

Monthly Economic Monitor – April 2016

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	March 2016	Feb 2016	March 2015
Windsor CMA	7.0	7.7	11.1
Ontario	6.8	6.8	6.6
Canada	6.9	7.3	7.5

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

Labour Force Characteristics – Windsor CMA			
	March 2016	Feb 2016	March 2015
Labour Force	171,000	169,800	179,800
Employed	159,000	156,600	159,900

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

The Windsor CMA ended Q1 with very positive growth. While some speculated that the sudden drop in unemployment was a statistical anomaly, it appears perhaps that the anomaly was that the number was so high for so long, and what we are seeing now is a more realistic reflection of unemployment in the CMA.

The April Unemployment Survey from Statistics Canada shows growth in population, labour force and employment, and a decrease in overall unemployment. Often these numbers interplay in a way that counterbalances the other, acting in dichotomy at odds. Statistics like the ones found this month, showing direct correlation and complimenting the same overall trend is a much more positive sign, and some would argue, more statistically significant.

While unemployment notoriously ebbs and flows the overall projected direction for this year seems to be positive and will bear the fruits of local business growth amongst an increasingly more favorable global economic climate for Canadian firms, due in large part to a strengthening manufacturing sector and the low value of the Canadian Dollar and high export business in the Windsor-Essex region.

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		
	March 2016	Year to date
Job Gains Announced	337	2,125
Job Losses Announced	0	51

Source: Service Canada; The Windsor Star, Windsorite

- HGS announces they will be adding 200 full time jobs.
- Essex-Windsor Emergency Medical Services hires 5 paramedics.
- Magna's Integram seating plant hiring 70 Full-time assemblers.
- Ikea Canada hires 35 workers and brand new Windsor Pickup and Drop-off point in Windsor.
- Province hires 27 new correctional officers for Windsor west detention center.
- No layoffs reported in March.

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				
	March 2016	March 2015	Year-to-date 2015	Year-to-date 2016
Singles	42	9	42	33
Multi-Family	15	6	18	12
Total	57	15	60	45

Source: CMHC Press Release

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

Toronto, April 8, 2016 – The trend in housing starts in the Windsor Census Metropolitan Area (CMA) was stable at 1,163 units in March compared to 1,146 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.

“The housing starts trend in Windsor CMA was stable at its current high level due to continued strength in single-detached starts. Townships surrounding the City of Windsor have accounted for about 60 per cent of single-detached starts in the past six months. The greatest number have occurred in Lakeshore, where prices are typically between those found in the City of Windsor and LaSalle," 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 1,240 units in March, up from 1,157 units in February. The increase was driven by higher semi-detached starts, and slightly higher single-detached starts.

Preliminary Housing Starts data is also available in English and French at the following link: [Preliminary Housing Starts Tables](#)

As Canada’s authority on housing, CMHC contributes to the stability of the housing market and financial system, provides support for Canadians in housing need, and offers objective housing research and information to Canadian governments, consumers and the housing industry.

-CMHC Press Release

Building Permits – Windsor-Essex				
	March 2016	March 2015	Year-to-date 2016	Year-to-date 2015
Industrial	\$805,000	\$9,123,040	\$4,210,000	\$21,719,345
Commercial	\$2,893,196	\$5,051,636	\$8,693,902	\$23,785,042
Institutional	\$4,549,700	\$14,321,873	\$9,864,479	\$38,737,239,
Total	\$8,247,896	\$28,496,549	\$22,768,381	\$84,241,626

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

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

-A local law firm moving into a former Anglican church in Windsor

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

- The lighting Boutique in Windsor has purchased the corner lot on Walker and hwy 42 and has plans for major development
- The Knights of Columbus Hall on hwy 22 has been turned into a state of the art medical arts facility.

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

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

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

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

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