

Monthly Economic Monitor – November 2014

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

Source: Statistics Canada, 2011 Census

| Unemployment Rates – Windsor CMA (%) | | | | | |
|--|-----|-----|-----|--|--|
| October 2014 September 2014 October 2013 | | | | | |
| Windsor CMA | 8.9 | 8.7 | 9.0 | | |
| Ontario | 6.5 | 7.1 | 7.4 | | |
| Canada | 6.5 | 6.8 | 6.9 | | |

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

| Labour Force Characteristics – Windsor CMA | | | | | |
|--|---------|---------|---------|--|--|
| October 2014 September 2014 October 2013 | | | | | |
| Labour Force | 168,500 | 166,500 | 166,200 | | |
| Employed | 153,500 | 152,000 | 151,200 | | |

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

Although the number of people employed grew by 1,500 from September to October, the size of the labour force grew by a larger amount, resulting in an increase in the unemployment rate from 8.7% to 8.9%. Employment increased by approximately 300 in Manufacturing and in Professional, Scientific and Technical Services. The youth unemployment rate dropped from 19.0% in September to 17.0% in October.

| Labour Force Characteristics – Windsor-Essex | | | | |
|--|---------|---------|---------|--|
| | Q3 2014 | Q3 2013 | 2013 | |
| Population 15+ | 333,000 | 337,400 | 337,500 | |
| Labour force | 209,700 | 210,300 | 210,500 | |
| Employment | 192,700 | 191,400 | 192,800 | |
| Full-time | 156,100 | 152,100 | 149,800 | |
| Part-time | 36,600 | 39,300 | 43,000 | |
| Unemployed | 17,000 | 19,000 | 17,700 | |
| Not in labour force | 123,300 | 127,100 | 127,100 | |
| Unemployment rate (%) | 8.1 | 9.0 | 8.4 | |
| Participation rate (%) | 63.0 | 62.3 | 62.4 | |
| Employment rate (%) | 57.9 | 56.7 | 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.

| Employment by Industry – Windsor-Essex | | | | | |
|--|---------|---------|---------|--|--|
| Industry | Q3 2014 | Q3 2013 | 2013 | | |
| Agriculture | 4,500 | 4,600 | 3,500 | | |
| Forestry, fishing, mining and oil and gas extraction | 0.0 | 0 | 0 | | |
| Utilities | 0 | 0 | 1,500 | | |
| Construction | 10,900 | 11,200 | 10,200 | | |
| Manufacturing | 39,100 | 40,800 | 39,700 | | |
| Trade | 27,800 | 27,100 | 28,500 | | |
| Transportation and warehousing | 10,600 | 7,700 | 8,300 | | |
| Finance and insurance real estate and leasing | 7,900 | 11,100 | 10,000 | | |
| Professional, scientific and technical services | 7,800 | 8,600 | 8,600 | | |
| Business, building and other support services | 4,800 | 6,100 | 5,800 | | |
| Educational services | 13,400 | 14,100 | 14,800 | | |
| Health care and social assistance | 26,200 | 25,200 | 26,200 | | |
| Information and cultural and recreation | 9,800 | 6,500 | 7,400 | | |
| Accommodation and food services | 13,300 | 13,600 | 13,300 | | |
| Other services (except public administration) | 8,500 | 7,100 | 8,200 | | |
| Public administration | 6,500 | 5,300 | 5,800 | | |
| Total | 192,700 | 191,400 | 192,800 | | |

Source: Statistics Canada, Labour Market Survey Note: 0 indicates an estimate less than 1500

| Job Gains/Losses – Windsor-Essex | | | | |
|----------------------------------|-----|------|--|--|
| October 2014 Year-to-Date | | | | |
| Job Gains Announced | 100 | 1316 | | |
| Job Losses Announced 0 150 | | | | |

Source: Service Canada; The Windsor Star

TRW announced that it would be moving into a larger facility and add 60 workers to its payroll as it prepares for the launch of the next generation Chrysler minivan. Unique Tool & Gauge is looking to hire at least 30 employees over the next two to three months to handle additional work the company has taken on. ElringKlinger is refurbishing a previously idle facility in Leamington and will hire approximately 10 workers for this facility, its second in the municipality.

| Housing Starts – Windsor-Essex | | | | |
|--------------------------------|---------|---------|-------------------|-------------------|
| | Q3 2014 | Q3 2013 | Year-to-date 2014 | Year-to-date 2013 |
| Amherstburg | 26 | 24 | 51 | 42 |
| Essex | 23 | 17 | 39 | 26 |
| Kingsville | 14 | 13 | 33 | 53 |
| Lakeshore | 63 | 24 | 136 | 104 |
| LaSalle | 55 | 43 | 123 | 99 |
| Leamington | 17 | 7 | 43 | 12 |
| Tecumseh | 6 | 18 | 20 | 18 |
| Windsor | 138 | 136 | 260 | 226 |
| Total | 342 | 282 | 705 | 580 |

Source: Canada Mortgage and Housing Company (CMHC)

| Housing Starts – Windsor CMA | | | | | |
|---|----|----|-----|-----|--|
| October 2014 October 2013 Year-to-date 2014 Year-to-date 2013 | | | | | |
| Singles | 49 | 58 | 468 | 425 | |
| Multi-Family | 12 | 18 | 183 | 140 | |
| Total | 61 | 76 | 651 | 565 | |

Source: CMHC Press Release

Housing starts in the Windsor Census Metropolitan Area (CMA) were trending at 859 units in October compared to 880 units in September, 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 moved lower in October due to weaker construction of single-detached and semi-detached homes. Demand for new residential homes in the first ten months of 2014 is still stronger than in the same period of 2013, supported by stronger employment and increased migration to Windsor," said Margot Stevenson, Senior Market Analyst with CMHC.

| Building Permits – Windsor-Essex | | | | |
|----------------------------------|--------------|--------------|-------------------|-------------------|
| | October 2014 | October 2013 | Year-to-date 2014 | Year-to-date 2013 |
| Industrial | \$3,439,332 | \$5,977,932 | \$32,757,524 | \$29,457,657 |
| Commercial | \$6,754,534 | \$8,992,880 | \$44,870,777 | \$101,366,842 |
| Institutional | \$6,623,000 | \$25,725,150 | \$58,347,731 | \$114,192,665 |
| Total | 16,816,866 | \$40,695,962 | 135,976,032 | \$245,017,164 |

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

Erie Architectural Products of Lakeshore is spending \$1.6 million to increase the size of its current facility off of Patillo Road. A new Dollarama is under construction next to the Sobeys grocery store on Manning Road. Construction cost is approximately \$1.6 million. The University of Windsor obtained a building permit for construction of its new two-storey Welcome Centre, valued at over \$5.7 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 | | | | |
|--------------------------------------|----------------|----------------|----------------|--|
| | 2015* | 2014* | 2013 | |
| | (Mil. \$ 2007) | (Mil. \$ 2007) | (Mil. \$ 2007) | |
| Total | 11,870.53 | 11,682.98 | 11,502.25 | |
| Goods-Producing Industries | 4,169.39 | 4,122.84 | 4,037.56 | |
| Manufacturing | 3,324.86 | 3,266.29 | 3,186.41 | |
| Construction | 675.54 | 690.86 | 689.36 | |
| Primary and Utilities | 169.00 | 165.69 | 161.80 | |
| Services-Producing Industries | 7,701.14 | 7,560.14 | 7,464.69 | |
| Transportation and Warehousing | 455.46 | 448.74 | 436.51 | |
| Information and Cultural Industries | 299.70 | 297.30 | 306.83 | |
| Wholesale and Retail Trade | 1,302.13 | 1,279.15 | 1,256.49 | |
| Finance, Insurance and Real Estate | 2,078.66 | 2,027.48 | 1,973.10 | |
| Business Services | 669.55 | 653.86 | 657.14 | |
| Personal Services | 701.24 | 686.16 | 681.37 | |
| Non-Commercial Services | 1,686.41 | 1,659.98 | 1,638.55 | |
| Public Administration and Defence | 508.00 | 507.46 | 514.70 | |

^{*} Forecast data

Source: Conference Board of Canada, Metropolitan Data May 2014

| Ranking of Windsor CMA's GDP Growth Compared to 15 Other CMAs | | | | |
|---|-------------|------|--|--|
| Year | Growth Rate | Rank | | |
| 2013 0.6 11 | | | | |
| 2014* 1.6 6 | | | | |
| 2015-2018* | 1.6 | 10 | | |

^{*} Forecast data

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

| Retail Sales – Windsor CMA | | | | | |
|-------------------------------|-------|-------|-------|--|--|
| 2015* 2014* 2013 | | | | | |
| Total Sales (\$ millions) | 3,954 | 3,844 | 3,753 | | |
| Percentage Change 2.9 2.4 2.7 | | | | | |

^{*} Forecast data

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

| Consumer Price Index (CPI) – Windsor CMA | | | | | |
|--|-------|-------|-------|--|--|
| | 2015* | 2014* | 2013 | | |
| CPI (2002 = 1.0) | 1.279 | 1.253 | 1.230 | | |
| Percentage Change | 2.0 | 1.9 | 1.1 | | |

^{*} Forecast data

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

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

| Population and Labour Market – Windsor CMA | | | | | | | |
|--|---------|---------|---------|--|--|--|--|
| | 2015* | 2014* | 2013 | | | | |
| Population | 336,841 | 334,935 | 333,082 | | | | |
| Labour Force | 166,230 | 165,993 | 166,860 | | | | |
| Total Employment | 153,763 | 152,876 | 152,175 | | | | |
| Unemployment Rate (%) | 7.5 | 7.9 | 8.8 | | | | |
| Net International Migration | 1613.6 | 1,589 | 1,315 | | | | |
| Net Interprovincial Migration | -232.2 | -264.1 | -389 | | | | |
| Net Intercity Migration | -182.4 | -177.2 | 480 | | | | |
| Natural Increase in Population | 760 | 707 | 722 | | | | |

^{*} Forecast data

Source: Conference Board of Canada, Metropolitan Data May 2014

| Bankruptcies – Windsor CMA | | | | | |
|----------------------------|------|------|------|--|--|
| | 2013 | 2012 | 2011 | | |
| Consumer | 794 | 854 | 980 | | |
| Business | 21 | 20 | 25 | | |

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2014

| Regional Employment by Sector – Windsor CMA | | | | | |
|---|---------|---------|---------|--|--|
| Sector | 2015* | 2014* | 2013 | | |
| Total | 153,763 | 152,876 | 152,175 | | |
| Goods Sector | 43,115 | 45,205 | 41,735 | | |
| Manufacturing | 32,219 | 33,767 | 30,801 | | |
| Construction | 8,033 | 8,780 | 7,742 | | |
| Primary Industries and Utilities | 2,864 | 2,659 | 3,192 | | |
| Services Sector | 110,647 | 107,671 | 110,440 | | |
| Transportation and Warehousing | 6,356 | 6,612 | 6,131 | | |
| Information and Cultural Industries | 2,112 | 2,445 | 1,803 | | |
| Wholesale and Retail Trade | 21,872 | 20,485 | 21,889 | | |
| Finance, Insurance and Real Estate | 7,904 | 7,175 | 8,889 | | |
| Business Services | 12,938 | 12,270 | 12,274 | | |
| Personal Services | 22,201 | 21,690 | 21,165 | | |
| Non-Commercial Services | 32,631 | 32,894 | 33,404 | | |
| Public Administration | 4,633 | 4,100 | 4,885 | | |

^{*} Forecast data

Source: Conference Board of Canada Metropolitan Data May 2014