

Monthly Economic Monitor – September 2015

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	August 2015	July 2015	August 2014
Windsor CMA	9.0	8.7	8.8
Ontario	6.8	6.4	7.3
Canada	7.0	6.8	7.1

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

Labour Force Characteristics – Windsor CMA			
	August 2015	July 2015	August 2014
Labour Force	176,400	179,900	170,100
Employed	160,500	164,200	154,400

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

The unemployment rate rose slightly in August over the July numbers. Youth unemployment (15-24) increased as well from 18.4% in July to 20.4% this month. The manufacturing sector and Goods Producing sector saw the biggest job gains this month with 1400 jobs added to each. Occupations in trades and sales and services saw the largest growth in jobs employing an addition 2900 and 1500 workers this month.

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.

Employment by Industry – Windsor-Essex			
Industry	Q2 2015	Q2 2014	2014
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
Total	196,500	187,200	193,900

Source: Statistics Canada, Labour Market Survey

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	August 2015	Year-to-Date
Job Gains Announced	115	1,406
Job Losses Announced	0	45

Source: Service Canada; The Windsor Star

The government of Ontario has announced it will invest \$125 Million in infrastructure funding as part of the Health Infrastructure Renewal fund, being provided to 128 hospitals throughout the province. Elections Canada is seeking temporary workers across Canada and our region to work various positions. 80 Jobs appear to be available locally. Fahrhall Mechanical Contractors Ltd. has been awarded a \$2 Million dollar contract to replace heating and cooling at sun parlor senior's residence in Leamington. New spa and nightclub announced to open inside Caesars Windsor this fall, adding approx. 25 Jobs. The boonies Drive-in theatre opened in Tilbury, creating 10 jobs.

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

Housing Starts – Windsor-Essex				
	Q2 2015	Q2 2014	Year-to-date 2015	Year-to-date 2014
Amherstburg	29	19	55	42
Essex	13	15	15	16
Kingsville	18	16	18	19
Lakeshore	68	53	121	117
LaSalle	76	56	142	106
Leamington	0	6	0	7
Tecumseh	6	9	71	19
Windsor	103	82	224	224
Total	313	256	646	550

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	August 2015	August 2014	Year-to-date 2015	Year-to-date 2014
Singles	81	69	427	360
Multi-Family	93	20	186	148
Total	174	89	613	508

Source: CMHC Press Release

Toronto, September 9, 2015 – Housing starts in the Windsor Census Metropolitan Area (CMA) were trending up at 1,000 units in August compared to 735 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) 1 of housing starts.

“Starts of all dwelling types trended up in August. The sharpest upward trend was in apartment starts, as August marked the first time since June 2006 that more than 50 apartments were started in one month in Windsor. New condominium apartments are being built to address the shortage of resale homes listed for sale that appeal to empty nesters looking to downsize,” 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, analyzing 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 1,807 units in August, up from 990 in July primarily due to the occurrence of apartment starts, which do not happen every month in Windsor. Row and semi-detached home starts were also higher in August.

- CMHC Press Release

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

Building Permits – Windsor-Essex				
	August 2015	August 2014	Year-to-date 2015	Year-to-date 2014
Industrial	\$1,395,500	\$1,352,000	\$30,302,545	\$19,480,600
Commercial	\$1,820,700	\$2,741,700	\$43,061,749	\$32,224,720
Institutional	\$11,320,700	\$2,202,515	\$90,721,052	\$44,216,082
Total	\$14,536,900	\$6,296,214	\$164,085,346	\$95,921,402

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change. *Numbers exclude Amherstburg for August 2015

The value of Industrial and institutional building permits was higher in August 2015 than in August 2014. The commercial numbers are down slightly but the overall total sits much higher than it did around the same time the previous year. This is bolstered by several big projects taking place. A brand new church is going up in Leamington which will be taking the place of an older building. St. Michael's church will be erected with an estimated cost of 8 million dollars. A French school in Lakeshore is getting some additional classroom space and Kingsville is seeing the expansion and addition to both commercial and industrial sectors.

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.

Population and Labour Market – Windsor CMA			
	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

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

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2015

Regional Employment by Sector – Windsor CMA			
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.