



**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 2008

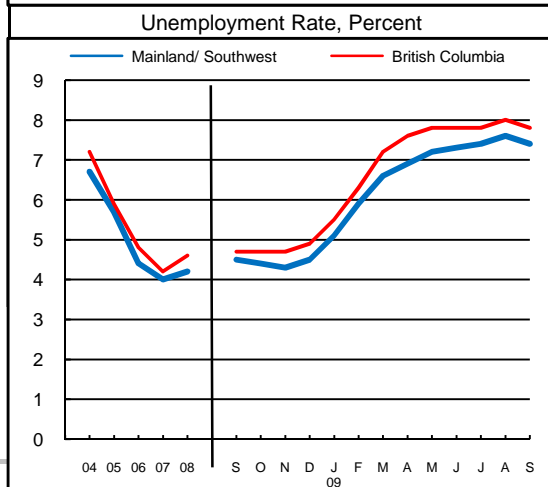
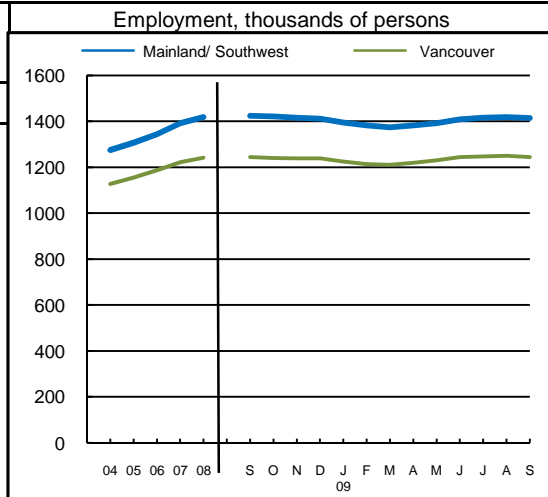
NAICS Code	Industry Sector based on NAICS Canada (North American Industrial Classification System)	Mainland/Southwest							British Columbia	
		Locations With No Employees	Firms with Employees						With Employees	
			Less Than 20	20 to 49	50 to 199	200 Plus	All Sizes with Emp.	Percent of Total	Percent of Total	All Sizes
	Total, All Industries	117,387	91,429	7,749	3,681	742	103,601	100.0%	100.0%	175,003
11	Agric., Forestry, Fishing & Hunt	2,601	2,054	187	88	8	2,337	2.3%	4.0%	7,009
21	Mining & Oil & Gas Extract.	568	353	44	25	7	429	0.4%	0.6%	1,071
22	Utilities	78	59	3	7	5	74	0.1%	0.1%	203
23	Construction	17,164	10,089	687	278	36	11,090	10.7%	12.1%	21,108
31	Manufacturing (31-33)	2,717	3,768	737	436	83	5,024	4.8%	4.5%	7,879
41	Wholesale Trade	5,450	6,502	612	257	20	7,391	7.1%	5.9%	10,359
44	Retail Trade (44-45)	5,965	10,002	939	404	60	11,405	11.0%	11.9%	20,742
48	Transp. & Warehousing (48-49)	7,219	3,697	314	151	50	4,212	4.1%	4.4%	7,734
51	Information & Cultural Indust.	2,655	1,452	147	88	34	1,721	1.7%	1.4%	2,412
52	Finance & Insurance	8,966	3,488	543	171	31	4,233	4.1%	3.8%	6,564
53	Real Estate & Rental & Leasing	18,654	4,628	211	91	12	4,942	4.8%	4.5%	7,835
54	Profes'nl, Scientif. & Tech. Srv	19,549	12,020	493	236	35	12,784	12.3%	11.0%	19,278
55	Mgmt. of Companies & Enter.	7,837	1,725	137	88	43	1,993	1.9%	1.6%	2,818
56	Admin. & Sup'rt, Waste Mgmt.	5,078	4,571	433	222	52	5,278	5.1%	4.9%	8,513
61	Educational Services	1,341	1,286	185	81	36	1,588	1.5%	1.4%	2,363
62	Health Care & Social Assistance	2,063	7,657	369	229	68	8,323	8.0%	8.4%	14,773
71	Arts, Entertainment & Recreation	2,235	1,320	114	81	21	1,536	1.5%	1.6%	2,873
72	Accom. & Food Services	2,103	4,624	1,199	607	63	6,493	6.3%	6.7%	11,639
81	Other Serv's (ex. Public Admin.)	5,133	12,066	356	116	31	12,569	12.1%	10.9%	19,095
91	Public Administration	11	68	39	25	47	179	0.2%	0.4%	735

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



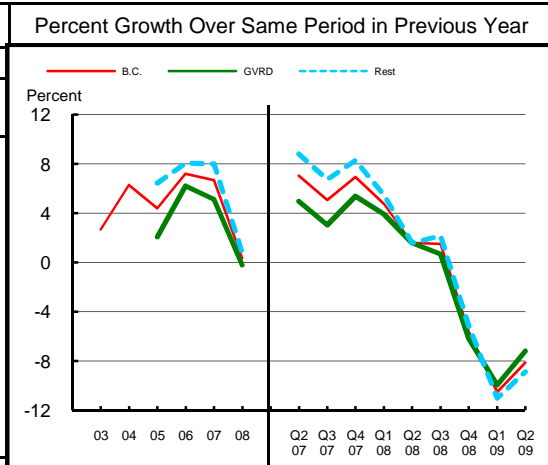
**Mainland/Southwest
Development Region**

3 Employment and Unemployment Rate, monthly data are 3-month moving average, actual, ending in stated month							
	Mainland/ Southwest		Vancouver		British Columbia		
	Emp. ('000)	Unemp. %	Emp. ('000)	Unemp. %	Emp. ('000)	Unemp. %	
1999	1,130.1	7.7	996.0	7.7	1,894.4	8.3	
2000	1,164.6	6.1	1,032.1	5.8	1,931.3	7.1	
2001	1,175.0	6.7	1,039.1	6.6	1,921.6	7.7	
2002	1,216.7	7.7	1,072.1	7.7	1,965.0	8.5	
2003	1,251.4	7.3	1,103.5	7.3	2,014.7	8.0	
2004	1,275.3	6.7	1,127.5	6.7	2,062.7	7.2	
2005	1,307.3	5.7	1,155.7	5.7	2,130.5	5.9	
2006	1,342.7	4.4	1,187.1	4.4	2,195.5	4.8	
2007	1,392.2	4.0	1,222.7	4.0	2,266.3	4.2	
2008	1,418.3	4.2	1,241.6	4.3	2,314.3	4.6	
2008 Jan	1,417.7	3.6	1,245.2	3.7	2,286.5	4.1	
2008 Feb	1,411.1	3.7	1,239.5	3.7	2,278.9	4.2	
2008 Mar	1,412.7	3.7	1,240.4	3.8	2,284.9	4.4	
2008 Apr	1,412.8	3.9	1,238.6	3.9	2,295.0	4.4	
2008 May	1,421.3	4.1	1,241.8	4.1	2,313.3	4.5	
2008 Jun	1,425.2	4.2	1,243.8	4.3	2,329.8	4.4	
2008 Jul	1,430.2	4.4	1,249.0	4.4	2,345.0	4.5	
2008 Aug	1,433.3	4.4	1,253.4	4.5	2,350.7	4.6	
2008 Sep	1,423.7	4.5	1,243.8	4.6	2,337.7	4.7	
2008 Oct	1,420.3	4.4	1,240.6	4.5	2,325.3	4.7	
2008 Nov	1,414.9	4.3	1,238.1	4.3	2,312.5	4.7	
2008 Dec	1,411.6	4.5	1,238.6	4.4	2,304.8	4.9	
2009 Jan	1,395.0	5.1	1,225.3	4.9	2,278.4	5.5	
2009 Feb	1,381.8	5.9	1,214.1	5.6	2,251.1	6.3	
2009 Mar	1,374.3	6.6	1,210.5	6.3	2,227.5	7.2	
2009 Apr	1,382.4	6.9	1,219.9	6.7	2,229.0	7.6	
2009 May	1,392.2	7.2	1,229.8	7.0	2,243.1	7.8	
2009 Jun	1,409.1	7.3	1,243.8	7.2	2,264.6	7.8	
2009 Jul	1,415.7	7.4	1,247.5	7.3	2,275.9	7.8	
2009 Aug	1,418.6	7.6	1,249.9	7.5	2,280.5	8.0	
2009 Sep	1,413.6	7.4	1,244.8	7.3	2,275.8	7.8	
2009 Oct							
2009 Nov							
2009 Dec							
Average:							
ytd average	Jan-Sep08	1,420.6	4.2	1,242.6	4.2	2,317.5	4.5
based on	Jan-Sep09	1,397.7	7.1	1,233.0	6.9	2,256.0	7.6
actual data	% Change	-1.6		-0.8		-2.7	



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/Quarter	\$ millions of retail sales			Percent change on year ago		
	B.C.	Greater Vancouver	Rest of Province	B.C.	Greater Vancouver	Rest of Province
2004	47,216.6	22,243.6	24,973.0	6.3	n/a	n/a
2005	49,286.3	22,702.6	26,583.7	4.4	2.1	6.4
Annual data 2006	52,837.1	24,110.2	28,726.9	7.2	6.2	8.1
2007	56,365.4	25,342.8	31,022.6	6.7	5.1	8.0
2008	56,562.4	25,290.5	31,271.8	0.3	-0.2	0.8
Quarterly data 08 2	14,749.1	6,626.3	8,122.8	1.6	1.6	1.6
08 3	14,923.3	6,466.4	8,456.9	1.5	0.7	2.2
08 4	14,053.2	6,340.4	7,712.7	-5.6	-6.2	-5.2
09 1	11,485.1	5,274.5	6,210.5	-10.5	-10.0	-11.0
09 2	13,550.1	6,150.0	7,400.1	-8.1	-7.2	-8.9



Source: B.C. & GVRD data - Statistics Canada, monthly survey (CANSIM 080-0015).



**Mainland/Southwest
Development Region**

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.

5		Tourism Room Revenue (\$ Thousands)						Tourism Room Revenue Index 2003=100		
	Year	Total/YTD	Q1	Q2	Q3	Q4	Index			
Mainland/SW Dev. Region	2005	910,093.2	203,725.9	220,190.9	301,849.8	184,326.7				
	2006	973,878.9	215,079.6	248,781.3	316,546.6	193,471.4				
	2007	1,044,765.7	242,476.1	264,082.0	328,562.2	209,645.3				
	2008	1,056,707.0	260,602.5	273,504.2	325,497.9	197,102.4				
	2009	447,731.1	221,232.9	226,498.2						
British Columbia	2005	1,681,563.6	351,779.6	404,639.8	610,273.7	314,870.6				
	2006	1,807,608.7	366,165.1	450,747.7	652,476.4	338,219.5				
	2007	1,963,958.7	412,949.3	488,493.9	697,545.2	364,970.3				
	2008	1,977,424.9	435,223.9	503,276.7	687,708.3	351,215.9				
	2009	802,329.6	378,880.1	423,449.6						
2008 Room Revenue by Accommodation Type (\$Thousands %Share)										
TOTAL	1,056,792.0	100.0%								
Hotels	932,754.0	88.3%								
251+ Rooms	472,196.0	44.7%								
151-250 Rooms	166,681.0	15.8%								
76-150 Rooms	234,154.0	22.2%								
1-75 Rooms	59,722.0	5.7%								
Motels	45,743.0	4.3%								
Vacation Rentals	51,888.0	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 2003=100	
Year	Total Building Permits	Non Residential			Residential		Index		
		Total Non Res.	Industrial	Commercial	Institutional & Gov't	Units			
		<-- \$ Millions -->							
2001	3,396.6	1,383.7	150.5	799.3	433.9	2,012.8	11,802		
2002	4,028.3	1,208.1	162.7	787.7	257.7	2,820.3	17,391		
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		
Jan-Aug 08	4,773.5	1,714.4	115.1	1,278.5	320.8	3,059.1	14,109		
Jan-Aug 09	2,474.2	1,127.1	108.8	678.2	340.1	1,347.1	5,410		

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).

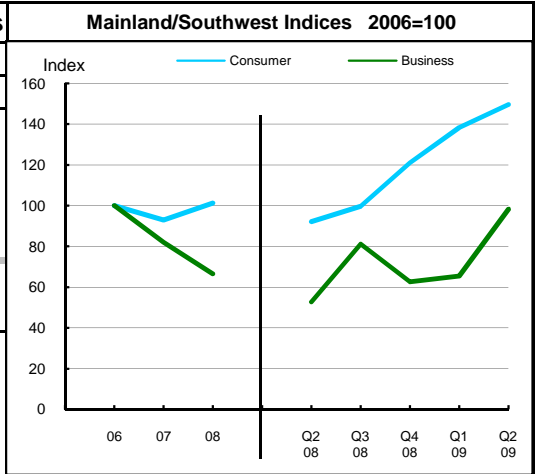


**Mainland/Southwest
Development Region**

Year	Mainland/Southwest		Vancouver		Abbotsford	
	Consumer	Business	Consumer	Business	Consumer	Business
	2006	3,931	281	3,332	230	270
2007	3,653	230	3,091	201	263	9
2008	3,985	187	3,361	161	304	14
2009						
2010						
YTD-08	1,815	86	1,518	72	136	8
YTD-09	2,831	115	2,365	107	209	2

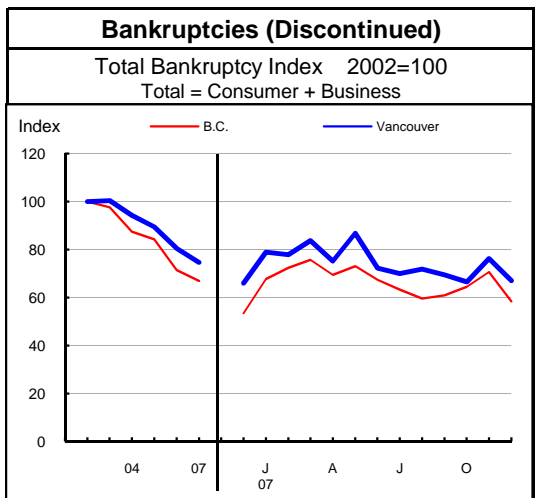
Source: Office of the Superintendent of Bankruptcy, Government of Canada
Total bankruptcy index includes business and consumer bankruptcies.

Note: Bankruptcy is not a good measure of business failure. Most firms that fail wind down operations and withdraw from business.



Year	Incorporations	Incorporations Index 2003=100	
		B.C.	Region
2001	14,416		
2002	15,698		
2003	16,930		
2004	18,167		
2005	22,467		
2006	24,114		
2007	24,538		
2008	21,445		
Jan-Sep 08	16,831		
Jan-Sep 09	14,109		

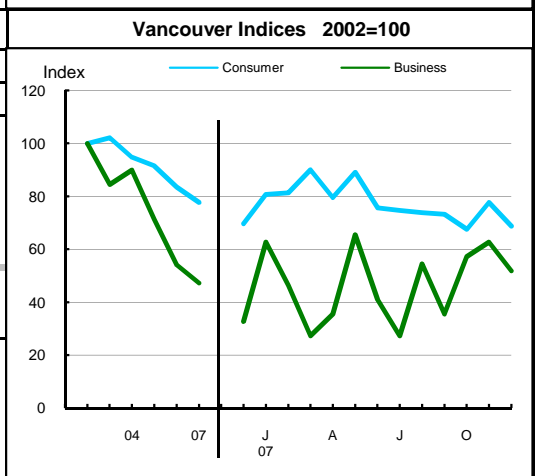
Source: Incorporations - (B.C.) Ministry of Finance



Year	Vancouver		Matsqui		Chilliwack	
	Consumer	Business	Consumer	Business	Consumer	Business
2003	4,099	372	321	44	184	21
2004	3,804	396	270	32	153	12
2005	3,671	314	265	26	147	6
2006	3,350	238	259	21	145	5
2007	3,118	208	249	9	108	5
Jan-Dec 06	3,350	238	259	21	145	5
Jan-Dec 07	3,118	208	249	9	108	5

Source: Office of the Superintendent of Bankruptcy, Government of Canada
Total bankruptcy index includes business and consumer bankruptcies.

Note: Bankruptcy is not a good measure of business failure. Most firms that fail wind down operations and withdraw from business.





**Mainland/Southwest
Development Region**

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 '07	1.1	1.6	1.0	1.1	0.5	1.2	0.9	1.3	1.3	Mar '07									
	Dec '07	1.2	1.6	1.0	1.2	0.5	0.9	0.6	1.0	0.9	Jun '07									
	Mar '08	1.2	1.6	1.1	1.2	0.5	0.8	0.5	0.9	0.7	Sep '07									
	Jun '08	1.2	1.6	1.1	1.2	0.5	1.2	0.8	1.2	1.4	Dec '07									
	Sep '08	1.2	1.7	1.2	1.2	0.5	1.2	0.8	1.2	1.2	Mar '08									
	Dec '08	1.3	1.8	1.3	1.3	0.5	1.9	1.3	2.0	1.9	Jun '08									
	Mar '09	1.5	1.9	1.5	1.5	0.5	0.9	0.6	1.0	0.8	Sep '08									
	Jun '09	1.5	2.0	1.6	1.5	0.5	1.6	1.3	1.7	1.6	Dec '08									
	Sep '09	1.6	2.1	1.6	1.6	0.6	2.8	2.3	2.9	2.5	Mar '09									
Duration of Dependence on Income Assistance (As of September 2009)		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	36,038																			
Percent Distribution by Duration		<table border="1"> <tr> <td><1 Year</td> <td>62.8</td> <td>65.3</td> </tr> <tr> <td>1-2 Years</td> <td>19.3</td> <td>18.2</td> </tr> <tr> <td>>2 Years</td> <td>17.9</td> <td>16.4</td> </tr> </table>					<1 Year	62.8	65.3	1-2 Years	19.3	18.2	>2 Years	17.9	16.4					
<1 Year	62.8	65.3																		
1-2 Years	19.3	18.2																		
>2 Years	17.9	16.4																		
Source: Ministry of Children and Family 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 Housing and 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	Mar '07	2.2	1.8	2.4	1.7															
	Jun '07	1.9	1.6	2.1	1.3															
	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	1.6															
	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	4.1	3.7	4.4	3.0															

Note: The EI figures reported above no longer include persons claiming parental/adoption leave. Previous issues of this table did include them.



**Mainland/Southwest
Development Region**

13 Demographics

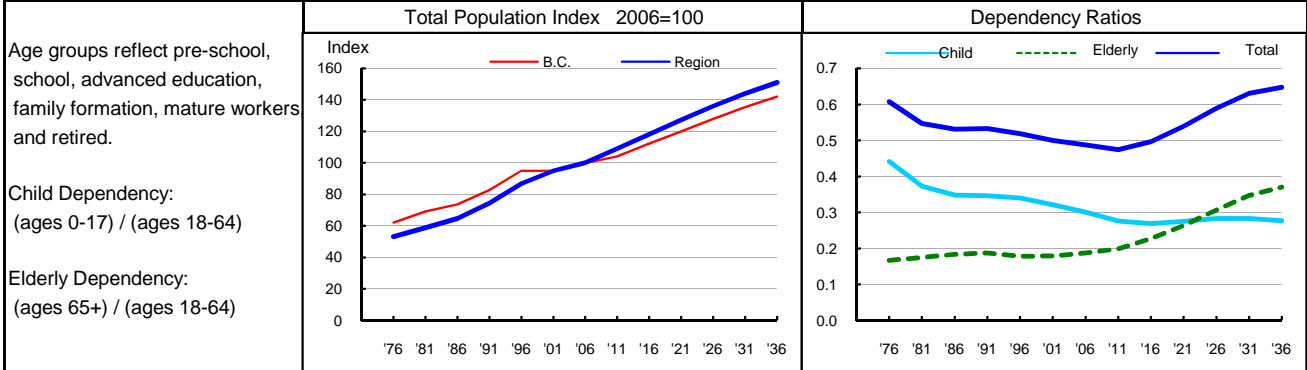
The Mainland/Southwest comprises well over half the provincial population, despite being the smallest in terms of land area. This region receives close to 90 per cent of immigrants moving to British Columbia, and over half of all interprovincial in-migrants. As a result, when the province experiences 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	142.4	373.8	261.7	826.8	780.8	370.9	2,756.5	1,070.6	0.276	0.198	0.475	2011
2016	155.9	381.9	252.8	893.9	849.5	453.8	2,987.8	1,183.6	0.269	0.227	0.497	2016
2021	165.7	411.1	243.8	962.6	886.6	551.9	3,221.7	1,282.1	0.276	0.264	0.539	2021
2026	169.6	443.6	247.3	996.9	921.6	662.7	3,441.6	1,372.5	0.283	0.306	0.589	2026
2031	169.5	464.4	266.4	993.0	974.4	775.1	3,642.7	1,461.8	0.284	0.347	0.631	2031
2036	169.7	473.4	283.9	994.5	1,041.1	858.7	3,821.3	1,547.9	0.277	0.370	0.647	2036



Source: Population data are Projection P-34, run in Summer 2009. 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.