

Trans Mountain Expansion Project

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

As of June 30, 2021

Based on government and public sources



Introduction

This report presents the context indicators associated with the TMEP Lower Mainland Region, updated to reflect the April to June (Q2) 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)
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 2.3 million and a labour force of over 1.5 million workers. There is extensive other development in the region, with approximately \$32.7 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	May-21	The total population was 2,680,600 which is a 0.9% increase from December 2020.
Vancouver CMA ²	May-21	The total population was 2,343,600 which is a 0.5% increase from December 2020.
Labour Force		
Labour force size (No.)		
Lower Mainland / Southwest Economic Region	May-21	The labour force size was 1,742,700, which is a 0.9% increase from October 2020.
Vancouver CMA	May-21	The labour force size was 1,531,700, which is a 1.3% increase from October 2020.

Context Indicator	Date	Data Description				
Participation Rate (%)						
Lower Mainland /Southwest Economic Region	May-21	The participation rate was 67.8%, which is higher than the participation rate reported in December 2020 (65.6%).				
Vancouver CMA	May-21	The participation rate was 68.3%, which is higher than the participation rate reported in December 2020 (65.7%).				
Unemployment Rate (%)						
Lower Mainland /Southwest Economic Region	May-21	The unemployment rate was 7.3%, which is higher than the unemployment rate reported in December 2020 (7.1%).				
Vancouver CMA	May-21	The unemployment rate was 7.5%, which is lower than the unemployment rate reported in December 2020 (7.1%).				
Major projects (\$ capital investment)	Q4 2020	In the communities in the Metro Vancouver Region, 212 major projects were identified as under construction, with a total capital cost of approximately \$32.7 billion . The projects are located throughout the Lower Mainland Region. Key projects with large (>\$1 billion) capital costs include the False Creek Condominium Development, River District Development, Brentwood Town Centre Redevelopment, Trans Mountain Expansion Project, Expo and Millennium Upgrade Program, Patullo Bridge Replacement and Tsawwassen First Nation Mixed Use Development.				
Accommodation						
Rental vacancy rates (%)						
Langley ³	2020	The vacancy rate was 2.0% in private apartments.				
City of Surrey	2020	The vacancy rate was 1.4% in private apartments.				
Tri-Cities ⁴	2020	The vacancy rate was 1.9% in private apartments.				
City of Burnaby	2020	The vacancy rate was 3.2% in private apartments.				
Rent by rental type (\$/month, by unit type)						
Langley ³	2020	The average rents for a private apartment range from \$961 for a bachelor, to \$1,978 for 3 bedroom +.				
City of Surrey	2020	The average rents for a private apartment range from \$925 for a bachelor, to \$1,468 for 3 bedroom +.				
Tri-Cities ⁴	2020	The average rents for a private apartment range from \$981 for a bachelor, to \$1,601 for 3 bedroom +.				
City of Burnaby	2020	The average rents for a private apartment range from \$1,034 for a bachelor, to \$1,889 for 3 bedroom +.				
Crime/Policing						
Incident Category	Rate per 1,000 population, by Police Service Area					
	Langley Township RCMP, municipal	Surrey RCMP, municipal	Coquitlam RCMP, municipal	Coquitlam RCMP, rural	Burnaby RCMP, municipal	
Total violent Criminal Code Violations	2019	11.6	14.7	8.1	4	9.5
Sexual assault, level 1, 2 and 3	2019	0.494	0.612	0.58	0.312	0.648
Total commodification of sexual activity violations	2019	n/a	n/a	n/a	n/a	n/a
Total Property Crime Violations	2019	50.9	45.2	33.6	14.3	45.0
Total Other Criminal Code Violation (Except Traffic)	2019	15.9	17.8	11.7	7.2	10.7
Total prostitution	2019	0.000	0.017	0.000	0.000	0.000
Total Criminal Code Traffic Violations	2019	4.1	4.0	3.5	0.3	2.7
Total Drug Violations	2019	2.4	3.2	2.3	0.3	1.2
Traffic						
Monthly Average Daily Traffic Count – Location P-16-22EW-NY, Highway 1	Mar-21	The MADT at this traffic count site was 85,096 in March 2021. From the staging areas located near Vancouver and Burnaby, Project vehicles may travel east on Highway 1 to access construction sites.				

Communicable Diseases					
Disease	Surveillance Date	No. of Cases			
		Fraser Health			
Coronavirus - COVID-19	June 2021 (as of June 9)	992 (active cases)			
		Fraser North Health Service Delivery Area (HSDA)	Fraser South HSDA	Richmond HSDA	Vancouver HSDA
Amebiasis	2019	14	31	2	61
Campylobacteriosis	2019	157	265	61	268
Cryptosporidiosis	2019	16	17	12	61
Giardiasis	2019	87	144	7	150
Hepatitis A	2019	4	6	0	8
Hepatitis B: Acute	2019	1	0	0	2
Hepatitis B: Chronic & Undetermined	2019	258	231	138	275
Hepatitis C	2019	246	288	27	346
Malaria	2019	5	6	0	4
Measles	2019	7	3	2	9
Mumps	2019	5	6	3	16
Pertussis	2019	20	17	2	23
Salmonella Infection	2019	66	86	29	121
Typhoid Fever	2019	0	4	1	0
Yersinia Infection	2019	88	91	25	142
Genital Chlamydia	2017	838 (270.6/100,000)	839 (219.0/100,000)	627 (300.7/100,000)	872 (562.4/100,000)
Genital Gonorrhea	2017	272 (40.0/100,000)	274 (32.6/100,000)	67 (32.1/100,000)	005 (146.0/100,000)
Infectious Syphilis	2018	83 (12.0/100,000)	61 (7.1/100,000)	28 (13.3/100,000)	491 (70.4/100,000)

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

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- 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. 2019. Table 35-10-0184-01 Incident-based crime statistics, by detailed violations, police services in British Columbia. Accessed: May 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: June 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: June 2021.