

## Monthly Economic Monitor – October 2014

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	September 2014	August 2014	September 2013
Windsor CMA	8.7	9.0	9.2
Ontario	7.1	7.4	7.3
Canada	6.8	7.0	6.9

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

Labour Force Characteristics – Windsor CMA			
	September 2014	August 2014	September 2013
Labour Force	166,500	165,100	166,600
Employed	152,000	150,300	151,200

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

As the number of people employed increased by approximately 1,700 the unemployment rate decreased compared to the previous month, despite an increase in the size of the labour force. The youth unemployment rate dropped slightly from 20.0% in August to 19% in September. The manufacturing sector employed 600 more people in September than in August.

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.

<b>Employment by Industry – Windsor-Essex</b>			
<b>Industry</b>	<b>Q3 2014</b>	<b>Q3 2013</b>	<b>2013</b>
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
<b>Total</b>	<b>192,700</b>	<b>191,400</b>	<b>192,800</b>

Source: Statistics Canada, Labour Market Survey

Note: 0 indicates an estimate less than 1500

<b>Job Gains/Losses – Windsor-Essex</b>		
	<b>September 2014</b>	<b>Year-to-Date</b>
Job Gains Announced	92	1216
Job Losses Announced	0	150

Source: Service Canada; The Windsor Star

Stricklnad's Automart is building a new showroom and aftermarket garage in Lakeshore to be completed in October. The Automart plans to hire six new staff. The new Windsor-Detroit Bridge Authority has secured space for its administrative offices which will employ about three dozen people. Pro Hockey Life is the latest retail store to be added to the Windsor Commons development on the site of the former Home Depot store across from Devonshire Mall. Approximately 50 people will work in the store.

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

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
<b>Total</b>	<b>342</b>	<b>282</b>	<b>705</b>	<b>580</b>

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	September 2014	September 2013	Year-to-date 2014	Year-to-date 2013
Singles	59	51	419	367
Multi-Family	23	10	171	122
<b>Total</b>	<b>82</b>	<b>61</b>	<b>590</b>	<b>489</b>

Source: CMHC Press Release

Housing starts in the Windsor Census Metropolitan Area (CMA) were trending at 882 units in September compared to 809 units in August, 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 continued to move higher in September due to stronger construction of single-detached, semi-detached and townhome units. Starts in the first nine months of 2014 were 21 per cent higher than in the same period of 2013 as starts for all housing types increased. Since single-detached and semi-detached homes remain relatively affordable in Windsor, demand for them has been strong and starts of these dwelling types led the increase in starts this year,” said Erica McLerie, Senior Market Analyst with CMHC.

Building Permits – Windsor-Essex				
	September 2014	September 2013	Year-to-date 2014	Year-to-date 2013
Industrial	\$8,261,260	\$4,631,600	\$27,741,860	\$23,479,725
Commercial	\$2,405,900	\$3,958,075	\$34,630,620	\$92,373,962
Institutional	\$885,650	\$2,530,875	\$45,101,731	\$88,467,515
<b>Total</b>	<b>\$11,552,810</b>	<b>\$11,120,550</b>	<b>\$107,474,211</b>	<b>\$204,321,202</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

Veltri Canada helped almost double the industrial building permit total for the region compared to last September with a permit for a \$5.1 million addition to its Patillo Road plant in Lakeshore. ErlingKlinger in Leamington is also upgrading its plant at a cost of \$850,000.

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.

<b>Population and Labour Market – Windsor CMA</b>			
	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

<b>Bankruptcies – Windsor CMA</b>			
	2013	2012	2011
Consumer	794	854	980
Business	21	20	25

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2014

<b>Regional Employment by Sector – Windsor CMA</b>			
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

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