

Monthly Economic Monitor – June 2016

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	May 2016	April 2016	May 2015
Windsor CMA	6.4	6.4	11.1
Ontario	6.6	7.0	6.5
Canada	6.9	7.1	7.2

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

Labour Force Characteristics – Windsor CMA			
	May 2016	April 2016	April 2015
Labour Force	174,600	172,600	167,400
Employed	163,400	161,600	161,300

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

While the unemployment rate remains unchanged from last month at 6.4%, the broader labour Force Characteristic data continues to tell a very positive story for the Windsor CMA. Our labour force and employment rates continue their climb. The static unemployment rate can be explained by looking at the amount of people added to the labour force over the last month.

2,000 individuals entered the labor force and an additional 1,800 were employed. This is an excellent sign of continued growth. When we look at the youth sector we see that even though the unemployment rate stayed the same, we also see growth in the population between the ages of 15-24 as well as growth in their employment and participation in the workforce.

The sectors to gain the most employees this month were wholesale and retail trade at 1,600, Construction at 900, and Arts, recreation and culture at 800.

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

Labour Force Characteristics- Windsor Essex			
	Q1 2016	Q1 2015	2015
Population 15+ ('000)	330.5	337.8	331.9
Labour force ('000")	200.7	217.6	202.9
Employment ('000)	187.7	194.8	186.5
Full-time('000)	143.8	151.4	146.7
Part-time ('000)	43.8	43.4	39.7
Unemployed ('00)	13.0	22.7	16.4
Not in labour force('000)	129.8	120.2	128.9
Unemployment rate (%)	6.5	10.4	8.1
Participation rate (%)	60.7	64.4	61.1
Employment rate (%)	56.8	57.7	56.2

Source: Statistics Canada, Labour Market Survey

Employment By Industry- Windsor Essex			
Industry	Q1 2016	Q1 2015	2015
Agriculture	4,000	3,700	6,500
Forestry, fishing, mining and oil and gas extraction	0.0	0.0	0.0
Utilities	0.0	2,200	0.0
Construction	7,800	12,900	9,400
Manufacturing	46,600	32,100	46,600
Trade	127,400	143,900	122,200
Transportation and warehousing	23,100	25,300	20,600
Finance and insurance real estate and leasing	7,500	9,500	7,100
Professional, scientific and technical services	8,400	9,800	9,000
Business, building and other support services	9,500	8,800	9,600
Educational services	5,600	6,800	7,200
Health care and social assistance	14,600	15,500	12,300
Information and cultural and recreation	22,500	26,900	24,400
Accommodation and food services	7,600	9,400	9,300
Other services (except public administration)	1,600	18,500	8,500
Public administration	8,600	7,000	8,500
Total	187,700	194,800	186,500

Source: Statistics Canada, Labour Market Survey

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.

Job Gains/Losses – Windsor-Essex		
	May 2016	Year to date
Job Gains Announced	594	6,272
Job Losses Announced	0	51

Source: Service Canada; The Windsor Star, Windsorite

- Caxton Mark and MGI Merge, looking to add additional 100 jobs
- Electromac receives Government of Ontario Funding through SWODF 35 new jobs.
- Essex Weld receives Government of Ontario Funding through SWODF 20 jobs.
- Integrity receives Government of Ontario funding through SWODF 52 new jobs.
- Lakeside Plastics receives Government of Ontario funding through SWODF 37 jobs.
- Giant tiger opens new store in leamington, 50 jobs.
- Radix and AIS merge. 400 new jobs expected.

Housing Starts – Windsor-Essex				
	Q1 2016	Q1 2015	Year-to-Date 2015	Year-to-date 2016
Amherstburg	7	2	2	7
Essex	16	2	2	16
Kingsville	30	0	0	30
Lakeshore	20	7	7	20
LaSalle	14	12	12	14
Leamington	0	0	0	0
Tecumseh	1	3	3	1
Windsor	66	36	36	66
Total	154	51	51	154

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	May 2016	May 2015	Year-to-date 2015	Year-to-date 2016
Singles	77	105	202	265
Multi-Family	122	19	55	181
Total	199	124	257	446

Source: CMHC Press Release

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

Toronto, June 8, 2016 – The housing starts trend in the Windsor Census Metropolitan Area (CMA) was 1,354 units in May compared to 1,094 in April, 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.

“Starts of all dwelling types trended up in May, with the greatest upward trend occurring in multi-unit housing starts. One of the primary factors supporting demand for new multi-unit homes is the growing number of empty nesters, as some are looking to downsize but have very few options in the resale 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 starts was 2,283 units in May, up from 1,175 units in April, mostly due to a high number of apartment and row starts. The majority of row and apartment starts tend to occur in a few months every year in Windsor.

-CMHC Press Release

Building Permits – Windsor-Essex				
	May 2016	May 2015	Year-to-date 2016	Year-to-date 2015
Industrial	\$2,972,600	\$3,317,000	\$14,881,550	\$26,046,045
Commercial	\$2,344,285	\$4,820,000	\$19,727,912	\$29,689,042
Institutional	\$2,543,000	\$9,539,000	\$18,781,369	\$48,280,239
Total	\$7,859,885	\$16,544,500	\$53,390,831	\$104,015,326

Source: Municipal Building Departments
 Note: Figures are preliminary and are subject to change. Data does not include Amherstburg, Leamington, Tecumseh

While 2015 had uncharacteristically high building permit value, 2016 seems to be more average in comparison with previous years. While most of the large institutional permits were filed last year, many projects are just beginning to wrap up in 2016. Highlights for May include:

- Centerline starting on their building expansion
- Leamington district secondary school gets underway

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. \$)	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

Ranking of Windsor CMA's GDP Growth Compared to 14 Other CMAs		
Year	Growth Rate	Rank
2015	2.7%	6th
2016	2.0%	16th
2017-20*	1.8%	21st

* Forecast data

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

Retail Sales – Windsor CMA			
	2016*	2015	2014
Total Sales (\$millions)	4,322	4,149	3,965
Percentage Change	4.2	4.7	6.0

* Forecast data

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

Consumer Price Index (CPI) – Windsor CMA			
	2016*	2015	2014
CPI (2002 = 1.0)	1.307	1.276	1.259
Percentage Change	2.4	1.4	2.3

* Forecast data

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

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

Population and Labour Market – Windsor CMA			
	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

Bankruptcies – Windsor CMA			
	2014	2013	2012
Consumer	584	794	854
Business	26	21	20

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2016

Regional Employment by Sector – Windsor CMA (000s)			
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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