



CENTRAL BUSINESS DISTRICT TODAY

Economy - Sub-Areas

Step 1: Understanding Yesterday and Today

Metropolitan Core Jobs & Economy Land Use Plan

Highlights

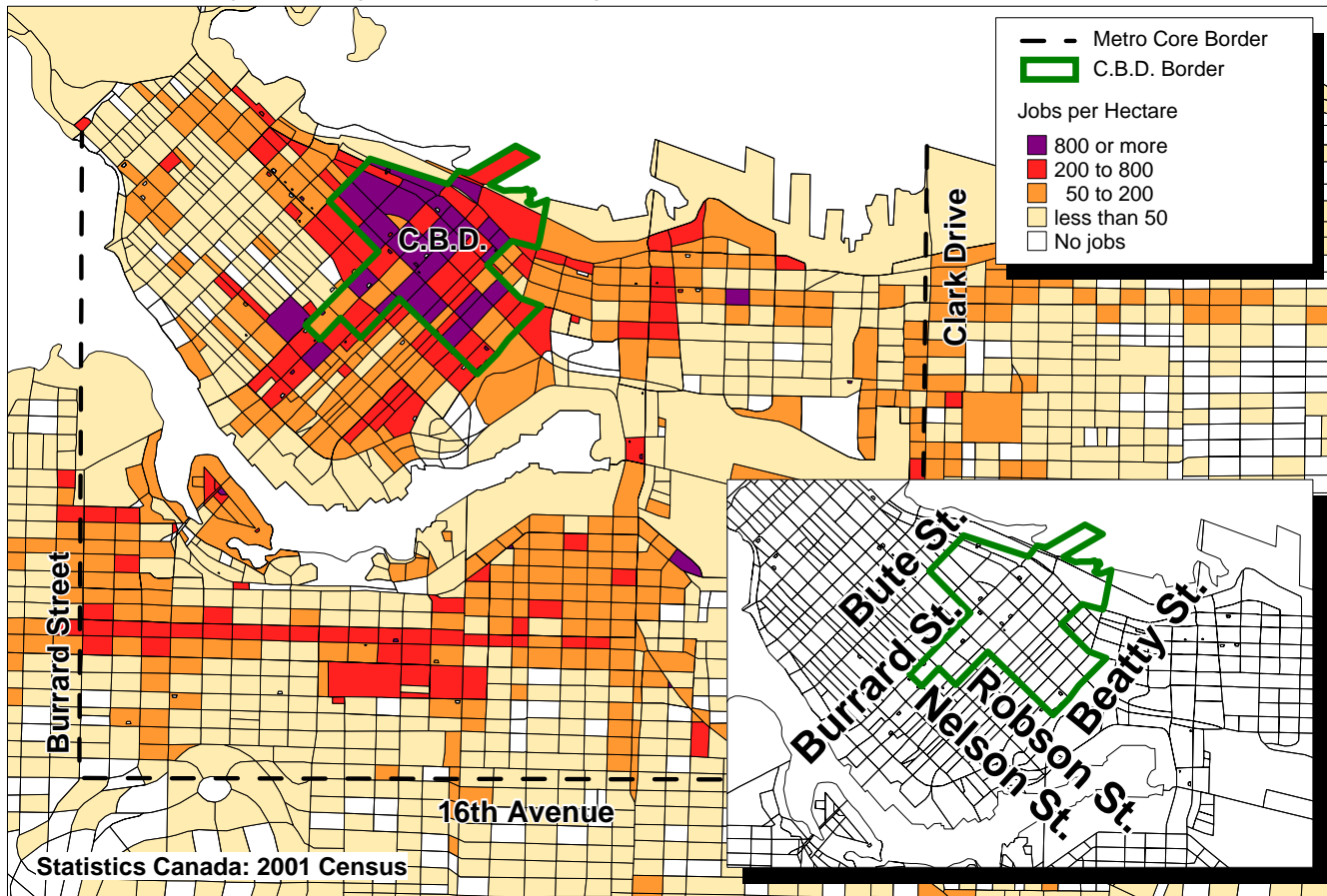
- 77,000 people work in the Central Business District (CBD) - this is 39% of all Metro Core jobs and 9% of all jobs in the region.
- Aside from manufacturing and health, the CBD contains more jobs in each sector than any other Metro Core sub-area.
- The three largest CBD sectors, accounting for 50% of CBD jobs, are: professional, scientific, and technical; finance and insurance; and public administration.
- In the professional, scientific, and technical sector, the CBD has over 80% of all Metro Core legal jobs and 75% of all city legal jobs.
- Businesses in the CBD consider safety, downtown location, and transit access to be important factors in their location decisions.
- 45% of CBD workers live in the city.



HOW MANY JOBS ARE IN THE CBD?

Nearly 77,000 people work in the Central Business District (CBD). This is 39% of all Metro Core jobs and about 9% of all jobs in the region. The CBD contains the highest concentration of jobs in the Metro Core (Map 1).

Map 1: Metro Core job density and CBD boundary (see Note 1)



WHAT SECTORS DO PEOPLE WORK IN?

In the CBD (Figure 1):

- Professional, scientific and technical services is the largest sector accounting for just under one quarter of all jobs.
- The next two largest sectors are: finance and insurance; and public administration with 16% and 10% of all jobs respectively.
- The remaining 17 sectors account for 50% of jobs, with up to 8% of jobs per sector. All but two employ more than 900 people.

Jobs in tourism and high tech/creative activities are found in the sectors in Figure 1. Therefore, counting jobs in these areas is a double count of jobs already counted below. However, for a sense of comparison:

- Tourism accounts for 10% of jobs in the region and may account for a similar proportion of jobs in the CBD.
- High tech and creative activities are estimated at 16% of CBD jobs. This includes sub-sectors in: professional, scientific, and technical; arts; information and culture; manufacturing; and wholesale (See High Tech/Creative Info Sheet).

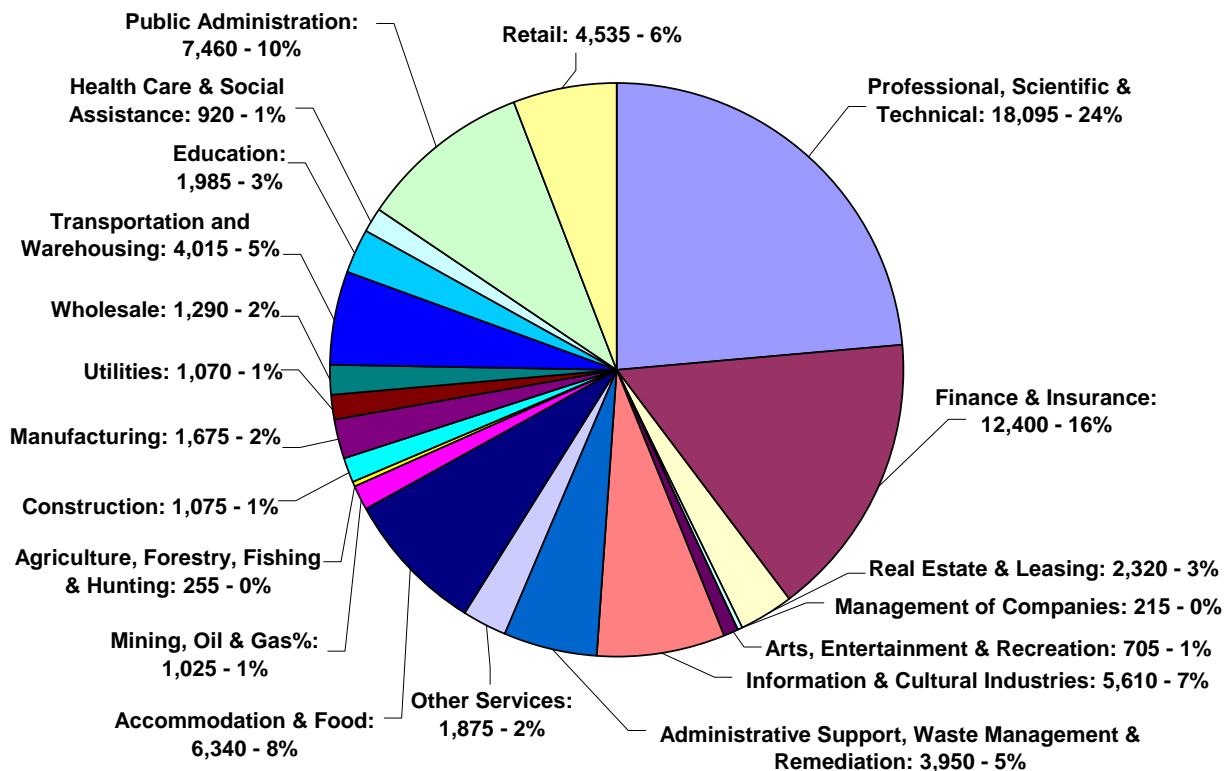
The sectors illustrated in Figure 1 are made up of jobs in a variety of sub-sectors (Table 1).

Professional, scientific and technical services	Legal services (6,610 jobs)
	Accounting services (3,160 jobs)
	Computer systems design (3,025 jobs)
	Consulting Services (1,860 jobs)
Finance and insurance	Banking (4,100 jobs)
	Stock brokerage (5,120 jobs)
	Insurance (3,080 jobs)
Public administration	Federal government (5,175 jobs)
	Provincial government (1,875 jobs)

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

For information on how jobs in the CBD have changed over time, please refer to the "Employment Change in Metro Core Sub-Areas" info sheet created for this study.

Figure 1: CBD jobs by sector

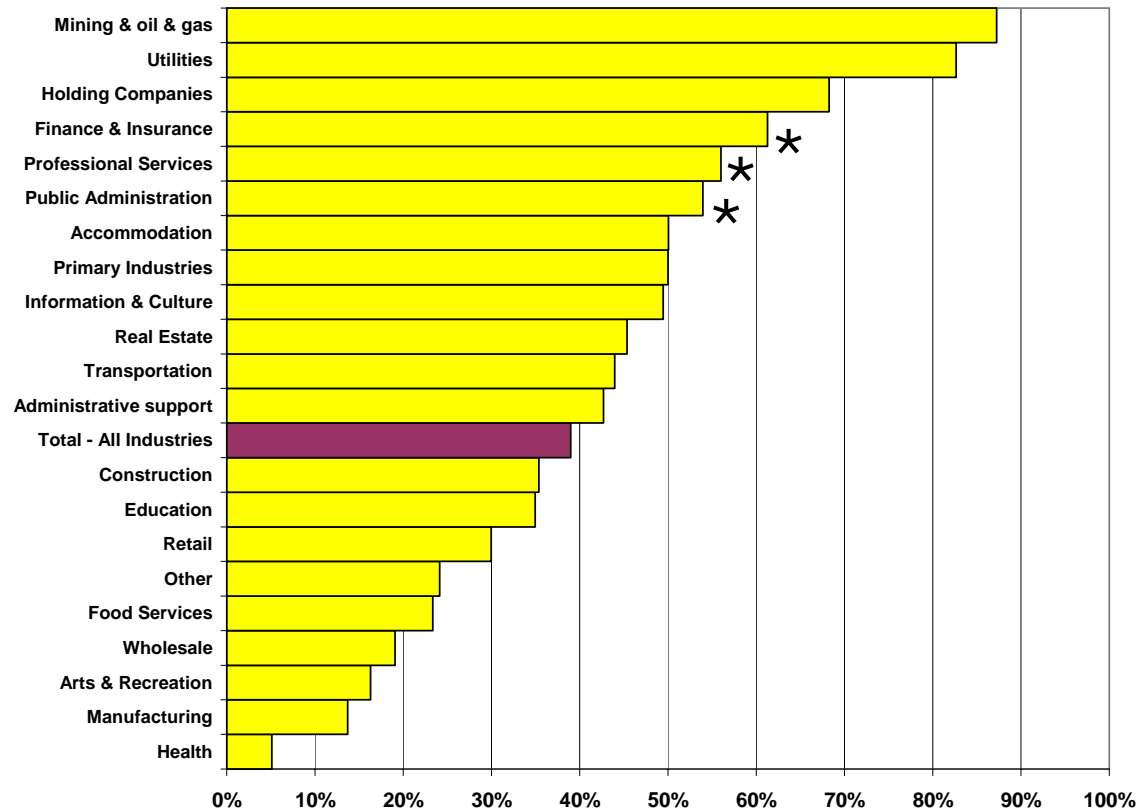


Statistics Canada 2001 Census: Jobs by NAICS (2 digit) Employment Areas.xls

WHAT IS THE CBD ROLE IN METRO CORE?

Nearly 40% of Metro Core jobs are in the CBD. While there are many sectors where the CBD contains substantially more than 40% of Metro Core jobs, only three of these sectors employ over 7,000 people. These include: finance and insurance; professional, scientific and technical services; and public administration (Figure 2).

Figure 2: Share of Metro Core jobs located in the CBD



Statistics Canada 2001 Census: Jobs by NAICS (2 digit) Employment Areas.xls. Note: * indicates over 7,000 jobs in the CBD.

While the CBD does not contain a significant share of Metro Core employment in Arts & Recreation, it is important to note that many Metro Core venues for performing arts are located in the CBD.

In addition to containing 39% of Metro Core jobs and 25% of city jobs, the CBD contains a particularly high share of jobs in the several specific sub-sectors (Table 2).

Table 2: CBD Sub-sectors with a major share of Metro Core and city jobs

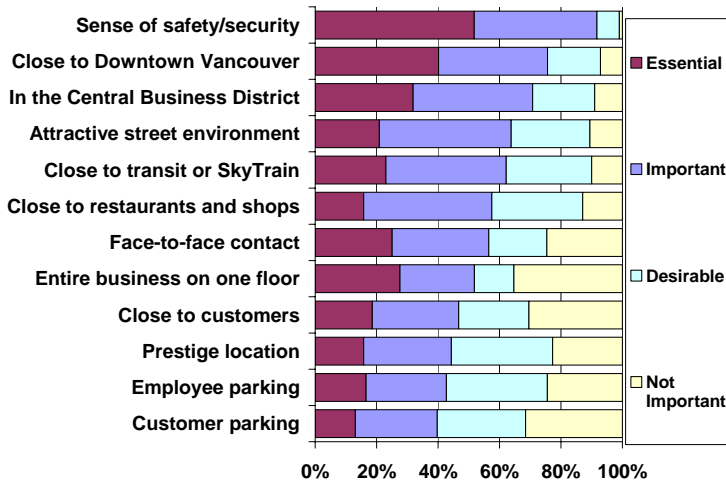
Sector	Sub-sector	Share of Metro Core jobs	Share of City jobs
Finance & Insurance	Stock brokerage (5,120 jobs)	73%	63%
Professional, Scientific and Technical Services	Legal services (6,610 jobs)	82%	75%
	Accounting services (3,160 jobs)	72%	58%
Public Administration	Federal government (5,175 jobs)	81%	65%
Information & Culture	Telecommunications (2,075 jobs)	84%	70%
Transport	Postal service (1,620 jobs)	85%	72%
Retail	Department stores (1,225 jobs)	92%	72%

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

WHAT ARE THE MORE IMPORTANT LOCATION FACTORS FOR CBD BUSINESSES?

CBD businesses report security as the number one location factor. Other important factors include central location and transit access (Figure 3).

Figure 3: More important CBD location factors



City of Vancouver Metro Core Business Survey, 2005. Location Factors - CBD.xls

WHERE DO CBD EMPLOYEES LIVE?

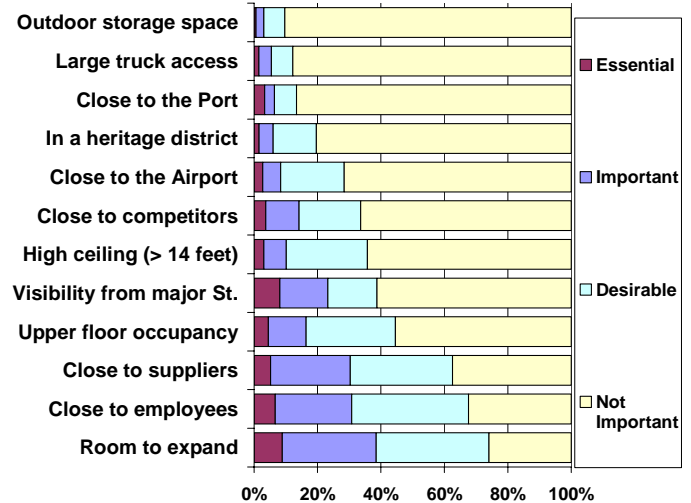
About 45% of CBD workers live in Vancouver compared to the Metro Core average of 53% (Tables 3a and 3b).

Place of Residence	#	%
West End	5,970	8%
Downtown	3,490	5%
Fairview	2,825	4%
Mount Pleasant	1,465	2%
Strathcona	245	0%
Kitsilano	3,865	5%
Kensington-Cedar Cottage	1,925	3%
Renfrew-Collingwood	1,740	2%
Grandview-Woodlands	1,405	2%
Riley Park	1,370	2%
Hastings-Sunrise	1,220	2%
Dunbar-Southlands	1,190	2%
Sunset	1,140	1%
Killarney	1,015	1%
Victoria-Fraserview	905	1%
Marpole	870	1%
Kerrisdale	860	1%
West Point Grey	795	1%
Arbutus Ridge	740	1%
Shaughnessy	570	1%
Oakridge	420	1%
South Cambie	410	1%
Total - Vancouver	34,435	45%

WHAT ARE THE LESS IMPORTANT LOCATION FACTORS FOR CBD BUSINESSES?

Businesses in the CBD consider outdoor storage, large truck access and proximity to the Port to be less important when selecting a location (Figure 4).

Figure 4: Less important CBD location factors



Place of Residence	#	%
North Shore	10,600	14%
Burnaby/New West	9,170	12%
Surrey/Delta	8,515	11%
Coquitlam/Port Coquitlam	5,280	7%
Richmond	4,520	6%
Maple Ridge/Pitt Meadows	1,155	2%
Langley	850	1%
UEL	280	0%
Outside GVRD	1,760	2%
Total - Outside Vancouver	42,130	55%

Statistics Canada 2001 Census: Where CBD Workers Live.xls. Note: Data does not include work at home.

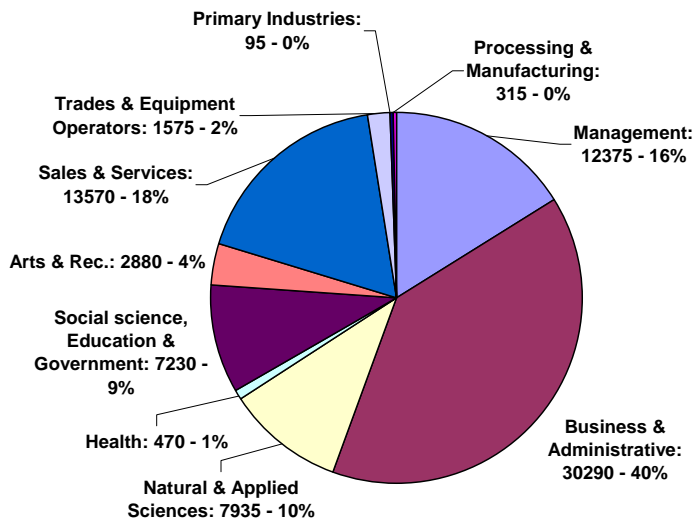
WHO WORKS IN THE CBD?

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 CBD are in the business, finance and administrative category. This category includes occupations such as accountants, stockbrokers, secretaries, and data entry clerks.

Other popular occupations in the CBD are in: management; sales and service; natural and applied science; and education and government (Figure 5).

Figure 5: CBD occupations



Statistics Canada 2001 Census: Occupations in CBD.xls

Sources / Contacts

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

(1) CBD boundaries used for this info sheet are generally in accordance with the CENTRAL BUSINESS DISTRICT POLICIES adopted by City Council on Feb. 7th 1997. Pg. 4. <http://www.vancouver.ca/commsvcs/guidelines/C014.pdf>

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