

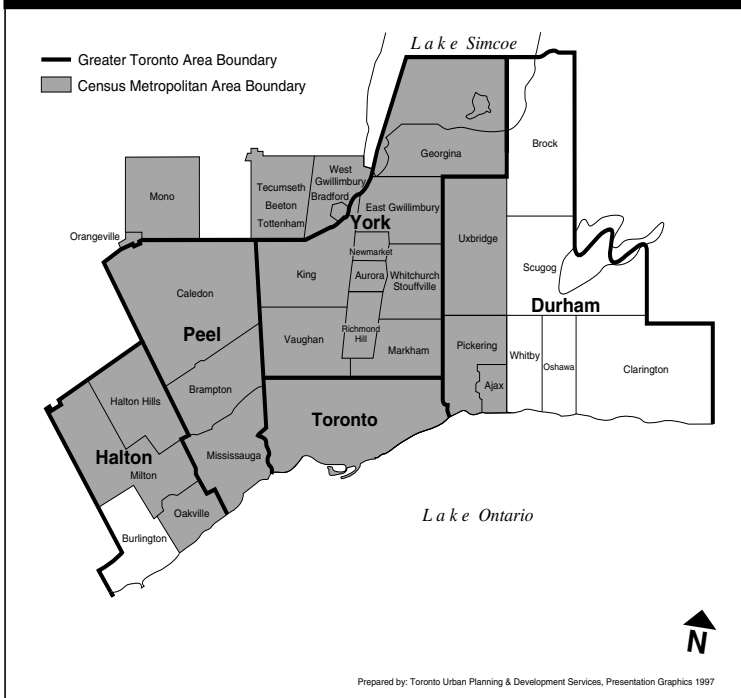
# Economic Indicators

## May 2011



<http://www.toronto.ca/>

### 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 2010

	City of Toronto	Toronto Region	Defined As
Population (2009 inter-censal estimates)	2,677,708	5,623,450	(CMA)
Land Area km <sup>2</sup>	630	5,903	(CMA)
Labour Force	1,403,260	3,210,190	(CMA)
Unemployment Rate (Annual average)	9.94%	9.06%	(CMA)
Office Space Ft <sup>2</sup> (2009)	128,404,587	179,451,795	(GTA)
Industrial Space Ft <sup>2</sup> (2009)	290,003,852	838,296,518	(GTA)
Retail Space Ft <sup>2</sup> (2009)	74,837,000	161,966,000	Region
Number of Businesses (2009)	83,000	174,000	(CMA)
Gross Domestic Product (in current \$bil.)	\$144	\$280	(CMA)
Retail Sales (\$bil.)	N/A	\$62.5	(CMA)
Per Capita Income \$ (2009)	\$38,997	\$38,100	(CMA)
Average Household Income \$ (2009)	\$90,603	\$95,812	(CMA)
Total Annual Building Permits - (ths.) \$	6,593,889	12,969,432	(CMA)
Residential (ths.)	3,494,006	7,673,725	(CMA)
Commercial (ths.)	1,687,385	2,885,917	(CMA)
Industrial (ths.)	577,679	1,031,661	(CMA)
Institutional (ths.)	834,819	1,378,129	(CMA)
Average Price of Standard Two Storey House	\$657,125	\$398,020	(Toronto Area)
Housing Starts	13,425	29,915	(GTA)

### Table of Contents

1. Cover Page
  - Geographic Definitions
  - Toronto at a Glance
2. Labour Force Data
3. Labour Force Data
  - Wages
  - Part Time/Full Time
4. Real Estate Data
  - Building Permits
  - Other Residential Real Estate
5. Real Estate Data
  - Industrial
  - Office
6. Other Indicators
  - Financial Activity
  - Social Conditions
  - Merchandising Activity
7. Innovation
8. Glossary

	Unadjusted Data				
	3 Month Averages			Changes	
	May- 11	Apr- 11	May- 10	M- M	Y- Y
	('000)			%	
<b>City of Toronto</b>					
Population 15+	2,134.2	2,138.4	2,139.1	-0.2	-0.2
Labour Force	1,390.8	1,381.4	1,385.1	0.7	0.4
Employment	1,258.0	1,257.1	1,241.8	0.1	1.3
Unemployment	132.9	124.3	143.3	6.9	-7.3
Not in labour force	743.3	757.1	754.0	-1.8	-1.4
Unemployment rate %	9.5	9.0	10.3		
Participation rate %	65.2	64.6	64.8		
Employment Rate %	58.9	58.8	58.1		
<b>Toronto CMA</b>					
Population 15+	4,765.0	4,757.3	4,676.8	0.2	1.9
Labour Force	3,228.9	3,198.1	3,176.4	1.0	1.7
Employment	2,949.7	2,936.0	2,871.6	0.5	2.7
Unemployment	279.2	262.0	304.8	6.5	-8.4
Not in labour force	1,536.1	1,559.3	1,500.4	-1.5	2.4
Unemployment rate %	8.6	8.2	9.6		
Participation rate %	67.8	67.2	67.9		
Employment Rate %	61.9	61.7	61.4		
<b>Ontario</b>					
Population 15+	10,895.9	10,884.1	10,757.5	0.1	1.3
Labour Force	7,292.9	7,214.3	7,207.8	1.1	1.2
Employment	6,690.7	6,625.9	6,546.0	1.0	2.2
Unemployment	602.2	588.4	661.7	2.3	-9.0
Not in labour force	3,603.0	3,669.8	3,549.8	-1.8	1.5
Unemployment rate %	8.3	8.2	9.2		
Participation rate %	66.9	66.3	67.0		
Employment Rate %	61.4	60.9	60.9		
<b>Canada</b>					
Population 15+	27,917.7	27,890.2	27,579.1	0.1	1.2
Labour Force	18,633.3	18,476.6	18,438.4	0.8	1.1
Employment	17,167.2	16,988.0	16,864.7	1.1	1.8
Unemployment	1,466.0	1,488.6	1,573.7	-1.5	-6.8
Not in labour force	9,284.4	9,413.6	9,140.7	-1.4	1.6
Unemployment rate %	7.9	8.1	8.5		
Participation rate %	66.7	66.3	66.9		
Employment Rate %	61.5	60.9	61.1		

	Seasonally Adjusted Data				
	3 Month Averages			Changes	
	May- 11	Apr- 11	May- 10	M- M	Y- Y
	('000)			%	
<b>City of Toronto</b>					
Population 15+	2,134.2	2,138.4	2,139.1	-0.2	-0.2
Labour Force	1,389.0	1,394.7	1,382.7	-0.4	0.5
Employment	1,256.0	1,262.6	1,238.8	-0.5	1.4
Unemployment	133.0	132.1	143.9	0.7	-7.5
Not in labour force	745.1	743.7	756.4	0.2	-1.5
Unemployment rate %	9.6	9.5	10.4		
Participation rate %	65.1	65.2	64.6		
Employment Rate %	58.9	59.0	57.9		
<b>Toronto CMA</b>					
Population 15+	4,765.0	4,757.3	4,676.8	0.2	1.9
Labour Force	3,234.5	3,226.9	3,182.3	0.2	1.6
Employment	2,957.8	2,954.2	2,881.4	0.1	2.6
Unemployment	276.7	272.7	300.9	1.5	-8.0
Not in labour force	1,530.6	1,530.4	1,494.5	0.0	2.4
Unemployment rate %	8.6	8.4	9.5		
Participation rate %	67.9	67.8	68.0		
Employment Rate %	62.1	62.1	61.6		
<b>Ontario</b>					
Population 15+	10,895.9	10,884.1	10,757.5	0.1	1.3
Labour Force	7,303.5	7,291.6	7,221.0	0.2	1.1
Employment	6,722.0	6,707.2	6,585.5	0.2	2.1
Unemployment	581.6	584.4	635.6	-0.5	-8.5
Not in labour force	3,592.3	3,592.5	3,536.5	0.0	1.6
Unemployment rate %	8.0	8.0	8.8		
Participation rate %	67.0	67.0	67.1		
Employment Rate %	61.7	61.6	61.2		
<b>Canada</b>					
Population 15+	27,917.7	27,890.2	27,579.1	0.1	1.2
Labour Force	18,685.5	18,683.9	18,489.5	0.0	1.1
Employment	17,274.4	17,248.0	16,987.4	0.2	1.7
Unemployment	1,411.1	1,435.9	1,502.1	-1.7	-6.1
Not in labour force	9,232.2	9,206.3	9,089.7	0.3	1.6
Unemployment rate %	7.6	7.7	8.1		
Participation rate %	66.9	67.0	67.0		
Employment Rate %	61.9	61.8	61.6		

Source: Labour Force Survey by Place of Residence, Statistics Canada  
 City of Toronto Seasonal Adjustments by Economic Development, City of Toronto

	Unadjusted Data				
	3 Month Averages			Changes	
	May- 11	Apr- 11	May- 10	M- M	Y- Y
					%
<b>City of Toronto</b>					
Average Hourly Wage	\$24.56	\$24.43	\$22.99	0.5	6.8
Median Hourly Wage	\$20.87	\$20.82	\$19.08	0.2	9.4
Full Time Employment ('000)	1,036.5	1,028.5	1,011.8	0.8	2.4
Part Time Employment ('000)	221.5	228.6	230.0	-3.1	-3.7
Part Time Percentage	17.6	18.2	18.5		
<b>Toronto CMA</b>					
Average Hourly Wage	\$24.32	\$24.29	\$23.42	0.1	3.8
Median Hourly Wage	\$20.81	\$20.84	\$20.00	-0.2	4.0
Full Time Employment ('000)	2,420.3	2,400.4	2,367.5	0.8	2.2
Part Time Employment ('000)	529.5	535.7	504.1	-1.2	5.0
Part Time Percentage	17.9	18.2	17.6		

Retail Sales - Toronto CMA		Unadjusted Data 000's				
		Mar-11	Feb-11	Mar-10	Changes	
					M-M	Y-Y
NAICS		%				
	<b>Total Retail</b>	<b>5,248,623</b>	4,391,935	5,020,830	19.5	4.5
441	Motor vehicle and parts dealers	1,319,811	923,359	1,253,543	42.9	5.3
4411	Automobile dealers	1,275,533	891,673	1,208,356	43.0	5.6
44111	New car dealers	1,185,901	820,800	1,128,438	44.5	5.1
44112	Used car dealers	89,632	70,872	79,918	26.5	12.2
4412	Other motor vehicle dealers	13,052	10,848	14,016	20.3	-6.9
4413	Automotive parts, accessories and tire stores	31,227	20,838	x	49.9	
442	Furniture and home furnishings stores	187,618	160,244	181,116	17.1	3.6
4421	Furniture stores	118,614	107,039	119,348	10.8	-0.6
4422	Home furnishings stores	69,004	53,205	61,768	29.7	11.7
443	Electronics and appliance stores	198,072	167,553	178,503	18.2	11.0
444	Building material and garden equipment and supplies dealers	256,154	204,478	291,462	25.3	-12.1
445	Food and beverage stores	1,136,182	1,063,155	1,130,799	6.9	0.5
4451	Grocery stores	886,394	835,185	868,287	6.1	2.1
44511	Supermarkets and other grocery (except convenience) stores	844,761	796,790	826,298	6.0	2.2
44512	Convenience stores	41,634	38,395	41,990	8.4	-0.8
4452	Specialty food stores	55,677	53,813	62,988	3.5	-11.6
4453	Beer, wine and liquor stores	194,111	174,157	199,524	11.5	-2.7
446	Health and personal care stores	433,233	398,811	407,079	8.6	6.4
447	Gasoline stations	578,978	500,335	505,465	15.7	14.5
448	Clothing and clothing accessories stores	368,897	308,442	356,476	19.6	3.5
4481	Clothing stores	289,024	228,600	276,118	26.4	4.7
4482	Shoe stores	43,651	35,260	42,291	23.8	3.2
4483	Jewellery, luggage and leather goods stores	36,223	44,582	38,068	-18.7	-4.8
451	Sporting goods, hobby, book and music stores	125,532	110,624	131,385	13.5	-4.5
452	General merchandise stores	529,863	453,287	463,765	16.9	14.3
4521	Department stores	265,552	233,296	x		
4529	Other general merchandise stores	264,311	219,991	x		
453	Miscellaneous store retailers	114,281	101,647	121,238	12.4	-5.7

Source: Retail Trade Survey, Statistics Canada, NAICS

**Note: X = confidential Note: F = too unreliable to be published**

Building Permits					Changes		
		Apr-11	Mar-11	Apr-10	M-M	Y-Y	
<b>City of Toronto</b>					%		
<b>Residential</b>	Value(\$'s) 000's	<b>162,356</b>	592,050	251,150	-72.6	-35.4	
	Permits	<b>514</b>	509	701	1.0	-26.7	
<b>Commercial</b>	Value(\$'s) 000's	<b>172,901</b>	151,101	272,139	14.4	-36.5	
	Permits	<b>301</b>	65	326	363.1	-7.7	
<b>Industrial</b>	Value(\$'s) 000's	<b>4,788</b>	3,445	145,733	39.0	-96.7	
	Permits	<b>26</b>	8	23	225.0	13.0	
<b>Institutional</b>	Value(\$'s) 000's	<b>142,154</b>	660,714	71,623	-78.5	98.5	
	Permits	<b>35</b>	11	22	218.2	59.1	
<b>Total</b>	Value(\$'s) 000's	<b>482,199</b>	1,407,310	740,645	-65.7	-34.9	
	Permits	<b>876</b>	593	1,072	47.7	-18.3	
<b>Toronto CMA</b>							
<b>Residential</b>	Value(\$'s) 000's	<b>584,681</b>	1,222,665	614,831	-52.2	-4.9	
	Permits	<b>2,348</b>	2,562	2,445	-8.4	-4.0	
<b>Commercial</b>	Value(\$'s) 000's	<b>226,771</b>	224,188	418,017	1.2	-45.8	
	Permits	<b>632</b>	492	653	28.5	-3.2	
<b>Industrial</b>	Value(\$'s) 000's	<b>15,707</b>	31,103	154,788	-49.5	-89.9	
	Permits	<b>111</b>	104	152	6.7	-27.0	
<b>Institutional</b>	Value(\$'s) 000's	<b>155,728</b>	695,120	140,422	-77.6	10.9	
	Permits	<b>66</b>	50	71	32.0	-7.0	
<b>Total</b>	Value(\$'s) 000's	<b>982,887</b>	2,173,076	1,328,058	-54.8	-26.0	
	Permits	<b>3,157</b>	3,208	3,321	-1.6	-4.9	
Source: Statistics Canada Building Permit Survey Special Tabulation							
<b>Engineering (Toronto Region)</b>		Value(\$'s) 000's	<b>142,854</b>	151,250	66,693	-5.6	114.2
Source: Construction Starts, Canadata CMD Group							

Real Estate - Residential					Changes	
		Apr-11	Mar-11	Apr-10	M-M	Y-Y
					%	
<b>New Home Sales *</b>		<b>5,031</b>	3,434	3,196	46.5	57.4
Source: Building Industry and Land Development Association						
<b>Housing Starts City of Toronto</b>		<b>2,265</b>	1,585	1,410	42.9	60.6
<b>Housing Starts Toronto CMA</b>		<b>3,505</b>	3,441	2,663	1.9	31.6
<b>New Listings **</b>		<b>14,495</b>	15,315	20,689	-5.4	-29.9
<b>Total Sales **</b>		<b>9,040</b>	9,262	10,897	-2.4	-17.0
<b>Sales/Listings Ratio **</b>		<b>62.4</b>	60.5	52.7		
<b>Average House Price **</b>		<b>477,406</b>	456,147	437,566	4.7	9.1
<b>New Single-Detached Units by Price Range - City of Toronto</b>						
<\$400,000		<b>1</b>	26	1	-96.2	0.0
\$400,000 - \$499,999		<b>5</b>	2	2	150.0	150.0
\$500,000 - \$749,999		<b>22</b>	9	7	144.4	214.3
\$750,000 +		<b>39</b>	31	30	25.8	30.0
<b>Total</b>		<b>67</b>	68	40	-1.5	67.5
Source: Canada Mortgage and Housing Corporation and Toronto Real Estate Board						
Notes: * Modified GTA, ** Modified CMA						

	1st Quarter 2011	4th Quarter 2010	3rd Quarter 2010	2nd Quarter 2010	1st Quarter 2010
<b>Industrial Space*</b>					
<b>Vacancy Rate</b>					
GTA	6.4%	6.3%	6.7%	6.8%	6.2%
City of Toronto	5.2%	5.2%	5.1%	5.5%	4.7%
<b>Average Sale Price (PSF)</b>					
GTA	\$76.56	\$79.93	\$77.68	\$76.00	\$74.81
City of Toronto	\$75.57	\$78.55	\$76.31	\$75.86	\$74.55
<b>Absorption (sq ft)</b>					
GTA	884,086	2,524,663	740,459	-5,612,042	6,219,126
City of Toronto	115,876	161,992	1,085,451	-2,420,774	2,365,438

\*In Q1 2009, Cushman & Wakefield LePage revised the coverage of their survey. Industrial results are now reported for buildings 10,000 sf or greater. 2008 data were based on buildings greater than 5,000 sf.

	1st Quarter 2011	4th Quarter 2010	3rd Quarter 2010	2nd Quarter 2010	1st Quarter 2010
<b>Office Space</b>					
<b>Gross Rental Rates (PSF)</b>					
GTA	\$35.02	\$34.53	\$34.31	\$34.12	\$34.08
Central Area	\$41.35	\$40.53	\$39.95	\$39.76	\$39.72
Suburbs	\$28.44	\$28.28	\$28.55	\$28.34	\$28.33
<b>Net Rental Rates</b>					
GTA	\$16.48	\$16.12	\$16.14	\$15.99	\$15.91
Central Area	\$18.94	\$18.26	\$17.81	\$17.67	\$17.62
Suburbs	\$13.98	\$13.94	\$14.43	\$14.29	\$14.17
<b>Taxes and Operating Costs</b>					
GTA	\$18.53	\$18.41	\$18.18	\$18.12	\$18.17
Central Area	\$22.41	\$22.27	\$22.14	\$22.09	\$22.10
Suburbs	\$14.46	\$14.34	\$14.11	\$14.06	\$14.16
<b>Absorption (sq ft)</b>					
GTA	576,467	132,411	525,894	969,463	750,533
Central Area	333,249	130,615	497,330	690,928	947,611
Suburbs	243,218	1,796	28,564	278,535	-197,078
<b>Vacancy Rate</b>					
GTA	7.4%	7.8%	7.7%	8.1%	7.9%
Central Area	5.7%	6.2%	6.0%	6.7%	6.7%
Suburbs	9.1%	9.4%	9.4%	9.5%	9.2%

Source: Cushman & Wakefield LePage Inc.

Financial Activity	Apr-11	Mar-11	Apr-10	Changes	
				M-M	Y-Y
				%	
<b>Consumer Price Index - Toronto CMA (2002 = 100)</b>	<b>119.8</b>	119.4	115.8	0.3	3.5
Source: The Consumer Price Index - 62-001-XIB					
<b>Prime Rate</b>	<b>3.00</b>	3.00	2.25	0.0	33.3
<b>Exchange Rate (Cdn \$ in US \$)</b>	<b>1.044</b>	1.024	0.995	2.0	4.9
Source: The Bank of Canada					
<b>Toronto Stock Exchange 300 Composite Index</b>	<b>13,945</b>	14,116	12,211	-1.2	14.2

Transportation Activity	Apr-11	Mar-11	Apr-10	Changes	
				M-M	Y-Y
<b>TTC Ridership</b>					
<b>Moving Annual Total (Millions)</b>	<b>485.3</b>	482.8	471.9	0.5	2.8
<b>Average Weekday Ridership (000's)</b>	<b>1,598.0</b>	1,568.0	1,500.0	1.9	6.5
Source: Toronto Transit Commission					
<b>GO Transit</b>					
<b>Average Weekday Ridership (000's)</b>	<b>N/A</b>	227.8	202.9	N/A	N/A
Source: GO Transit					
				Changes	
	Mar-11	Feb-11	Mar-10	M-M	Y-Y
<b>Pearson International Airport - Total Passengers (000's)</b>	<b>N/A</b>	2,437.7	2,692.8	N/A	N/A
Source: Greater Toronto Airports Authority					

Social Conditions	Apr-11	Mar-11	Apr-10	Changes	
				M-M	Y-Y
<b>Ontario Works Assistance - City of Toronto</b>					
<b>Total Cases</b>	<b>98,410</b>	97,650	94,527	0.8	4.1
<b>Total Persons</b>	<b>165,736</b>	165,466	160,279	0.2	3.4
Source: City of Toronto Social Services					
<b>Employment Insurance - Total Persons</b>					
	Mar-11	Feb-11	Mar-10	M-M	Y-Y
<b>City of Toronto</b>	<b>35,880</b>	35,450	44,130	1.2	-18.7
<b>GTA</b>	<b>81,940</b>	78,660	101,460	4.2	-19.2
Source: Statistics Canada					

Help Wanted Index - Seasonally Adjusted - (Jan 07=100)	Apr-11	Mar-11	Apr-10	Changes	
				M-M	Y-Y
<b>Toronto CMA</b>	<b>129.9</b>	140.6	109.8	-7.6	18.3
Source: Conference Board of Canada					

## Patent Data

Patents are one of the most direct ways of measuring innovation. The World Intellectual Property Organization (WIPO) maintains an Intellectual Project Digital Library (IPDL), which facilitates access to intellectual property information. For more information on intellectual property please see WIPO's website

Patents	Type of City*	2006 Rank	2007 Rank	2008 Rank	2009 Rank
Tokyo, Japan	Alpha	18,406	1	18,899	1
Osaka, Japan	Gamma	8,024	2	8,202	2
Seoul, South Korea	Beta	4,633	4	5,553	3
Beijing, China		1,843	11	3,067	7
Paris, France	Alpha	4,009	5	4,164	5
New York, United States	Alpha	5,267	3	5,487	4
London, England	Alpha	3,842	6	3,879	6
Houston, United States	Gamma	2,214	9	2,289	11
Boston, United States	Gamma	2,879	7	3,014	8
Chicago, United States	Alpha	2,491	8	2,552	9
San Francisco, United States	Beta	2,209	10	2,458	10
Stockholm, Sweden	Gamma	1,321	14	1,489	14
Washington DC, United States	Gamma	1,735	12	2,231	12
Madrid, Spain	Beta	743	17	868	16
Dallas, United States	Gamma	1,014	15	1,073	15
Los Angeles, United States	Alpha	1,628	13	1,492	13
<b>Toronto, Canada</b>	<b>Beta</b>	<b>787</b>	<b>16</b>	<b>858</b>	<b>17</b>
Singapore	Alpha	591	21	679	21
Frankfurt, Germany	Alpha	725	18	684	20
Melbourne, Australia	Gamma	695	19	718	18
Moscow, Russia	Beta	516	22	596	22
Sydney, Australia	Beta	594	20	688	19
Amsterdam, Netherlands	Gamma	372	25	467	25
Montreal, Canada	Gamma	481	23	480	23
Hong Kong, China	Alpha	460	24	474	24
Zurich, Switzerland	Beta	207	28	234	26
Taipei, Taiwan	Gamma	157	30	180	31
Brussels, Belgium	Beta	286	26	188	29
Geneva, Switzerland	Gamma	189	29	182	30
Rome, Italy	Gamma	209	27	192	28
Warsaw, Poland	Gamma	149	31	225	27
Santiago, Chile	Gamma	104	34	126	32
Johannesburg, South Africa	Gamma	109	33	123	33
Sao Paulo, Brazil	Beta	48	35	66	35
Mexico City, Mexico	Beta	129	32	94	34
Prague, Czech Republic	Gamma	25	37	38	36
Dusseldorf, Germany	Gamma	25	37	26	38
Bangkok, Thailand	Gamma	30	36	28	37
Jakarta, Indonesia	Gamma	5	40	9	39
Caracas, Venezuela	Gamma	6	39	7	40

Source: "A Roster of World Cities", J.V. Beaverstock, R.G. Smith and P.J. Taylor, Globalization and World Cities Research Bulletin 5.

**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. Prior to 1966, persons aged 14 and over were covered by the survey.

**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 climate change 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, were unwilling or unable to offer or supply labour services under 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.

**Prime Rate:** The Bank Rate is the rate of interest that the Bank of Canada charges on one-day loans to financial institutions.

**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 / watermains 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.