

## Monthly Economic Monitor – July 2016

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	June 2016	May 2016	June 2015
Windsor CMA	6.4	6.4	8.9
Ontario	6.4	6.6	6.5
Canada	6.8	6.9	6.8

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

Labour Force Characteristics – Windsor CMA			
	June 2016	May 2016	June 2015
Labour Force	174,600	174,600	172,800
Employed	166,400	161,600	164,600

Source: Statistics Canada, July 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. Population, workforce, employment, participation, and the employment rate all trended up for the period. We can surmise that the unemployment rate remains static not because of lack of growth, but because of an abundance of growth in some areas, and slower growth in others.

During the recording period, we added significant numbers to the Labour Force. While our Employment also grew, it wasn't by enough to offset the influx in labour. Despite the unchanging unemployment rate, the employment rate trended up from 58.1% to 59.1% continuing to show a positive trend in the region's growth.

The employment rate for youth aged 15-24 also rose from 59.4% to 62.2%.

<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

<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

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>		
	June 2016	Year to date
Job Gains Announced	50	6,333
Job Losses Announced	0	51

Source: Service Canada; The Windsor Star, Windsorite

- Cavalier tool announced a \$6M expansion as they have tripled their sales in the past 8 years. The tool maker is adding floor space, investing in new equipment and hiring 50 workers as it tried to keep up with demand.

<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>				
	June 2016	June 2015	Year-to-date 2015	Year-to-date 2016
Singles	118	70	383	265
Multi-Family	45	15	226	181
<b>Total</b>	<b>163</b>	<b>85</b>	<b>609</b>	<b>446</b>

Source: CMHC Press Release

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

**Toronto, July 11, 2016** – The housing starts trend in the Windsor Census Metropolitan Area (CMA) was stable at 1,356 units in June compared to 1,343 units in May, 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.

“Semi-detached starts continued to trend up in June, while the trend measure for all other dwelling types remained high. In the first six months of 2016, more than half of semi-detached starts occurred in LaSalle Township. That percentage is greater than the average over the previous five years. Developers are choosing to build more semi-detached units in LaSalle Township, as they are very popular among retirees 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, 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 was 1,527 units in June, down from 2,254 units in May. An increase in single-detached starts was not sufficient to offset the decline in multi-unit starts.

-CMHC Press Release

<b>Building Permits – Windsor-Essex</b>				
	June 2016	June 2015	Year-to-date 2016	Year-to-date 2015
Industrial	\$7,781,000	\$2,781,500	\$30,882,750	\$28,827,545
Commercial	\$6,906,206	\$5,345,300	\$29,302,403	\$25,034,342
Institutional	\$2,887,550	\$6,582,316	\$21,668,919	\$54,862,555
<b>Total</b>	<b>\$17,719,456</b>	<b>\$14,709,116</b>	<b>\$81,854,072</b>	<b>\$118,724,442</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

For the first time in 2016, building permit values exceeded their counterpart when conducting a year over year comparison. 2015 was an uncharacteristically high year for building permit values and 2016 has started by showing more average numbers. June was well above average, however. This can be attributed by in large to several significant manufacturing and industrial initiatives in growth and expansion. It is also a result of municipal investment in community spaces. It should be noted that this number does not include Agribusiness or residential permits.

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	2.7%	6th
2016	2.0%	16th
2017-20*	1.8%	21st

\* Forecast data

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

<b>Retail Sales – Windsor CMA</b>			
	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

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

\* Forecast data

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

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>			
	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>			
	2014	2013	2012
Consumer	584	794	854
Business	26	21	20

Source: Conference Board of Canada Metropolitan Outlook Report Winter 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

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