



Monthly Economic Monitor – March 2017

Population		
	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
Windsor-Essex Total	398,953	388,782

Source: Statistics Canada, 2016 Census

Unemployment Rates – Windsor CMA (%)			
	February 2017	January 2017	February 2016
Windsor CMA	5.1	5.4	7.4
Ontario	6.2	6.4	6.7
Canada	6.6	6.8	7.2

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

Labour Force Characteristics – Windsor CMA			
	February 2017	January 2017	February 2016
Labour Force	169,900	171,600	170,900
Employed	161,300	162,300	158,300

Source: Statistics Canada, March 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.

Labour Force Characteristics- Windsor Essex			
	Q4 2016	Q4 2015	2016
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

Job Gains/Losses - Windsor-Essex		
	January 2017	Year-To-Date
Job Gains Announced	288	366
Job Losses Announced	0	6

Source: Service Canada; The Windsor Star, Windsorite

Announcements January 2017

- CX North America lands in Tecumseh, 6 new hires
- Fort Family Fun Centre announced in Amherstburg, 70 jobs announced
- Government of Canada to invest 17M in Astrex inc. Creating 62 new jobs
- A new Metro grocery store is announced for Devonshire mall, with 19 Million in investment for local region. 150 new hires expected.

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

Employment By Industry- Windsor Essex			
Industry	Q4 2016	Q4 2015	2016
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
Total	191,100	186,500	186,500

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.

Housing Starts - Windsor-Essex				
	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
Total	225	263	1,122	1,499

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

Housing Starts - Windsor CMA				
	Feb 2017	Feb 2016	Year-to-date 2016	Year-to-date 2017
Total	35	50	93	40

Source: CMHC Press Release

OTTAWA, March 8, 2017 — Housing starts are now on pace to hit 204,669 units in Canada, whereas January saw them hitting 200,255 units, according to Canada Mortgage and Housing Corporation (CMHC). This trend measure is a six-month moving average of the monthly seasonally adjusted annual rates (SAAR) of housing starts.

“This winter has seen Canada's national housing starts trend upward, supported mostly by increased construction of homes in Ontario,” said Bob Dugan, CMHC Chief Economist. “New single-detached home construction in Ontario is reaching levels not seen in the province since July 2008 — offsetting recent slowdowns in British Columbia.”

The standalone monthly SAAR of housing starts for all areas in Canada was 210,207 units in February, up from 208,934 units in January. The SAAR of urban starts increased by 0.9 per cent in February to 193,035 units. Multiple urban starts decreased by 4.7 per cent to 121,164 units in February, while

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single-detached urban starts increased by 12.1 per cent, to 71,871 units. Rural starts were estimated at a seasonally adjusted annual rate of 17,172 units.

-CMHC Press Release

CBRE Industrial Market Overview Q4 2016

The vacancy rate in Windsor-Essex declined for the fifth consecutive quarter, down to 2.0% in Q4 2016, a decrease of 30 basis points (bps) compared to Q3 2015.

- After increasing to 4.8% in Q3 2015, the availability rate decreased 50 basis points to 4.3% in Q4 2016.
- 2016 brought 186,761 sq. ft. of new supply to the Windsor-Essex market, with 147,208 sq. ft. occurring in Q4 2016.
- Q4 2016 achieved a healthy 300,712 sq. ft. of positive net absorption, bringing the 2016 total to positive 1,511,959 sq. ft. net.
- Site preparation continued on the Gordie Howe Bridge, which is a key factor for the opportunity for growth within Windsor-Essex.
- The Windsor-Essex market continued to experience a shortage of quality industrial space, as the remaining supply has been quickly picked up by users when it comes available and meets their criteria.

Building Permits - Windsor-Essex				
	January 2017	January 2016	Year-to-date 2017	Year-to-date 2016
Industrial	1,878,013	2,609,000	4,310,685	3,405,000
Commercial	6,860,411	983,581	9,281,986	5,800,706
Institutional	16,500,388	601,770	50,873,383	5,314,779
Total	25,238,812	15,919,735	64,466,054	14,530,485

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

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. \$)	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

Ranking of Windsor CMA's GDP Growth Compared to 14 Other CMAs		
Year	Growth Rate	Rank
2016	3.5%	3rd
2017	2.2%	11th
2018-21*	1.7%	21st

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Spring 2017

Windsor CTY Credit Quality Rating- AA

Source: Standard & Poor's

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

Retail Sales - Windsor CMA			
	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 2017

Consumer Price Index (CPI) - Windsor CMA			
	2018*	2017*	2016
CPI (2002 = 1.0)	1.350	1.325	1.300
Percentage Change	1.9	1.9	2.0

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2017

Population and Labour Market - Windsor CMA			
	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

Bankruptcies - Windsor CMA			
	2012	2013	2014
Consumer	854	794	584
Business	21	26	26

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2017

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

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

Dominant Industries 2015		
Class*	Industry	Employees(000s)
4411-4543	Retail trade	15.4
3361-69	Transportation equipment manu	13.7
7221-24	Food and beverage services	11.2
2311-29	Construction	9.6
6111	Primary and secondary schools	7.6
3331-39	Machinery manufacturing	6.3
6220	Hospitals	6.3
6211-19	Ambulatory health care services	5.9
7111-39	Arts, entertainment, and recreation	5.4
6112-17	Post-secondary education	4.8

*North American Industrial Classification System

Source: Statistics Canada.

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