



BURRARD SLOPES NORTH INDUSTRIAL AREA TODAY

Economy - Sub-Areas

Step 1: Understanding Yesterday and Today

Metropolitan Core Jobs & Economy Land Use Plan

Highlights

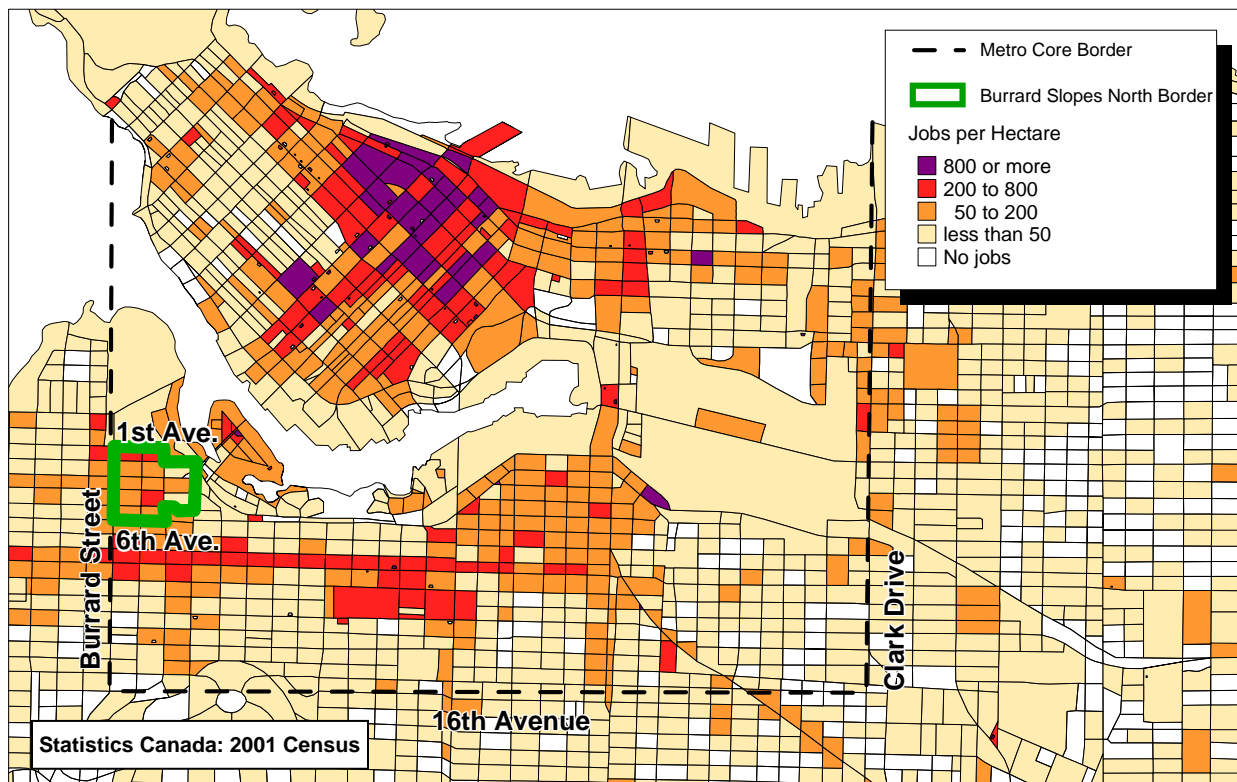
- There are 2,740 jobs in the Burrard Slopes North Industrial Area - this is 1.4% of all jobs in the Metro Core and 9% of all jobs in the Metro Core industrial areas.
- 25% of jobs are in professional, scientific and technical services (especially architects and engineers). The next largest sectors are: retail (e.g. car dealerships); and manufacturing (e.g. printing).
- Businesses in the Burrard Slopes North Industrial Area consider safety and parking to be important location factors.
- 59% of the workers in the Burrard Slopes North Industrial Area live in the city compared to the Metro Core average of 53%.



HOW MANY JOBS ARE IN THE BURRARD SLOPES NORTH INDUSTRIAL AREA?

The "IC-1 zoning" in the Burrard Slopes North Industrial Area is generally intended to permit light industrial, advanced technology and commercial uses that are compatible with adjoining residential. There are 2,740 jobs in the Burrard Slopes North Industrial Area. This is 0.9% of all jobs in the city, 1.4% of all jobs in the Metro Core and 9% of all jobs in the Metro Core industrial areas (See Map 1 for boundaries and employment density see Table A-1 in Appendix for distribution of jobs across Metro Core industrial areas).

Map 1: Metro Core job density and Burrard Slopes North Industrial Area boundary (see Note 1)



WHAT SECTORS DO PEOPLE WORK IN?

In the Burrard Slopes North Industrial Area:

- Professional, scientific & technical services is the largest sector with 25% of all jobs.
- The next three largest sectors are: retail; manufacturing; and other services with 19%, 15% and 9% of jobs respectively (Figure 1).

It is important to point out that jobs in high tech and creative activities are not stand alone sectors. Instead, these activities are found in the sectors shown in Figure 1. Therefore, counting jobs in these areas is a double count of jobs already counted below. However, for a sense of comparison to sector size, it is estimated that high tech and creative activities account for about 23% of jobs in the Burrard Slopes North Industrial Area. This includes sub-sectors in: professional, scientific, and technical; arts; information and culture; manufacturing; and wholesale (see High Tech/Creative info sheet).

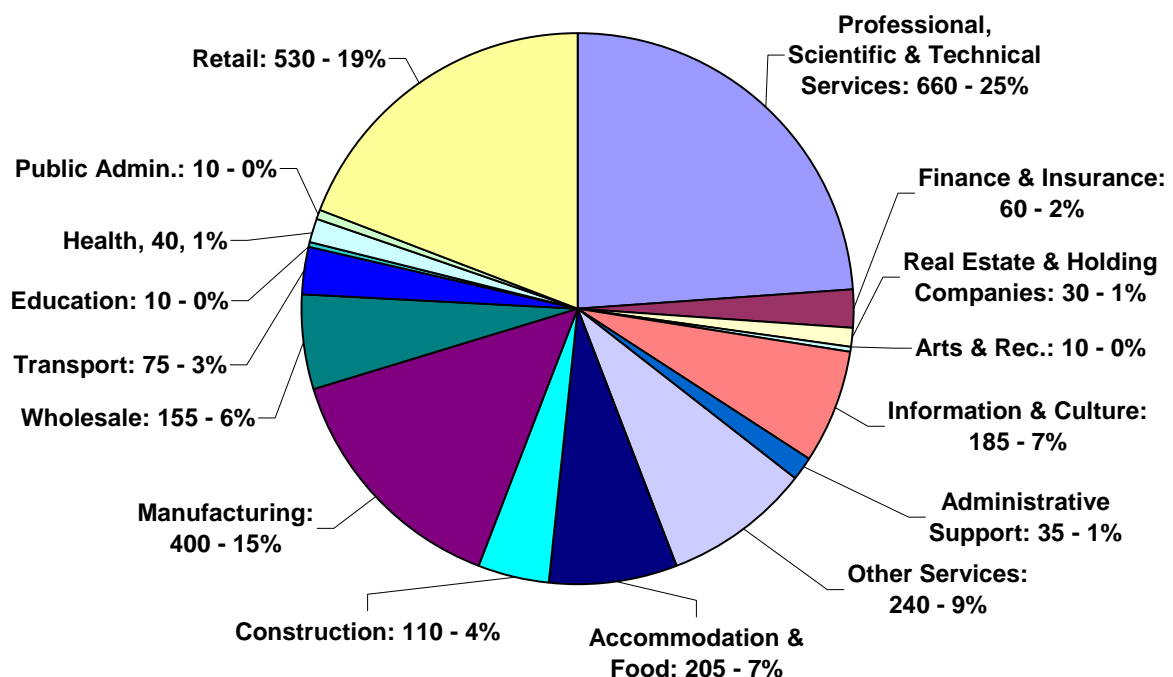
The sectors illustrated in Figure 1 are made up of jobs in a variety of sub-sectors (Table 1).

Professional, Scientific & Technical Services	Architects & Engineers (155 jobs)
	Accountants & Book keepers (135 jobs)
	Computer systems design (105 jobs)
Retail	Motor vehicle and parts dealers (210 jobs)
	Electronics and appliance stores (60 jobs)
	Sporting goods, hobby and musical instrument stores (60 jobs)
Manufacturing	Printing (190 jobs)
Other Services	Personal and laundry services (125 jobs)
	Automotive repair and maintenance (85 jobs)
Accommodation & Food	Full service restaurants (85 jobs)
	Special food services (75 jobs)
Information & Culture	Motion picture and video (110 jobs)

Statistics Canada 2001 Census: Jobs by NAICS (4 digit), Employment Areas, 2001.xls

For information on how jobs in the Burrard Slopes North Industrial Area have changed, please refer to the "Employment Change in Metro Core Sub-Areas" sheet created for this study.

Figure 1: Burrard Slopes North Industrial Area jobs by sector

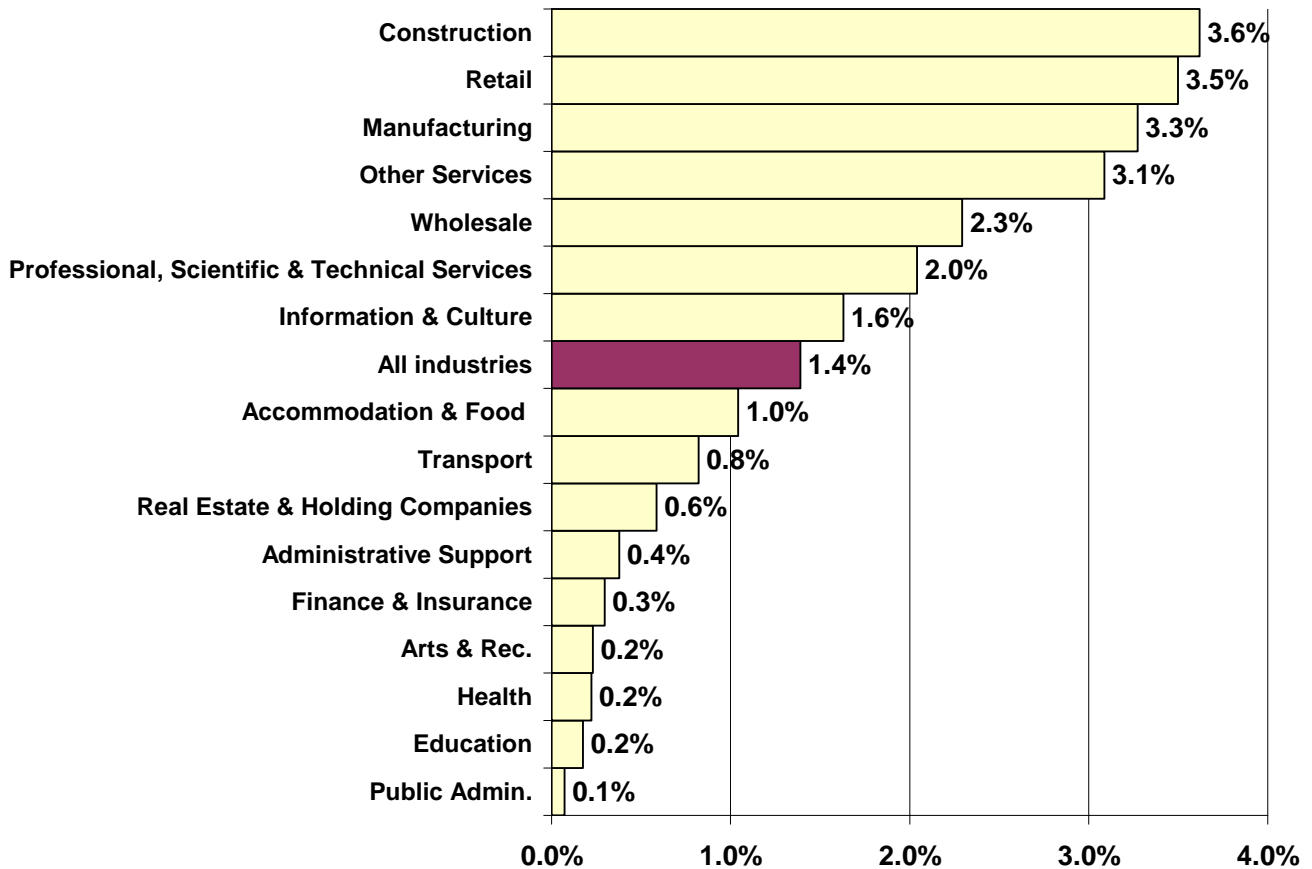


Statistics Canada 2001 Census: Jobs by NAICS (2 digit) Employment Areas.xls

WHAT IS THE BURRARD SLOPES NORTH INDUSTRIAL AREA ROLE IN THE METRO CORE?

On average, the Burrard Slopes North Industrial Area contains 1.4% of Metro Core jobs. However, certain sectors, such as construction, retail and manufacturing, contain a share of Metro Core jobs that is well above the area average (Figure 2).

Figure 2: Share of Metro Core jobs located in the Burrard Slopes North Industrial Area



Statistics Canada 2001 Census: Jobs by NAICS (2 digit) Employment

Although the Burrard Slopes North Industrial Area contains only 1.4% of Metro Core jobs and 0.9% of city jobs, the area does contain several sub-sectors with both a significant number of jobs (>100) and a high share of jobs (Table 2).

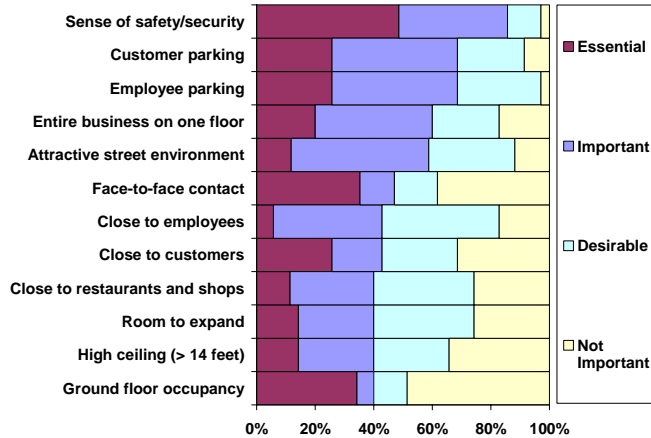
Sector	Sub-sector	Share of Metro Core jobs	Share of City jobs
Retail	Automobile Dealers (170 jobs)	34%	10%
Manufacturing	Printing (190 jobs)	13%	8%
Information & Culture	Motion picture and video (110 jobs)	6%	4%
Other Services	Personal and laundry services (125 jobs)	5%	2%

Statistics Canada 2001 Census: Jobs by NAICS (4 digit), Employment Areas, 2001.xls

WHAT ARE THE MORE IMPORTANT LOCATION FACTORS FOR BURRARD SLOPES NORTH INDUSTRIAL AREA BUSINESSES?

Burrard Slopes North Industrial Area businesses report security as the number one location factor. Other important factors include parking and the ability to locate the entire business on one floor (Figure 3).

Figure 3: More important location factors

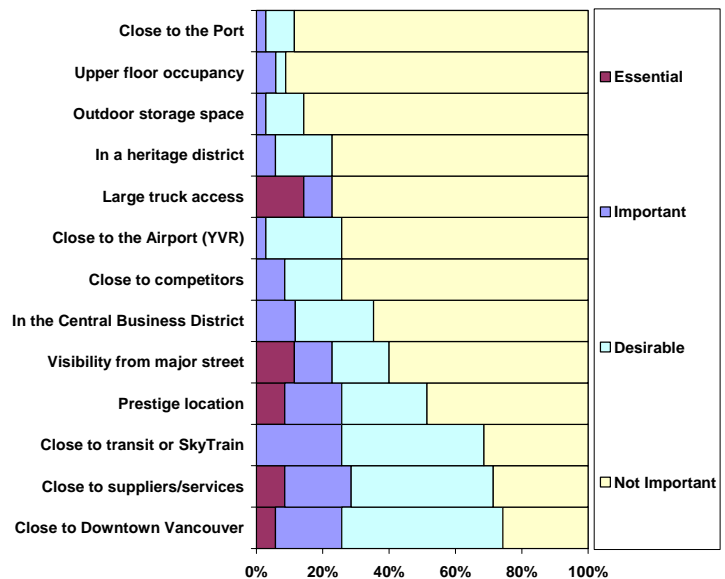


City of Vancouver Metro Core Business Survey, 2005. Burrard Slopes North Location Factors.xls

WHAT ARE THE LESS IMPORTANT LOCATION FACTORS FOR BURRARD SLOPES NORTH INDUSTRIAL AREA BUSINESSES?

Burrard Slopes North Industrial Area businesses consider proximity to the port and upper floor occupancy to be less important when selecting a location (Figure 4).

Figure 4: Less important location factors



WHERE DO BURRARD SLOPES NORTH INDUSTRIAL AREA EMPLOYEES LIVE?

About 59% of Burrard Slopes North Industrial Area workers live in Vancouver compared to the Metro Core average of 53% (Tables 3a and 3b).

Place of Residence	#	%
West End	205	8%
Fairview	155	6%
Downtown	100	4%
Mount Pleasant	85	3%
Strathcona	20	1%
Kitsilano	290	11%
Kensington-Cedar Cottage	105	4%
Riley Park	90	3%
Renfrew-Collingwood	85	3%
Sunset	80	3%
Dunbar-Southlands	65	2%
Grandview-Woodlands	55	2%
Victoria-Fraserview	45	2%
Hastings-Sunrise	40	1%
Marpole	35	1%
Arbutus Ridge	30	1%
Shaughnessy	30	1%
Killarney	25	1%
West Point Grey	20	1%
Oakridge	20	1%
South Cambie	10	0%
Kerrisdale	10	0%
Total - Vancouver	1600	59%

Place of Residence	#	%
Burnaby/New West	255	9%
North Shore	235	9%
South of Fraser	210	8%
NE Sector	150	6%
Richmond	145	5%
Outside GVRD	70	3%
Langley	30	1%
Maple Ridge/Pitt Meadows	25	1%
UEL	0	0%
Total - Areas Outside of Vancouver	1120	41%

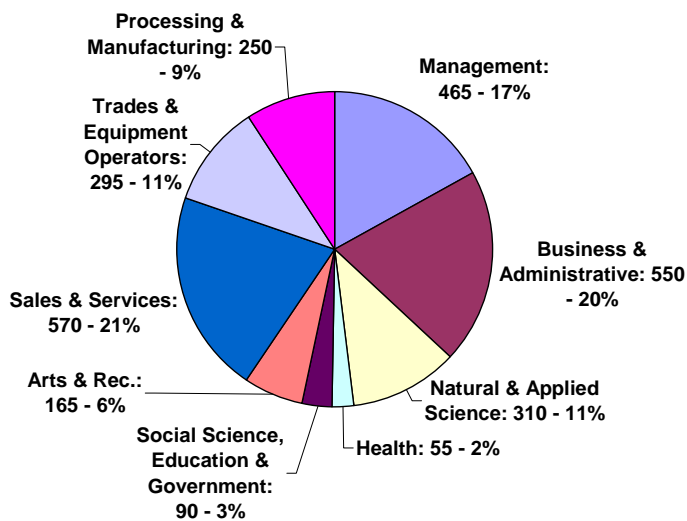
Statistics Canada 2001 Census: Where Burrard Slopes IC workers live.xls. Note: Data do not include work at home.

WHO WORKS IN THE BURRARD SLOPES NORTH INDUSTRIAL AREA?

Occupations are not the same as economic sectors. Some occupations, such as management and administration, are found in multiple sectors.

The most common occupations in the Burrard Slopes North Industrial Area are in the business and administrative category. This category includes occupations such as accountants, bookkeepers and clerks. Other popular occupations in the Burrard Slopes North Industrial Area are in: sales and service; management; and natural and applied science (Figure 5).

Figure 5: Burrard Slopes North Industrial Area occupations



Statistics Canada 2001 Census: POW by POR by NAICS by Occupation, Usual POW, Emp Areas, J2953 Table 1. ivt

Sources / Contacts

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

(1) The Burrard Slopes North Industrial Area boundaries for this info sheet are generally in accordance with the IC-1 zoning district.

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 or visit the website www.vancouver.ca/corejobs

Appendix

Table A-1: Jobs in Metro Core Industrial Areas

Area	Total jobs	% of total
Mount Pleasant	7,105	23%
Powell Street	6,265	20%
Clark Drive	5,325	17%
False Creek Flats	4,505	14%
Burrard Slopes North	2,740	9%
Brewery Creek	2,305	7%
Burrard Waterfront	1,750	6%
SEFC	1,110	4%
Total jobs in Metro Core industrial areas	31,105	100%

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