



**Greater Vancouver
 Regional District**

1	General Economy
<p>Municipalities in Regional District: Anmore, Belcarra, Bowen Island, Burnaby, City of Langley, Coquitlam, Delta, Langley DM, Lions Bay, Maple Ridge, New Westminster, North Vancouver City, North Vancouver DM, Pitt Meadows, Port Coquitlam, Port Moody, Richmond, Surrey, Vancouver, West Vancouver, White Rock</p> <p>The delta of the Fraser River and access to the ocean have made this region home to the largest number of people in the province. The main economic activities in this region are agriculture, manufacturing, business services, and tourism. Areas in the region outside of metro Vancouver are mainly residential and industrial suburbs. The municipalities of the Greater Vancouver Regional District (GVRD) have come to an agreement 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.

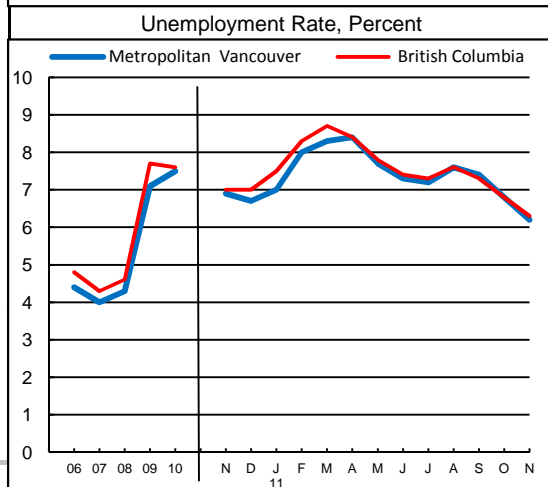
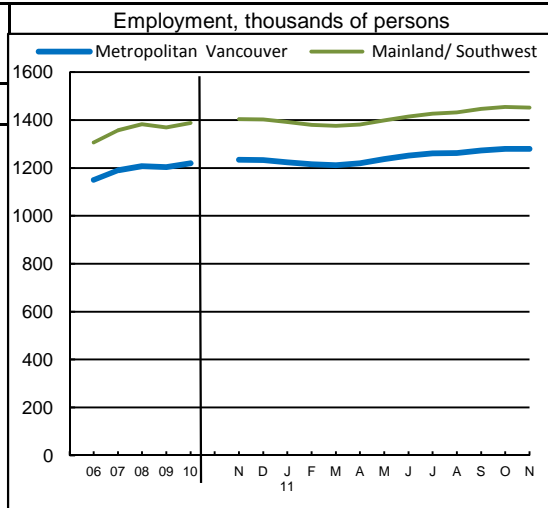
2		Economic Structure - Number of Business Locations, by Sector, by Employment Size, December 2010								
NAICS Code	Industry Sector based on NAICS Canada (North American Industrial Classification System)	the new Greater Vancouver RD							British Columbia	
		Locations With No Employees	Firms with Employees						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	108,370	81,190	6,992	3,224	647	92,053	100.0%	100.0%	370,262
11	Agric., Forestry, Fishing & Hunt	1,466	924	111	57	6	1,098	1.2%	4.1%	15,134
21	Mining & Oil & Gas Extract.	598	396	34	17	5	452	0.5%	0.6%	2,220
22	Utilities	66	49	4	5	5	63	0.1%	0.1%	363
23	Construction	15,237	8,461	573	215	35	9,284	10.1%	14.0%	51,926
31	Manufacturing (31-33)	2,200	3,168	605	359	72	4,204	4.6%	3.2%	11,824
41	Wholesale Trade	4,538	5,653	551	231	15	6,450	7.0%	4.4%	16,471
44	Retail Trade (44-45)	5,045	8,431	847	381	57	9,716	10.6%	8.1%	30,041
48	Transp. & Warehousing (48-49)	6,740	3,010	258	146	50	3,464	3.8%	5.1%	18,964
51	Information & Cultural Indust.	2,390	1,366	114	81	29	1,590	1.7%	1.5%	5,509
52	Finance & Insurance	8,371	3,260	527	150	30	3,967	4.3%	5.4%	19,946
53	Real Estate & Rental & Leasing	19,701	4,523	185	73	11	4,792	5.2%	11.2%	41,389
54	Profes'nl, Scientif. & Tech. Srv	18,259	11,499	450	217	27	12,193	13.2%	13.1%	48,449
55	Mgmt. of Companies & Enter.	6,945	1,432	131	78	30	1,671	1.8%	3.9%	14,283
56	Admin. & Sup'rt, Waste Mgmt.	4,611	4,176	363	209	53	4,801	5.2%	4.5%	16,769
61	Educational Services	1,176	1,093	190	71	30	1,384	1.5%	1.2%	4,290
62	Health Care & Social Assistance	2,587	7,474	339	203	58	8,074	8.8%	5.6%	20,661
71	Arts, Entertainment & Recreation	2,063	1,145	97	84	22	1,348	1.5%	1.7%	6,187
72	Accom. & Food Services	1,667	4,138	1,267	510	47	5,962	6.5%	4.3%	15,964
81	Other Serv's (ex. Public Admin.)	4,691	10,928	334	114	30	11,406	12.4%	7.8%	28,939
91	Public Administration	19	64	12	23	35	134	0.1%	0.3%	933

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



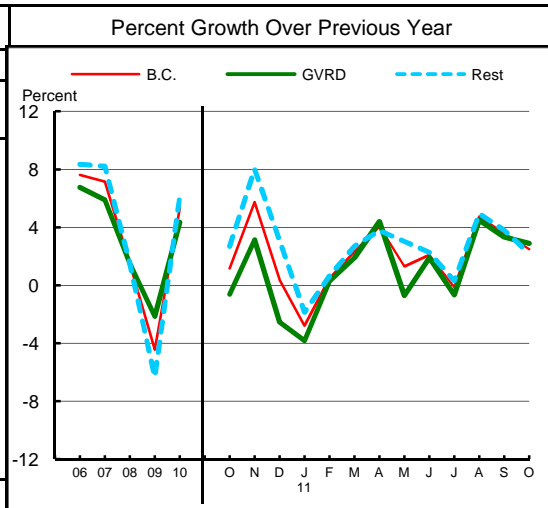
Greater Vancouver
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3 Employment and Unemployment Rate, monthly data are 3-month moving average, actual, ending in stated month						
	Metropolitan Vancouver		Mainland/Southwest		British Columbia	
	Emp. ('000)	Unemp. %	Emp. ('000)	Unemp. %	Emp. ('000)	Unemp. %
2001	1,037.2	6.6	1,173.3	6.7	1,919.7	7.7
2002	1,063.0	7.7	1,207.3	7.7	1,952.8	8.5
2003	1,090.5	7.2	1,238.1	7.3	1,998.0	8.0
2004	1,104.6	6.7	1,252.3	6.7	2,032.8	7.2
2005	1,126.6	5.7	1,277.4	5.7	2,091.9	5.8
2006	1,149.7	4.4	1,306.2	4.5	2,147.2	4.8
2007	1,189.5	4.0	1,357.6	4.0	2,222.6	4.3
2008	1,207.1	4.3	1,382.9	4.3	2,266.4	4.6
2009	1,203.9	7.1	1,369.2	7.2	2,217.9	7.7
2010	1,219.6	7.5	1,388.4	7.6	2,256.5	7.6
2010 Jan	1,205.1	7.6	1,366.3	7.5	2,219.8	8.0
2010 Feb	1,199.0	7.6	1,361.4	7.6	2,213.3	8.1
2010 Mar	1,192.2	7.9	1,357.3	7.9	2,213.2	8.2
2010 Apr	1,194.6	7.6	1,361.8	7.8	2,224.5	7.8
2010 May	1,201.5	7.7	1,371.3	7.9	2,238.7	7.8
2010 Jun	1,215.3	7.6	1,385.0	7.9	2,258.8	7.6
2010 Jul	1,227.4	7.7	1,399.8	7.8	2,277.1	7.7
2010 Aug	1,237.8	7.8	1,409.8	7.9	2,289.9	7.8
2010 Sep	1,238.5	7.7	1,409.4	7.7	2,284.5	7.8
2010 Oct	1,238.6	7.5	1,408.3	7.5	2,278.8	7.5
2010 Nov	1,233.7	6.9	1,404.0	7.0	2,273.6	7.0
2010 Dec	1,232.3	6.7	1,402.0	7.0	2,269.6	7.0
2011 Jan	1,223.5	7.0	1,391.4	7.3	2,250.0	7.5
2011 Feb	1,215.1	8.0	1,380.1	8.2	2,232.3	8.3
2011 Mar	1,211.8	8.3	1,375.6	8.5	2,227.7	8.7
2011 Apr	1,219.0	8.4	1,380.9	8.4	2,240.5	8.4
2011 May	1,236.9	7.7	1,398.6	7.7	2,261.0	7.8
2011 Jun	1,251.9	7.3	1,415.2	7.3	2,280.1	7.4
2011 Jul	1,260.8	7.2	1,426.6	7.1	2,295.3	7.3
2011 Aug	1,262.1	7.6	1,432.4	7.5	2,298.0	7.6
2011 Sep	1,273.5	7.4	1,446.1	7.2	2,300.7	7.3
2011 Oct	1,279.8	6.8	1,454.3	6.7	2,299.8	6.8
2011 Nov	1,279.2	6.2	1,452.3	6.2	2,296.6	6.3
Average:						
Jan-Nov10	1,219.1	7.5	1,388.2	7.7	2,256.8	7.7
Jan-Nov11	1,250.4	7.4	1,418.1	7.4	2,273.7	7.5
% Change	2.6		2.2		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)							
Year	Year	Total/YTD	Q1	Q2	Q3	Q4	Tourism Room Revenue Index 2004=100		
							Index	B.C.	Region
Greater Vancouver Regional District	2006	741,868.0	129,652.0	207,627.0	261,082.0	143,507.0			
	2007	779,563.0	137,549.0	217,291.0	269,615.0	155,108.0			
	2008	793,780.0	149,048.0	229,533.0	269,099.0	146,100.0			
	2009	691,113.0	134,543.0	184,980.0	235,444.0	136,146.0			
	2010	688,718.0	231,038.0	200,685.0	256,995.0				
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	699,981.0	100.0%	*City of Richmond		100,526.0	14.4%			
Hotels	650,161.0	92.9%	*City of Burnaby		29,813.0	4.3%			
151+ Rooms	447,521.0	63.9%	*Other GVRD		85,792.0	12.3%			
76-150 Rooms	164,696.0	23.5%							
1-75 Rooms	37,944.0	5.4%							
Motels	26,577.0	3.8%							
Miscellaneous	10,412.0	1.5%							
*Downtown Vancouver	419,413.0	59.9%							
*Other City of Vancouver	64,438.0	9.2%	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.

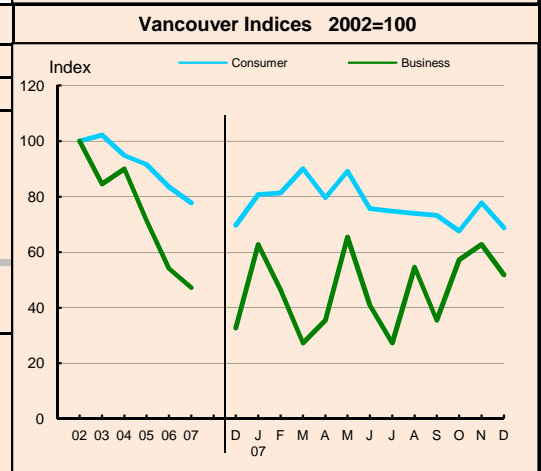
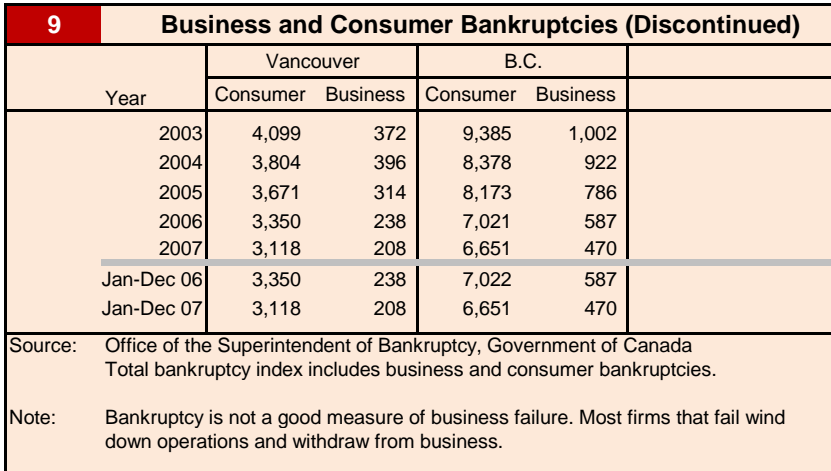
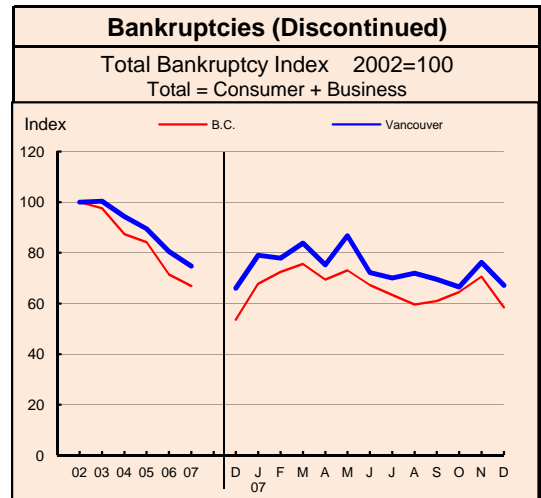
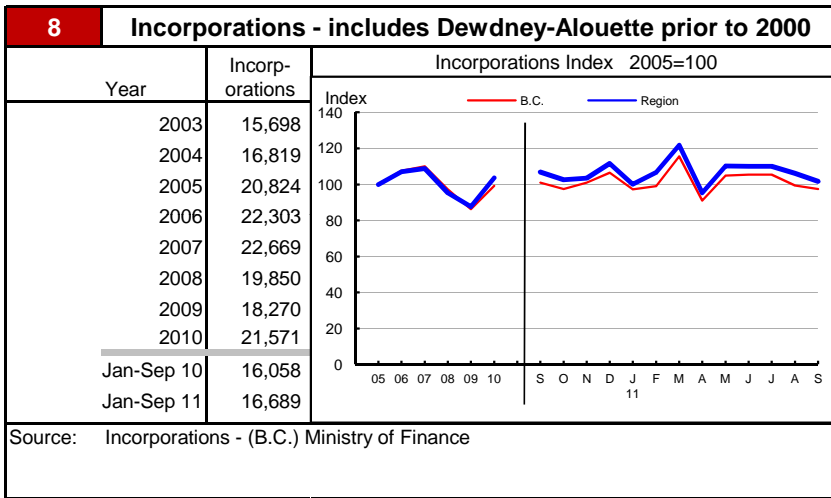
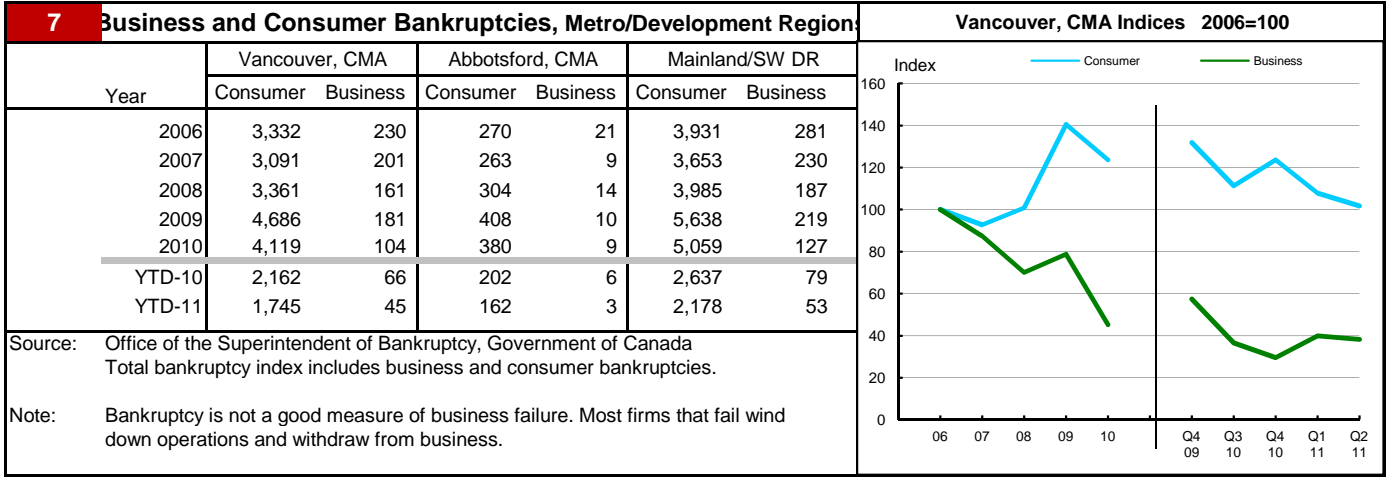
All room revenue data has been revised. For an explanation, see our periodical called Tourism Sector Monitor, April and May issues of 2009.
 Link to explanation of changes: http://www.bcstats.gov.bc.ca/pubs/pr_tour.asp

6		Building Permits								
Year	Total Building Permits	Non Residential				Residential		Total Permits Index 2005=100		
		Total Non Res.	Industrial	Commercial	Institutional & Gov't	Units	Index	B.C.	Region	
		<-- \$ Millions -->								
2003	3,677.5	925.6	90.1	607.8	227.8	2,751.8	15,070			
2004	4,842.8	1,229.8	140.4	812.4	276.9	3,613.0	20,973			
2005	5,651.0	1,681.8	148.2	1,099.0	434.6	3,969.2	20,017			
2006	6,617.4	2,374.8	172.4	1,666.5	535.9	4,242.6	21,095			
2007	7,011.1	2,250.6	124.2	1,730.6	395.8	4,760.6	22,803			
2008	5,588.0	2,206.3	124.2	1,710.1	372.0	3,381.6	14,781			
2009	3,889.8	1,463.6	94.2	971.7	397.8	2,426.2	10,028			
2010	5,737.1	1,648.4	90.5	1,057.8	500.1	4,088.7	17,814			
Jan-Oct 10	5,116.4	1,430.4	78.9	913.2	438.3	3,686.0	15,903			
Jan-Oct 11	4,594.8	1,322.2	97.6	960.5	264.1	3,272.7	14,360			

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							11 Employment Insurance (was UI)									
(Basic Income Assistance Recipients in Subject Group as a percent of Reference Group)							(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						
Greater Vancouver Regional District	Sep '08	1.2	1.6	1.1	1.2	0.4	0.8	0.5	0.9	0.7	Sep '07					
	Dec '08	1.3	1.7	1.2	1.3	0.4	1.1	0.7	1.1	1.1	Dec '07					
	Mar '09	1.4	1.8	1.3	1.4	0.5	1.1	0.7	1.1	1.1	Mar '08					
	Jun '09	1.4	1.8	1.4	1.5	0.5	1.8	1.2	1.9	1.8	Jun '08					
	Sep '09	1.5	1.9	1.4	1.5	0.5	0.9	0.6	1.0	0.8	Sep '08					
	Dec '09	1.6	2.1	1.6	1.6	0.5	1.5	1.1	1.6	1.4	Dec '08					
	Mar '10	1.6	2.1	1.6	1.7	0.5	2.5	2.0	2.7	2.2	Mar '09					
	Jun '10	1.6	2.1	1.7	1.6	0.5	2.5	2.1	2.7	2.1	Jun '09					
	Sep '10	1.6	2.1	1.6	1.6	0.5	2.4	1.8	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	32,011	75,506														
Percent Distribution by Duration																
<1 Year	55.8	56.9														
1-2 Years	24.1	24.5														
>2 Years	20.0	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										
Greater Vancouver Regional District	Sep '07	1.7	1.4	1.9	1.2											
	Dec '07	2.0	1.6	2.2	1.7											
	Mar '08	2.1	1.7	2.2	1.6											
	Jun '08	2.8	2.1	3.0	2.3											
	Sep '08	1.9	1.6	2.1	1.2											
	Dec '08	2.6	2.3	2.8	1.9											
	Mar '09	3.7	3.3	4.0	2.8											
	Jun '09	3.8	3.4	4.1	2.7											
	Sep '09	3.6	3.2	4.0	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

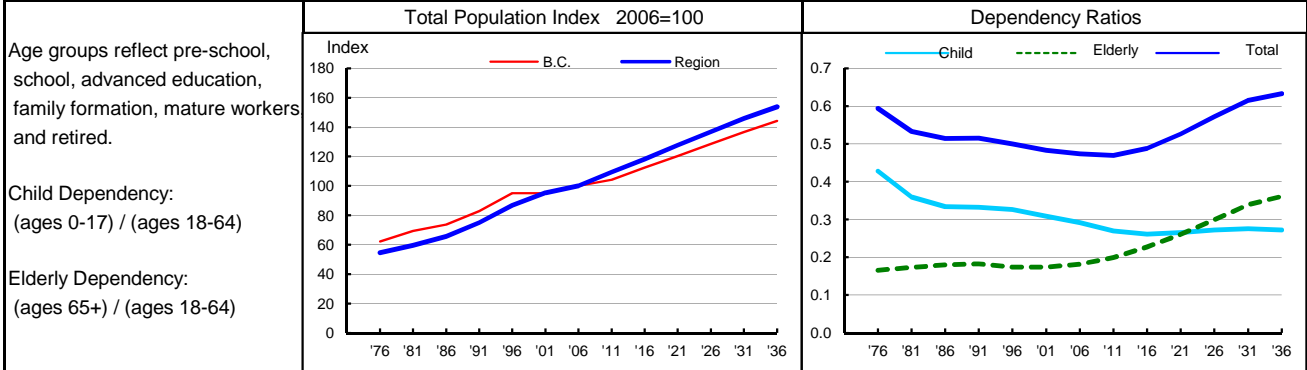
Greater Vancouver is the most densely populated region in the province. Although the region comprises only a small portion of the land base of the province, it contains approximately half the population. The population has aged over the last twenty years, but at a slower rate than the province as a whole. Between 1986 and 2007, Greater Vancouver added 5.3 years to its median age, compared with a provincial gain of 7.2 years. Slightly older than the provincial population in 1986, by 2007 the population was almost a year and a half younger. Fertility has shown a downward trend over the last two decades and has been consistently below provincial levels. Along with fertility, the ratio of children to those of working ages (18 to 64) has decreased and has been consistently below provincial ratios since the mid 1980s. In contrast, the elderly dependency ratio has remained relatively stable over the last two decades and is much lower than provincial ratios. The population of the GVRD has proportionately more people of working ages than British Columbia as a whole. Despite an increase in the number of deaths, natural increase remains positive. Strong net inflows, in combination with natural increase, have led to significant growth over the last twenty years.

14 Projection

The Liveable Region Strategic Plan attempts to slow the current trend of growth outward toward the Valley and shift growth back into the urban core. As a result, this region is forecast to continue to experience strong growth. Net migration has been highly positive over the last 20 years, and it is projected that this will continue to be the case over the next three decades as well. Lower fertility rates and an ageing population will likely result in negative natural increase later in the projection period but net migration is expected to easily offset this effect. The region can expect the addition of almost 1,000,000 people in the next 30 years. The population will continue to age and, by 2036, the GVRD will likely have almost 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	74.5	248.3	159.7	344.8	249.2	125.1	1,201.5	419.2	0.428	0.166	0.594	1976
1981	79.4	228.1	177.7	413.7	263.6	148.2	1,310.4	490.9	0.360	0.173	0.533	1981
1986	92.9	225.7	172.8	494.2	285.6	171.6	1,442.8	568.5	0.334	0.180	0.515	1986
1991	106.2	255.7	171.5	593.1	323.0	198.1	1,647.5	626.6	0.333	0.182	0.515	1991
1996	115.9	298.8	186.6	675.1	409.3	220.9	1,906.5	722.9	0.326	0.174	0.500	1996
2001	110.4	325.7	208.2	704.1	499.0	245.4	2,092.9	797.6	0.309	0.174	0.483	2001
2006	108.6	326.4	222.4	687.4	582.7	271.6	2,199.1	843.5	0.291	0.182	0.473	2006
2011	119.7	322.3	232.6	728.3	675.9	326.4	2,405.3	940.9	0.270	0.199	0.469	2011
2016	128.2	327.7	218.1	788.5	737.9	396.0	2,596.3	1,039.4	0.261	0.227	0.488	2016
2021	140.2	348.4	213.3	855.0	771.4	479.0	2,807.3	1,128.4	0.266	0.260	0.526	2021
2026	146.0	375.5	220.4	891.6	804.1	574.3	3,011.8	1,212.2	0.272	0.300	0.572	2026
2031	146.9	400.8	232.3	896.6	855.7	672.8	3,205.0	1,295.7	0.276	0.339	0.615	2031
2036	147.8	415.7	248.3	899.4	924.0	747.6	3,382.8	1,376.8	0.272	0.361	0.633	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.