

## Monthly Economic Monitor –December 2015

Population		
	2011	2006
Windsor-Essex	388,782	393,402

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	November 2015	October 2015	November 2014
Windsor CMA	10.0	9.8	9.7
Ontario	6.9	6.8	7.0
Canada	7.1	7.0	6.7

Source: Statistics Canada, December 2015, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	November 2015	October 2015	November 2014
Labour Force	170,600	170,700	178,447
Employed	153,600	154,000	160,512

Source: Statistics Canada, December 2015, figures represent a seasonally adjusted 3 month moving average.

Although unemployment has risen again in Windsor and hit the 10% mark, a report from the Ontario Chamber of Commerce has a positive outlook for Windsor in the next year with modest gains in employment. Our growth industries continue to remain strong, manufacturing employed 40,200 people, over the 33,8000 it employed last month, official sources have said that the 600 recently hired to Chrysler Assembly is a conservative estimate, with unofficial sources saying they could be poised to hire upwards of 1000 employees. With the investment at the Chrysler plant, supply chain demand has gone up as well, creating spin off jobs. One major hurdle in regards to filling this positions is the skills matching between the positions available and the workforce compatibility, an issue that is actively being worked on by many key community stakeholders. We have also seen significant gains in Construction which we anticipate to rise considerably as the Gordie Howe International Bridge project gets underway. Looking into 2016, we have a very positive outlook for Windsor-Essex, with large public and private investment coming to the region in the coming months.

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

<b>Labour Force Characteristics- Windsor Essex</b>			
	<b>Q3 2015</b>	<b>Q3 2014</b>	<b>2014</b>
Population 15+	327,500	337,700	339,600
Labour force	204,000	212,100	211,300
Employment	184,800	194,100	193,900
Full-time	146,600	158,000	152,700
Part-time	38,200	35,800	41,200
Unemployed	19,200	18,000	17,400
Not in labour force	123,500	125,000	128,200
Unemployment rate (%)	9.4	8.5	8.3
Participation rate (%)	62.3	62.8	62.2
Employment rate (%)	56.4	57.7	57.1

Source: Statistics Canada, Labour Market Survey

<b>Employment By Industry- Windsor Essex</b>			
<b>Industry</b>	<b>Q3 2015</b>	<b>Q3 2014</b>	<b>2014</b>
Agriculture	5,700	2,800	3,100
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	1,900	0	500
Construction	11,200	9,000	11,000
Manufacturing	43,300	38,800	39,600
Trade	21,100	26,400	28,100
Transportation and warehousing	7,300	11,700	11,800
Finance and insurance real estate and leasing	11,300	8,100	7,800
Professional, scientific and technical services	8,500	7,100	7,500
Business, building and other support services	6,100	5,600	6,100
Educational services	11,900	15,800	15,400
Health care and social assistance	22,900	24,000	25,200
Information and cultural and recreation	8,500	8,600	8,600
Accommodation and food services	10,400	13,500	13,700
Other services (except public administration)	9,800	9,700	8,600
Public administration	4,300	4,400	6,000
<b>Total</b>	<b>184,800</b>	<b>194,100</b>	<b>193,900</b>

Source: Statistics Canada, Labour Market Survey

Note: 0 indicates an estimate less than 1500

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

<b>Job Gains/Losses – Windsor-Essex</b>		
	September 2015	Year-to-Date
Job Gains Announced	444	2,856
Job Losses Announced	0	45

Source: Service Canada; The Windsor Star, Windsorite

- A new Audi dealership is scheduled to open in Windsor, and has announced it will hire up to 20 people.
- The Government of Ontario is investing \$560M in highway infrastructure projects in Ontario in 2015-16
- Hotel-Dieu Grace Healthcare will be restructuring over the next five months, affecting 49 employees. The Windsor hospital anticipates hiring all but 8 of the affected employees as it creates 84 new positions.
- Cavalier Tool and Manufacturing Ltd. expects to hire about 20 skilled trades workers including machinists, tool makers and mould designers, when it expands its Windsor plant next spring
- The Government of Ontario is investing \$498M to build 30 new schools, renovate 26 existing ones and create 2,135 new child care spaces across Ontario
- Sutherland Global Services have hiring 300 part-time students and 20 full-time management positions at its Windsor call centre with more jobs to be added in the coming months.

<b>Housing Starts – Windsor-Essex</b>				
	Q3 2015	Q3 2014	Year-to-date 2015	Year-to-date 2014
Amherstburg	36	19	83	66
Essex	0	15	15	39
Kingsville	21	16	39	33
Lakeshore	68	53	181	164
LaSalle	71	56	192	200
Leamington	16	6	16	10
Tecumseh	63	9	90	22
Windsor	135	82	902	752
<b>Total</b>	<b>410</b>	<b>256</b>	<b>1518</b>	<b>1286</b>

Source: Canada Mortgage and Housing Company (CMHC)

<b>Housing Starts – Windsor CMA</b>				
	November 2015	October 2014	Year-to-date 2015	Year-to-date 2014
Singles	93	49	584	468
Multi-Family	32	12	256	183
<b>Total</b>	<b>125</b>	<b>61</b>	<b>840</b>	<b>651</b>

Source: CMHC Press Release

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

**Toronto, November 9, 2015** – Housing starts in the Windsor Census Metropolitan Area (CMA) were trending up slightly at 1,220 units in October compared to 1,149 in September, according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) 1 of housing starts.

“Job growth, higher average weekly earnings and low mortgage rates have led to greater housing demand in Windsor. Listings have not kept pace with the increase in demand, which has created an opportunity for developers to increase housing starts,” said Anthony Passarelli, Senior Market Analyst with CMHC.

CMHC uses the trend measure as a complement to the monthly SAAR of housing starts to account for considerable swings in monthly estimates and obtain a more complete picture of the state of the housing market. In some situations, analyzing only SAAR data can be misleading in some markets, as they are largely driven by the multiples segment of the markets which can be quite variable from one month to the next.

The monthly SAAR of total starts was 1,319 units in October, up from 1,137 in September, primarily due to higher single-detached home starts. Row home starts were also up in October.

- CMHC Press Release

<b>Building Permits – Windsor-Essex</b>				
	November 2015	November 2014	Year-to-date 2015	Year-to-date 2014
Industrial	\$4,205,750	\$253,501	\$40,384,995	\$31,434,693
Commercial	\$4,071,478	\$3,845,140	\$61,787,595	\$45,230,294
Institutional	\$4,306,748	\$4,168,351	\$117,799,953	\$55,893,082
<b>Total</b>	<b>\$12,583,976</b>	<b>\$8,266,992</b>	<b>\$220,361,393</b>	<b>\$132,558,069</b>

Source: Municipal Building Departments \*excluding Tecumseh  
 Note: Figures are preliminary and are subject to change.

Nearly every month in 2015, year over year numbers for building permits have increased, Large projects under progress for November 2015 include the clearing and preparation of a Gordie Howe International Bridge site, the transformation of key buildings in Downtown Windsor being upgraded for use by the University of Windsor, many projects in the county, with Leamington as the highest contributor for building permits from the county municipalities. A good indicator of economic growth in Windsor-Essex is identified through these numbers. It should also be noted that these numbers do not include the Agribusiness sector in Essex county, which has seen sizeable growth this year as well.

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.

## CONFERENCE BOARD OF CANADA - KEY INDICATORS

<b>Regional GDP by Sector – Windsor CMA</b>			
	2016* (Mil. \$ 2007)	2015* (Mil. \$ 2007)	2014 (Mil. \$ 2007)
Total	12,495.06	12,303.02	12,065.94
Goods-Producing Industries	4,531.06	4,456.84	4,335.29
Manufacturing	3,623.26	3,534.89	3,437.86
Construction	718.97	736.65	717.21
Primary and Utilities	188.83	185.31	180.22
Services-Producing Industries	7,964.00	7,846.18	7,730.65
Transportation and Warehousing	593.39	579.49	552.93
Information and Cultural Industries	277.91	273.00	289.18
Wholesale and Retail Trade	1,383.04	1,358.58	1,325.16
Finance, Insurance and Real Estate	2,020.99	1,989.38	1,954.17
Business Services	638.06	629.25	638.60
Personal Services	792.09	784.25	756.63
Non-Commercial Services	1,760.33	1,736.02	1,705.77
Public Administration and Defence	498.19	496.21	508.23

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2015

<b>Ranking of Windsor CMA's GDP Growth Compared to 14 Other CMAs</b>		
Year	Growth Rate	Rank
2014	2.7	4th
2015*	2.0	8th
2016-2019*	1.6	12th

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2015

<b>Retail Sales – Windsor CMA</b>			
	2016*	2015*	2014
Total Sales (\$ millions)	4,224	4,106	3,975
Percentage Change	2.9	3.3	6.1

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2015

<b>Consumer Price Index (CPI) – Windsor CMA</b>			
	2016*	2015*	2014
CPI (2002 = 1.0)	1.310	1.277	1.259
Percentage Change	2.6	1.5	2.3

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2015

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<b>Population and Labour Market – Windsor CMA</b>			
	2016*	2015*	2014
Population	336,783	335,295	333,937
Labour Force	174,178	176,557	170,479
Total Employment	160,415	159,969	155,250
Unemployment Rate (%)	7.9	9.4	8.9
Net International Migration	1381	1307	895
Net Interprovincial Migration	-259	-285	-342
Net InterCity Migration	-150	-157	190
Natural Increase in Population	538	586	645

\*Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2015

<b>Bankruptcies – Windsor CMA</b>			
	2014	2013	2012
Consumer	584	794	854
Business	26	21	20

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2015

<b>Regional Employment by Sector – Windsor CMA</b>			
Sector	2016*	2015*	2014
Total	160,415	159,969	155,250
Goods Sector	43,358	42,019	43,519
Manufacturing	32,722	29,757	32,911
Construction	8,061	9,641	8,298
Primary Industries and Utilities	2,575	2,621	2,311
Services Sector	117,057	117,950	111,731
Transportation and Warehousing	8,786	7,644	8,344
Information and Cultural Industries	1,889	1,773	2,094
Wholesale and Retail Trade	24,323	23,284	22,091
Finance, Insurance and Real Estate	5,844	6,449	6,070
Business Services	11,807	12,662	11,681
Personal Services	24,444	27,491	23,585
Non-Commercial Services	35,183	34,306	33,353
Public Administration	4,782	4,341	4,513

\*Forecast data

Source: Conference Board of Canada Metropolitan Data June 2015

Note: Windsor CMA includes the City of Windsor and the Towns of Amherstburg, Lakeshore, LaSalle and Tecumseh.