

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

As of December 31, 2023

Based on government and public sources



Introduction

This report presents the context indicators associated with the TMEP Fraser Valley Region, updated to reflect the October to December (Q4) 2023 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 that have been updated since the finalization of the Socio-Economic Effects Monitoring Plan based on the 2021 Census of Canada.

One-time Community Level Data (2021)

Community	Population			Housing			Labour Force			
	Population 2021 (No.)	Population Change from Last Census (2016) (%)	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	93203	11.2	7.8	37,124	96.3	\$ 764,000	46,785	63.0	6.6	Retail trade (12.0%) Health care and social assistance (12.0%) Construction (12.1%)
City of Abbotsford	153524	8.6	4.5	55,659	95.6	\$ 873,000	81,080	65.3	7.8	Retail trade (11.4%) Health care and social assistance (11.3%) Construction (10.5%)
Electoral Area D, Fraser Valley Regional District	2,092	36.8	3.8	735	96.9	\$ 1,056,000	1010	61.0	5.9	Construction (12.8%) Education services (8.9%) Retail trade (12.9%)
Tzeachten 13 IR	3,089	31.0	14.1	1680	96.0	n/a	845	29.0	6.5	Retail trade (14.8%) Health care and social assistance (11.2%) Construction (7.1%)
Matsqui Main 2 IR	119	8.2	79.8	41	100	n/a	55	57.9	0.0	Retail trade (18.2%) Education services (18.2%) Public administration (18.2%)

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 179,000 and a labour force of over 115,000, with a wider regional population of over 2.8 million and a wider regional labour force of over 1.9 million workers. There is notable other development in the region, with approximately \$1.1 billion of other capital projects under construction. The current and anticipated Project workforce is small in the context of this region.

Context Indicator	Date	Data Description
Population		
Population (No.)		
Abbotsford-Mission CMA	Nov-23	The total population was 179,300 which is a 0.9% increase from August 2023.
Lower Mainland / Southwest Economic Region ¹	Nov-23	The total population was 2,828,800, which is a 0.9% increase from August 2023.
Labour Force		
Labour force size (No.)		
Abbotsford-Mission CMA	Nov-23	The labour force size was 115,400 which is a 1.6% increase from August 2023.
Lower Mainland /Southwest Economic Region	Nov-23	The labour force size was 1,936,300, which is a 0.6% increase from August 2023.

Context Indicator	Date	Data Description		
Participation Rate (%)				
Abbotsford-Mission CMA	Nov-23	The participation rate was 64.4%, which is higher than the participation rate reported in August 2023 (63.8%).		
Lower Mainland /Southwest Economic Region	Nov-23	The participation rate was 68.4%, which is lower than the participation rate reported in August 2023 (68.6%).		
Unemployment Rate (%)				
Abbotsford-Mission CMA	Nov-23	The unemployment rate was 4.2%, which is lower than the unemployment rate reported in August 2023 (5.8%).		
Lower Mainland /Southwest Economic Region	Nov-23	The unemployment rate was 5.3%, which is lower than the unemployment rate reported in August 2023 (6.2%).		
Major projects (\$ capital investment)	Q2 2023	In the Project communities in the Fraser Valley Region, 12 major projects were identified as under construction, with a total capital cost of approximately \$1.1 billion. The projects are located throughout the Fraser Valley Region. Key projects with large (>\$100 million) capital costs include the Silverdale Hill Housing Development and the Garrison Crossing Residential Development.		
Accommodation				
Rental vacancy rates (%)				
Chilliwack (census agglomeration)	Oct-22	The vacancy rate was 1.3% in private apartments.		
Abbotsford-Mission CMA	Oct-22	The vacancy rate was 2.1% in private apartments.		
Rent by rental type (\$/month, by unit type)				
Chilliwack (census agglomeration)	Oct-22	The average rents for a private apartment range from \$864 for a bachelor, to \$1,780 for 3 bedroom +.		
Abbotsford-Mission CMA	Oct-22	The average rents for a private apartment range from \$934 for a bachelor, to \$1,896 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	2022	23.4	23.3	11.9
Sexual assault, level 1, 2 and 3	2022	1.9	1.1	0.6
Total commodification of sexual activity violations	2022	n/a	n/a	n/a
Total Property Crime Violations	2022	55.9	46.4	29.9
Total Other Criminal Code Violation (Except Traffic)	2022	24.8	31.9	5.2
Total prostitution	2022	0.000	0.000	0.000
Total Criminal Code Traffic Violations	2022	10	3.3	4.1
Total Drug Violations	2022	1.7	4.6	1.9
Traffic				
Monthly Average Daily Traffic Count – Location P-17-99EW, Highway 1	Sep-23	The MADT at this traffic count site was 61,912 in September 2023. Project vehicles may travel on Highway 1 to access construction sites.		
Monthly Average Daily Traffic Count – Location P-17-4EW, Highway 1	Sep-23	The MADT at this traffic count site was 85,667 in September 2023. Project vehicles may travel on Highway 1 to access construction sites.		
Communicable Diseases				
Disease	Surveillance Date	No. of Cases		
		Fraser Health		
Coronavirus - COVID-19	2023	147 (Weekly total, Dec. 3-9)		
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 Gonorrhoea	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.
 COVID-19 numbers reflects change in government reporting; no longer reporting active cases.

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. 2023a. 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: December 2023.

Statistics Canada. 2023b. 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: December 2023.