

## Monthly Economic Monitor – December 2013

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

Source: Statistics Canada, 2011 Census

| Unemployment Rates – Windsor CMA (%) |               |              |               |
|--------------------------------------|---------------|--------------|---------------|
|                                      | November 2013 | October 2013 | November 2012 |
| Windsor CMA                          | 8.5           | 9.0          | 10.0          |
| Ontario                              | 7.2           | 7.4          | 7.9           |
| Canada                               | 6.9           | 6.9          | 7.2           |

Source: Statistics Canada, December 2013, figures represent a seasonally adjusted 3 month moving average.

| Labour Force Characteristics – Windsor CMA |               |              |               |
|--|---------------|--------------|---------------|
|  | November 2013 | October 2013 | November 2012 |
| Labour Force                               | 166,000       | 166,200      | 169,200       |
| Employed                                   | 151,900       | 151,200      | 152,100       |

Source: Statistics Canada, December 2013, figures represent a seasonally adjusted 3 month moving average.

The unemployment rate in the Windsor Census Metropolitan Area (CMA) fell significantly in November due largely to an increase in the number of people employed. Employment increases were seen in the trade sector as well as transportation and warehousing.

| Labour Force Characteristics – Windsor-Essex |         |         |         |
|--|---------|---------|---------|
|  | Q3 2013 | Q3 2012 | 2012    |
| Population 15+                               | 337,400 | 338,600 | 337,950 |
| Labour force                                 | 210,300 | 215,300 | 213,225 |
| Employment                                   | 191,400 | 196,800 | 193,850 |
| Full-time                                    | 152,100 | 156,500 | 153,400 |
| Part-time                                    | 39,300  | 40,300  | 40,450  |
| Unemployed                                   | 19,000  | 18,500  | 19,375  |
| Not in labour force                          | 127,100 | 123,300 | 124,725 |
| Unemployment rate (%)                        | 9.0     | 8.6     | 9.1     |
| Participation rate (%)                       | 62.3    | 63.6    | 63.1    |
| Employment rate (%)                          | 56.7    | 58.100  | 57.35   |

Source: Statistics Canada, Labour Market Survey

| <b>Employment by Industry – Windsor-Essex</b>        |                |                |                |
|--|----------------|----------------|----------------|
| <b>Industry</b>                                      | <b>Q3 2013</b> | <b>Q3 2012</b> | <b>2012</b>    |
| Agriculture  | 4,600          | 3,400          | 4,200          |
| Forestry, fishing, mining and oil and gas extraction | 0              | 0              | 0              |
| Utilities  | 0              | 0              | 0              |
| Construction   | 11,200         | 10,200         | 11,400         |
| Manufacturing  | 40,800         | 38,800         | 42,700         |
| Trade  | 27,100         | 26,200         | 25,200         |
| Transportation and warehousing                       | 7,700          | 8,500          | 9,100          |
| Finance and insurance real estate and leasing        | 11,100         | 9,200          | 9,100          |
| Professional, scientific and technical services      | 8,600          | 8,000          | 8,600          |
| Business, building and other support services        | 6,100          | 7,600          | 8,000          |
| Educational services                                 | 14,100         | 13,700         | 14,600         |
| Health care and social assistance                    | 25,200         | 22,900         | 23,200         |
| Information and cultural and recreation              | 6,500          | 7,600          | 8,400          |
| Accommodation and food services                      | 13,600         | 13,300         | 12,500         |
| Other services (except public administration)        | 7,100          | 8,100          | 8,700          |
| Public administration                                | 5,300          | 7,200          | 6,300          |
| <b>Total</b>   | <b>191,400</b> | <b>186,500</b> | <b>193,900</b> |

Source: Statistics Canada, Labour Market Survey

Note: 0 indicates an estimate less than 1500

| <b>Job Gains/Losses – Windsor-Essex</b> |                      |                     |
|---|----------------------|---------------------|
|   | <b>November 2013</b> | <b>Year-to-Date</b> |
| Job Gains Announced                     | 51                   | 442                 |
| Job Losses Announced                    | 780                  | 993                 |

Source: Service Canada; The Windsor Star

CenterLine (Windsor) Ltd. announced the creation of a welding centre of excellence, the expansion of its manufacturing floor and upgrading of its machinery, creating 31 new jobs. Pax-All, a personal care product manufacturer announced the opening of a plant in LaSalle expected to employ 15 to 20 people once production begins. Duffy's Tavern in Amherstburg will be closing as its owner retires, affecting 40 employees. H.J. Heinz announced the planned closure of its Leamington operation in June 2014 affecting 740 employees.

| <b>Housing Starts – Windsor-Essex</b> |                |                |                          |                          |
|---------------------------------------|----------------|----------------|--------------------------|--------------------------|
|                                       | <b>Q3 2013</b> | <b>Q3 2012</b> | <b>Year-to-date 2013</b> | <b>Year-to-date 2012</b> |
| Amherstburg                           | 24             | 12             | 42                       | 39                       |
| Essex                                 | 17             | 9              | 26                       | 31                       |
| Kingsville                            | 13             | 8              | 53                       | 32                       |
| Lakeshore                             | 24             | 49             | 104                      | 132                      |
| LaSalle                               | 43             | 11             | 99                       | 130                      |
| Leamington                            | 7              | 0              | 12                       | 34                       |
| Tecumseh                              | 18             | 4              | 18                       | 14                       |
| Windsor                               | 136            | 76             | 226                      | 225                      |
| <b>Total</b>                          | <b>282</b>     | <b>169</b>     | <b>580</b>               | <b>637</b>               |

Source: Canada Mortgage and Housing Company (CMHC)

| <b>Housing Starts – Windsor CMA</b> |               |               |                   |                   |
|-------------------------------------|---------------|---------------|-------------------|-------------------|
|                                     | November 2013 | November 2012 | Year-to-date 2013 | Year-to-date 2012 |
| Singles                             | 76            | 44            | 501               | 499               |
| Multi-Family                        | 16            | 15            | 156               | 163               |
| <b>Total</b>                        | <b>92</b>     | <b>59</b>     | <b>657</b>        | <b>662</b>        |

Source: CMHC Press Release

Housing starts in the Windsor Census Metropolitan Area (CMA) were trending at 805 units in November compared to 773 units in October, 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 continued to trend higher in November due to stronger single-detached construction. The relative affordability of housing in the Windsor CMA, stable employment, and population growth supported this demand,” said Erica McLerie, CMHC’s Senior Market Analyst for Windsor.

| <b>Building Permits – Windsor-Essex</b> |                     |                     |                      |                      |
|---|---------------------|---------------------|----------------------|----------------------|
|   | November 2013       | November 2012       | Year-to-date 2013    | Year-to-date 2012    |
| Industrial                              | \$637,000           | \$5,561,480         | \$30,094,657         | \$145,017,939        |
| Commercial                              | \$10,292,200        | \$1,284,275         | \$111,659,042        | \$70,721,891         |
| Institutional                           | \$241,000           | \$18,613,501        | \$114,433,665        | \$73,658,375         |
| <b>Total</b>                            | <b>\$11,170,200</b> | <b>\$25,459,256</b> | <b>\$256,187,364</b> | <b>\$289,398,205</b> |

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change. Town of Essex building permits are only included up to July 2013.

A permit issued by the Town of Tecumseh for the expansion of Bedell’s Food Service Distributors contributed \$6 million to the commercial building permit total in November. The largest permit issued by the City of Windsor was for the construction of a Lone Star Texas Grill restaurant along Walker Road.

## CONFERENCE BOARD OF CANADA - KEY INDICATORS

| Regional GDP by Sector – Windsor CMA |                |                |                |
|--------------------------------------|----------------|----------------|----------------|
|                                      | 2014*          | 2013*          | 2012           |
|                                      | (Mil. \$ 2007) | (Mil. \$ 2007) | (Mil. \$ 2007) |
| Total                                | 12,194         | 11,920         | 11,742         |
| Goods-Producing Industries           | 4,175          | 4,045          | 3,955          |
| Manufacturing                        | 3,246          | 3,167          | 3,117          |
| Construction                         | 761            | 712            | 679            |
| Primary and Utilities                | 168            | 166            | 158            |
| Services-Producing Industries        | 8,019          | 7,875          | 7,787          |
| Transportation and Warehousing       | 443            | 436            | 427            |
| Information and Cultural Industries  | 341            | 339            | 338            |
| Wholesale and Retail Trade           | 1,278          | 1,252          | 1,241          |
| Finance, Insurance and Real Estate   | 2,299          | 2,251          | 2,203          |
| Business Services                    | 740            | 719            | 718            |
| Personal Services                    | 726            | 706            | 701            |
| Non-Commercial Services              | 1,654          | 1,634          | 1,615          |
| Public Administration and Defence    | 538            | 537            | 545            |

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2013

| Ranking of Windsor CMA's GDP Growth Compared to 15 Other CMAs |             |                 |
|---|-------------|-----------------|
| Year  | Growth Rate | Rank            |
| 2012  | 1.4%        | 5 <sup>th</sup> |
| 2013*   | 1.5%        | 7 <sup>th</sup> |
| 2014-2017*  | 2.0%        | 8 <sup>th</sup> |

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2013

| Retail Sales – Windsor CMA |       |       |       |
|----------------------------|-------|-------|-------|
|                            | 2014* | 2013* | 2012  |
| Total Sales (\$ millions)  | 3,900 | 3,753 | 3,686 |
| Percentage Change          | 3.9   | 1.8   | 1.6   |

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2013

| Consumer Price Index (CPI) – Windsor CMA |       |       |       |
|--|-------|-------|-------|
|  | 2014* | 2013* | 2012  |
| CPI (2002 = 1.0)                         | 1.263 | 1.237 | 1.217 |
| Percentage Change                        | 2.1   | 1.6   | 1.4   |

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2013

| <b>Population and Labour Market – Windsor CMA</b> |         |         |         |
|---|---------|---------|---------|
|   | 2014*   | 2013*   | 2012    |
| Population  | 337,279 | 334,939 | 333,417 |
| Labour Force                                      | 168,197 | 166,719 | 167,823 |
| Total Employment                                  | 153,901 | 151,924 | 151,375 |
| Unemployment Rate (%)                             | 8.5     | 8.9     | 9.8     |
| Net International Migration                       | 1,389   | 1,019   | 855     |
| Net Interprovincial Migration                     | 153     | 128     | -199    |
| Net Intercity Migration                           | 123     | 151     | -548    |
| Natural Increase in Population                    | 797     | 717     | 770     |

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 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 Summer 2013

| <b>Regional Employment by Sector – Windsor CMA</b> |         |         |         |
|--|---------|---------|---------|
| Sector   | 2014*   | 2013*   | 2012    |
| Total  | 153,901 | 151,923 | 151,375 |
| Goods Sector                                       | 44,062  | 41,313  | 43,139  |
| Manufacturing                                      | 32,367  | 31,284  | 31,713  |
| Construction                                       | 9,102   | 7,599   | 8,943   |
| Primary Industries and Utilities                   | 2,593   | 2,429   | 2,483   |
| Services Sector                                    | 109,839 | 110,611 | 108,236 |
| Transportation and Warehousing                     | 6,030   | 6,697   | 5,884   |
| Information and Cultural Industries                | 2,514   | 2,503   | 2,759   |
| Wholesale and Retail Trade                         | 21,024  | 21,378  | 20,296  |
| Finance, Insurance and Real Estate                 | 7,271   | 7,351   | 6,971   |
| Business Services                                  | 14,164  | 13,539  | 13,868  |
| Personal Services                                  | 21,833  | 21,551  | 22,518  |
| Non-Commercial Services                            | 31,863  | 32,589  | 30,531  |
| Public Administration                              | 5,139   | 5,003   | 5,408   |

\* Forecast data

Source: Conference Board of Canada Metropolitan Data June 2013