

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

As of September 30, 2023

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) 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 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)
Township of Langley	132603	13.1	3.8	49011	95.7	\$ 1,148,000	71315	66.7	6.2	Construction (12.2%) Retail Trade (10.7%) Health care and social assistance (10.0%)
City of Surrey	568322	9.7	2.1	195098	95.2	\$ 1,102,000	308190	65.8	8.6	Construction (9.9%) Retail trade (11.8%) Health care and social assistance (11.3%)
City of Coquitlam	148625	6.7	2.0	58683	95.3	\$ 1,147,000	81265	65.0	9.0	Retail trade (11.5%) Professional, scientific and technical services (11.3%) Health care and social assistance (10.8%)
City of Burnaby	249125	7.0	1.7	107046	94.5	\$ 1,175,000	137320	64.3	9.6	Retail trade (11.1%) Professional, scientific and technical services (12.4%) Health care and social assistance (10.7%)
City of New Westminster*	78916	11.2	3.1	37737	95.7	\$ 862,000	47565	69.8	8.3	Retail trade (10.1%) Professional, scientific and technical services (10.8%) Health care and social assistance (12.2%)
City of Vancouver*	662248	4.9	2.2	328347	93.0	\$ 1,728,000	394670	68.0	9.0	Professional, scientific and technical services (14.7%) Health care and social assistance (11.6%) Retail trade (9.7%)

* 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 2.4 million and a labour force of over 1.6 million workers. There is extensive other development in the region, with approximately \$43.8 billion of 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-23	The total population was 2,804,800, which is a 0.9% increase from May 2023.
Vancouver CMA ²	Aug-23	The total population was 2,450,900 which is a 1.0% increase from May 2023.
Labour Force		
Labour force size (No.)		
Lower Mainland / Southwest Economic Region	Aug-23	The labour force size was 1,924,499, which is a 2.3% increase from May 2023.
Vancouver CMA	Aug-23	The labour force size was 1,695,100 which is a 2.6% increase from May 2023.

Context Indicator	Date	Data Description				
Participation Rate (%)						
Lower Mainland /Southwest Economic Region	Aug-23	The participation rate was 68.6%, which is higher than the participation rate reported in May 2023 (67.8%).				
Vancouver CMA	Aug-23	The participation rate was 69.2%, which is higher than the participation rate reported in May 2023 (68.0%).				
Unemployment Rate (%)						
Lower Mainland /Southwest Economic Region	Aug-23	The unemployment rate was 6.2%, which is higher than the unemployment rate reported in May 2023 (5.1%).				
Vancouver CMA	Aug-23	The unemployment rate was 6.3%, which is higher than the unemployment rate reported in May 2023 (5.2%).				
Major projects (\$ capital investment)	Q1 2023	In the communities in the Metro Vancouver Region, 190 major projects were identified as under construction, with a total capital cost of approximately \$43.8 billion . The projects are located throughout the Lower Mainland Region. Key projects with large (>\$1 billion) capital costs include but are not limited to the Lougheed Town Centre, Burnaby Hospital Renewal, Royal Columbian Hospital Redeployment - Phase 2/3, St. Paul's Hospital Replacement, Broadway Subway Replacement, Pattullo Brodge Replacement, Brentwood Town Centre Redevelopment - The Amazing Brentwood, King George Station Mixed-Use Development, River District (formerly East Fraserlands) Development, Oakridge Centre Redevelopment and Senakw Housing Project.				
Accommodation						
Rental vacancy rates (%)						
Langley ³	2022	The vacancy rate was 0.8% in private apartments.				
City of Surrey	2022	The vacancy rate was 0.6% in private apartments.				
Tri-Cities ⁴	2022	The vacancy rate was 0.5% in private apartments.				
City of Burnaby	2022	The vacancy rate was 1.1% in private apartments.				
Rent by rental type (\$/month, by unit type)						
Langley ³	2022	The average rents for a private apartment range from \$921 for a bachelor, to \$1,915 for 3 bedroom +.				
City of Surrey	2022	The average rents for a private apartment range from \$1,099 for a bachelor, to \$1,573 for 3 bedroom +.				
Tri-Cities ⁴	2022	The average rents for a private apartment range from \$1,204 for a bachelor, to \$1,456 for 3 bedroom +.				
City of Burnaby	2022	The average rents for a private apartment range from \$1,197 for a bachelor, to \$1,381 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	2022	23.5	10.8	9.3	6.2	10.1
Sexual assault, level 1, 2 and 3	2022	0.598	0.568	0.597	0.312	0.537
Total commodification of sexual activity violations	2022	n/a	n/a	n/a	n/a	n/a
Total Property Crime Violations	2022	70.7	32.8	26.2	8.1	35.0
Total Other Criminal Code Violation (Except Traffic)	2022	62.4	18.4	11.1	4.7	9.1
Total prostitution	2022	0.000	0.002	0.000	0.000	0.000
Total Criminal Code Traffic Violations	2022	8.6	3.1	1.6	1.6	2.0
Total Drug Violations	2022	7.9	2.9	1.5	0.0	1
Traffic						
Monthly Average Daily Traffic Count – Location P-16-22EW-NY, Highway 1	Jun-23	The MADT at this traffic count site was 104,235 in June 2023. 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	2023	275 (Weekly total, Oct. 1-7)			
		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	1838 (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.
- 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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- British Columbia Ministry of Jobs, Tourism and Skills Training. 2022. British Columbia Major Projects Inventory – First Quarter 2023. Website: <https://www2.gov.bc.ca/gov/content/employment-business/economic-development/industry/bc-major-projects-inventory>. Accessed: September 2023.
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- Statistics Canada. 2021. Census Profiles, 2021 Census. Website: <http://www12.statcan.gc.ca/census-recensement/2016/dp-pd/prof/index.cfm?Lang=E>. Accessed: April 2021.
- Statistics Canada. 2022. Table 35-10-0184-01 Incident-based crime statistics, by detailed violations, police services in British Columbia. Accessed: September 2023.
- 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: September 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: September 2023.