

Monthly Economic Monitor – May 2016

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	April 2016	March 2016	April 2015
Windsor CMA	6.4	7.0	9.7
Ontario	7.0	6.8	7.1
Canada	7.1	7.1	7.3

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

Labour Force Characteristics – Windsor CMA			
	April 2016	March 2016	April 2015
Labour Force	172,600	171,000	169,500
Employed	161,600	159,000	153,100

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

Proving that the falling unemployment rate was not a statistical anomaly, the unemployment rate in the Windsor CMA fell again for the 3rd straight recording period. Largely pushed by the large manufacturing resurgence in the region, with spin-off jobs estimated at 9 to every 1 auto assembly position.

While the automotive industry is well known for its cyclical nature, data suggests that most major auto-makers are replacing their entire brand line between now and 2020, this means there will be an abundance of work for auto parts manufacturing and an apparent extended cycle, while things are certainly better than previous years, trends indicate that this is only just the beginning. We also anticipate broad scale growth for most other sectors in Windsor-Essex as manufacturing tends to be a driving source for many inter-related industries.

Highest growth sectors in April include Retail and Wholesale Trade, Construction, and information, culture and recreation. The youth unemployment rate, which was once near 25% at the end of last year, now sits at 12.3%. While this number is always traditionally higher than the general 15 and over population, the decrease we've seen is further evidence that this is indeed a legitimate trend in lower unemployment.

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

Labour Force Characteristics- Windsor Essex			
	Q1 2016	Q1 2015	2015
Population 15+ ('000)	330.5	337.8	331.9
Labour force ('000)	200.7	217.6	202.9
Employment ('000)	187.7	194.8	186.5
Full-time('000)	143.8	151.4	146.7
Part-time ('000)	43.8	43.4	39.7
Unemployed ('00)	13.0	22.7	16.4
Not in labour force('000)	129.8	120.2	128.9
Unemployment rate (%)	6.5	10.4	8.1
Participation rate (%)	60.7	64.4	61.1
Employment rate (%)	56.8	57.7	56.2

Source: Statistics Canada, Labour Market Survey

Employment By Industry- Windsor Essex			
Industry	Q1 2016	Q1 2015	2015
Agriculture	4,000	3,700	6,500
Forestry, fishing, mining and oil and gas extraction	0.0	0.0	0.0
Utilities	0.0	2,200	0.0
Construction	7,800	12,900	9,400
Manufacturing	46,600	32,100	46,600
Trade	127,400	143,900	122,200
Transportation and warehousing	23,100	25,300	20,600
Finance and insurance real estate and leasing	7,500	9,500	7,100
Professional, scientific and technical services	8,400	9,800	9,000
Business, building and other support services	9,500	8,800	9,600
Educational services	5,600	6,800	7,200
Health care and social assistance	14,600	15,500	12,300
Information and cultural and recreation	22,500	26,900	24,400
Accommodation and food services	7,600	9,400	9,300
Other services (except public administration)	1,600	18,500	8,500
Public administration	8,600	7,000	8,500
Total	187,700	194,800	186,500

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		
	April 2016	Year to date
Job Gains Announced	355	5,678
Job Losses Announced	0	51

Source: Service Canada; The Windsor Star, Windsorite

- Samsung Renewable Energy, Inc. begins construction on Windsor Solar Project, 225 construction jobs created.
- Wolfhead distillery in Amherstburg officially opens, hires 30 staff.
- Caxton Mark and MGI expands in Leamington, merging both companies. 100 jobs created.
- No lay-offs announced in April.

Housing Starts – Windsor-Essex				
	Q1 2016	Q1 2015	Year-to-Date 2015	Year-to-date 2016
Amherstburg	7	2	2	7
Essex	16	2	2	16
Kingsville	30	0	0	30
Lakeshore	20	7	7	20
LaSalle	14	12	12	14
Leamington	0	0	0	0
Tecumseh	1	3	3	1
Windsor	66	36	36	66
Total	154	51	51	154

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	April 2016	April 2015	Year-to-date 2015	Year-to-date 2016
Singles	71	55	97	188
Multi-Family	26	18	36	59
Total	97	73	133	247

Source: CMHC Press Release

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

Toronto, May 9, 2016 – The housing starts trend in the Windsor Census Metropolitan Area (CMA) was slightly lower at 1,098 units in April compared to 1,139 in March, 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.

“The trend measure for Windsor CMA total housing starts was down but remained at a high level. The number of completed and unsold new homes has reached a fairly high level, causing builders to slow down starts to manage their inventories,” 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, 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 1,080 units in April, down from 1,162 units in March. The decrease was the result of fewer single-detached and row starts.

-CMHC Press Release

Building Permits – Windsor-Essex				
	April 2016	April 2015	Year-to-date 2016	Year-to-date 2015
Industrial	\$7,698,950	\$3,954,240	\$11,908,950	\$23,860,545
Commercial	\$8,689,725	\$5,476,636	\$17,383,627	\$24,869,042
Institutional	\$6,373,890	\$14,325,373	\$16,238,369	\$38,741,739
Total	\$22,762,565	\$23,756,249	\$45,530,946	\$87,471,326

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change. Data does not include Amherstburg, Leamington, Tecumseh

While 2015 had uncharacteristically high building permit value, 2016 seems to be more average in comparison with previous years. While most of the large institutional permits were filed last year, many projects are just beginning to wrap up in 2016. Highlights for April include:

- Herman Secondary school, addition and renovations, totaling \$4,800,000.
- South Windsor community center new addition totaling \$3,234,000
- Industrial addition totaling \$2,200,000 in Windsor.
- Roof repair at Lou Romano Treatment Plant totaling \$1,350,000.

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 Winter 2016

Ranking of Windsor CMA's GDP Growth Compared to 14 Other CMAs		
Year	Growth Rate	Rank
2015	2.7%	6th
2016	2.0%	16th
2017-20*	1.8%	21st

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2016

Retail Sales – Windsor CMA			
	2016*	2015	2014
Total Sales (\$millions)	4,322	4,149	3,965
Percentage Change	4.2	4.7	6.0

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2016

Consumer Price Index (CPI) – Windsor CMA			
	2016*	2015	2014
CPI (2002 = 1.0)	1.307	1.276	1.259
Percentage Change	2.4	1.4	2.3

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2016

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

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 Winter 2016

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

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2016

Regional Employment by Sector – Windsor CMA (000s)			
Sector	2015	2016*	2017*
Total	160,000	160,322	161,506
Goods Sector	46,000	45,710	46,595
Manufacturing	32,900	34,792	35,007
Construction	9,700	8,172	9,016
Primary Industries and Utilities	3,119	2,746	2,572
Services Sector	114,000	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	20,000	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 2016

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