



**Mainland/Southwest
 Development Region**

1	General Economy
<p>Regional Districts in Development Region: Greater Vancouver, Fraser Valley, Sunshine Coast, Squamish-Lillooet</p> <p>The delta of the Fraser River, with its access to the ocean, is home to the largest concentration of people in the province. The greater Vancouver region has a well diversified manufacturing, trade, and service base and many of the areas surrounding Vancouver contribute to its economic activities. In the regions furthest from Vancouver, forestry and agriculture continue to be the main economic activities. Tourism is also important to most of the area, particularly in the resort communities to the North of the city. The upcoming 2010 Winter Olympic games will raise the international profile of this area further. The municipalities of the Greater Vancouver Regional District (GVRD) have agreed on a Liveable Region Strategic Plan which designates a "Growth Concentration Area" where infrastructure such as rapid transit will be put into place to accommodate increased growth.</p>	

The notes above and later in this report on Demographics and Projections are the basis for BC Stats population projection P33 completed in the Summer of 2008. The projections are updated annually to reflect known demographic shifts and economic conditions. Full projections with "Components of Change", "Special Age Groups", "5 Year Age Cohorts by Sex", and accompanying notes are available for B.C., the 8 development regions, the 28 regional districts, the 79 local health areas (LHAs) and a number of "special areas" of local interest which are not part of a province-wide geocoding system. Individual areas, including age and sex detail, are modestly priced. Users requiring only total population projections are able to self serve for free from our population projection page: www.bcstats.gov.bc.ca/data/pop/pop/popproj.asp The full B.C. level projection is available free on the above page.

2 Economic Structure - Number of Business Locations, by Sector, by Employment Size, December 2010

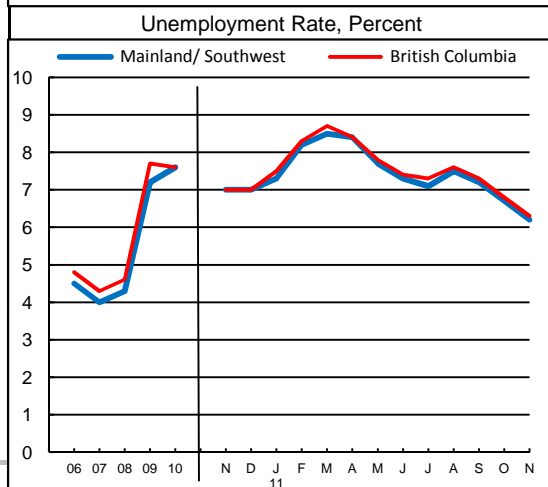
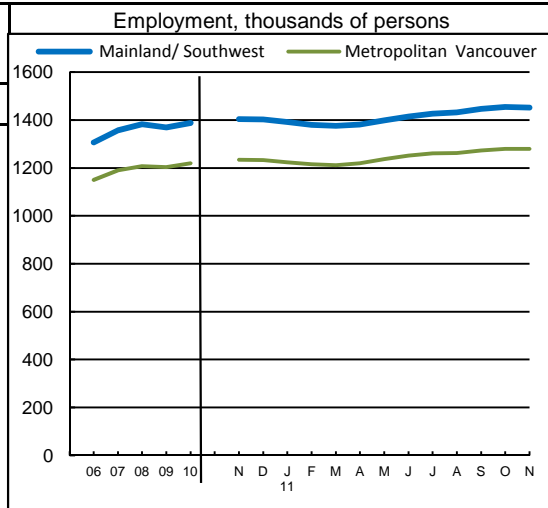
NAICS Code	Industry Sector based on NAICS Canada (North American Industrial Classification System)	Mainland/Southwest							British Columbia	
		Locations With No Employees	Firms with Employees						With Employees	
			Less Than 20	20 to 49	50 to 199	200 Plus	All Sizes with Emp.	Percent of Total	Percent of Total	All Sizes
	Total, All Industries	122,921	92,455	7,870	3,608	705	104,638	100.0%	100.0%	370,262
11	Agric., Forestry, Fishing & Hunt	2,525	2,087	174	94	8	2,363	2.3%	4.1%	15,134
21	Mining & Oil & Gas Extract.	626	429	37	19	5	490	0.5%	0.6%	2,220
22	Utilities	77	64	4	7	5	80	0.1%	0.1%	363
23	Construction	18,404	10,397	655	240	38	11,330	10.8%	14.0%	51,926
31	Manufacturing (31-33)	2,574	3,621	680	403	76	4,780	4.6%	3.2%	11,824
41	Wholesale Trade	4,911	6,096	583	238	15	6,932	6.6%	4.4%	16,471
44	Retail Trade (44-45)	5,759	9,727	984	437	66	11,214	10.7%	8.1%	30,041
48	Transp. & Warehousing (48-49)	8,064	3,602	289	160	52	4,103	3.9%	5.1%	18,964
51	Information & Cultural Indus.	2,531	1,441	125	83	30	1,679	1.6%	1.5%	5,509
52	Finance & Insurance	9,074	3,537	555	174	30	4,296	4.1%	5.4%	19,946
53	Real Estate & Rental & Leasing	21,797	5,013	205	77	12	5,307	5.1%	11.2%	41,389
54	Profes'nl, Scientif. & Tech. Srv	19,704	12,469	472	220	27	13,188	12.6%	13.1%	48,449
55	Mgmt. of Companies & Enter.	7,651	1,574	140	80	31	1,825	1.7%	3.9%	14,283
56	Admin. & Sup'rt, Waste Mgmt.	5,219	4,745	406	230	53	5,434	5.2%	4.5%	16,769
61	Educational Services	1,297	1,221	204	82	38	1,545	1.5%	1.2%	4,290
62	Health Care & Social Assistance	2,875	8,287	396	236	66	8,985	8.6%	5.6%	20,661
71	Arts, Entertainment & Recreation	2,291	1,287	123	94	24	1,528	1.5%	1.7%	6,187
72	Accom. & Food Services	2,114	4,710	1,437	576	53	6,776	6.5%	4.3%	15,964
81	Other Serv's (ex. Public Admin.)	5,408	12,051	370	125	32	12,578	12.0%	7.8%	28,939
91	Public Administration	20	97	31	33	44	205	0.2%	0.3%	933

Source: Statistics Canada, Business Register Division. Note: This table formerly identified **business establishments**.



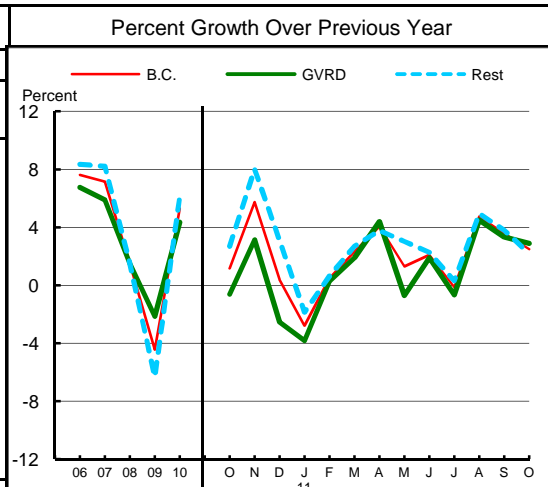
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3 Employment and Unemployment Rate, monthly data are 3-month moving average, actual, ending in stated month						
		Mainland/Southwest		Metropolitan Vancouver		British Columbia
		Emp. ('000)	Unemp. %	Emp. ('000)	Unemp. %	
	2001	1,173.3	6.7	1,037.2	6.6	1,919.7
	2002	1,207.3	7.7	1,063.0	7.7	1,952.8
	2003	1,238.1	7.3	1,090.5	7.2	1,998.0
	2004	1,252.3	6.7	1,104.6	6.7	2,032.8
	2005	1,277.4	5.7	1,126.6	5.7	2,091.9
	2006	1,306.2	4.5	1,149.7	4.4	2,147.2
	2007	1,357.6	4.0	1,189.5	4.0	2,222.6
	2008	1,382.9	4.3	1,207.1	4.3	2,266.4
	2009	1,369.2	7.2	1,203.9	7.1	2,217.9
	2010	1,388.4	7.6	1,219.6	7.5	2,256.5
2010	Jan	1,366.3	7.5	1,205.1	7.6	2,219.8
	Feb	1,361.4	7.6	1,199.0	7.6	2,213.3
	Mar	1,357.3	7.9	1,192.2	7.9	2,213.2
	Apr	1,361.8	7.8	1,194.6	7.6	2,224.5
	May	1,371.3	7.9	1,201.5	7.7	2,238.7
	Jun	1,385.0	7.9	1,215.3	7.6	2,258.8
	Jul	1,399.8	7.8	1,227.4	7.7	2,277.1
	Aug	1,409.8	7.9	1,237.8	7.8	2,289.9
	Sep	1,409.4	7.7	1,238.5	7.7	2,284.5
	Oct	1,408.3	7.5	1,238.6	7.5	2,278.8
	Nov	1,404.0	7.0	1,233.7	6.9	2,273.6
	Dec	1,402.0	7.0	1,232.3	6.7	2,269.6
2011	Jan	1,391.4	7.3	1,223.5	7.0	2,250.0
	Feb	1,380.1	8.2	1,215.1	8.0	2,232.3
	Mar	1,375.6	8.5	1,211.8	8.3	2,227.7
	Apr	1,380.9	8.4	1,219.0	8.4	2,240.5
	May	1,398.6	7.7	1,236.9	7.7	2,261.0
	Jun	1,415.2	7.3	1,251.9	7.3	2,280.1
	Jul	1,426.6	7.1	1,260.8	7.2	2,295.3
	Aug	1,432.4	7.5	1,262.1	7.6	2,298.0
	Sep	1,446.1	7.2	1,273.5	7.4	2,300.7
	Oct	1,454.3	6.7	1,279.8	6.8	2,299.8
	Nov	1,452.3	6.2	1,279.2	6.2	2,296.6
	Dec					
Average:	Jan-Nov10	1,388.2	7.7	1,219.1	7.5	2,256.8
	Jan-Nov11	1,418.1	7.4	1,250.4	7.4	2,273.7
	% Change	2.2		2.6		0.7



Source: Labour Force Survey, Statistics Canada. Sub-provincial regions are development regions or census metropolitan areas.

4 Retail Sales - based on Statistics Canada monthly survey						
Year or Year/Year-to-Date	\$ millions of retail sales			Percent change on year ago		
	B.C.	Greater Vancouver	Rest of Province	B.C.	Greater Vancouver	Rest of Province
2006	53,133.4	24,301.6	28,831.9	7.6	6.7	8.3
2007	56,930.4	25,733.1	31,197.3	7.1	5.9	8.2
2008	57,783.0	26,116.0	31,667.0	1.5	1.5	1.5
2009	55,221.9	25,556.4	29,665.6	-4.4	-2.1	-6.3
2010	58,144.7	26,667.6	31,477.1	5.3	4.3	6.1
Jan-Sep 2010	42,773.1	19,620.4	23,152.6			
Jan-Sep 2011	43,551.2	19,871.0	23,680.1	1.8	1.3	2.3



Source: B.C. & GVRD data - Statistics Canada, CANSIM 080-0020, unadjusted data.



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Was 5 **Manufacturing Principal Statistics - Search at www.made-in-bc.ca for local firms, products and more**

This table is discontinued. Sub-provincial manufacturing principal statistics are no longer being produced.

The methodology used to generate Room Revenue estimates is being refined and as a result the regularly scheduled release of the data from April through August 2011 was interrupted. BC Stats will be publishing updated estimates, including revisions to previously-released data, in September of 2011. We apologize for any inconvenience to users.

5		Tourism Room Revenue (\$ Thousands)						Tourism Room Revenue Index 2004=100	
	Year	Total/YTD	Q1	Q2	Q3	Q4	Index		
Mainland/SW Dev. Region	2006	973,018.0	214,921.0	248,516.0	316,273.0	193,308.0			
	2007	1,044,528.0	242,287.0	263,876.0	328,672.0	209,693.0			
	2008	1,057,461.0	260,721.0	273,756.0	325,824.0	197,160.0			
	2009	919,947.0	221,327.0	226,872.0	288,735.0	183,013.0			
	2010	896,032.0	345,940.0	239,097.0	310,995.0				
British Columbia	2006	1,807,466.0	366,131.0	450,720.0	652,402.0	338,213.0			
	2007	1,807,466.0	366,131.0	450,720.0	652,402.0	338,213.0			
	2008	1,977,385.0	435,234.0	503,243.0	687,790.0	351,118.0			
	2009	1,743,074.0	378,897.0	423,761.0	617,008.0	323,408.0			
	2010	1,594,984.0	502,294.0	441,819.0	650,871.0				
2009 Room Revenue by Accommodation Type (\$Thousands %Share)									
TOTAL	923,360.0	100.0%							
Hotels	817,772.0	88.6%							
251+ Rooms	402,044.0	43.5%							
151-250 Rooms	143,499.0	15.5%							
76-150 Rooms	216,047.0	23.4%							
1-75 Rooms	56,183.0	6.1%							
Motels	39,023.0	4.2%							
Vacation Rentals	45,162.0	4.9%							
asterisk before location denotes sub-area detail									
Source: Hotel tax database maintained by Consumer Taxation Branch, Ministry of Small Business and Revenue. Published in detail monthly by BC Stats.									

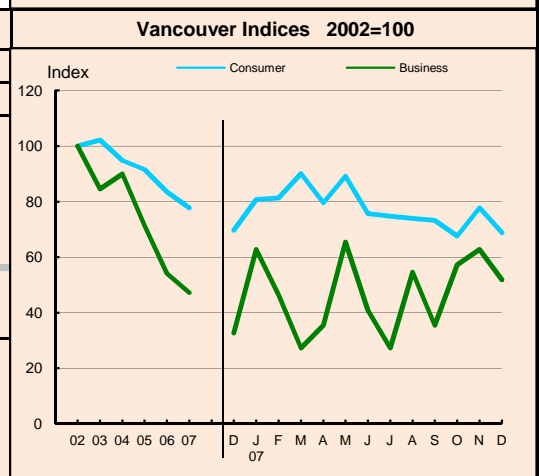
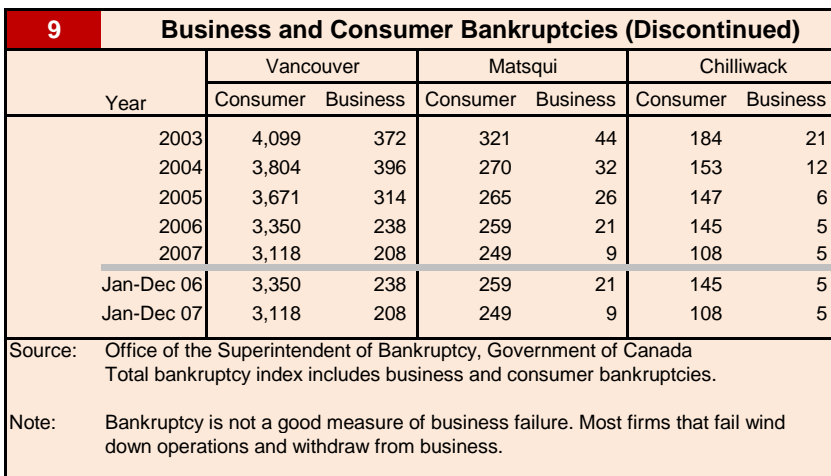
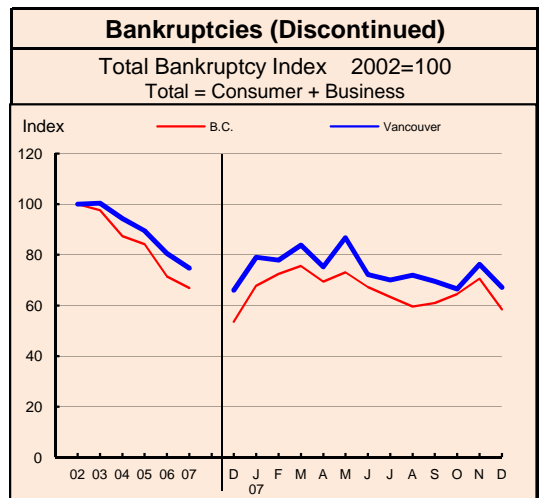
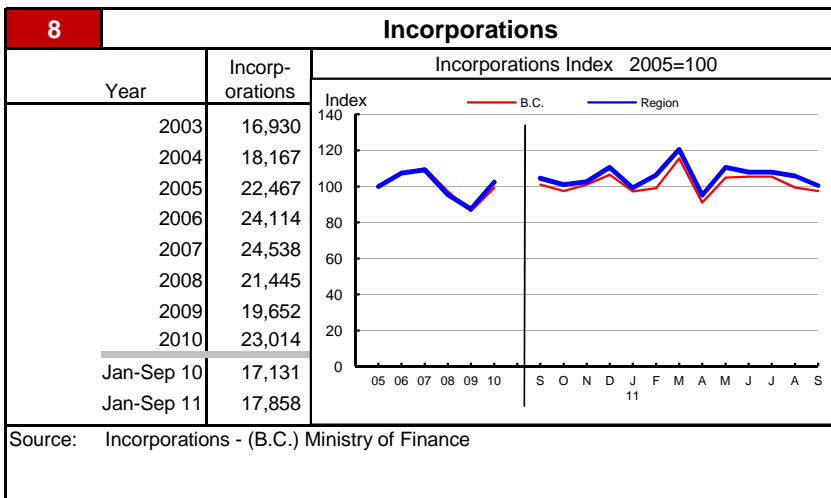
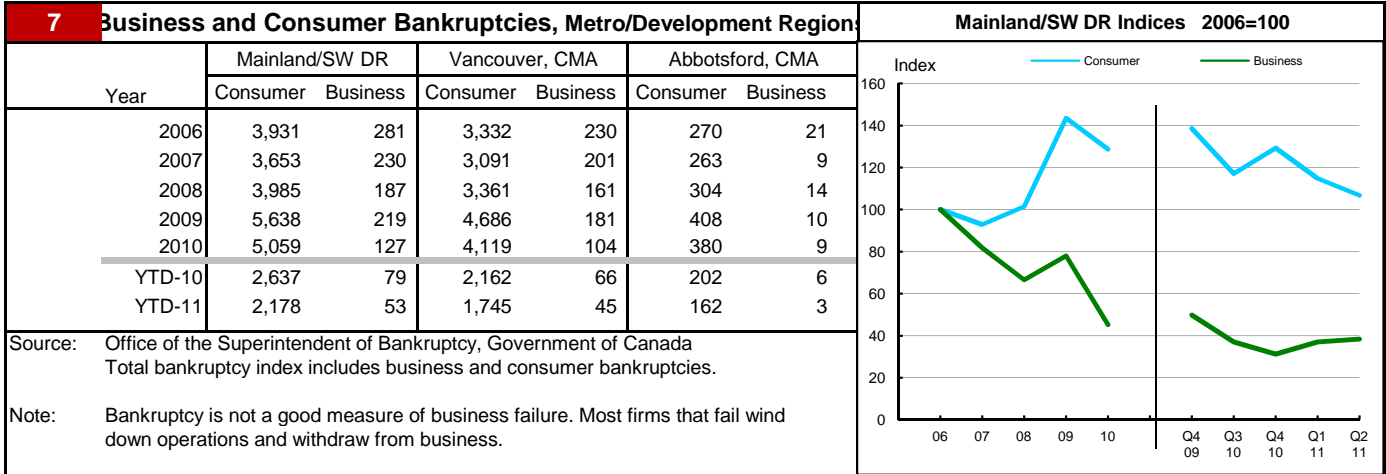
All room revenue data has been revised. For an explanation, see our periodical called *Tourism Sector Monitor*, April and May issues of 2009. Link to explanation of changes: http://www.bcstats.gov.bc.ca/pubs/pr_tour.asp

6		Building Permits						Total Permits Index 2005=100	
Year	Total Building Permits	Non Residential				Residential		Index	
		Total Non Res.	Industrial	Commercial	Institutional & Gov't	Units			
		<-- \$ Millions -->							
2003	4,165.0	1,089.8	129.8	697.4	262.7	3,075.2	17,481		
2004	5,371.6	1,375.0	198.4	861.5	315.1	3,996.6	23,699		
2005	6,387.3	1,975.3	187.7	1,204.7	582.9	4,412.0	23,036		
2006	7,451.1	2,710.1	227.9	1,809.0	673.3	4,741.0	24,562		
2007	7,829.3	2,509.7	173.6	1,898.2	437.9	5,319.6	26,211		
2008	6,383.0	2,496.0	173.3	1,911.4	411.3	3,887.0	17,615		
2009	4,427.5	1,696.2	143.4	1,098.9	453.9	2,731.3	11,605		
2010	6,295.8	1,877.7	115.5	1,163.5	598.7	4,418.0	19,498		
Jan-Oct 10	5,562.7	1,574.8	99.8	983.8	491.2	3,987.9	17,465		
Jan-Oct 11	5,123.4	1,604.4	130.2	1,133.6	340.6	3,519.0	15,560		

Not all projects require a building permit, and not all municipalities & regions report. Latest month preliminary, previous month is revised. Source: Statistics Canada (data collected from municipal and Regional District offices).



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Dependence on the Safety Net

10 Basic Income Assistance (Basic Income Assistance Recipients in Subject Group as a percent of Reference Group)							11 Employment Insurance (was UI) (EI beneficiaries as a percent of Reference Group)									
Subject Group (receiving benefits)		All (0-64)	Children <19 yrs in Families	Young Adults (19-24)	'Mid' Group (25-54)	Single Parent Women	Working Age (19-64)	Young Adults (19-24)	'Mid' Group (25-54)	'Older' Workers (55-64)	Note Older Data					
Reference Group		Total Pop. 0-64	Total Pop. <19	Total Pop. 19-24	Total Pop. 25-54	Tot. Female 19-64	Total Pop. 19-64	Total Pop. 19-24	Total Pop. 25-54	Total Pop. 55-64						
Mainland/SW Dev. Region	Sep '08	1.2	1.7	1.1	1.2	0.5	0.8	0.5	0.9	0.7	Sep '07					
	Dec '08	1.3	1.8	1.3	1.3	0.5	1.2	0.8	1.2	1.4	Dec '07					
	Mar '09	1.5	1.9	1.5	1.5	0.5	1.2	0.8	1.2	1.2	Mar '08					
	Jun '09	1.5	2.0	1.5	1.5	0.5	1.9	1.3	2.0	1.9	Jun '08					
	Sep '09	1.6	2.1	1.6	1.6	0.6	0.9	0.6	1.0	0.8	Sep '08					
	Dec '09	1.7	2.2	1.7	1.7	0.6	1.6	1.3	1.7	1.6	Dec '08					
	Mar '10	1.7	2.2	1.8	1.7	0.6	2.7	2.3	2.9	2.4	Mar '09					
	Jun '10	1.7	2.2	1.8	1.7	0.6	2.6	2.3	2.8	2.2	Jun '09					
	Sep '10	1.7	2.2	1.7	1.6	0.6	2.4	2.0	2.6	1.9	Sep '09					
Duration of Dependence on Income Assistance (As of September 2010)		All* Income Assistance Recipients as % of Total Pop 0-64: Region Compared to B.C.					EI Beneficiaries Aged 19-64 as % of Working Age Population									
Region		Percent					Percent									
B.C.		Region					B.C.					Region				
Total Number of Recipients	38,177	75,506														
Percent Distribution by Duration																
<1 Year	56.4	56.9														
1-2 Years	24.1	24.5														
>2 Years	19.5	18.6														
Source: Ministry of Social Development administrative files and BC Stats population estimates. These figures include only a subset of those receiving income assistance. Excluded are those on Continuous Assistance (disabled or with persistent multiple barriers to employment, children in the home of a relative, and OAS/seniors. A recipient is defined as 'each person living in a family or living alone that is receiving basic income assistance'. Data does not include Aboriginal people living on Reserve. Note: '-' Data too small to release.							Source: Ministry of Social Development and BC Stats population estimates.									
12 Dependence on Basic Income Assistance and/or Employment Insurance (Basic Income Assistance Recipients + Employment Insurance Recipients in Subject Group as a percent of Reference Group)																
Subject Group (receiving assistance)		All (19-64)	Young Adults (19-24)	'Mid' Group (25-54)	'Older' Group (55-64)	All 'Safety Net' Recipients as % of Total Pop 19-64: Region Compared to B.C.										
Reference Group		Total Pop. 19-64	Total Pop. 19-24	Total Pop. 25-54	Total Pop. 55-64	Percent										
Mainland/SW Dev. Region	Sep '07	1.8	1.5	2.0	1.2											
	Dec '07	2.2	1.8	2.3	1.8											
	Mar '08	2.2	1.8	2.4	1.7											
	Jun '08	2.9	2.3	3.1	2.3											
	Sep '08	2.0	1.7	2.2	1.2											
	Dec '08	2.8	2.6	3.0	2.1											
	Mar '09	4.0	3.7	4.3	2.9											
	Jun '09	3.9	3.7	4.3	2.7											
	Sep '09	3.8	3.5	4.2	2.5											

Note: This data should be revamped in early 2012 with EI data coming from Statistics Canada and IA data from Ministry of Social Development.



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13 Demographics

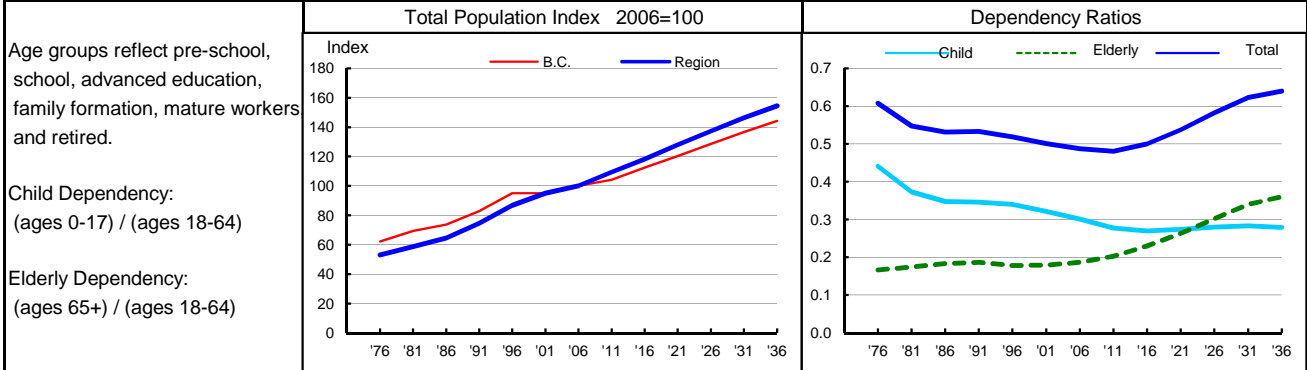
The Mainland/Southwest comprises well over half the provincial population, despite being the smallest in terms of land area. This region receives close to 90 per cent of immigrants moving to British Columbia, and over half of all interprovincial in-migrants. As a result, when the province experiences high levels of in-migration, this region also experiences population growth. Growth has been steady in this region, and particularly strong from 1986 to 1997. The population of this region was slightly older than the provincial population as a whole in 1986 but has aged at a slower pace, adding only 5.4 years to its median age since 1986, compared to a provincial increase of 7.2 years. Slower ageing resulted in a younger population in this area by 1989 and it has remained so up to the present. Fertility has decreased over time, and has been slightly lower than the corresponding provincial rates over the last two decades. Compared to the province as a whole, this area claims a larger proportion of individuals in the working age group (aged 18 to 64) as both child and elderly dependency ratios have been consistently lower than provincial ratios. Despite the decline in fertility and an increase in the number of deaths, natural increase remains strongly positive. This, in combination with strong net inflows of immigrants has resulted in substantial growth in this region over the last few decades.

14 Projection

It is expected that migration of people from other provinces and nations to British Columbia will remain positive throughout the projection period. As resource extraction activity increases in the province following higher commodity prices, and as manufacturing in Central Canada moderates, more people are moving to the province and to this region. At the same time, the number of people moving out of the region to other parts of the province is increasing. Natural increase is expected to become negative by the end of the projection period, as the number of deaths increases more quickly than the increase in births. However, as a result of the substantial inflows of migrants, this region will likely continue to experience steady population growth, adding over a million people to its population by 2036. The population will continue to age and, by the end of the projection, this area will likely have about 6.5 dependents for every 10 people of working age.

15 Selected Demographic Characteristics

Year	Population by age group, Thousands of persons							Households (,000)	Dependency Ratios			Year
	0-4	5-17	18-24	25-44	45-64	65+	All Ages		Child	Elderly	Total	
1976	85.4	283.1	177.9	381.0	276.8	139.3	1,343.5	464.4	0.441	0.167	0.608	1976
1981	93.6	264.5	199.9	463.6	296.2	167.4	1,485.2	550.4	0.373	0.174	0.548	1981
1986	108.4	263.2	193.5	553.4	321.3	195.9	1,635.8	638.9	0.348	0.183	0.531	1986
1991	124.8	300.8	192.4	669.8	367.4	230.0	1,885.2	711.4	0.346	0.187	0.533	1991
1996	137.4	354.0	212.2	767.5	465.9	258.3	2,195.3	827.7	0.340	0.179	0.519	1996
2001	130.0	384.7	236.5	796.6	568.0	286.7	2,402.5	911.4	0.321	0.179	0.501	2001
2006	128.0	384.0	254.0	780.0	667.0	317.6	2,530.4	968.1	0.301	0.187	0.488	2006
2011	141.2	377.9	267.9	827.2	774.1	378.6	2,766.9	1,081.2	0.278	0.203	0.480	2011
2016	151.4	386.1	252.7	898.1	843.6	459.4	2,991.2	1,197.4	0.270	0.230	0.500	2016
2021	164.8	412.0	246.8	975.3	883.4	554.4	3,236.7	1,300.8	0.274	0.263	0.537	2021
2026	171.4	443.8	255.8	1,018.6	921.8	662.6	3,474.0	1,398.0	0.280	0.302	0.582	2026
2031	173.0	472.5	270.8	1,027.9	980.2	774.4	3,698.7	1,494.9	0.283	0.340	0.623	2031
2036	174.9	489.8	289.5	1,033.7	1,060.0	859.0	3,906.9	1,589.8	0.279	0.360	0.639	2036



Source: Population data are Projection P-36, run in Summer 2011. Figures are adjusted for Census undercount and are for July 1st of stated year.
 Note: Demographics and Projection notes in Tables 13 and 14 are from Projection P-33, run the Summer 2008.