

Trans Mountain Expansion Project

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

As of December 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 October to December (Q4) 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 \$27.5 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	Oct-20	The total population was 2,650,700 which is a 0.4% increase from July 2020.
Vancouver CMA ²	Oct-20	The total population was 2,326,300 which is a 0.4% increase from July 2020.
Labour Force		
Labour force size (No.)		
Lower Mainland / Southwest Economic Region	Oct-20	The labour force size was 1,726,300, which is a 3.0% increase from July 2020.
Vancouver CMA	Oct-20	The labour force size was 1,512,400, which is a 2.6% increase from July 2020.

Context Indicator	Date	Data Description				
Participation Rate (%)						
Lower Mainland /Southwest Economic Region	Oct-20	The participation rate was 65.1%, which is higher than the participation rate reported in July 2020 (63.5%).				
Vancouver CMA	Oct-20	The participation rate was 65.0%, which is higher than the participation rate reported in July 2020 (63.6%).				
Unemployment Rate (%)						
Lower Mainland /Southwest Economic Region	Oct-20	The unemployment rate was 9.4%, which is lower than the unemployment rate reported in July 2020 (12.8%).				
Vancouver CMA	Oct-20	The unemployment rate was 9.7%, which is lower than the unemployment rate reported in July 2020 (13.3%).				
Major projects (\$ capital investment)	Q2 2020	In the communities in the Metro Vancouver Region, 212 major projects were identified as under construction, with a total capital cost of approximately \$27.5 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	2019	The vacancy rate was 3.3% in private apartments.				
City of Surrey	2019	The vacancy rate was 0.6% in private apartments.				
Tri-Cities ⁴	2019	The vacancy rate was 2.2% in private apartments.				
City of Burnaby	2019	The vacancy rate was 1.3% in private apartments.				
Rent by rental type (\$/month, by unit type)						
Langley ³	2019	The average rents for a private apartment range from \$901 for a bachelor, to \$2,099 for 3 bedroom +.				
City of Surrey	2019	The average rents for a private apartment range from \$891 for a bachelor, to \$1,346 for 3 bedroom +.				
Tri-Cities ⁴	2019	The average rents for a private apartment range from \$930 for a bachelor, to \$1,455 for 3 bedroom +.				
City of Burnaby	2019	The average rents for a private apartment range from \$1,018 for a bachelor, to \$1,781 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-20	The MADT at this traffic count site was 88,269 in September 2020. 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 Dec. 9)	6,924 (active) 24,558 (confirmed)			
		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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- 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: December 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: December 2020.