

## Monthly Economic Monitor – July, 2009

### KEY INDICATORS

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

Source: Statistics Canada, 2006 Census

Unemployment Rates – Windsor CMA (%)			
	June 2009	May 2009	June 2008
Windsor CMA	14.3	13.5	8.3
Ontario	9.6	9.4	6.5
Canada	8.6	8.7	5.6

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

Labour Force Characteristics – Windsor CMA			
	June 2009	May 2009	June 2008
Labour Force	176,000	174,300	169,200
Employed	151,200	150,700	155,300

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

The size of the labour force in the Windsor CMA grew substantially in the past year, with the addition of 6,800 workers. The number of people employed, however, dropped over the same period by more than 3,000, causing a dramatic increase in the unemployment rate. The corresponding increase in Ontario's unemployment rate was less dramatic, but still substantial. The following tables apply to the entire Windsor-Essex region.

Labour Force Characteristics – Windsor-Essex			
	Q2 2009	Q1 2009	2008
Population 15+	329,000	329,800	332,100
Labour force	214,700	210,200	213,300
Employment	185,700	179,100	194,000
Full-time	138,400	136,200	154,100
Part-time	47,200	42,900	39,900
Unemployed	29,100	31,200	19,300
Not in labour force	114,200	119,500	118,800
Unemployment rate (%)	13.6	14.8	9.0
Participation rate (%)	65.3	63.7	64.2
Employment rate (%)	56.4	54.3	58.4

Source: Statistics Canada, Labour Market Survey

<b>Employment by Industry - WindsorEssex</b>		
<b>Industry</b>	<b>Q2 2009</b>	<b>Q2 2008</b>
Agriculture	3,400	3,600
Forestry, fishing, mining and oil and gas extraction	0	0
Utilities	0	0
Construction	10,100	11,400
Manufacturing	40,600	33,800
Trade	28,300	28,400
Transportation and warehousing	8,800	6,200
Finance and insurance real estate and leasing	7,900	9,100
Professional, scientific and technical services	9,200	8,000
Business, building and other support services	7,600	7,900
Educational services	16,900	15,200
Health care and social assistance	23,000	23,300
Information and cultural and recreation	7,500	10,200
Accommodation and food services	15,500	12,800
Other services (except public administration)	6,300	8,200
Public administration	6,400	5,700
<b>Total</b>	<b>193,000</b>	<b>185,700</b>

Source: Statistics Canada, Labour Market Survey

Note: 0 are estimates less than 1500

<b>Job Gains/Losses – WindsorEssex</b>		
	<b>June 2009</b>	<b>Year-to-Date</b>
Job Gains Announced	185	554
Job Losses Announced	35	378

Source: Service Canada; The Windsor Star

A second Cora's restaurant opened in the region, employing 55 people at its location near Manning Road and County Road 22. The Best Western Continental Inn closed its doors in June, to make way for the new \$1.6 billion Windsor-Essex Parkway. The closure affected 25 employees. Approximately 300 construction jobs were created with the building of Xanadu Health Club in Lakeshore and up to 40 permanent employees will be hired. St. Clair College's new Centre for Construction, expected to open in September 2009, will employ 10 full-time technicians and 30 part-time instructors. The YMCA of Windsor and Essex County will reduce operating hours for their fitness facility, eliminating 10 jobs. In the manufacturing sector, Chrysler's Windsor Assembly Plant resumed production in June and is continuing to run three shifts. Collaboration between Manor Tool & Die, Green Sun Rising and Huch, a German company, will see solar storage tanks being manufactured in Windsor and the creation of 50 jobs over the next two years.

<b>Housing Starts – Windsor-Essex</b>				
	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
<b>Total</b>	<b>53</b>	<b>50</b>	<b>53</b>	<b>50</b>

Source: Canada Mortgage and Housing Company (CMHC)

<b>Housing Starts – Windsor CMA</b>				
	June 2009	June 2008	Year-to-date 2009	Year-to-date 2008
Singles	33	37	103	140
Multi-Family	6	18	29	55
<b>Total</b>	<b>39</b>	<b>55</b>	<b>132</b>	<b>195</b>

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 39 units down from the 55 units started in June 2008.

“A lower number of townhouse starts pulled total starts down in June” said Margot Stevenson, Market Analyst for Canada Mortgage and Housing Corporation. “However, the number of single-detached home starts was only four units less than in June a year ago, suggesting this part of the market is reaching some stability,” added Stevenson.

<b>Building Permits – Windsor Essex</b>				
	June 2009	June 2008	Year-to-date 2009	Year-to-date 2008
Industrial	\$0	\$5,734,000	\$1,868,950	\$17,657,800
Commercial	\$2,374,000	\$2,795,500	\$20,490,750	\$31,736,550
Institutional	\$29,887,000	\$834,500	\$131,692,000	\$19,270,200
<b>Total</b>	<b>\$32,261,000</b>	<b>\$9,364,000</b>	<b>\$154,051,700</b>	<b>\$68,664,550</b>

Source: Municipal Building Departments

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

Although the number and value of industrial and commercial building permits has declined since 2008, the value of institutional building permits has risen dramatically. The largest building permits issued in June were all for educational institutions: the new David Suzuki elementary school being built by the Greater Essex County District School Board, the new French language public high school being built on Totten Street in Windsor, the new Centre for Construction Innovation and Production at St. Clair College, and renovations to the biology building at the University of Windsor.

<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

<b>Number of Businesses by Sector – WindsorEssex</b>			
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