

Monthly Economic Monitor –January 2016

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	December 2015	November 2015	December 2014
Windsor CMA	9.7	10.0	9.7
Ontario	6.7	6.9	6.5
Canada	7.1	7.1	7.5

Source: Statistics Canada, January 2016, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	December 2015	November 2015	December 2014
Labour Force	169,500	170,600	175,200
Employed	153,100	153,600	158,100

Source: Statistics Canada, January 2016, figures represent a seasonally adjusted 3 month moving average.

Windsor-Essex ended 2015 on a hopeful note, our unemployment dropped from 10% to 9.7%. It is important to note that this is within the standard of error and that the sample size for Windsor-Essex is 562 households being poled in the monthly survey. The Ontario chamber of commerce has forecasted a rise in employment in Windsor-Essex at 1.3% in 2016. We are also seeing an influx of workers returning from the oilfields out west to find work back in our region. Alberta lost 35,000 jobs in 2015 and the outlook is that more jobs will be cut in 2016. We anticipate this to raise the available workforce in Windsor-Essex as well as bring back skilled workers who will help to ease the current skilled shortage we see when trying to fill technical or skilled labour jobs in our region. With the hiring back of close to 1000 people at the FCA plant in Windsor, there are also many spinoff jobs expected to be added to the economy as well. With the recent boom in Detroit, the Gordie Howe International Bridge project getting underway and the low Canadian dollar expected to give Canada's manufacturing sector a boost, we look forward to the many exciting things happening in our region for 2016.

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

Labour Force Characteristics- Windsor Essex			
	Q3 2015	Q3 2014	2014
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

Employment By Industry- Windsor Essex			
Industry	Q3 2015	Q3 2014	2014
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
Total	184,800	194,100	193,900

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.

Job Gains/Losses – Windsor-Essex		
	December 2015	Year End Numbers
Job Gains Announced	417	3,273
Job Losses Announced	0	45

Source: Service Canada; The Windsor Star, Windsorite

- Samsung renewable energy announced the formation of a partnership to begin the Windsor solar project. They will reportedly hire up to 300 workers to complete the solar farm located near the Windsor Airport.
- Windsor will hire 12 new firefighters according to a news release from chief Bruce Montone.
- The new Windsor Family Credit union community pool is well on its way to its target opening date in the summer of 2016. They will hire 70 staff for the facility.
- Spago Trattoria has opened its second restaurant in Winsor, creating 35 new jobs.

Housing Starts – Windsor-Essex				
	Q4 2015	Q4 2014	Year End 2015	Year-to-date 2014
Amherstburg	18	24	101	75
Essex	3	17	18	56
Kingsville	42	12	81	45
Lakeshore	67	41	248	177
LaSalle	27	85	219	208
Leamington	0	11	16	54
Tecumseh	29	5	119	25
Windsor	77	61	979	321
Total	263	256	1781	961

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	December 2015	December 2014	Year-to-date 2015	Year-to-date 2014
Singles	67	46	651	566
Multi-Family	41	8	297	240
Total	108	54	948	806

Source: CMHC Press Release

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

Toronto, January 11, 2016 – Housing starts in the Windsor Census Metropolitan Area (CMA) were trending up at 1,246 units in December compared to 1,138 in November, according to Canada Mortgage and Housing Corporation (CMHC). The trend is a six month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

“Higher single-detached, semi-detached and row starts over the past six months caused the housing starts trend to reach its highest level in a decade. Existing homes listed for sale are in very short supply and trended lower,” said Anthony Passarelli, Senior Market Analyst with CMHC. “At the same time housing demand has increased, providing the opportunity for developers to increase housing starts.”

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, analysing 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 1,433 units in December, up from 747 in November due to higher starts of single-detached, semi-detached and row homes. Actual housing starts in 2015 totalled 1,010 units, an increase of 25 per cent from 2014. Both single-detached and multiple-unit starts increased by 25 per cent from 2014 to 2015.

- CMHC Press Release

Building Permits – Windsor-Essex				
	December 2015	December 2014	Year end final 2015	Year-to-date 2014
Industrial	\$564,401	\$12,397,090	\$40,979,396	\$43,831,783
Commercial	\$2,755,467	\$35,52,893	\$64,901,912	\$47,783,187
Institutional	\$649,100	\$2,332,000	\$118,449,053	\$58,225,082
Total	\$3,968,968	\$17,281,983	\$224,330,361	\$149,840,052

Source: Municipal Building Departments *excluding Tecumseh

Note: Figures are preliminary and are subject to change.

2015 was an excellent year for building permit growth in Windsor-Essex. Almost every month produced higher numbers than seen in 2014, the universities many projects in the downtown core are highlights for Windsor, and Leamington has been a bright spot in the county in terms of business growth and expansion with a very favorable outlook for 2016. Windsor and Essex has many large infrastructure projects in the near future, and we expect that growth to be contagious. It is certainly an exciting time for Windsor and Essex county.

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

CONFERENCE BOARD OF CANADA - KEY INDICATORS

Regional GDP by Sector – Windsor CMA			
	2015 (Mil. \$)	2016* (Mil. \$)	2017* (Mil. \$)
Total	12,522.31	12,768.29	13,048.77
Goods-Producing Industries	4,639.28	4,761.66	4,917.00
Manufacturing	3,722.73	3,856.75	3,949.31
Construction	735.67	720.96	780.79
Primary and Utilities	180.88	183.95	186.90
Services-Producing Industries	7,883.03	8,006.63	8,131.77
Transportation and Warehousing	538.97	552.44	564.04
Information and Cultural Industries	295.69	297.76	298.95
Wholesale and Retail Trade	1,226.38	1,247.23	1,265.94
Finance, Insurance and Real Estate	2,224.33	2,263.78	2,299.90
Business Services	645.32	658.87	672.05
Personal Services	791.72	801.22	816.44
Non-Commercial Services	1,676.29	1,698.08	1,725.25
Public Administration and Defence	484.34	487.24	489.19

* Forecast data

Source: Conference Board of Canada, Metropolitan Data Dec 2015

Ranking of Windsor CMA's GDP Growth Compared to 14 Other CMAs		
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

Retail Sales – Windsor CMA			
	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

Consumer Price Index (CPI) – Windsor CMA			
	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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Population and Labour Market – Windsor CMA			
	2015	2016*	2017*
Population	335,207	336,856	338,752
Labour Force	177,008	174,642	174,601
Total Employment	159,658	160,322	161,506
Unemployment Rate (%)	17,351	14,319	13,095
Net International Migration	9.80	8.20	7.50
Net Interprovincial Migration	63.29%	62.08%	61.70%
Net InterCity Migration	131	634	639
Natural Increase in Population	-182	-168	-164

*Forecast data

Source: Conference Board of Canada, Metropolitan Data December 2015

Bankruptcies – Windsor CMA			
	2014	2013	2012
Consumer	584	794	854
Business	26	21	20

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2015

Regional Employment by Sector – Windsor CMA (000s)			
Sector	2015	2016*	2017*
Total	159,658	160,322	161,506
Goods Sector	45,716	45,710	46,595
Manufacturing	32,872	34,792	35,007
Construction	9,725	8,172	9,016
Primary Industries and Utilities	3,119	2,746	2,572
Services Sector	113,941	114,612	114,911
Transportation and Warehousing	6,625	8,018	7,990
Information and Cultural Industries	2,015	2,266	1,962
Wholesale and Retail Trade	19,952	22,534	21,232
Finance, Insurance and Real Estate	9,676	7,566	7,431
Business Services	13,166	12,529	12,734
Personal Services	25,353	23,909	24,878
Non-Commercial Services	33,394	33,366	34,340
Public Administration	3,762	4,425	4,344

*Forecast data

Source: Conference Board of Canada Metropolitan Data Dec 2015

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