

## Monthly Economic Monitor – November 2013

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	October 2013	September 2013	October 2012
Windsor CMA	9.0	9.2	9.6
Ontario	7.4	7.3	8.3
Canada	6.9	6.9	7.4

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

Labour Force Characteristics – Windsor CMA			
	October 2013	September 2013	October 2012
Labour Force	166,200	166,600	168,600
Employed	151,200	151,200	152,400

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

There was a slight drop in the unemployment rate from September to October. While the number of people employed remained steady, there was a reduction in the size of the labour force. The number of people employed in manufacturing was at its highest point in 2013, while the trade sector as well as transportation and warehousing also experienced increased employment in October.

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>October 2013</b>	<b>Year-to-Date</b>
Job Gains Announced	210	601
Job Losses Announced	75	288

Source: Service Canada; The Windsor Star

The City of Windsor announced the construction of a new cargo terminal to be built at Windsor International Airport with FedEx as the anchor tenant. An associated border and security research facility will be established at the University of Windsor. Total job creation is expected to be 105 positions. Dynamant, a medical device manufacturer, announced plans to open a facility in Amherstburg, creating up to 80 jobs in the next three years. Honeywell announced the idling of its plant in Amherstburg, affecting 75 employees. A new Fox and Fiddle pub will open on Walker Road in Windsor, creating 25 jobs.

<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>				
	October 2013	October 2012	Year-to-date 2013	Year-to-date 2012
Singles	58	44	425	455
Multi-Family	18	19	140	148
<b>Total</b>	<b>76</b>	<b>63</b>	<b>565</b>	<b>603</b>

Source: CMHC Press Release

Housing starts in the Windsor Census Metropolitan Area (CMA) were trending at 766 units in October compared to 736 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.

“Housing starts continued to trend higher in October due to stronger single-detached construction. Stable employment, immigration and the relative affordability of housing in the Windsor CMA supported this demand,” said Erica McLerie, CMHC’s Senior Market Analyst for Windsor.

<b>Building Permits – Windsor-Essex</b>				
	October 2013	October 2012	Year-to-date 2013	Year-to-date 2012
Industrial	\$5,977,932	\$852,598	\$29,457,657	\$139,456,459
Commercial	\$8,992,880	\$3,152,700	\$101,366,842	\$69,437,616
Institutional	\$25,725,150	\$20,074,000	\$114,192,665	\$55,044,874
<b>Total</b>	<b>\$40,695,962</b>	<b>\$24,079,298</b>	<b>\$245,017,164</b>	<b>\$263,938,949</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.

The value of non-residential building permits issued in October was higher than the previous year across all categories. Most of the institutional permit total was accounted for by the University of Windsor’s permit to reconstruct a building on the site of the Windsor Star office at 167 Ferry Street. The new building will incorporate the façade of the historic Windsor Star building and will house the University’s School of Social Work and the Centre for Executive and Professional Education. In Essex County, a permit was issued for a new building for EnerQuest Services in the Town of Essex valued at \$5 million. A permit was also issued for \$5 million in improvements to the Essex County Civic Centre.

## 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