

Trans Mountain Expansion Project

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

As of September 30, 2018

Based on government and public sources



Introduction

This report presents the context indicators associated with the TMEP Lower Mainland Region, updated to reflect the July to September (Q3) 2018 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 Indigenous (%)	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

* 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 \$15.9 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	Aug-18	The total population was 2,536,800 which is a 0.3% increase from June 2018.
Vancouver CMA ²	Aug-18	The total population was 2,219,800 which is a 0.5% increase from May 2018.
Labour Force		
Labour force size (No.)		
Lower Mainland / Southwest Economic Region	Aug-18	The labour force size was 1,673,100, which is a 0.9% increase from June 2018.
Vancouver CMA	Aug-18	The labour force size was 1,488,600, which is a 1.3% increase from May 2018.

Context Indicator	Date	Data Description					
Participation Rate (%)							
Lower Mainland /Southwest Economic Region	Aug-18	The participation rate was 66.0%, which is higher than the participation rate reported in June 2018 (61.5%).					
Vancouver CMA	Aug-18	The participation rate was 66.7%, which is higher than the participation rate reported in May 2018 (66.2%).					
Unemployment Rate (%)							
Lower Mainland /Southwest Economic Region	Aug-18	The unemployment rate was 4.8%, which is higher than the unemployment rate reported in June 2018 (4.4%).					
Vancouver CMA	Aug-18	The unemployment rate was 4.9%, which is higher than the unemployment rate reported in May 2018 (4.4%).					
Major projects (\$ capital investment)	Q2 2018	In the communities in the Metro Vancouver Region, 110 major projects were identified as under construction, with a total capital cost of approximately \$15.9 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 and Brentwood Town Centre Redevelopment.					
Accommodation							
Rental vacancy rates (%)							
Langley ³	2017	The vacancy rate was 1.5% in private apartments.					
City of Surrey	2017	The vacancy rate was 0.6% in private apartments.					
Tri-Cities ⁴	2017	The vacancy rate was 1.4% in private apartments.					
City of Burnaby	2017	The vacancy rate was 0.6% in private apartments.					
Rent by rental type (\$/month, by unit type)							
Langley ³	2017	The average rents for a private apartment range from \$800 for a bachelor, to \$1,752 for 3 bedroom +.					
City of Surrey	2017	The average rents for a private apartment range from \$835 for a bachelor, to \$1,213 for 3 bedroom +.					
Tri-Cities ⁴	2017	The average rents for a private apartment range from \$810 for a bachelor, to \$1,342 for 3 bedroom +.					
City of Burnaby	2017	The average rents for a private apartment range from \$927 for a bachelor, to \$1,617 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	2017	7.3	11.1	6.9	4.5	7.2	
Sexual assault, level 1, 2 and 3	2017	0.328	0.457	0.307	0.000	0.518	
Total commodification of sexual activity violations	2017	0.009	0.015	0.000	0.000	0.004	
Total Property Crime Violations	2017	52.6	56.6	33.5	24.2	44.0	
Total Other Criminal Code Violation (Except Traffic)	2017	13.8	15.2	12.8	9.3	4.3	
Total prostitution	2017	0.000	0.056	0.007	0.000	0.000	
Total Criminal Code Traffic Violations	2017	2.4	4.0	2.5	0.7	2.0	
Total Drug Violations	2017	3.1	4.2	3.6	3.1	2.8	
Traffic							
Monthly Average Daily Traffic Count – Location P-16-22EW-NY, Highway 1	Jun-18	The MADT at this traffic count site was 92,557 in June 2018. 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 North Health Service Delivery Area (HSDA)	Fraser South HSDA	Richmond HSDA	Vancouver HSDA
Amoebiasis	Jan - Aug 2018	33	47	7	110
Campylobacter Infection	Jan - Aug 2018	162	193	47	207
Cryptosporidium Infection	Jan - Aug 2018	3	10	1	7
Giardia Infection	Jan - Aug 2018	34	74	7	61
Hepatitis A	Jan - Aug 2018	3	3	0	3
Hepatitis B: Acute	Jan - Aug 2018	2	1	1	3
Hepatitis B: Chronic Carriers	Jan - Aug 2018	103	88	99	223
Hepatitis B: Undetermined	Jan - Aug 2018	36	31	0	4
Hepatitis C: Acute	Jan - Aug 2018	3	7	0	34
Hepatitis C: Chronic/Unknown	Jan - Aug 2018	145	195	20	192
Malaria	Jan - Aug 2018	2	6	2	10
Measles	Jan - Aug 2018	1	2	0	1
Mumps	Jan - Aug 2018	2	2	1	8
Pertussis	Jan - Aug 2018	14	38	6	25
Salmonella Infection	Jan - Aug 2018	90	117	17	97
Typhoid Fever	Jan - Aug 2018	2	15	0	4
Yersinia Infection	Jan - Aug 2018	77	80	24	111
Genital Chlamydia	2016	1702 (256.4)	1694 (207.4)	550 (257.7)	3701 (550.5)
Genital Gonorrhea	2016	329 (49.6)	429 (52.5)	52 (24.4)	1220 (181.5)
Infectious Syphilis	2016	83 (12.5)	72 (8.8)	16 (7.5)	428 (63.7)

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. 2017. Table 35-10-0184-01 Incident-based crime statistics, by detailed violations, police services in British Columbia. Accessed: September 2018.
- Statistics Canada. 2018a. 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: September 2018.
- Statistics Canada. 2018b. 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: September 2018.