

Trans Mountain Expansion Project

Annex 1: Socio-Economic Context Indicators - Fraser Valley Region

As of September 30, 2021

Based on government and public sources



Introduction

This report presents the context indicators associated with the TMEP Fraser Valley Region, updated to reflect the July to September (Q3) 2021 monitoring period. These data are from public and government sources. They reflect the overall socio-economic context within which Project construction is occurring and present a picture of the overall social and economic vulnerability or resiliency of the region related to the socio-economic monitoring topic areas. Data is being reported for the entire region, even though construction activity may only be occurring 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 have been updated since the finalization of the Socio-Economic Effects Monitoring Plan 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)
City of Chilliwack	83788	7.5	7.9	34,038	95.3	\$ 424,681	42,065	63.4	6.4	Retail trade (11.5%) Health care and social assistance (11.4%) Construction (10.7%)
City of Abbotsford	141397	5.9	4.7	51,770	94.7	\$ 516,858	73,750	65.5	6.6	Retail trade (10.6%) Manufacturing (9.9%) Health care and social assistance (9.7%)
Electoral Area D, Fraser Valley Regional District	1,529	13.6	1.6	596	88.1	\$ 552,604	735	63.1	4.1	Construction (12.9%) Accommodation and food services (11.6%) Health care and social assistance; and retail trade (10.%)
Tzeachten 13 IR	2358	60.7	14.0	1205	97.9	n/a	545	24.2	6.5	Retail trade (17.4%) Accommodation and food services (10.1%) Healthcare and social assistance (9.2%)
Matsqui Main 2 IR	110	35.8	81.8	32	100	n/a	40	57.1	0	Retail trade (11.5%) Health care and social assistance (11.4%) Construction (10.7%)

Note: Lackaway 2 IR is location of a temporary site but no data available

Context Indicators

In this region, the Project area has a population of over 200,000 and a labour force of over 117,000, with a wider regional population of over 2.5 million and a wider regional labour force of over 1.8 million workers. There is notable other development in the region, with approximately \$1.5 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.)		
Abbotsford-Mission CMA	Jul-21	The total population was 170,900 which is a 0.3% increase from May 2021.
Lower Mainland / Southwest Economic Region ¹	Jul-21	The total population was 2,686,400 which is a 0.2% increase from May 2021.
Labour Force		
Labour force size (No.)		
Abbotsford-Mission CMA	Jul-21	The labour force size was 116,600, which is a 0.4% decrease from May 2021.
Lower Mainland /Southwest Economic Region	Jul-21	The labour force size was 1,849,300, which is a 1.7% increase from May 2021.

Context Indicator	Date	Data Description		
Participation Rate (%)				
Abbotsford-Mission CMA	Jul-21	The participation rate was 68.2%, which is lower than the participation rate reported in May 2021 (68.7%).		
Lower Mainland /Southwest Economic Region	Jul-21	The participation rate was 68.8%, which is higher than the participation rate reported in May 2021 (67.8%).		
Unemployment Rate (%)				
Abbotsford-Mission CMA	Jul-21	The unemployment rate was 5.4%, which is lower than the unemployment rate reported in May 2021 (5.9%).		
Lower Mainland /Southwest Economic Region	Jul-21	The unemployment rate was 7.4%, which is higher than the unemployment rate reported in May 2021 (7.1%).		
Major projects (\$ capital investment)	Q1 2021	In the Project communities in the Fraser Valley Region, 21 major projects were identified as under construction, with a total capital cost of approximately \$1.5 billion. The projects are located throughout the Fraser Valley Region. Key projects with large (>\$100 million) capital costs include the Breimner/Trio Hydro Project, Silverdale Hill Housing Development and the Garrison Crossing Residential Development.		
Accommodation				
Rental vacancy rates (%)				
Chilliwack (census agglomeration)	Oct-20	The vacancy rate was 1.5% in private apartments.		
Abbotsford-Mission CMA	Oct-20	The vacancy rate was 0.6% in private apartments.		
Rent by rental type (\$/month, by unit type)				
Chilliwack (census agglomeration)	Oct-20	The average rents for a private apartment range from \$760 for a bachelor, to \$1,191 for 3 bedroom +.		
Abbotsford-Mission CMA	Oct-20	The average rents for a private apartment range from \$762 for a bachelor, to \$1,553 for 3 bedroom +.		
Crime/Policing				
Incident Category		Rate per 1,000 population, by Police Service Area		
		Chilliwack RCMP, rural	Chilliwack RCMP, municipal	Abbotsford municipal
Total violent Criminal Code Violations	2020	21.2	24.8	12.5
Sexual assault, level 1, 2 and 3	2020	1.3	0.1	0.8
Total commodification of sexual activity violations	2020	n/a	n/a	n/a
Total Property Crime Violations	2020	58.7	58.2	32.9
Total Other Criminal Code Violation (Except Traffic)	2020	32.5	37.4	5.2
Total prostitution	2020	0.000	0.020	0.000
Total Criminal Code Traffic Violations	2020	13	6.1	3.1
Total Drug Violations	2020	4	8.3	0.9
Traffic				
Monthly Average Daily Traffic Count – Location P-17-99EW, Highway 1	Jun-21	The MADT at this traffic count site was 58,281 in June 2021. Project vehicles may travel on Highway 1 to access construction sites.		
Monthly Average Daily Traffic Count – Location P-17-4EW, Highway 1	Jun-21	The MADT at this traffic count site was 83,683 in June 2021. Project vehicles may travel on Highway 1 to access construction sites.		
Communicable Diseases				
Disease	Surveillance Date	No. of Cases		
		Fraser Health		
Coronavirus - COVID-19	2021 (as of September 15)	1,948 (active cases)		
		Fraser East - Health Service Delivery Area		
Amebiasis	2019	6		
Campylobacteriosis	2019	60		
Cryptosporidiosis	2019	8		
Giardiasis	2019	35		
Hepatitis A	2019	1		
Hepatitis B: Acute	2019	0		
Hepatitis B: Chronic & Undetermined	2019	40		
Hepatitis C	2019	201		
Malaria	2019	1		
Measles	2019	0		
Mumps	2019	1		
Pertussis	2019	14		
Salmonella Infection	2019	31		

Communicable Diseases		
Typhoid Fever	2019	1
Yersinia Infection	2019	21
Genital Chlamydia	2017	653 (206.3/100,000)
Genital Gonorrhea	2017	82 (25.9/100,000)
Infectious Syphilis	2018	19 (5.8/100,000)

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.

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

References

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- Government of Canada. 2021. Canada Mortgage and Housing Corporation. Rental Market Report, 2020 Edition. Data tables. Website: <https://www.cmhc-schl.gc.ca/en/professionals/housing-markets-data-and-research/housing-data/data-tables/rental-market/rental-market-report-data-tables>. Accessed August 2021.
- Statistics Canada. 2016. Census Profiles, 2016 Census. Website: <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>. Accessed: July 2018.
- Statistics Canada. 2020. Table 35-10-0184-01 Incident-based crime statistics, by detailed violations, police services in British Columbia. Accessed: September 2021.
- Statistics Canada. 2021a. Table 282-0122 - Labour Force Survey estimates (LFS), by provinces and economic regions based on 2011 Census boundaries, three-month moving average, unadjusted for seasonality, monthly (persons unless otherwise noted), CANSIM (database). Accessed: August 2021.
- Statistics Canada. 2021b. Table 282-0128 - Labour Force Survey estimates (LFS), by census metropolitan area based on 2011 Census boundaries, sex and age group, three-month moving average, unadjusted for seasonality, monthly (persons unless otherwise noted), CANSIM (database). Accessed: August 2021.