
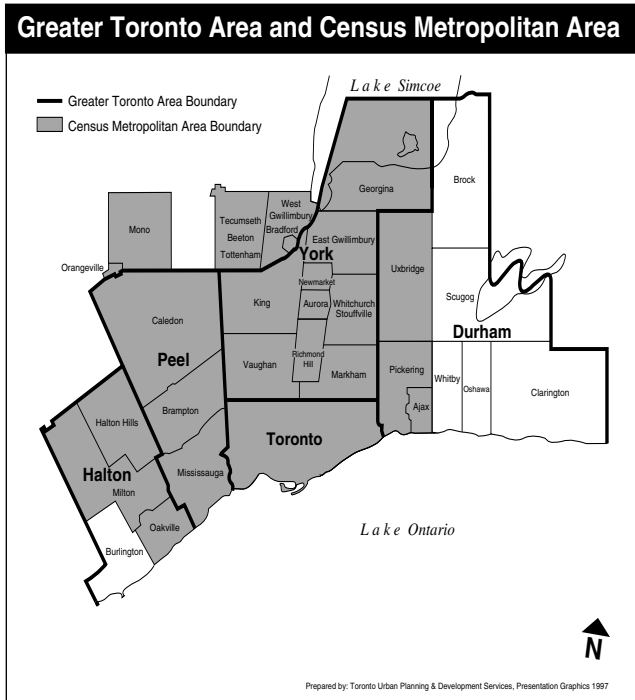


# Economic Indicators

## January 2009

 Toronto Economic Development

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



**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 CMA (Census Metropolitan Area)** 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 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 2008

	City of Toronto	Toronto Region	
Population (inter-censal estimates)	2,651,717	5,509,874	(CMA)
Land Area km <sup>2</sup>	630	5,903	(CMA)
Labour Force	1,467,960	3,138,280	(CMA)
Unemployment Rate (Annual average)	7.52%	6.86%	(CMA)
Office Space R2	79,919,305	162,465,077	(GTA)
Industrial Space R2	296,348,903	825,457,021	(GTA)
Retail Space R2 (2007)	67,457,000	137,625,000	Region
Number of Businesses (2007)	82,000	167,000	(CMA)
Gross Domestic Product (in current \$bil.)	\$133	\$267	(CMA)
Retail Sales (\$bil.) (2007)	N/A	\$58.1	(CMA)
Per Capita Income \$ (estimate 2007)	\$35,549	\$35,974	(CMA)
Average Household Income \$	\$80,343	\$87,820	(CMA)
Total Annual Building Permits - (ths.) \$	5,720,398	12,242,473	(CMA)
Residential (ths.)	2,941,922	7,117,428	(CMA)
Commercial (ths.)	1,843,348	3,212,490	(CMA)
Industrial (ths.)	304,953	738,415	(CMA)
Institutional (ths.)	630,175	1,174,140	(CMA)
Average Price of Standard Two Storey House	\$657,125	\$398,020	(Toronto Area)
Housing Starts	19,710	42,212	(GTA)

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	Unadjusted Data				
	3 Month Averages			Changes	
	Jan-09	Dec-08	Jan-08	M-M	Y-Y
	('000)			%	
<b>City of Toronto</b>					
Population 15+	2,217.7	2,219.1	2,201.3	-0.1	0.7
Labour Force	1,459.0	1,455.2	1,440.7	0.3	1.3
Employment	1,347.1	1,348.7	1,337.7	-0.1	0.7
Unemployment	111.9	106.5	103.0	5.0	8.6
Not in labour force	758.7	763.8	760.6	-0.7	-0.3
Unemployment rate %	7.7	7.3	7.1		
Participation rate %	65.8	65.6	65.4		
Employment Rate %	60.7	60.8	60.8		
<b>Toronto CMA</b>					
Population 15+	4,600.4	4,592.2	4,493.0	0.2	2.4
Labour Force	3,132.2	3,135.3	3,067.0	-0.1	2.1
Employment	2,899.5	2,924.8	2,877.1	-0.9	0.8
Unemployment	232.7	210.5	189.9	10.5	22.5
Not in labour force	1,468.2	1,456.9	1,426.0	0.8	3.0
Unemployment rate %	7.4	6.7	6.2		
Participation rate %	68.1	68.3	68.3		
Employment Rate %	63.0	63.7	64.0		
<b>Ontario</b>					
Population 15+	10,581.3	10,570.7	10,427.4	0.1	1.5
Labour Force	7,102.4	7,147.1	7,027.7	-0.6	1.1
Employment	6,591.6	6,688.6	6,605.6	-1.5	-0.2
Unemployment	510.8	458.5	422.1	11.4	21.0
Not in labour force	3,478.9	3,423.6	3,399.8	1.6	2.3
Unemployment rate %	7.2	6.4	6.0		
Participation rate %	67.1	67.6	67.4		
Employment Rate %	62.3	63.3	63.4		
<b>Canada</b>					
Population 15+	27,099.8	27,071.8	26,721.6	0.1	1.4
Labour Force	18,136.1	18,234.3	17,928.6	-0.5	1.2
Employment	16,909.7	17,133.0	16,883.5	-1.3	0.2
Unemployment	1,226.4	1,101.4	1,045.1	11.4	17.3
Not in labour force	8,963.7	8,837.5	8,793.0	1.4	1.9
Unemployment rate %	6.8	6.0	5.8		
Participation rate %	66.9	67.4	67.1		
Employment Rate %	62.4	63.3	63.2		

	Seasonally Adjusted Data				
	3 Month Averages			Changes	
	Jan-09	Dec-08	Jan-08	M-M	Y-Y
	('000)			%	
<b>City of Toronto</b>					
Population 15+	2,217.7	2,219.1	2,201.3	-0.1	0.7
Labour Force	1,476.0	1,470.2	1,458.8	0.4	1.2
Employment	1,357.1	1,356.1	1,346.4	0.1	0.8
Unemployment	118.9	114.1	112.3	4.2	5.8
Not in labour force	741.8	748.9	742.5	-1.0	-0.1
Unemployment rate %	8.1	7.8	7.7		
Participation rate %	66.6	66.3	66.3		
Employment Rate %	61.2	61.1	61.2		
<b>Toronto CMA</b>					
Population 15+	4,600.4	4,592.2	4,493.0	0.2	2.4
Labour Force	3,165.6	3,153.6	3,096.0	0.4	2.2
Employment	2,919.2	2,926.0	2,887.5	-0.2	1.1
Unemployment	246.4	227.6	208.5	8.3	18.2
Not in labour force	1,434.8	1,438.6	1,397.0	-0.3	2.7
Unemployment rate %	7.8	7.2	6.7		
Participation rate %	68.8	68.7	68.9		
Employment Rate %	63.5	63.7	64.3		
<b>Ontario</b>					
Population 15+	10,581.3	10,570.7	10,427.4	0.1	1.5
Labour Force	7,173.6	7,187.3	7,092.9	-0.2	1.1
Employment	6,640.8	6,688.7	6,638.0	-0.7	0.0
Unemployment	532.8	498.6	454.9	6.9	17.1
Not in labour force	3,407.7	3,383.4	3,334.5	0.7	2.2
Unemployment rate %	7.4	6.9	6.4		
Participation rate %	67.8	68.0	68.0		
Employment Rate %	62.8	63.3	63.7		
<b>Canada</b>					
Population 15+	27,099.8	27,071.8	26,721.6	0.1	1.4
Labour Force	18,305.1	18,327.6	18,096.8	-0.1	1.2
Employment	17,074.8	17,157.3	17,028.9	-0.5	0.3
Unemployment	1,230.3	1,170.3	1,067.9	5.1	15.2
Not in labour force	8,794.7	8,744.2	8,624.8	0.6	2.0
Unemployment rate %	6.7	6.4	5.9		
Participation rate %	67.5	67.7	67.7		
Employment Rate %	63.0	63.4	63.7		

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	
	Jan-09	Dec-08	Jan-08	M-M	Y-Y
	%				
<b>City of Toronto</b>					
Average Hourly Wage	\$23.02	\$22.90	\$21.86	0.5	5.3
Median Hourly Wage	\$20.00	\$19.77	\$18.79	1.1	6.4
Full Time Employment ('000)	1,106	1,109	1,108	-0.3	-0.2
Part Time Employment ('000)	241	240	229	0.5	5.1
Part Time Percentage	17.9	17.8	17.1		
<b>Toronto CMA</b>					
Average Hourly Wage	\$23.04	\$23.01	\$22.32	0.1	3.2
Median Hourly Wage	\$19.87	\$19.87	\$19.17	0.0	3.7
Full Time Employment ('000)	2,396	2,423	2,397	-1.1	0.0
Part Time Employment ('000)	504	502	480	0.4	4.9
Part Time Percentage	17.4	17.2	16.7		

Retail Sales	Unadjusted Data 000's				
	Nov-08	Oct-08	Nov-07	Changes	
				M- M	Y- Y
				%	
<b>Total Retail</b>	<b>4,878,731</b>	5,021,555	5,095,212	-2.8	-4.2
<b>New Car Dealers</b>	<b>831,806</b>	930,954	959,919	-10.7	-13.3
<b>Used and Recreational Motor Vehicle and Parts Dealers</b>	<b>122,078</b>	132,747	104,359	-8.0	17.0
<b>Furniture Stores</b>	<b>137,904</b>	134,954	139,958	2.2	-1.5
<b>Home Furnishing Stores</b>	<b>90,362</b>	78,544	102,149	15.0	-11.5
<b>Computer and Software Stores</b>	<b>16,537</b>	18,580	25,434	-11.0	-35.0
<b>Home Electronics and Appliance Stores</b>	<b>176,376</b>	155,216	179,341	13.6	-1.7
<b>Home Centres and Hardware Stores</b>	<b>X</b>	X	X		
<b>Specialized Building Material and Garden Stores</b>	<b>X</b>	X	X		
<b>Supermarkets</b>	<b>727,950</b>	724,423	698,317	0.5	4.2
<b>Convenience and Specialty Food Stores</b>	<b>86,386</b>	95,751	85,975	-9.8	0.5
<b>Beer, Wine and Liquor Stores</b>	<b>239,035</b>	222,666	246,450	7.4	-3.0
<b>Pharmacies and Personal Care Stores</b>	<b>403,488</b>	419,992	416,947	-3.9	-3.2
<b>Gasoline Stations</b>	<b>434,281</b>	568,028	514,564	-23.5	-15.6
<b>Clothing Stores</b>	<b>363,793</b>	328,296	367,684	10.8	-1.1
<b>Shoe, Clothing Accessories and Jewellery</b>	<b>113,340</b>	113,745	119,121	-0.4	-4.9
<b>Sporting Goods, Hobby, Music and Book Stores</b>	<b>111,047</b>	100,090	129,382	10.9	-14.2
<b>Department Stores</b>	<b>X</b>	X	X		
<b>General merchandise stores</b>	<b>599,050</b>	534,348	591,492	12.1	1.3
<b>Other General Merchandise Stores</b>	<b>X</b>	X	X		
<b>Miscellaneous Stores Retailers</b>	<b>153,439</b>	163,449	166,064	-6.1	-7.6
<b>Total without car, rv, and parts dealers</b>	<b>3,924,848</b>	3,957,854	4,030,934	-0.8	-2.6

Source: Retail Trade Survey, Statistics Canada, NAICS  
*X - denotes suppressed data*  
*Y - Now combined into General Merchandise Stores*

Building Permits		Nov-08	Oct-08	Nov-07	Changes		
					M-M	Y-Y	
<b>City of Toronto</b>					%		
Residential	Value(\$'s) 000's	137,582	219,221	345,303	-37.2	-60.2	
	Permits	520	717	600	-27.5	-13.3	
Commercial	Value(\$'s) 000's	106,249	111,199	79,972	-4.5	32.9	
	Permits	310	309	367	0.3	-15.5	
Industrial	Value(\$'s) 000's	9,666	4,218	5,578	129.2	73.3	
	Permits	23	23	35	0.0	-34.3	
Institutional	Value(\$'s) 000's	25,613	35,448	26,358	-27.7	-2.8	
	Permits	33	41	17	-19.5	94.1	
Total	Value(\$'s) 000's	279,110	370,086	457,211	-24.6	-39.0	
	Permits	886	1,090	1,019	-18.7	-13.1	
<b>Toronto CMA</b>							
Residential	Value(\$'s) 000's	368,276	575,574	724,261	-36.0	-49.2	
	Permits	1,862	2,540	2,474	-26.7	-24.7	
Commercial	Value(\$'s) 000's	165,921	188,701	182,379	-12.1	-9.0	
	Permits	627	689	798	-9.0	-21.4	
Industrial	Value(\$'s) 000's	23,781	34,683	87,637	-31.4	-72.9	
	Permits	156	179	202	-12.8	-22.8	
Institutional	Value(\$'s) 000's	57,306	90,115	39,940	-36.4	43.5	
	Permits	76	90	79	-15.6	-3.8	
Total	Value(\$'s) 000's	615,284	889,073	1,034,217	-30.8	-40.5	
	Permits	2,721	3,498	3,553	-22.2	-23.4	
Source: Statistics Canada Building Permit Survey Special Tabulation							
<b>Engineering (Toronto Region)</b>		Value(\$'s) 000's	221,024	85,350	216,445	159.0	2.1
Source: Construction Starts, Canadata CMD Group							

Real Estate - Residential		Nov-08	Oct-08	Nov-07	Changes	
					M-M	Y-Y
<b>New Home Sales *</b>		1,638	2,111	3,734	-22.4	-56.1
Source: Greater Toronto Home Builders' Association						
<b>Housing Starts City of Toronto</b>		920	1,937	1,463	-52.5	-37.1
<b>Housing Starts Toronto CMA</b>		2,862	4,420	3,851	-35.2	-25.7
<b>New Listings **</b>		9,925	14,532	10,689	-31.7	-7.1
<b>Total Sales **</b>		3,640	5,149	7,293	-29.3	-50.1
<b>Sales/Listings Ratio **</b>		36.7	35.4	68.2		
<b>Average House Price **</b>		368,582	353,018	393,543	4.4	-6.3
<b>Completed and Absorbed</b>						
<b>Single-Detached Units by</b>						
<b>Price Range - City of Toronto</b>						
<\$299,999		0	0	0		
\$300,000 - \$399,999		28	9	0	211.1	
\$400,000 - \$499,999		159	4	19	3,875.0	736.8
\$500,000 +		275	70	125	292.9	120.0
<b>Total</b>		462	83	181	456.6	155.2
Source: Canada Mortgage and Housing Corporation and Toronto Real Estate Board						
Notes: * Modified GTA, ** Modified CMA						

	4th Quarter 2008	3rd Quarter 2008	2nd Quarter 2008	1st Quarter 2008	4th Quarter 2007
<b>Industrial Space</b>					
<b>Vacancy Rate</b>					
GTA	6.4%	5.9%	5.7%	5.5%	5.5%
City of Toronto	5.2%	5.0%	5.0%	4.7%	4.7%
<b>Asking Sale Price (PSF)</b>					
GTA	\$87.76	\$88.04	\$86.61	\$83.15	\$87.19
City of Toronto	\$79.92	\$80.59	\$78.33	\$74.13	\$79.91
<b>Absorption (sq ft)</b>					
GTA	-2,418,591	-3,198	119,518	1,850,661	2,994,295
City of Toronto	-126,921	55,068	-991,308	66,031	-314,415

<b>Office Space</b>					
<b>Gross Rental Rates (PSF)</b>					
GTA	\$35.76	\$37.03	\$37.09	\$37.00	\$35.92
Central Area	\$43.64	\$44.72	\$44.71	\$44.44	\$43.12
Suburbs	\$27.92	\$28.30	\$28.31	\$28.20	\$27.80
<b>Net Rental Rates</b>					
GTA	\$18.27	\$18.27	\$18.22	\$17.97	\$17.55
Central Area	\$22.35	\$22.32	\$22.22	\$21.87	\$21.30
Suburbs	\$14.23	\$14.13	\$14.10	\$13.89	\$13.73
<b>Taxes and Operating Costs</b>					
GTA	\$17.49	\$18.76	\$18.87	\$19.03	\$18.37
Central Area	\$21.28	\$22.40	\$22.49	\$22.57	\$21.82
Suburbs	\$13.69	\$14.17	\$14.21	\$14.31	\$14.07
<b>Absorption (sq ft)</b>					
GTA	-616,059	533,198	657,812	1,099,179	273,137
Central Area	-377,068	-117,933	239,870	600,257	137,237
Suburbs	-238,991	651,131	417,942	498,922	135,900
<b>Vacancy Rate</b>					
GTA	5.5%	5.1%	5.3%	5.6%	6.2%
Central Area	4.4%	3.9%	3.8%	3.9%	4.6%
Suburbs	6.6%	6.2%	6.9%	7.2%	7.7%
Source: Cushman & Wakefield LePage Inc.					

Financial Activity	Nov-08	Oct-08	Nov-07	Changes	
				M-M	Y-Y
<b>Consumer Price Index - Toronto CMA (2002 = 100)</b>	<b>113.5</b>	113.7	111.0	-0.2	2.3
Source: The Consumer Price Index - 62-001-XIB					
<b>Prime Rate</b>	<b>4.00</b>	4.00	6.25	0.0	-36.0
<b>Exchange Rate (Cdn \$ in US \$)</b>	<b>0.821</b>	0.844	0.967	-2.7	-15.1
Source: The Bank of Canada					
<b>Toronto Stock Exchange 300 Composite Index</b>	<b>9,271</b>	9,763	13,689	-5.0	-32.3

Social Conditions	Nov-08	Oct-08	Nov-07	Changes	
				M-M	Y-Y
<b>Ontario Works Assistance - City of Toronto</b>					
<b>Total Cases</b>	<b>NA</b>	71,468	68,327		
<b>Total Persons</b>	<b>NA</b>	133,470	129,486		
Source: City of Toronto Social Services					
<b>Employment Insurance - <span style="color: red;">New Indicator</span></b>					
<b>Total Persons</b>	<b>22,780</b>	21,450	18,720	6.2	21.7
Source: Statistics Canada					

Transportation Activity	Nov-08	Oct-08	Nov-07	Changes	
				M-M	Y-Y
<b>Pearson International Airport - Total Passengers (000's)</b>	<b>2,262</b>	2,552	2,328	-11.4	-2.9
Source: Greater Toronto Airports Authority					
<b>TTC Ridership</b>					
<b>Moving Annual Total (Millions)</b>	<b>466.4</b>	464.4	459.9	0.4	1.4
<b>Average Weekday Ridership (000's)</b>	<b>1,600.0</b>	1,520.0	1,538.0	5.3	4.0
Source: Toronto Transit Commission					
<b>GO Transit</b>					
<b>Average Weekday Ridership (000's)</b>	<b>NA</b>	NA	210.6		
Source: GO Transit					

## 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*	2005 Rank	2006 Rank	2007 Rank	2008 Rank				
Tokyo, Japan	Alpha	15,848	1	18,406	1	18,899	1	20,172	1
Osaka, Japan	Gamma	6,810	2	8,024	2	8,202	2	8,072	2
Seoul, South Korea	Beta	3,327	6	4,633	4	5,553	3	6,654	3
New York, United States	Alpha	4,415	3	5,267	3	5,487	4	5,279	4
Paris, France	Alpha	3,391	5	4,009	5	4,164	5	4,188	5
London, England	Alpha	3,915	4	3,842	6	3,879	6	4,176	6
Beijing, China		1,162	14	1,843	11	3,067	7	4,142	7
Boston, United States	Gamma	2,778	7	2,879	7	3,014	8	3,044	8
Chicago, United States	Alpha	2,267	8	2,491	8	2,552	9	2,970	9
Houston, United States	Gamma	1,989	10	2,214	9	2,289	11	2,932	10
San Francisco, United States	Beta	2,237	9	2,209	10	2,458	10	2,582	11
Washington DC, United States	Gamma	1,929	11	1,735	12	2,231	12	2,079	12
Stockholm, Sweden	Gamma	1,284	13	1,321	14	1,489	14	1,909	13
Dallas, United States	Gamma	929	15	1,014	15	1,073	15	1,214	14
Los Angeles, United States	Alpha	1,564	12	1,628	13	1,492	13	1,119	15
Madrid, Spain	Beta	669	18	743	17	868	16	933	16
<b>Toronto, Canada</b>	<b>Beta</b>	<b>705</b>	<b>17</b>	<b>787</b>	<b>16</b>	<b>858</b>	<b>17</b>	<b>931</b>	<b>17</b>
Melbourne, Australia	Gamma	650	19	695	19	718	18	782	18
Sydney, Australia	Beta	542	21	594	20	688	19	703	19
Singapore	Alpha	580	20	591	21	679	21	701	20
Frankfurt, Germany	Alpha	746	16	725	18	684	20	664	21
Moscow, Russia	Beta	484	22	516	22	596	22	631	22
Hong Kong, China	Alpha	361	25	460	24	474	24	617	23
Montreal, Canada	Gamma	433	23	481	23	480	23	567	24
Amsterdam, Netherlands	Gamma	370	24	372	25	467	25	515	25
Zurich, Switzerland	Beta	201	26	207	28	234	26	351	26
Taipei, Taiwan	Gamma	146	29	157	30	180	31	248	27
Brussels, Belgium	Beta	179	27	286	26	188	29	212	28
Rome, Italy	Gamma	154	28	209	27	192	28	201	29
Geneva, Switzerland	Gamma	101	31	189	29	182	30	144	30
Warsaw, Poland	Gamma	28	35	149	31	225	27	143	31
Johannesburg, South Africa	Gamma	114	30	109	33	123	33	130	32
Mexico City, Mexico	Beta	62	33	129	32	94	34	110	33
Santiago, Chile	Gamma	79	32	104	34	126	32	101	34
Sao Paulo, Brazil	Beta	51	34	48	35	66	35	86	35
Dusseldorf, Germany	Gamma	19	38	25	37	26	38	36	36
Bangkok, Thailand	Gamma	23	36	30	36	28	37	33	37
Prague, Czech Republic	Gamma	20	37	25	37	38	36	30	38
Jakarta, Indonesia	Gamma	8	39	5	40	9	39	24	39
Caracas, Venezuela	Gamma	2	40	6	39	7	40	12	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 1992. 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.