



# ECONOMIC INDICATORS

City of Brockville, Ontario Canada

## 2010

(2009 Year End)



**BROCKVILLE**  
CITY OF THE 1000 ISLANDS

*Hometown Charm...  
World Class Business!*

**Economic Development and Tourism Office**

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facebook™: Brockville, Ontario

## POPULATION

	<b>Brockville</b>
Population (Immediate Brockville K6V postal area)	24,029
Population in immediate trade area Leeds-Grenville	41,087

Source: Manifold Data Mining Inc. [www.onteast.on.ca](http://www.onteast.on.ca) and FP Markets Demographics

## COMMERCIAL RETAIL SERVICE SECTOR

	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
New Registered Home Based Businesses	4	11	6	2	2	4
Commercial Investment	\$15.2M	\$17.6M	\$18.5M	\$8.5M	\$13M	\$5.6M
Retail Sales per Capita	\$11,000	\$15,000	\$15,000	\$13,700	\$14,300	\$15,561
New and Repairs Total Commercial Building Permit	39	57	54	45	51	29
No. of Brockville Businesses (Retail/Commercial/Mfr)	1,137	1,458	1,455	1,450	1,452	1,451
No. of Businesses Downtown Related	347	312	322	339	337	339

Source: Economic Development Office, Planning Department, FP Markets, DBIA

## MANUFACTURING SECTOR

	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Permits Issued: New Construction/ Expansions/Repairs	8	24	8	9	10	8
New Construction/Expansion Value	\$3.6 M	\$8.9 M	\$11.01M	\$3.9M	\$652,500	\$1.9M
Total Employment	4258	4401	4627	4332	4014	3440
Industrial Land Absorption (In Acres)	11.5	18.1	11.3	2.1	0	2.0
Industrial Property Sales	\$290,000	\$215,000	\$288,000	\$16,000	0	60,000
Total Prospect Enquiries	59	62	44	68	37	25

Source: Economic Development Office, Planning Dept., Building Division

**SUMMARY:** Current number of Companies 64  
 Employees in 2009 3440

## CONSUMER PRICE INDEX

<b>Goods/Services</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Ontario	1.9	2.0	1.8	2.1	1.5	1.2
Canada	1.9	2.2	1.6	2.4	1.2	1.3

Source: STATS Canada <http://www40.statcan.gc.ca/l01/cst01/cpis01g-eng.htm>

## VACANCY RATES

	2004	2005	2006	2007	2008	2009
Retail Space	8.72%	5.6%	2.8%	2.0%	3.9%	3.8%
Office Space	9.69%	6.1%	5.6%	5.6%	3.1%	4.1%
Industrial Space	8.76%	7.4%	5.2%	3.1%	3.0%	3.6%

Source: Economic Development Office

<b>TOTAL RETAIL SPACE</b>	<b>2,282,020 SQ. FT.</b>
<b>TOTAL OFFICE SPACE</b>	<b>849,738 SQ. FT.</b>
<b>TOTAL INDUSTRIAL SPACE</b>	<b>7,150,737 SQ. FT.</b>

## HOUSING SECTOR

	2004	2005	2006	2007	2008	2009
New Residential Investment Value	\$6.8 M	\$10.6 M	\$19.0M	\$7.3M	\$4.2M	\$4.2M
Housing Starts (Single Detached/Attached)	43	48	28	37	18	15
Housing Starts (Multiple Units) - (number of units)	0	0	20	0	0	4
Relocation Inquiries	120	138	181	205	141	84*
Total Residential Building Permits	133	152	142	112	92	122
Total Building/Repairs Construction Value	\$8.9 M	\$10.6M	\$21.1M	\$8.2M	\$5.5M	\$5.5M

Source: Planning Dept., Building Div., Economic Development Office

\* Relocation Inquiries are increasingly being handled online via website since 2007

## BROCKVILLE AREA HOUSING TRANSACTIONS

	2004	2005	2006	2007	2008	2009
Listings	466	491	433	431	489	413
Sales	364	363	339	305	333	273
Average Sale Price	\$136,203	\$158,272	\$172,795	\$182,809	\$186,768	\$191.802

Source: MLS® statistics provided the Rideau-St. Lawrence Real Estate Board for the period January 1, 2009 - December 31, 2009

## AVERAGE SALE PRICES

	2004	2005	2006	2007	2008	2009	# Sales in 2009
Detached Bungalow	151,582	167,007	185,808	189,697	196,046	199,446	103
Standard Two Story	143,804	169,590	193,789	198,728	193,159	211,630	83
Standard Condo Apartment	126,427	133,900	133,967	134,085	222,667	164,976	27
Standard Townhouse	132,314	135,869	188,136	186,544	208,282	195,215	13

Source: MLS® statistics provided the Rideau-St. Lawrence Real Estate Board for the period January 1, 2009 - December 31, 2009

## RESIDENTIAL APARTMENT VACANCY RATES (%)

Size	2004	2005	2006	2007	2008	2009
Bachelor	5.8	4.4	8.6	3.3	11.0	n/a
1 Bedroom	2.4	1.8	1.7	4.4	3.9	n/a
2 Bedroom	2.5	3.4	3.7	3.9	2.4	n/a
3+ Bedroom	0.0	2.5	0.0	3.5	2.4	n/a
Total	4.0	2.9	3.2	3.8	3.3	n/a

Source: CMHC Ottawa Office – Rental Market Report – Ontario Highlights

## AVERAGE RENTAL RATES

Size	2004	2005	2006	2007	2008	2009
Bachelor	\$434	\$453	\$455	\$470	\$481	n/a
1 Bedroom	\$540	\$549	\$566	\$576	\$601	n/a
2 Bedroom	\$636	\$651	\$666	\$698	\$713	n/a
3+ Bedroom	\$672	\$659	\$685	\$705	\$724	n/a

Source: CMHC Ottawa Office – Rental Market Report – Ontario Highlights

## GENERAL LABOUR STATISTICS

	2004	2005	2006	2007	2008	2009
Area 510 (Less Ottawa) Unemployment Rate	6.7	5.9	6.7	4.8	4.9	6.1
Provincial Unemployment Rate	6.9	5.8	5.7	5.7	6.4	9.0
Canadian Unemployment Rate	7.3	6.1	5.7	5.5	6.0	8.3

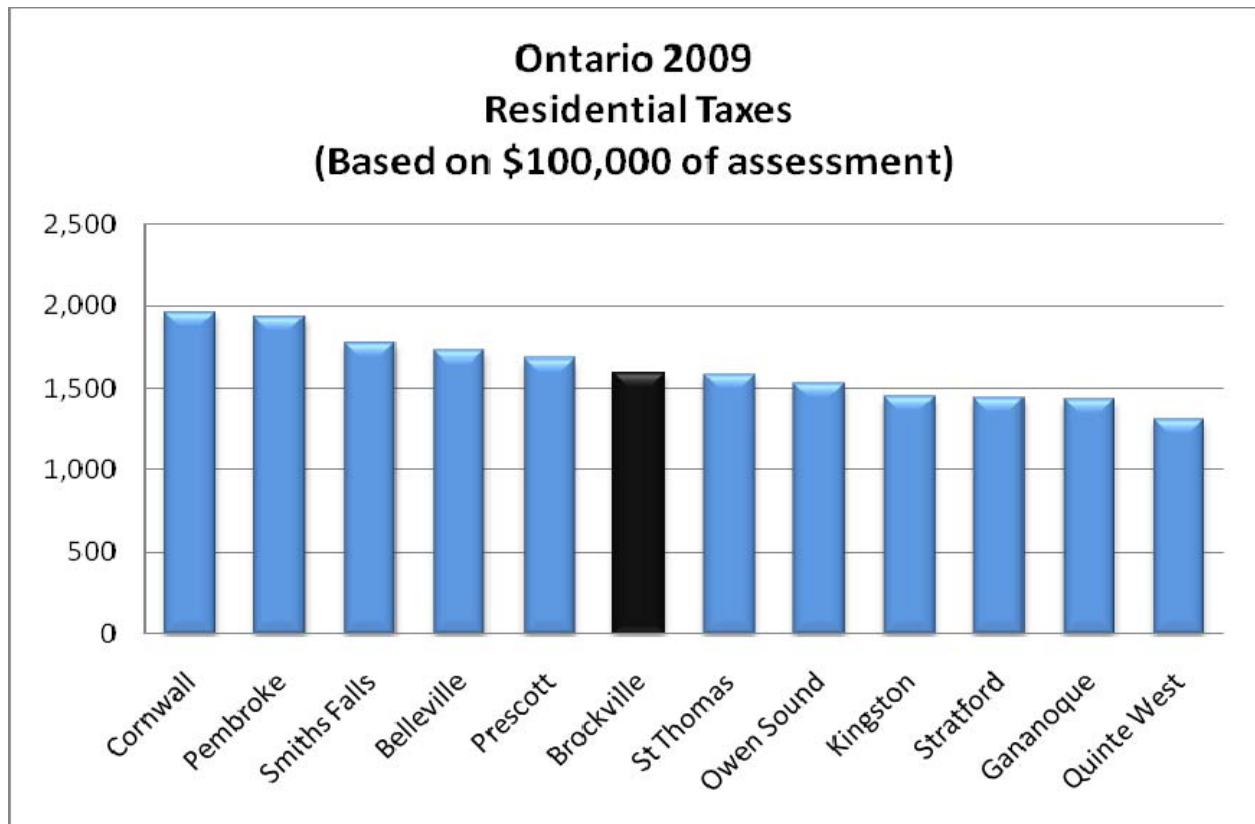
Source: Labour Market Information Analyst, Service Canada

# ASSESSMENT FIGURES

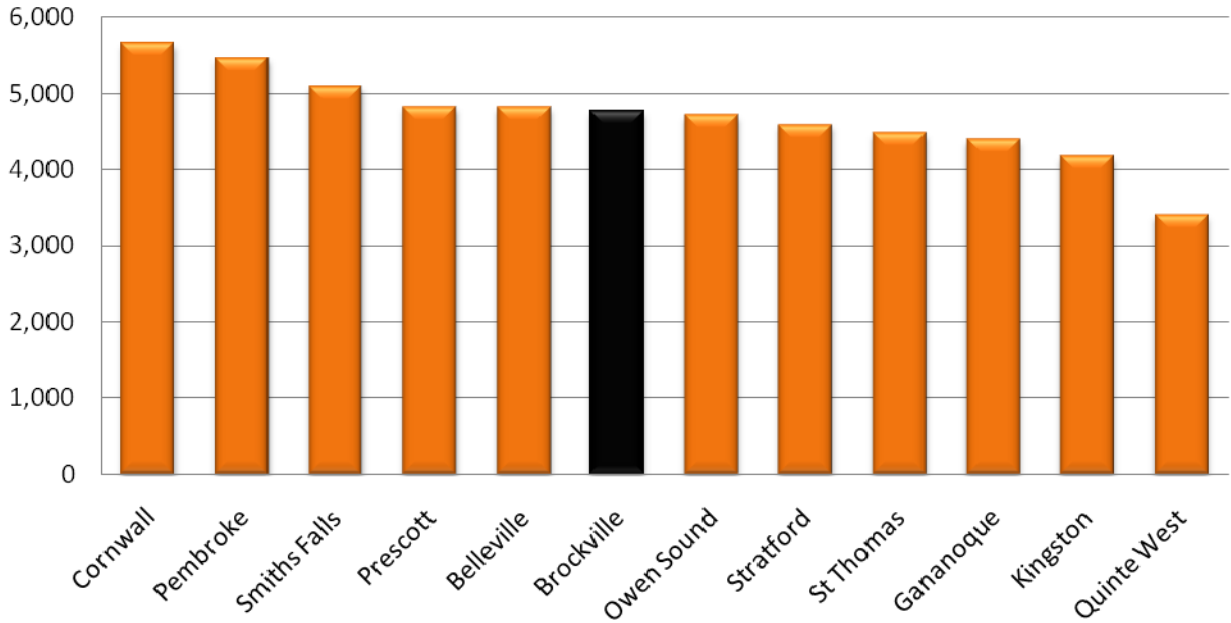
City of Brockville - 2010 Taxation Year – Valuation Date: January 1<sup>st</sup> 2009

	2004	2005	2006	2007	2008	2009
Residential Assessment	\$962.6 M	\$961.7 M	\$1,058.1 M	\$1,071.7 M	\$1,147.0 M	\$1,146.1 M
Multi-Residential Assessment	\$82.1 M	\$82.0 M	\$87.7 M	\$87.6 M	\$91.3 M	\$91.3 M
Commercial Occupied	\$190.2 M	\$188.7 M	\$226.3 M	\$234.0 M	\$274.0 M	\$266.4 M
Commercial Vacant	\$11.0 M	\$11.0 M	\$11.0 M	\$9.7 M	\$9.3 M	\$9.3 M
Industrial Occupied	\$57.1 M	\$55.5 M	\$53.0 M	\$54.9 M	\$59.2 M	\$59.2 M
Industrial Vacant	\$1.8 M	\$1.8 M	\$1.8 M	\$1.9 M	\$2.0 M	\$2.0 M

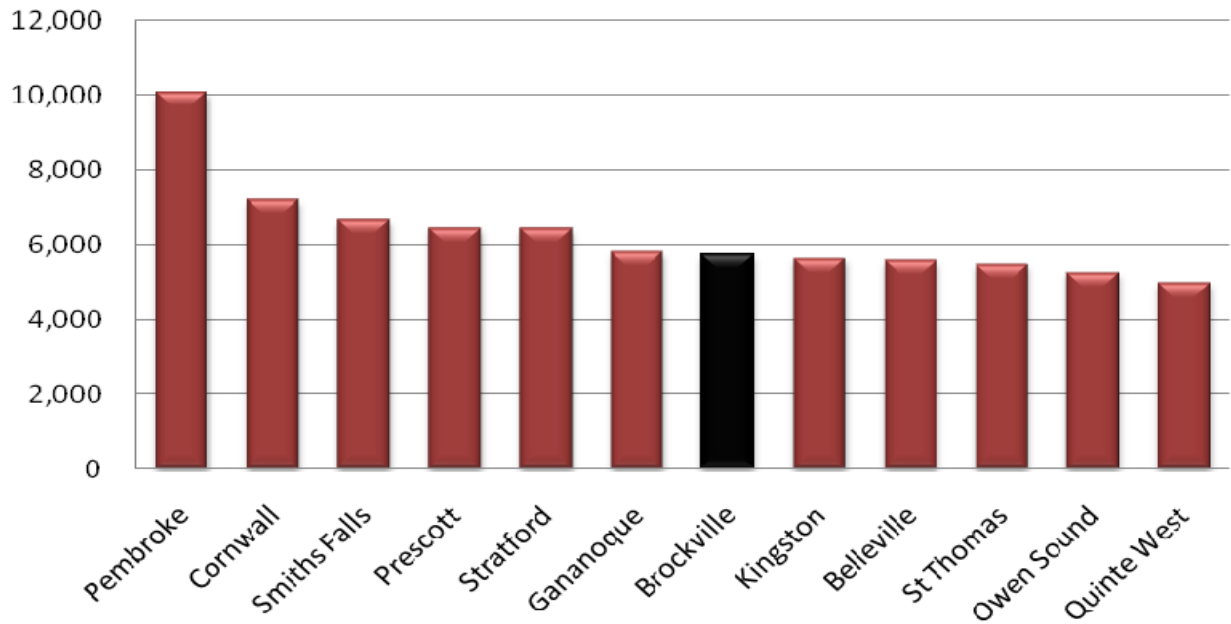
Source: Revenue Office



**Ontario 2009  
Commercial Taxes  
(based on \$100,000 of assessment)**



**Ontario 2009  
Industrial Taxes  
(based on \$100,000 of assessment)**



## CITY of BROCKVILLE HOSPITALITY SECTOR

	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Commercial Accommodation Occupancy	55.25%	56.79%	48.32%	53.38%	52.76%	45.51%
Total Boaters:						
Visitations	1,310	1,270	1,163	1205	1081	1167
Nights	1,921	1,710	1,835	1792	1586	1628
Total Island:						
Visitation	927	502	360	149*	150*	65*
Nights	1,047	562	457	190*	205*	108*
Total Campers:						
Visitations	687	760	620	619	372	427
Nights	1,200	1398	1303	1315	1035	853

Source: Brockville Chamber of Commerce, Economic Development Office, Parks & Rec Dept.  
 \* Staff changes decreased fee collections, not the demand for island visits.

## BRIDGE TRAFFIC REPORT

<b>Bridge:</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Johnstown/Ogdensburg	505,650	510,798	509,513	554,606	555,802
1000 Islands/Ivy Lea	2,068,514	2,053,828	2,121,666	2,620,225	1,989,274

Source: Direct call

## TOURISM GENERAL

	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
Tourism "Walk-In" Inquiries	42,318	30,155	29,270	42,095	*26,379	*26,610
Information packages mailed	457	484	476	400	444	365
Website Hits	13,281	45,212	109,759	138,012	145,000	140,479

Source: Brockville and District Chamber of Commerce Tourism Office \*Walk-ins for 2009 were down significantly due to having only the Tourism office open (not Blockhouse Island stand) on weekends from Labour Day through Thanksgiving. \*\* As of new website launch in May (to December 2009)

## ATTRACTION/FESTIVAL VISITATION

	<b>2003</b>	<b>2004</b>	<b>2005</b>	<b>2006</b>	<b>2007</b>	<b>2008</b>	<b>2009</b>
1000 Islands & Seaway Cruise	22,500	24,000	22,500	21,500	23,800	19,200	20,000
Automotion	7,500	7,500	7,000	6,000	7,500	7,500	1,000
Boldt Castle	148,537	146,411	146,299	155,680	n/a	138,758	137,609
Brockville Art Centre	33,367	36,000	35,433	37,280	26,102	25,188	26,466
Brockville Museum	14,260	12,649	13,335	12,497	13,422	11,614	1,438
Brockville Ribfest	15,000	25,000	30,000	35,000	45,000	46,500	46,500
Buskers Festival	5,000	7,500	8,000	8,000	8,500	7,500	6,000
Doors Open	n/a	n/a	n/a	n/a	n/a	3,000	3,000
Fort Henry, Kingston	100,584	101,254	92,464	95,652	106,303	121,762	123,253
Fort Wellington	12,214	14,296	12,483	12,950	10,541	15,861	14,552
Fulford Place	6,517	10,232	10,432	9,400	8,700	8,401	8,755
Genealogy Visits	1,676	1,608	1,646	1,774	1,688	1,742	1,298
Ghost Walks	550	565	626	596	405	484	436
Horse-a-Rama Rodeo	1,500	1,500	1,000	1,300	1,550	n/a	2,000
Multicultural Festival	3,200	3,200	3,500	3,000	4,000	4,000	2,926
Old Fashioned Picnic	2,000	2,800	2,800	1,000	1,200	n/a	550
Poker Run	n/a	3,000	10,000	12,500	12,500	12,500	7,500
Riverfest	10,000	14,000	19,600	20,600	21,000	26,000	26,000
Summer Theatre/ Musicals	9,782	8,394	4,102	8,132	5,132	5,952	5,349
Upper Canada Village	131,883	186,968	183,089	186,339	199,812	n/a	175,006

Source: Tourism Office *Note: Events/Festivals are estimates only. No scientific tracking.*