

## Monthly Economic Monitor – August 2016

<b>Population</b>		
	2011	2006
Windsor-Essex	388,782	393,402

Source: Statistics Canada, 2011 Census

<b>Unemployment Rates – Windsor CMA (%)</b>			
	July 2016	June 2016	July 2015
Windsor CMA	6.2	6.4	9.7
Ontario	6.4	6.4	6.5
Canada	6.9	6.8	7.0

Source: Statistics Canada, August 2016, figures represent a seasonally adjusted 3 month moving average.

<b>Labour Force Characteristics – Windsor CMA</b>			
	July 2016	June 2016	July 2015
Labour Force	178,800	174,600	178,200
Employed	167,700	166,400	166,900

Source: Statistics Canada, August 2016, figures represent a seasonally adjusted 3 month moving average.

Windsor-Essex continues to see declines in unemployment numbers and growth in employment, labour force, and participation rates. With the unemployment rate changing so minutely, looking at all of these numbers together allows us to determine a strong sense of actual labour force changes. From what we are able to see, it appears that the unemployment rate change is not a statistical anomaly even though it is within the margin of error.

Youth employment grew by 2000 jobs, along with the youth workforce size by 2,600. Overall youth population increased by 2,800.

Construction and Healthcare saw the greatest growth in jobs. Construction added 2,200 jobs, while Healthcare added 1,600. Information, culture and recreation also added 400 new jobs.

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

<b>Labour Force Characteristics- Windsor Essex</b>			
	<b>Q2 2016</b>	<b>Q2 2015</b>	<b>2015</b>
Population 15+ ('000)	330.8	329.9	331.9
Labour force ('000")	212.0	215.2	202.9
Employment ('000)	198.9	196.5	186.5
Full-time('000)	157.1	156.9	146.7
Part-time ('000)	41.9	39.6	39.7
Unemployed ('00)	13.1	18.7	16.4
Not in labour force('000)	118.8	114.7	128.9
Unemployment rate (%)	6.2	8.7	8.1
Participation rate (%)	64.1	65.2	61.1
Employment rate (%)	60.1	59.6	56.2

Source: Statistics Canada, Labour Market Survey Q2 2016

<b>Employment By Industry- Windsor Essex</b>			
<b>Industry</b>	<b>Q2 2016</b>	<b>Q2 2015</b>	<b>2015</b>
Agriculture	4,100	4,100	6,500
Forestry, fishing, mining and oil and gas extraction	0.0	0.0	0.0
Utilities	2,300	2,700	0.0
Construction	11,000	11,700	9,400
Manufacturing	48,800	39,000	46,600
Trade	132,400	132,400	122,200
Transportation and warehousing	25,900	25,900	20,600
Finance and insurance real estate and leasing	8,000	7,200	7,100
Professional, scientific and technical services	8,200	13,200	9,000
Business, building and other support services	9,800	8,700	9,600
Educational services	6,200	7,900	7,200
Health care and social assistance	12,300	16,900	12,300
Information and cultural and recreation	22,500	24,700	24,400
Accommodation and food services	9,500	6,000	9,300
Other services (except public administration)	2,000	16,800	8,500
Public administration	9,400	7,100	8,500
<b>Total</b>	<b>198,900</b>	<b>196,500</b>	<b>186,500</b>

Source: Statistics Canada, Labour Market Survey Q2 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.

<b>Job Gains/Losses – Windsor-Essex</b>		
	July 2016	Year to date
Job Gains Announced	285	6,718
Job Losses Announced	345	396

Source: Service Canada; The Windsor Star, Windsorite

- Aphria, a medical marijuana producer in Leamington expands, 20 jobs added.
- Bondeulle Canada hires 100 Seasonal workers.
- Lee Valley Tools opens store in Windsor, hires 50 employees.
- Cimpress receives Ontario funding, creating 50 new jobs in Tecumseh.
- YMCA of Western Ontario begins hiring for new facility in Windsor, 48 jobs.
- 17 New Paramedics hired in Essex-Windsor
- CS wind shuts down for sic weeks due to production order gap. Affecting 345 employees.

<b>Housing Starts – Windsor-Essex</b>				
	Q2 2016	Q2 2015	Year-to-Date 2015	Year-to-date 2016
Amherstburg	34	29	31	41
Essex	9	13	15	25
Kingsville	23	18	18	53
Lakeshore	83	68	75	103
LaSalle	49	76	88	63
Leamington	13	0	0	13
Tecumseh	20	6	9	21
Windsor	266	103	139	332
<b>Total</b>	<b>497</b>	<b>299</b>	<b>360</b>	<b>651</b>

Source: Canada Mortgage and Housing Company (CMHC)

<b>Housing Starts – Windsor CMA</b>				
	July 2016	July 2015	Year-to-date 2015	Year-to-date 2016
Singles	78	74	346	461
Multi-Family	56	23	93	282
<b>Total</b>	<b>97</b>	<b>97</b>	<b>439</b>	<b>743</b>

Source: CMHC Press Release

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

**Toronto, August 9, 2016** – Total housing starts in the Windsor Census Metropolitan Area (CMA) trended up from 1,383 units in June to 1,453 units in July, 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 trend measure increased due to higher starts of multiple-unit homes. Among multi-unit housing types, the greatest upward trend has been in starts of row homes. The year-to-date total for row home starts has nearly surpassed its total for all of 2015, with five months still remaining in the year. Buyers seeking a row home in the resale market have very few options, providing the opportunity for developers to increase supply in the market,” said Anthony Passarelli, Senior Market Analyst with CMHC.

CMHC uses the trend measure as a complement to the monthly SAAR of housing starts to account for considerable swings in monthly estimates and obtain a more complete picture of the state of the housing market. In some situations, analysing only SAAR data can be misleading in some markets, as they are largely driven by the multiples segment of the markets which can be quite variable from one month to the next.

The monthly SAAR of total housing starts decreased from 1,562 units in June to 1,478 units in July due to fewer single-detached starts.

-CMHC Press Release

<b>Building Permits – Windsor-Essex</b>				
	July 2016	July 2015	Year-to-date 2016	Year-to-date 2015
Industrial	\$5,678,425	\$2,781,500	\$60,341,175	\$28,907,045
Commercial	\$9,104,380	\$5,345,300	\$65,859,766	\$41,241,049
Institutional	\$10,774,800	\$6,582,316	\$61,992,719	\$79,400,352
<b>Total</b>	<b>\$25,557,605</b>	<b>\$14,709,116</b>	<b>\$188,193,660</b>	<b>\$149,584,446</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

For the first time in 2016, building permit values have exceeded the Year-to-date numbers when compared to 2015. Many large projects have been added to the permit lists for July 2016.

Large commercial and industrial builds in Leamington and Lakeshore, as well as sizeable builds in Windsor have pushed the numbers up. Not unlike last year, the largest permit was filed by the University of Windsor. This time for \$8,000,000.00 for their downtown creative arts building.

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

Conference Board of Canada - Key Indicators

<b>Regional GDP by Sector – Windsor CMA</b>			
	2016 (Mil. \$)	2017* (Mil. \$)	2018* (Mil. \$)
Total	12,800.71	13,096.49	13,347.21
Goods-Producing Industries	4,897.54	5,039.46	5,165.00
Manufacturing	3,960.68	4,071.58	4,144.87
Construction	728.80	756.49	806.42
Primary and Utilities	208.06	211.39	213.72
Services-Producing Industries	7,903.17	8,057.03	8,182.20
Transportation and Warehousing	538.78	548.48	555.61
Information and Cultural Industries	258.22	257.96	256.41
Wholesale and Retail Trade	1,271.46	1,300.70	1,318.91
Finance, Insurance and Real Estate	2,181.89	2,234.44	2,283.79
Business Services	680.26	702.03	719.58
Personal Services	813.80	839.03	856.65
Non-Commercial Services	1,634.88	1,646.32	1,659.49
Public Administration and Defence	523.88	528.07	531.77

\* Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2016

<b>Ranking of Windsor CMA's GDP Growth Compared to 14 Other CMAs</b>		
Year	Growth Rate	Rank
2015	2.4%	4th
2016	2.4%	4th
2017-20*	2.0%	6th

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2016

<b>Retail Sales – Windsor CMA</b>			
	2016*	2015	2014
Total Sales (\$millions)	534,801	516,148	505,008
Percentage Change	3.6	2.2	4.6

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2016

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

<b>Consumer Price Index (CPI) – Windsor CMA</b>			
	2016*	2015	2014
CPI (2002 = 1.0)	1.286	1.266	1.252
Percentage Change	1.6	1.1	1.9

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2016

<b>Population and Labour Market – Windsor CMA</b>			
	2015	2016	2017*
Population	335,787	337,360	339,214
Labour Force	175,546	172,187	173,974
Total Employment	158,350	159,183	161,0994
Unemployment Rate (%)	9.8	7.5	7.4
Net International Migration	1,028	1,221	1,286
Net Interprovincial Migration	-285	-226	-203
Natural Increase in Population	610	643	708

\*Forecast data

Source: Conference Board of Canada, Metropolitan Data June 2016

<b>Bankruptcies – Windsor CMA</b>			
	2013	2014	2015
Consumer	794	584	560
Business	21	26	14

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2016

<b>Regional Employment by Sector – Windsor CMA (000s)</b>			
Sector	2015	2016	2017*
Total	158,250	159,183	161,099
Goods Sector	46,695	48,677	47,713
Manufacturing	33,947	38,383	35,200
Construction	9,569	7,281	8,742
Primary Industries and Utilities	3,178	3,013	2,714
Services Sector	111,554	110,506	114,442
Transportation and Warehousing	6,625	8,018	7,990
Information and Cultural Industries	1,999	1,731	1,626
Wholesale and Retail Trade	20,000	22,534	21,232
Finance, Insurance and Real Estate	9,490	7,177	7,144
Business Services	13,518	13,008	13,008
Personal Services	24,755	24,327	24,862
Non-Commercial Services	32,819	31,118	33,317
Public Administration	3,959	4,871	4,593

\*Forecast data

Source: Conference Board of Canada Metropolitan Data June 2016

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