

Trans Mountain Expansion Project

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

As of March 31, 2020

Based on government and public sources



Introduction

This report presents the context indicators associated with the TMEP Lower Mainland Region, updated to reflect the January to March (Q1) 2020 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 |

* 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 \$76 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 | Jan-20 | The total population was 2,612,600 which is a 0.9% increase from October 2019. |
| Vancouver CMA ² | Jan-20 | The total population was 2,294,600 which is a 0.5% increase from October 2019. |
| Labour Force | | |
| Labour force size (No.) | | |
| Lower Mainland / Southwest Economic Region | Jan-20 | The labour force size was 1,737,900, which is a 0.8% decrease from October 2019. |
| Vancouver CMA | Jan-20 | The labour force size was 1,534,300, which is a 0.8% decrease from October 2019. |

| Context Indicator | Date | Data Description | | | | | |
|--|---------|---|------------------------|---------------------------|-----------------------|-------------------------|--|
| Participation Rate (%) | | | | | | | |
| Lower Mainland /Southwest Economic Region | Jan-20 | The participation rate was 66.5%, which is lower than the participation rate reported in October 2019 (67.4%). | | | | | |
| Vancouver CMA | Jan-20 | The participation rate was 66.9%, which is lower than the participation rate reported in October 2019 (67.8%). | | | | | |
| Unemployment Rate (%) | | | | | | | |
| Lower Mainland /Southwest Economic Region | Jan-20 | The unemployment rate was 4.4%, which is lower than the unemployment rate reported in October 2019 (5.0%). | | | | | |
| Vancouver CMA | Jan-20 | The unemployment rate was 4.3%, which is lower than the unemployment rate reported in October 2019 (6.9%). | | | | | |
| Major projects (\$ capital investment) | Q2 2019 | In the communities in the Metro Vancouver Region, 204 major projects were identified as under construction, with a total capital cost of approximately \$28.0 billion . The projects are located throughout the Lower Mainland Region. Key projects with large (>\$1 billion) capital costs include the King George Station Mixed Use Development, False Creek Condominium Development, River District Development, Brentwood Town Centre Redevelopment, Vancouver International Airport Upgrades and Tsawwassen First Nation Mixed Use Development. | | | | | |
| Accommodation | | | | | | | |
| Rental vacancy rates (%) | | | | | | | |
| Langley ³ | 2018 | The vacancy rate was 1.5% in private apartments. | | | | | |
| City of Surrey | 2018 | The vacancy rate was 0.4% in private apartments. | | | | | |
| Tri-Cities ⁴ | 2018 | The vacancy rate was 1.2% in private apartments. | | | | | |
| City of Burnaby | 2018 | The vacancy rate was 2.0% in private apartments. | | | | | |
| Rent by rental type (\$/month, by unit type) | | | | | | | |
| Langley ³ | 2018 | The average rents for a private apartment range from \$826 for a bachelor, to \$1,719 for 3 bedroom +. | | | | | |
| City of Surrey | 2018 | The average rents for a private apartment range from \$774 for a bachelor, to \$1,307 for 3 bedroom +. | | | | | |
| Tri-Cities ⁴ | 2018 | The average rents for a private apartment range from \$861 for a bachelor, to \$1,370 for 3 bedroom +. | | | | | |
| City of Burnaby | 2018 | The average rents for a private apartment range from \$985 for a bachelor, to \$1,672 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 | 2018 | 8.5 | 10.5 | 6.7 | 3.8 | 7.5 | |
| Sexual assault, level 1, 2 and 3 | 2018 | 0.287 | 0.441 | 0.267 | 0.317 | 0.605 | |
| Total commodification of sexual activity violations | 2018 | 0.000 | 0.005 | 0.000 | 0.000 | 0.000 | |
| Total Property Crime Violations | 2018 | 47.6 | 46.0 | 30.1 | 16.2 | 40.7 | |
| Total Other Criminal Code Violation (Except Traffic) | 2018 | 13.7 | 16.6 | 10.8 | 28.5 | 45.2 | |
| Total prostitution | 2018 | 0.000 | 0.033 | 0.000 | 0.000 | 0.000 | |
| Total Criminal Code Traffic Violations | 2018 | 2.7 | 3.6 | 2.2 | 1.0 | 2.1 | |
| Total Drug Violations | 2018 | 3.1 | 4.4 | 2.7 | 1.0 | 2.3 | |
| Traffic | | | | | | | |
| Monthly Average Daily Traffic Count – Location P-16-22EW-NY, Highway 1 | Sep-19 | The MADT at this traffic count site was 96,468 in September 2019. 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 | 2020 (as of May 2) | 992 | | | |
| | | Fraser North Health Service Delivery Area (HSDA) | Fraser South HSDA | Richmond HSDA | Vancouver HSDA |
| Amoebiasis | Jan - Mar 2019 | 10 | 11 | 2 | 24 |
| Campylobacter Infection | Jan - Mar 2019 | 44 | 63 | 14 | 62 |
| Cryptosporidium Infection | Jan - Mar 2019 | 12 | 6 | 4 | 7 |
| Giardia Infection | Jan - Mar 2019 | 16 | 43 | 2 | 39 |
| Hepatitis A | Jan - Mar 2019 | 1 | 1 | 0 | 2 |
| Hepatitis B: Acute | Jan - Mar 2019 | 1 | 0 | 0 | 0 |
| Hepatitis B: Chronic Carriers | Jan - Mar 2019 | 40 | 36 | 31 | 70 |
| Hepatitis B: Undetermined | Jan - Mar 2019 | 6 | 14 | 3 | 4 |
| Hepatitis C: Acute | Jan - Mar 2019 | 3 | 3 | 0 | 11 |
| Hepatitis C: Chronic/Unknown | Jan - Mar 2019 | 40 | 70 | 9 | 59 |
| Malaria | Jan - Mar 2019 | 2 | 2 | 0 | 0 |
| Measles | Jan - Mar 2019 | 5 | 3 | 1 | 10 |
| Mumps | Jan - Mar 2019 | 0 | 2 | 1 | 4 |
| Pertussis | Jan - Mar 2019 | 3 | 11 | 0 | 7 |
| Salmonella Infection | Jan - Mar 2019 | 20 | 26 | 7 | 34 |
| Typhoid Fever | Jan - Mar 2019 | 1 | 11 | 0 | 0 |
| Yersinia Infection | Jan - Mar 2019 | 24 | 26 | 8 | 31 |
| 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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- Government of Canada. 2018. Canadian Mortgage and Housing Corporation: Rental Market Report Vancouver CMA. 43pp.
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- Statistics Canada. 2018. Table 35-10-0184-01 Incident-based crime statistics, by detailed violations, police services in British Columbia. Accessed: February 2020.
- Statistics Canada. 2020a. 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: February 2020.
- Statistics Canada. 2020b. 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: February 2020.