

## Monthly Economic Monitor – April 2014

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	March 2014	February 2014	March 2013
Windsor CMA	7.3	7.2	9.0
Ontario	7.3	7.6	7.7
Canada	6.9	7.1	7.2

Source: Statistics Canada, April 2014, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	March 2014	February 2014	March 2013
Labour Force	164,800	165,900	165,700
Employed	152,700	154,000	150,900

Source: Statistics Canada, April 2014, figures represent a seasonally adjusted 3 month moving average.

The unemployment rate in the Windsor CMA rose very slightly to 7.3% in March. The decrease in the number of people employed was larger than decrease in the size of the labour force, causing the increase in the unemployment rate. Looking at unadjusted numbers, the youth unemployment rate declined from 17.1% in February to 16.4% in March.

Labour Force Characteristics – Windsor-Essex			
	Q1 2014	Q1 2013	2013
Population 15+	337,700	338,000	337,500
Labour force	205,900	209,800	210,500
Employment	190,200	190,100	192,800
Full-time	145,400	148,000	149,800
Part-time	44,800	42,100	43,000
Unemployed	15,700	19,700	17,700
Not in labour force	131,800	128,200	127,100
Unemployment rate (%)	7.6	9.4	8.4
Participation rate (%)	61.0	62.1	62.4
Employment rate (%)	56.3	56.2	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.

<b>Employment by Industry – Windsor-Essex</b>			
<b>Industry</b>	<b>Q1 2014</b>	<b>Q1 2013</b>	<b>2013</b>
Agriculture	2,200	2,600	3,500
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	1,900	1,700	1,500
Construction	10,600	8,600	10,200
Manufacturing	41,100	39,100	39,700
Trade	27,700	29,000	28,500
Transportation and warehousing	10,200	8,400	8,300
Finance and insurance real estate and leasing	8,800	9,400	10,000
Professional, scientific and technical services	7,300	9,200	8,600
Business, building and other support services	5,700	5,200	5,800
Educational services	18,300	13,300	14,800
Health care and social assistance	23,800	26,900	26,200
Information and cultural and recreation	6,400	8,900	7,400
Accommodation and food services	12,700	12,000	13,300
Other services (except public administration)	8,800	8,900	8,200
Public administration	4,500	6,200	5,800
<b>Total</b>	<b>190,200</b>	<b>190,100</b>	<b>192,800</b>

Source: Statistics Canada, Labour Market Survey

Note: 0 indicates an estimate less than 1500

<b>Job Gains/Losses – Windsor-Essex</b>		
	<b>March 2014</b>	<b>Year-to-Date</b>
Job Gains Announced	94	384
Job Losses Announced	0	0

Source: Service Canada; The Windsor Star

Hiram Walker & Sons announced the planned production expansion and upgrading of its facility in Windsor. The project will enable seasonal workers to work year-round and is expected to create additional jobs. No specific job figures were released. A new Tim Hortons restaurant opened in Harrow, creating 35 to 40 jobs. CapsCanada is expanding its K-CAPS manufacturing line with a new state of the art facility. The \$25 million investment will result in the addition of 34 jobs. Accucaps officially opened its new \$5 million specialty products suite which will employ 20 people in production and research and development when it is fully operational.

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

Housing Starts – Windsor-Essex				
	Q1 2014	Q1 2013	Year-to-date 2014	Year-to-date 2013
Amherstburg	6	7	6	7
Essex	1	0	1	0
Kingsville	3	9	3	9
Lakeshore	20	19	20	19
LaSalle	12	10	12	10
Leamington	1	3	1	3
Tecumseh	5	0	5	0
Windsor	40	27	40	27
<b>Total</b>	<b>88</b>	<b>75</b>	<b>88</b>	<b>75</b>

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	March 2014	March 2013	Year-to-date 2014	Year-to-date 2013
Singles	18	27	65	55
Multi-Family	6	6	18	8
<b>Total</b>	<b>24</b>	<b>33</b>	<b>83</b>	<b>63</b>

Source: CMHC Press Release

Housing starts in the Windsor Census Metropolitan Area (CMA) were trending at 724 units in March compared to 752 units in February, 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.

“Housing starts trended marginally lower in March, but remained close to 700 in the first quarter. Housing starts were supported by slight employment gains and a slowly growing population,” said Erica McLerie, CMHC’s Senior Market Analyst for Windsor.

Building Permits – Windsor-Essex				
	March 2014	March 2013	Year-to-date 2014	Year-to-date 2013
Industrial	\$853,800	\$1,015,950	\$2,291,100	\$2,339,350
Commercial	\$3,889,535	\$4,598,360	\$9,256,862	\$13,580,957
Institutional	\$6,931,262	\$4,657,200	\$12,915,422	\$9,912,284
<b>Total</b>	<b>\$11,674,597</b>	<b>\$10,271,510</b>	<b>\$24,463,384</b>	<b>\$25,832,591</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

The largest non-residential building permits issued in Essex County in March were for expansions and renovations at two elementary schools, one of which was in Lakeshore and the other in Amherstburg. In the City of Windsor there were no non-residential permits issued with a value of over \$1 million.

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			
	2014*	2013*	2012
	(Mil. \$ 2007)	(Mil. \$ 2007)	(Mil. \$ 2007)
Total	12,018	11,829	11,747
Goods-Producing Industries	3,988	3,927	3,935
Manufacturing	3,108	3,062	3,099
Construction	711	694	680
Primary and Utilities	169	171	156
Services-Producing Industries	8,030	7,902	7,813
Transportation and Warehousing	419	415	417
Information and Cultural Industries	313	307	323
Wholesale and Retail Trade	1,275	1,252	1,233
Finance, Insurance and Real Estate	2,422	2,374	2,268
Business Services	687	671	696
Personal Services	739	724	707
Non-Commercial Services	1,652	1,630	1,623
Public Administration and Defence	523	529	545

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data December 2013

Ranking of Windsor CMA's GDP Growth Compared to 28 Other CMAs		
Year	Growth Rate	Rank
2013	0.7%	23
2014*	1.6%	24
2015-2018*	1.7%	24

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2014

Retail Sales – Windsor CMA			
	2015*	2014*	2013
Total Sales (\$ millions)	4,002	3,882	3,756
Percentage Change	3.1	3.3	1.6

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2014

Consumer Price Index (CPI) – Windsor CMA			
	2015*	2014*	2013
CPI (2002 = 1.0)	1.283	1.256	1.233
Percentage Change	2.1	1.9	1.2

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2014

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

<b>Population and Labour Market – Windsor CMA</b>			
	2014*	2013*	2012
Population	336,716	334,718	333,417
Labour Force	167,037	166,709	167,824
Total Employment	152,339	151,454	151,375
Unemployment Rate (%)	8.80	9.15	9.8
Net International Migration	1,389	1,019	855
Net Interprovincial Migration	153	128	-199
Net Intercity Migration	-177	-221	-548
Natural Increase in Population	796	717	770

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data December 2013

<b>Bankruptcies – Windsor CMA</b>			
	2012	2011	2010
Consumer	854	980	1,304
Business	20	25	33

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2014

<b>Regional Employment by Sector – Windsor CMA</b>			
Sector	2014*	2013*	2012
Total	152,339	151,454	151,375
Goods Sector	43,678	41,573	43,134
Manufacturing	32,342	30,760	31,703
Construction	8,499	7,720	8,946
Primary Industries and Utilities	2,837	3,093	2,485
Services Sector	108,661	109,880	108,241
Transportation and Warehousing	5,805	5,773	5,884
Information and Cultural Industries	2,067	1,666	2,768
Wholesale and Retail Trade	21,657	21,761	20,291
Finance, Insurance and Real Estate	8,122	9,196	6,976
Business Services	12,902	12,022	13,864
Personal Services	21,742	21,350	22,516
Non-Commercial Services	31,468	33,101	30,533
Public Administration	4,898	5,011	5,409

\* Forecast data

Source: Conference Board of Canada Metropolitan Data December 2013

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