

Monthly Economic Monitor – May, 2010

KEY INDICATORS

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

Source: Statistics Canada, 2006 Census

Unemployment Rates – Windsor CMA (%)			
	April 2010	March 2010	April 2009
Windsor CMA	12.2	12.9	13.8
Ontario	9.0	9.2	9.1
Canada	8.4	8.8	8.5

Source: Statistics Canada, May 2010, figures represent an unadjusted 3 month moving average.

Labour Force Characteristics – Windsor CMA			
	April 2010	March 2010	April 2009
Labour Force	171,500	169,800	173,900
Employed	150,600	147,800	149,900

Source: Statistics Canada, May 2010, figures represent an unadjusted 3 month moving average.

An increase in the number of people employed, coupled with a smaller increase in the size of the labour force, resulted in a decline in the unemployment rate from March to April 2010. A more significant decline occurred between April 2009 and April 2010. The unemployment rate declined in Ontario and Canada as well, but the difference was more dramatic in the Windsor CMA.

Labour Force Characteristics – Windsor-Essex			
	Q1 2010	Q1 2009	2009
Population 15+	327,400	329,800	327,000
Labour force	203,200	210,200	209,800
Employment	178,300	179,100	182,500
Full-time	137,800	136,200	140,000
Part-time	40,400	42,900	42,500
Unemployed	25,000	31,200	27,300
Not in labour force	124,200	119,500	117,200
Unemployment rate (%)	12.3	14.8	13.0
Participation rate (%)	62.1	63.7	64.2
Employment rate (%)	54.5	54.3	55.8

Source: Statistics Canada, Labour Market Survey

Employment by Industry - WindsorEssex		
Industry	Q1 2010	Q1 2009
Agriculture	3,400	3,300
Forestry, fishing, mining and oil and gas extraction	0	0
Utilities	1,600	0
Construction	6,300	7,100
Manufacturing	35,900	36,100
Trade	25,800	28,700
Transportation and warehousing	7,400	7,800
Finance and insurance real estate and leasing	7,900	9,400
Professional, scientific and technical services	8,200	8,600
Business, building and other support services	5,700	5,600
Educational services	15,200	14,600
Health care and social assistance	24,600	19,700
Information and cultural and recreation	8,100	10,300
Accommodation and food services	12,000	13,00
Other services (except public administration)	9,000	7,900
Public administration	6,900	4,900
Total	178,300	179,100

Source: Statistics Canada, Labour Market Survey

Note: 0 are estimates less than 1500

Job Gains/Losses – WindsorEssex		
	April 2010	Year-to-Date
Job Gains Announced	355	1417
Job Losses Announced	0	0

Source: Service Canada; The Windsor Star

In April, the federal government announced \$2.5 million in funding for Lakeside Plastics to assist with the expansion of the plant and the purchase of new equipment. Thirty new employees will be hired as a result of the expansion. Schletter Inc., a German-based manufacturer of solar mounting systems, announced it was opening a plant in Windsor which could eventually employ up to 100 people. Tesla Digital, a start-up company specializing in highly efficient lighting systems, announced the establishment of manufacturing operations in Windsor-Essex. The facility will employ 130 people. A \$2.73 million loan from the Ontario government is assisting Concours Mold in its expansion plans, which will result in the hiring of 45 additional employees within five years. Investors Group announced it would move to new office space at One Riverside West and plans to hire an additional 50 employees.

Housing Starts – Windsor-Essex				
	Q1 2010	Q1 2009	Year-to-date 2010	Year-to-date 2009
Amherstburg	4	4	4	4
Essex	5	8	5	8
Kingsville	9	8	9	8
Lakeshore	13	7	13	7
LaSalle	23	5	23	5
Leamington	2	2	2	2
Tecumseh	1	0	1	0
Windsor	30	19	30	19
Total	87	53	87	53

Source: Canada Mortgage and Housing Company (CMHC)

Housing Starts – Windsor CMA				
	April 2010	April 2009	Year-to-date 2010	Year-to-date 2009
Singles	34	13	101	33
Multi-Family	11	4	15	19
Total	45	17	116	52

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 45 units in April, up from the 17 units started in April 2009.

“Single-detached construction was boosted by spill-over demand from a tight resale market,” said Margot Stevenson, Market Analyst for Canada Mortgage and Housing Corporation. “Residential construction has been trending up since early 2009,” added Stevenson.

Single-detached homes represented nearly three-quarters of all starts in the Windsor area in April 2010. They were up more than two and a half times from April 2009. Construction also began on 11 townhomes compared to four in April 2009. Year-to-date, builders started 101 single-detached homes and 15 townhouse units, up 123 per cent from the same period in 2009.

Building Permits – Windsor-Essex				
	April 2010	April 2009	Year-to-date 2010	Year-to-date 2009
Industrial	\$2,007,000	\$32,733,000	\$34,504,000	\$33,708,950
Commercial	\$1,539,000	\$5,235,568	\$5,547,000	\$10,451,818
Institutional	\$100,005,380	\$435,000	\$126,473,763	\$21,342,000
Total	\$103,551,380	\$38,403,568	\$166,524,763	\$65,502,768

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change.

April 2010 building permit figures continued to outpace 2009, thanks largely to several major institutional construction projects in the City of Windsor. A permit was issued for the \$88 million construction of the University of Windsor’s Centre for Engineering Innovation, along with a permit to upgrade the Lou Romano Water Treatment facility at a cost of over \$6 million.

Regional GDP by Sector – Windsor CMA			
	2009 (Mil. \$ 2002)	2008 (Mil. \$ 2002)	2007 (Mil. \$ 2002)
Total	10504	11187	11484
Goods-Producing Industries	3361	3978	4380
Manufacturing	2790	3331	3707
Construction	362	413	434
Primary and Utilities	210	235	239
Services-Producing Industries	7142	7208	7105
Transportation and Warehousing	321	357	372
Information and Cultural Industries	314	281	246
Wholesale and Retail Trade	1183	1185	1143
Finance, Insurance and Real Estate	1962	1960	1955
Business Services	747	758	732
Personal Services	712	754	769
Non-Commercial Services	1485	1506	1492
Public Administration and Defence	419	408	396

Source: Conference Board of Canada, March 2010

Ranking of Windsor CMA's GDP Growth Compared to Other CMAs		
Year	Growth Rate	Rank
2009	-6.0	27 th
2010*	2.6	13 th
2011*-2014*	3.7	8 th

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2010

Retail Sales – Windsor CMA			
	2010*	2009	2008
Total Sales (\$ millions)	3,441	3,328	3,502
Percentage Change	3.4	-5.0	0.8

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2010

Employment – Windsor CMA			
	2010*	2009	2008
Total Employment	151,000	151,000	160,000
Unemployment Rate	0.6	-5.8	1.0

* Forecast data

Source: Conference Board of Canada, Metropolitan Outlook Report Winter 2010

Bankruptcies – Windsor CMA			
	2008	2007	2006
Consumer	1,690	1,417	1,240
Business	41	70	77

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2010

Regional Employment by Sector – Windsor CMA (000s)			
Sector	2010*	2009	2008
Total	151.0	151.0	160.0
Goods Sector	41.0	40.0	45.0
Manufacturing	31.2	30.6	36.0
Construction	7.1	7.2	6.9
Primary Industries and Utilities	2.3	2.5	2.2
Services Sector	111.0	110.0	115.0
Transportation and Communication	7.6	7.9	8.0
Wholesale and Retail Trade	22.6	23.0	23.4
Finance, Insurance and Real Estate	6.8	6.9	6.8
Commercial Services	36.1	35.5	37.8
Non-Commercial Services	32.5	31.7	33.2
Public Administration and Defence	5.3	5.2	5.6

* Forecast data

Source: Conference Board of Canada Metropolitan Outlook Report Winter 2010