

Monthly Economic Monitor – April, 2009

KEY INDICATORS

Population		
	2006	2001
Windsor-Essex	393,402	374,975

Source: Statistics Canada, 2006 Census

Unemployment Rates – Windsor CMA (%)			
	March 2009	February 2009	March 2008
Windsor CMA	15.2	13.8	9.7
Ontario	8.9	7.9	6.5
Canada	8.3	7.5	6.0

Source: Statistics Canada, April 2009, figures represent an unadjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	March 2009	February 2009	March 2008
Labour Force	173,800	176,400	175,800
Employed	147,400	152,100	158,700

Source: Statistics Canada, April 2009, figures represent an unadjusted 3 month moving average.

The employment figures from March 2009 show a loss of approximately 4,700 jobs in the Windsor Census Metropolitan Area (CMA). Although the size of the labour force decreased somewhat, it was not enough to offset the reduction in employment, resulting in an increase in the unemployment rate. The following tables contain statistics for the entire Windsor-Essex region, rather than the Census Metropolitan Area, which is made up of Windsor, LaSalle, Amherstburg, Tecumseh and Lakeshore.

Labour Force Characteristics – WindsorEssex			
	2008	2007	2006
Population 15+	332,100	329,700	329,800
Labour force	213,300	213,100	222,300
Employment	194,000	193,900	202,800
Full-time	154,100	153,300	158,600
Part-time	39,900	40,600	44,100
Unemployed	19,300	19,200	19,500
Not in labour force	118,800	116,700	107,500
Unemployment rate (%)	9.0	9.0	8.8
Participation rate (%)	64.2	64.6	67.4
Employment rate (%)	58.4	58.8	61.5

Source: Statistics Canada, Labour Market Survey

Employment by Industry - WindsorEssex		
Industry	1st Quarter 2009	1st Quarter 2008
Agriculture	2,400	3,000
Forestry Fishing, Mining and Oil and Gas Extraction	0	0
Utilities	1,800	0
Construction	7,700	8,200
Manufacturing	43,600	44,600
Trade	29,400	29,400
Transportation and Warehousing	7,000	9,500
Finance and Insurance real estate and leasing	8,900	7,900
Professional Scientific and Technical Services	9,600	8,900
Business, building and other support services	5,000	5,400
Educational Services	15,700	16,300
Health Care and Social Assistance	23,000	25,800
Information and Cultural and Recreation	8,900	7,000
Accommodation and Food Services	15,400	13,900
Other Services(except Public Admin)	8,200	7,000
Public Administration	7,100	6,800
Total	194,600	195,000

Source: Statistics Canada, Labour Market Survey

Job Gains/Losses – WindsorEssex		
	March 2009	Year-to-Date
Job Gains Announced	200	365
Job Losses Announced	99	249

Source: Service Canada; The Windsor Star

The closure of Aradco Management and Aramco Management, both owned by U.S.-based Catalina Precision Products, affected approximately 80 workers at the two plants which made parts for Chrysler. The Bay's Devonshire Mall location reduced its workforce by 19 employees. Not included in the above table are the layoff of 21 employees at Hiram Walker & Sons and the announced cutting of the third shift at Chrysler's Windsor Assembly Plant which will result in the indefinite layoff of approximately 1,200 people. Windsor Regional Hospital announced that its \$100 million renovation of the Western Campus will include a 65-bed specialized mental health hospital that will add 200 full-time jobs. Construction jobs associated with this project and the planned \$50 million expansion at the Metropolitan Campus were not estimated.

Housing Starts – Windsor-Essex				
	Q1 2009	Q1 2008	Year-to-date 2009	Year-to-date 2008
Amherstburg	4	6	4	6
Essex	8	1	8	1
Kingsville	8	6	8	6
Lakeshore	7	11	7	11
LaSalle	5	2	5	2
Leamington	2	4	2	4
Tecumseh	0	2	0	2
Windsor	19	18	19	18
Total	53	50	53	50

Source: Canada Mortgage and Housing Company (CMHC) (produced quarterly)

Housing Starts – Windsor CMA				
	March 2009	March 2008	Year-to-date 2009	Year-to-date 2008
Singles	9	17	20	29
Multi-Family	9	0	15	10
Total	18	17	35	39

Source: CMHC Press Release

According to preliminary data released by Canada Mortgage and Housing Corporation (CMHC), total housing starts in the Windsor Census Metropolitan Area (CMA) totaled 18 units, up slightly from the 17 units started in March 2008.

“Despite the uptick in March, starts remain at historically low levels,” said Margot Stevenson, Market Analyst for Canada Mortgage and Housing Corporation. “An adequate supply of listings in the resale market is tempering demand for new homes in the Windsor market,” added Stevenson.

Single starts in the Windsor area totaled 9 units last month, down 47 per cent. Year-to-date, a total of 20 single-detached homes, two semi-detached and 13 townhouse units were started in the Windsor CMA, down 10 per cent from the same period in 2008.

Building Permits – Windsor Essex				
	March 2009	March 2008	Year-to-date 2009	Year-to-date 2008
Industrial	\$32,000	\$953,000	\$975,950	\$2,251,000
Commercial	\$939,500	\$683,000	\$4,671,750	\$13,110,300
Institutional	\$176,000	\$335,000	\$20,995,000	\$16,987,000
Total	\$1,147,500	\$1,971,000	\$26,642,700	\$32,348,300

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

In March there were no industrial, commercial or institutional building permits issued with a value of over \$500,000. In considering the drop in year-to-date commercial building permits, it should be noted that the 2008 figures includes permits valued at over \$5,000,000 to start construction on a new commercial centre at the corner of Patillo Road and County Road 22 in the Town of Lakeshore.

Regional GDP by Sector – Windsor CMA		
	2008* (Mil. \$ 2002)	2007 (Mil. \$ 2002)
Total	11617	11748
Goods Sector	4113	4578
Primary Industries and Utilities	230	251
Manufacturing	3437	3871
Construction	446	457
Services Sector	7504	7169
Transportation and Communication	627	601
Wholesale and Retail Trade	1168	1095
Finance, Insurance and Real Estate	2074	1991
Commercial Services	1692	1635
Non-Commercial Services	1530	1450
Public Administration and Defence	413	397

* Forecast data

Source: Conference Board of Canada, December 3, 2008

Ranking of Windsor CMA's GDP Growth Compared to Other CMAs		
Year	Growth Rate	Rank
2008	-1.1	26 th
2009*	-0.6	27 th
2010*-2013*	2.3	20 th

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2009 (produced semi-annually)

Retail Sales – Windsor CMA			
	2009*	2008	2007
Total Sales (\$ millions)	3,666	3,593	3,480
Percentage Change	2.0	3.2	-0.4

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2009 (produced semi-annually)

Employment – Windsor CMA			
	2009*	2008	2007
Total Employment	157,000	160,000	158,000
Unemployment Rate	9.3	9.1	9.4

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2009 (produced semi-annually)

Bankruptcies – Windsor CMA			
	2007	2006	% Change
Consumer	1,525	1,303	+17.0%
Business	78	84	-7.1%

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2009 (produced semi-annually)

Regional Employment by Sector – Windsor CMA (000s)			
Sector	2009*	2008	2007
Total	157.0	160.0	158.0
Goods Sector	42.0	45.0	46.0
Manufacturing	32.8	35.2	36.0
Construction	7.0	7.4	7.3
Primary Industries and Utilities	2.2	2.1	2.2
Services Sector	115.0	115.0	113.0
Transportation and Communication	8.0	7.9	8.0
Wholesale and Retail Trade	23.6	23.8	21.8
Finance, Insurance and Real Estate	6.9	6.8	6.5
Commercial Services	38.0	38.0	39.3
Non-Commercial Services	32.9	33.0	31.8
Public Administration and Defence	5.7	5.7	5.4

* Forecast data

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2009 (produced semi-annually)

Number of Businesses by Sector – WindsorEssex			
Sector	June 2008	June 2005	% Change
Total	21,381	20880	
Agriculture, Forestry, Fishing and Hunting	1,078	1204	(10.5%)
Mining and Oil and Gas Extraction	17	17	.0%
Utilities	17	18	(5.6%)
Construction	2,553	2849	(10.4%)
Manufacturing	1,152	1197	(3.8%)
Wholesale Trade	876	853	2.7%
Retail Trade	2,356	2487	(5.3%)
Transportation and Warehousing	1,605	1136	41.3%
Information and Cultural Industries	129	135	(4.4%)
Finance and Insurance	1,239	836	48.2%
Real Estate and Rental and Leasing	2,020	1957	3.2%
Professional, Scientific and Technical Services	2,032	1993	2.0%
Management of Companies and Enterprises	982	940	4.5%
Admin. & Support, Waste Mgt. & Remediation Serv.	940	969	(3.0%)
Educational Services	180	180	0%
Health Care and Social Assistance	1,102	962	14.6%
Arts, Entertainment and Recreation	301	369	(18.4%)
Accommodation and Food Services	1,094	1160	(5.7%)
Other Services (except Public Administration)	1,692	1606	5.4%
Public Administration	16	12	33.3%

Source: Statistics Canada, Canadian Business Patterns Product, June 2005 and June 2008 (produced semi-annually)