



# CONSTRUCTION

## Economy - Sectors

Step 1: Understanding Yesterday and Today

### Metropolitan Core Jobs & Economy Land Use Plan

#### Highlights

- Due to the nature of construction activity, the majority of construction sector workers do not have a fixed work address. Unless otherwise noted, **STATISTICS IN THIS REPORT DO NOT INCLUDE WORKERS WITH NO FIXED PLACE OF WORK.**
- Approximately 2% of Metro Core workers are employed in the construction sector.
- 29% of these jobs are in the building construction sector.
- 49% of construction sector workers are employed in management or administrative positions.



#### What is included in this sector?

This sector is comprised of establishments engaged in constructing, renovating and repairing built structures, as well as subdividing and developing land (*Statistics Canada*).

In 2001, over 3,000 people had a usual (fixed) place of work in the construction sector in the Metro Core. Nearly 30% of Metro Core employment in this sector is in building construction (Table 1).

#### JOBS

##### How many people are employed in this sector?

Many people employed in the construction sector move from one job site to another as projects are completed and new ones begin. As a result, more than half of construction sector workers in the region report that they have no fixed place of work.

The GVRD used data on building permit values to assign these workers to municipalities within the region. However, these estimates are limited to the total number construction workers only. Unless otherwise noted, **STATISTICS IN THIS REPORT DO NOT INCLUDE WORKERS WITH NO FIXED PLACE OF WORK.**

The job-related tables in this report refer mainly to people with a usual or fixed place of work, either at a place of business or at home. It is assumed that workers with a usual place of work normally work in office space, and that workers with no fixed workplace primarily work at construction sites. Therefore, the information in this report will be useful in estimating the space requirements of construction sector businesses located in the Metro Core.

**Table 1: Jobs by type**

(100 employees in the Metro Core and over)

Sub-sectors	Metro Core	
Building construction	880	29%
Building equipment installation	665	22%
Land subdivision and land development	530	17%
Engineering construction	230	8%
Building interior finishing work	210	7%
Site preparation work	195	6%
Construction management	155	5%
Building structure work	105	3%
Construction	3,050	100%

*Statistics Canada 2001 Census: Jobs by NAICS (4 digit), 2001.xls. See Note 1.*

## How does this compare to the rest of the city and the region?

### (a) Percent of total jobs

Approximately 2% of all Metro Core workers with a fixed place of work are employed in the construction sector. This is similar to the rest of the city and region where this sector accounts for 2% and 3%, respectively, of total jobs (Table 2).

	Metro Core	Rest of city	Rest of region
Total jobs	199,955	112,700	589,115
Number of people working in construction	3,050	2,395	18,175
% of total jobs	2%	2%	3%

Statistics Canada 2001 Census. Jobs by NAICS (2 digit), 2001.xls.

### (b) Share of construction jobs

The Metro Core has a lower than average share of city and regional jobs in this sector:

- 56% of city jobs in this sector are in the Metro Core (vs. 64% of all city jobs)
- 13% of regional jobs in this sector are in the Metro Core (vs. 22% of all regional jobs)

However, the Metro Core's share is higher than average in the following sub-sectors:

- Construction Management
- Land subdivision and land development (Table 3).



Construction of a new Canadian Tire Building

Table 3: Share of city and regional jobs (100 or more employees city wide)

	Metro Core's share of city	City total	Metro Core's share of region	Region total
Construction management	91%*	170	28%*	555
Site preparation work	81%*	240	17%	1,135
Land subdivision and land development	80%*	660	38%*	1,405
Building equipment installation	57%	1,160	12%	5,705
Engineering construction	57%	405	9%	2,465
Building construction	54%	1,640	14%	6,090
Building structure work	46%	230	7%	1,455
Building exterior finishing work	44%	180	5%	1,610
Building interior finishing work	28%	745	8%	2,735
Construction sector total	56%	5,470	13%	23,635
All sectors total	64%	312,660	22%	901,775

Statistics Canada 2001 Census: Jobs by NAICS (4 digit), 2001.xls. Note: \* indicates share is greater than 64% of city jobs or 22% of regional jobs.

### How has this employment changed over time?

The analysis of economic sectors over time is limited due to changes to the industrial classification methods used by Statistics Canada over the past 25 years. In 1981, most jobs in the construction sector were classified in the "construction industries" sector. From 1981 to 2001, construction sector jobs in the Metro Core increased by 34%, compared to a 14% increase for all jobs (Table 4).

	1981	2001	% change
Total jobs	193,846	221,246	14%
Construction industries sector jobs	6,458	8,657	34%

Statistics Canada 1981& 2001 Census: Jobs by SIC, 1981 to 2001.xls. See Note 2.

### Who is working in this sector and what do they do?

For those workers with a fixed place of work, women occupy 27% of the positions in the Metro Core construction sector. This is higher than the rest of the city and region where women occupy 20% and 23% of the positions in this sector, respectively. Overall, women occupy 50% of all jobs in the region.

Fulltime workers hold 90% of the jobs in this sector in the Metro Core. This is higher than the rest of the city and region where 84% and 83% of workers are employed full time, respectively. Overall, 77% of all jobs in the region provide full time work (*Statistics Canada 2001 Census: Jobs by NAICS (2-digit and 4-digit) by work activity by sex.xls*).

In the Metro Core, nearly 50% of construction sector workers with a fixed place of work are employed in management or business, finance and administrative positions (Table 5). In contrast, across the GVRD, 84% of construction sector employees with **NO** fixed place of work are employed in trades and related occupations.

Trades, transport and equipment operators and related occupations	1,120	36%
Management occupations	830	27%
Business, finance and administrative occupations	670	22%
Natural and applied sciences and related occupations	295	10%
Sales and service occupations	80	3%
Total	3,050	100%

Statistics Canada 2001 Census: Jobs by NAICS by Occupation, 2001.xls.

### Where do employees in this sector live?

Approximately 37% of employees with a fixed place of work in the Metro Core construction sector reside in the City of Vancouver (Table 6). This is lower than the average of 53% across all sectors.

Vancouver*	1,150	37%
South of Fraser	375	12%
North Shore	355	12%
Burnaby/New West	330	11%
NE Sector	325	11%
Richmond	125	4%
Total	3,050	100%

Statistics Canada 2001 Census: Jobs by NAICS by POR, Metro Core, 2001.xls. Note: \* includes people who work at home in this sector in the Metro Core.

## BUSINESSES

### How many businesses are in this sector and what size are they?

There are approximately 1,800 business establishments in the construction sector in the Metro Core. This is 6% of all businesses (compared to 2% of all employees with a fixed place of work).

Statistics Canada lists many businesses as indeterminate in size (66% in this sector - see Note 3). Of those in this sector for which size is known (Table 7):

- 93% have fewer than 50 employees.
- 18 businesses have greater than 100 employees.

### How do these businesses compare to the rest of the city and the region?

The Metro Core has a smaller proportion of businesses with less than 50 employees than the rest of the city and region (Table 7 on next page).

# of employees	Metro Core		Rest of city		Rest of region	
1-4	354	59%	662	71%	3,772	63%
5-19	152	25%	213	23%	1,503	25%
20-49	50	8%	47	5%	434	7%
50-99	23	4%	11	1%	149	3%
100-499	17	3%	3	0%	83	1%
500+	1	0%	0	0%	2	0%
Total	597	100%	936	100%	5,943	100%

Statistics Canada: *Businesses by NAICS (2-digit) by Size, 2001.xls*.

## SPACE AND LOCATION

### How many people work from home in this sector?

Of those people employed in this sector in the Metro Core, only 4% work from home (Table 8).

	Metro Core	City	GVRD
Total	3,070	5,465	23,640
Work at home	115	645	4,010
%	4%	12%	17%
% across all sectors	3%	7%	9%

Statistics Canada: *Jobs by NAICS (2 digit), 2001.xls*.

### Where in the Metro Core is this sector located?

The employment areas with the largest numbers of construction jobs are:

- CBD - 1,100 jobs
- Downtown South - 300 jobs
- Powell Street - 200 jobs
- False Creek North/ Yaletown - 200 jobs

Overall, 2% of Metro Core jobs are in construction. Sub-areas where this sector comprises significantly more than 2% are:

- Burrard Slopes North (4%)
- Brewery Creek (4%) (see Table 9).

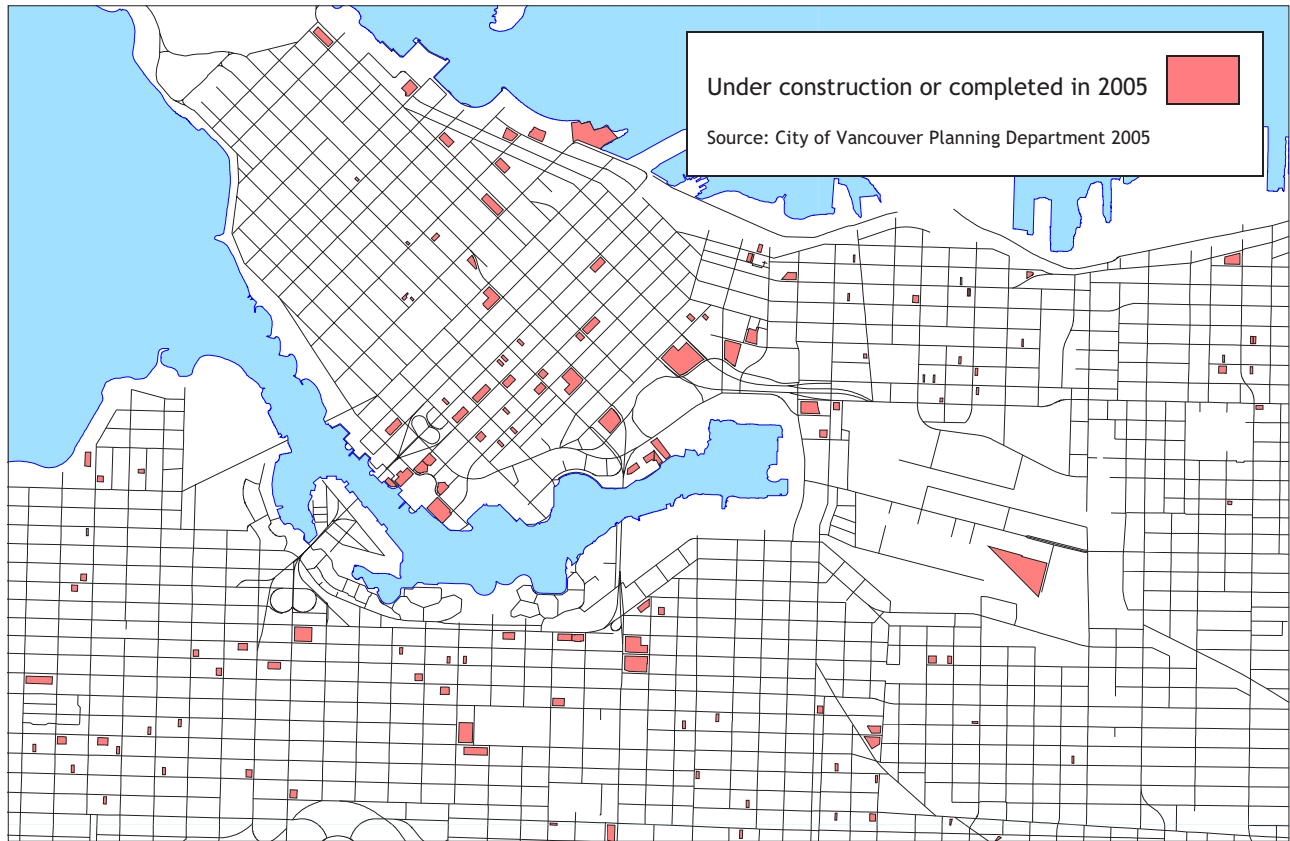
### What types of space does this sector occupy?

While specific data is not available to connect each sector with its type of space, observation suggests that businesses in the Metro Core construction sector locate in temporary facilities on or near construction sites. Also, since nearly 50% of Metro Core construction sector workers with a fixed place of work are employed in management or business, finance and administrative occupations, it is assumed that some of the Metro Core jobs in this sector are located in traditional office spaces (see Table 5).

### WHAT ELSE DO WE KNOW ABOUT THE ECONOMIC ROLE OF THIS SECTOR?

The construction sector typically generates 6% of British Columbia's Gross Domestic Product and accounts for 7% of employees in BC. (*BC Stats-- BC GDP by Industry and BC Employment by Industry*).

Figure 1: Construction sites in the Metro Core - 2005



**Table 9: Percent of total jobs by employment area**

Burrard Slopes North	4%	Burrard Slopes South	2%	False Creek Flats	1%
Brewery Creek	4%	Downtown South	2%	Broadway Central	1%
SEFC	3%	Broadway East	2%	West End/Coal Harbour	1%
Powell Street	3%	Mount Pleasant	2%	DTES East	1%
Clark Drive	3%	Broadway West	1%	Granville Island	0%
Triangle West	2%	Central Business District	1%	Burrard Waterfront	0%
False Creek North/Yaletown	2%	DTES West	1%	VGH	0%

Statistics Canada 2001 Census-- Jobs by NAICS (2-digit), Employment Areas, 2001.xls. Note: Available data for the Burrard Waterfront employment area covers a geography that exceeds the boundaries of the Metro Core.

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## Sources / Contacts

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Sources of information are recorded throughout this Information Sheet. Additional notes are provided here:

1) In this paper, NAICS refers to the 1997 North American Industrial Classification System, which was the system used by Statistics Canada in 2001 to categorize jobs and businesses by industry sector.

2) Re: Table 4 - Data in this table are categorized according to the 1980 SIC (Standard Industrial Classification). SIC was the industry sector classification system used by Statistics Canada prior to the 2001 Census. The job totals in Table 4 are higher because they include an estimate of jobs with no fixed place of work. This estimate is reached by assigning to the Metro Core a share of the workers with no fixed place of work. The share is determined on a sector by sector basis and is based on the number of workers with a known place of work.

3) Re: Table 7 - Businesses in the “indeterminate” category have no employees registered on the payroll. They may have contract workers, or no workers at all. “Indeterminate” does not equate with “self-employed”. Self-employed businesses may be in either category.

This Information Sheet was published by the City of Vancouver. It is one in a series of Information Sheets produced for the Metropolitan Core Jobs and Economy Land Use Plan. The purpose of this initiative is to develop a long term land use policy plan to accommodate future economic activity and jobs in the Metro Core. For further information, please e-mail [corejobs@vancouver.ca](mailto:corejobs@vancouver.ca) or visit the website [www.vancouver.ca/corejobs](http://www.vancouver.ca/corejobs)