



**Greater Vancouver  
Regional District**

<b>1</b>	<b>General Economy</b>
<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](http://www.bcstats.gov.bc.ca/data/pop/pop/popproj.asp) The full B.C. level projection is available free on the above page.

<b>2</b>	<b>Economic Structure - Number of Business Locations, by Sector, by Employment Size, December 2008</b>									
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 99	200 Plus	All Sizes with Emp.	Percent of Total	Percent of Total	All Sizes
	Total, All Industries	103,353	80,505	6,826	3,314	677	91,322	100.0%	100.0%	175,003
11	Agric., Forestry, Fishing & Hunt	1,471	929	127	53	7	1,116	1.2%	4.0%	7,009
21	Mining & Oil & Gas Extract.	540	330	39	23	7	399	0.4%	0.6%	1,071
22	Utilities	65	44	2	5	5	56	0.1%	0.1%	203
23	Construction	14,199	8,168	591	253	33	9,045	9.9%	12.1%	21,108
31	Manufacturing (31-33)	2,311	3,311	649	395	77	4,432	4.9%	4.5%	7,879
41	Wholesale Trade	5,022	6,050	573	246	20	6,889	7.5%	5.9%	10,359
44	Retail Trade (44-45)	5,240	8,690	805	351	51	9,897	10.8%	11.9%	20,742
48	Transp. & Warehousing (48-49)	5,926	3,126	281	136	48	3,591	3.9%	4.4%	7,734
51	Information & Cultural Indust.	2,520	1,379	134	85	33	1,631	1.8%	1.4%	2,412
52	Finance & Insurance	8,276	3,195	511	150	31	3,887	4.3%	3.8%	6,564
53	Real Estate & Rental & Leasing	16,795	4,167	191	86	11	4,455	4.9%	4.5%	7,835
54	Profes'nl, Scientif. & Tech. Srv	18,158	11,117	468	232	35	11,852	13.0%	11.0%	19,278
55	Mgmt. of Companies & Enter.	7,115	1,582	126	86	42	1,836	2.0%	1.6%	2,818
56	Admin. & Sup'rt, Waste Mgmt.	4,485	4,039	387	201	52	4,679	5.1%	4.9%	8,513
61	Educational Services	1,216	1,160	171	73	28	1,432	1.6%	1.4%	2,363
62	Health Care & Social Assistance	1,847	6,917	317	202	58	7,494	8.2%	8.4%	14,773
71	Arts, Entertainment & Recreation	2,023	1,176	87	74	19	1,356	1.5%	1.6%	2,873
72	Accom. & Food Services	1,695	4,080	1,040	538	54	5,712	6.3%	6.7%	11,639
81	Other Serv's (ex. Public Admin.)	4,440	11,006	315	105	29	11,455	12.5%	10.9%	19,095
91	Public Administration	9	39	12	20	37	108	0.1%	0.4%	735

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



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

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

<b>4 Retail Sales - based on Statistics Canada monthly survey</b>							Percent Growth Over Same Period in Previous Year		
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	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).



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**Was 5** **Manufacturing Principal Statistics - Search at [www.made-in-bc.ca](http://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	
Greater Vancouver Regional District	Year	Total/YTD	Q1	Q2	Q3	Q4	Index		
		2005	695,248.7	116,413.5	186,420.3	252,826.3	139,588.6		
	2006	747,432.5	131,997.7	208,469.9	262,294.7	144,670.2			
	2007	785,668.3	140,713.3	218,237.5	270,566.3	156,151.2			
	2008	798,320.8	151,899.8	229,881.4	269,627.9	146,911.7			
	2009	322,552.1	137,192.5	185,359.6					
British Columbia	Year	Total/YTD	Q1	Q2	Q3	Q4			
	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	798,321.0	100.0%	*City of Richmond		116,294.0	14.6%			
Hotels	743,879.0	93.2%	*City of Burnaby		30,473.0	3.8%			
151+ Rooms	522,662.0	65.5%	*Other GVRD		98,057.0	12.3%			
76-150 Rooms	180,122.0	22.6%							
1-75 Rooms	41,095.0	5.1%							
Motels	31,685.0	4.0%							
Miscellaneous	13,200.0	1.7%							
*Downtown Vancouver	482,381.0	60.4%							
*Other City of Vancouver	71,116.0	8.9%							

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](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	Units		
		<-- \$ Millions -->							
2001	2,983.1	1,169.6	105.2	718.9	345.5	1,813.5	10,426		
2002	3,585.3	1,094.7	129.3	746.2	219.2	2,490.5	14,905		
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		
Jan-Aug 08	4,139.1	1,511.0	83.6	1,141.3	286.1	2,628.0	11,645		
Jan-Aug 09	2,120.8	950.9	72.8	583.4	294.7	1,169.8	4,524		

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).

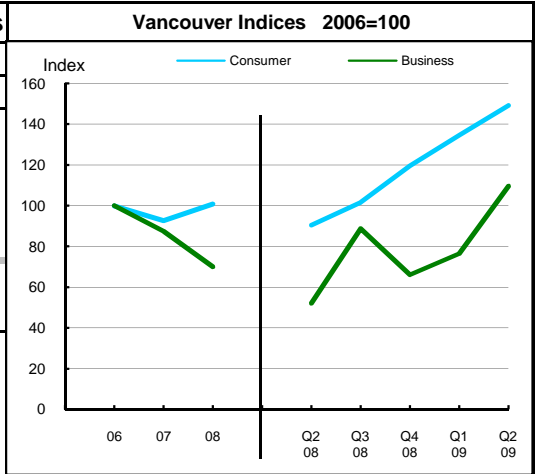


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7 Business and Consumer Bankruptcies, Quarterly - NEW series						
Year	Vancouver		Abbotsford		Mainland/Southwest	
	Consumer	Business	Consumer	Business	Consumer	Business
2006	3,332	230	270	21	3,931	281
2007	3,091	201	263	9	3,653	230
2008	3,361	161	304	14	3,985	187
2009						
2010						
YTD-08	1,518	72	136	8	1,815	86
YTD-09	2,365	107	209	2	2,831	115

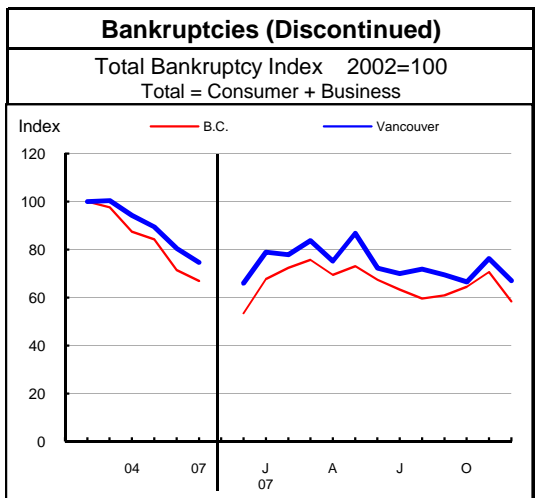
Source: Office of the Superintendent of Bankruptcy, Government of Canada  
Total bankruptcy index includes business and consumer bankruptcies.

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



8 Incorporations - includes Dewdney-Alouette prior to 2000			
Year	Incorporations	Incorporations Index 2003=100	
		B.C.	Region
2001	13,490		
2002	14,688		
2003	15,698		
2004	16,819		
2005	20,824		
2006	22,303		
2007	22,669		
2008	19,850		
Jan-Sep 08	15,565		
Jan-Sep 09	13,133		

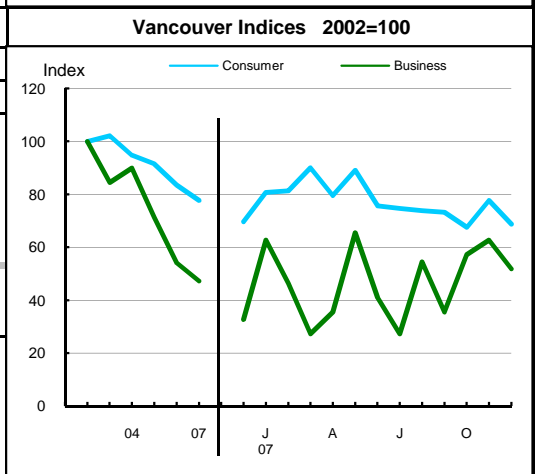
Source: Incorporations - (B.C.) Ministry of Finance



9 Business and Consumer Bankruptcies (Discontinued)				
Year	Vancouver		B.C.	
	Consumer	Business	Consumer	Business
2003	4,099	372	9,385	1,002
2004	3,804	396	8,378	922
2005	3,671	314	8,173	786
2006	3,350	238	7,021	587
2007	3,118	208	6,651	470
Jan-Dec 06	3,350	238	7,022	587
Jan-Dec 07	3,118	208	6,651	470

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.





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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						
Greater Vancouver Regional District	Sep '07	1.1	1.5	0.9	1.1	0.4	1.2	0.8	1.2	1.2	Mar '07					
	Dec '07	1.1	1.5	1.0	1.1	0.9	0.9	0.6	0.9	0.8	Jun '07					
	Mar '08	1.1	1.5	1.0	1.1	0.9	0.8	0.5	0.9	0.7	Sep '07					
	Jun '08	1.1	1.5	1.0	1.1	0.9	1.1	0.7	1.1	1.2	Dec '07					
	Sep '08	1.2	1.6	1.1	1.2	0.9	1.1	0.7	1.1	1.1	Mar '08					
	Dec '08	1.3	1.7	1.2	1.3	0.4	1.8	1.2	1.9	1.8	Jun '08					
	Mar '09	1.4	1.8	1.3	1.5	0.5	0.9	0.6	1.0	0.8	Sep '08					
	Jun '09	1.4	1.8	1.4	1.5	0.5	1.5	1.1	1.6	1.4	Dec '08					
	Sep '09	1.5	2.0	1.5	1.5	0.5	2.6	2.1	2.7	2.3	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	29,715	72,592														
Percent Distribution by Duration																
<1 Year	62.1	65.3														
1-2 Years	19.4	18.2														
>2 Years	18.5	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										
Greater Vancouver Regional District	Mar '07	2.1	1.7	2.3	1.6											
	Jun '07	1.8	1.5	2.0	1.3											
	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	2.2											
	Sep '08	1.9	1.6	2.1	1.2											
	Dec '08	2.6	2.3	2.8	1.9											
Mar '09	3.8	3.3	4.1	2.9												

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



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**13 Demographics**

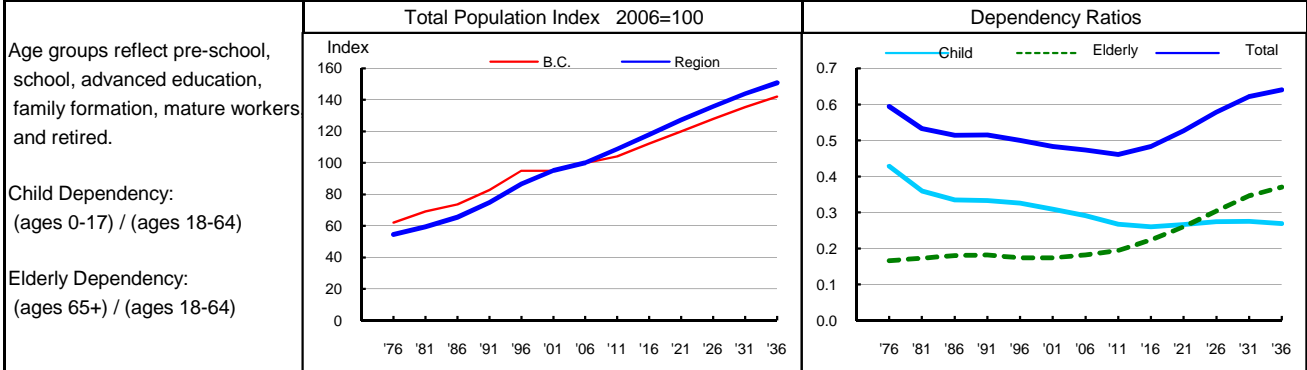
Greater Vancouver is the most densely populated region in the province. Although the region comprises only a small portion of the land base of the province, it contains approximately half the population. The population has aged over the last twenty years, but at a slower rate than the province as a whole. 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	120.3	317.2	226.7	728.6	683.3	318.2	2,394.3	930.2	0.267	0.194	0.461	2011
2016	132.1	322.8	218.7	786.0	744.1	390.9	2,594.7	1,026.5	0.260	0.224	0.484	2016
2021	140.8	347.0	211.4	845.6	775.4	477.6	2,797.7	1,112.0	0.266	0.261	0.527	2021
2026	144.2	375.1	213.3	875.1	805.2	575.7	2,988.6	1,190.7	0.274	0.304	0.578	2026
2031	143.8	393.4	229.2	869.2	852.0	675.2	3,162.8	1,268.1	0.275	0.346	0.622	2031
2036	143.5	401.2	244.4	869.2	908.8	749.5	3,316.6	1,342.5	0.269	0.371	0.640	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.