



## Monthly Economic Monitor – February 2017

<b>Population</b>		
	2016	2011
Amherstburg	21,936	21,541
Essex	20,427	19,569
Kingsville	21,552	21,359
Lakeshore	36,611	34,414
LaSalle	30,180	28,550
Leamington	27,953	28,735
Pelee Island	235	171
Tecumseh	23,229	23,600
Windsor	217,188	210,891
<b>Windsor-Essex Total</b>	<b>398,953</b>	<b>388,782</b>

Source: Statistics Canada, 2016 Census

<b>Unemployment Rates – Windsor CMA (%)</b>			
	January 2017	December 2016	January 2016
Windsor CMA	5.4	5.7	8.9
Ontario	6.4	6.4	6.7
Canada	6.8	6.9	7.2

Source: Statistics Canada, February 2017, figures represent a seasonally adjusted 3-month moving average.

<b>Labour Force Characteristics – Windsor CMA</b>			
	Jan 2017	Dec 2016	Jan 2016
Labour Force	171,600	171,400	171,500
Employed	162,300	161,800	156,400

Source: Statistics Canada, February 2017, figures represent a seasonally adjusted 3-month moving average.

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

Starting off 2016 on a positive note, we see Windsor CMA workforce indicator stats continue the main trend witnessed in 2016. While a plateau will certainly be found for the dropping unemployment rate, other indicators point towards continued labor force growth. During the last recorded period. Manufacturing saw the highest growth of any industry with a gain of 900 Jobs. Accommodation and food services also grew by 200 jobs.

<b>Labour Force Characteristics- Windsor Essex</b>			
	<b>Q4 2016</b>	<b>Q4 2015</b>	<b>2016</b>
Population 15+ ('000)	328.9	331.9	330.1
Labour force ('000)	201.3	202.9	206.8
Employment ('000)	191.1	186.5	194.7
Full-time ('000)	149.7	146.7	153.6
Part-time ('000)	41.4	39.7	41.5
Unemployed ('00)	10.3	16.4	12.0
Not in labour force ('000)	127.5	128.9	123.3
Unemployment rate (%)	5.1	8.1	5.8
Participation rate (%)	61.2	61.1	62.6
Employment rate (%)	58.1	56.2	58.9

Source: Essex County Labour Force Data Subscription Q4 2016 release, Statistics Canada

<b>Job Gains/Losses - Windsor-Essex</b>		
	January 2017	Year-To-Date
Job Gains Announced	78	78
Job Losses Announced	6	6

Source: Service Canada; The Windsor Star, Windsorite

### **Announcements January 2017**

- St. Clair College is hiring 8 new instructors for the National Powerline Training Centre
- Nematik of Canada with Arbec Tool will receive up to \$3M from the federal government to develop engine blocks. Creates 70 Jobs
- Postmedia sends out 6 layoff notices at The Windsor Star

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>Q4 2016</b>	<b>Q4 2015</b>	<b>2016</b>
Agriculture	4,000	6,500	4,100
Forestry, fishing, mining and oil and gas extraction	0.0	0.0	0.0
Utilities	0.0	0.0	1,000
Construction	13,000	9,400	11,800
Manufacturing	47,000	46,600	47,800
Trade	125,100	122,200	128,900
Transportation and warehousing	23,500	20,600	24,400
Finance and insurance real estate and leasing	8,500	7,100	8,200
Professional, scientific and technical services	7,100	9,000	8,000
Business, building and other support services	7,300	9,600	8,900
Educational services	6,900	7,200	6,600
Health care and social assistance	13,400	12,300	12,800
Information and cultural and recreation	25,800	24,400	24,200
Accommodation and food services	6,900	9,300	8,200
Other services (except public administration)	3,200	8,500	2,400
Public administration	7,500	8,500	8,1000
<b>Total</b>	<b>191,100</b>	<b>186,500</b>	<b>186,500</b>

Source: Statistics Canada, Labour Market Survey Q4 2016

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.

<b>Housing Starts - Windsor-Essex</b>				
	Q4 2016	Q4 2015	Year-to-Date 2015	Year-to-date 2016
Amherstburg	14	18	91	123
Essex	3	3	15	35
Kingsville	19	42	81	123
Lakeshore	56	67	210	250
LaSalle	46	27	204	266
Leamington	11	0	16	75
Tecumseh	12	29	105	90
Windsor	64	77	400	537
<b>Total</b>	<b>225</b>	<b>263</b>	<b>1,122</b>	<b>1,499</b>

Source: Canada Mortgage and Housing Company (CMHC) Single Starts

<b>Housing Starts - Windsor CMA</b>				
	Jan 2017	Jan 2016	Year-to-date 2016	Year-to-date 2017
Singles	39	35	35	39
Multi-Family	16	8	8	16
<b>Total</b>	<b>55</b>	<b>43</b>	<b>43</b>	<b>55</b>

Source: CMHC Press Release

**Toronto, February 8, 2017** – The housing starts trend measure for Windsor Census Metropolitan Area (CMA) was 1,160 units in January, down from 1,216 units in December, 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 was down in January, as the decrease in starts of semi-detached, rows, and apartments over the past six months more than offset higher single-detached starts. Single-detached starts, which are the best reflection of market conditions as they are the least volatile, are sitting near a ten year high due to a severe shortage of homes listed for sale,” said Anthony Passarelli, Senior Market Analyst with CMHC.

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

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 1,076 units in January, down from 1,164 units in December due to lower starts of all dwelling types with the exception of apartments, which were dormant in both months

**-CMHC Press Release**

<b>Building Permits - Windsor-Essex</b>				
	January 2017	January 2016	Year-to-date 2017	Year-to-date 2016
Industrial	2,432,672	796,000	2,432,672	796,000
Commercial	2,421,575	4,817,125	2,421,575	4,817,125
Institutional	34,372,995	4,713,009	34,372,995	4,713,009
<b>Total</b>	<b>39,227,242</b>	<b>10,326,134</b>	<b>39,227,242</b>	<b>10,326,134</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

2017 has started off with a bright spot on building permit totals in January, with the highest total over a 3-year comparison period. The major contributing factor to this is a number of wind turbines that will be placed in Lakeshore at the price of around \$2M per tower. We can also see some new investment going into local manufacturing plants in the Oldcastle cluster. This is very much in line with the positive growth and overall high capacity of work we have seen from this sector over the last 12 months. It also coincides with the latest labor indicators which show that manufacturing added 900 jobs in January. This year we expect to see further major institutional and infrastructure development in our region as the Gordie Howe International Bridge project continues to move forward.

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

Conference Board of Canada - Key Indicators

<b>Regional GDP by Sector - Windsor CMA</b>			
	2016 (Mil. \$)	2017* (Mil. \$)	2018* (Mil. \$)
Total	13,116.34	13,405.14	13,646.41
Goods-Producing Industries	5,044.20	5,150.05	5,255.49
Manufacturing	3,980.99	4,072.55	4,141.78
Construction	761.19	771.85	801.95
Primary and Utilities	302.03	305.65	311.76
Services-Producing Industries	8,072.13	8,255.10	8,390.92
Transportation and Warehousing	540.61	551.43	560.25
Information and Cultural Industries	264.45	264.19	263.40
Wholesale and Retail Trade	1,300.00	1,331.20	1,351.17
Finance, Insurance and Real Estate	2,227.35	2,299.82	2,356.32
Business Services	699.16	721.53	736.68
Personal Services	792.71	816.49	832.82
Non-Commercial Services	1,657.95	1,672.87	1,687.92
Public Administration and Defense	589.91	597.57	602.35

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data Dec 2016

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

\* 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

<b>Retail Sales - Windsor CMA</b>			
	2017*	2016*	2015
Total Sales (\$millions)	4,432	4,322	4,149
Percentage Change	2.6	4.2	4.7

\* Forecast data

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

<b>Consumer Price Index (CPI) - Windsor CMA</b>			
	2017*	2016*	2015
CPI (2002 = 1.0)	1.337	1.307	1.276
Percentage Change	2.3	2.4	1.4

\* Forecast data

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

<b>Population and Labour Market - Windsor CMA</b>			
	2015	2016	2017*
Population	335,787	337,646	339,783
Labour Force	175,573	175,945	174,744
Total Employment	158,274	164,961	163,036
Unemployment Rate (%)	9.85	6.25	6.70
Net International Migration	130	161	159
Net Interprovincial Migration	130	161	159
Natural Increase in Population	610	599	586

\*Forecast data

Source: Conference Board of Canada, Metropolitan Data December 2016

<b>Bankruptcies - Windsor CMA</b>			
	2012	2013	2014
Consumer	854	794	584
Business	21	26	26

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2016

<b>Regional Employment by Sector - Windsor CMA (000s)</b>			
Sector	2016	2017*	2018*
Total	164,961	163,036	164,807

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

Goods Sector	53,802	50,950	50,408
Manufacturing	41,152	38,140	37,729
Construction	9,257	9,659	9,535
Primary Industries and Utilities	3,393	3,151	3,144
Services Sector	111,159	112,086	114,399
Transportation and Warehousing	6,649	6,929	6,948
Information and Cultural Industries	1,857	1,722	1,692
Wholesale and Retail Trade	19,604	19,522	20,193
Finance, Insurance and Real Estate	7,867	8,041	8,139
Business Services	14,360	13,705	13,686
Personal Services	23,219	24,110	25,117
Non-Commercial Services	31,457	32,865	33,675
Public Administration	6,146	5,192	4,949

*\*Forecast data*

*Source: Conference Board of Canada Metropolitan Data December 2016*

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