

Trans Mountain Expansion Project

Annex 1: Socio-Economic Context Indicators - Lower Mainland Region

As of December 31, 2017

Based on government and public sources



Introduction

This report presents the context indicators associated with the TMEP Lower Mainland Region, updated at the start of construction to reflect the first monitoring cycle. These data are from public and government sources and reflect the overall socio-economic context within which Project construction is occurring and present a picture of the overall social and economic vulnerability of resiliency of the region related to the socio-economic monitoring topic areas. Data is being reported for the entire region, even though construction may only be active in a select portion of the region. These data will be updated during Project construction when new data becomes available. This report also provides a one-time update of select community-level data points for communities crossed by the Project footprint that have been released since the finalization of the SEEMP based on the 2016 Census of Canada; this data is only updated every 5 years, so will not be updated during the Project construction period.

One-time Community Level Data

Community	Population			Housing			Labour Force			
	Population 2016 (No.)	Population Change from Last Census (2011) (%)	Percentage of Population that Identifies as Aboriginal (%)	Total Private Dwellings (No.)	Percentage of Private Dwellings Occupied by Usual Residents (%)	Average Value of Dwellings (\$)	Labour Force Size (No.)	Participation Rate (%)	Unemployment Rate (%)	Labour Force by Industry (%) (top 3 industries)
Township of Langley	117285	12.6	3.7	43720	96.0	\$ 755,280	63410	67.3	4.4	Construction (11.1%) Retail Trade (11.3%) Health care and social assistance (9.4%)
City of Surrey	517887	10.6	2.6	181159	93.8	\$ 757,863	274690	65.5	6.5	Construction (9.4%) Retail trade (11.3%) Health care and social assistance (10.4%)
City of Coquitlam	139284	9.8	2.2	54393	94.4	\$ 866,539	75475	65.1	6.1	Retail trade (12.1%) Professional, scientific and technical services (9.9%) Health care and social assistance (9.8%)
City of Burnaby	232755	4.3	1.8	98030	94.1	\$ 961,174	125815	63.2	6.4	Retail trade (11.5%) Professional, scientific and technical services (10.7%) Health care and social assistance (9.9%)
City of New Westminster*	70996	7.6	3.3	34235	95.5	\$ 635,451	42995	70.4	6	Retail trade (10.2%) Professional, scientific and technical services (9.5%) Health care and social assistance (11.2%)
City of Vancouver*	631486	4.6	2.20	309418	91.8	\$ 1,414,191	370955	67.7	5.6	Professional, scientific and technical services (12.9%) Health care and social assistance (10.5%) Accommodation and food services (10.0%)

* temporary construction site location (e.g., office/yard)

Context Indicators

In this region, the Project is occurring in a large metropolitan area with a regional population of over 2 million and a labour force of about 1.5 million workers. There is extensive other development in the region, with approximately \$28 billion of other capital projects under construction. The current and anticipated Project workforce is very small in the context of this region.

Context Indicator	Date	Data Description
Population		
Population (No.)		
Lower Mainland / Southwest Economic Region ¹	Sep-17	The total population was 2,500,200 which is a 1.1% increase from December 2016.
Vancouver Census Metropolitan Areas (CMA) ²	Sep-17	The total population was 2,200,300 which is a 1.0% increase from December 2016.
Labour Force		
Labour force size (No.):		
Lower Mainland / Southwest Economic Region	Sep-17	The labour force size was 1,681,700, which is a 3.8% increase from December 2016.
Vancouver CMA	Sep-17	The labour force size was 1,490,300, which is a 4.6% increase from December 2016.

Context Indicator	Date	Data Description
Participation Rate (%)		
Lower Mainland /Southwest Economic Region	Sep-17	The participation rate was 67.3%, which is higher than the participation rate reported in December 2016 (65.5%).
Vancouver CMA	Sep-17	The participation rate was 67.7%, which is higher than the participation rate reported in December 2016 (65.4%).
Unemployment Rate (%)		
Lower Mainland /Southwest Economic Region	Sep-17	The unemployment rate was 4.6%, which is lower than the unemployment rate reported in December 2016 (5.0%).
Vancouver CMA	Sep-17	The unemployment rate was 4.7%, which is lower than the unemployment rate reported in July 2016 (6.0%).
Major projects (\$ capital investment)	Sep-17	In the communities in the Lower Mainland Region, 164 major projects were identified as under construction, with a total capital cost of approximately \$28 billion . The projects are located throughout the region. Key projects with large (>\$1 billion capital costs) include the False Creek Condominium Development, King George Station Mixed Use Development, Tsawwassen First Nation Mixed Use Development, Central City Neighbourhood, River District Development, Roberts Bank Container Expansion Program Terminal 2 and Deltaport 3rd Berth, Brentwood Town Centre Redevelopment, and Vancouver International Airport Expansion.
Accommodation		
Rental vacancy rates (%)		
Langley ³	2016	The vacancy rate was 1.1% in private apartments.
City of Surrey	2016	The vacancy rate was 0.4% in private apartments.
Tri-Cities ⁴	2016	The vacancy rate was 1.7% in private apartments.
City of Burnaby	2016	The vacancy rate was 0.8% in private apartments.
Rent by rental type (\$/month, by unit type)		
Langley ³	2016	The average rents for a private apartment range from \$705 for a bachelor, to \$1,145 for 3 bedroom +.
City of Surrey	2016	The average rents for a private apartment range from \$728 for a bachelor, to \$1,169 for 3 bedroom +.
Tri-Cities ⁴	2016	The average rents for a private apartment range from \$761 for a bachelor, to \$1,219 for 3 bedroom +.
City of Burnaby	2016	The average rents for a private apartment range from \$881 for a bachelor, to \$1,473 for 3 bedroom +.
Crime/Policing		
Incident Category		Rate per 1,000 population, by Police Service Area
		Langley Township RCMP, municipalSurrey RCMP, municipalCoquitlam RCMP, municipalCoquitlam RCMP, ruralBurnaby RCMP, municipal
Total violent Criminal Code Violations	2016	7.112.37.53.57.1
Sexual assault, level 1, 2 and 3	2016	0.2354240.2370.6920.53
Total commodification of sexual activity violations	2016	0.0170.0100.0000.0000.000
Total Property Crime Violations	2016	57.460.638.223.543.6
Total Other Criminal Code Violation (Except Traffic)	2016	14.44.715.78.64.2
Total prostitution	2016	0.0000.0720.0000.0000.000
Total Criminal Code Traffic Violations	2016	2.74.722.82.3
Total Drug Violations	2016	3.35.32.75.22.7
Traffic		
Monthly Average Daily Traffic (MADT) Count – Location P-16-22EW-NY, Highway 1	Jun-17	The MADT at this traffic count site was 74,378 in June 2017. From the Project staging areas located near Vancouver and Burnaby, Project vehicles may travel east on Highway 1 to access construction sites.

Context Indicator	Date	Data Description			
Communicable Diseases					
Disease	Surveillance Date	No. of cases			
		Fraser North Health Service Delivery Area (HSDA)	Fraser South HSDA	Richmond HSDA	Vancouver HSDA
Amoebiasis	Jan - Nov 2017	47	82	8	160
Campylobacter Infection	Jan - Nov 2017	248	251	85	265
Cryptosporidium Infection	Jan - Nov 2017	2	11	2	21
Giardia Infection	Jan - Nov 2017	49	92	7	117
Hepatitis A	Jan - Nov 2017	4	4	0	3
Hepatitis B: Acute	Jan - Nov 2017	1	0	1	4
Hepatitis B: Chronic Carriers	Jan - Nov 2017	213	144	162	290
Hepatitis B: Undetermined	Jan - Nov 2017	26	22	0	2
Hepatitis C: Acute	Jan - Nov 2017	22	10	0	37
Hepatitis C: Chronic/Unknown	Jan - Nov 2017	221	274	35	328
Malaria	Jan - Nov 2017	7	7	0	3
Measles	Jan - Nov 2017	1	0	0	0
Mumps	Jan - Nov 2017	35	36	7	68
Pertussis	Jan - Nov 2017	41	56	4	23
Salmonella Infection	Jan - Nov 2017	142	155	35	131
Typhoid Fever	Jan - Nov 2017	7	14	0	5
Yersinia Infection	Jan - Nov 2017	111	125	37	170
Genital Chlamydia	2015	1635 (250.1 per 100,000)	1695 (213.9 per 100,000)	553 (266.2 per 100,000)	3407 (510.8 per 100,000)
Genital Gonorrhea	2015	416 (63.6 per 100,000)	495 (62.5 per 100,000)	45 (21.7 per 100,000)	1152 (168.7 per 100,000)
Infectious Syphilis	2015	6.4 (98 per 100,000)	76 (9.6 per 100,000)	13 (6.3 per 100,000)	477 (71.5 per 100,000)

Methodology and Notes

Notes:

- 1 The Lower Mainland / Southwest Economic Region consists of: 4 regional districts; 14 cities, including Chilliwack, Abbotsford, Surrey, Coquitlam and Burnaby; 12 district municipalities, including Hope and Langley; 6 towns and villages; an Island Municipality; 96 Indian Reserves; and an Indian Government District. It is a grouping of complete census divisions created by Statistics Canada as a standard geographic unit for analysis of regional economic activity.
- 2 The Vancouver CMA consists of: 1 regional district (Metro Vancouver); 12 cities, including Surrey, Coquitlam and Burnaby; 5 district municipalities, including Langley; 3 villages; an Island Municipality; and 17 Indian Reserves.
- 3 Canada Mortgage and Housing Corporation (CMHC) presents data for Langley which consists of the City of Langley and the Township of Langley.
- 4 CMHC presents data for Tri-Cities which consists of City of Coquitlam, City of Port Coquitlam and City of Port Moody.

All numbers are approximate. In certain instances (e.g., gender-based crimes), additional decimal spaces are shown in order to capture small numbers.

References

- British Columbia Ministry of Jobs, Tourism and Skills Training. 2017. British Columbia Major Projects Inventory – Second Quarter 2017. Website: <https://www2.gov.bc.ca/gov/content/employment-business/economic-development/industry/bc-major-projects-inventory>. Accessed: September 2017.
- British Columbia Ministry of Transportation and Infrastructure. 2017. Traffic Data Program. Website: <http://www.th.gov.bc.ca/trafficdata/index.html>. Accessed: September 2017.
- Canada Mortgage and Housing Corporation. 2016. Rental Market Report: Vancouver CMA (Date Released: 2016). 44pp.
- Statistics Canada. 2016a. Table 282-0122 - Labour force survey estimates (LFS), by provinces and economic regions based on 2011 Census boundaries, 3-month moving average, unadjusted for seasonality, monthly (persons unless otherwise noted), CANSIM (database). (Accessed: September 2017).
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- Statistics Canada. 2016c. Table 252-0081 - Incident-based crime statistics, by detailed violations and police services, British Columbia, annual (number unless otherwise noted), CANSIM (database). (Accessed: September 2017).
- BC Centre for Disease Control. 2015. STI in British Columbia: Annual Surveillance Report 2015. Website: <http://www.bccdc.ca/search?k=sti%20annual%20report>. Accessed: November 2017.
- BC Centre for Disease Control. 2017. Cumulative Report on Selected Surveillance Conditions by HSDA: Surveillance Reported Month: 1 – 12, 2016 and 2017. Available at: http://www.bccdc.ca/resource-gallery/Documents/Statistics%20and%20Research/Statistics%20and%20Reports/Epid/CD%20Annual%20Monthly%20reports/CD_Monthly_HSDA_Report.pdf. Accessed: November 2017.