

Monthly Economic Monitor – August 2014

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	July 2014	June 2014	July 2013
Windsor CMA	8.7	9.0	9.2
Ontario	7.5	7.5	7.6
Canada	7.0	7.1	7.2

Source: Statistics Canada, August 2014, figures represent a seasonally adjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	July 2014	June 2014	July 2013
Labour Force	163,800	162,800	169,200
Employed	149,600	148,300	153,600

Source: Statistics Canada, August 2014, figures represent a seasonally adjusted 3 month moving average.

Despite an increase in the size of the labour force of approximately 1,000 people, the unemployment rate decreased in the Windsor CMA due to approximately 1,300 people finding jobs. The youth unemployment rate, however, increased from 16.5% to 18.4%. Within that group, although a greater number of people were employed in July than in June, a larger increase in the size of the labour force resulted in the increase in the unemployment rate.

Labour Force Characteristics – Windsor-Essex			
	Q2 2014	Q2 2013	2013
Population 15+	333,100	337,800	337,500
Labour force	202,900	211,800	210,500
Employment	185,400	192,500	192,800
Full-time	149,500	149,700	149,800
Part-time	35,900	42,900	43,000
Unemployed	17,400	19,300	17,700
Not in labour force	130,300	126,000	127,100
Unemployment rate (%)	8.6	9.1	8.4
Participation rate (%)	60.9	62.7	62.4
Employment rate (%)	55.7	57.0	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 2014	Q2 2013	2013
Agriculture	3,000	3,400	3,500
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	1,500	2,500	1,500
Construction	9,900	10,800	10,200
Manufacturing	37,200	37,800	39,700
Trade	24,900	29,100	28,500
Transportation and warehousing	11,000	6,500	8,300
Finance and insurance real estate and leasing	8,700	10,500	10,000
Professional, scientific and technical services	7,300	8,000	8,600
Business, building and other support services	4,900	4,300	5,800
Educational services	16,800	15,100	14,800
Health care and social assistance	23,900	27,400	26,200
Information and cultural and recreation	9,000	8,000	7,400
Accommodation and food services	12,700	12,600	13,300
Other services (except public administration)	9,800	9,500	8,200
Public administration	4,600	6,600	5,800
Total	185,400	192,500	192,800

Source: Statistics Canada, Labour Market Survey

Note: 0 indicates an estimate less than 1500

Job Gains/Losses – Windsor-Essex		
	July 2014	Year-to-Date
Job Gains Announced	325	1064
Job Losses Announced	0	150

Source: Service Canada; The Windsor Star

The Windsor Family Credit Union has opened its eighth retail location in downtown Windsor and frozen yogurt chain Menchie's opened a Windsor location on Dougall Avenue. Employment numbers were not released for those operations. Windsor Regional Hospital's Ouellette Campus received \$18 million from the Government of Ontario to expand its cardiac catheterization lab, with construction expected to begin in 2015. The Village at St. Clair, a new long-term care facility in Windsor, opened in July creating 325 new jobs.

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

Housing Starts – Windsor-Essex				
	Q2 2014	Q2 2013	Year-to-date 2014	Year-to-date 2013
Amherstburg	8	7	17	18
Essex	15	9	16	9
Kingsville	16	31	19	40
Lakeshore	30	30	57	80
LaSalle	28	41	48	56
Leamington	22	2	26	5
Tecumseh	7	0	8	0
Windsor	98	43	152	90
Total	224	163	343	298

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	July 2014	July 2013	Year-to-date 2014	Year-to-date 2013
Singles	72	45	291	254
Multi-Family	45	32	128	91
Total	117	77	419	345

Source: CMHC Press Release

Housing starts in the Windsor Census Metropolitan Area (CMA) were trending at 777 units in July compared to 685 units in June, 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.

“The trend continued to move higher in July due to stronger starts for single-detached, semi-detached and townhome units. New home construction has picked up in the last couple of months and for the year so far, starts are 20 per cent higher than they were in the first seven months of 2013. All housing types have contributed to the increase,” said Erica McLerie, Senior Market Analyst with CMHC.

Building Permits – Windsor-Essex				
	July 2014	July 2013	Year-to-date 2014	Year-to-date 2013
Industrial	\$4,522,000	\$2,292,585	\$18,128,600	\$14,395,725
Commercial	\$5,291,500	\$7,457,170	\$29,483,020	\$44,040,697
Institutional	\$3,374,983	\$53,036,750	\$42,013,567	\$77,559,220
Total	\$13,188,483	\$62,786,505	\$89,625,187	\$135,995,642

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

Families First Funeral Home and Chapel Inc. obtained a building permit to build a new \$2 million one-storey funeral home at 585 Sandwich Street South in Amherstburg. A 36,000 square foot addition to a commercial building on Walker Road, along with the installation of a solar array, will have a construction value of \$4.5 million. ADM-Agri Industries also made an investment in its facility in west Windsor.

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	11,870.53	11,682.98	11,502.25
Goods-Producing Industries	4,169.39	4,122.84	4,037.56
Manufacturing	3,324.86	3,266.29	3,186.41
Construction	675.54	690.86	689.36
Primary and Utilities	169.00	165.69	161.80
Services-Producing Industries	7,701.14	7,560.14	7,464.69
Transportation and Warehousing	455.46	448.74	436.51
Information and Cultural Industries	299.70	297.30	306.83
Wholesale and Retail Trade	1,302.13	1,279.15	1,256.49
Finance, Insurance and Real Estate	2,078.66	2,027.48	1,973.10
Business Services	669.55	653.86	657.14
Personal Services	701.24	686.16	681.37
Non-Commercial Services	1,686.41	1,659.98	1,638.55
Public Administration and Defence	508.00	507.46	514.70

* Forecast data

Source: Conference Board of Canada, Metropolitan Data May 2014

Ranking of Windsor CMA's GDP Growth Compared to 15 Other CMAs		
Year	Growth Rate (%)	Rank
2013	0.6	11
2014*	1.6	6
2015-2018*	1.6	10

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2014

Retail Sales – Windsor CMA			
	2015*	2014*	2013
Total Sales (\$ millions)	3,954	3,844	3,753
Percentage Change	2.9	2.4	2.7

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2014

Consumer Price Index (CPI) – Windsor CMA			
	2015*	2014*	2013
CPI (2002 = 1.0)	1.279	1.253	1.230
Percentage Change	2.0	1.9	1.1

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2014

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	336,841	334,935	333,082
Labour Force	166,230	165,993	166,860
Total Employment	153,763	152,876	152,175
Unemployment Rate (%)	7.5	7.9	8.8
Net International Migration	1613.6	1,589	1,315
Net Interprovincial Migration	-232.2	-264.1	-389
Net Intercity Migration	-182.4	-177.2	480
Natural Increase in Population	760	707	722

* Forecast data

Source: Conference Board of Canada, Metropolitan Data May 2014

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

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2014

Regional Employment by Sector – Windsor CMA			
Sector	2015*	2014*	2013
Total	153,763	152,876	152,175
Goods Sector	43,115	45,205	41,735
Manufacturing	32,219	33,767	30,801
Construction	8,033	8,780	7,742
Primary Industries and Utilities	2,864	2,659	3,192
Services Sector	110,647	107,671	110,440
Transportation and Warehousing	6,356	6,612	6,131
Information and Cultural Industries	2,112	2,445	1,803
Wholesale and Retail Trade	21,872	20,485	21,889
Finance, Insurance and Real Estate	7,904	7,175	8,889
Business Services	12,938	12,270	12,274
Personal Services	22,201	21,690	21,165
Non-Commercial Services	32,631	32,894	33,404
Public Administration	4,633	4,100	4,885

* Forecast data

Source: Conference Board of Canada Metropolitan Data May 2014

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