

## Monthly Economic Monitor – October, 2010

### KEY INDICATORS

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

Source: Statistics Canada, 2006 Census

Unemployment Rates – Windsor CMA (%)			
	September 2010	August 2010	September 2009
Windsor CMA	11.5	12.3	14.4
Ontario	8.3	9.1	9.6
Canada	8.0	8.1	7.6

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

Labour Force Characteristics – Windsor CMA			
	September 2010	August 2010	September 2009
Labour Force	173,200	174,200	176,400
Employed	153,300	152,900	151,000

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

A reduction in the size of the labour force, coupled with an increase in the number of people employed resulted in a decrease in the unemployment rate in the Windsor CMA over the past month. The year-over-year numbers are more dramatic, with the decrease in Windsor's unemployment rate being more substantial than the decrease in the province as a whole.

Labour Force Characteristics – Windsor-Essex			
	Q3 2010	Q3 2009	2009
Population 15+	336,000	325,100	327,000
Labour force	213,000	210,400	209,800
Employment	189,200	182,700	182,500
Full-time	147,500	142,100	140,000
Part-time	41,600	40,600	42,500
Unemployed	23,800	27,700	27,300
Not in labour force	123,000	114,800	117,200
Unemployment rate (%)	11.2	13.2	13.0
Participation rate (%)	63.4	64.7	64.2
Employment rate (%)	56.3	56.2	55.8

Source: Statistics Canada, Labour Market Survey

<b>Employment by Industry - WindsorEssex</b>		
<b>Industry</b>	<b>Q3 2010</b>	<b>Q3 2009</b>
Agriculture	3,500	3,200
Forestry, fishing, mining and oil and gas extraction	0	0
Utilities	0	0
Construction	11,600	10,600
Manufacturing	40,100	39,900
Trade	23,500	26,600
Transportation and warehousing	8,100	5,300
Finance and insurance real estate and leasing	11,100	6,800
Professional, scientific and technical services	8,400	7,200
Business, building and other support services	9,900	9,100
Educational services	13,700	12,900
Health care and social assistance	23,900	23,300
Information and cultural and recreation	8,800	7,300
Accommodation and food services	11,800	11,700
Other services (except public administration)	7,400	8,000
Public administration	5,600	8,300
<b>Total</b>	<b>189,200</b>	<b>182,700</b>

Source: Statistics Canada, Labour Market Survey

Note: 0 are estimates less than 1500

<b>Job Gains/Losses – WindsorEssex</b>		
	<b>September 2010</b>	<b>Year-to-Date</b>
Job Gains Announced	83	1995
Job Losses Announced	0	302

Source: Service Canada; The Windsor Star

As it gears up for production of the Windsor series solar panel, Unconquered Sun announced that it would hire an additional 20 employees. Southwestern Manufacturing, having also moved into the renewable energy sector, is currently interviewing for 20 additional skilled trades staff. The Greater Essex County District School Board has hired 43 additional full-time teachers due to increased enrollment and the implementation of full-day kindergarten. The introduction of a new aluminum cylinder block product at Nemak's Windsor Aluminum Plant will protect the jobs of the plant's 200 employees.

<b>Housing Starts – Windsor-Essex</b>				
	Q3 2010	Q3 2009	Year-to-date 2010	Year-to-date 2009
Amherstburg	24	9	66	24
Essex	0	7	13	13
Kingsville	21	15	44	43
Lakeshore	30	41	85	76
LaSalle	46	29	102	57
Leamington	5	12	18	16
Tecumseh	4	3	11	8
Windsor	61	34	160	83
<b>Total</b>	<b>191</b>	<b>150</b>	<b>499</b>	<b>320</b>

Source: Canada Mortgage and Housing Company (CMHC)

<b>Housing Starts – Windsor CMA</b>				
	September 2010	September 2009	Year-to-date 2010	Year-to-date 2009
Singles	37	22	342	190
Multi-Family	5	6	82	58
<b>Total</b>	<b>42</b>	<b>28</b>	<b>424</b>	<b>248</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 42 units in September, up 50 per cent from the 28 units started in September 2009.

“After a minor slowdown in August, residential construction is once again trending up after bottoming out in 2009,” said Margot Stevenson, Market Analyst for Canada Mortgage and Housing Corporation. “On a year-to-date basis, starts in Windsor are 71 per cent ahead of their 2009 level,” added Stevenson.

<b>Building Permits – Windsor-Essex</b>				
	September 2010	September 2009	Year-to-date 2010	Year-to-date 2009
Industrial	\$6,675,000	\$149,000	\$148,998,697	\$34,227,950
Commercial	\$3,497,200	\$11,180,970	\$19,265,290	\$40,126,358
Institutional	\$7,537,149	\$2,967,400	\$216,475,988	\$138,478,233
<b>Total</b>	<b>\$17,709,349</b>	<b>\$14,297,370</b>	<b>\$384,739,975</b>	<b>\$210,832,541</b>

Source: Municipal Building Departments

Note: Figures are preliminary and are subject to change. Lakeshore building permits after May 2010 are not included.

Industrial and institutional building permits have continued to surpass 2009 totals both for the current month and the year to date. Commercial building permits have lagged behind the 2009 totals. The largest building permit issued by the City of Windsor was for an addition and renovations at Corpus Christi Church. In Essex County, the largest permit was for a new building for Landmark Structures in Kingsville valued at over \$5 million. Leamington District Memorial Hospital obtained a building permit for a \$2.5 million renovation project and Lakeside Plastics in Tecumseh started work on a 22,000 square foot addition.

<b>Regional GDP by Sector – Windsor CMA</b>			
	2010* (Mil. \$ 2002)	2009 (Mil. \$ 2002)	2008 (Mil. \$ 2002)
Total	10845	10579	11192
Goods-Producing Industries	3477	3392	3984
Manufacturing	2880	2807	3333
Construction	372	378	412
Primary and Utilities	225	207	239
Services-Producing Industries	7368	7187	7208
Transportation and Warehousing	334	338	361
Information and Cultural Industries	333	318	283
Wholesale and Retail Trade	1205	1141	1164
Finance, Insurance and Real Estate	2015	1975	1965
Business Services	762	752	758
Personal Services	728	724	762
Non-Commercial Services	1542	1518	1506
Public Administration and Defence	450	422	409

\* Forecast data

Source: Conference Board of Canada, June 2010 (2010 data) and August 2010 (2008 and 2009 data)

<b>Ranking of Windsor CMA's GDP Growth Compared to Other CMAs</b>		
Year	Growth Rate	Rank
2009	-5.7	14 <sup>th</sup>
2010*	2.9	5 <sup>th</sup>
2011*-2014*	2.6	6 <sup>th</sup>

\* Forecast data

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

<b>Retail Sales – Windsor CMA</b>			
	2010*	2009	2008
Total Sales (\$ millions)	3,534	3,362	3,530
Percentage Change	5.1	-4.8	1.3

\* Forecast data

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

<b>Employment – Windsor CMA</b>			
	2010*	2009	2008
Total Employment	152,000	151,000	160,000
Unemployment Rate	1.1	-5.8	1.0

\* Forecast data

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

<b>Bankruptcies – Windsor CMA</b>			
	2009	2008	2007
Consumer	2,117	1,690	1,417
Business	43	41	70

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2010

<b>Regional Employment by Sector – Windsor CMA (000s)</b>			
Sector	2010*	2009	2008
Total	152.0	151.0	160.0
Goods Sector	39.0	40.0	45.0
Manufacturing	30.3	31.0	35.9
Construction	6.6	6.8	6.9
Primary Industries and Utilities	2.5	2.5	2.2
Services Sector	113.0	110.0	115.0
Transportation and Warehousing	6.2	5.4	6.0
Information and Cultural Industries	3.0	2.8	2.4
Wholesale and Retail Trade	21.7	22.7	23.4
Finance, Insurance and Real Estate	6.9	7.1	6.8
Business Services	14.7	13.3	13.9
Personal Services	22.0	22.3	23.8
Non-Commercial Services	31.8	31.2	33.1
Public Administration	6.4	5.4	5.6

\* Forecast data

Source: Conference Board of Canada Metropolitan Outlook Report Summer 2010