of Carlton and Danforth East of Jones maintained some late-night economy.
- Albion/Islington, Eglinton/Danforth, and Kingston/Lawrence are busiest during the late afternoon from 3 pm onwards based on end of work day activities.

Summary

- Residential density near the main street case study areas was key to maintaining a base level of visitation volume for each BIA. This is in line with the finding that approximately one-third of all visitation derives from those who live within 800 m of the main street. During COVID-19, residents opted to stay relatively close to home for most of their shopping. Reasons for venturing further included better one-stop shopping and early bulk buying or for some regional specific product or service (may be related to a unique regional draw related goods and services).
- Suburban main streets with a depth and breadth of local goods and services did not experience the same decline in visitation as their more urban counterparts. They also bounced back quicker as the pandemic progressed and consumer spending adjusted from bulk buying to essentials buying. Suburban main streets that had a good selection of necessities and some very unique regional appeal (may be through an equity seeking business community) were less impacted by COVID-19 than others.
- For the urban districts that relied on regional visitation, if there was residential density nearby and key essential good retailers there was less impact by COVID-19.
- However, as noted, even those Downtown main streets that were cut off from a significant number of markets (e.g., office workers, post-secondary students, arts and cultural visitors, sporting event attendees, etc.), they were able to maintain modest visitation levels that reflected the importance of residential density to their core business survival.

3.0 Business Inventory

Business Inventory Methodology

- During the first week of June 2020, Three Sixty Collective conducted field study research of the business mix in each area.
- All data was recorded based on information on the outside of each business including notices on the doors and windows. No member of Three Sixty Collective entered any business to verify any information. This was for health and safety purposes. Caution was used to assess whether a business was open, temporarily closed or vacant based on field research time of day as many businesses were on reduced hours or in the case of professional services were working from home the majority of the time.
- The basis for the inventory was CSCA boundaries and data files that was last collected in 2017. Note the Danforth East of Jones and Danforth/Pape business inventory was collected in February 2020.
- During the inventory period the following rules were in place:
    - Retail businesses were allowed to have opened. Used and second-hand retailers were not allowed to be open but could open on an appointment basis. That restriction is now lifted post survey and these businesses such as Value Village and vintage clothing and antique stores are opening.
    - Medical, dental, massage, and other similar businesses were allowed to open. However, some were open and some were still temporarily closed.
    - Any food service could only offer take-out and delivery options only. There was no sit-down service available at the time of the inventory.
    - Some professional services were open but many were closed due to the restriction on non-essential businesses. It was difficult to ascertain whether these businesses were fully open, closed, or open in some limited capacity.

Classifications
The inventory used the following classifications:

Operations

- **Open** – The business appears to be operating in some capacity.
- **Temporarily Closed** – the business has signage that indicates it is temporarily closed and will re-open at a future date.
- **Permanently Closed** – the business has signage to indicate that it is permanently closed (or will be shortly) but there is no "for lease" sign.
- **Vacant** – There is a "for lease" sign on the property. For the analysis, permanently closed and vacant spaces were combined (for analysis purposes "Vacant" and "Permanently Closed" data was combined).
- **Redevelopment** – Any property that was identified as being part of a redevelopment was removed from the inventory as the retail units were no longer leasable.

Status

- **Limited Capacity** – The business is following rules or has signage to indicate they only permit a limited number of customers in the store at any one time.
- **Limited Hours** – The business has signage to indicate they are operating on limited hours.
- **Delivery** – The business has signage to indicate they are offering delivery services or that they have contracted with other companies to delivery items to the customer.
- **Pick Up/Curbside** – The business has signage that they're offering pick-up including take out or curbside collection.
- **Sales From Window or Doorway** – The business has a dedicated window or special doorway to conduct business with customers so they do not have to enter the store.
- **Appointment** – The business has signage indicating the they accept customer visits by appointment (but not necessarily exclusively).

Key Findings

Main Street Case Study Vacancy Rates, June 4 to 8, 2020

	Units		**Square Footage**	
	June 2020	**2017**	**June 2020**	**2017**
Albion/Islington	4.1%	8.7%	2.5%	12.8%
Danforth/Pape	10.9%	8.2%	9.7%	7.5%
Danforth East of Jones	11.6%	9.2%	9.2%	9.3%
Eglinton/Danforth Rd	11.8%	7.4%	4.6%	3.2%
Kingston/Lawrence	10.3%	8.2%	5.5%	4.9%
Lakeshore/Islington	15.2%	6.8%	11.2%	6.6%
Queen East of Victoria	18.0%	25.1%	11.2%	20.2%
Yonge North of Carlton	11.8%	8.1%	11.1%	9.3%
Yonge North of Lawrence	9.5%	10.3%	10.0%	8.1%
Total Case Studies	**11.4%**	**10.1%**	**8.5%**	**8.7%**

Source: CSCA, 360 Collective

Vacancy is often referenced based on square footage. This is still a compelling method to analyze vacancy. However, as COVID-19 has affected a number of small business closures, vacancy based on units it also a valuable indicator. In addition, the larger grocery stores, pharmacies, and alcohol stores which are open may distort the impacts of COVID-19 as there will be less of a shift in square footage vacancy.

Main Street Case Study Business Mix and Open Status Based on Store Count – June 4 to 8, 2020

		Retail	Services	Non- Vacant Services	Vacant
Albion/Islington	Open	89.5%	52.1%	38.5%	
	Temporarily Closed	10.5%	47.9%	61.5%	
	Vacant				4.1%
Danforth/Pape	Open	93.9%	53.5%	41.7%	
	Temporarily Closed	6.1%	46.5%	58.3%	
	Vacant				10.9%
Danforth East of Jones	Open	78.9%	50.5%	52.3%	
	Temporarily Closed	21.1%	49.5%	47.7%	
	Vacant				11.6%
Eglinton/Danforth Rd	Open	95.2%	61.3%	84.6%	
	Temporarily Closed	4.8%	38.8%	15.4%	
	Vacant				11.8%
Kingston/Lawrence	Open	94.6%	71.3%	66.7%	
	Temporarily Closed	5.4%	28.7%	33.3%	
	Vacant				8.4%
Lakeshore/Islington	Open	92.5%	58.1%	62.5%	
	Temporarily Closed	7.5%	41.9%	37.5%	
	Vacant				15.2%

Main Street Case Study Business Mix and Open Status Based on Store Count – June 4 to 8, 2020

		Retail	Services	Non- Vacant Services	Vacant
Queen East of Victoria	Open	81.0%	39.5%	41.7%	
	Temporarily Closed	19.0%	60.5%	58.3%	
	Vacant				18.8%
Yonge North of Carlton	Open	90.2%	61.3%	0.0%	
	Temporarily Closed	9.8%	38.7%	100.0%	
	Vacant				11.8%
Yonge North of Lawrence	Open	91.4%	57.2%	33.3%	
	Temporarily Closed	8.6%	42.8%	66.7%	
	Vacant				9.5%
Total Case Studies	Open	88.1%	55.4%	50.9%	
	Temporarily Closed	11.9%	44.6%	49.1%	
	Vacant				11.3%

Source: CSCA, 360 Collective

A complete data analysis is provided in the sub-appendix.

Key Findings

- The average for the nine main street case study areas was 11% vacancy for businesses that were open as of early June 2020. The ultimate vacancy will depend on which temporarily closed businesses open and whether some businesses that were open in June 2020 were unable to make it the rest of the year. It was anticipated that vacancy may increase in each of the main street case study areas.
- Based on store count, across the nine main street case study areas, vacancy increased from 10.1% to 11.4% from 2017 to June 2020. Three main street case study areas witnessed a decrease in vacancy during that period. This included Albion/Islington, Queen East of Victoria, and Yonge/Lawrence. Lakeshore/Islington had the largest increase in vacancy from 6.8% in 2017 to 15.2% in June 2020. The highest vacancy rate based on store count was Queen East of Victoria at 18.0%. The lowest vacancy based on store count was Albion/Islington at 4.1%.
- Also, based on store count, from 2017 to 2020 there has been an increase in the number of services (2.3 basis points) and a decrease in retail merchandise stores (-3.1 basis points).
- Based on square footage, vacancy across the nine main street case study areas actually decreased from 2017 to June 2020 from 8.7% to 8.5%. This is due to two big shifts in Albion/Islington and Queen East of Victoria. The remaining seven main street case study areas witnessed an increased in vacancy based on square footage. It is noted that vacancy based on square footage

is lower than vacancy based on store counts due to the presence of larger stores that are open such as grocery, pharmacy, alcohol, and hardware type stores. Lakeshore/Islington had the largest increase in vacancy from 6.6% to 11.2%. Three main street case study areas had relatively high vacancy rates at over 11% including Lakeshore/Islington, Queen East of Victoria and Yonge North of Carlton.

- A high proportion of businesses in Yonge North of Carlton and Danforth/Pape offered services such as delivery and pick up. Kingston/Lawrence and Yonge North of Lawrence had a high proportion of unique services as well. Innovative ideas such as these lead to greater resiliency.

Albion/Islington
- The vacancy rates for units and square footage have fallen since 2017.
- Most of the retail that can be open was open. However, most of the clothing-oriented stores and some of the jewellery stores were on reduced hours (typically noon to 5 pm).
- The immigration, employment and tax type professional services were temporarily closed.
- The former grocery store still remains vacant. The vacant car wash has now been torn down and the site is fenced off as a redevelopment site.

Danforth/Pape
- The district was recently inventoried in February 2020. There was an uptick in vacancy since that time. Vacancy was higher in 2020 compared to 2017.
- A number of restaurants have closed along the district since the start of March 2020.
- The lack of regional draw to the district diminished sales opportunities.

Danforth East of Jones
- This long district was recently inventoried in February 2020. There was an uptick in vacancy since that time. While the number of units that are vacant has increased, the square footage that is vacant has remained constant.
- There are several redevelopment parcels along the area that had not been completed in June 2020.
- The centre of the district remains strong but the edges near Jones/Donlands on the West and Westlake on the East remain weak from a vacancy and operating perspective.

Eglinton/Danforth Road
- Most of the local neighbourhood convenience-oriented goods and services are open.
- There was an uptick in vacancy due to the large plaza on the South side of the district suffering from store closures. The multiple business and blurring of retail in this plaza make it difficult to determine which businesses are open or what they are selling. There has been turnover of businesses and many are on reduced hours.
- There is a large redevelopment parcel on the East end of the area.

Kingston/Lawrence

- This district is a combination of two large plazas owned by First Capital and surrounded by a number of smaller plazas and stand-alone businesses that are primarily unique and independent.
- The amount of square footage that is vacant is similar in 2020 to 2017.
- The First Capital plazas have limited vacancy and most businesses that could be open were open.
- The smaller plazas included a mixture of businesses waiting to open and were temporarily closed and waiting for business to return.
- There was a new development being built in the district.

Lakeshore/Islington

- Vacancy had increased substantially in this district. There were a number of pubs and bars that were closed and it wasn't evident whether these businesses would reopen.
- Overall, there was a general lack of pedestrian traffic in the district.
- The area lacks a grocery store of a significant size to attract visitors during COVID-19.

Queen East of Victoria

- The district had a very high vacancy rate in 2017. In June 2020, the vacancy rate was still relatively high.
- There are several significant blocks of retail that are noted as redevelopment sites. These businesses have been removed from the inventory.
- In addition, towards the East end of the district there are a number of professional businesses and some retail units appear to have a different use and are not vacant but are not necessarily being used for retail or commercial purposes.
- Many of the businesses closer to Downtown and the west end are temporarily closed as they are reliant on the nearby office workers who aren't there at present.
- The lack of pedestrian traffic tends to make the homeless issue more prevalent on the street.

Yonge North of Carlton

- This district was going through a significant re-adjustment as redevelopment projects continued to be built. The resulting retail has not come on stream yet for most of the projects. Some blocks are vacant as they are awaiting to be demolished and some have operating retail and some are dormant.
- There has been a significant shift away from the traditional businesses on the street to ones geared to post-secondary students living nearby. There are several East Asian beauty supply stores geared to a young adult audience that have opened in the last few years along with numerous eating places and drinking places. There were very little retail merchandise type stores in the area.

Yonge North of Lawrence

- The vacancy rate is lower in June 2020 compared to 2017. However, there are a number of sit-down restaurants that have closed since March 2020.
- There was more specialized food and grocery items available.
- The district did have a cluster of higher end clothing stores. That exists today but appears weaker. On average, businesses seem to be shifting to larger units. There are more professional services along the main street.

Summary

- As noted, the exact vacancy rate at the end of COVID-19 is unknown. There has been an uptick in vacancy. The number of businesses that were temporarily closed appeared to indicate that they would open when the restrictions would be lifted.

Business Open as of Early June 2020

	Limited Capacity	Limited Hours	Delivery Options	Pick Up	Sales from Window	Appointment Based
Albion/Islington	63.4%	20.1%	7.9%	16.5%	0.6%	2.4%
Danforth/Pape	64.1%	38.8%	16.0%	28.3%	0.4%	1.3%
Danforth East of Pape	58.1%	19.0%	9.9%	20.3%	1.5%	4.5%
Eglinton/Danforth	71.1%	23.7%	5.2%	13.3%	0.0%	3.0%
Kingston/Lawrence	77.3%	34.0%	20.6%	27.0%	0.7%	4.3%
Lakeshore/Islington	67.9%	22.4%	11.9%	20.1%	1.5%	9.0%
Queen East of Victoria	51.5%	23.1%	10.0%	17.7%	1.5%	7.7%
Yonge North of Carlton	69.1%	35.2%	25.5%	32.1%	0.0%	0.6%
Yonge North of Lawrence	66.0%	23.4%	13.9%	27.8%	0.5%	6.2%
Average	64.1%	25.9%	13.1%	22.8%	0.8%	4.2%

Source: CSCA, 360 Collective

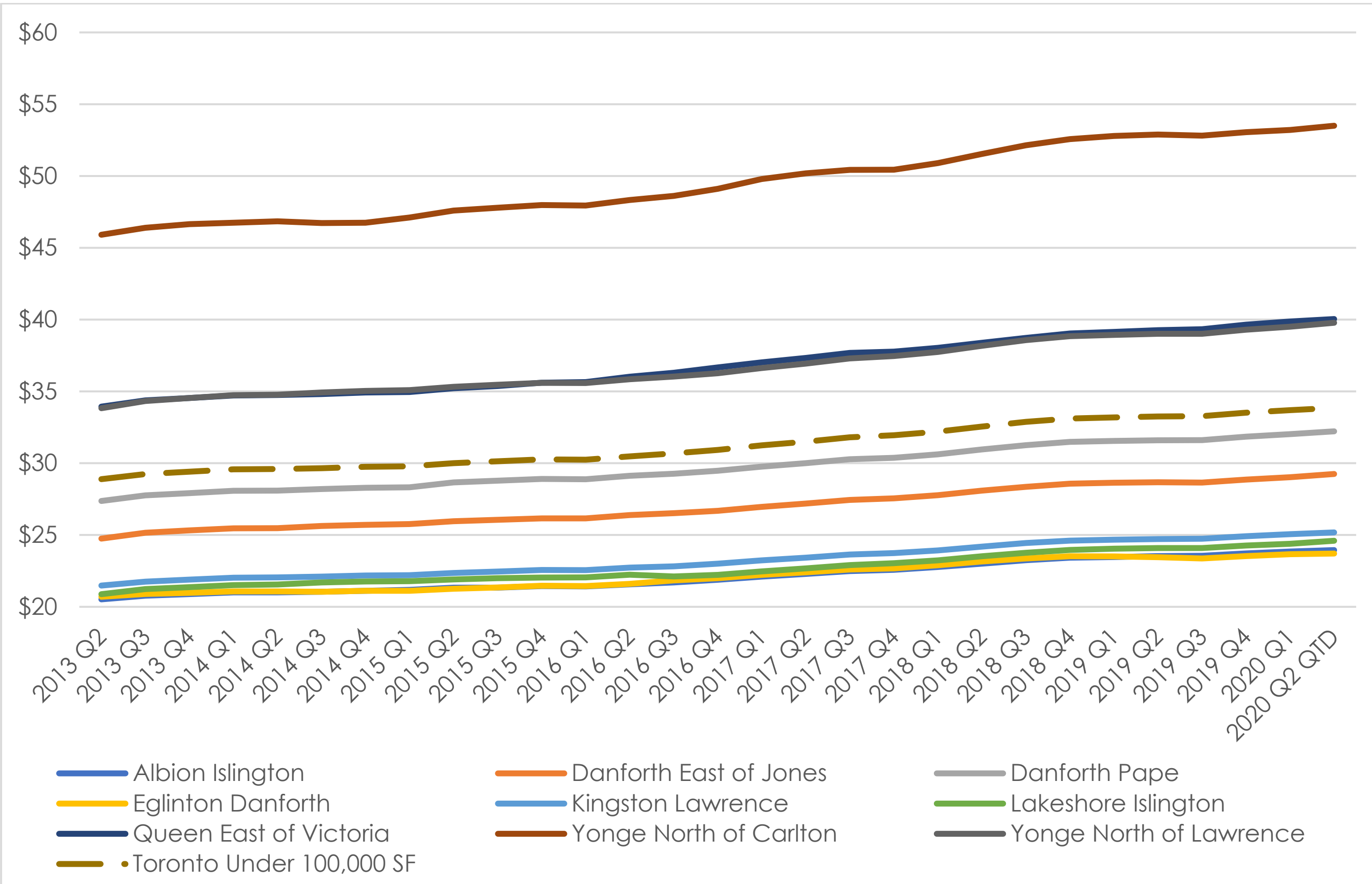
Key Findings

- The preceding table illustrates key characteristics of those businesses that were open either to the public to go inside or offering pick up or delivery type services.
- Some main street case study areas were more innovative in terms of increased delivery and pick up type options. This may have impacted their resiliency during the pandemic.

4.0 Retail Market Economics Conditions

The following graphs and tables illustrate key retail market conditions for the nine main street case study areas compared to the City of Toronto retail properties under 100,000 SF.

Retail Market Rents (Per Square Foot)

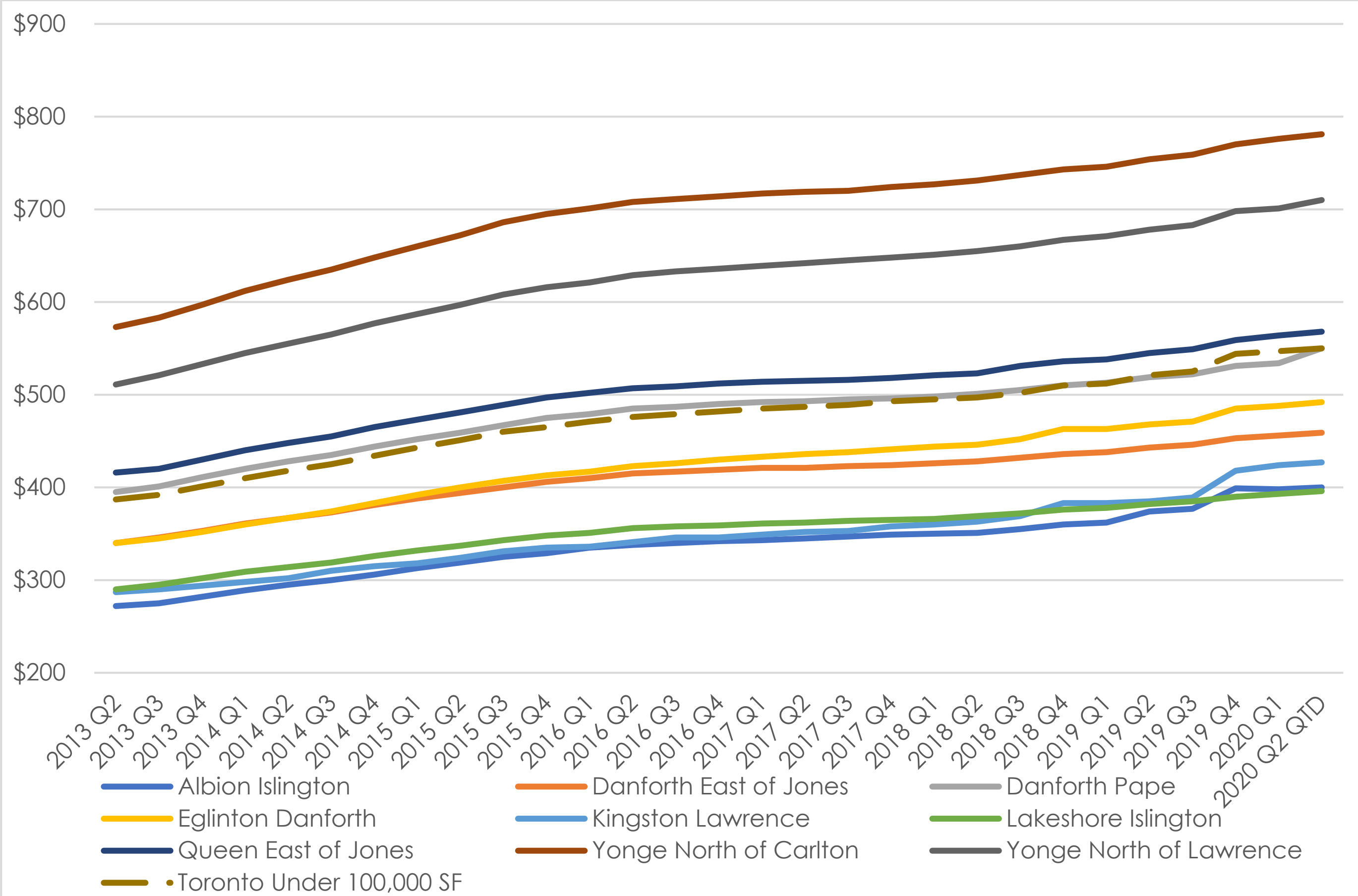


Source: CoStar June 15, 2020

Key Findings

- Three main street case study areas have higher rents than the Toronto Under 100,000 SF average including Yonge North of Carlton, Queen East of Victoria and Yonge North of Lawrence. Yonge North of Carlton has a significantly higher market rent profile compared to the other eight.
- The four main street case study areas located furthest from Downtown have a lower market rent profile.
- Up to Second Quarter 2020 market rents have held steady. Going forward, CoStar anticipates market rents to fall in 2021 by 16% and then rebound by early 2022.
- Rents vary from the low $20/SF to mid $50/SF across the case studies and provide potential retailers with a range of location rental options.

Retail Market Sales (Per Square Foot)



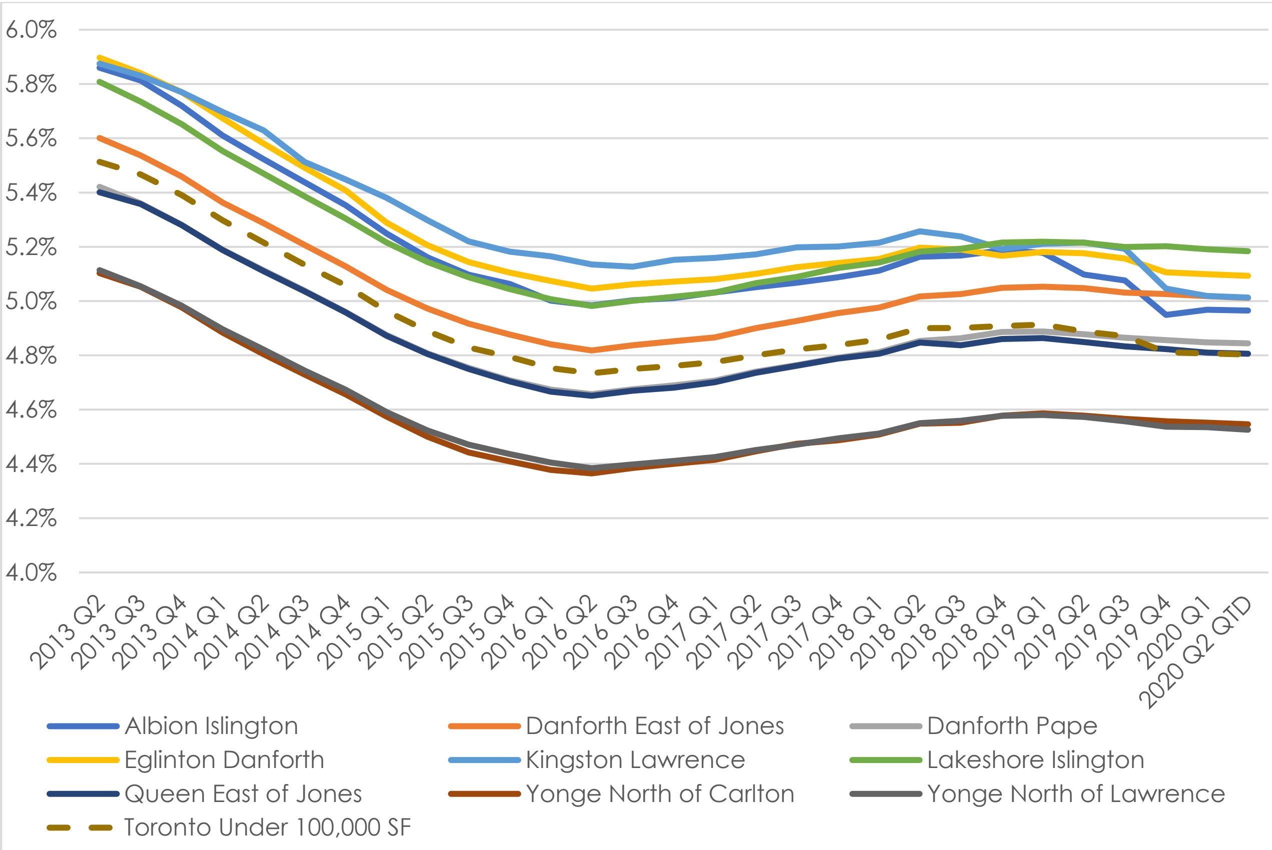
Source: CoStar June 15, 2020

Key Findings

- The three same main street case studies have higher market sales prices per square foot than the others. This includes Yonge North of Carlton, Yonge North of Lawrence, and Queen East of Victoria. It is just the ranking of the top three has changed. Danforth/Pape is similar to the Toronto Under 100,000 Square Feet average.
- The spread in prices ranges from approximately $400 to $800/SF.
- CoStar anticipates a similar downward pressure on sales prices. However, this won't start until later in 2020. The downward pressure on sales prices per square foot is anticipated to be greater at approximately 24% lower than their peak in 2020 before bouncing back to 2018 levels. The sales price recovery period is anticipated to take several years.

- There is a disconnect in the sales price between buyers and sellers. There are buyers who are looking for a bargain. However, the number of sellers has been reduced significantly. Sellers are currently holding onto their properties waiting for a rebound in the economy and will be very reluctant to sell at a discount.

Retail Market Cap Rate

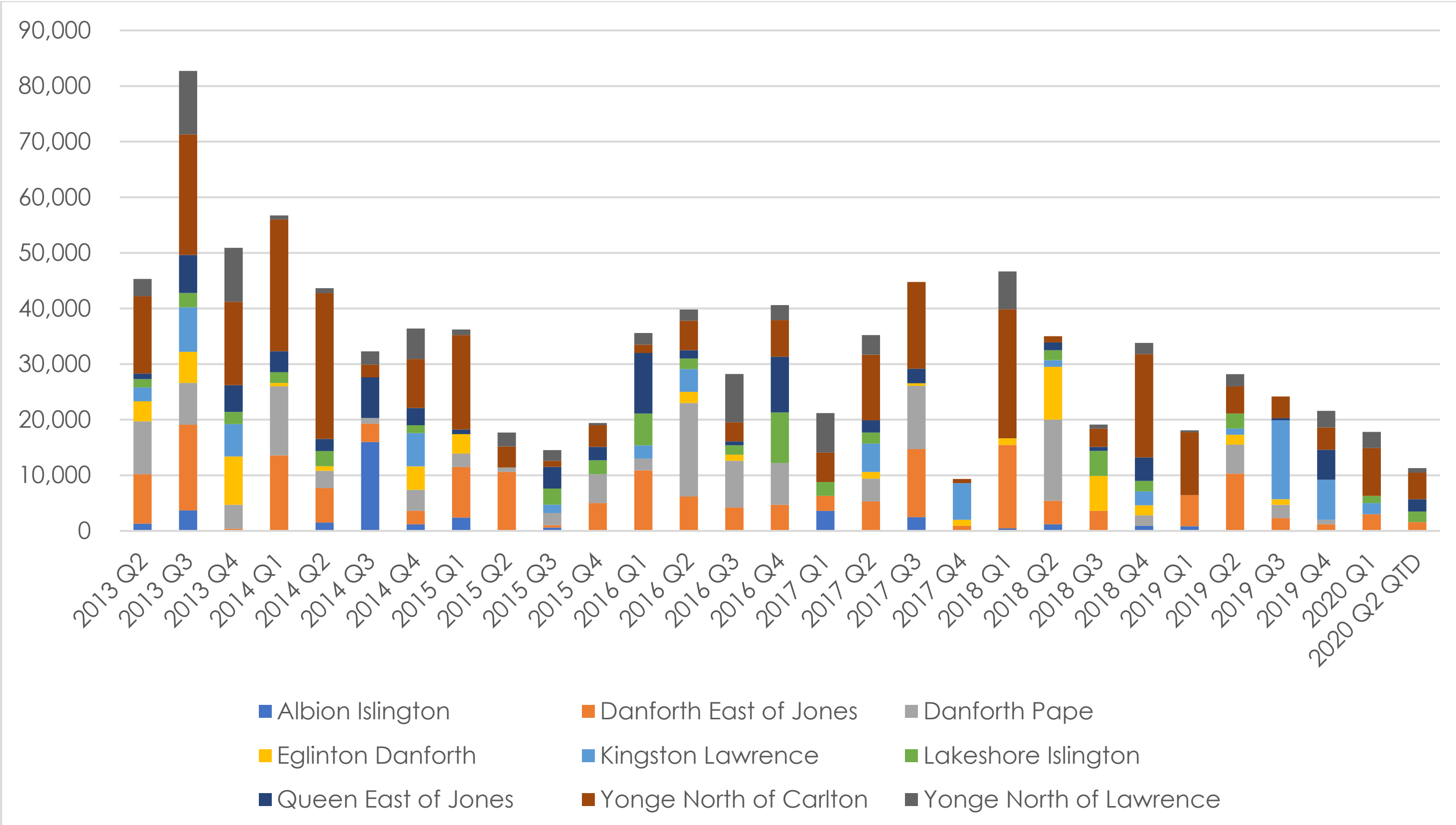


Source: CoStar June 15, 2020

Key Findings

- The retail market cap rates for the nine main street case studies and Toronto Under 100,000 SF follow a similar pattern. After several years of declining cap rates, they were rebounding and cap rates were holding steady into 2018 and 2019. However, there is downward pressure again as some have begun to fall again as anticipated operating revenues become increasingly questionable from retail properties and sales prices are sticky.
- Some areas such as Albion/Islington and Kingston/Lawrence had already experienced early declining cap rates compared to other case study main street areas. Danforth East of Jones is anticipated to be relatively stable in 2020 and 2021 perhaps in anticipation of further transit-oriented projects in the district and nearby.

Leasing Activity in Square Feet



Source: CoStar June 15, 2020

Key Findings

- Cumulative leasing activity across the nine main street case studies has generally been declining since 2017, prior to the pandemic.
- A few main street case study areas have consistently accounted for most of the leasing activity including Yonge North of Carlton, Danforth East of Jones. There are other leasing spurts in other areas such as Kingston/Lawrence in 2019.

Asset Ownership by Value – June 2020

	Private	User	REIT/Public	Institutional	Private Equity
Albion/Islington	81%	19%	0%	0%	0%
Danforth/Pape	50%	26%	12%	10%	2%
Danforth East of Pape	62%	36%	0%	2%	0%
Eglinton/Danforth	40%	37%	12%	11%	0%
Kingston/Lawrence	19%	0%	81%	0%	0%
Lakeshore/Islington	54%	46%	0%	0%	0%
Queen East of Victoria	81%	19%	0%	0%	0%
Yonge North of Carlton	58%	17%	135	12%	0%
Yonge North of Lawrence	34%	29%	31%	6%	0%
Toronto Under 100,000 SF	48%	28%	13%	9%	2%

Source: CoStar June 2020

Key Findings

- It is important to note that asset ownership is by value and not by number of units and not by square footage. Large investors tend to own larger units and plazas on these main street case study areas and will have a higher than average representation in the data.
- In six of the main street case study areas, the majority of space by retail property values are privately owned and rented out. Others except Kingston/Lawrence have a high proportion of REIT/rental type structure.
- As noted, larger REITs, Institutional investors, and Private Equity investors are prevalent in Kingston/Lawrence (81%), Yonge North of Lawrence (37%), Yonge North of Carlton (25%), Danforth East of Jones (24%). These main street case study areas are at or above the Toronto Under 100,000 SF average (24%).
- User occupied (owner occupied) as measured by property values are prevalent in Lakeshore/Islington (46%), Eglinton/Danforth (37%), Danforth/Pape (36%), and Yonge North of Lawrence (29%).

5.0 Retail Sales Activity

- Retail sales growth (decline) by category for Toronto CMA and Canada for retail merchandise categories. For food services, data is available at the Ontario level. For ecommerce, data is available at the Canada level.
- Key reference data points were:
  - 2019 compared to 2018
  - Year to Date (Jan – Jun) 2020 compared to 2019
  - Mar to Jun monthly year-over-year comparison

Toronto CMA Retail Sales Growth Year-Over-Year

	2019/2018	YTD 2020/2019	Mar 2020/2019	Apr 2020/2019	May 2020/2019	Jun 2020/2019	Jul 2020/2019
Total Retail Sales	3.7%	-11.5%	-10.3%	-38.0%	-33.1%	-7.3%	-1.2%
Furniture and Home Furnishings	2.1%	-20.0%	-35.0%	-70.5%	-55.7%	-3.9%	2.2%
Electronics and Appliances	-14.8%	14.1%	12.3%	29.4%	24.3%	10.6%	7.3%
Building Supply and Garden Equipment	-5.8%	-2.6%	7.6%	44.5%	-46.3%	35.9%	21.5%
Clothing and Accessories	4.6%	-40.5%	-55.9%	-79.6%	-73.1%	-41.6%	-14.5%
Sporting Goods, Hobby, Book, Music	-6.1%	-19.0%	-25.5%	-55.4%	-43.6%	-1.1%	4.0%
General Merchandise	3.5%	1.9%	4.5%	-14.3%	3.0%	4.2%	8.2%
Miscellaneous Retail	11.2%	-1.9%	13.7%	-32.4%	-21.0%	-8.6%	4.4%
Food and Beverage Retail	4.7%	15.9%	29.0%	16.9%	14.2%	13.1%	8.4%
Grocery Stores	5.0%	20.7%	38.2%	25.8%	21.3%	16.7%	9.3%
Specialty Food Stores	5.9%	-0.3%	3.5%	-22.0%	-6.3%	6.8%	9.5%
Alcohol, Wine, Spirits Stores	2.8%	4.4%	3.8%	1.3%	-2.8%	2.7%	6.7%
Health and Personal Care Stores	6.8%	-1.8%	13.7%	-14.9%	-15.8%	5.3%	-2.5%
Automotive Dealers, Parts	9.0%	-25.9%	-28.8%	-66.6%	-55.4%	-19.2%	-5.6%
Gasoline Stations	-6.1%	-27.7%	-31.4%	-91.2%	-52.8%	-33.5%	-28.3%
Ontario							
Food Services	3.3%	-30.6%	-37.7%	-58.9%	-50.3%	-41.7%	-26.1%
Full-Service	3.3%	-44.0%	-51.5%	-78.5%	-78.5%	-63.6%	-38.9%
Limited-Service	3.3%	-18.1%	-24.0%	-43.9%	-29.0%	-20.2%	-14.2%
Drinking Places	1.4%	-59.2%	-63.1%	-95.9%	-95.6%	-85.6%	-54.9%

Source: Statistics Canada

Canada Retail Sales Growth Year-Over-Year

	2019/2018	YTD 2020/2019	Mar 2020/2019	Apr 2020/2019	May 2020/2019	Jun 2020/2019	Jul 2020/2019
Total Retail Sales	1.6%	-6.4%	-10.9%	-31.3%	-18.0%	3.8%	4.8%
Furniture and Home Furnishings	2.5%	-16.6%	-27.6%	-62.8%	-41.0%	1.7%	7.4%
Electronics and Appliances	-9.8%	-0.7%	-5.4%	-15.5%	-6.6%	9.8%	10.1%
Building Supply and Garden Equipment	2.4%	1.2%	4.0%	-11.4%	-4.3%	17.8%	5.8%
Clothing and Accessories	1.7%	-36.8%	-54.2%	-84.7%	-67.9%	-26.7%	-12.3%
Sporting Goods, Hobby, Book, Music	-2.4%	-11.4%	22.7%	-64.7%	-26.5%	18.0%	13.8%
General Merchandise	3.9%	6.5%	6.2%	-9.2%	9.9%	11.1%	13.6%
Miscellaneous Retail	11.1%	3.6%	5.5%	-22.1%	-8.4%	6.6%	15.5%
Food and Beverage Retail	2.2%	11.1%	18.3%	14.4%	12.2%	9.3%	13.0%
Grocery Stores	2.1%	12.1%	20.8%	17.7%	14.8%	9.5%	12.7%
Specialty Food Stores	3.1%	7.4%	11.7%	-2.7%	10.2%	10.5%	13.0%
Alcohol, Wine, Spirits Stores	2.4%	8.0%	9.3%	5.0%	2.9%	7.9%	14.4%
Health and Personal Care Stores	1.4%	0.5%	5.7%	-11.4%	-8.5%	9.1%	3.4%
Automotive Dealers, Pars	2.5%	-18.7%	-34.2%	-61.1%	-36.6%	4.5%	3.5%
Gasoline Stations	-3.6%	-19.2%	-21.0%	-47.6%	-39.0%	-19.2%	-14.4%
E-Commerce Retail Sales	23.1%	69.6%	42.3%	123.6%	116.5%	80.3%	63.2%

Source: Statistics Canada

Key Findings

- There are differences in sales activity between Toronto CMA and the rest of Canada. Some of the data differences relate to retail main streets.
  - **Furniture and Home Furnishings:** The category endured a significant loss in sales across Canada that was particularly acute in the CMA. Large format stores such as IKEA that draw regionally affected slower sales. By June, retail stores were open and pent up demand boosted sales significantly passing 2019 July levels. This was similar to all of Canada. During the pandemic, sales based on online and telephone orders were being processed by some retailers.
  - **Electronics and Appliance Stores:** Across Canada sales had been negative for a sustained period. However, the Toronto CMA experienced sales growth. This is in part due to the increase in home offices and the requirement for home-based office equipment and technology. However, sales growth has extended past March/April and into June and July. Curbside pickup and delivery services for shuttered retailers were key to keeping sales activity in positive territory.
  - **Building Supplies and Garden Equipment Stores:** Sales in Canada had been relatively good based on a robust housing market, renovations and home investment. In the Toronto CMA sales had been in negative territory during the early days of the pandemic in part due to a temporary closure measure in Ontario. In addition, the decline in sales in Canada has been less severe than in the GTA as many single-family households opted to use the downtime during the pandemic to invest significantly in their home and outdoor spaces for family enjoyment (e.g. painting, patios, swing sets, etc.). By June, there has been a significant growth in sales as investments in the home and outdoor home activities has spurred growth. This has carried through into July. Toronto CMA sales year-to-date (January to July) is almost in positive growth territory and is catching up to national sales growth.
  - **Clothing and Accessories Stores:** Similarly clothing and accessories stores, due to their primary location within malls, suffered a significant loss in sales. This was felt across Canada and in Toronto CMA. As most malls were closed in April and May, sales were limited. The amount of online sales was limited at these stores. In Toronto CMA sales have rebounded modestly in June and were still rebounding in July but are still approximately 60% of the sales level year-to-date. The lack of regional visitation to the major malls and mains streets is affecting sales.
  - **Sporting Goods, Hobby, Book, Music Stores:** Sales declines were standard in Canada for most time periods. Similarly, negative sales were characteristic of Toronto CMA. However, the April and May sales declines was less severe in Toronto CMA compared to the rest of Canada. Increased sales of outdoor recreation equipment and hobby equipment in Toronto CMA such as bicycles helped to offset some of the category wide declines. By June sales were in positive growth territory for Canada and only slightly off their June 2019 levels for Toronto CMA. By July, there were positive across Toronto CMA and Canada.
  - **General Merchandise Stores:** Overall, sales have been positive in Canada and Toronto CMA leading up to April 2020. The growth of food and staple purchases at general merchandise stores have offset the loss of other merchandise. Many of the general merchandise stores had been allowed to remain open during the pandemic including Walmart, Dollarama, and Costco, while Hudson Bay had been closed for a period. Toronto CMA's decline in sales in April were more significant than elsewhere in Canada. By May, sales had shifted back to positive growth and in June and July they shifted higher. As noted, many households may have opted to buy grocery and staple items closer to home at their local grocery stores rather than travel to a larger format store as the bulk buying period waned.

- **Miscellaneous Stores:** This includes cannabis stores, second hand clothing stores as well as RVs. Sales growth had been positive in Canada and Toronto CMA. The sales declines in April 2020 were not as severe as in other retail categories. Online sales may have helped some stores. However, it is likely that cannabis sales growth offset any other declines.
- **Food and Beverage:** Generally, sales at food and beverage stores have been higher in Toronto CMA as urban residents have opted to purchase locally at the neighbourhood grocery store rather than travel to a larger format store. Psychologically, consumers may feel that the smaller urban grocery stores will have fewer visitors and less exposure to the virus and line ups may be shorter at grocery stores compared to larger stores such as Costco. Sales have maintained its positive growth through to June 2020.
- **Speciality Food Stores**: Interestingly, speciality food stores in Toronto CMA have experienced negative sales growth by March/April 2020 with some rebound in May, positive growth in June, and slight fall in July 2020. This is due to some temporary closures and some decreased demand (consumers opting for one-stop shopping at a grocery store), but also, the loss of sales to restaurants, catered events, and other special large orders that have temporarily ceased operations. Specialty food sales in Canada have remained relatively strong throughout the pandemic.
- **Wine, Spirits, and Alcohol Stores**: Stores selling alcohol had remained robust in March but have slid into negative growth in May for Toronto CMA. By June 2020 sales were back into the positive growth territory. Canadian sales remained in positive growth territory. Fewer sales in urban centres and office worker employment districts such as the Financial District as well as competing services from bottle shop options from restaurants. As well, sales from LCBO to some restaurants were reduced.
- **Health and Personal Care Stores:** While there is negative growth in April and May, the decline is less than experienced by other retail categories. Most pharmacies and health food stores remained open but cosmetic, beauty supply, and other health related stores on main streets and in malls were closed for a period during the pandemic. Despite those closures, the decline in sales in Toronto CMA was only slightly higher than elsewhere in Canada illustrating good sales for local pharmacies as consumers opted to stay local. By June 2020, sales growth was positive compared to June 2019 but in July they fell slightly.
- **Automotive:** Automotive sales have declined significantly as showrooms closed and households have delayed major purchases. Sales declines are slightly higher in Toronto CMA compared to elsewhere in Canada. In June and July 2020, due to pent up demand for big ticket items, sales growth was very high in Canada. This is true outside of Toronto CMA.
- **Gas Stations:** There has been a larger decline in gasoline station sales in Toronto CMA as in urban areas people have been driving less frequently including working from home.
- **Food Services (Ontario)**: By April, full-service restaurants were down by 79%. Limited service has performed better. Drinking places have almost ceased operations by April 2020. While some full-service restaurants were fully closed in April, those that were open and offered take-out and delivery were able to do better than 20% of their normal sales in April. Limited services did better as some fast food and quick service places had the infrastructure in place to do take-out and delivery, had existing high profiles on delivery apps, and were top of mind for customers looking for a home meal replacement option. By July 2020 sales have rebounded for limited service to the point that they are -14% lower than in June 2019. Full-service restaurants were down -39% in July. However, the CafeTO and patio programs had only started in late June and early July. The full effect of those measures haven’t registered fully in the sales figures for July.
- **Ecommerce (Canada)**: Ecommerce sales had been growing at a high rate of 23% from 2019 over 2018. During COVID-19, July 2020 was 63.2% higher than July 2019. The high growth continues but not at the same pace as in April and May 2020.

6.0 Key Metrics and Indices

Toronto CMA Employment (1000s, Unadjusted, 3 Month Moving Average)

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Jul 2020/ 2019
Total	3,552.2	3,548.8	3,454.3	3,268.1	3,077.6	3,040.0	3,119.9	-11.5%
Wholesale and Retail Trade	534.0	534.8	520.7	476.5	433.1	431.1	463.7	-9.1%
Accommodation and Food	191.5	186.3	162.1	129.6	99.1	97.1	106.8	-45.6%

Source: Statistics Canada

Key Findings

- The chart above illustrates employment in Toronto CMA based on a three-month moving average.
- Total employment in Toronto CMA is -12% lower in July 2020 compared to July 2019.
- Wholesale and retail trade have bounced back well and as of July 2020 sit just -9% lower compared to July 2019 (based on a three-month moving average).
- Employment for the accommodation and food service sector remains low. Employment is -46% lower in July 2020 compared to July 2019. However, the fast-moving changes for restaurants and cafes such as CafeTO are anticipated to quickly change these statistics. The continued depression of tourism and business/convention meetings will keep the employment for this overall category relatively low despite growth in the food service sector.

Ontario Employment (1000s, Unadjusted)

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Jul 2020/ 2019
Total Ontario	7,453.9	7,467.0	7,030.1	6,409.2	6,456.7	6,883.1	6,991.1	-6.9%
Total Retail	855.9	850.1	772.7	664.7	666.6	763.2	798.2	-4.4%
Total Accommodation and Food	448.2	433.6	324.4	230.8	247.6	294.6	311.5	-34.0%
Total Other Services	294.9	297.7	281.4	243.2	248.1	254.1	275.0	-7.4%

Source: Statistics Canada

Key Findings

- By July 2020, total employment in Ontario has been rebounding since April 2020's low point. In July 2020 total employment was -7% lower than in July 2019.
- Total retail employment in Ontario has bounced back very quickly. In July 2020 retail employment was -4% lower than in July 2019.
- The accommodation and food service sector still remains a laggard in the rebounding economy. While food service employment has picked up, the accommodation sector remains low. Overall, the accommodation and food service employment was -34% lower in July 2020 compared to July 2019.

Ontario Employment by Establishment's Number of Employees (1000s)

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	Jul 2020	Jan to Jul Change
Total Employees	6,261.8	6,288.1	5,878.8	5,259.6	5,316.4	5,720.2	5,859.4	-6.9%
Less than 20 employees	1,781.4	1,807.6	1,615.1	1,355.4	1,428.9	1,601.7	1,677.5	-7.9%
20 to 99 employees	2,108.2	2,079.8	1,932.8	1,733.4	1,696.6	1,802.5	1,878.3	-8.8%
100 to 500 employees	1,374.2	1,345.0	1,285.1	1,220.7	1,243.6	1,315.6	1,281.1	-7.2%
More than 500 employees	998.0	1,055.7	1,045.8	950.1	947.4	1,000.4	1,022.6	-0.8%
Wholesale and Retail Trade								
Total Employees	999.0	987.9	917.7	779.7	806.0	907.1	964.1	-0.2%
Less than 20 employees	331.7	332.1	291.1	247.3	247.4	296.9	321.1	-3.1%
20 to 99 employees	406.2	393.5	382.0	312.9	327.1	364.9	412.3	10.8%
100 to 500 employees	201.7	202.2	183.4	165.7	180.8	178.3	162.8	-18.8%
More than 500 employees	59.4	60.2	61.2	53.9	50.6	67.0	68.0	10.2%
Accommodation and Food Services								
Total Employees	407.4	394.0	281.8	192.5	216.4	257.1	276.8	-35.9%
Less than 20 employees	181.0	170.8	124.6	77.7	107.2	110.2	135.9	-23.8%
20 to 99 employees	179.6	179.8	124.1	94.5	87.5	114.2	115.5	-44.3%
100 to 500 employees	34.2	28.4	20.6	16.5	17.2	19.7	16.2	-55.6%
More than 500 employees	12.6	15.0	12.5	3.9	4.5	13.0	9.3	1.1%
Other Services								
Total Employees	214.6	216.6	206.0	158.2	158.0	170.2	179.7	-94.4%
Less than 20 employees	131.7	132.2	120.9	94.8	100.2	107.3	123.4	-7.3%
20 to 99 employees	60.3	58.5	60.4	50.7	41.9	37.7	29.5	-35.0%
100 to 500 employees	18.8	20.6	20.2	11.3	13.3	20.5	20.7	-13.8%
More than 500 employees	3.7	5.3	4.5	1.4	2.6	4.7	6.1	-30.7%

Source: Statistics Canada

Key Findings

- Employment for main street type businesses has bounced back quicker for smaller and very large businesses compared to medium sized businesses.
- In Ontario, wholesale and retail trade employment for businesses with 20 to 99, over 500 employees is higher in July 2020 compared to July 2019 and those wholesale and retail trade businesses with less than 20 employees are almost at July 2019 capacity. These smaller employee based businesses are often found on Toronto's retail main streets. It remains the wholesale and retail trade businesses that have 100 to 500 employees that still lag in employee recovery.
- A similar story exists for accommodation and food services. The accommodation and food service businesses with lower number of employees and very large employee based businesses are rebounding better than medium sized businesses. For other services including commercial services, the smaller businesses with less than 20 employees are rebounding quicker.
- It can be assumed that these smaller employee based businesses are often found on main streets and are rebounding quicker than elsewhere. It was noted that many businesses in enclosed malls remained closed in Toronto from May to June and re-opened in late June and early July.

Housing Starts City of Toronto

Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020
1,391	1,111	982	3,297	1,104	1,868

Source: CMHC

Key Findings

- The number of housing starts each month in 2020 has remained relatively stable except for a significant spike in April 2020. Perhaps this is due to a rush of development applications during COVID-19 pandemic.
- In 2019 there were 18,877 housing starts. The first six months of 2020 there have been 9,753 housing starts. 2020 is on track to have a similar number of housing starts as 2019.
- Housing starts, completions, and selling activity are closely related to shopping especially for bigger ticket items.

Bankruptcy and Insolvency

	Jan 2020	Feb 2020	Mar 2020	Apr 2020	May 2020	Jun 2020	YTD Year-Over-Year Change
Consumer - Ontario							
Bankruptcy	1,063	1,011	1,061	637	592	654	-47.8%
Proposals	2,597	2,742	2,700	1,779	1,751	1,720	-8.5%
Total Insolvencies	**3,660**	**3,753**	**3,761**	**2,416**	**2,343**	**2,374**	**-15.8%**
Business - Ontario							
Bankruptcy	46	55	44	37	55	42	-22.5%
Proposals	29	29	19	18	14	13	-2.4%
Total Insolvencies	**75**	**84**	**63**	**55**	**69**	**55**	**-17.3%**
Retailers - Canada							
Bankruptcy	29	28	27	16	19	24	20.2%
Proposals	11	10	15	10	8	13	63.4%
Total Insolvencies	**40**	**38**	**42**	**26**	**27**	**37**	**31.3%**
Accommodation and Food - Canada							
Bankruptcy	38	46	25	15	35	42	-13.4%
Proposals	9	14	6	3	2	10	-20.0%
Total Insolvencies	**47**	**60**	**31**	**18**	**37**	**52**	**-17.8%**

Source: Statistics Canada
Note: at the courts have been closed for COVID-19, some businesses may not have been able to file for bankruptcy. The preceding tables numbers should be viewed with caution.

Key Findings

- Retail insolvencies in Canada are 31% higher in 2020 (Jan to Jun) compared to 2019. However, insolvencies for accommodation and food services have not increased.

Key Canadian Economic Indices

Consumer Price Index (2002 = 100)						
Jan-20	**Feb-20**	**Mar-20**	**Apr-20**	**May-20**	**Jun-20**	**Jul-20**
100.3	100.7	100.1	99.5	99.8	100.6	
Employment Index (Dec-19 = 100)						
100.2	100.3	95.1	84.6	86.1	91.1	93.3
Hours Worked (Dec-19 = 100)						
99.1	101.1	85.8	73.1	77.7	85.3	89.8
US Travel to Canada (Dec-19 = 100)						
98.2	99.2	45.7	7.9	6.3		
Overseas Travel to Canada						
100.6	92.5	44.4	7.7	5.9		

Source: Statistics Canada

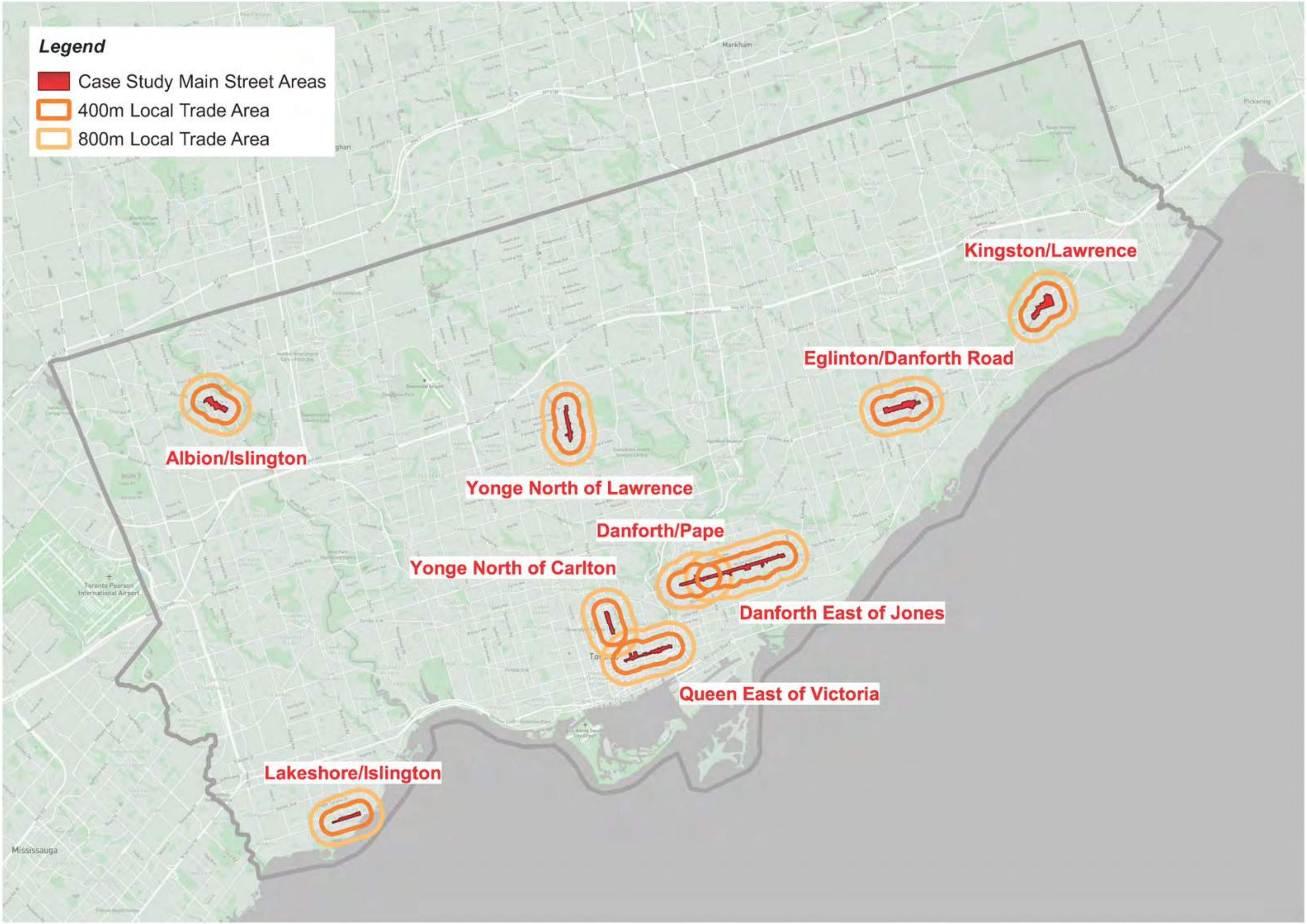
Toronto COVID-19 Cases

	Cases	**Recovered**	**Deaths**
Toronto September 21, 2020	17,872	15,440	1,178

Source: Toronto Public Health

Toronto Retail Main Street Study – Covid-19
Collected: June 4 to 8, 2020

Study Area Overview Map



Legend
Case Study Main Street Areas
400m Local Trade Area
800m Local Trade Area
Kingston/Lawrence
Eglinton/Danforth Road
Albion/Islington
Yonge North of Lawrence
Danforth/Pape
Yonge North of Carlton
Danforth East of Jones
Queen East of Victoria
Lakeshore/Islington

Store Count

STORE COUNT
% of Businesses

MAIN STREET AREA		RETAIL	SERVICES	OTHER NON-VACANT	VACANT
Albion / Islington	2017	36.0	49.4	5.8	8.7
	2020	33.3	55.0	7.6	4.1
	Change	-2.7	5.6	1.8	-4.6
Danforth / Pape	2017	28.8	58.0	5.0	8.2
	2020	24.8	59.8	4.5	10.9
	Change	-4.0	1.8	-0.5	2.7
Danforth East of Jones	2017	25.1	55.9	9.8	9.2
	2020	24.4	55.5	8.4	11.6
	Change	-0.7	-0.3	-1.4	2.4
Eglinton / Danforth	2017	28.9	52.3	11.4	7.4
	2020	27.5	52.3	8.5	11.8
	Change	-1.4	-0.1	-2.9	4.4
Kingston / Lawrence	2017	25.8	61.9	4.1	8.2
	2020	21.6	66.0	2.1	10.3
	Change	-4.1	4.1	-2.1	2.1
Lakeshore / Islington	2017	34.2	51.4	7.5	6.8
	2020	25.3	54.4	5.1	15.2
	Change	-8.9	3.1	-2.5	8.3
Queen East of Victoria	2017	29.2	38.6	7.0	25.1
	2020	25.1	45.5	11.4	18.0
	Change	-4.1	6.9	4.4	-7.2
Yonge North of Carleton	2017	32.4	56.8	2.7	8.1
	2020	27.3	59.4	1.6	11.8
	Change	-5.2	2.6	-1.1	3.7
Yonge North of Lawrence	2017	27.4	59.8	2.6	10.3
	2020	25.1	62.8	2.6	9.5
	Change	-2.2	2.9	0.0	-0.7
Main Street Study Area Average	**2017**	**28.9**	**54.3**	**6.6**	**10.1**
	2020	**25.8**	**56.6**	**6.1**	**11.4**
	Change	**-3.1**	**2.3**	**-0.5**	**1.3**

STORE COUNT
Indexed against All Study Areas

MAIN STREET AREA	YEAR	RETAIL	SERVICES	OTHER NON-VACANT	VACANT
Albion / Islington	2017	124.6	90.9	87.5	86.6
	2020	129.0	97.1	123.8	35.9
	Change	4.4	6.2	36.3	-50.7
Danforth / Pape	2017	99.6	106.7	75.0	81.3
	2020	96.0	105.6	73.5	95.5
	Change	-3.6	-1.1	-1.5	14.3
Danforth East of Jones	2017	86.9	102.8	147.3	91.5
	2020	94.5	98.1	136.7	102.0
	Change	7.6	-4.7	-10.6	10.5
Eglinton / Danforth	2017	99.7	96.3	171.7	73.3
	2020	106.2	92.4	138.4	103.1
	Change	6.5	-3.9	-33.3	29.8
Kingston / Lawrence	2017	89.1	113.8	62.0	81.9
	2020	83.8	116.6	33.6	90.3
	Change	-5.3	2.7	-28.5	8.4
Lakeshore / Islington	2017	118.4	94.5	113.4	68.0
	2020	98.0	96.2	82.4	133.1
	Change	-20.4	1.6	-30.9	65.1
Queen East of Victoria	2017	101.0	71.0	105.6	249.7
	2020	97.3	80.4	185.3	157.4
	Change	-3.7	9.4	79.7	-92.3
Yonge North of Carleton	2017	112.1	104.4	40.7	80.5
	2020	105.5	104.9	26.1	103.1
	Change	-6.6	0.4	-14.5	22.6
Yonge North of Lawrence	2017	94.5	110.1	38.6	101.8
	2020	97.2	110.9	42.3	83.5
	Change	2.6	0.8	3.7	-18.4
Main Street Study Area Average	**2017**	**100.0**	**100.0**	**100.0**	**100.0**
	2020	**100.0**	**100.0**	**100.0**	**100.0**

Square Footage

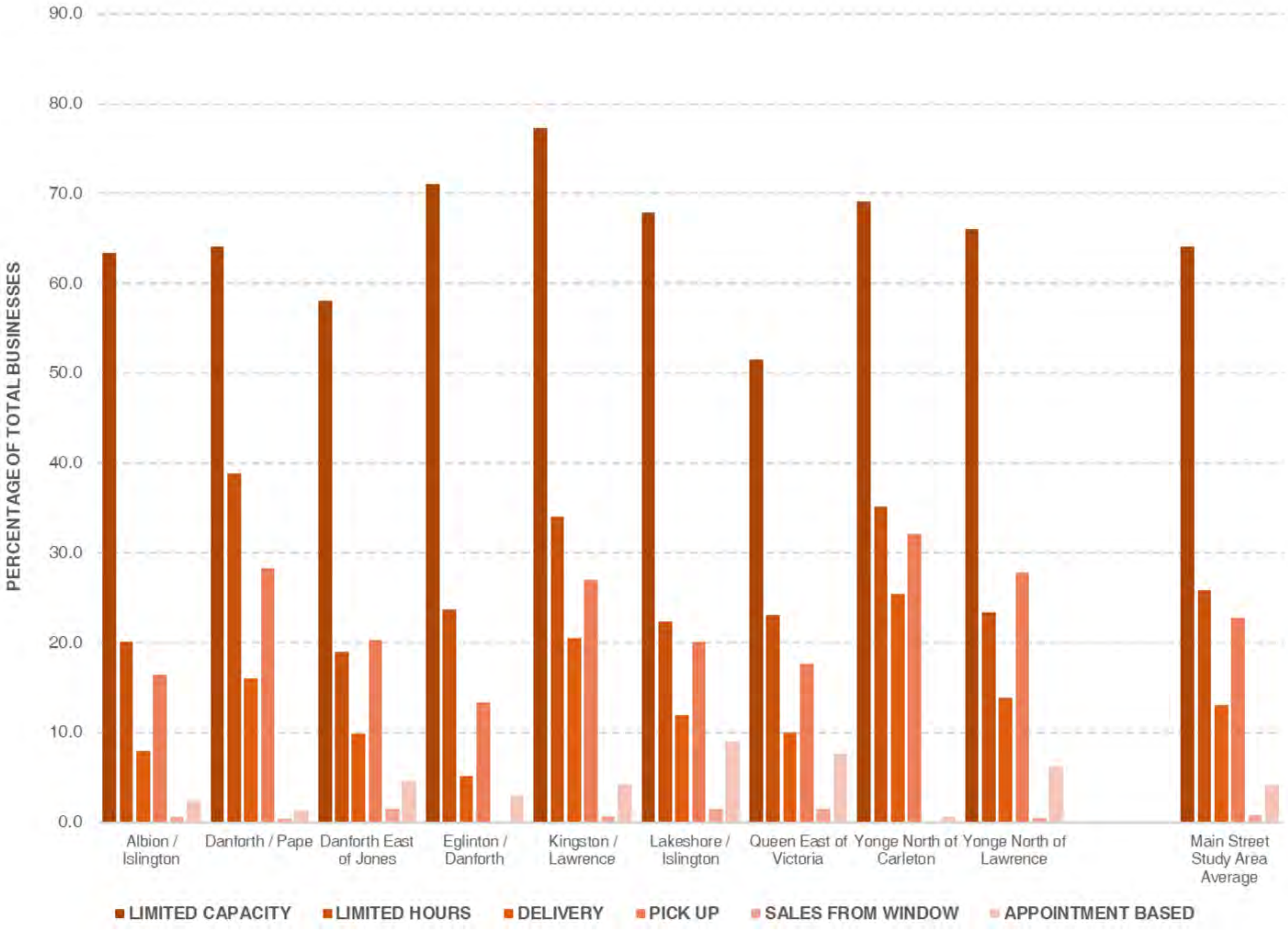
STORE SQ. FT
% of Businesses

MAIN STREET AREA	YEAR	RETAIL	SERVICES	OTHER NON-VACANT	VACANT
Albion / Islington	2017	49.9	34.1	3.2	12.8
	2020	45.2	41.2	11.1	2.5
	Change	-4.6	7.0	7.8	-10.2
Danforth / Pape	2017	30.4	58.3	3.8	7.5
	2020	27.2	59.2	3.9	9.7
	Change	-3.2	0.9	0.1	2.2
Danforth East of Jones	2017	29.2	48.4	13.1	9.3
	2020	28.0	50.2	12.6	9.2
	Change	-1.2	1.8	-0.5	0.0
Eglinton / Danforth	2017	47.7	35.4	13.7	3.2
	2020	47.5	35.2	12.7	4.6
	Change	-0.2	-0.2	-1.0	1.3
Kingston / Lawrence	2017	48.7	41.8	4.6	4.9
	2020	45.8	45.0	3.7	5.5
	Change	-2.9	3.2	-0.9	0.6
Lakeshore / Islington	2017	39.7	45.7	7.9	6.6
	2020	28.0	56.5	4.3	11.2
	Change	-11.7	10.8	-3.6	4.6
Queen East of Victoria	2017	31.6	39.3	8.9	20.2
	2020	38.9	38.5	11.4	11.2
	Change	7.2	-0.8	2.5	-9.0
Yonge North of Carleton	2017	31.0	49.0	10.6	9.3
	2020	29.2	50.8	9.0	11.1
	Change	-1.9	1.7	-1.7	1.8
Yonge North of Lawrence	2017	29.7	60.2	2.0	8.1
	2020	39.2	49.4	1.4	10.0
	Change	9.5	-10.9	-0.6	1.9
Main Street Study Area Average	**2017**	**36.7**	**46.3**	**8.2**	**8.7**
	2020	**35.9**	**47.6**	**8.0**	**8.5**
	Change	**-0.9**	**1.3**	**-0.2**	**-0.3**

STORE SQ. FT.
Indexed against All Study Areas

MAIN STREET AREA	YEAR	RETAIL	SERVICES	OTHER NON-VACANT	VACANT
Albion / Islington	2017	135.7	73.7	39.3	146.2
	2020	126.1	86.4	137.8	29.9
	Change	-9.6	12.7	98.5	-116.3
Danforth / Pape	2017	82.8	126.0	45.7	85.5
	2020	76.0	124.3	48.0	114.5
	Change	-6.9	-1.7	2.2	29.0
Danforth East of Jones	2017	79.5	104.6	159.2	106.3
	2020	78.0	105.4	156.3	109.1
	Change	-1.5	0.9	-2.8	2.8
Eglinton / Danforth	2017	129.8	76.4	166.7	36.9
	2020	132.5	74.0	158.0	54.0
	Change	2.7	-2.5	-8.7	17.0
Kingston / Lawrence	2017	132.7	90.3	55.5	55.6
	2020	127.7	94.6	46.1	64.5
	Change	-5.0	4.2	-9.4	8.8
Lakeshore / Islington	2017	108.2	98.8	96.4	75.4
	2020	78.1	118.6	53.7	131.7
	Change	-30.1	19.8	-42.7	56.3
Queen East of Victoria	2017	86.2	84.8	107.7	231.2
	2020	108.4	80.9	142.0	132.0
	Change	22.2	-3.9	34.3	-99.2
Yonge North of Carleton	2017	84.5	105.9	129.5	105.9
	2020	81.3	106.6	111.7	130.7
	Change	-3.2	0.7	-17.8	24.8
Yonge North of Lawrence	2017	80.9	130.1	24.4	92.3
	2020	109.4	103.6	17.8	117.8
	Change	28.5	-26.4	-6.6	25.6
Main Street Study Area Average	**2017**	**100**	**100**	**100**	**100**
	2020	**100**	**100**	**100**	**100**

Type of Operation



90.0
80.0
70.0
60.0
50.0
40.0
30.0
20.0
10.0
0.0
PERCENTAGE OF TOTAL BUSINESSES
Albion / Islington
Danforth / Pape
Danforth East of Jones
Eglinton / Danforth
Kingston / Lawrence
Lakeshore / Islington
Queen East of Victoria
Yonge North of Carleton
Yonge North of Lawrence
Main Street Study Area Average
LIMITED CAPACITY
LIMITED HOURS
DELIVERY
PICK UP
SALES FROM WINDOW
APPOINTMENT BASED

BUSINESSES BY TYPE OF OPERATION
% of Businesses

MAIN STREET STUDY AREA	LIMITED CAPACITY	LIMITED HOURS	DELIVERY	PICK UP	SALES FROM WINDOW	APPOINTMENT BASED
Albion / Islington	63.4	20.1	7.9	16.5	0.6	2.4
Danforth / Pape	64.1	38.8	16.0	28.3	0.4	1.3
Danforth East of Jones	58.1	19.0	9.9	20.3	1.5	4.5
Eglinton / Danforth	71.1	23.7	5.2	13.3	0.0	3.0
Kingston / Lawrence	77.3	34.0	20.6	27.0	0.7	4.3
Lakeshore / Islington	67.9	22.4	11.9	20.1	1.5	9.0
Queen East of Victoria	51.5	23.1	10.0	17.7	1.5	7.7
Yonge North of Carleton	69.1	35.2	25.5	32.1	0.0	0.6
Yonge North of Lawrence	66.0	23.4	13.9	27.8	0.5	6.2
Main Street Study Area Average	**64.1**	**25.9**	**13.1**	**22.8**	**0.8**	**4.2**

BUSINESSES BY TYPE OF OPERATION
Indexed against All Study Areas

MAIN STREET STUDY AREA	LIMITED CAPACITY	LIMITED HOURS	DELIVERY	PICK UP	SALES FROM WINDOW	APPOINTMENT BASED
Albion / Islington	98.9	77.8	60.5	72.3	72.3	58.6
Danforth / Pape	100.0	150.0	122.4	124.1	50.0	30.4
Danforth East of Jones	90.6	73.5	75.8	89.1	179.2	109.0
Eglinton / Danforth	110.9	91.6	39.6	58.5	0.0	71.2
Kingston / Lawrence	120.6	131.6	156.9	118.3	84.1	102.2
Lakeshore / Islington	105.9	86.5	91.1	88.5	176.9	215.2
Queen East of Victoria	80.4	89.2	76.3	77.7	182.4	184.8
Yonge North of Carleton	107.8	135.9	194.2	141.0	0.0	14.6
Yonge North of Lawrence	103.0	90.6	105.9	121.8	56.7	149.5
Main Street Study Area Average	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

BUSINESSES BY TYPE OF OPERATION
% of Businesses

MAIN STREET AREA	GROUP	LIMITED CAPACITY	LIMITED HOURS	DELIVERY	PICK UP	SALES FROM WINDOW	APPOINTMENT BASED
Albion / Islington	Retail	89.5	40.4	1.8	5.3	0.0	0.0
	Services	52.1	9.6	12.8	25.5	1.1	4.3
	Other Non-Vacant	30.8	7.7	0.0	0.0	0.0	0.0
Danforth / Pape	Retail	93.9	50.0	3.0	16.7	0.0	1.5
	Services	53.5	35.8	21.4	34.0	0.6	1.3
	Other Non-Vacant	41.7	16.7	16.7	16.7	0.0	0.0
Danforth East of Jones	Retail	77.3	21.9	4.7	14.8	0.8	7.0
	Services	50.5	19.2	13.7	24.7	2.1	4.1
	Other Non-Vacant	52.3	9.1	0.0	6.8	0.0	0.0
Eglinton / Danforth	Retail	95.2	33.3	0.0	2.4	0.0	4.8
	Services	58.8	21.3	8.8	21.3	0.0	2.5
	Other Non-Vacant	69.2	7.7	0.0	0.0	0.0	0.0
Kingston / Lawrence	Retail	94.6	48.6	5.4	8.1	2.7	5.4
	Services	71.3	29.7	26.7	34.7	0.0	4.0
	Other Non-Vacant	66.7	0.0	0.0	0.0	0.0	0.0
Lakeshore / Islington	Retail	92.5	35.0	2.5	15.0	2.5	2.5
	Services	58.1	18.6	17.4	24.4	1.2	12.8
	Other Non-Vacant	50.0	0.0	0.0	0.0	0.0	0.0
Queen East of Victoria	Retail	83.3	35.7	4.8	14.3	2.4	16.7
	Services	35.5	18.4	13.2	21.1	1.3	2.6
	Other Non-Vacant	41.7	8.3	8.3	8.3	0.0	8.3
Yonge North of Carleton	Retail	90.2	31.4	2.0	7.8	0.0	2.0
	Services	61.3	37.8	36.9	44.1	0.0	0.0
	Other Non-Vacant	0.0	0.0	0.0	0.0	0.0	0.0
Yonge North of Lawrence	Retail	91.4	32.8	3.4	12.1	0.0	8.6
	Services	57.2	20.7	18.6	34.5	0.7	4.8
	Other Non-Vacant	33.3	0.0	0.0	16.7	0.0	16.7
Main Street Study Area Average	**Retail**	**87.9**	**34.5**	**3.3**	**11.5**	**0.8**	**5.4**
	Services	**54.9**	**23.7**	**18.6**	**29.6**	**1.0**	**3.8**
	Other Non-Vacant	**47.4**	**7.9**	**2.6**	**6.1**	**0.0**	**1.8**

BUSINESSES BY TYPE OF OPERATION
Indexed against All Study Areas

MAIN STREET AREA	GROUP	LIMITED CAPACITY	LIMITED HOURS	DELIVERY	PICK UP	SALES FROM WINDOW	APPOINTMENT BASED
Albion / Islington	Retail	101.8	116.8	53.8	45.7	-	0.0
	Services	94.9	40.4	68.5	86.3	110.5	110.5
	Other Non-Vacant	65.0	97.4	0.0	0.0	-	0.0
Danforth / Pape	Retail	106.9	144.7	92.9	144.7	-	28.2
	Services	97.3	151.2	114.7	114.8	65.4	32.7
	Other Non-Vacant	88.0	211.1	633.3	271.4	-	0.0
Danforth East of Jones	Retail	88.0	63.3	143.7	128.9	101.8	130.8
	Services	91.9	81.2	73.8	83.7	214.2	107.1
	Other Non-Vacant	110.4	115.2	0.0	111.0	-	0.0
Eglinton / Danforth	Retail	108.3	96.5	0.0	20.7	-	88.6
	Services	106.9	89.6	47.0	71.9	-	64.9
	Other Non-Vacant	146.2	97.4	0.0	0.0	-	0.0
Kingston / Lawrence	Retail	107.6	140.8	165.7	70.4	352.0	100.6
	Services	129.7	125.3	143.5	117.2	-	102.9
	Other Non-Vacant	140.7	0.0	0.0	0.0	-	0.0
Lakeshore / Islington	Retail	105.2	101.3	76.6	130.3	325.6	46.5
	Services	105.8	78.5	93.6	82.6	120.8	332.3
	Other Non-Vacant	105.6	0.0	0.0	0.0	-	0.0
Queen East of Victoria	Retail	94.8	103.4	145.9	124.0	310.1	310.1
	Services	64.7	77.7	70.6	71.2	136.7	68.4
	Other Non-Vacant	88.0	105.6	316.7	135.7	-	475.0
Yonge North of Carleton	Retail	102.6	90.8	60.1	68.1	-	36.5
	Services	111.5	159.6	198.2	149.3	-	0.0
	Other Non-Vacant	0.0	0.0	0.0	0.0	-	0.0
Yonge North of Lawrence	Retail	103.9	94.8	105.7	104.8	-	160.4
	Services	104.2	87.3	99.9	116.6	71.7	125.4
	Other Non-Vacant	70.4	0.0	0.0	271.4	-	950.0
Main Street Study Area Average	**Retail**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**
	Services	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**
	Other Non-Vacant	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**	**100.0**

Opening Status

BUSINESSES BY OPENING STATUS
% of Businesses

MAIN STREET AREA	OPERATION	RETAIL	SERVICES	OTHER NON-VACANT	VACANT
Albion / Islington	Open	89.5	52.1	38.5	-
	Temporarily Closed	10.5	47.9	61.5	-
	Vacant	-	-	-	4.1
Danforth / Pape	Open	93.9	53.5	41.7	-
	Temporarily Closed	6.1	46.5	58.3	-
	Vacant	-	-	-	10.9
Danforth East of Jones	Open	78.9	50.5	52.3	-
	Temporarily Closed	21.1	49.5	47.7	-
	Vacant	-	-	-	11.6
Eglinton / Danforth	Open	95.2	61.3	84.6	-
	Temporarily Closed	4.8	38.8	15.4	-
	Vacant	-	-	-	11.8
Kingston / Lawrence	Open	94.6	71.3	66.7	-
	Temporarily Closed	5.4	28.7	33.3	-
	Vacant	-	-	-	8.4
Lakeshore / Islington	Open	92.5	58.1	62.5	-
	Temporarily Closed	7.5	41.9	37.5	-
	Vacant	-	-	-	15.2
Queen East of Victoria	Open	81.0	39.5	41.7	-
	Temporarily Closed	19.0	60.5	58.3	-
	Vacant	-	-	-	18.8
Yonge North of Carleton	Open	90.2	61.3	0.0	-
	Temporarily Closed	9.8	38.7	100.0	-
	Vacant	-	-	-	11.8
Yonge North of Lawrence	Open	91.4	57.2	33.3	-
	Temporarily Closed	8.6	42.8	66.7	-
	Vacant	-	-	-	9.5
Main Street Study Area Average	**Open**	**88.1**	**55.4**	**50.9**	**-**
	Temporarily Closed	**11.9**	**44.6**	**49.1**	**-**
	Vacant	**-**	**-**	**-**	**11.3**

BUSINESSES BY OPENING STATUS
Indexed against All Study Areas

MAIN STREET AREA	OPERATION	RETAIL	SERVICES	OTHER NON-VACANT	VACANT
Albion / Islington	Open	101.6	94.1	75.6	-
	Temporarily Closed	88.5	107.3	125.3	-
	Vacant	-	-	-	36.3
Danforth / Pape	Open	106.6	96.5	81.9	-
	Temporarily Closed	50.9	104.3	118.8	-
	Vacant	-	-	-	96.7
Danforth East of Jones	Open	89.6	91.2	102.7	-
	Temporarily Closed	177.3	110.9	97.2	-
	Vacant	-	-	-	103.2
Eglinton / Danforth	Open	108.1	110.6	166.3	-
	Temporarily Closed	40.0	86.8	31.3	-
	Vacant	-	-	-	104.3
Kingston / Lawrence	Open	107.4	128.7	131.0	-
	Temporarily Closed	45.4	64.4	67.9	-
	Vacant	-	-	-	74.9
Lakeshore / Islington	Open	105.0	105.0	122.8	-
	Temporarily Closed	63.0	93.8	76.3	-
	Vacant	-	-	-	134.7
Queen East of Victoria	Open	91.9	71.3	81.9	-
	Temporarily Closed	160.1	135.7	118.8	-
	Vacant	-	-	-	166.3
Yonge North of Carleton	Open	102.4	110.6	0.0	-
	Temporarily Closed	82.4	86.8	203.6	-
	Vacant	-	-	-	104.3
Yonge North of Lawrence	Open	103.7	103.4	65.5	-
	Temporarily Closed	72.4	95.8	135.7	-
	Vacant	-	-	-	84.5
Main Street Study Area Average	**Open**	**100**	**100**	**100**	**-**
	Temporarily Closed	**100**	**100**	**100**	**-**
	Vacant	**-**	**-**	**-**	**100**

Study Area Maps

MAIN STREET STUDY AREA - Albion / Islington

MAIN STREET STUDY AREA - Danforth / Pape

MAIN STREET STUDY AREA - Danforth East of Jones

MAIN STREET STUDY AREA - Eglinton / Danforth

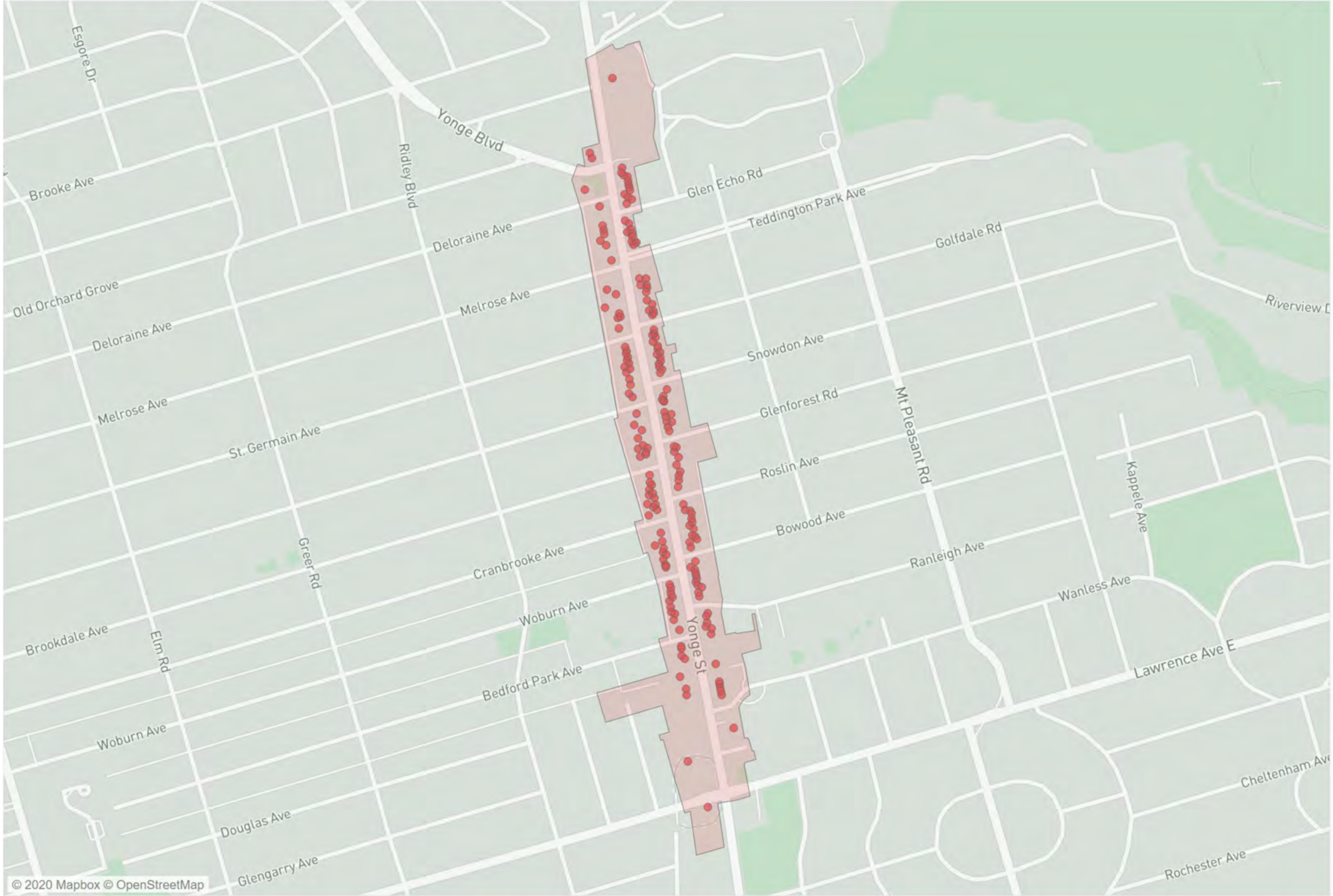
MAIN STREET STUDY AREA - Kingston / Lawrence

MAIN STREET STUDY AREA - Lakeshore / Islington

MAIN STREET STUDY AREA - Queen East of Victoria

MAIN STREET STUDY AREA - Yonge North of Carleton

MAIN STREET STUDY AREA - Yonge North of Lawrence



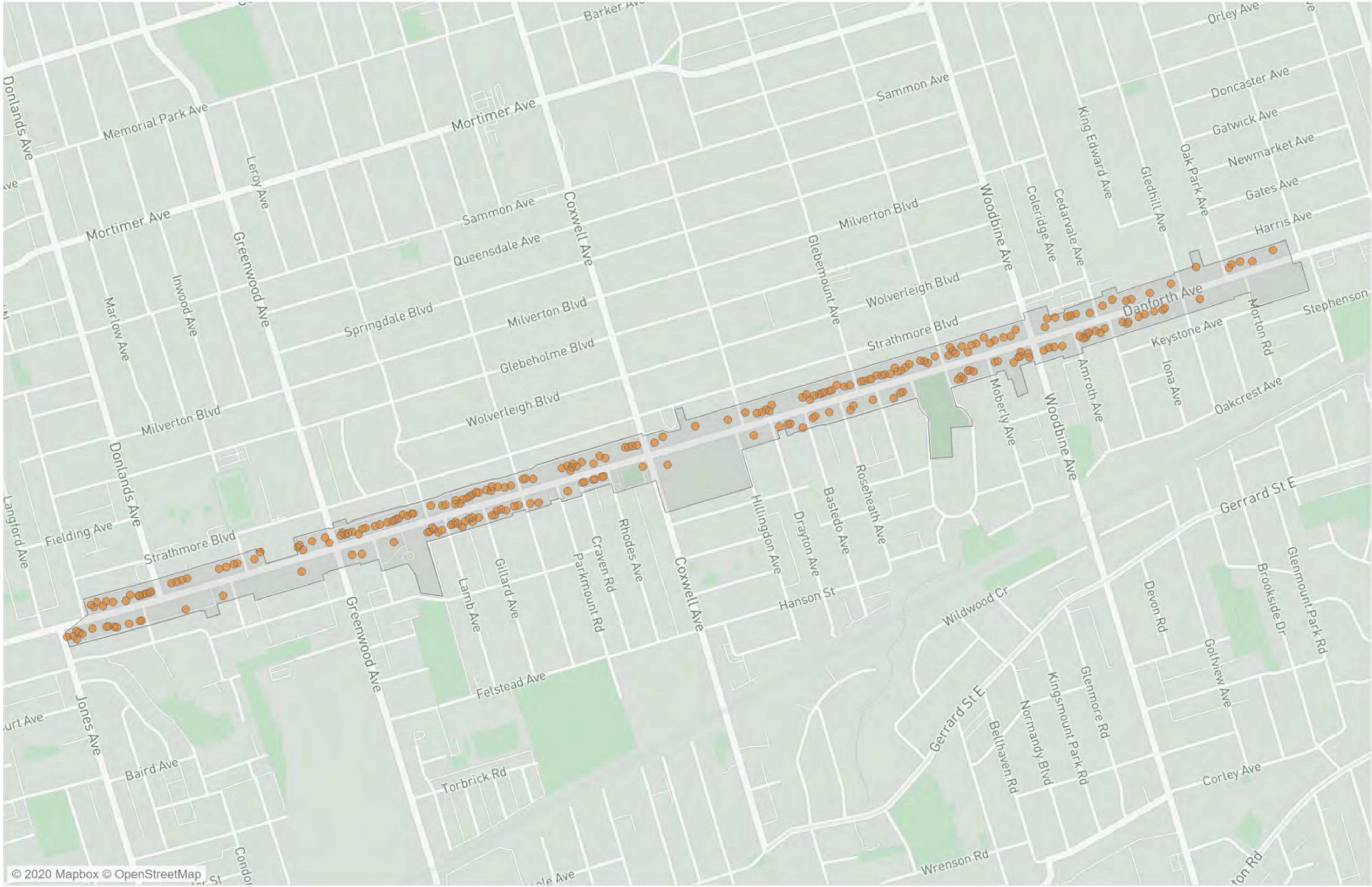
Maps - Opening Status - Open

OPENING STATUS - OPEN - Albion / Islington

OPENING STATUS

OPEN

OPENING STATUS - OPEN - Danforth East of Jones



OPENING STATUS

OPEN

OPENING STATUS - OPEN - Danforth / Pape

OPENING STATUS

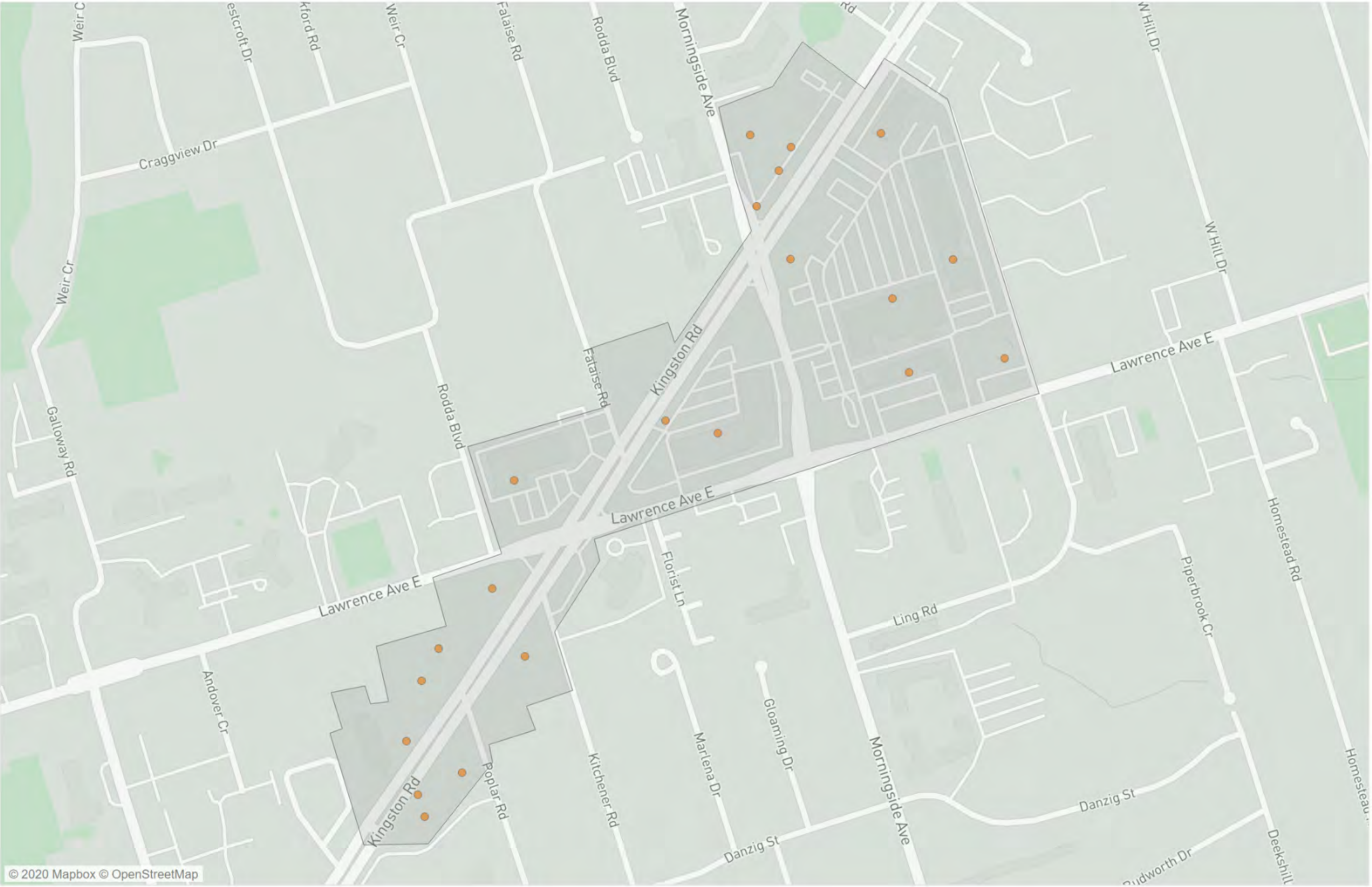
OPEN

OPENING STATUS - OPEN - Eglinton / Danforth

OPENING STATUS

OPEN

OPENING STATUS - OPEN - Kingston / Lawrence



OPENING STATUS

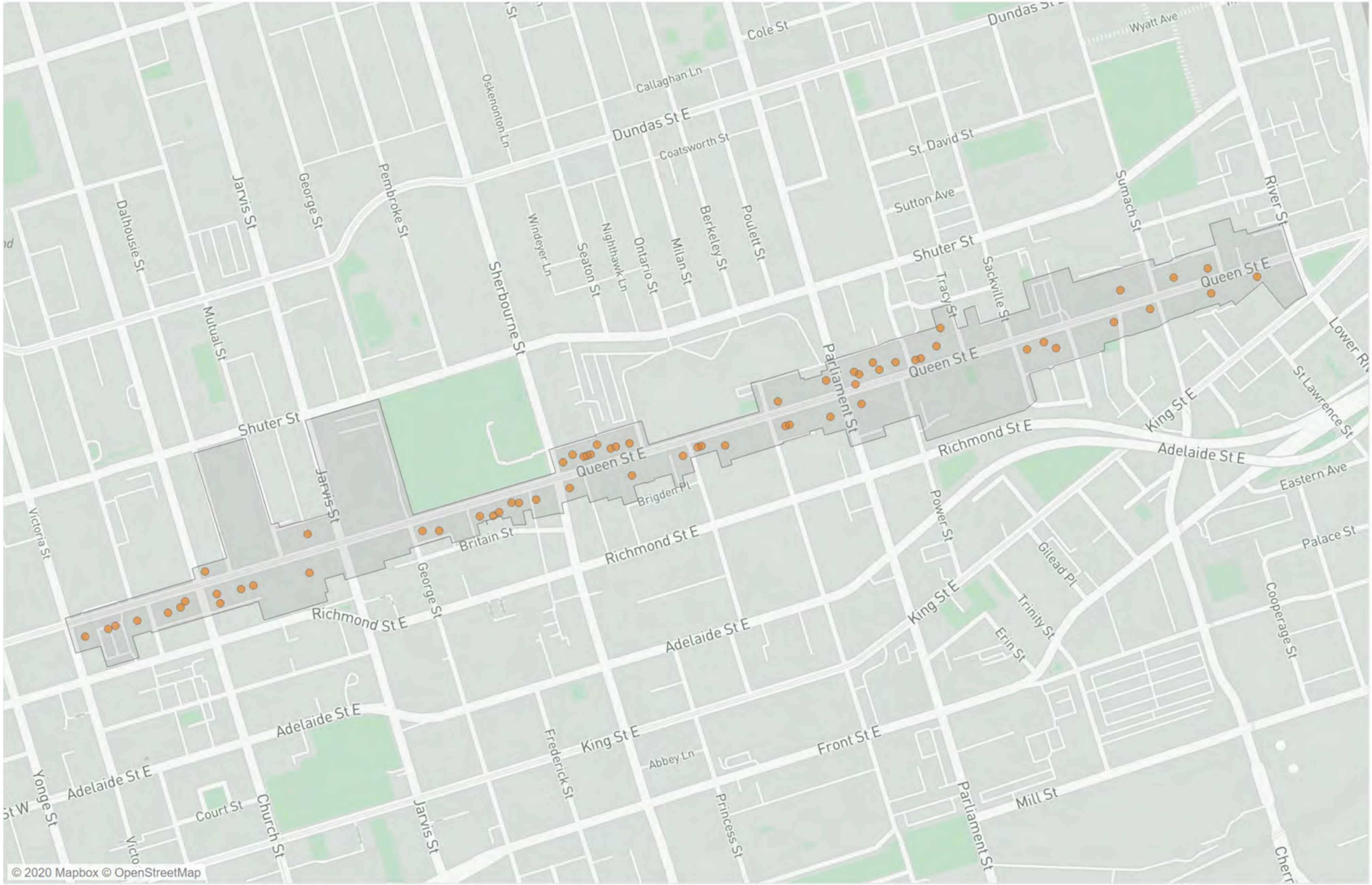
OPEN

OPENING STATUS - OPEN - Lakeshore / Islington

OPENING STATUS

OPEN

OPENING STATUS - OPEN - Queen East of Victoria



OPENING STATUS

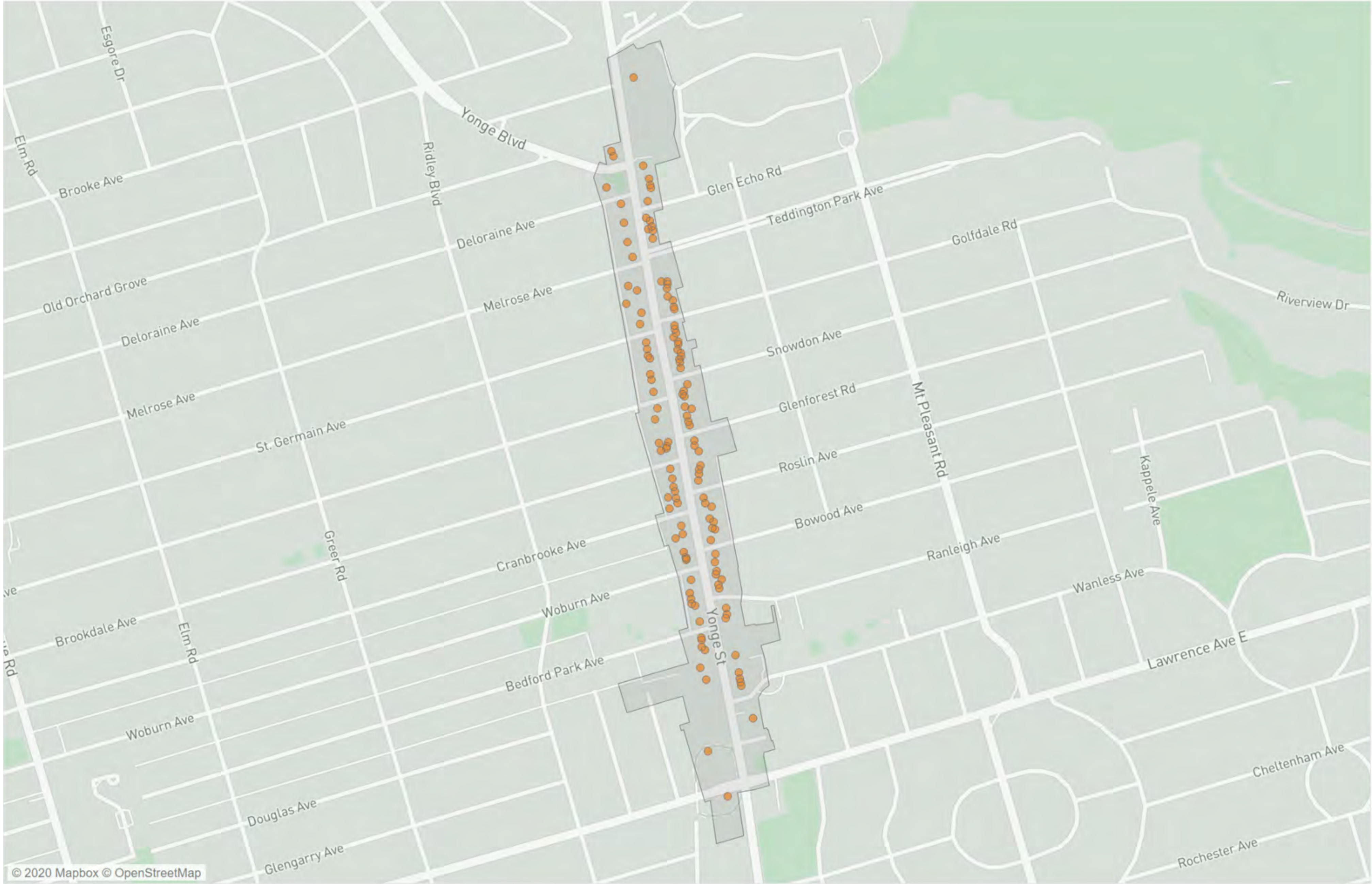
OPEN

OPENING STATUS - OPEN - Yonge North of Carleton

OPENING STATUS

OPEN

OPENING STATUS - OPEN - Yonge North of Lawrence



OPENING STATUS

OPEN

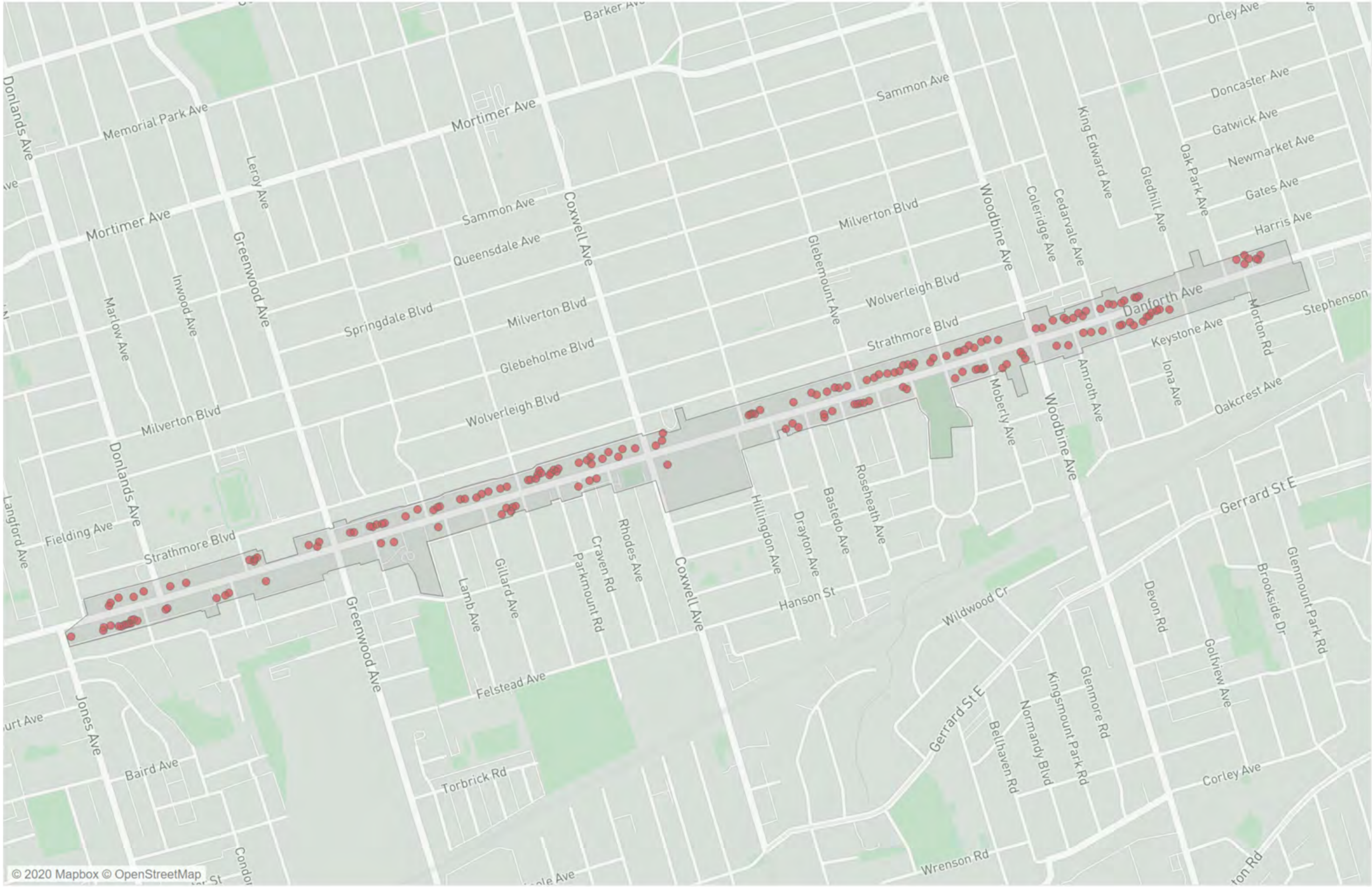
Maps - Opening Status – Temporarily Closed

OPENING STATUS - TEMPORARILY CLOSED - Albion / Islington

OPENING STATUS

TEMPORARILY CLOSED

OPENING STATUS - TEMPORARILY CLOSED - Danforth East of Jones



OPENING STATUS

TEMPORARILY CLOSED

OPENING STATUS - TEMPORARILY CLOSED - Danforth / Pape

OPENING STATUS

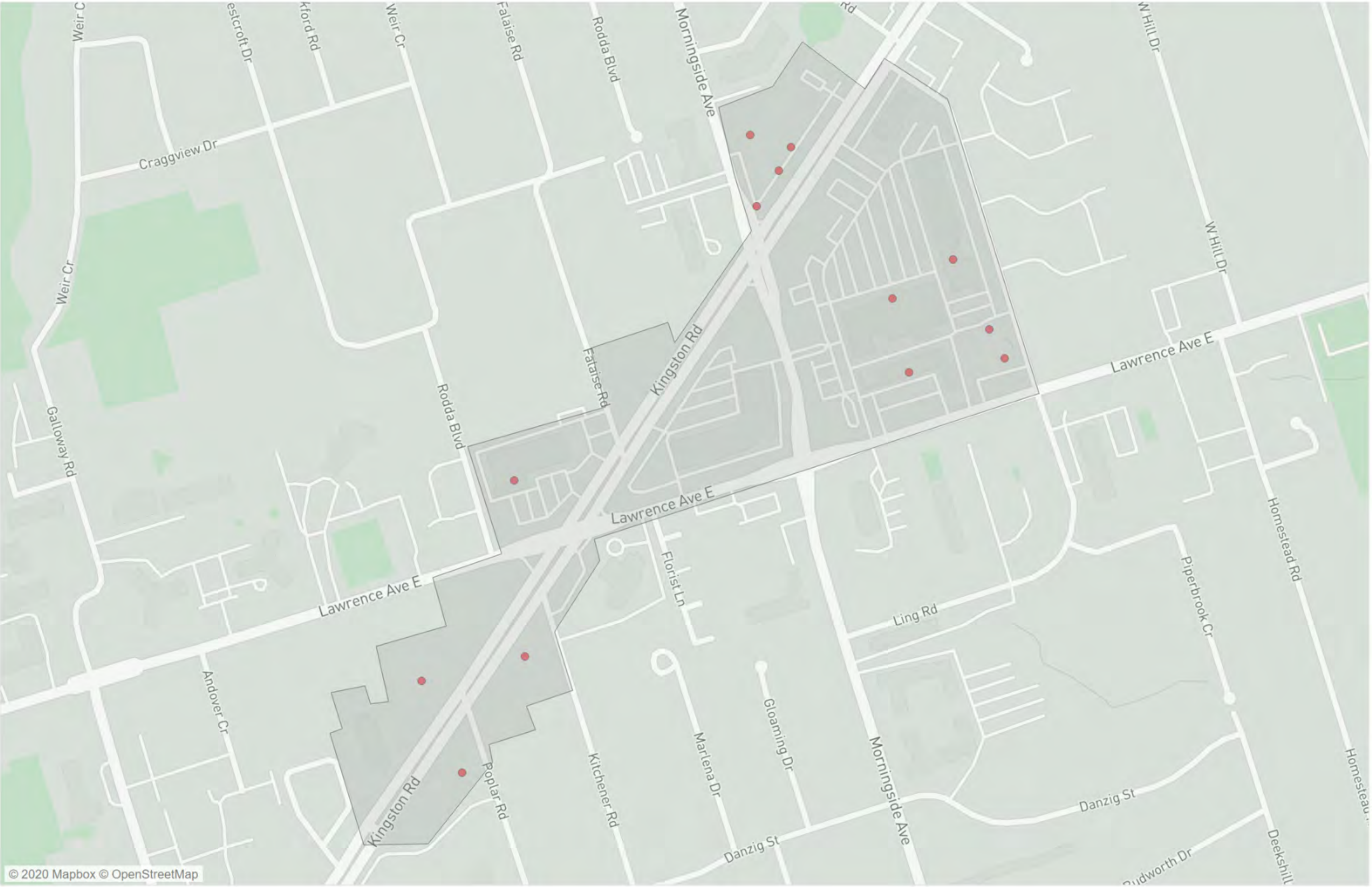
TEMPORARILY CLOSED

OPENING STATUS - TEMPORARILY CLOSED - Eglinton / Danforth

OPENING STATUS

TEMPORARILY CLOSED

OPENING STATUS - TEMPORARILY CLOSED - Kingston / Lawrence



OPENING STATUS

TEMPORARILY CLOSED

OPENING STATUS - TEMPORARILY CLOSED - Lakeshore / Islington

OPENING STATUS

TEMPORARILY CLOSED

OPENING STATUS - TEMPORARILY CLOSED - Queen East of Victoria

OPENING STATUS

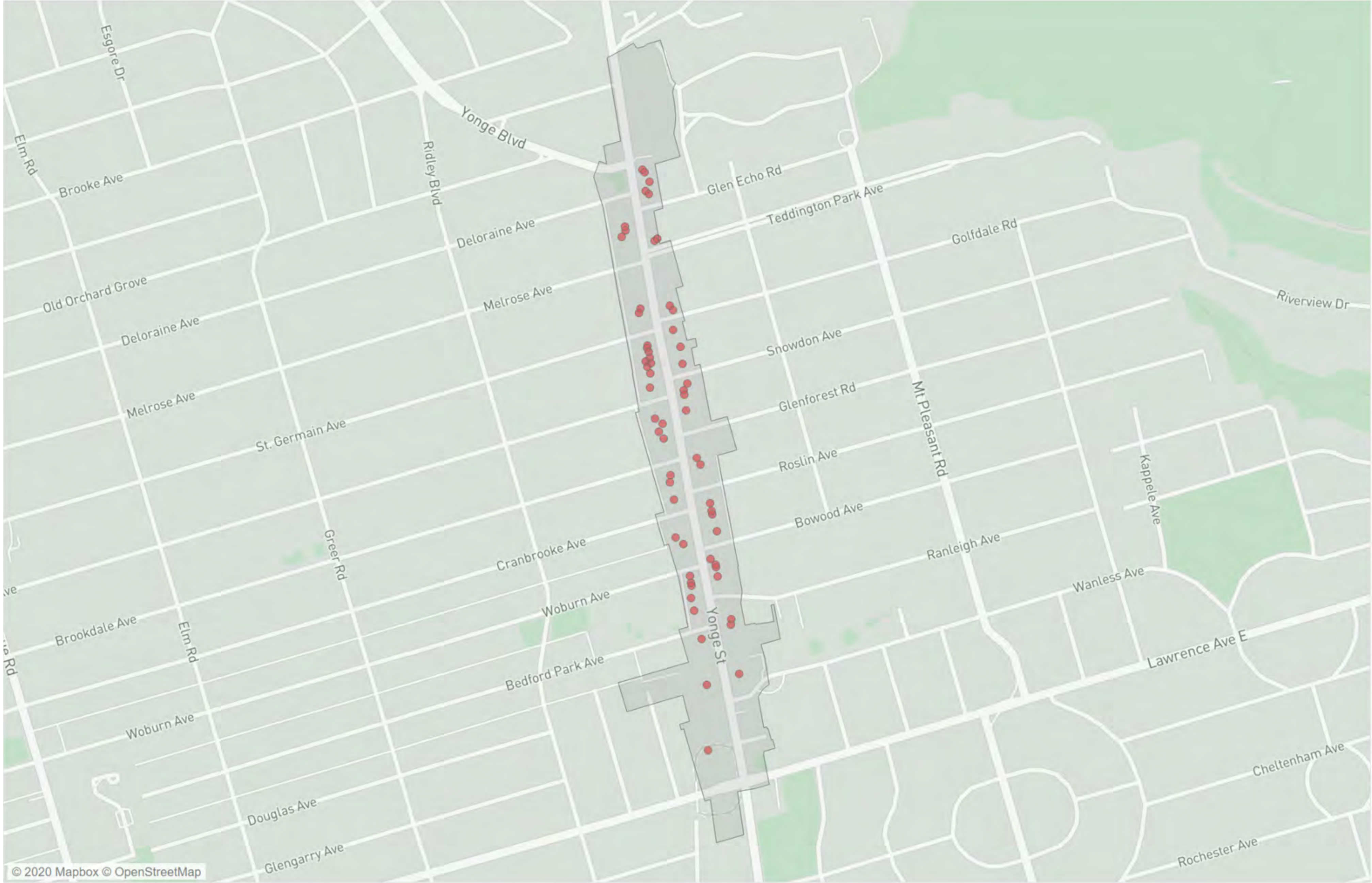
TEMPORARILY CLOSED

OPENING STATUS - TEMPORARILY CLOSED - Yonge North of Carleton

OPENING STATUS

TEMPORARILY CLOSED

OPENING STATUS - TEMPORARILY CLOSED - Yonge North of Lawrence

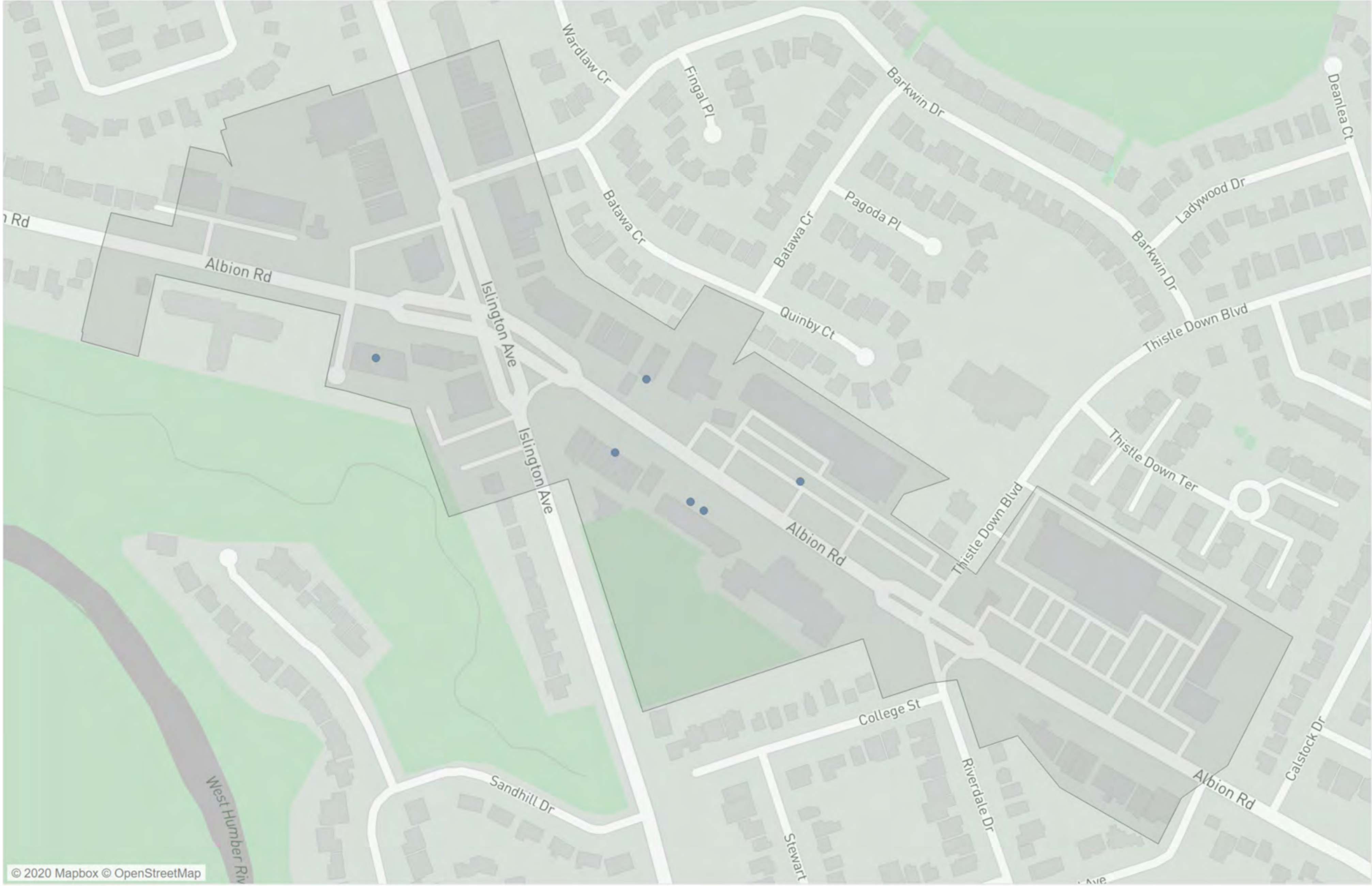


OPENING STATUS

TEMPORARILY CLOSED

Maps - Opening Status - Vacant

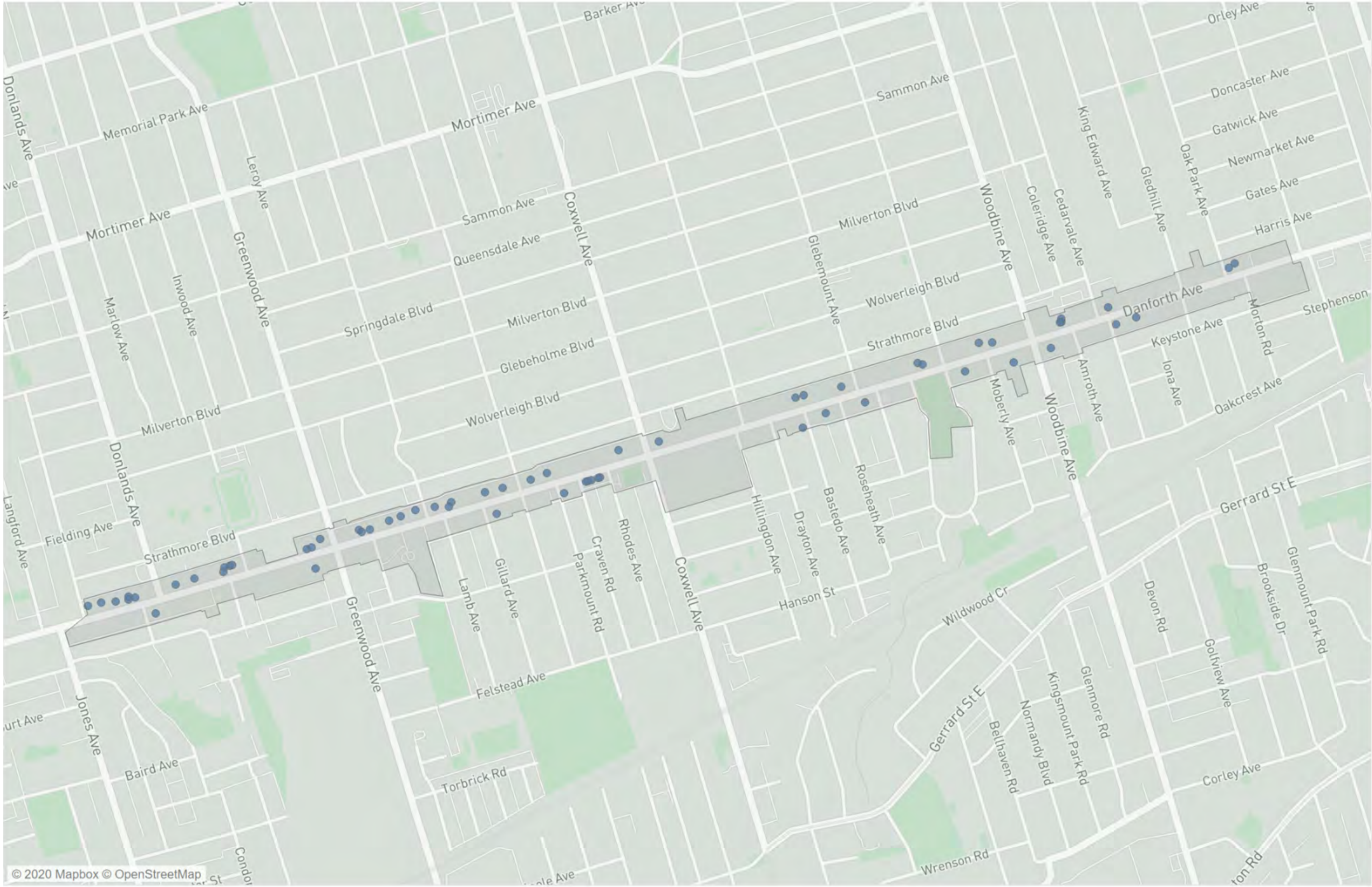
OPENING STATUS - VACANT - Albion / Islington



OPENING STATUS

VACANT

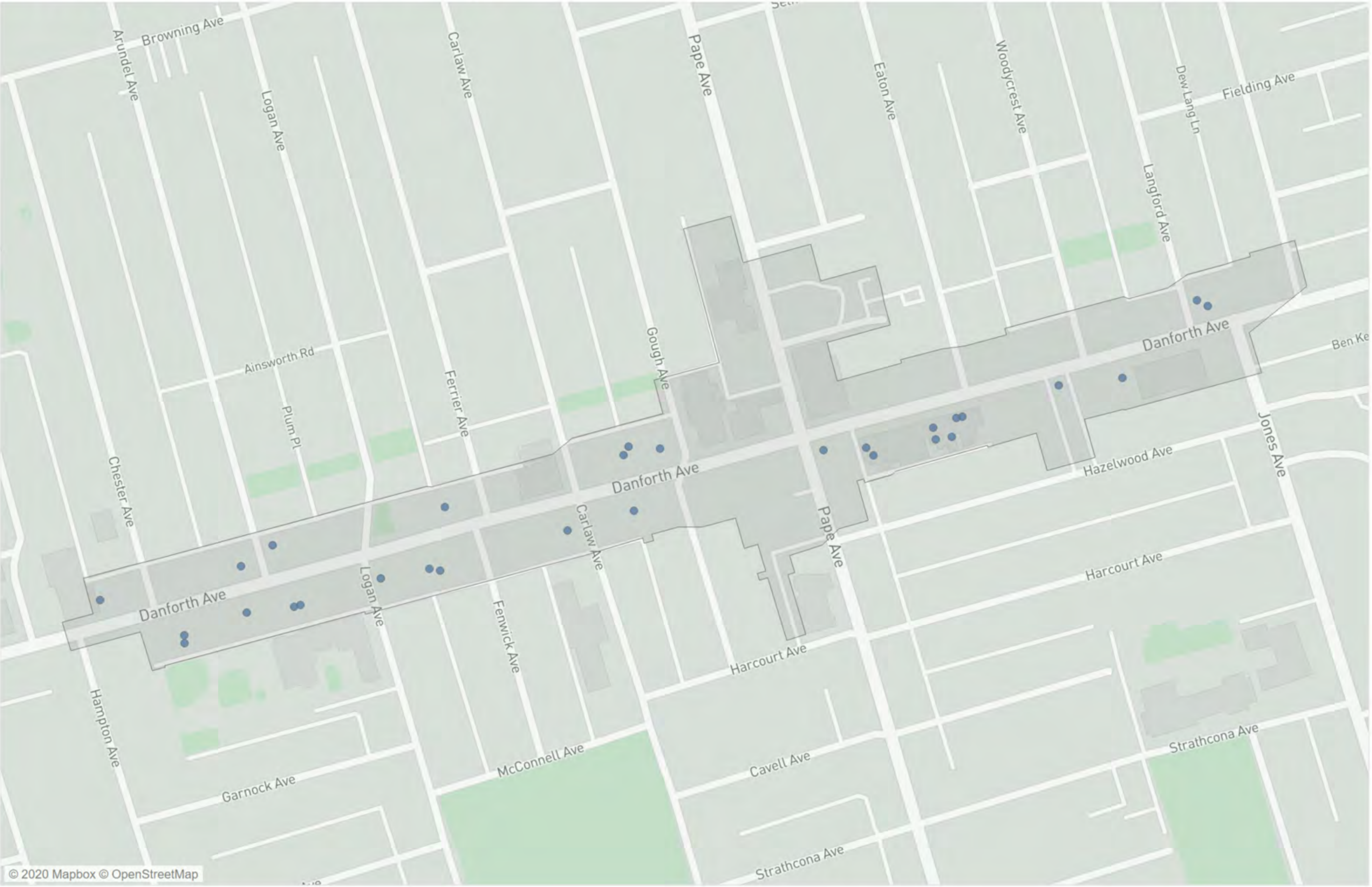
OPENING STATUS - VACANT - Danforth East of Jones



OPENING STATUS

VACANT

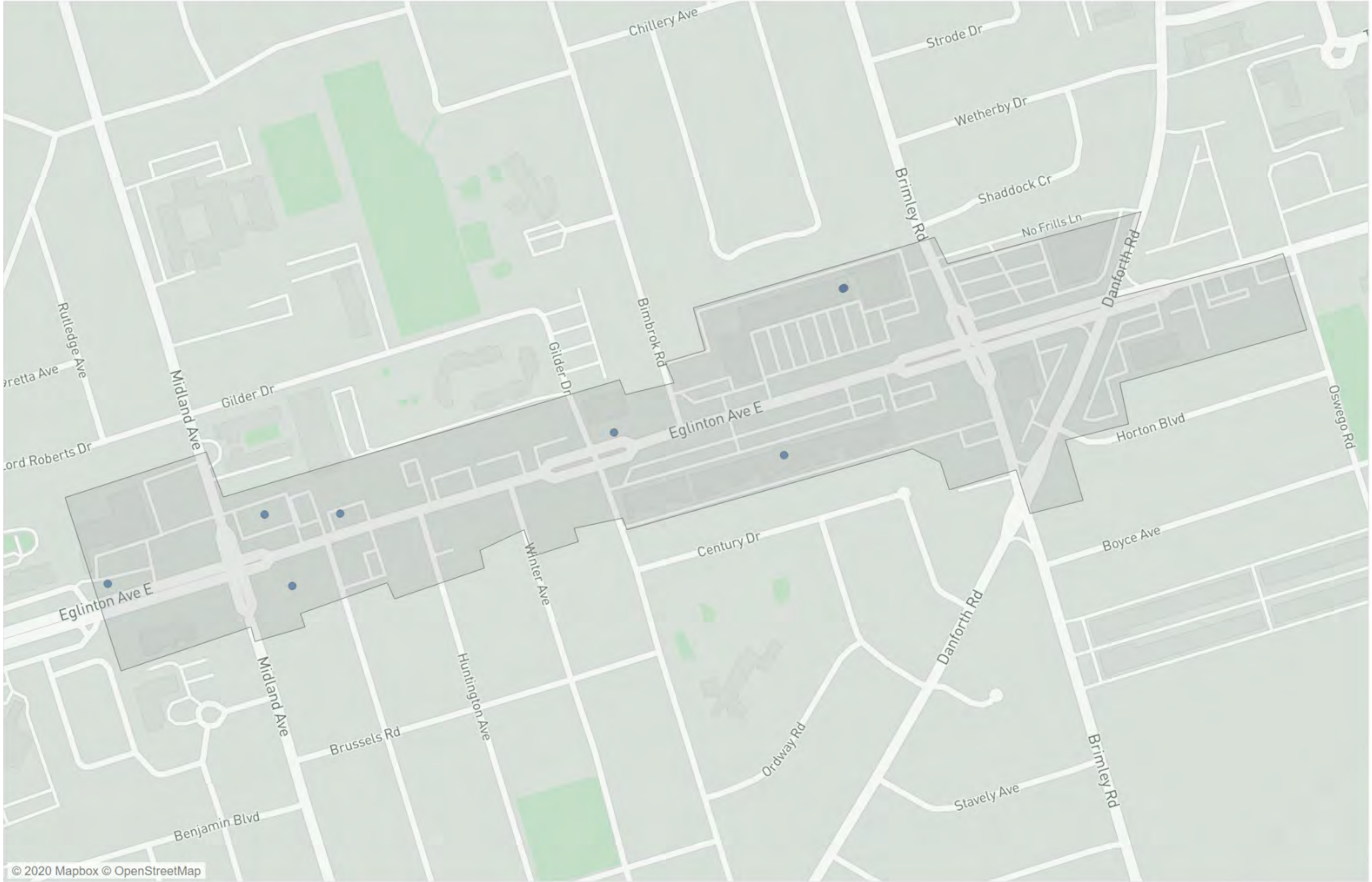
OPENING STATUS - VACANT - Danforth / Pape



OPENING STATUS

VACANT

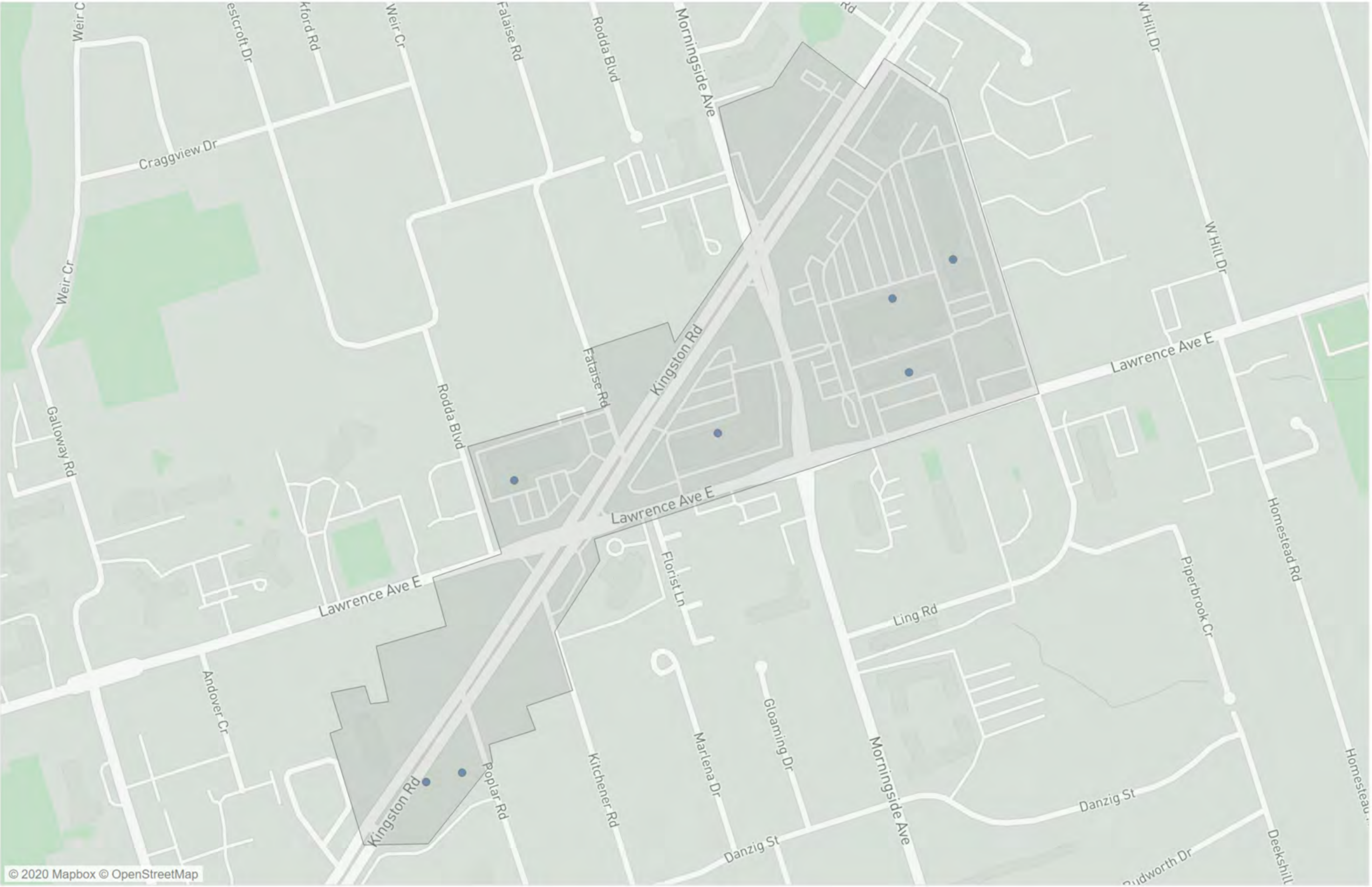
OPENING STATUS - VACANT - Eglinton / Danforth



OPENING STATUS

VACANT

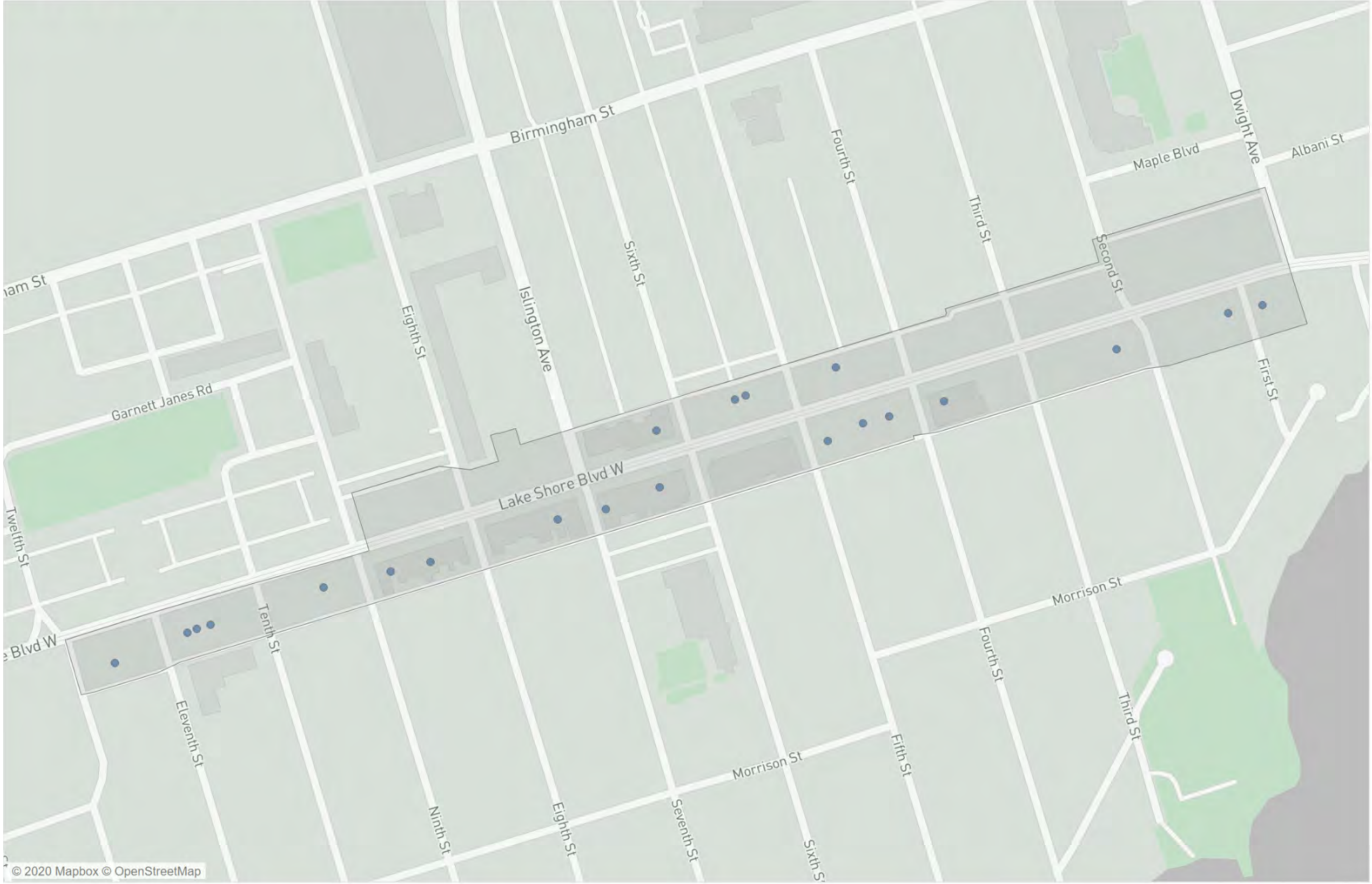
OPENING STATUS - VACANT - Kingston / Lawrence



OPENING STATUS

VACANT

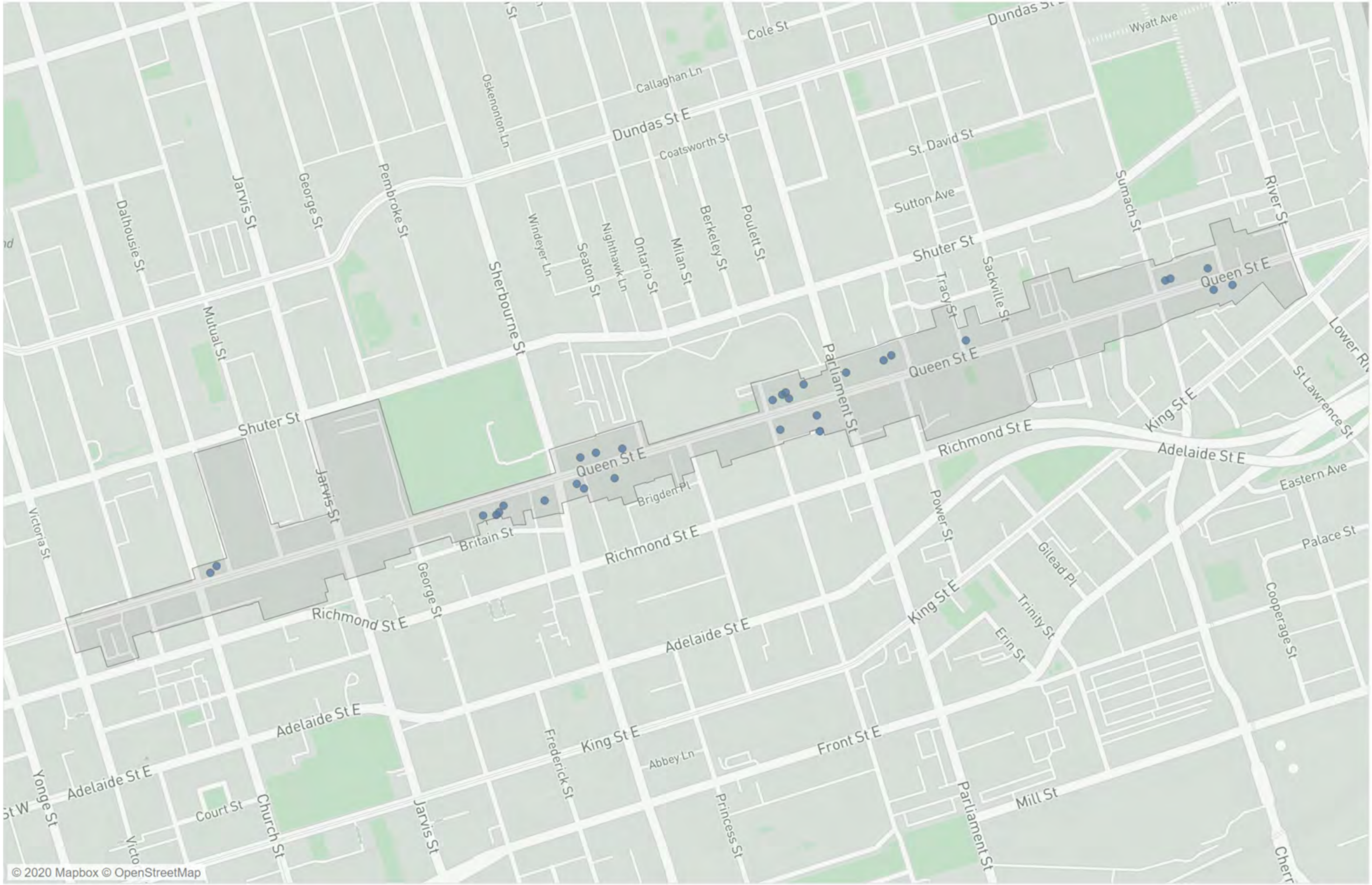
OPENING STATUS - VACANT - Lakeshore / Islington



OPENING STATUS

VACANT

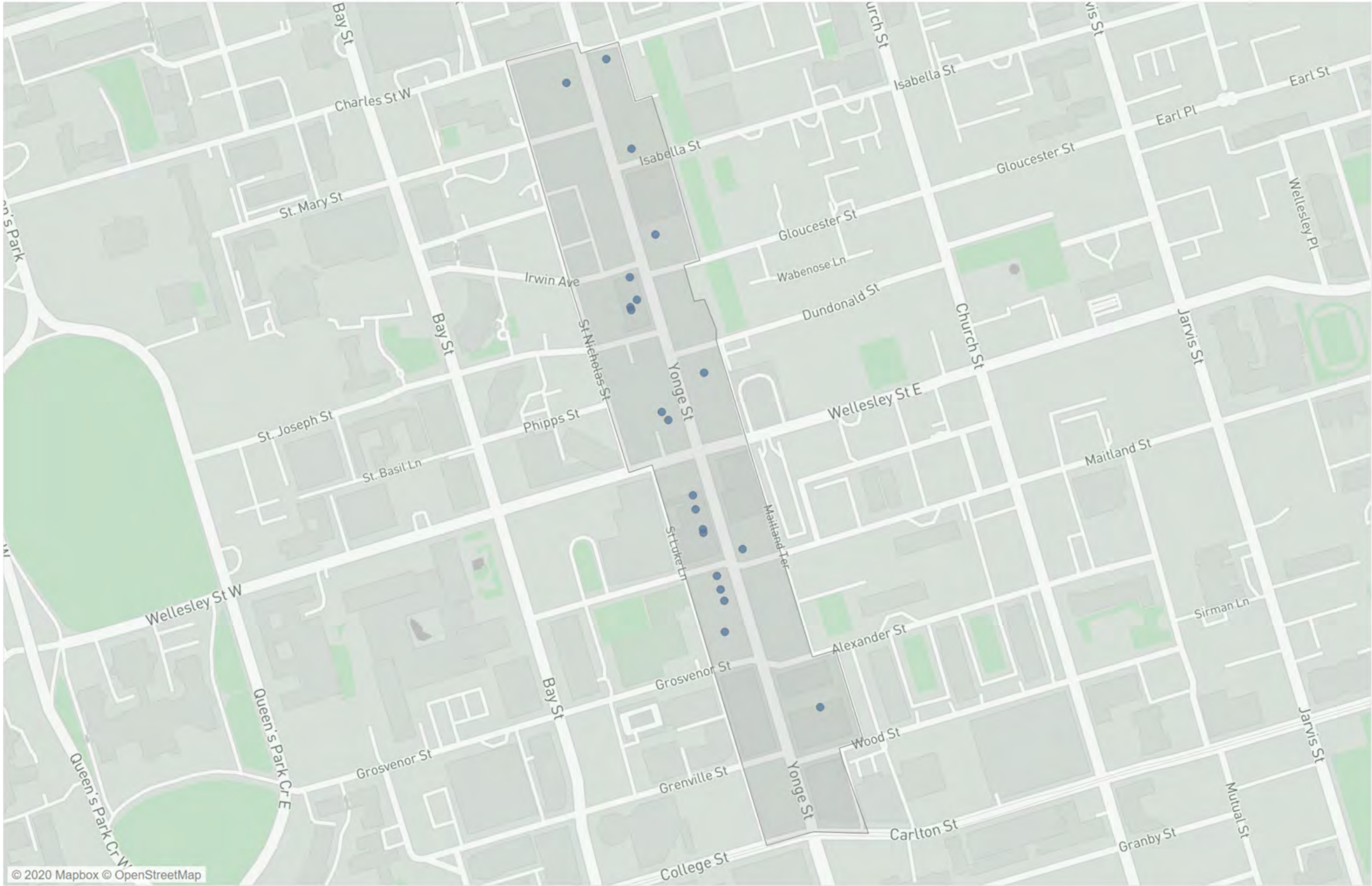
OPENING STATUS - VACANT - Queen East of Victoria



OPENING STATUS

VACANT

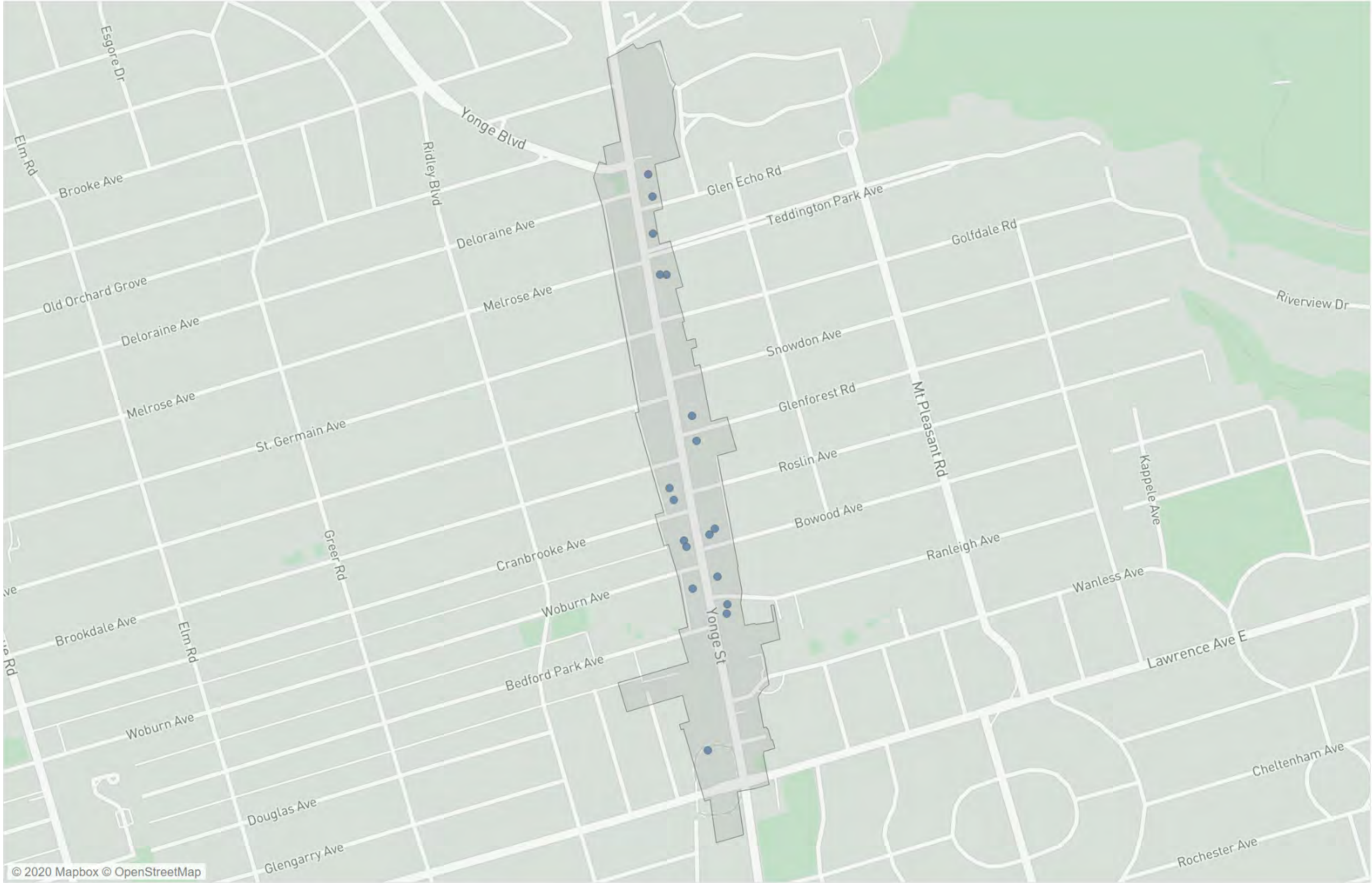
OPENING STATUS - VACANT - Yonge North of Carleton



OPENING STATUS

VACANT

OPENING STATUS - VACANT - Yonge North of Lawrence



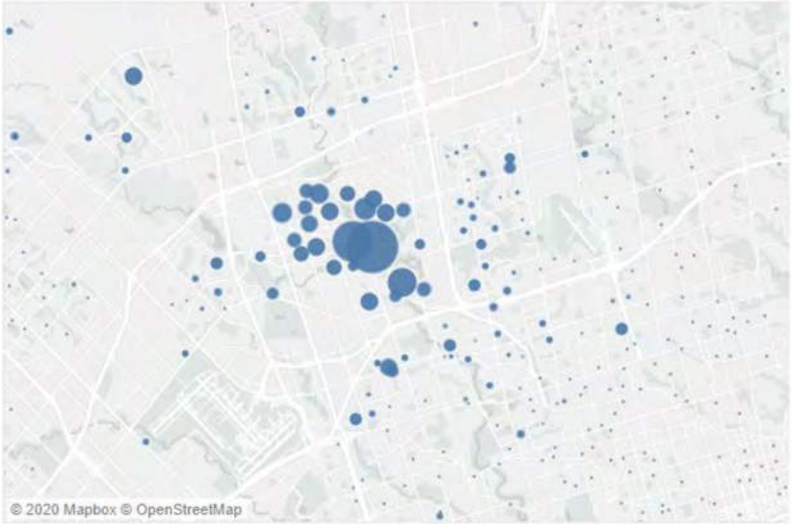
OPENING STATUS

VACANT

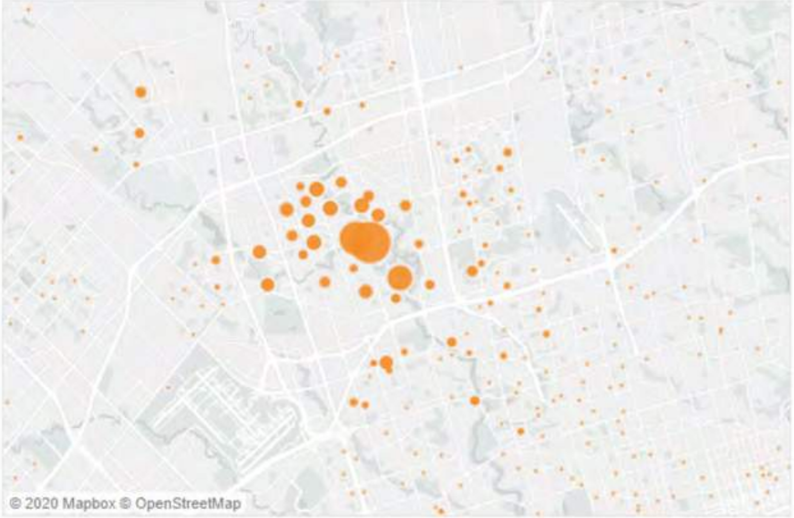
Visitor Origin Before and After Covid-19

Albion / Islington

Evening locations of daily devices prior to March 17



Evening locations of daily devices from March 17 to June 30



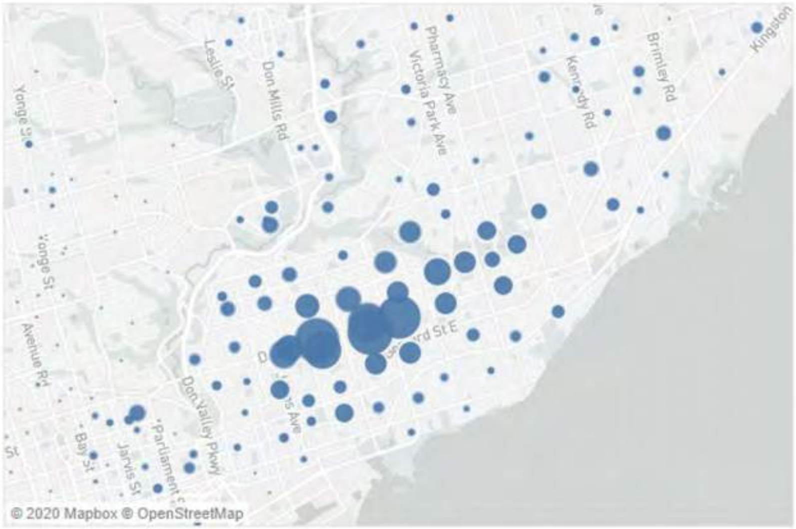
Danforth / Pape

Evening locations of daily devices prior to March 17

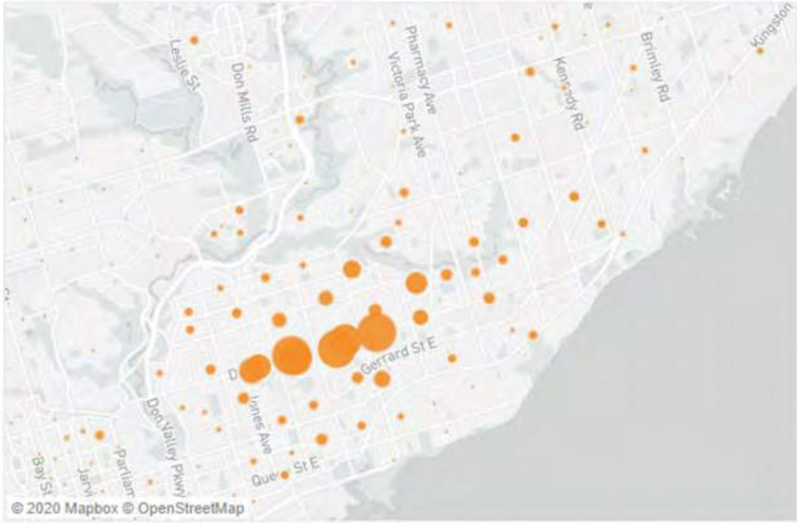
Evening locations of daily devices from March 17 to June 30

Danforth East of Jones

Evening locations of daily devices prior to March 17



Evening locations of daily devices from March 17 to June 30



Visitor Origin Before and After Covid-19

Eglinton / Danforth

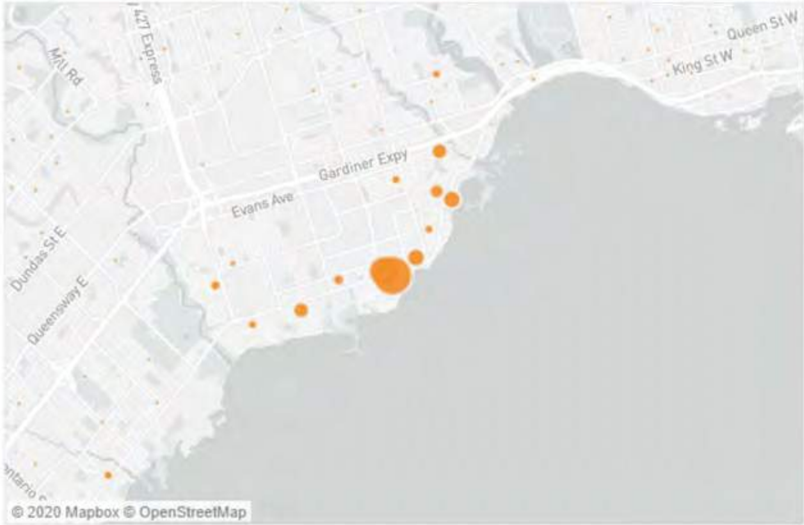
Evening locations of daily devices prior to March 17

Evening locations of daily devices from March 17 to June 30

Lakeshore / Islington

Evening locations of daily devices prior to March 17

Evening locations of daily devices from March 17 to June 30



Kingston / Lawrence

Evening locations of daily devices prior to March 17

Evening locations of daily devices from March 17 to June 30

Visitor Origin Before and After Covid-19

Queen East of Victoria

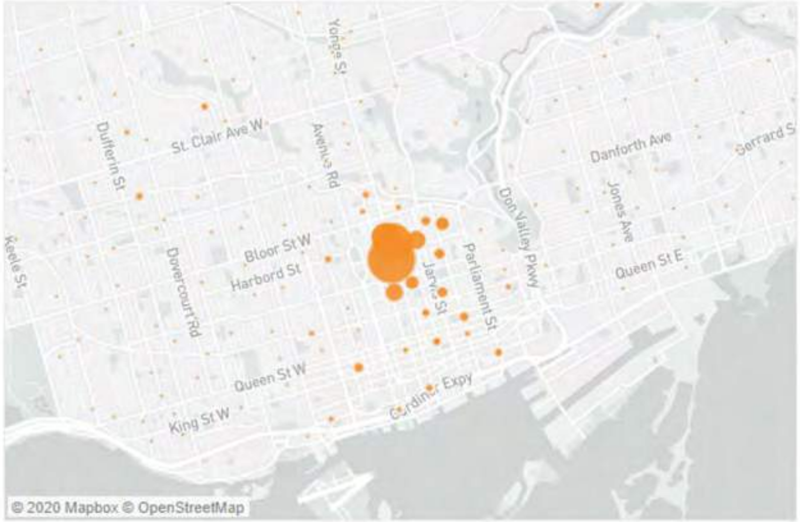
Evening locations of daily devices prior to March 17

Evening locations of daily devices from March 17 to June 30

Yonge North of Carlton

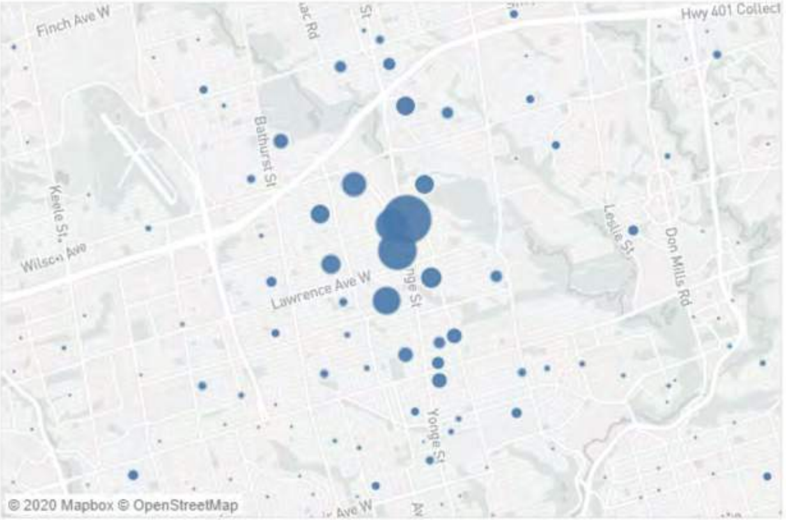
Evening locations of daily devices prior to March 17

Evening locations of daily devices from March 17 to June 30



Yonge North of Lawrence

Evening locations of daily devices prior to March 17



Evening locations of daily devices from March 17 to June 30