

## Monthly Economic Monitor – December, 2009

### KEY INDICATORS

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

Source: Statistics Canada, 2006 Census

Unemployment Rates – Windsor CMA (%)			
	November 2009	October 2009	November 2008
Windsor CMA	11.6	12.5	8.9
Ontario	8.4	8.9	6.2
Canada	8.5	7.6	5.8

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

Labour Force Characteristics – Windsor CMA			
	November 2009	October 2009	November 2008
Labour Force	172,900	174,000	178,100
Employed	152,800	152,300	162,200

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

The unemployment rate declined somewhat from October to November, due to a slight increase in the number of people employed, combined with a reduction in the size of the labour force. The rate is still significantly higher than in November 2008, although the size of the labour force has been reduced since that time.

Labour Force Characteristics – Windsor-Essex			
	Q3 2009	Q2 2009	2008
Population 15+	325,100	329,000	332,100
Labour force	210,400	214,700	213,300
Employment	182,700	185,700	194,000
Full-time	142,100	138,400	154,100
Part-time	40,600	47,200	39,900
Unemployed	27,700	29,100	19,300
Not in labour force	114,800	114,200	118,800
Unemployment rate (%)	13.2	13.6	9.0
Participation rate (%)	64.7	65.3	64.2
Employment rate (%)	56.2	56.4	58.4

Source: Statistics Canada, Labour Market Survey

<b>Employment by Industry - WindsorEssex</b>		
<b>Industry</b>	<b>Q3 2009</b>	<b>Q3 2008</b>
Agriculture	3,200	3,100
Forestry, fishing, mining and oil and gas extraction	0	0
Utilities	0	1,700
Construction	10,600	9,400
Manufacturing	39,900	38,200
Trade	26,600	30,300
Transportation and warehousing	5,300	6,800
Finance and insurance real estate and leasing	6,800	9,000
Professional, scientific and technical services	7,200	11,000
Business, building and other support services	9,100	7,000
Educational services	12,900	13,100
Health care and social assistance	23,300	21,700
Information and cultural and recreation	7,300	9,900
Accommodation and food services	11,700	15,500
Other services (except public administration)	8,000	8,300
Public administration	8,300	8,400
<b>Total</b>	<b>182,700</b>	<b>193,400</b>

Source: Statistics Canada, Labour Market Survey

Note: 0 are estimates less than 1500

<b>Job Gains/Losses – WindsorEssex</b>		
	<b>November 2009</b>	<b>Year-to-Date</b>
Job Gains Announced	100	868
Job Losses Announced	98	511

Source: Service Canada; The Windsor Star

During its groundbreaking ceremony in November, OYA Solar announced plans to hire 100 employees as the company begins to manufacture its own rooftop solar mounting systems. Worldwide advertising agency BBDO announced the closure of its Windsor office, affecting approximately 80 employees, as the company failed to negotiate a new contract with Chrysler. The City of Windsor announced a reduction in management and Fire Department personnel by 18 positions.

<b>Housing Starts – Windsor-Essex</b>				
	Q3 2009	Q3 2008	Year-to-date 2009	Year-to-date 2008
Amherstburg	9	5	24	31
Essex	7	16	13	26
Kingsville	15	23	43	52
Lakeshore	41	36	76	89
LaSalle	29	19	57	53
Leamington	12	30	16	28
Tecumseh	3	6	8	14
Windsor	34	63	83	121
<b>Total</b>	<b>150</b>	<b>198</b>	<b>320</b>	<b>414</b>

Source: Canada Mortgage and Housing Company (CMHC)

<b>Housing Starts – Windsor CMA</b>				
	November 2009	November 2008	Year-to-date 2009	Year-to-date 2008
Singles	49	37	273	307
Multi-Family	15	7	79	139
<b>Total</b>	<b>64</b>	<b>44</b>	<b>352</b>	<b>448</b>

Source: CMHC Press Release

According to preliminary data released by Canada Mortgage and Housing Corporation (CMHC), housing starts in the Windsor Census Metropolitan Area (CMA) totaled 64 units in November, up from the 44 units started in November 2008.

“This is the highest level of total starts for the month of November since 2005 for the Windsor CMA,” said Margot Stevenson, Market Analyst for Canada Mortgage and Housing Corporation. “Despite the strong activity in November, year-to-date figures are still slightly below last year,” added Stevenson.

According to CMHC, single-detached home construction in Windsor will increase 30% in 2010.

<b>Building Permits – Windsor-Essex</b>				
	November 2009	November 2008	Year-to-date 2009	Year-to-date 2008
Industrial	\$260,000	\$1,333,000	\$35,814,950	\$25,091,800
Commercial	\$4,775,000	\$956,250	\$87,495,493	\$59,142,300
Institutional	\$10,710,000	\$1,419,000	\$151,375,233	\$39,540,000
<b>Total</b>	<b>\$15,745,000</b>	<b>\$3,708,250</b>	<b>\$274,685,676</b>	<b>\$123,774,100</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change. 2009 figures do not include Lakeshore.

Despite a decline in industrial building permits, the total value of building permits issued in November 2009 was more than four times higher than in November 2008. The largest project undertaken in November 2009 was a major addition to John Campbell elementary school in Windsor, valued at over \$8 million. A building permit was also issued for a new Shoppers Drug Mart store on Menard Street in Windsor. The Town of Amherstburg issued a building permit to Sunpower Energy Systems for a new solar farm.

<b>Regional GDP by Sector – Windsor CMA</b>		
	2008 (Mil. \$ 2002)	2007 (Mil. \$ 2002)
Total	11344	11664
Goods Sector	4000	4408
Primary Industries and Utilities	233	237
Manufacturing	3351	3741
Construction	415	430
Services Sector	7344	7256
Transportation and Communication	646	628
Wholesale and Retail Trade	1167	1133
Finance, Insurance and Real Estate	1965	1962
Commercial Services	1648	1649
Non-Commercial Services	1529	1500
Public Administration and Defence	389	385

Source: Conference Board of Canada, May 2009

<b>Ranking of Windsor CMA's GDP Growth Compared to Other CMAs</b>		
Year	Growth Rate	Rank
2008	-2.7	14 <sup>th</sup>
2009*	- 5.6	14 <sup>th</sup>
2010*-2013*	2.7	8 <sup>th</sup>

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2009

<b>Retail Sales – Windsor CMA</b>			
	2009*	2008	2007
Total Sales (\$ millions)	3,238	3,508	3,477
Percentage Change	2.0	3.2	-0.4

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2009

<b>Employment – Windsor CMA</b>			
	2009*	2008	2007
Total Employment	150,000	160,000	158,000
Unemployment Rate	13.7	9.4	9.4

\* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Summer 2009

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

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2009

<b>Regional Employment by Sector – Windsor CMA (000s)</b>			
Sector	2009*	2008	2007
Total	150.0	160.0	158.0
Goods Sector	38.0	45.0	46.0
Manufacturing	30.0	36.0	36.0
Construction	5.5	7.0	7.3
Primary Industries and Utilities	2.5	2.2	2.2
Services Sector	112.0	115.0	113.0
Transportation and Communication	8.6	8.0	7.9
Wholesale and Retail Trade	23.6	23.4	21.8
Finance, Insurance and Real Estate	7.2	6.8	6.5
Commercial Services	37.4	37.8	39.3
Non-Commercial Services	31.1	33.2	31.8
Public Administration and Defence	4.2	5.6	5.4

\* Forecast data

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2009