

## Monthly Economic Monitor – August 2015

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	July 2015	June 2015	July 2014
Windsor CMA	8.7	8.9	8.7
Ontario	6.4	6.5	7.5
Canada	6.8	6.8	7.0

Source: Statistics Canada, August 2015, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	July 2015	June 2015	July 2014
Labour Force	179,900	180,700	163,800
Employed	164,200	164,600	149,600

Source: Statistics Canada, August 2015, figures represent a seasonally adjusted 3 month moving average.

The unemployment rate for the Windsor CMA dropped slightly from June to July as the drop in the number of people employed was less than the decrease in the size of the labour force. Manufacturing employment increased from 32,600 to 34,100 over this time period as Accommodation and Food Services dropped from 15,100 people to 13,800.

Labour Force Characteristics – Windsor-Essex			
	Q2 2015	Q2 2014	2014
Population 15+	329,900	337,400	339,600
Labour force	215,200	205,700	211,300
Employment	196,500	187,200	193,900
Full-time	156,900	149,900	152,700
Part-time	39,600	37,300	41,200
Unemployed	18,700	18,500	17,400
Not in labour force	114,700	131,700	128,200
Unemployment rate (%)	8.7	9.0	8.3
Participation rate (%)	65.2	61.0	62.2
Employment rate (%)	59.6	55.5	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>Q2 2015</b>	<b>Q2 2014</b>	<b>2014</b>
Agriculture	4,100	2,800	3,100
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	2,700	0	500
Construction	11,700	9,000	11,000
Manufacturing	39,000	38,800	39,600
Trade	26,100	26,400	28,100
Transportation and warehousing	7,200	11,700	11,800
Finance and insurance real estate and leasing	13,000	8,100	7,800
Professional, scientific and technical services	8,700	7,100	7,500
Business, building and other support services	7,900	5,600	6,100
Educational services	16,900	15,800	15,400
Health care and social assistance	24,700	24,000	25,200
Information and cultural and recreation	6,000	8,600	8,600
Accommodation and food services	16,800	13,500	13,700
Other services (except public administration)	7,100	9,700	8,600
Public administration	4,100	4,400	6,000
<b>Total</b>	<b>196,500</b>	<b>187,200</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>July 2015</b>	<b>Year-to-Date</b>
Job Gains Announced	172	1,291
Job Losses Announced	0	45

Source: Service Canada; The Windsor Star

Mucci Farms Ltd. in Kingsville in Essex County will undergo a 27-acre expansion which is expected to create 120 jobs. Insect biocontrol business GrowLiv Consultants Ltd. in Leamington expects to expand from 8 full-time workers to 20 over the next three years. Circle 5 Holdings and Management Inc., a tool and die company in Windsor, plans to expand its facility and add another 20 to 30 people to their staff. M.R. Meat Market opened a third Windsor location in July on Walker Road but no job numbers were released. Forever 21 Inc. will open its first two Canadian locations of F21 Red in Ontario this fall. The new concept stores will be located at Place d'Orleans in Ottawa and Devonshire Mall in Windsor. Hiram Walker & Sons held a job fair to fill 20 available positions.

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

<b>Housing Starts – Windsor-Essex</b>				
	Q2 2015	Q2 2014	Year-to-date 2015	Year-to-date 2014
Amherstburg	29	19	31	25
Essex	13	15	15	16
Kingsville	18	16	18	19
Lakeshore	68	53	75	73
LaSalle	76	56	88	68
Leamington	0	6	0	7
Tecumseh	6	9	9	14
Windsor	103	82	139	122
<b>Total</b>	<b>299</b>	<b>256</b>	<b>360</b>	<b>344</b>

Source: Canada Mortgage and Housing Company (CMHC)

<b>Housing Starts – Windsor CMA</b>				
	July 2015	July 2014	Year-to-date 2015	Year-to-date 2014
Singles	74	72	346	291
Multi-Family	23	45	93	128
<b>Total</b>	<b>97</b>	<b>117</b>	<b>439</b>	<b>419</b>

Source: CMHC Press Release

Housing starts in the Windsor Census Metropolitan Area (CMA) were trending up at 731 units in July compared to 698 in June, according to Canada Mortgage and Housing Corporation (CMHC).

“Row home and semi-detached starts both trended up, causing total starts to increase in July. New row and semi-detached homes are having a larger presence in Windsor’s new home market, as they are primarily designed for the growing number of households headed by someone aged 55 years of age and older. These homes are promoted as requiring little maintenance on the part of the owner, freeing up more time for empty nesters to enjoy recreational activities,” said Anthony Passarelli, Senior Market Analyst with CMHC.

<b>Building Permits – Windsor-Essex</b>				
	July 2015	July 2014	Year-to-date 2015	Year-to-date 2014
Industrial	\$79,500	\$4,522,000	\$28,907,045	\$18,128,600
Commercial	\$6,206,707	\$5,291,500	\$41,241,049	\$29,483,020
Institutional	\$24,537,797	\$3,374,983	\$79,400,352	\$42,013,567
<b>Total</b>	<b>\$30,824,004</b>	<b>\$13,188,483</b>	<b>\$149,548,446</b>	<b>\$89,625,187</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

The value of commercial and institutional building permits was higher in July 2015 than in July 2014. Although industrial permits for the month trailed last year’s total, the year-to-date totals in all categories are substantially higher than in 2014. The largest permit issued in July was in the City of Windsor for the University of Windsor’s redevelopment of the former Windsor Armouries building into a new School of Creative Arts building. The construction was valued at over \$19 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			
	2016* (Mil. \$ 2007)	2015* (Mil. \$ 2007)	2014 (Mil. \$ 2007)
Total	12,495.06	12,303.02	12,065.94
Goods-Producing Industries	4,531.06	4,456.84	4,335.29
Manufacturing	3,623.26	3,534.89	3,437.86
Construction	718.97	736.65	717.21
Primary and Utilities	188.83	185.31	180.22
Services-Producing Industries	7,964.00	7,846.18	7,730.65
Transportation and Warehousing	593.39	579.49	552.93
Information and Cultural Industries	277.91	273.00	289.18
Wholesale and Retail Trade	1,383.04	1,358.58	1,325.16
Finance, Insurance and Real Estate	2,020.99	1,989.38	1,954.17
Business Services	638.06	629.25	638.60
Personal Services	792.09	784.25	756.63
Non-Commercial Services	1,760.33	1,736.02	1,705.77
Public Administration and Defence	498.19	496.21	508.23

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2015

Ranking of Windsor CMA's GDP Growth Compared to 14 Other CMAs		
Year	Growth Rate	Rank
2014	2.7	4th
2015*	2.0	8th
2016-2019*	1.6	12th

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2015

Retail Sales – Windsor CMA			
	2016*	2015*	2014
Total Sales (\$ millions)	4,224	4,106	3,975
Percentage Change	2.9	3.3	6.1

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2015

Consumer Price Index (CPI) – Windsor CMA			
	2016*	2015*	2014
CPI (2002 = 1.0)	1.310	1.277	1.259
Percentage Change	2.6	1.5	2.3

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2015

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>			
	2016*	2015*	2014
Population	336,783	335,295	333,937
Labour Force	174,178	176,557	170,479
Total Employment	160,415	159,969	155,250
Unemployment Rate (%)	7.9	9.4	8.9
Net International Migration	1381	1307	895
Net Interprovincial Migration	-259	-285	-342
Net InterCity Migration	-150	-157	190
Natural Increase in Population	538	586	645

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2015

<b>Bankruptcies – Windsor CMA</b>			
	2014	2013	2012
Consumer	584	794	854
Business	26	21	20

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2015

<b>Regional Employment by Sector – Windsor CMA</b>			
Sector	2016*	2015*	2014
Total	160,415	159,969	155,250
Goods Sector	43,358	42,019	43,519
Manufacturing	32,722	29,757	32,911
Construction	8,061	9,641	8,298
Primary Industries and Utilities	2,575	2,621	2,311
Services Sector	117,057	117,950	111,731
Transportation and Warehousing	8,786	7,644	8,344
Information and Cultural Industries	1,889	1,773	2,094
Wholesale and Retail Trade	24,323	23,284	22,091
Finance, Insurance and Real Estate	5,844	6,449	6,070
Business Services	11,807	12,662	11,681
Personal Services	24,444	27,491	23,585
Non-Commercial Services	35,183	34,306	33,353
Public Administration	4,782	4,341	4,513

\* Forecast data

Source: Conference Board of Canada Metropolitan Data June 2015

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