

Monthly Economic Monitor – February 2016

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

Source: Statistics Canada, 2011 Census

Unemployment Rates – Windsor CMA (%)			
	January 2016	December 2015	January 2015
Windsor CMA	9.3	9.7	9.7
Ontario	6.7	6.7	6.8
Canada	7.2	7.1	7.1

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

Labour Force Characteristics – Windsor CMA			
	January 2016	December 2015	January 2015
Labour Force	170,400	169,500	175,900
Employed	154,600	153,100	159,400

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

The region of Windsor-Essex begins the year with positive momentum, on track to meet the Ontario Chamber of Commerce employment growth outlook for 2016. In January the biggest growth sectors in the region were Agriculture, Transportation and Warehousing, Educational Services and Accommodation and Food Services.

Agri-business is an interesting area of growth, as it is not peak season and growth in employment in this sector is often correlated with harvest or planting times, we can then draw the conclusion that growth in this sector is being driven by individual business expansion, export enhancement and other base operation development. One other likely reason revolves around the greenhouse industry in Windsor-Essex, one of the largest clusters of greenhouse farms in the world (2nd only to Holland.) Because these farms operate on longer growth cycles, they have the opportunity to continue business development year round.

It is also interesting to note that manufacturing, which has seen lots of employment growth in previous months, did not see any employment growth in January. With recent announcements from the local auto sector, this may just be anomalous and will shift back into a growth trend in the coming months.

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

Labour Force Characteristics- Windsor Essex			
	Q3 2015	Q3 2014	2014
Population 15+	327,500	337,700	339,600
Labour force	204,000	212,100	211,300
Employment	184,800	194,100	193,900
Full-time	146,600	158,000	152,700
Part-time	38,200	35,800	41,200
Unemployed	19,200	18,000	17,400
Not in labour force	123,500	125,000	128,200
Unemployment rate (%)	9.4	8.5	8.3
Participation rate (%)	62.3	62.8	62.2
Employment rate (%)	56.4	57.7	57.1

Source: Statistics Canada, Labour Market Survey

Employment By Industry- Windsor Essex			
Industry	Q3 2015	Q3 2014	2014
Agriculture	5,700	2,800	3,100
Forestry, fishing, mining and oil and gas extraction	0	0	0
Utilities	1,900	0	500
Construction	11,200	9,000	11,000
Manufacturing	43,300	38,800	39,600
Trade	21,100	26,400	28,100
Transportation and warehousing	7,300	11,700	11,800
Finance and insurance real estate and leasing	11,300	8,100	7,800
Professional, scientific and technical services	8,500	7,100	7,500
Business, building and other support services	6,100	5,600	6,100
Educational services	11,900	15,800	15,400
Health care and social assistance	22,900	24,000	25,200
Information and cultural and recreation	8,500	8,600	8,600
Accommodation and food services	10,400	13,500	13,700
Other services (except public administration)	9,800	9,700	8,600
Public administration	4,300	4,400	6,000
Total	184,800	194,100	193,900

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.

Job Gains/Losses – Windsor-Essex		
	January 2016	Year to date
Job Gains Announced	185	185
Job Losses Announced	0	0

Source: Service Canada; The Windsor Star, Windsorite

- Integram Windsor Seating and Dakkota Integrated systems announced the hiring of 90 employees to be hired at their Windsor plants
- U-haul Co (Canada) has invested 6 million into acquiring the former GM transmission plant building in Windsor and has begun renovations. About 10 jobs will be created when the store is fully operational
- Highbury Cano Corp. Is installing new production lines at its Leamington plant and is recruiting up to 85 new production operators and maintenance workers

Housing Starts – Windsor-Essex				
	Q4 2015	Q4 2014	Year End 2015	Year-to-date 2014
Amherstburg	18	24	101	75
Essex	3	17	18	56
Kingsville	42	12	81	45
Lakeshore	67	41	248	177
LaSalle	27	85	219	208
Leamington	0	11	16	54
Tecumseh	29	5	119	25
Windsor	77	61	979	321
Total	263	256	1781	961

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	January 2016	January 2015	Year-to-date 2016	Year-to-date 2015
Singles	35	26	35	26
Multi-Family	8	8	8	8
Total	43	34	43	34

Source: CMHC Press Release

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

Toronto, February 8, 2016 – The housing starts trend in the Windsor Census Metropolitan Area (CMA) was stable at 1,254 units in January compared to 1,248 in December, 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 was stable as higher single-detached starts roughly offset fewer multi-unit starts. People listing their homes for sale have had an easier time finding a buyer due to greater housing demand. As a result, there are more move-up buyers upgrading to a new single-detached home,” 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 1,072 units in January, down from 1,446 in December due to no row home starts and fewer semi-detached home starts. Row home and semi-detached starts tend to fluctuate greatly from month to month in Windsor.

-CMHC Press Release

Building Permits – Windsor-Essex				
	January 2016	January 2015	Year-to-date 2016	Year-to-date 2015
Industrial	\$796,000	\$1,983,100	\$796,000	\$1,983,100
Commercial	\$4,817,125	\$2,271,200	\$4,817,125	\$2,271,200
Institutional	\$4,713,009	\$10,043,993	\$4,713,009	\$10,043,993
Total	\$10,326,134	\$19,298,293	\$10,326,134	\$19,298,293

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

The beginning of 2016 has seen a large volume in commercial permits ranging from small renovations to large property overhauls, including 2 million in renovations to the former lakeshore Knights of Columbus hall. Institutional permits are expected to rise as the university continues their transformation of several large downtown properties. While not quite as high as the start in 2015, this is still a very encouraging look at some of the projects starting off in the Windsor-Essex region for 2016.

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 (Mil. \$)	2016* (Mil. \$)	2017* (Mil. \$)
Total	12,522.31	12,768.29	13,048.77
Goods-Producing Industries	4,639.28	4,761.66	4,917.00
Manufacturing	3,722.73	3,856.75	3,949.31
Construction	735.67	720.96	780.79
Primary and Utilities	180.88	183.95	186.90
Services-Producing Industries	7,883.03	8,006.63	8,131.77
Transportation and Warehousing	538.97	552.44	564.04
Information and Cultural Industries	295.69	297.76	298.95
Wholesale and Retail Trade	1,226.38	1,247.23	1,265.94
Finance, Insurance and Real Estate	2,224.33	2,263.78	2,299.90
Business Services	645.32	658.87	672.05
Personal Services	791.72	801.22	816.44
Non-Commercial Services	1,676.29	1,698.08	1,725.25
Public Administration and Defence	484.34	487.24	489.19

* Forecast data

Source: Conference Board of Canada, Metropolitan Data Dec 2015

Ranking of Windsor CMA's GDP Growth Compared to 14 Other CMAs		
Year	Growth Rate	Rank
2014	1.7%	17th
2015	2.0%	13th
2016-2019*	1.7%	18th

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2015

Retail Sales – Windsor CMA			
	2016*	2015*	2014
Total Sales (\$millions)	4,110	3,977	3,857
Percentage Change	3.3	3.1	3.7

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2015

Consumer Price Index (CPI) – Windsor CMA			
	2016*	2015*	2014
CPI (2002 = 1.0)	1.312	1.286	1.261
Percentage Change	2.1	2.0	2.5

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2015

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

Population and Labour Market – Windsor CMA			
	2015	2016*	2017*
Population	335,207	336,856	338,752
Labour Force	177,008	174,642	174,601
Total Employment	159,658	160,322	161,506
Unemployment Rate (%)	17,351	14,319	13,095
Net International Migration	9.80	8.20	7.50
Net Interprovincial Migration	63.29%	62.08%	61.70%
Net InterCity Migration	131	634	639
Natural Increase in Population	-182	-168	-164

*Forecast data

Source: Conference Board of Canada, Metropolitan Data December 2015

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

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2015

Regional Employment by Sector – Windsor CMA (000s)			
Sector	2015	2016*	2017*
Total	159,658	160,322	161,506
Goods Sector	45,716	45,710	46,595
Manufacturing	32,872	34,792	35,007
Construction	9,725	8,172	9,016
Primary Industries and Utilities	3,119	2,746	2,572
Services Sector	113,941	114,612	114,911
Transportation and Warehousing	6,625	8,018	7,990
Information and Cultural Industries	2,015	2,266	1,962
Wholesale and Retail Trade	19,952	22,534	21,232
Finance, Insurance and Real Estate	9,676	7,566	7,431
Business Services	13,166	12,529	12,734
Personal Services	25,353	23,909	24,878
Non-Commercial Services	33,394	33,366	34,340
Public Administration	3,762	4,425	4,344

*Forecast data

Source: Conference Board of Canada Metropolitan Data Dec 2015

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