



DOWNTOWN YONGE BIA

COVID-19 ECONOMIC IMPACT

REPORT

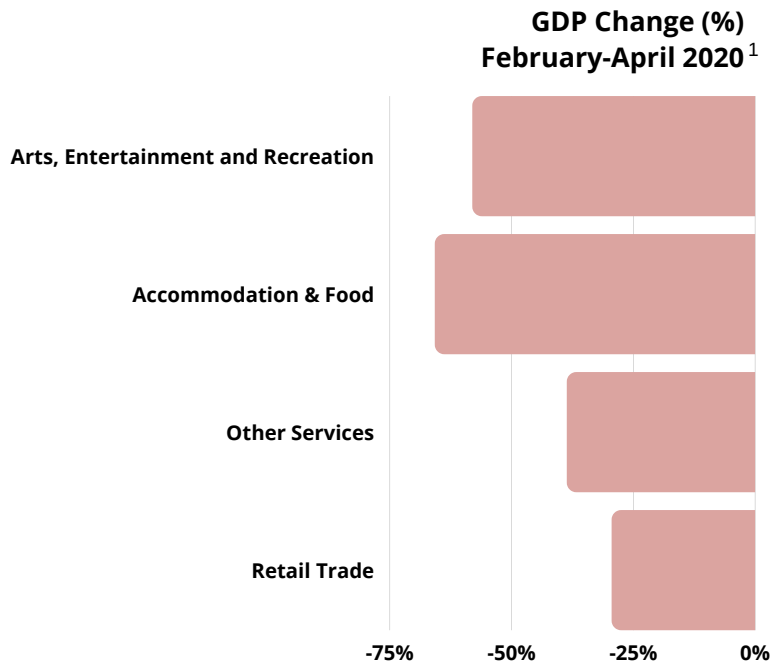
OCTOBER 2021

Downtown Toronto, Initial Impact, February-April 2020

During the COVID-related shutdown from February to April 2020, the downtown core saw an estimated Gross Domestic Product (GDP) loss of 11%, which amounted to almost half that for the City as a whole at 19%.¹

The industries that saw the most negative GDP impact were "Accommodation & Food" and "Arts, Entertainment and Recreation" at an estimated \$1.5 billion in GDP loss. These two sectors account for 11.2% of downtown Toronto's residential labour force.¹

As of April 2020, approximately 123,000 jobs at almost 43% of all establishments downtown were dependent upon the "return to normal" and were potentially at-risk in the downtown core.¹

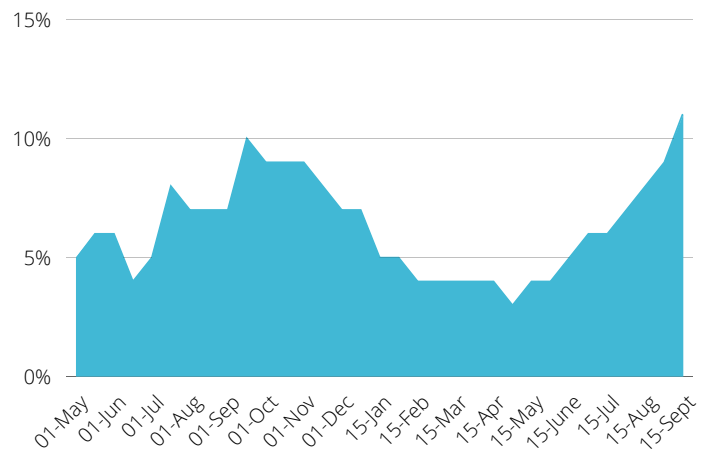


Downtown Toronto, Impact on Office Occupancy, May 2020-September 2021

The Occupancy Index measures the return of office employees to downtown Toronto. As of September 15, 2021, it is sitting at 11%.²

"Activity in the core of the City has certainly picked up over the summer [2021] and so has the Occupancy Index, a measure of how many office employees are returning to the office on a weekly basis and most are returning on a voluntary basis. Interviews conducted with employers indicate that plans to return are still subject to the impact of changing COVID conditions." August 2021²

Downtown Toronto Occupancy Index (%) May 2020-Sept 2021²



Downtown Toronto OVERVIEW

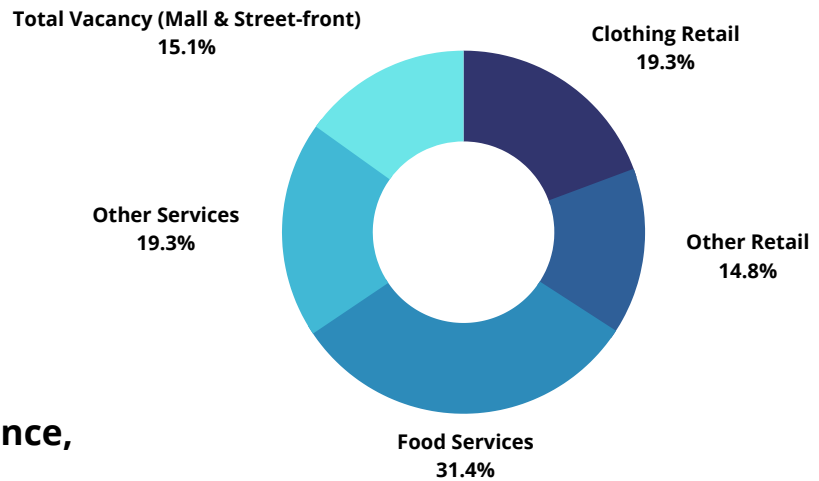
HIGHLIGHTS:

- 11% GDP loss in downtown Toronto in the first 3 months of the pandemic
- Occupancy Index is 11% as of September 2021

Downtown Yonge, Impact on the Retail Sector, June 2021

It is important to highlight that over 30% of Downtown Yonge businesses fall under the "Food Services" category.³ Approximately 25% of these businesses were deemed "temporarily closed" as of June 2021 due to the province-wide lockdown. Across all sectors, 42% of businesses surveyed were "temporarily closed", along with a street-front vacancy rate of 17%.³ This had a significant impact not only on the overall appeal of the neighbourhood, but also on the perceptions of safety of residents, employees, visitors and students of Downtown Yonge.

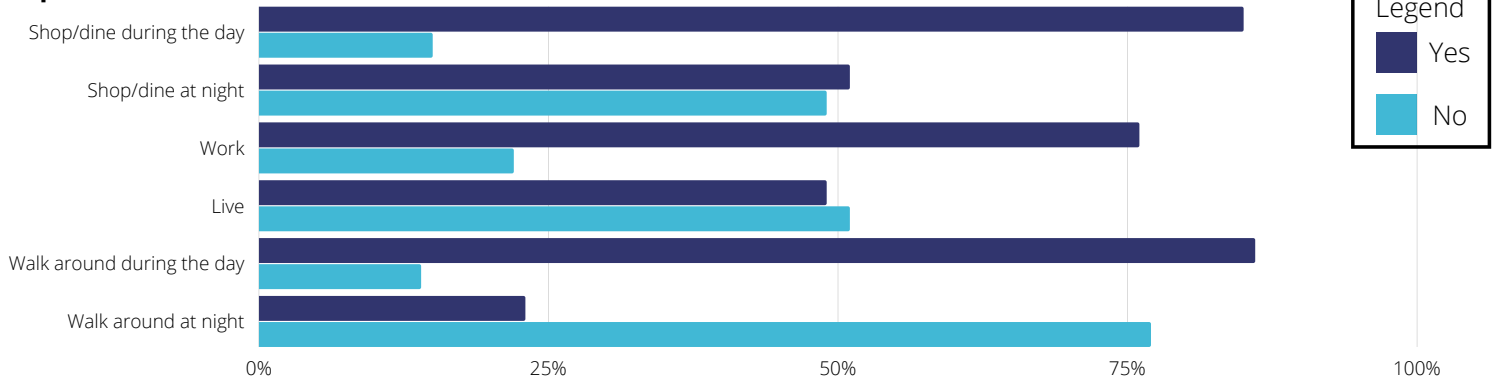
Downtown Yonge Retail Mix by Number of Stores June 2021³



Downtown Yonge, Impact on the Neighbourhood Experience, September 2021

Social challenges, such as homelessness, substance use and mental health issues were all identified as problems that need to be addressed in Downtown Yonge. While people seem to be comfortable accessing the neighbourhood during the day, only 24% believe the neighbourhood is safe to walk around at night.⁴

Survey Question: "Would you encourage your loved ones to come to this area to:"
September 2021⁴



DOWNTOWN YONGE OVERVIEW

HIGHLIGHTS:

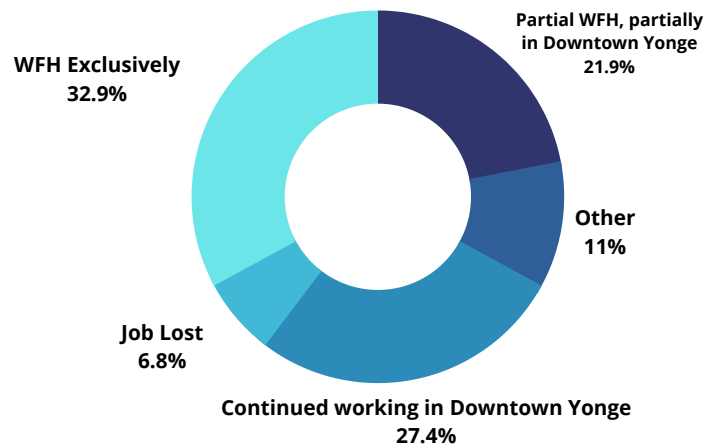
- 17% Street-front vacancy as of June 2021
- Sense of safety and welcome in the neighbourhood needs to be a primary focus during recovery

Downtown Yonge, Impact on Overall Neighbourhood Economy, 2019-2021

The Downtown Yonge neighbourhood is home to more than 57,000 employees in over 1,200 different locations.¹Of those, 33% worked entirely from home over the past 12 months.⁴This change was felt across the neighbourhood, as is demonstrated in the 67% decrease in pedestrian volume in August 2020 in comparison to August 2019. With renewed consumer confidence, a 45% increase in pedestrians was observed in August 2021, demonstrating signs of recovery.⁵

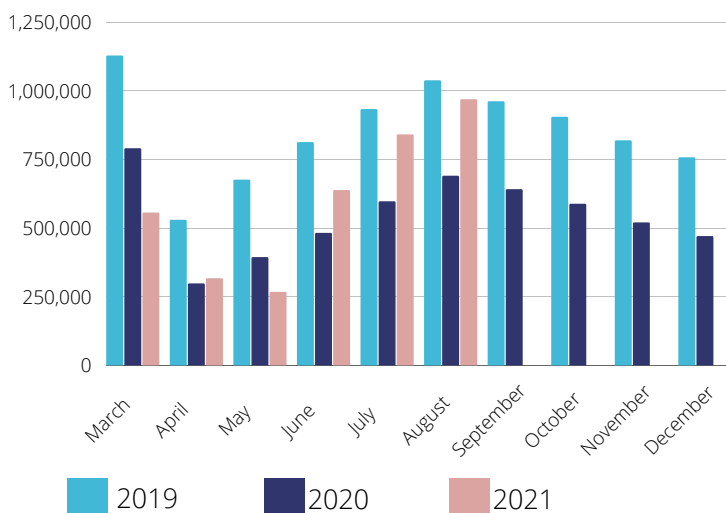
When analyzing the visitor segment, i.e anyone who started their outing outside the Downtown Yonge neighbourhood, there was a 56% decrease in visitors when compared to 2019, however 2021 levels have been steadily increasing reaching just below 2019 levels in August 2021.⁶

Workplace Changes (%) September 2021⁴

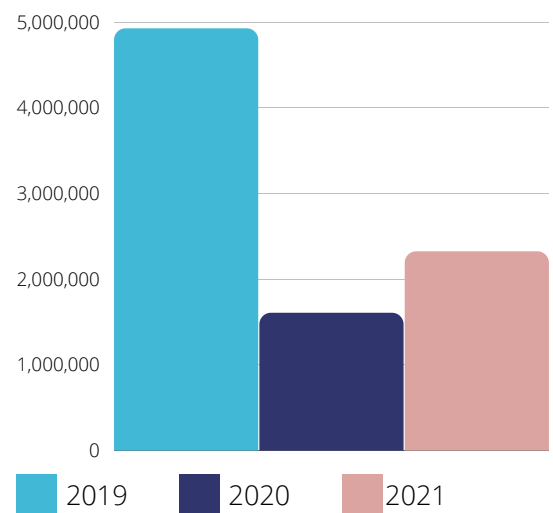


*WFH= Work from Home

Visitor Volume (Count) 2019-2021⁶



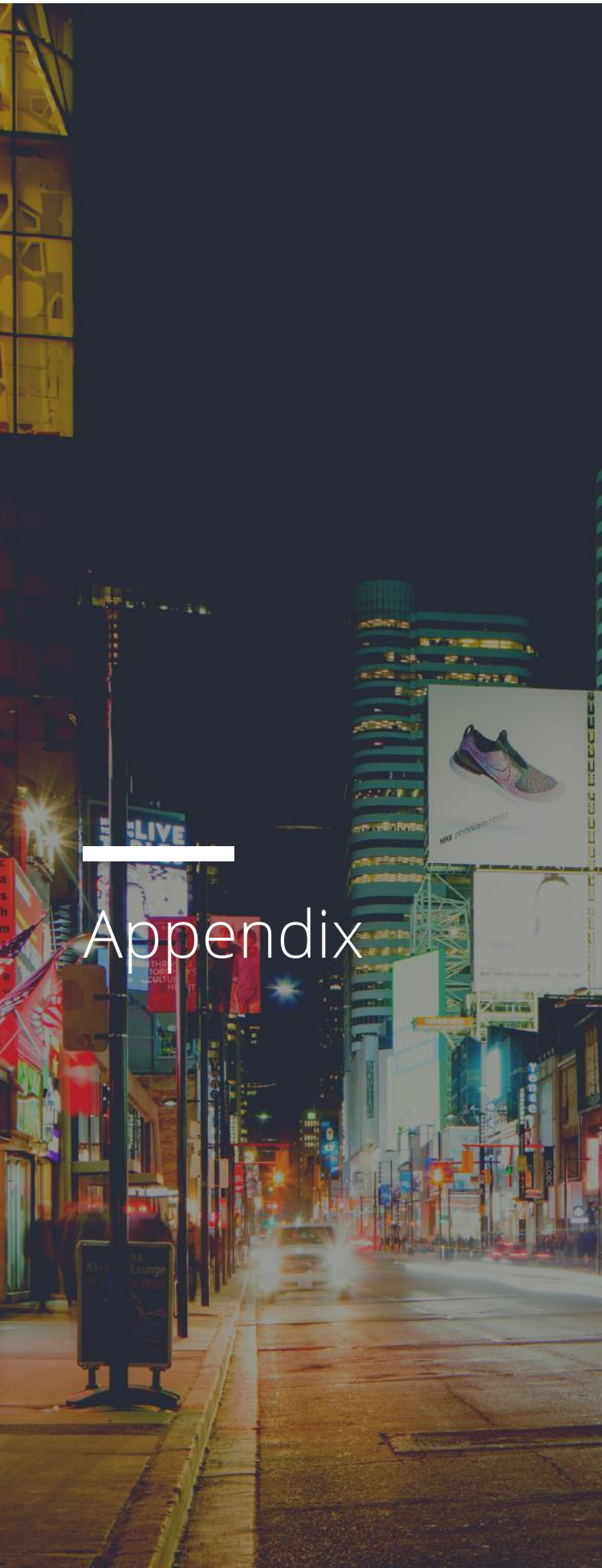
Total Pedestrian Traffic on Yonge Street August 2019, 2020, 2021⁵



DOWNTOWN YONGE OVERVIEW

HIGHLIGHTS:

- Over 30% of Downtown Yonge employees were working from home as of September 2021
- A 45% increase in pedestrians was seen in August 2021 when compared to August 2020



This report is provided for informational purposes only. The information contained herein is obtained from sources we believe to be reliable. However, we do not assume any responsibility for inaccuracies. All opinions expressed and data provided in this report are subject to change without notice.

Sources

1. Strategic Regional Research Alliance, "Assessing the Impact of COVID restrictions on Toronto's Downtown Economy", December 2020
2. Strategic Regional Research Alliance, "Occupancy Index", August 15, 2021
3. Three Sixty Collective, hRz Research Insights, "DYBIA Business Inventory", June 2021
4. Downtown Yonge BIA, "Safe & Inclusive Neighbourhood Survey Results", September 2021
5. Springboard, 2021
6. Environics Analytics, 2021

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