

Monthly Economic Monitor – November 2015

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	October 2015	September 2015	October 2014
Windsor CMA	9.8	9.7	8.9
Ontario	6.8	6.9	6.5
Canada	7.0	7.1	6.5

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

Labour Force Characteristics – Windsor CMA			
	October 2015	September 2015	October 2014
Labour Force	170,700	172,800	168,500
Employed	154,000	156,000	153,500

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

Although the unemployment rate has risen again in the month of October both our Labour force and our total number of employed is higher than the same time last year. It should be noted that it was recently released by Statistics Canada that the sample size for the Labour force survey is 500 households in the Windsor CMA. Youth unemployment has climbed to 23.9%. There have been several initiatives launched within the last 2 months aimed at tackling this number, and we anticipate to start seeing the results in the Labour force shortly.

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

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

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

Job Gains/Losses – Windsor-Essex		
	September 2015	Year-to-Date
Job Gains Announced	923	2,412
Job Losses Announced	0	45

Source: Service Canada; The Windsor Star, Windsorite

Fiat Chrysler announced the hiring of 800 workers coming after the recent plant upgrades that invested 2 Billion into their Windsor facilities. Ikea has announced that they will open a store in Windsor for pick-up's and ordering. The furniture giant says that it will bring 35 new jobs to the region. Greco Aluminum Railings announced they would hire 27 new employees at its Windsor location. Highbury Canco, the company that began operations in the previous Heinz food processing factory of Leamington will be adding 30 new employees after opening up some new production lines. Ground effects, an auto parts maker has begun a partnership with the Provincial government through the southwestern development fund. It will create 31 new jobs.

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

Housing Starts – Windsor-Essex				
	Q3 2015	Q3 2014	Year-to-date 2015	Year-to-date 2014
Amherstburg	24	19	79	51
Essex	0	15	15	39
Kingsville	15	16	33	33
Lakeshore	68	53	189	136
LaSalle	48	56	190	123
Leamington	12	6	12	42
Tecumseh	4	9	75	20
Windsor	75	82	299	260
Total	246	256	892	705

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	October 2015	October 2014	Year-to-date 2015	Year-to-date 2014
Singles	93	49	584	468
Multi-Family	0	0	71	9
Total	93	49	619	477

Source: CMHC Press Release

Toronto, October 8, 2015 – Housing starts in the Windsor Census Metropolitan Area (CMA) were trending up at 1,132 units in September compared to 997 in August, 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.

“Housing starts trended up for the fifth consecutive month in September. Greater job growth in Windsor this year, mortgage rates at historical lows and a shortage of listings in the resale market relative to demand has led to greater demand for new homes,” 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 1,115 units in September, down from 1,806 in August, primarily due to 780 annualized apartment starts in August and none in September. Months in which there are no apartment starts are not unusual in Windsor. Single-detached starts were also down, while row and semi-detached home starts were higher in September.

- CMHC Press Release

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

Building Permits – Windsor-Essex				
	October 2015	October 2014	Year-to-date 2015	Year-to-date 2014
Industrial	\$3,222,700	\$3,439,332	\$35,509,245	\$32,757,524
Commercial	\$11,888,567	\$6,754,534	\$58,072,967	\$44,870,777
Institutional	\$19,827,816	\$6,623,000	\$113,493,205	\$58,347,731
Total	\$34,938,883	\$16,816,866	\$207,075,417	\$135,976,032

*Source: Municipal Building Departments *excluding Amherstburg*

Note: Figures are preliminary and are subject to change.

October was a very big month for Windsor-Essex in terms of new projects, additions, and renovations in our business and institutional communities. At current we are sitting well above the 2014 year to date numbers. The University of Windsor continues to renovate and innovate at the old Windsor Armouries site, several county schools received solar panel upgrades, the Windsor Airport Cargo Hub erected a new building to help with warehousing, The WFCU community center installed a new aquatic feature, and Leamington had a number of businesses expand and renovate their current spaces. The Herb Gray parkway has been officially declared finished and as we learn more about the Gordie Howe International Trade crossing, we expect to see a rise in the value of the building permits for our region.

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			
	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

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

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

Population and Labour Market – Windsor CMA			
	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

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			
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.