



















# Economic Dashboard

Economic Development Committee

October 16, 2012



# Indicator Highlights

	Geography	Same Month Last Year	Previous Month	Most Recent Month	Status
<b>Unemployment Rate</b>	<b>Toronto</b>	<b>8.9%</b>	<b>9.6%</b>	<b>9.6%</b>	
August 2012 (3 Month Average SA)	Canada	7.3%	7.3%	7.3%	
<b>Participation Rate</b>	<b>Toronto</b>	<b>64.5%</b>	<b>65.5%</b>	<b>65.8%</b>	
August 2012 (3 Month Average SA)	Canada	66.8%	66.7%	66.6%	
<b>Total Employed Residents</b>	<b>Toronto</b>	<b>1,264.1</b>	<b>1,283.0</b>	<b>1,288.6</b>	
August 2012 (3 Month Average SA)	Canada	17,335.2	17,497.1	17,500.9	
<b>Total Value of Building Permits</b>	<b>Toronto</b>	<b>\$489 million</b>	<b>\$487 million</b>	<b>\$465 million</b>	
July 2012 (3MMA)	Canada	\$7.4 billion	\$7.7 billion	\$7.8 billion	
<b>High Rise Buildings Under Construction</b>	<b>Toronto</b>	<b>132</b>	<b>188</b>	<b>184</b>	
September 2012					
<b>Office Vacancy Rate</b>	<b>Toronto</b>	<b>5.6%</b>	<b>5.4%</b>	<b>5.4%</b>	
Q3 2012					
<b>Average House Price</b>	<b>Toronto</b>	<b>\$464,863</b>	<b>\$500,934</b>	<b>\$497,769</b>	
Aug-12	Canada	\$349,150	\$353,217	\$350,192	
<b>Business Bankruptcies</b>	<b>Toronto CMA</b>	<b>217</b>	<b>211</b>	<b>191</b>	
Q1 2012	Canada	1,266	1,188	1,192	
<b>Employment Insurance Recipients</b>	<b>Toronto</b>	<b>28,670</b>	<b>23,490</b>	<b>28,840</b>	
July 2012	Canada	449,840	349,730	470,020	
<b>Consumer Price Index</b>	<b>Toronto</b>	<b>120.5</b>	<b>121.6</b>	<b>121.8</b>	
August 2012 (2002=100)	Canada	120.3	121.5	121.8	
<b>Retail Sales</b>	<b>Toronto CMA</b>	<b>\$5.6 billion</b>	<b>\$6.0 billion</b>	<b>\$5.5 billion</b>	
July 2012	Canada	\$39.8 billion	\$41.7 billion	\$40.2 billion	



Negative



Caution

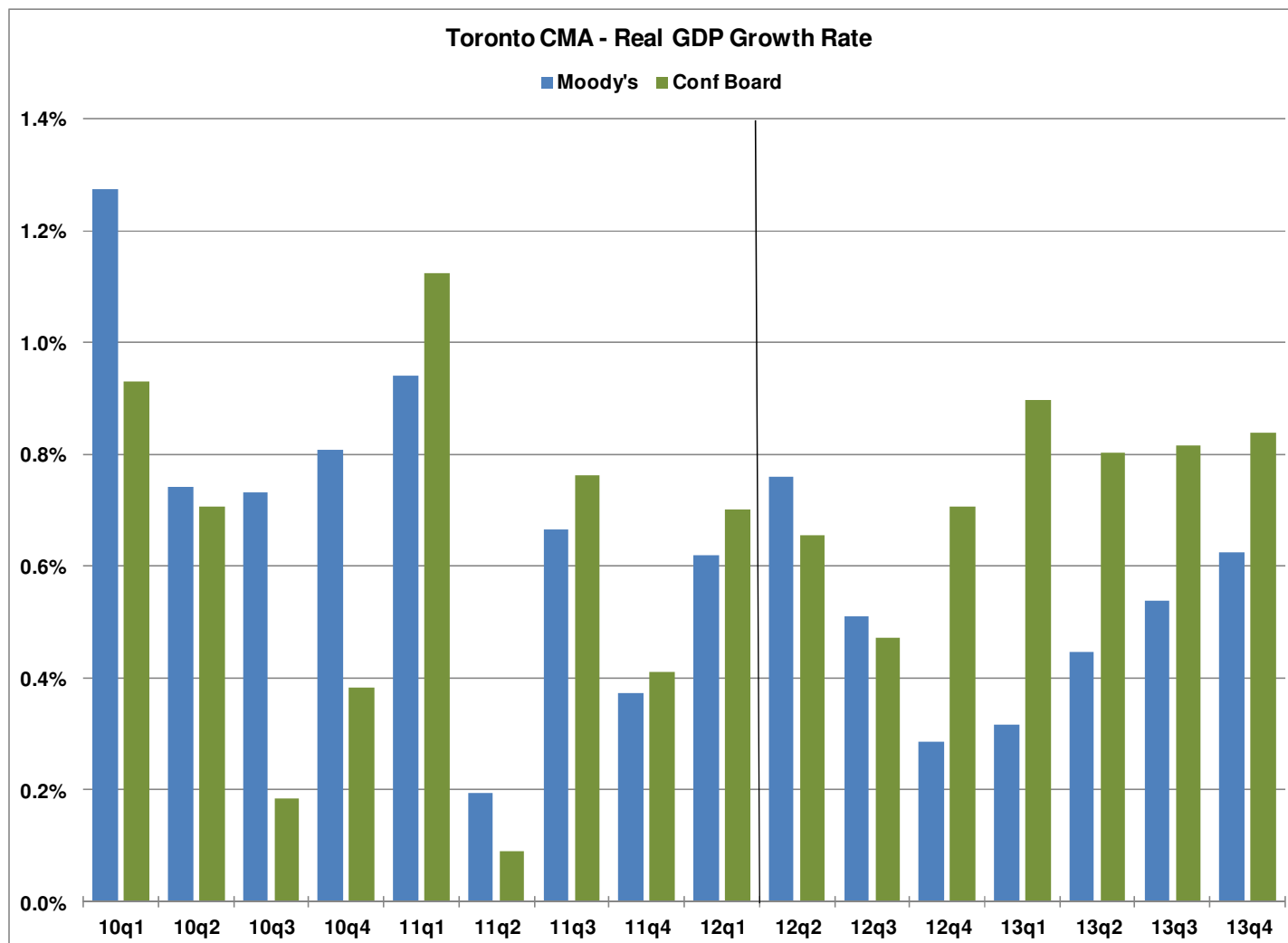


Positive

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

# Real GDP Growth

## Toronto CMA



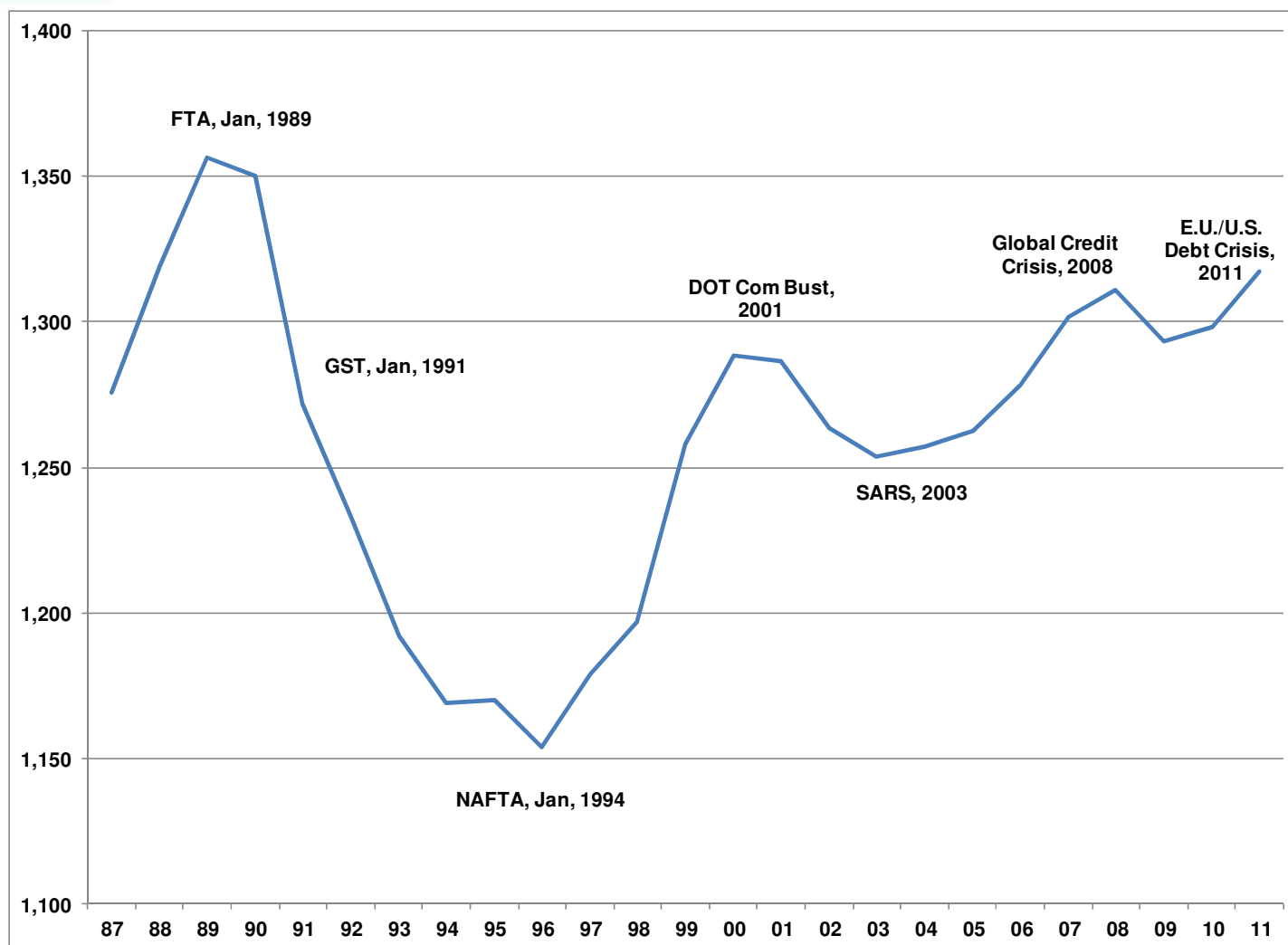
# Percent Change in GDP

## Toronto CMA

	Moody's	Conference Board
11q1	0.94%	1.12%
11q2	0.19%	0.09%
11q3	0.67%	0.76%
11q4	0.37%	0.41%
12q1	0.62%	0.70%
12q2	0.76%	0.65%
12q3	0.51%	0.47%
12q4	0.29%	0.71%
13q1	0.32%	0.90%
13q2	0.45%	0.80%
13q3	0.54%	0.82%
13q4	0.62%	0.84%

# Employment in Establishments

City of Toronto



# Employment in Establishments

City of Toronto

Change 2010-2011	Estab	Part-time	Full-time	Total
Office	690	1,850	2,747	4,597
Manuf & Whse	107	376	-1,336	-960
Institutional	89	3,400	2,932	6,332
Retail	16	1,156	-124	1,032
Service	422	1,767	2,883	4,650
Other	188	887	2,491	3,378
All-Sector Total	1,512	9,436	9,593	19,029

# How Toronto Ranks - 2012

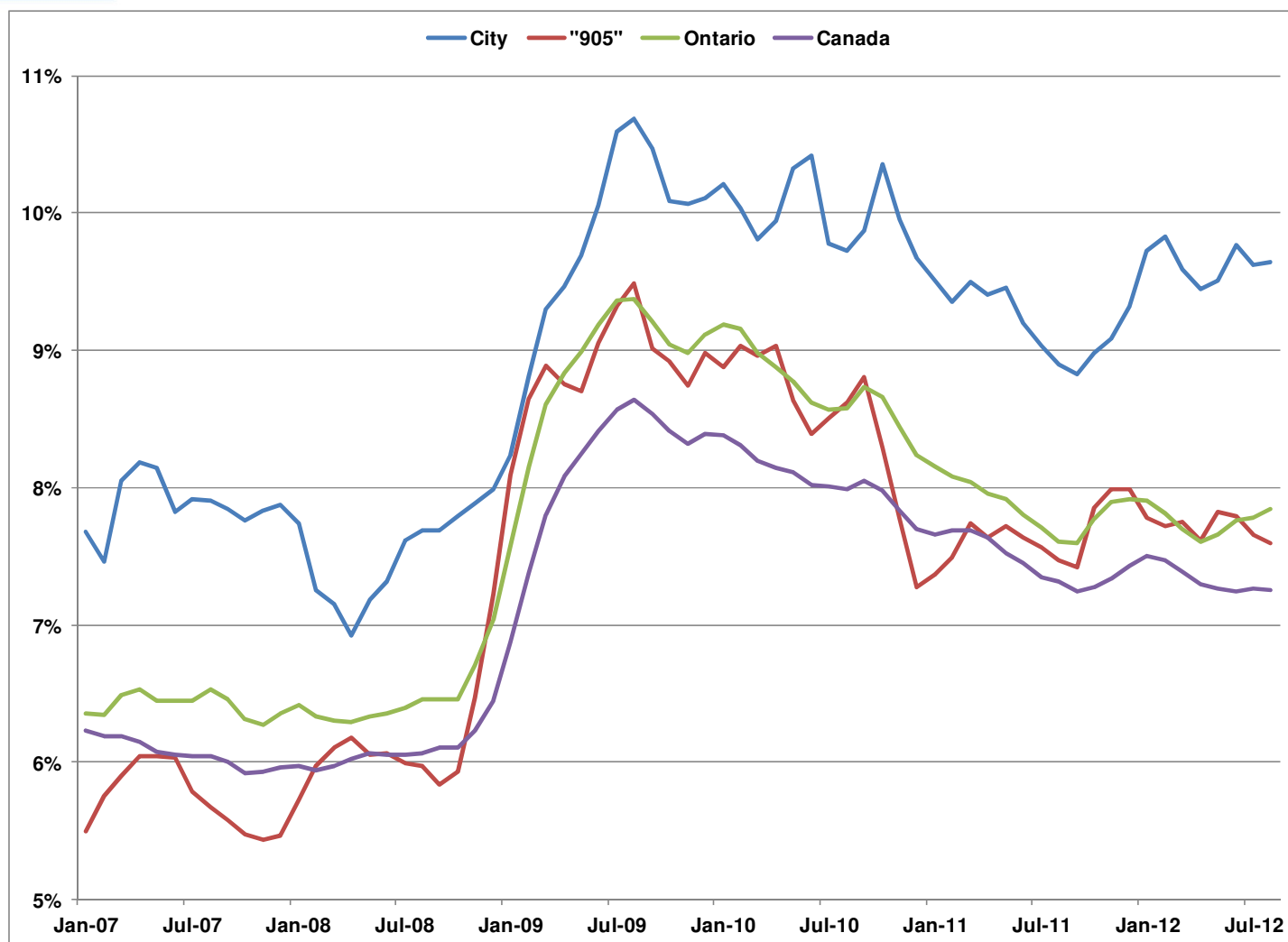
- Benchmarking Global City Competitiveness (The Economist): Toronto is ranked 12<sup>th</sup> of 120 global cities
- Smart Cities (Fast Company Magazine): Toronto ranked first in North America and second in the world
- Toronto #4 of World's Top Tech Hubs: Toronto is ranked 4<sup>th</sup> among 25 cities worldwide as a technology hub by Startup Genome, a project that aims to increase the success rate of start-ups and accelerate the pace of innovation globally.
- Top Cities to Find an IT Job in 2012 (Modis): Toronto is ranked 2<sup>nd</sup> in North America

# How Toronto Ranks - 2011

- Global Economic Power Index (The Atlantic Cities):  
Toronto is ranked the 12th most powerful city globally
- Global Financial Centres Index (Z/Yen Group):  
Toronto is 10<sup>th</sup> among global financial centres
- Economic Momentum (CIBC): Fastest in Canada
- Economist Intelligence Unit: Toronto ranked 4<sup>th</sup> most liveable city in the world



# Unemployment Rate



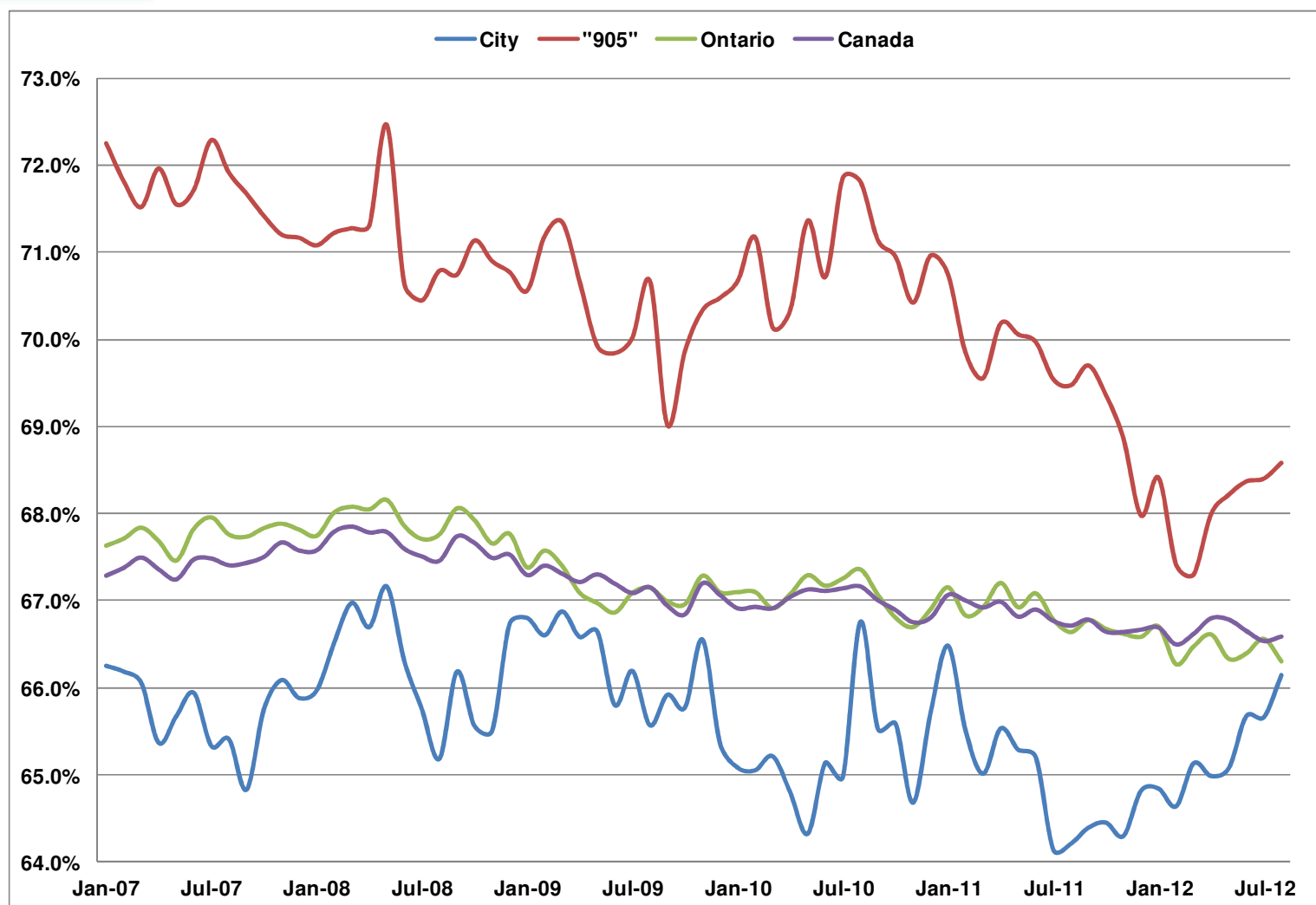
Source : Statistics Canada – Labour Force Survey  
Seasonally Adjusted Monthly

# Unemployment Rate

	City	"905"	Ontario	Canada
Aug-11	8.9%	7.3%	7.5%	7.3%
Sep-11	8.8%	7.5%	7.7%	7.2%
Oct-11	9.3%	8.7%	8.1%	7.4%
Nov-11	9.2%	7.7%	7.9%	7.5%
Dec-11	9.5%	7.5%	7.7%	7.5%
Jan-12	10.4%	8.1%	8.1%	7.6%
Feb-12	9.5%	7.5%	7.6%	7.4%
Mar-12	8.8%	7.6%	7.4%	7.2%
Apr-12	10.0%	7.7%	7.8%	7.3%
May-12	9.7%	8.1%	7.8%	7.3%
Jun-12	9.6%	7.5%	7.7%	7.2%
Jul-12	9.6%	7.3%	7.9%	7.3%
Aug-12	9.8%	8.0%	8.0%	7.3%

Source : Statistics Canada – Labour Force Survey  
Seasonally Adjusted Monthly

# Participation Rate

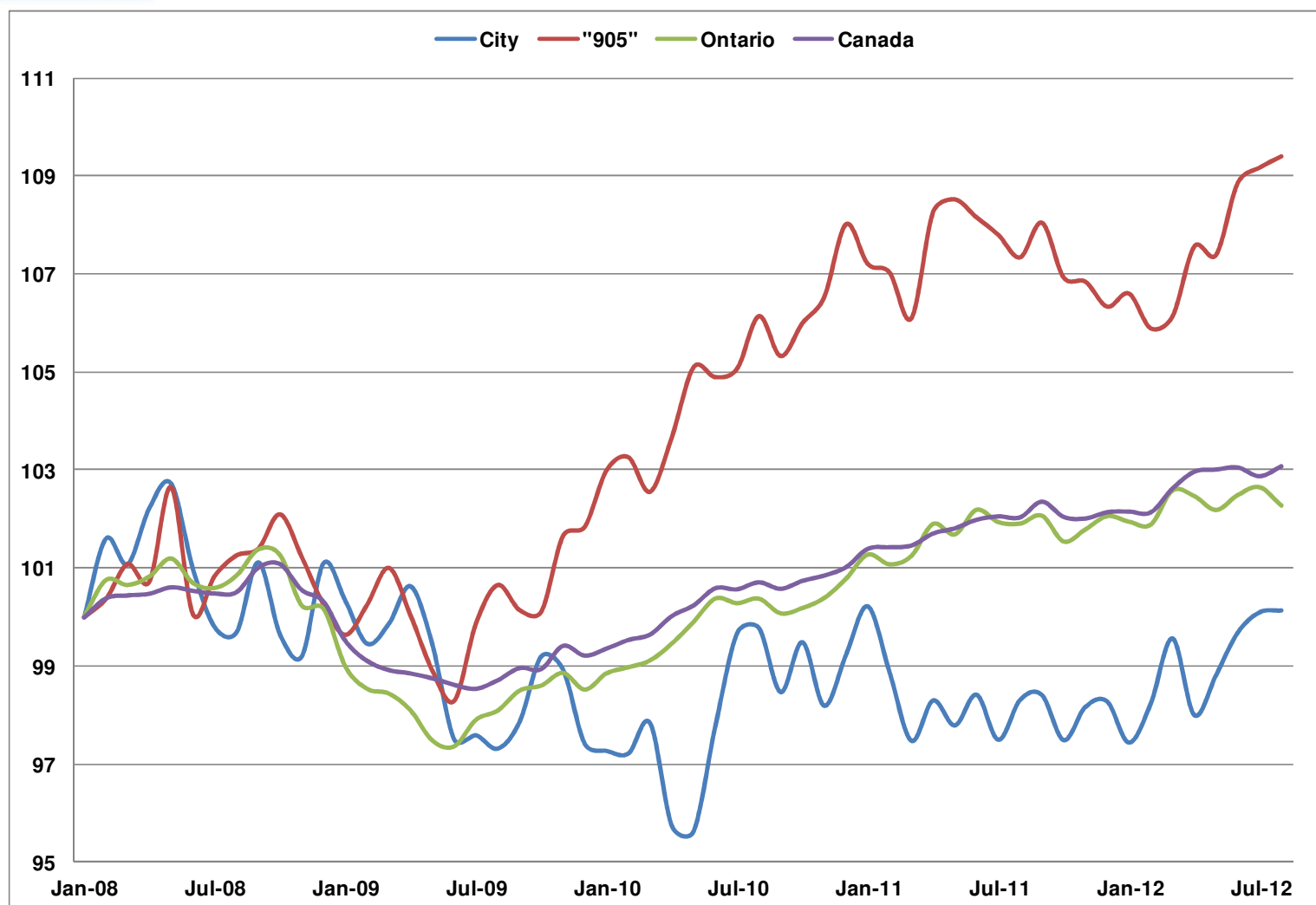


Source : Statistics Canada – Labour Force Survey  
Seasonally Adjusted Monthly

# Participation Rate

	City	"905"	Ontario	Canada
Aug-11	64.2%	69.5%	66.6%	66.7%
Sep-11	64.4%	69.7%	66.8%	66.8%
Oct-11	64.4%	69.4%	66.7%	66.6%
Nov-11	64.3%	68.9%	66.6%	66.6%
Dec-11	64.8%	68.0%	66.6%	66.7%
Jan-12	64.8%	68.4%	66.7%	66.7%
Feb-12	64.6%	67.4%	66.3%	66.5%
Mar-12	65.1%	67.3%	66.5%	66.6%
Apr-12	65.0%	68.0%	66.6%	66.8%
May-12	65.1%	68.2%	66.3%	66.8%
Jun-12	65.7%	68.4%	66.4%	66.7%
Jul-12	65.7%	68.4%	66.6%	66.5%
Aug-12	66.1%	68.6%	66.3%	66.6%

# Total Employed Residents (Jan08=100)



Source : Statistics Canada – Labour Force Survey  
Seasonally Adjusted Monthly

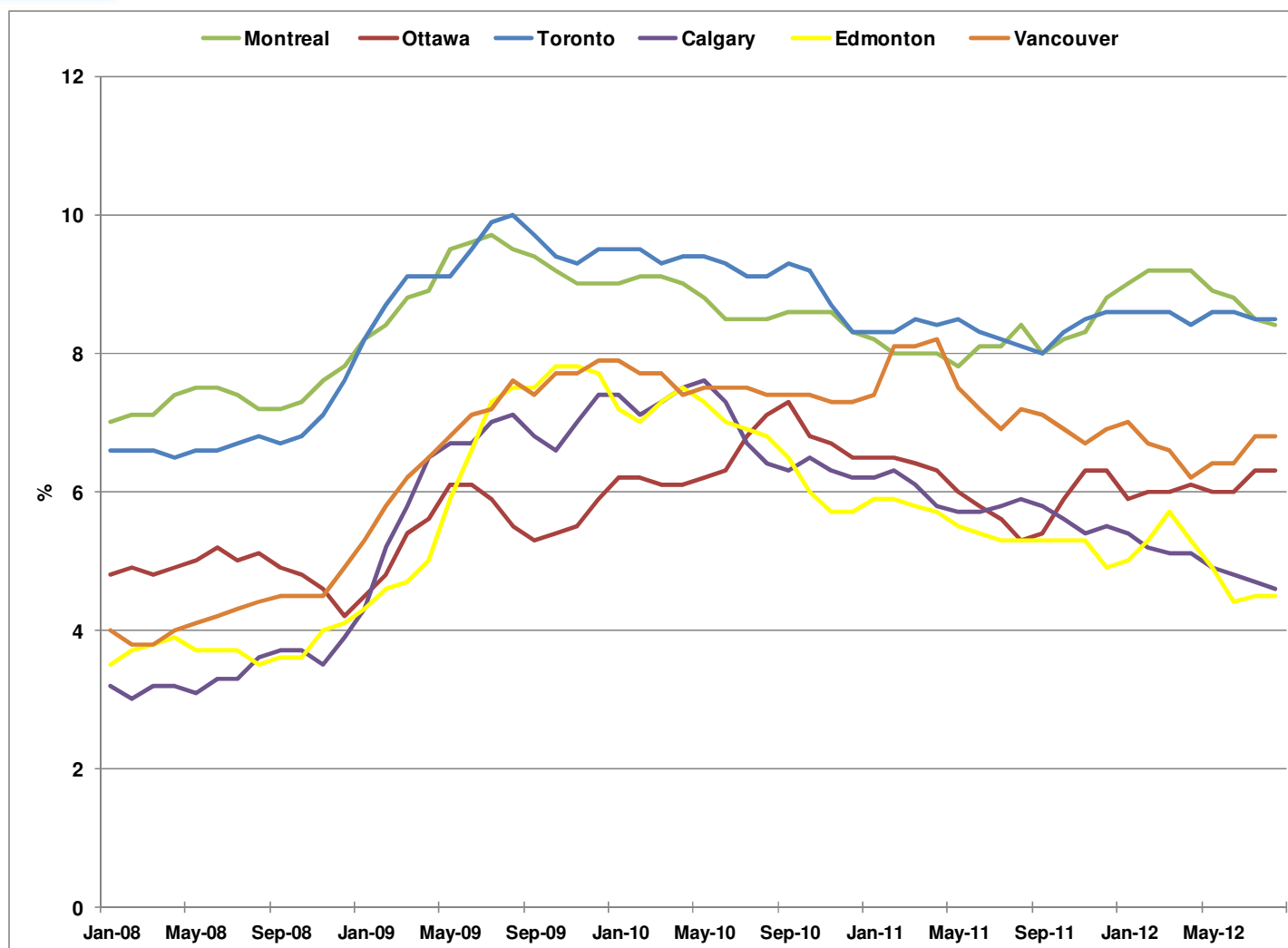
# Total Employed Residents

	City	"905"	Ontario	Canada
Aug-11	1,267	1,693	6,743	17,337
Sep-11	1,268	1,704	6,754	17,391
Oct-11	1,257	1,687	6,719	17,339
Nov-11	1,265	1,685	6,736	17,333
Dec-11	1,267	1,677	6,754	17,355
Jan-12	1,256	1,682	6,746	17,357
Feb-12	1,266	1,670	6,742	17,354
Mar-12	1,283	1,674	6,788	17,437
Apr-12	1,263	1,697	6,781	17,495
May-12	1,274	1,694	6,762	17,502
Jun-12	1,285	1,717	6,782	17,510
Jul-12	1,290	1,722	6,793	17,479
Aug-12	1,291	1,726	6,768	17,514

Source : Statistics Canada – Labour Force Survey  
Seasonally Adjusted Monthly

# Unemployment Rate

## Major Canadian Urban Regions



Source : Statistics Canada – Labour Force Survey  
Seasonally Adjusted 3 Month Moving Averages

# Unemployment Rate

## Major Canadian Economic Regions

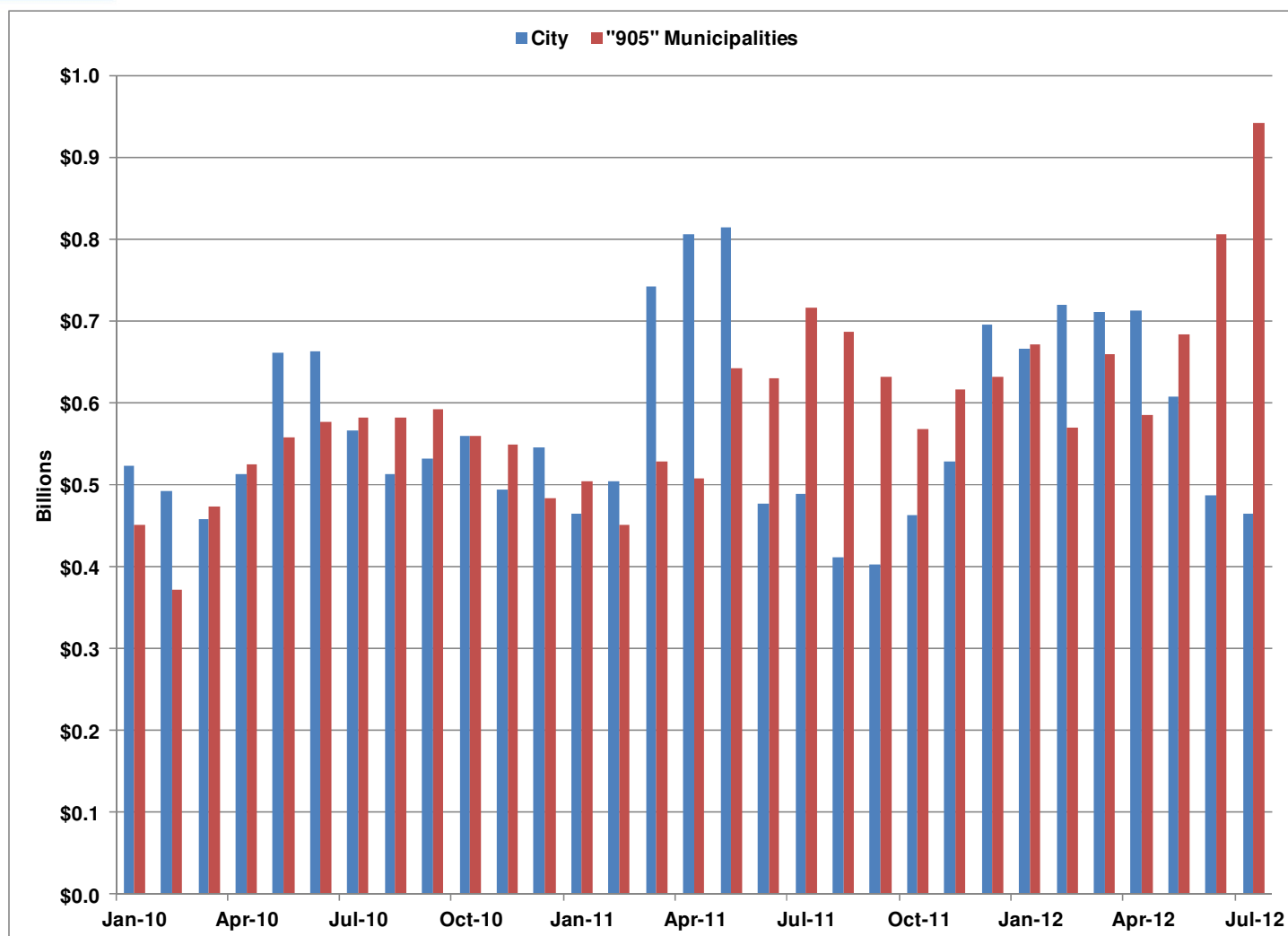
	Montreal	Ottawa	Toronto	Calgary	Edmonton	Vancouver
Jan-10	9.0	6.2	9.5	7.4	7.2	7.9
Feb-10	9.1	6.2	9.5	7.1	7.0	7.7
Mar-10	9.1	6.1	9.3	7.3	7.3	7.7
Apr-10	9.0	6.1	9.4	7.5	7.5	7.4
May-10	8.8	6.2	9.4	7.6	7.3	7.5
Jun-10	8.5	6.3	9.3	7.3	7.0	7.5
Jul-10	8.5	6.8	9.1	6.7	6.9	7.5
Aug-10	8.5	7.1	9.1	6.4	6.8	7.4
Sep-10	8.6	7.3	9.3	6.3	6.5	7.4
Oct-10	8.6	6.8	9.2	6.5	6.0	7.4
Nov-10	8.6	6.7	8.7	6.3	5.7	7.3
Dec-10	8.3	6.5	8.3	6.2	5.7	7.3
Jan-11	8.2	6.5	8.3	6.2	5.9	7.4
Feb-11	8.0	6.5	8.3	6.3	5.9	8.1
Mar-11	8.0	6.4	8.5	6.1	5.8	8.1
Apr-11	8.0	6.3	8.4	5.8	5.7	8.2
May-11	7.8	6.0	8.5	5.7	5.5	7.5
Jun-11	8.1	5.8	8.3	5.7	5.4	7.2
Jul-11	8.1	5.6	8.2	5.8	5.3	6.9
Aug-11	8.4	5.3	8.1	5.9	5.3	7.2
Sep-11	8.0	5.4	8.0	5.8	5.3	7.1
Oct-11	8.2	5.9	8.3	5.6	5.3	6.9
Nov-11	8.3	6.3	8.5	5.4	5.3	6.7
Dec-11	8.8	6.3	8.6	5.5	4.9	6.9
Jan-12	9.0	5.9	8.6	5.4	5.0	7.0
Feb-12	9.2	6.0	8.6	5.2	5.3	6.7
Mar-12	9.2	6.0	8.6	5.1	5.7	6.6
Apr-12	9.2	6.1	8.4	5.1	5.3	6.2
May-12	8.9	6.0	8.6	4.9	4.9	6.4
Jun-12	8.8	6	8.6	4.8	4.4	6.4
Jul-12	8.5	6.3	8.5	4.7	4.5	6.8
Aug-12	8.4	6.3	8.5	4.6	4.5	6.8

Source : Statistics Canada – Labour Force Survey  
Seasonally Adjusted 3 Month Moving Averages



# Total Value of Building Permits

## City and "905" Area



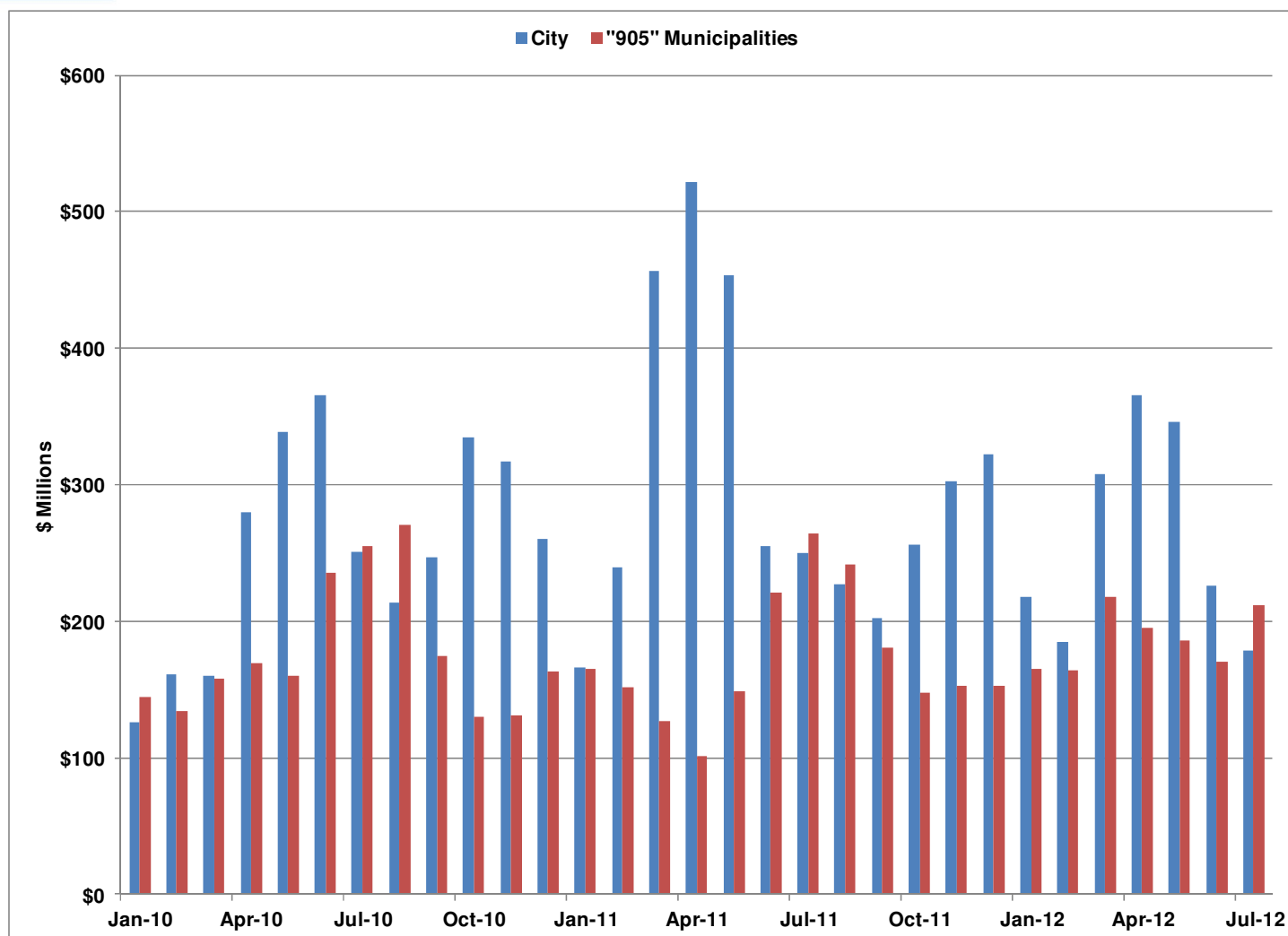
# Total Value of Building Permits

## City and "905" Area

	Billions \$	
	City	"905" Municipalities
Jul-11	\$0.49	\$0.72
Aug-11	\$0.41	\$0.69
Sep-11	\$0.40	\$0.63
Oct-11	\$0.46	\$0.57
Nov-11	\$0.53	\$0.62
Dec-11	\$0.70	\$0.63
Jan-12	\$0.67	\$0.67
Feb-12	\$0.72	\$0.57
Mar-12	\$0.71	\$0.66
Apr-12	\$0.71	\$0.58
May-12	\$0.61	\$0.68
Jun-12	\$0.49	\$0.81
Jul-12	\$0.47	\$0.94

# Value of ICI Building Permits

## City and "905" Area



# Value of ICI Building Permits

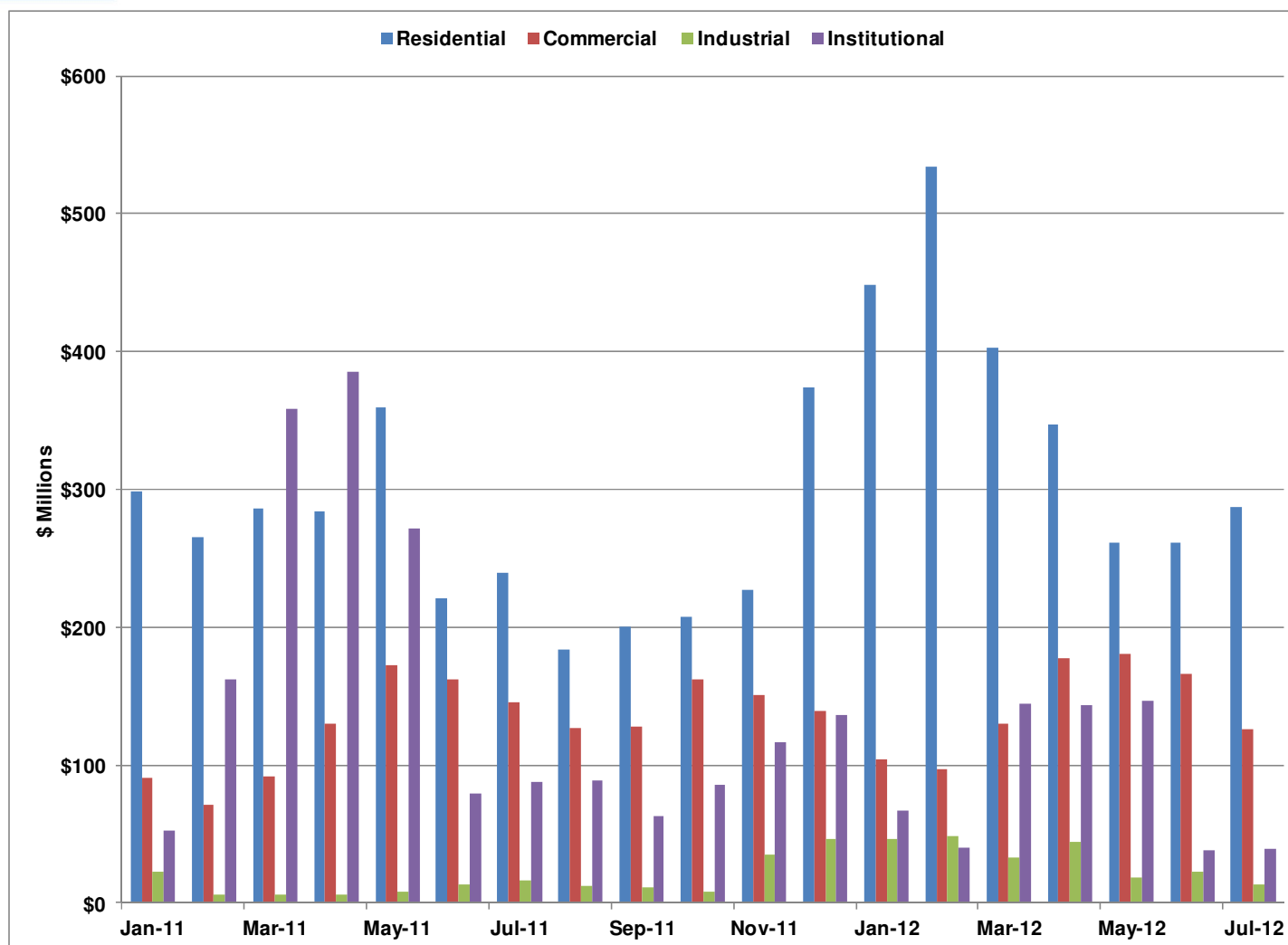
## City and "905" Area

Millions \$

	City	"905" Municipalities
Jul-11	\$249.8	\$264.2
Aug-11	\$227.7	\$241.9
Sep-11	\$202.3	\$180.4
Oct-11	\$256.6	\$148.0
Nov-11	\$302.2	\$152.9
Dec-11	\$321.8	\$153.3
Jan-12	\$217.7	\$165.1
Feb-12	\$185.4	\$164.3
Mar-12	\$308.1	\$218.0
Apr-12	\$366.0	\$195.0
May-12	\$345.9	\$186.0
Jun-12	\$226.3	\$170.8
Jul-12	\$178.8	\$212.0

# Value of Building Permits

## City of Toronto



# Value of Building Permits

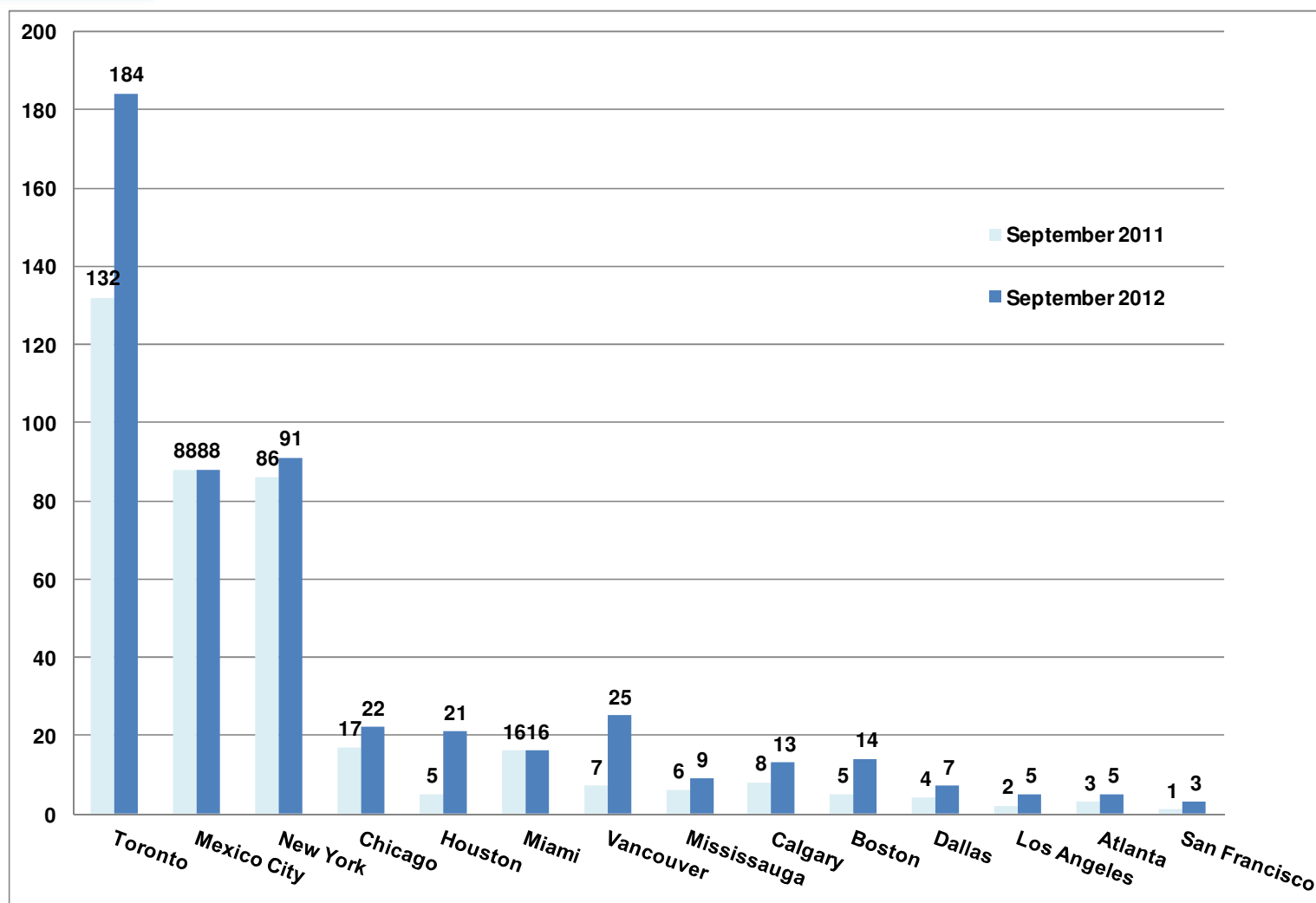
## City of Toronto

Millions \$

	Residential	Commercial	Industrial	Institutional
Jul-11	239.2	146.0	16.3	87.6
Aug-11	184.2	127.0	12.1	88.6
Sep-11	199.9	128.5	10.9	62.9
Oct-11	207.2	162.7	8.7	85.3
Nov-11	227.1	150.4	34.6	117.1
Dec-11	373.8	138.9	46.9	136.0
Jan-12	448.7	104.1	46.7	66.9
Feb-12	534.0	96.8	48.7	39.8
Mar-12	403.1	130.5	33.0	144.5
Apr-12	347.4	178.1	44.0	143.8
May-12	261.5	180.3	18.7	146.8
Jun-12	261.0	166.0	22.2	38.1
Jul-12	286.7	126.1	13.3	39.3

# High Rise Buildings Under Construction

## North American Cities



# Tallest Buildings

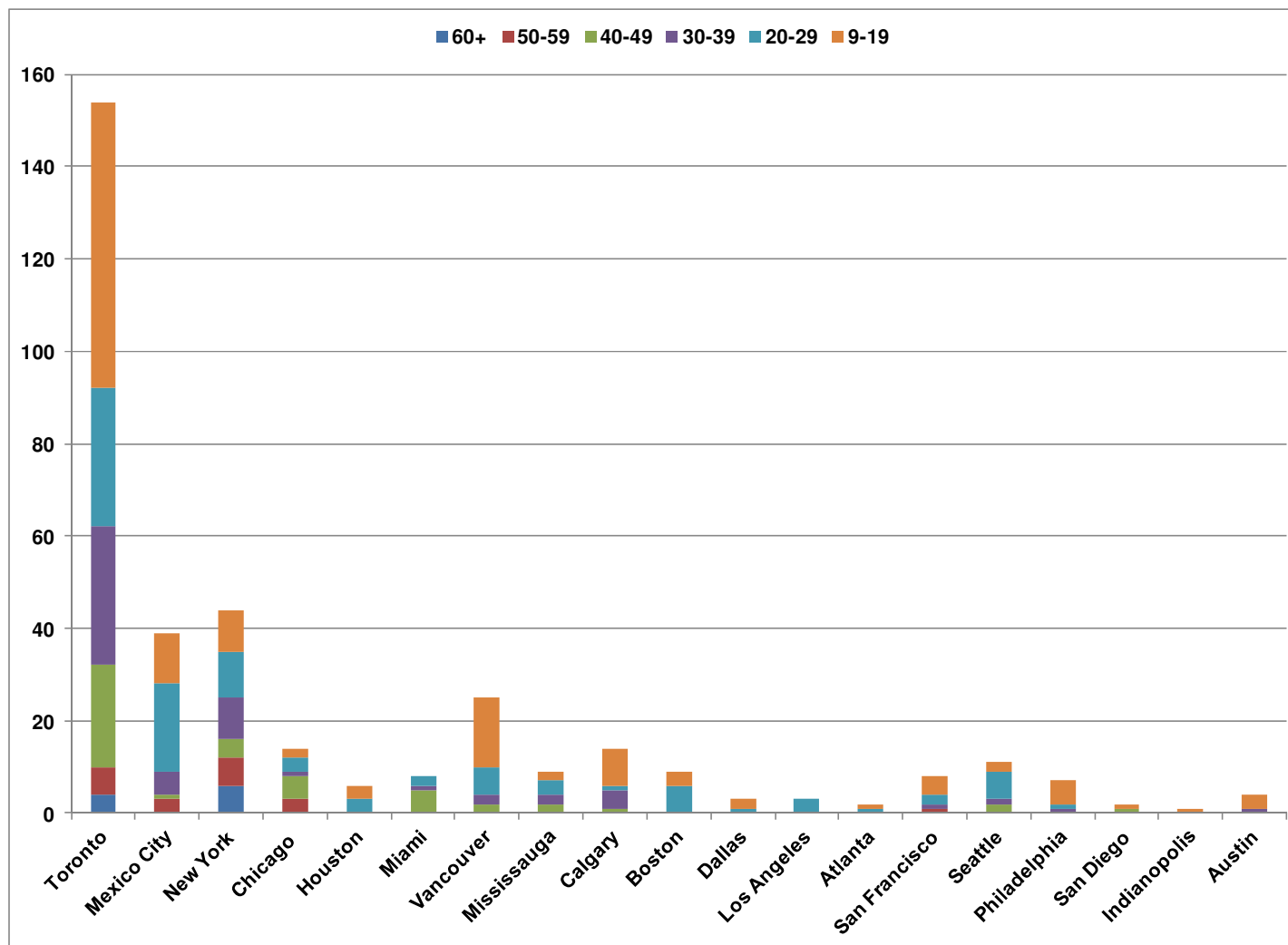
## City of Toronto

Building Name	Address/Intersection	Metres	Feet	Floors	Year
1. Aura at College Park	388 Yonge St	272	892	78	2014
2. Number One Bloor	1 Bloor St E	238	780	70	2015
3. Ice Condos at York Centre 2	16 York St	234	768	67	2015
4. L Tower	1 Front St E	205	672	57	2013
5. Ice Condos at York Centre 1	16 York St	204	669	57	2013
6. U Condominiums II	St Mary St	184	604	55	2014
7. Hullmark Centre I	4759 Yonge St	168	551	45	2014
8. Burano	832 Bay St	163	535	50	2012
9. X2	580 Jarvis St	160	525	44	2014
10. Theatre Park	224 King West	157	515	47	2014
11. Three Hundred	300 Front St W	156	512	52	2013
12. U Condominiums I	St Mary St	154	505	45	2014
13. Westlake Village 1	Parklawn and Lake Shore	153	503	48	2014
14. Beyond the Sea Star Tower	2240 Lake Shore Blvd W	152	497	44	2012
15. FIVE	5 St. Joseph St	147	482	45	2014
16. Residences at RCMI	426 University Ave	146	478	42	2013
17. Cinema Tower Condominiums	21 W idmer St	143	468	43	2013
18. Emerald Park East	580 Jarvis St	142	464	39	2015
19. Couture	28 Ted Rogers Way	141	462	42	2013
20. Gibson Square North	5170 Yonge St	138	451	42	2013
21. Gibson Square South	5170 Yonge St	138	451	42	2013
22. Hullmark Centre II	4759 Yonge St	128	420	37	2014
23. Emerald Park West	4726 Yonge St	112	369	30	2015
24. Westlake Village 2	Parklawn and Lake Shore			44	2014
25. Westlake Village 3	Parklawn and Lake Shore			37	2014



# High Rise Buildings Under Construction

## North American Cities Comparison



Source : [www.skyscraperpage.com](http://www.skyscraperpage.com)  
Updated September 26, 2012

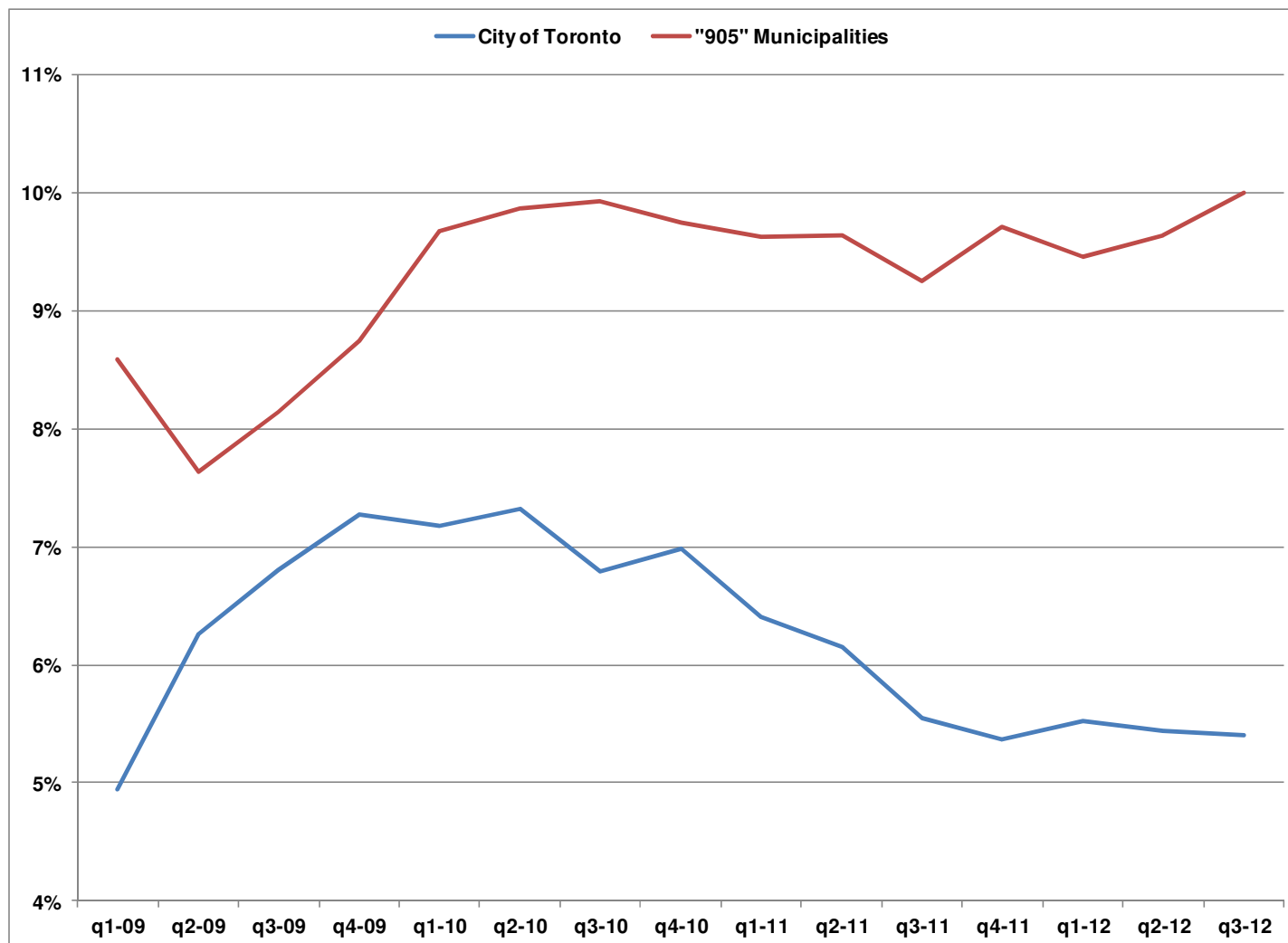
# High Rise Buildings Under Construction

## City of Toronto by number of floors

Floors	Number of Buildings	Total Floors	Percent of Total
70+	2	153	4
60-69	1	67	2
50-59	6	323	8
40-49	22	964	24
30-39	30	1,020	25
20-29	30	728	18
9-19	62	829	20
<b>Total</b>	<b>153</b>	<b>4,084</b>	

# Office Vacancy Rate

## Toronto Region

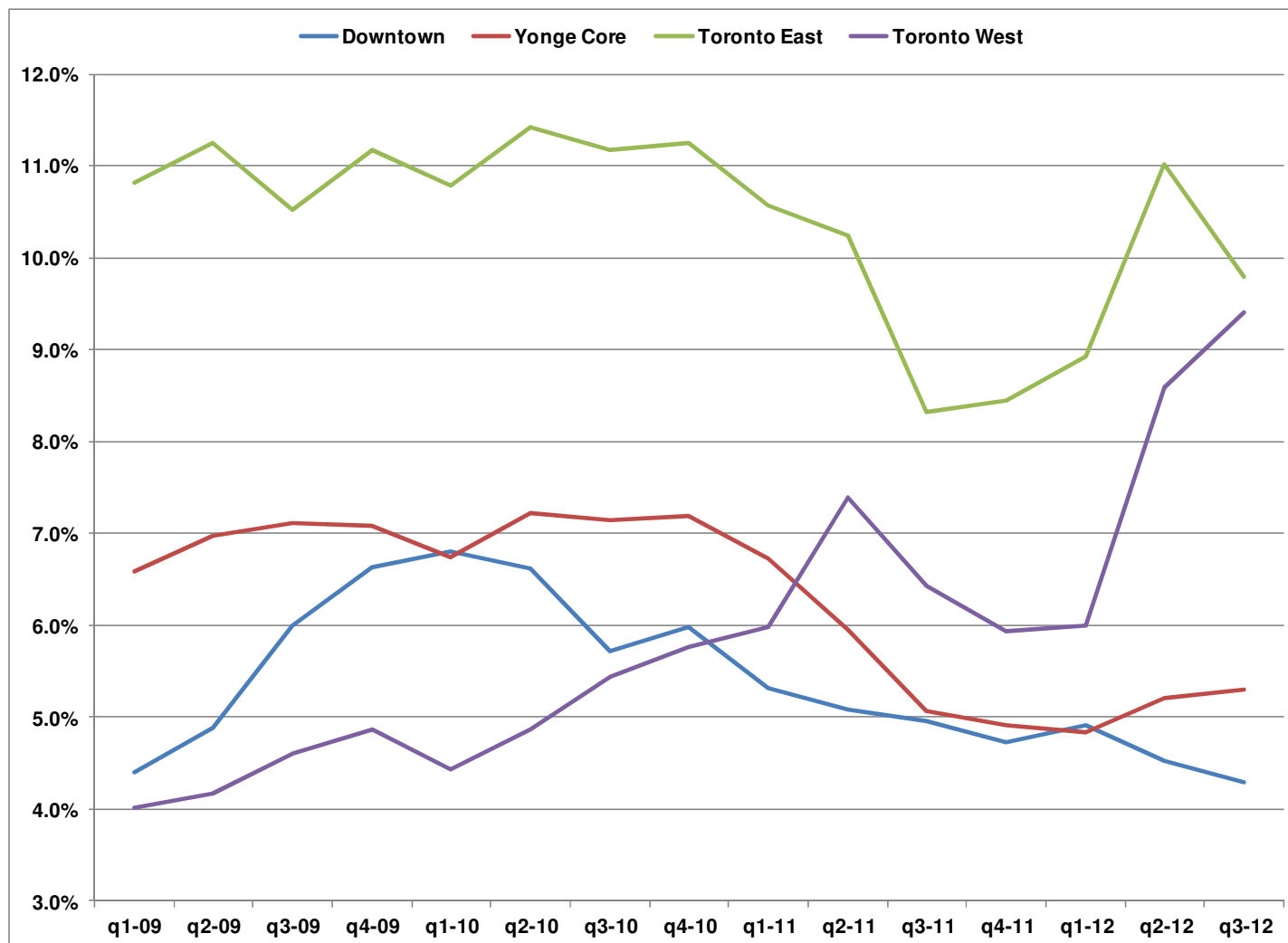


# Office Vacancy Rate

## Toronto Region

	City of Toronto	"905" Municipalities	Toronto Region
q1-09	4.9%	8.6%	6.0%
q2-09	6.3%	7.6%	6.7%
q3-09	6.8%	8.1%	7.2%
q4-09	7.3%	8.7%	7.7%
q1-10	7.2%	9.7%	7.9%
q2-10	7.3%	9.9%	8.1%
q3-10	6.8%	9.9%	7.7%
q4-10	7.0%	9.7%	7.8%
q1-11	6.4%	9.6%	7.4%
q2-11	6.2%	9.6%	7.2%
q3-11	5.6%	9.2%	6.7%
q4-11	5.4%	9.7%	6.7%
q1-12	5.5%	9.4%	6.7%
q2-12	5.4%	9.6%	6.7%
q3-12	5.4%	10.0%	6.8%

# Office Vacancy Rates for Selected Areas

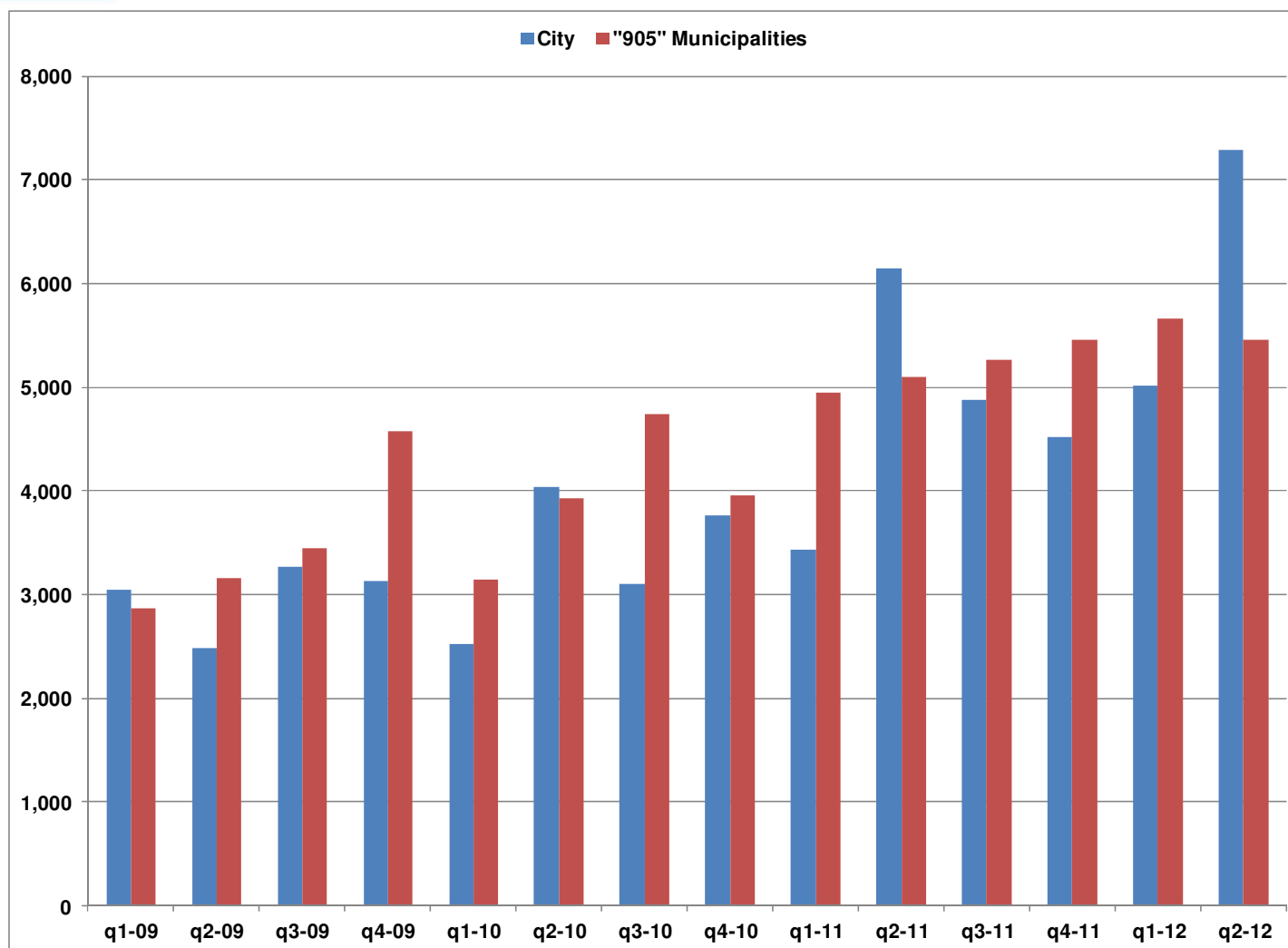


# Office Vacancy Rates for Selected Areas

	Downtown	Yonge Core	Toronto East	Toronto West
q1-09	4.4%	6.6%	10.8%	4.0%
q2-09	4.9%	7.0%	11.2%	4.2%
q3-09	6.0%	7.1%	10.5%	4.6%
q4-09	6.6%	7.1%	11.2%	4.9%
q1-10	6.8%	6.7%	10.8%	4.4%
q2-10	6.6%	7.2%	11.4%	4.9%
q3-10	5.7%	7.1%	11.2%	5.4%
q4-10	6.0%	7.2%	11.3%	5.8%
q1-11	5.3%	6.7%	10.6%	6.0%
q2-11	5.1%	5.9%	10.2%	7.4%
q3-11	5.0%	5.1%	8.3%	6.4%
q4-11	4.7%	4.9%	8.4%	5.9%
q1-12	4.9%	4.8%	8.9%	6.0%
q2-12	4.5%	5.2%	11.0%	8.6%
q3-12	4.3%	5.3%	9.8%	9.4%

# Housing Starts

## Toronto Region



# Housing Starts

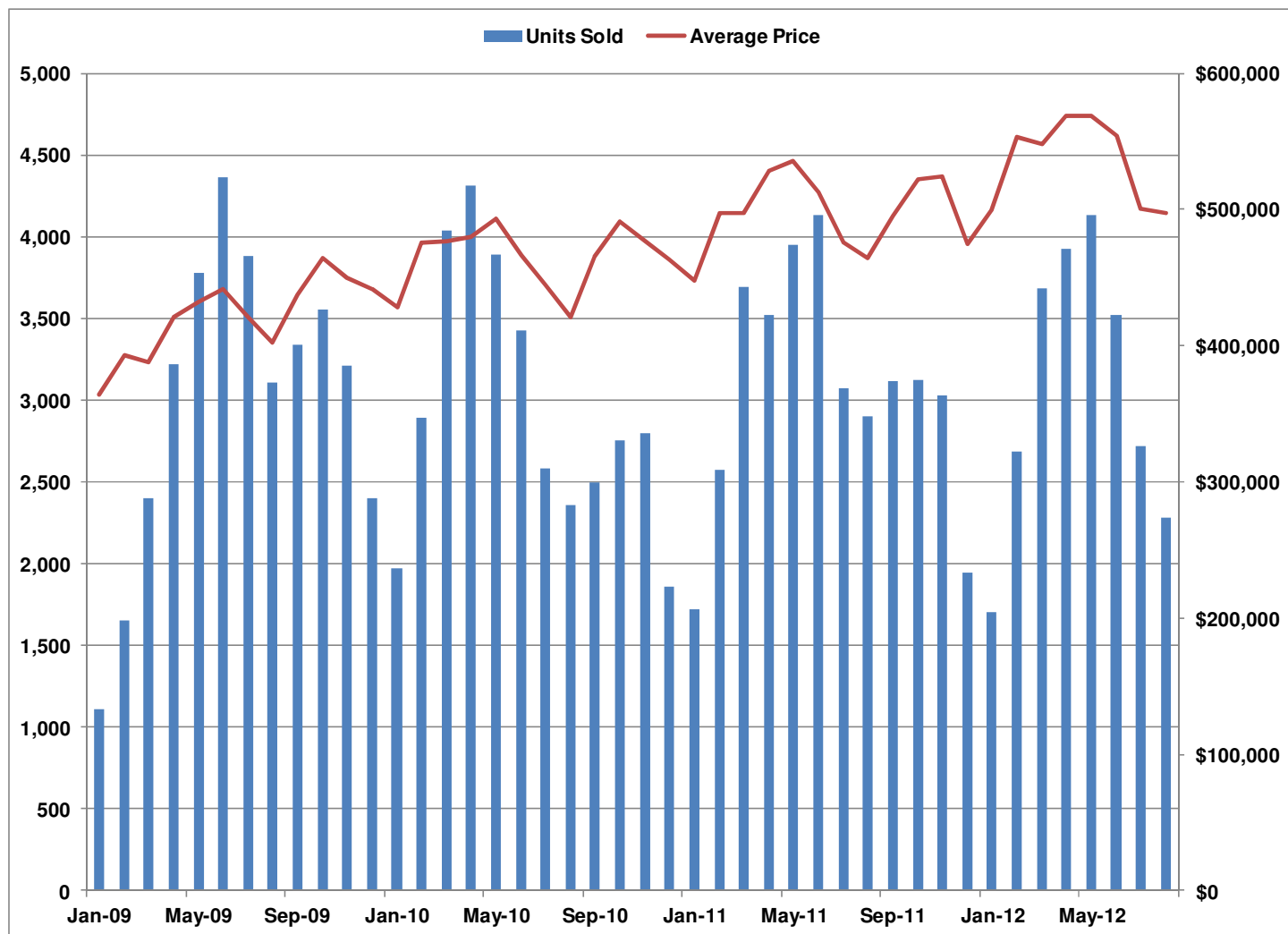
## Toronto Region

	Number of Units	
	City	"905" Municipalities
q1-09	3,042	2,862
q2-09	2,483	3,156
q3-09	3,271	3,441
q4-09	3,123	4,571
q1-10	2,523	3,146
q2-10	4,040	3,922
q3-10	3,104	4,741
q4-10	3,758	3,961
q1-11	3,433	4,944
q2-11	6,142	5,100
q3-11	4,878	5,269
q4-11	4,519	5,460
q1-12	5,021	5,661
q2-12	7,285	5,451
July-11	2,236	2,001
Aug-11	1,390	1,777
July-12	2,018	2,386
Aug-12	3,502	1,946



# MLS Sales and Prices

## City of Toronto



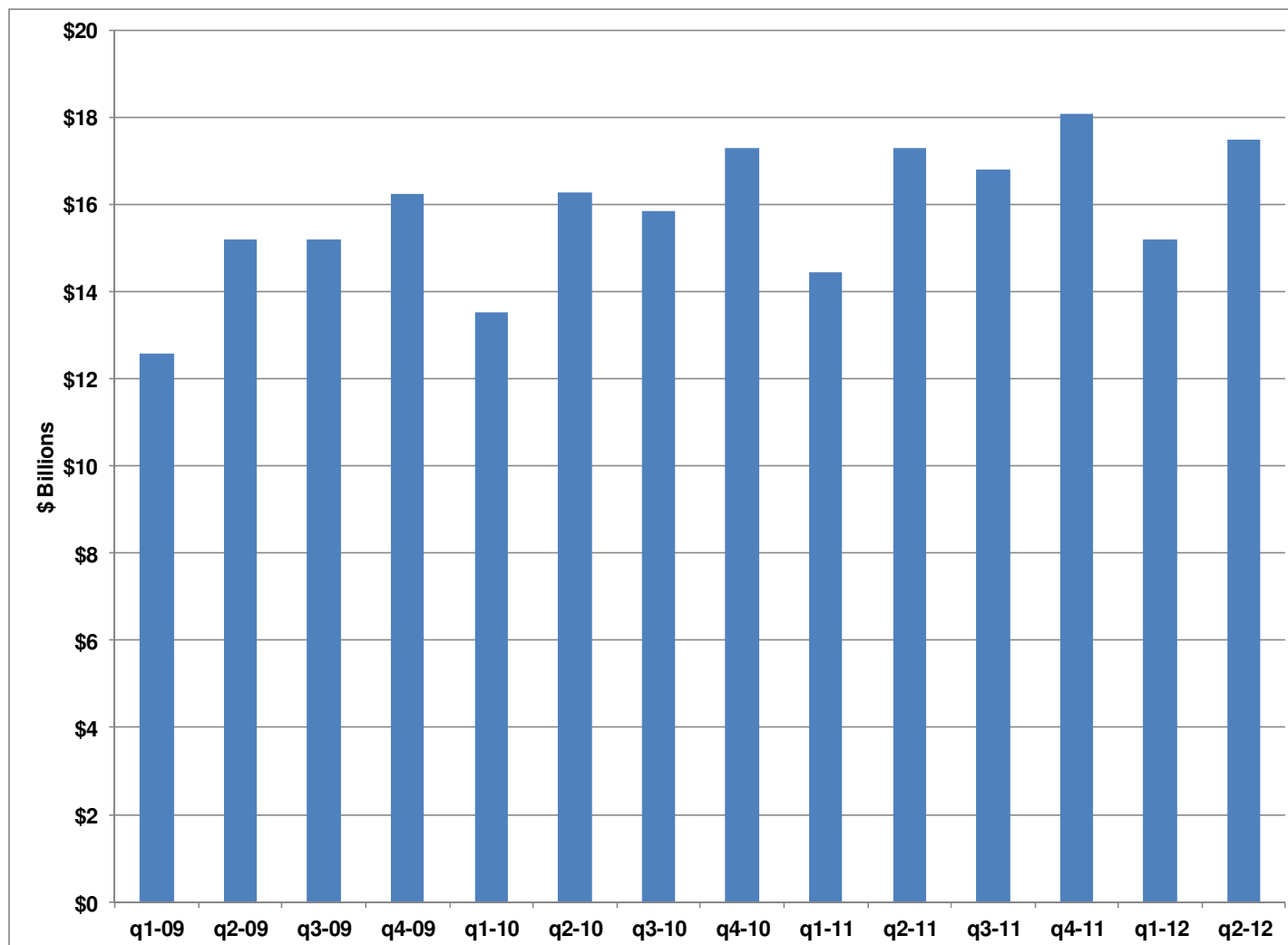
# MLS Sales and Prices

## City of Toronto

	Units Sold	Average Price
Jan-10	1,973	\$428,151
Feb-10	2,891	\$475,579
Mar-10	4,037	\$477,263
Apr-10	4,310	\$479,340
May-10	3,887	\$493,265
Jun-10	3,428	\$466,220
Jul-10	2,582	\$444,459
Aug-10	2,360	\$421,407
Sep-10	2,499	\$465,890
Oct-10	2,751	\$491,157
Nov-10	2,794	\$476,844
Dec-10	1,856	\$463,416
Jan-11	1,718	\$447,644
Feb-11	2,577	\$497,481
Mar-11	3,690	\$497,276
Apr-11	3,519	\$528,472
May-11	3,950	\$535,807
Jun-11	4,133	\$512,879
Jul-11	3,072	\$475,717
Aug-11	2,898	\$464,863
Sep-11	3,114	\$495,686
Oct-11	3,124	\$522,606
Nov-11	3,028	\$524,686
Dec-11	1,948	\$474,270
Jan-12	1,705	\$499,045
Feb-12	2,686	\$553,519
Mar-12	3,682	\$548,354
Apr-12	3,925	\$568,436
May-12	4,130	\$568,768
Jun-12	3,520	\$554,077
Jul-12	2,721	\$500,934
Aug-12	2,282	\$497,769

# Retail Sales

## Toronto Region



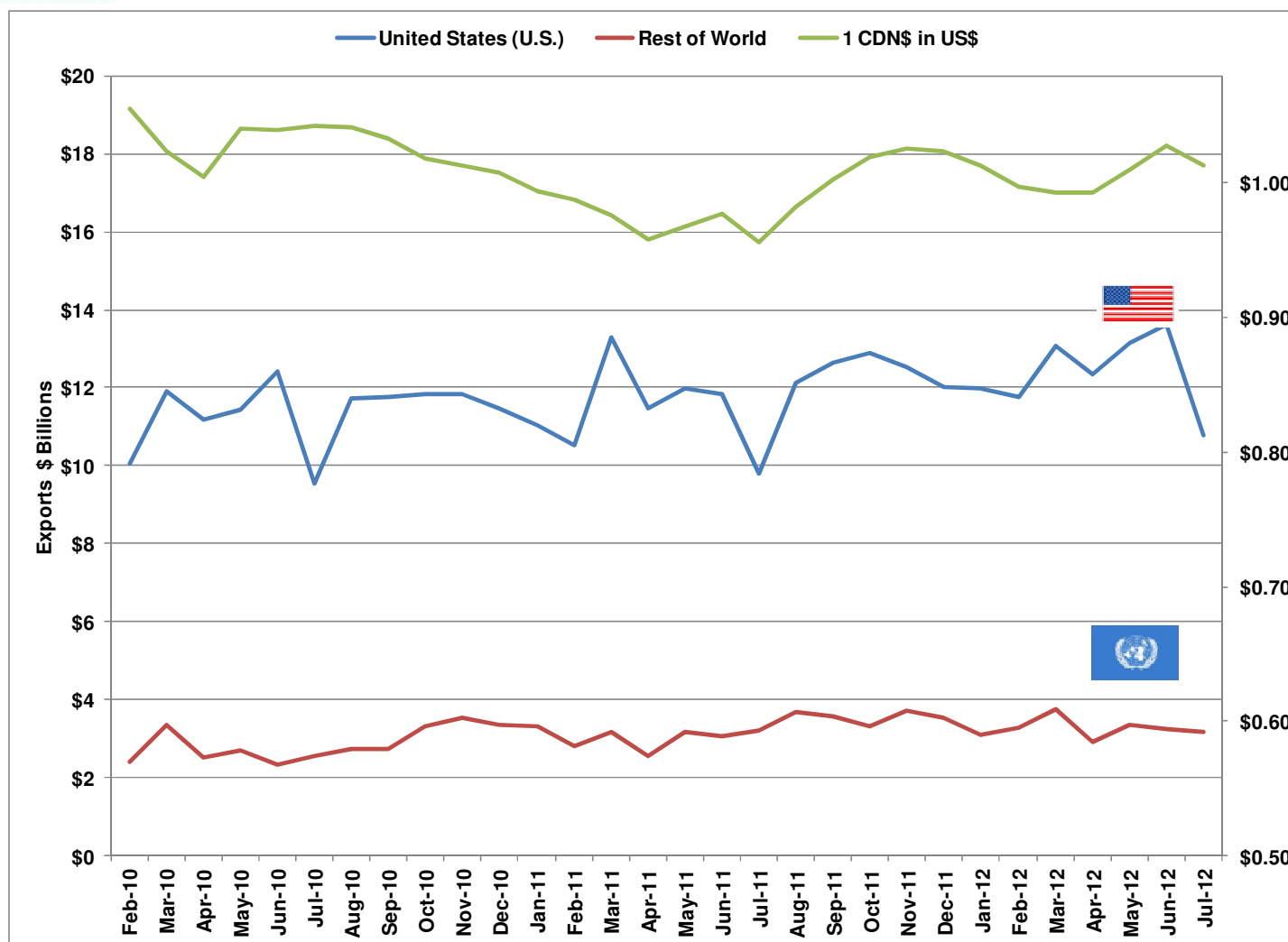
# Retail Sales

## Toronto Region

### Regional Retail Sales

Quarter	(\$ Billions)
q1-09	12.6
q2-09	15.2
q3-09	15.2
q4-09	16.2
q1-10	13.5
q2-10	16.3
q3-10	15.9
q4-10	17.3
q1-11	14.4
q2-11	17.3
q3-11	16.8
q4-11	18.1
q1-12	15.2
q2-12	17.5

# Ontario Merchandise Exports & US\$ Exchange Rate



# Ontario Merchandise Exports & US\$ Exchange Rate



## Ontario's Merchandise Exports (\$billions)

	US	All Others	1 CDN\$ in US\$
Feb-10	10.07	2.42	12.482
Mar-10	11.89	3.35	15.243
Apr-10	11.18	2.51	13.695
May-10	11.42	2.69	14.116
Jun-10	12.41	2.34	14.748
Jul-10	9.56	2.56	12.114
Aug-10	11.73	2.74	14.469
Sep-10	11.77	2.74	14.512
Oct-10	11.82	3.31	15.130
Nov-10	11.84	3.53	15.363
Dec-10	11.46	3.37	14.826
Jan-11	11.02	3.32	14.334
Feb-11	10.54	2.82	13.355
Mar-11	13.29	3.19	16.477
Apr-11	11.47	2.55	14.014
May-11	11.99	3.15	15.149
Jun-11	11.82	3.07	14.888
Jul-11	9.80	3.20	12.996
Aug-11	12.13	3.67	15.799
Sep-11	12.64	3.57	16.209
Oct-11	12.90	3.30	16.200
Nov-11	12.53	3.71	16.235
Dec-11	12.01	3.55	15.556
Jan-12	11.96	3.10	15.065
Feb-12	11.75	3.29	15.038
Mar-12	13.06	3.75	16.811
Apr-12	12.35	2.93	15.282
May-12	13.13	3.35	16.480
Jun-12	13.62	3.26	16.871
Jul-12	10.78	3.18	13.964

