

Monthly Economic Monitor – May 2015

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	April 2015	March 2015	April 2014
Windsor CMA	11.5	11.1	8.9
Ontario	6.8	6.9	7.1
Canada	6.8	6.8	6.9

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

Labour Force Characteristics – Windsor CMA			
	April 2015	March 2015	April 2014
Labour Force	180,400	179,800	164,800
Employed	159,900	159,800	152,700

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

Although the number of people employed in the Windsor CMA rose very slightly from March to April, the unemployment rate increased due to an expansion of the workforce. A major retooling of FCA's Windsor Assembly Plant, with approximately 5,000 employees, was a significant factor in the rise of the unemployment rate. Laid off workers are considered unemployed even though they will be returning to work. The impact of the shutdown for the retooling will be felt for several months into the future.

Labour Force Characteristics – Windsor-Essex			
	Q1 2015	Q1 2014	2014
Population 15+	337,800	337,700	339,600
Labour force	217,600	205,900	211,300
Employment	194,800	190,200	193,900
Full-time	151,400	145,400	152,700
Part-time	43,400	44,800	41,200
Unemployed	22,700	15,700	17,400
Not in labour force	120,200	131,800	128,200
Unemployment rate (%)	10.4	7.6	8.3
Participation rate (%)	64.4	61.0	62.2
Employment rate (%)	57.7	56.3	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.

Employment by Industry – Windsor-Essex			
Industry	Q1 2015	Q1 2014	2014
Agriculture	3,700	2,200	3,100
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	2,200	1,900	500
Construction	12,900	10,600	11,000
Manufacturing	32,100	41,100	39,600
Trade	25,300	27,700	28,100
Transportation and warehousing	9,500	10,200	11,800
Finance and insurance real estate and leasing	9,800	8,800	7,800
Professional, scientific and technical services	8,800	7,300	7,500
Business, building and other support services	6,800	5,700	6,100
Educational services	15,500	18,300	15,400
Health care and social assistance	26,900	23,800	25,200
Information and cultural and recreation	9,400	6,400	8,600
Accommodation and food services	18,500	12,700	13,700
Other services (except public administration)	7,000	8,800	8,600
Public administration	6,300	4,500	6,000
Total	194,800	190,200	193,900

Source: Statistics Canada, Labour Market Survey

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	April 2015	Year-to-Date
Job Gains Announced	97	952
Job Losses Announced	21	45

Source: Service Canada; The Windsor Star

Cutting Edge Technologies in Oldcastle announced a new partnership with Michigan-based Proper Group which could result in the doubling of its existing workforce of 35 people. Families First Funeral Home & Tribute Centre Inc. opened a \$3.5M facility in Amherstburg on April 11 but no employment figures were announced. Best Buy Canada closed 66 Future Shop stores and will be converting the other 65 into Best Buy stores, resulting in a loss of approximately 500 full-time and 1,000 part-time positions across Canada. The Future Shop in Windsor was closed but job losses were not announced. A Multi Foods Supermarket featuring Asian and South American foods will open in Windsor on Crawford Avenue by May 2015, creating approximately 50 jobs. The Greater Essex County District School Board plans to eliminate 21 early childhood educator positions and re-assign 40 elementary school teachers, due to declining enrolment projections. Peterson Spring Canada Ltd., a manufacturer of engineered metal products, is adding a new production line at its Kingsville plant in Essex County, creating 12 new jobs.

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

Housing Starts – Windsor-Essex				
	Q1 2015	Q1 2014	Year-to-date 2015	Year-to-date 2014
Amherstburg	2	6	2	6
Essex	2	1	2	1
Kingsville	0	3	0	3
Lakeshore	7	20	7	20
LaSalle	12	12	12	12
Leamington	0	1	0	1
Tecumseh	3	5	3	5
Windsor	36	40	36	40
Total	51	88	51	88

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	April 2015	April 2014	Year-to-date 2015	Year-to-date 2014
Singles	55	49	97	114
Multi-Family	18	20	36	38
Total	73	69	133	152

Source: CMHC Press Release

Housing starts in the Windsor Census Metropolitan Area (CMA) were trending up at 676 units in April compared to 649 in March, 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 demand has been greater in Windsor over the past six months due to job growth and slightly lower mortgage rates. Builders seized the opportunity to increase starts, as the number of resale homes listed for sale was not sufficient to satisfy the higher level of demand," said Anthony Passarelli, Senior Market Analyst with CMHC.

Building Permits – Windsor-Essex				
	April 2015	April 2014	Year-to-date 2015	Year-to-date 2014
Industrial	\$3,954,240	\$6,220,000	\$23,860,545	\$8,511,100
Commercial	\$5,476,636	\$4,110,530	\$24,869,042	\$13,367,392
Institutional	\$14,325,373	\$10,143,662	\$38,741,739	\$23,059,084
Total	\$23,756,249	\$20,474,192	\$87,471,326	\$44,937,576

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

Industrial, commercial and institutional building permits continued to trend higher in 2015 than in 2014. In Windsor, construction started on a new Volkswagen car dealership on Tecumseh Road East, valued at \$3.5 million. In Leamington, a new industrial building valued at \$1.4 million will be built on Essex Road 18.

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	11,872.59	1,1638.71	11,446.47
Goods-Producing Industries	4,233.78	4,143.82	4,011.35
Manufacturing	3,440.25	3,346.67	3,199.38
Construction	632.30	639.21	656.40
Primary and Utilities	161.22	157.93	155.57
Services-Producing Industries	7,638.81	7,494.89	7,435.12
Transportation and Warehousing	513.94	505.41	464.05
Information and Cultural Industries	299.92	294.92	314.07
Wholesale and Retail Trade	1,274.69	1,244.78	1,224.01
Finance, Insurance and Real Estate	2,030.29	1,989.15	1,942.00
Business Services	611.93	596.87	641.25
Personal Services	727.63	711.30	693.25
Non-Commercial Services	1,696.95	1,667.06	1,642.31
Public Administration and Defence	483.46	485.40	514.20

* Forecast data

Source: Conference Board of Canada, Metropolitan Data December 2014

Ranking of Windsor CMA's GDP Growth Compared to 28 Other CMAs		
Year	Growth Rate	Rank
2014	1.7	16 th
2015*	2.0	13 th
2016-2019*	1.7	21 st

* Forecast data

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

Retail Sales – Windsor CMA			
	2016*	2015*	2014
Total Sales (\$ millions)	4,110	3,977	3,857
Percentage Change	3.3	3.1	3.7

* Forecast data

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

Consumer Price Index (CPI) – Windsor CMA			
	2016*	2015*	2014
CPI (2002 = 1.0)	1.312	1.286	1.261
Percentage Change	2.1	2.0	2.5

* Forecast data

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

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

Population and Labour Market – Windsor CMA			
	2015*	2014*	2013
Population	336,811	334,940	333,082
Labour Force	166,028	164,923	166,860
Total Employment	152,413	151,067	152,175
Unemployment Rate (%)	8.2	8.4	8.8
Net International Migration	1614	1589	1315
Net Interprovincial Migration	-232	-264	-389
Net Intercity Migration	-182	-177	480
Natural Increase in Population	698	710	722

* Forecast data

Source: Conference Board of Canada, Metropolitan Data December 2014

Bankruptcies – Windsor CMA			
	2013	2012	2011
Consumer	794	854	980
Business	21	20	25

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2015

Regional Employment by Sector – Windsor CMA			
Sector	2015*	2014*	2013
Total	152,413	151,067	152,175
Goods Sector	42,361	42,425	41,738
Manufacturing	32,383	32,419	30,808
Construction	7,342	7,508	7,743
Primary Industries and Utilities	2,636	2,498	3,187
Services Sector	110,053	108,642	110,437
Transportation and Warehousing	6,870	7,579	6,144
Information and Cultural Industries	1,915	2,227	1,800
Wholesale and Retail Trade	21,043	20,233	21,884
Finance, Insurance and Real Estate	7,271	6,886	8,877
Business Services	11,570	10,969	12,274
Personal Services	22,993	22,747	21,167
Non-Commercial Services	33,822	33,682	33,409
Public Administration	4,568	4,321	4,881

* Forecast data

Source: Conference Board of Canada Metropolitan Data December 2014

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