

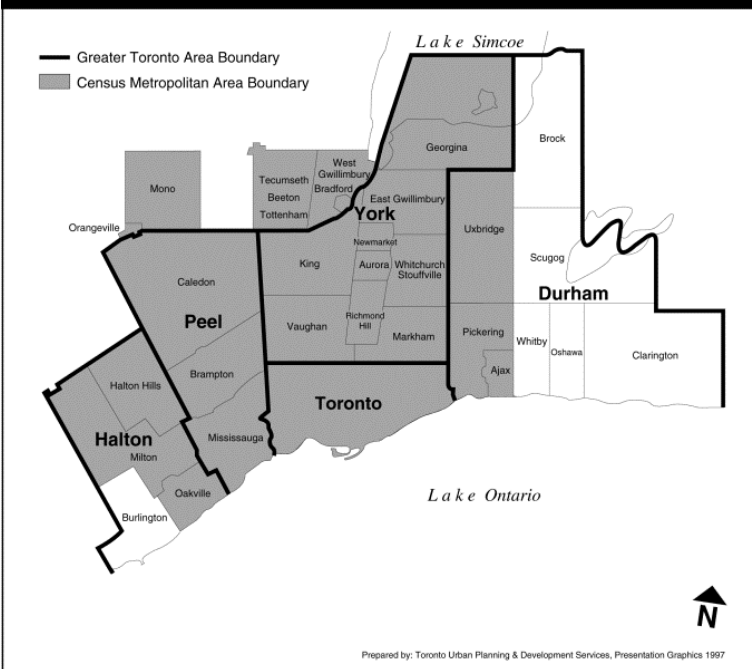


# Economic Indicators

## February 2016



### Greater Toronto Area and Census Metropolitan Area



**Greater Toronto Area (GTA)** refers to the City of Toronto plus the surrounding regions of Durham, York, Peel and Halton which include 24 municipalities: Ajax, Aurora, Brampton, Brock, Burlington, Caledon, Clarington, East Gwillimbury, Georgina, Halton Hills, King Township, Markham, Milton, Mississauga, Newmarket, Oakville, Oshawa, Pickering, Richmond Hill, Scugog, Uxbridge, Whitby, Whitchurch-Stouffville and Vaughan.

**Toronto Census Metropolitan Area (CMA)** refers to the municipalities considered by Statistics Canada "to have a high degree of integration with the City of Toronto, as measured by commuting flows derived from census place of work data." The Toronto CMA is slightly smaller than the GTA and is comprised of the City of Toronto plus 23 other municipalities: Ajax, Aurora, Bradford West Gwillimbury, Brampton, Caledon, East Gwillimbury, Georgina, Georgina Island, Halton Hills, King Township, Markham, Milton, Mississauga, Mono Township, Newmarket, Tecumseth, Oakville, Orangeville, Pickering, Richmond Hill, Uxbridge, Whitchurch-Stouffville and Vaughan.

**City of Toronto** refers to the former Regional Municipality of Metropolitan Toronto which consisted of the former Cities of Toronto, Etobicoke, North York, Scarborough, York and the Borough of East York. On January 1, 1998, these six municipal jurisdictions were amalgamated to create the new City of Toronto.

### Toronto at a Glance 2015

	City of Toronto	Toronto Region	Defined As
Population (July 2014)	2,808,503	6,055,724	(CMA)
Land Area km <sup>2</sup>	630	5,903	(CMA)
Labour Force	1,554,500	3,417,400	(CMA)
Unemployment Rate	7.7%	7.0%	(CMA)
Office Space Ft <sup>2</sup>	120,668,731	174,516,951	(GTA)
Industrial Space Ft <sup>2</sup>	252,906,910	777,504,033	(GTA)
Retail Space Ft <sup>2</sup>	78,772,849	176,674,000	(CMA)
Number of Businesses	99,059	216,820	(CMA)
Gross Domestic Product (in 2007 \$bil.)	\$160.0	\$304.3	(CMA)
Retail Sales (\$bil.) 2014	N/A	\$73.2	(CMA)
Average Income Pop'n 15+	\$47,617	\$46,082	(CMA)
Average Household Income	\$98,174	\$104,378	(CMA)
Total Annual Building Permits - (ths. \$)	7,808,400	18,204,578	(CMA)
Residential (ths. \$)	4,047,676	11,647,187	(CMA)
Commercial (ths. \$)	2,237,447	3,631,337	(CMA)
Industrial (ths. \$)	251,778	1,108,874	(CMA)
Institutional (ths. \$)	1,271,499	1,817,180	(CMA)
Average Price all Home Types	\$659,270	\$622,217	(Toronto Area)
Housing Starts	18,913	42,287	(CMA)

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	Unadjusted Data						Seasonally Adjusted Data					
	3 Month Average					Change	3 Month Average					Change
	Feb- 16	Jan- 16	Feb- 15	M- M	Y- Y	Feb- 16	Jan- 16	Feb- 15	M- M	Y- Y		
	('000)					%	('000)					%
<b>City of Toronto</b>												
Population 15+	2,391.6	2,369.4	2,583.9	0.9	-7.4	2,391.6	2,369.4	2,583.9	0.9	-7.4		
Labour Force	1,524.4	1,516.1	1,630.7	0.6	-6.5	1,537.4	1,522.9	1,645.0	1.0	-6.5		
Employment	1,397.8	1,392.2	1,507.9	0.4	-7.3	1,406.2	1,393.3	1,517.2	0.9	-7.3		
Unemployment	126.6	123.9	122.8	2.2	3.1	131.3	129.6	127.8	1.3	2.7		
Not in labour force	867.2	853.3	953.2	1.6	-9.0	854.2	846.5	938.9	0.9	-9.0		
Unemployment rate %	8.3	8.2	7.5			8.5	8.5	7.8				
Participation rate %	63.8	64.0	63.1			64.3	64.3	63.7				
Employment rate %	58.5	58.8	58.3			58.8	58.8	58.7				
<b>Toronto CMA</b>												
Population 15+	5,153.1	5,146.3	5,066.5	0.1	1.7	5,153.1	5,146.3	5,066.5	0.1	1.7		
Labour Force	3,427.1	3,442.6	3,287.6	-0.5	4.2	3,472.5	3,472.0	3,331.5	0.0	4.2		
Employment	3,193.2	3,213.9	3,057.4	-0.6	4.4	3,222.7	3,226.1	3,084.1	-0.1	4.5		
Unemployment	233.9	228.7	230.2	2.3	1.6	249.8	245.9	247.3	1.6	1.0		
Not in labour force	1,726.1	1,703.7	1,778.8	1.3	-3.0	1,680.6	1,674.3	1,735.0	0.4	-3.1		
Unemployment rate %	6.8	6.6	7.0			7.2	7.1	7.4				
Participation rate %	66.5	66.9	64.9			67.4	67.5	65.8				
Employment rate %	62.0	62.5	60.3			62.5	62.7	60.9				
<b>Ontario</b>												
Population 15+	11,455.0	11,445.0	11,329.2	0.1	1.1	11,455.0	11,445.0	11,329.2	0.1	1.1		
Labour Force	7,384.4	7,394.0	7,305.3	-0.1	1.1	7,479.5	7,468.0	7,402.1	0.2	1.0		
Employment	6,896.8	6,919.2	6,810.3	-0.3	1.3	6,975.6	6,961.7	6,889.3	0.2	1.3		
Unemployment	487.6	474.9	495.0	2.7	-1.5	503.9	506.3	512.8	-0.5	-1.7		
Not in labour force	4,070.6	4,051.0	4,023.9	0.5	1.2	3,975.5	3,977.0	3,927.1	0.0	1.2		
Unemployment rate %	6.6	6.4	6.8			6.7	6.8	6.9				
Participation rate %	64.5	64.6	64.5			65.3	65.3	65.3				
Employment rate %	60.2	60.5	60.1			60.9	60.8	60.8				
<b>Canada</b>												
Population 15+	29,441.4	29,420.0	29,138.8	0.1	1.0	29,441.4	29,420.0	29,138.8	0.1	1.0		
Labour Force	19,162.1	19,188.7	18,913.8	-0.1	1.3	19,402.0	19,381.6	19,159.9	0.1	1.3		
Employment	17,758.0	17,856.7	17,629.3	-0.6	0.7	18,006.3	18,001.4	17,873.4	0.0	0.7		
Unemployment	1,404.1	1,332.0	1,284.5	5.4	9.3	1,395.7	1,380.2	1,286.5	1.1	8.5		
Not in labour force	10,279.3	10,231.2	10,225.0	0.5	0.5	10,039.4	10,038.4	9,978.9	0.0	0.6		
Unemployment rate %	7.3	6.9	6.8			7.2	7.1	6.7				
Participation rate %	65.1	65.2	64.9			65.9	65.9	65.8				
Employment rate %	60.3	60.7	60.5			61.2	61.2	61.3				

Source: Labour Force Survey by Place of Residence, Statistics Canada

Note: City of Toronto Seasonal Adjustments by Economic Development & Culture, Research

EDC staff used to report the number of employed city of Toronto residents. However, since December 2014 the city of Toronto estimated population age 15+ has become extremely volatile. This has distorted all of the absolute numbers (including total persons employed and unemployed). The population shifts are not real; therefore, one should be very careful using absolute Labour Force Survey numbers for the city of Toronto.

The rates (e.g. unemployment rate and the participation rate) should be unaffected.

	Unadjusted Data				
	3 Month Average			Change	
	Feb- 16	Jan- 16	Feb- 15	M- M	Y- Y
					%
<b>City of Toronto</b>					
Mean Hourly Wage	\$26.63	\$26.44	\$25.27	0.7	5.4
Median Hourly Wage	\$22.50	\$22.48	\$20.45	0.1	10.0
<b>Total Employed ('000)</b>	<b>1,397.8</b>	1,392.2	1,507.9	0.4	-7.3
<b>Males</b>	<b>710.7</b>	701.0	804.1	1.4	-11.6
<b>Females</b>	<b>687.2</b>	691.2	703.8	-0.6	-2.4
<b>Female Percentage %</b>	<b>49.2</b>	49.6	46.7		
<b>Full Time Employment ('000)</b>	<b>1,150.9</b>	1,149.9	1,228.3	0.1	-6.3
<b>Part Time Employment ('000)</b>	<b>246.9</b>	242.3	279.6	1.9	-11.7
<b>Part Time Percentage %</b>	<b>17.7</b>	17.4	18.5		
<b>Self-employed</b>	<b>247.8</b>	245.5	250.5	1.0	-1.1
<b>Self-employed Percentage %</b>	<b>17.7</b>	17.6	16.6		
<b>Toronto CMA</b>					
Mean Hourly Wage	\$26.80	\$26.82	\$25.73	-0.1	4.1
Median Hourly Wage	\$23.05	\$23.05	\$21.75	0.0	6.0
<b>Total Employed ('000)</b>	<b>3,193.2</b>	3,213.9	3,057.4	-0.6	4.4
<b>Males</b>	<b>1,668.9</b>	1,674.0	1,614.1	-0.3	3.4
<b>Females</b>	<b>1,524.3</b>	1,539.9	1,443.3	-1.0	5.6
<b>Female Percentage %</b>	<b>47.7</b>	47.9	47.2		
<b>Full Time Employment ('000)</b>	<b>2,635.6</b>	2,658.9	2,493.7	-0.9	5.7
<b>Part Time Employment ('000)</b>	<b>557.6</b>	555.1	563.8	0.5	-1.1
<b>Part Time Percentage %</b>	<b>21.2</b>	20.9	22.6		
<b>Self-employed</b>	<b>575.7</b>	578.1	520.5	-0.4	10.6
<b>Self-employed Percentage %</b>	<b>18.0</b>	18.0	17.0		
Source: Labour Force Survey by Place of Residence, Statistics Canada					

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The rates (e.g. unemployment rate and the participation rate) should be unaffected.

Building Permits	Jan- 16	Dec- 15	Jan- 15	Change	
				M- M	Y- Y
<b>City of Toronto</b>		('000)		%	
Residential	\$260,656	\$480,567	\$262,310	-45.8	-0.6
Commercial	\$113,731	\$155,991	\$157,125	-27.1	-27.6
Industrial	\$11,717	\$8,280	\$4,793	41.5	144.5
Institutional	\$28,042	\$64,321	\$18,951	-56.4	48.0
<b>Total</b>	<b>\$414,146</b>	<b>\$709,159</b>	<b>\$443,179</b>	<b>-41.6</b>	<b>-6.6</b>
<b>Toronto CMA</b>		('000)		%	
Residential	\$634,714	\$1,009,340	\$799,357	-37.1	-20.6
Commercial	\$235,693	\$277,325	\$232,912	-15.0	1.2
Industrial	\$76,253	\$64,582	\$36,452	18.1	109.2
Institutional	\$49,173	\$91,434	\$45,683	-46.2	7.6
<b>Total</b>	<b>\$995,833</b>	<b>\$1,442,681</b>	<b>\$1,114,404</b>	<b>-31.0</b>	<b>-10.6</b>

Source: Statistics Canada Building Permit Survey Special Tabulation

<b>Engineering (Toronto Region)</b>	<b>\$79,912</b>	<b>\$78,434</b>	<b>\$53,942</b>	<b>1.9</b>	<b>48.1</b>
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Source: Construction Starts, Canadata CMD Group

Real Estate - Residential	Jan- 16	Dec- 15	Jan- 15	Change	
				M- M	Y- Y
<b>City of Toronto</b>				%	
<b>New Home Sales</b>	<b>489</b>	<b>817</b>	<b>640</b>	<b>-40.1</b>	<b>-23.6</b>
Low Rise	98	34	25	188.2	292.0
High Rise	391	783	615	-50.1	-36.4
<b>Housing Starts</b>	<b>806</b>	<b>408</b>	<b>1,826</b>	<b>97.5</b>	<b>-55.9</b>
<b>New Listings</b>	<b>3,757</b>	<b>2,029</b>	<b>3,912</b>	<b>85.2</b>	<b>-4.0</b>
<b>Total Sales</b>	<b>1,699</b>	<b>1,999</b>	<b>1,561</b>	<b>-15.0</b>	<b>8.8</b>
<b>Sales/Listings Ratio %</b>	<b>45.2</b>	<b>98.5</b>	<b>39.9</b>		
<b>Average House Price</b>	<b>\$636,728</b>	<b>\$626,942</b>	<b>\$581,477</b>	<b>1.6</b>	<b>9.5</b>
<b>Toronto Region</b>				%	
<b>New Home Sales</b>	<b>1,614</b>	<b>1,736</b>	<b>2,073</b>	<b>-7.0</b>	<b>-22.1</b>
Low Rise	974	658	1,131	48.0	-13.9
High Rise	640	1,078	942	-40.6	-32.1
<b>Housing Starts</b>	<b>1,843</b>	<b>2,133</b>	<b>2,974</b>	<b>-13.6</b>	<b>-38.0</b>
<b>New Listings</b>	<b>8,957</b>	<b>4,783</b>	<b>9,596</b>	<b>87.3</b>	<b>-6.7</b>
<b>Total Sales</b>	<b>4,672</b>	<b>4,945</b>	<b>4,355</b>	<b>-5.5</b>	<b>7.3</b>
<b>Sales/Listings Ratio %</b>	<b>52.2</b>	<b>103.4</b>	<b>45.4</b>		
<b>Average House Price</b>	<b>\$631,092</b>	<b>\$609,110</b>	<b>\$552,575</b>	<b>3.6</b>	<b>14.2</b>

Source: BILD, CMHC, TREB

	4th Quarter 2015	3rd Quarter 2015	2nd Quarter 2015	1st Quarter 2015	4th Quarter 2014
<b>Office Space</b>					
<b>Gross Rental Rates (PSF)</b>					
Central Area	\$45.71	\$45.89	\$45.43	\$45.43	\$45.15
Suburbs	\$29.88	\$29.89	\$29.76	\$29.76	\$29.48
GTA	\$37.92	\$38.01	\$37.72	\$37.78	\$37.50
<b>Net Rental Rates</b>					
Central Area	\$22.69	\$22.90	\$22.45	\$22.46	\$22.54
Suburbs	\$14.89	\$14.86	\$14.78	\$14.66	\$14.62
GTA	\$18.84	\$18.94	\$18.66	\$18.62	\$18.65
<b>Taxes and Operating Costs</b>					
Central Area	\$23.02	\$22.99	\$22.98	\$22.97	\$22.61
Suburbs	\$14.99	\$15.02	\$14.98	\$15.10	\$14.86
GTA	\$19.08	\$19.08	\$19.06	\$19.15	\$18.85
<b>Absorption (sq ft)</b>					
Central Area	114,849	790,752	274,752	-100,807	608,990
Suburbs	251,396	413,532	229,931	-54,165	114,726
GTA	366,245	1,204,284	504,683	-154,972	723,716
<b>Vacancy Rate</b>					
Central Area	4.9%	4.8%	5.2%	5.1%	5.0%
Suburbs	10.4%	10.6%	10.9%	10.4%	10.4%
GTA	7.6%	7.7%	8.0%	7.7%	7.6%
<b>Industrial Space</b>					
<b>Vacancy Rate</b>					
City of Toronto	2.9%	2.9%	3.1%	4.2%	4.4%
GTA	4.0%	4.1%	4.3%	5.0%	5.4%
<b>Average Sale Price (PSF)</b>					
City of Toronto	\$90.69	\$83.53	\$82.54	\$98.44	\$96.20
GTA	\$107.71	\$90.97	\$86.12	\$95.82	\$95.69
<b>Absorption (sq ft)</b>					
City of Toronto	-483,113	633,096	1,080,371	-325,550	-59,602
GTA	741,094	3,699,218	3,641,384	1,051,181	1,018,121
Source: Cushman & Wakefield					

## Retail Sales - Toronto CMA

### Seasonally Adjusted Data (\$ 000's)

				Change	
	Dec- 15	Nov- 15	Dec- 14	M- M	Y- Y
<b>Total Retail Seasonally Adjusted</b>	<b>6,475,120</b>	<b>6,616,572</b>	<b>6,207,757</b>	<b>-2.1</b>	<b>4.3</b>

### Unadjusted Data (\$ 000's)

				Change	
	Dec- 15	Nov- 15	Dec- 14	M- M	Y- Y
<b>NAICS</b>					<b>%</b>
<b>Total Retail</b>	<b>7,596,766</b>	<b>6,753,840</b>	<b>7,184,865</b>	<b>12.5</b>	<b>5.7</b>
<b>441 Motor vehicle and parts dealers</b>	<b>1,393,876</b>	<b>1,522,004</b>	<b>1,252,757</b>	<b>-8.4</b>	<b>11.3</b>
<b>4411 Automobile dealers</b>	<b>1,345,789</b>	<b>1,459,974</b>	<b>1,199,051</b>	<b>-7.8</b>	<b>12.2</b>
<b>44111 New car dealers</b>	<b>1,232,218</b>	<b>1,343,192</b>	<b>1,101,527</b>	<b>-8.3</b>	<b>11.9</b>
<b>44112 Used car dealers</b>	<b>113,570</b>	<b>116,782</b>	<b>97,523</b>	<b>-2.8</b>	<b>16.5</b>
<b>4412 Other motor vehicle dealers</b>	<b>F</b>	<b>8,205</b>	<b>10,033</b>		
<b>4413 Automotive parts, accessories and tire stores</b>	<b>42,071</b>	<b>53,825</b>	<b>43,674</b>		
<b>442 Furniture and home furnishings stores</b>	<b>305,100</b>	<b>262,697</b>	<b>280,348</b>	<b>16.1</b>	<b>8.8</b>
<b>4421 Furniture stores</b>	<b>192,630</b>	<b>169,359</b>	<b>180,782</b>	<b>13.7</b>	<b>6.6</b>
<b>4422 Home furnishings stores</b>	<b>112,470</b>	<b>93,337</b>	<b>99,567</b>	<b>20.5</b>	<b>13.0</b>
<b>443 Electronics and appliance stores</b>	<b>454,704</b>	<b>338,922</b>	<b>493,682</b>	<b>34.2</b>	<b>-7.9</b>
<b>444 Building material and garden equipment and supplies dealers</b>	<b>349,985</b>	<b>389,560</b>	<b>306,052</b>	<b>-10.2</b>	<b>14.4</b>
<b>445 Food and beverage stores</b>	<b>1,612,172</b>	<b>1,376,676</b>	<b>1,532,821</b>	<b>17.1</b>	<b>5.2</b>
<b>4451 Grocery stores</b>	<b>1,105,127</b>	<b>1,026,420</b>	<b>1,064,490</b>	<b>7.7</b>	<b>3.8</b>
<b>44511 Supermarkets and other grocery (except convenience) stores</b>	<b>1,038,437</b>	<b>962,192</b>	<b>1,003,023</b>	<b>7.9</b>	<b>3.5</b>
<b>44512 Convenience stores</b>	<b>66,690</b>	<b>64,228</b>	<b>61,466</b>	<b>3.8</b>	<b>8.5</b>
<b>4452 Specialty food stores</b>	<b>129,350</b>	<b>94,644</b>	<b>117,717</b>	<b>36.7</b>	<b>9.9</b>
<b>4453 Beer, wine and liquor stores</b>	<b>377,695</b>	<b>255,611</b>	<b>350,614</b>	<b>47.8</b>	<b>7.7</b>
<b>446 Health and personal care stores</b>	<b>562,399</b>	<b>506,676</b>	<b>561,219</b>	<b>11.0</b>	<b>0.2</b>
<b>447 Gasoline stations</b>	<b>583,552</b>	<b>578,576</b>	<b>554,546</b>	<b>0.9</b>	<b>5.2</b>
<b>448 Clothing and clothing accessories stores</b>	<b>889,025</b>	<b>643,139</b>	<b>807,141</b>	<b>38.2</b>	<b>10.1</b>
<b>4481 Clothing stores</b>	<b>669,423</b>	<b>506,607</b>	<b>616,782</b>	<b>32.1</b>	<b>8.5</b>
<b>4482 Shoe stores</b>	<b>96,801</b>	<b>77,678</b>	<b>89,294</b>	<b>24.6</b>	<b>8.4</b>
<b>4483 Jewellery, luggage and leather goods stores</b>	<b>122,801</b>	<b>58,855</b>	<b>101,065</b>	<b>108.7</b>	<b>21.5</b>
<b>451 Sporting goods, hobby, book and music stores</b>	<b>258,052</b>	<b>179,557</b>	<b>230,132</b>	<b>43.7</b>	<b>12.1</b>
<b>452 General merchandise stores</b>	<b>1,005,680</b>	<b>806,155</b>	<b>990,954</b>	<b>24.8</b>	<b>1.5</b>
<b>4521 Department stores</b>	<b>x</b>	<b>x</b>	<b>x</b>		
<b>4529 Other general merchandise stores</b>	<b>x</b>	<b>x</b>	<b>x</b>		
<b>453 Miscellaneous store retailers</b>	<b>182,221</b>	<b>149,877</b>	<b>175,213</b>	<b>21.6</b>	<b>4.0</b>

Source: Retail Trade Survey, Statistics Canada, NAICS

Note: X = confidential

<b>Financial Activity</b>	Jan-16	Dec-15	Jan-15	Change	
				M-M	Y-Y
<b>Consumer Price Index - Toronto CMA (2002 = 100)</b> Source: Statistics Canada	129.0	128.7	126.3	0.2	2.1
<b>Prime Rate %</b> Source: The Bank of Canada	2.70	2.70	2.85	0.0	-5.3
<b>Exchange Rate (Cdn \$ in US \$)</b> Source: The Bank of Canada	0.703	0.730	0.825	-3.7	-14.8
<b>Toronto Stock Exchange 300 Composite Index</b> Source: Yahoo Finance	12,822	13,010	14,674	-1.4	-12.6
<b>Transportation Activity</b>					
	Jan-16	Dec-15	Jan-15	Change	
				M-M	Y-Y
<b>TTC Ridership</b>					%
<b>Moving Annual Total (Millions)</b>	N/A	534.0	534.7		
<b>Average Weekday Ridership ('000)</b>	N/A	1,613.8	1,696.9		
				Change	
	Dec-15	Nov-15	Dec-14	M-M	Y-Y
<b>Pearson International Airport</b>					%
<b>Total Passengers ('000)</b>	3,314.7	2,938.9	3,162.1	12.8	4.8
Source: Greater Toronto Airports Authority					
<b>Social Conditions</b>					
	Dec-15	Nov-15	Dec-14	Change	
				M-M	Y-Y
<b>Employment Insurance - Total Persons</b>					%
<b>City of Toronto</b>	20,250	18,690	21,400	8.3	-5.4
<b>GTA</b>	46,920	42,760	49,150	9.7	-4.5
Source: Statistics Canada					

**Consumer Price Index:** The Consumer Price Index (CPI) is an indicator of the changes in consumer prices experienced by the target population. The CPI measures price change by comparing, through time, the cost of a fixed basket of commodities. This basket is based on the expenditures of the target population in a certain reference period, currently 2002. Since the basket contains commodities of unchanging or equivalent quantity and quality, the index reflects only pure price movements.

**Gross Domestic Product:** GDP is the total value of all goods and services produced in a region/country, regardless of who owns the productive assets.

**Housing Starts:** Housing starts refer to units where construction has advanced to a stage where full footings are in place. In the case of multiple unit structures, this definition of a start applies to the entire structure.

**Labour Force:** Civilian non-institutional population 15 years of age and over who, during the survey reference week, were employed or unemployed. Labour force includes full-time students if they are employed or looking for work.

**Retail Sales:** A monthly survey that collects data on retail sales and the number of retail locations by geographical region from a sample of retailers. It excludes vending machine operators and direct sellers.

**Seasonal Adjustment:** Eliminates the effect of annual repetitive changes caused by regular annual events such as seasons and holidays.

**Unemployed:** Unemployed persons are those who, during reference week, were available for work and were either on temporary layoff, had looked for work in the past four weeks or had a job to start within the next four weeks.

**Unemployment Rate:**  $(\text{Number of unemployed persons} / \text{Labour Force}) \times 100$

**Not in Labour Force:** Persons not in the labour force are those who, during the reference week, did not offer or supply labour services under the conditions existing in their labour markets, that is, they were neither employed nor unemployed.

**Participation Rate:** Total labour force expressed as a percentage of the population aged 15 years and over. The participation rate for a particular group (for example, women aged 25 years and over) is the labour force in that group expressed as a percentage of the population of that group.

**Employment Rate:** Number of employed persons expressed as a percentage of the population 15 years of age and over. The employment rate for a particular group (age, sex, marital status, province, etc.) is the number employed in that group expressed as a percentage of the population of that group.

**Employment:** Employed persons are those who, during the reference week did any work for pay or profit, (includes self employed persons) or had a job and were absent from work.

**Wages:** Information is collected on the usual wages or salary of employees at their main job. Respondents are asked to report their wage/salary before taxes and other deductions, and include tips, commissions and bonuses. ( Data are collected for employees only)

**Type of Work:** Full-time or part-time work schedule. **Full-time employment** consists of persons who usually work 30 hours or more per week at their main or only job. **Part-time employment** consists of persons who usually work less than 30 hours per week at their main or only job.

**New Jobs Advertised:** New jobs advertised are the number of unduplicated jobs posted online during the month across 79 job-posting websites. Any jobs that were originally posted prior to the month selected will not be shown. Raw data are collected by Wanted Analytics, a Canadian-based firm that provides information and analysis on hiring demand.

**Vacancy Rate (Industrial and Commercial space):** Vacant space divided by inventory.

**Absorption:** Absorption is the net change in occupied space over a given time period. Positive absorption reflects an increase in occupied space, while negative absorption reflects a decrease.

**Gross Rent:** The net rent plus applicable real estate taxes and operating costs.

**Net Rent:** The quoted rental rate, excluding real estate taxes and building operating costs, which may be subject to negotiation.

**Residential:** Includes all buildings intended for private occupancy whether on a permanent basis or not. Dwellings are divided into the following types: single-family, mobile, cottage, semi-detached, row house and apartment building.

**Industrial:** Includes all buildings used for manufacturing and processing; transportation, communication and other utilities, and agriculture, forestry and mining.

**Commercial:** Includes all buildings used to house activities related to the tertiary sector, such as stores, warehouses, garages, office buildings, theatres, hotels, funeral parlours, beauty salons.

**Institutional and Government:** Includes expenditures made by the community, public and government for buildings and structures like schools, universities, hospitals, clinics, churches, homes for the aged.

**Engineering:** Includes; bridges, marine, sewers / water mains Sewage/water treatment plants, roads, electric transmission lines, electric power plants, dams, railroads, telecommunications, oil and gas pipelines, oil refineries, gas plants, tunnels/subways, miscellaneous engineering.