

## Monthly Economic Monitor – November 2016

<b>Population</b>		
	2011	2006
Windsor-Essex	388,782	393,402

Source: Statistics Canada, 2011 Census

<b>Unemployment Rates – Windsor CMA (%)</b>			
	October 2016	September 2016	September 2015
Windsor CMA	5.3	5.7	9.8
Ontario	6.4	6.6	6.8
Canada	7.0	7.0	7.1

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

<b>Labour Force Characteristics – Windsor CMA</b>			
	October 2016	September 2016	September 2015
Labour Force	176,900	178,600	172,600
Employed	167,500	168,500	155,800

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

With the second month of falling numbers in the labour force and the total number of employed individuals, it seems that the data is predicting a slow on the region's major drop in unemployment that has been seen throughout 2016. This doesn't mean that the unemployment rate will necessarily start to climb again, but the numbers point to a bottoming out of our current unemployment rate. In terms of attracting investment, this is a positive trend, if the unemployment rate dips too low, it becomes a hindrance in the attraction of new businesses as they need a viable workforce to staff their operations.

The youth (15-24) unemployment rate continues to fall and is now at 11.3%.

The Educational Services sector has seen the most growth in October, adding 1,300 jobs, followed closely by the Accommodation and food services sector, which gained 800 jobs.

<b>Labour Force Characteristics- Windsor Essex</b>			
	<b>Q3 2016</b>	<b>Q3 2015</b>	<b>2015</b>
Population 15+ ('000)	330.5	327.5	331.9
Labour force ('000")	213.3	204.0	202.9
Employment ('000)	201.4	184.8	186.5
Full-time('000)	163.9	146.6	146.7
Part-time ('000)	37.5	38.2	39.7
Unemployed ('00)	11.9	19.2	16.4
Not in labour force('000)	117.2	123.5	128.9
Unemployment rate (%)	5.6	9.4	8.1
Participation rate (%)	64.5	62.3	61.1
Employment rate (%)	60.9	56.4	56.2

Source: Statistics Canada, Labour Market Survey Q3 2016

<b>Employment By Industry- Windsor Essex</b>			
<b>Industry</b>	<b>Q3 2016</b>	<b>Q3 2015</b>	<b>2015</b>
Agriculture	4,400	5,700	6,500
Forestry, fishing, mining and oil and gas extraction	0.0	0.0	0.0
Utilities	1,800	1,900	0.0
Construction	15,200	11,200	9,400
Manufacturing	48,600	43,300	46,600
Trade	130,700	122,100	122,200
Transportation and warehousing	24,900	21,100	20,600
Finance and insurance real estate and leasing	8,700	7,300	7,100
Professional, scientific and technical services	8,400	11,300	9,000
Business, building and other support services	9,100	8,500	9,600
Educational services	7,800	6,100	7,200
Health care and social assistance	10,700	11,900	12,300
Information and cultural and recreation	25,800	22,900	24,400
Accommodation and food services	8,900	8,500	9,300
Other services (except public administration)	2,700	10,400	8,500
Public administration	7,500	9,800	8,500
<b>Total</b>	<b>201,400</b>	<b>184,800</b>	<b>186,500</b>

Source: Statistics Canada, Labour Market Survey Q3 2016

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>		
	October 2016	Year to date
Job Gains Announced	520	7,891
Job Losses Announced	0	396

Source: Service Canada; The Windsor Star, Windsorite

### Expansion Announcements October 2016

- Cutting Edge Precision Services adds 60 employees to staff after completion of \$10M addition in Tecumseh
- FCA Canada hires another 200 workers for its Windsor plant
- Sutherland Global Services looks to fill 200 vacancies at its call centre in Windsor
- Woody's BBQ Restaurant opens in Windsor, the American chain has hired 60 employees

<b>Housing Starts – Windsor-Essex</b>				
	Q3 2016	Q3 2015	Year-to-Date 2015	Year-to-date 2016
Amherstburg	10	24	79	90
Essex	10	0	15	35
Kingsville	25	15	33	104
Lakeshore	78	68	189	192
LaSalle	50	48	190	186
Leamington	13	12	12	52
Tecumseh	14	4	75	72
Windsor	77	75	299	274
<b>Total</b>	<b>277</b>	<b>246</b>	<b>892</b>	<b>1,656</b>

Source: Canada Mortgage and Housing Company (CMHC)

<b>Housing Starts – Windsor CMA</b>				
	Oct 2016	Oct 2015	Year-to-date 2015	Year-to-date 2016
Singles	63	93	584	675
Multi-Family	17	32	256	360
<b>Total</b>	<b>80</b>	<b>125</b>	<b>840</b>	<b>1,035</b>

Source: CMHC Press Release

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

**Toronto, November 8, 2016** – The housing starts trend measure in the Windsor Census Metropolitan Area (CMA) was slightly lower at 1,388 units in October compared to 1,431 units in September, 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 measure for all dwelling types was lower in October, with the exception of apartments. Builders decreased starts, which were at a ten year high, due to a high number of completed and unsold new homes. Builders shifted their attention towards selling their larger-than-average inventories of unsold homes,” 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 starts was 899 units in October, down from 1,239 units in September, due to fewer starts of all dwelling types.

**-CMHC Press Release**

<b>Building Permits – Windsor-Essex</b>				
	October 2016	October 2015	Year-to-date 2016	Year-to-date 2015
Industrial	\$1,060,000	\$3,222,700	\$31,175,051	\$35,509,245
Commercial	\$17,449,907	\$11,888,567	\$74,580,991	\$58,072,967
Institutional	\$6,593,560	\$19,827,816	\$74,250,640	\$113,493,205
<b>Total</b>	<b>\$25,103,467</b>	<b>\$34,938,883</b>	<b>\$153,006,682</b>	<b>\$207,075,417</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change. Numbers exclude Lakeshore, LaSalle, Amherstburg

While permit amounts have dipped slightly below the 2015 numbers, the development seen in Windsor-Essex this October has been very strong. Last year’s Octobers numbers were the highest of the year and we saw many institutional permits of large value. As we can see, commercial permits have trended upwards for October 2016 leaving Industrial and Institutional permits far behind.

As we roll into our last months of the year, 2016 has seen very positive growth in Windsor-Essex.

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 Defense	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*	2.2%	21th

\* Forecast data

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

<b>Retail Sales – Windsor CMA</b>			
	2017*	2016*	2015
Total Sales (\$millions)	4,432	4,322	4,149
Percentage Change	2.6	4.2	4.7

\* 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>Consumer Price Index (CPI) – Windsor CMA</b>			
	2017*	2016*	2015
CPI (2002 = 1.0)	1.337	1.307	1.276
Percentage Change	2.3	2.4	1.4

\* Forecast data

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

<b>Population and Labour Market – Windsor CMA</b>			
	2015	2016	2017*
Population	336,000	337,000	339,000
Labour Force	175,546	172,187	173,974
Total Employment	158,000	159,183	161,0994
Unemployment Rate (%)	9.9	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>			
	2012	2013	2014
Consumer	854	794	584
Business	21	26	26

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	160,000	161,099
Goods Sector	46,695	46,000	47,000
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 Summer 2016

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