Construction Mitigation Quarterly Dashboard: How-to-read

Overview:

The quarterly dashboard has been developed to curate several frequently updated datasets that provide a wide-spread overall summary of the changing dynamics of the study area before and during the construction phase of the Ontario Line. This document provides additional context of the datasets used, methods, and explanation of data visualizations and tables to use these outputs to make informed decisions.

Datasets:

|  |  |  |
| --- | --- | --- |
| **Dataset Name** | **Scale** | **Source** |
| Visitor Level Data | Individual BIAs | Environics Analytics Mobile G.P.S. Data <https://environicsanalytics.com/en-ca/data/mobile-analytics> |
| Retail Spending Data | Aggregated to all BIAs | Moneris  <https://www.moneris.com/en/services/data-services/consumer-spending-data> |
| Retail Spending Data | Toronto Census Metropolitan Area | Statistics Canada <https://www150.statcan.gc.ca/t1/tbl1/en/tv.action?pid=2010005601> |
| Real-time Local Business Conditions Index | Toronto Census Metropolitan Area | Statistics Canada  <https://www150.statcan.gc.ca/n1/pub/71-607-x/71-607-x2021017-eng.htm> |
| Commercial Real Estate Data | Individual BIAs | Co-Star  <https://www.costar.com/products/listings> |
| Vehicle Travel Time Data | Individual BIAs | City of Toronto Transportation Services  Internal Dataset |

All datasets are updated every quarter.

General Method:

Most metrics use the percentage change from the same quarter of the previous year to provide the relative change of an area over time while also controlling for seasonal effects. For example, if the dashboard is for Q3 of 2023, the control quarter would be Q3 of 2022.

Calculating Percentage Change: ((Target Quarter - Control Quarter) / Control Quarter) \* 100

Charts

Visitor Levels (%) Relative to 2019:

* This chart measures the number of visits to buildings within the defined study area month by month, comparing the number of visits in 2019 to the same month of the current year to produce a relative percentage, with 100%, meaning the target month reached pre-pandemic levels.

i.e., Relative Visitor Levels = Count of Visits (January 2023 / Count of Visits January 2019) \* 100

Visitor Levels:

* This table provides the percentage change of Visitor Levels, as defined in the previous chart, for the quarter to four distinct temporal baselines.
  + same quarter of the previous year
  + same quarter of the pre-construction year (2022)
  + same quarter of the pre-pandemic year (2019)
  + The last quarter of the same year

Visits by Day of Week:

* This chart measures the quarterly total count of visits to buildings within the defined study area for the target and previous year based on the day of the week.

Visits by Time of Day:

* This chart measures the quarterly total count of visits to buildings within the defined study area for the target and previous year based on the time of the day.

Visit Count by Type of Visitor

* This chart measures the quarterly total of visits to buildings within the defined study area for the target and previous year based on the type of visitor.
  + Visitors are placed into three groups using the common daytime and evening given by the Environics Analytics Mobile G.P.S. Data.
    - Common Daytime Location refers to the most common location of a device between 9 am and 5 pm. Used to infer work location.
    - Common Evening Location refers to the most common location of a device between 5 pm and 9 am. Used to infer home location.
  + Resident – If a visitor's Common Evening Location **is** within 1 kilometre of the study area.
  + Recurring Visitor – If a visitor's Common Daytime Location **is** within 1 kilometre of the study area **and** Common Evening Location **is not** within 1 kilometre of the study area.
  + Infrequent Visitor - If a visitor's Common Daytime Location **is not** within 1 kilometre of the study area **and** Common Evening Location **is not** within 1 kilometre of the study area.

Travel Time: Year-Over-Year Change:

* This table presents the quarterly weekday average of the total time needed to cross the predefined corridor in seconds and the change in seconds from the quarterly average from the previous year. The table is split by time of day, AM Peak (6 am to 9 am) and PM Peak (4 pm to 7 pm) and by direction of travel across the pre-defined corridor.
* The vehicle travel time data is derived from GPS location data for a small sample of vehicles that is reported to the City of Toronto.

Weekly Year-over-Year Change in Sales Volume Growth:

* This chart measures the weekly percentage change in sales volume growth (defined as the dollar amount of retail POS sales compared to the same week of the previous year).

Spending: Retail Sales (Moneris)

* This table presents the percentage change of the quarter's sales volume growth (dollar amount spent) and transactional growth (number of transactions).

Spending: Retail Sales (Statistic Canada)

* This table presents the percentage change of the quarter’s sales volume growth for the Toronto Census Metropolitan Area.

Real-time Local Business Conditions Index

* This table presents the percentage change of the RLBCI index for the quarter compared to the previous year.

Commercial Real Estate

* For each study area, this table presents the current value and percentage change from the previous year for two metrics.
  + Average Monthly Rent - is the average cost of rent per square meter for the quarter.
  + Vacancy Rate - the amount of new/relet/sublet space available divided by the existing rental building area for each BIA.