

Monthly Economic Monitor – April 2019

Population		
	2016	2011
Amherstburg	21,936	21,541
Essex	20,427	19,569
Kingsville	21,552	21,359
Lakeshore	36,611	34,414
LaSalle	30,180	28,550
Leamington	27,953	28,735
Pelee Island	235	171
Tecumseh	23,229	23,600
Windsor-Essex	398,953	388,782

Source: Statistics Canada, 2016 Census

Unemployment Rates – Windsor CMA (%)			
	March 2019	February 2019	March 2018
Windsor CMA	5.5	5.2	5.4
Ontario	5.8	5.6	5.6
Canada	5.8	5.7	5.8

Source: Statistics Canada, April 2019, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	March 2019	February 2019	March 2018
Labour Force	184,400	181,700	173,600
Employed	174,200	172,200	164,300

Source: Statistics Canada, April 2019, figures represent a seasonally adjusted 3 month moving average.

Windsor's unemployment rate has increased by 0.3% compared to last month, however, it continues to remain below the provincial and federal averages.

Employment in the Transportation and Warehousing and Finance, Insurance and Real Estate sectors showed an increase in employment this month compared to last month.

Accommodation and Food Services experienced a further decrease in employment compared to last month and is down 1.8% since the beginning of 2019.

The youth unemployment rate has increased this month from 8.0 percent in February 2019 to 9.8 percent in March 2019. This is the first increase experienced since September 2018.

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

Labour Force Characteristics – Windsor-Essex			
	Q1 2019	Q1 2018	2018
Population 15+	343,400	337,800	339,075
Labour force	211,700	202,100	207,025
Employment	199,200	190,100	194,675
Full-time	159,600	152,000	157,350
Part-time	39,600	38,100	37,325
Unemployed	12,500	12,000	12,350
Not in labour force	131,800	135,700	132,050
Unemployment rate (%)	5.9	5.9	6.0
Participation rate (%)	61.6	59.8	61.1
Employment rate (%)	58.0	56.3	57.4

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q1 2019

Employment by Industry – Windsor-Essex			
Industry	Q1 2019	Q1 2018	2018
Agriculture	3,100	2,800	3,500
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	1,500	0	400
Construction	12,300	11,100	12,000
Manufacturing	45,700	45,500	46,700
Trade	29,000	24,500	25,000
Transportation and warehousing	8,200	10,100	8,700
Finance and insurance real estate and leasing	6,300	7,800	6,900
Professional, scientific and technical services	7,800	8,400	8,600
Business, building and other support services	7,300	5,900	5,800
Educational services	13,800	16,500	15,000
Health care and social assistance	27,500	22,600	25,800
Information and cultural and recreation	6,400	4,500	5,700
Accommodation and food services	15,800	15,400	15,100
Other services (except public administration)	8,700	7,800	8,200
Public administration	7,100	5,900	6,500
Total	200,600	190,100	193,900

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q1 2019

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.

Employment by Occupation – Windsor-Essex			
Occupations in:	Q1 2019	Q1 2018	2018
Management	15,800	14,300	12,300
Business, finance and administration	26,900	29,200	26,300
Natural and applied sciences and related	15,500	11,700	12,400
Health	18,100	12,000	16,400
Education, law and social, community and government services	21,600	21,000	20,100
Art, culture, recreation and sport	2,800	3,400	3,400
Sales and service	46,600	44,400	46,500
Trades, transport and equipment operators and related	29,500	28,200	32,000
Natural resources, agriculture and related production	2,200	2,700	3,500
Manufacturing and utilities	20,300	23,200	21,900
Total, all occupations	199,200	190,100	194,800

Source: Statistics Canada, Labour Force Survey, Custom Tabulation, Q1 2019

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	March 2019	Year-to-Date
Job Gains Announced	296	446
Job Losses Announced	0	0

Source: Employment and Social Development Canada; The Windsor Star; CTV News Windsor

Note: Layoffs are not included in job counts; Temporary or seasonal positions are not included in job counts

AAR Corp., an international aircraft maintenance firm, is looking to hire approximately 160 staff in Windsor over the next two years bringing the total number of employees within the company's Windsor division to around 300.

Aphria Inc. hosted a job fair in Leamington on March 20 to fill 130 positions within the corporation.

JM Security Canada, a company that started in Chatham in 2018, will soon be opening a location in Windsor as well. JM Security Canada provides a wide range of various security hardware and monitoring systems. No information has been provided on the number of jobs this will create for the region.

Natural Health Services, an Alberta-based medical cannabis clinic, has opened a location in Windsor that currently employs 6 people. The number of jobs created by this new location is expected to triple over the next year.

Kabobgy, a Syrian restaurant and a new baby boutique store, Rock-A-Bye Baby have opened in Essex.

Fiat Chrysler Automobiles (FCA) will end third shift at Windsor Assembly Plant starting September 30, 2019 due to softening sales of the Pacifica and Grand Caravan. This will affect approximately 1500 Chrysler employees, however, to which extent each will be affected remains unknown (i.e. There have been no formal offers extended by FCA at this current time regarding buy-out packages)

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

Magna International (Tier 1 supplier to FCA) confirmed that they would also eliminate the third shift at Integram Windsor Seating plant in Lakeshore to match FCA's production. Up to 300 employees could be affected.

CS Wind has ceased operations in Windsor and is no longer producing wind turbines. During its peak production, CS Windsor employed approximately 460 people in Windsor, however, jobs within the corporation have been dwindling since 2017. There were no official numbers provided with respect to current job losses.

Green Earth Ltd. will be closing all of its 29 stores across Ontario including the Windsor location at the Devonshire Mall. There is no information provided on the number of job losses this will create.

Housing Starts – Windsor-Essex				
	Q1 2019	Q1 2018	Year-to-date 2019	Year-to-date 2018
Amherstburg	16	41	16	41
Essex	3	7	3	7
Kingsville	21	37	21	37
Lakeshore	12	27	12	27
LaSalle	49	8	49	8
Leamington	8	8	8	8
Tecumseh	3	0	3	0
Windsor	45	51	45	51
Total	157	179	157	179

Source: Canada Mortgage and Housing Corporation (CMHC), Total – All Dwelling Types

Housing Starts – Windsor CMA				
	March 2019	March 2018	Year-to-date 2019	Year-to-date 2018
Singles	16	22	53	22
Multi-Family	18	8	72	8
Total	34	30	125	30

Source: Canada Mortgage and Housing Corporation (CMHC), Total – All Dwelling Types

Housing Sales – Windsor-Essex		
	March 2019	March 2018
Units Sold	489	513
Average Price	\$333,566	\$281,001

Source: Windsor-Essex County Association of Realtors, Monthly Statistics

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

Rental Market – Windsor CMA		
	Vacancy Rate	Average Rent
Bachelor	6.0	\$600
1 Bedroom	3.4	\$772
2 Bedroom	1.9	\$915
3 Bedroom +	1.5	\$1,090
Total	3.0	\$818

Source: Canada Mortgage and Housing Corporation (CMHC), October 2018

Building Permits – Windsor-Essex				
	March 2019	March 2018	Year-to-date 2019	Year-to-date 2018
Industrial	\$1,840,250	\$8,019,001	\$5,903,000	\$13,934,851
Commercial	\$22,735,701	\$5,875,311	\$27,738,003	\$12,755,290
Institutional	\$7,687,208	\$2,980,296	\$19,672,748	\$11,529,126
Total	\$32,263,159	\$16,874,608	\$53,313,751	\$38,219,267

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

In Windsor, the largest permits issued this month are for interior and exterior renovations to an existing secondary school on Tecumseh Road East (\$4.5 million) and for interior and exterior renovations to Walmart on Dougall (\$3.2 million). The largest permits issued in the county were in Leamington for County Fair Mall Holdings (\$600 thousand) and Sun Parlour Players Community Theatre (\$480 thousand).

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			
	2020*	2019*	2018
	(Mil. \$ 2007)	(Mil. \$ 2007)	(Mil. \$ 2007)
Total	14,028.25	13,820.14	13,615.73
Goods-Producing Industries	5,635.11	5,546.43	5,467.70
Manufacturing	4,524.16	4,470.51	4,417.50
Construction	925.42	892.40	870.63
Primary and Utilities	185.53	183.52	179.56
Services-Producing Industries	8,393.13	8,273.72	8,148.03
Wholesale Trade	653.52	645.14	634.35
Retail Trade	709.48	701.07	693.44
Transportation and Warehousing	565.79	559.63	554.09
Information and Cultural Industries	234.61	234.84	235.08
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	2,452.26	2,397.49	2,345.16
Professional, Scientific and Technical Services	448.13	440.64	430.73
Educational Services	854.27	851.71	849.16
Health Care and Social Assistance	1,020.63	1,004.56	986.79
Arts, Entertainment and Recreation	136.74	135.12	132.86
Accommodation and Food Services	369.41	364.31	357.86
Other Services	264.18	258.50	253.18
Public Administration	684.12	680.72	675.32

* Forecast data

Source: Conference Board of Canada, Metropolitan Data January 2019

Ranking of Windsor CMA's GDP Growth Compared to 29 Other CMAs		
Year	Growth Rate	Rank
2018	2.2	16
2019*	1.5	23
2020-2023*	1.5	22

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2019

Retail Sales – Windsor CMA			
	2019*	2018	2017
Total Sales (\$ millions)	5,401	5,220	5,058
Percentage Change	3.5	3.2	6.7

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2019

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

Consumer Price Index (CPI) – Windsor CMA			
	2019*	2018	2017
CPI (2002 = 1.0)	1.382	1.352	1.319
Percentage Change	2.2	2.6	1.7

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2019

Population and Labour Market – Windsor CMA			
	2020*	2019*	2018
Population	352,799	350,576	348,277
Labour Force	177,883	177,126	174,830
Total Employment	167,032	166,144	164,475
Unemployment Rate (%)	6.1%	6.2	5.9
Net International Migration	1,772	1,767	2,007
Net Interprovincial Migration	-177	-168	-103
Net InterCity Migration	174	170	166
Natural Increase in Population	454	481	509

* Forecast data

Source: Conference Board of Canada, Metropolitan Data January 2019

Bankruptcies – Windsor CMA			
	2017	2016	2015
Consumer	451	432	560
Business	12	29	14

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2019

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

Regional Employment by Sector – Windsor CMA			
Sector	2020*	2019*	2018
Total	167,032	166,144	164,475
Goods Sector	52,794	51,642	51,457
Manufacturing	40,136	39,011	39,445
Construction	9,832	9,556	8,942
Primary Industries and Utilities	2,825	3,076	3,070
Services Sector	114,238	114,502	113,018
Wholesale Trade	4,003	4,305	4,203
Retail Trade	16,362	17,704	16,603
Transportation and Warehousing	7,006	6,629	6,985
Information and Cultural Industries	1,664	1,931	1,763
Finance and Insurance, Real Estate and Rental and Leasing, and Building, Business and Other Support Services	12,603	12,505	11,404
Professional, Scientific and Technical Services	8,006	7,543	7,641
Educational Services	12,208	11,999	13,091
Health Care and Social Assistance	23,865	23,473	22,529
Arts, Entertainment and Recreation	3,871	3,643	3,451
Accommodation and Food Services	12,600	12,620	12,858
Other Services	6,211	6,209	6,510
Public Administration	5,839	5,941	5,981

* Forecast data

Source: Conference Board of Canada Metropolitan Data January 2019

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