



YALETOWN TODAY

Economy - Sub-Areas

Step 1: Understanding Yesterday and Today

Metropolitan Core Jobs & Economy Land Use Plan

Highlights

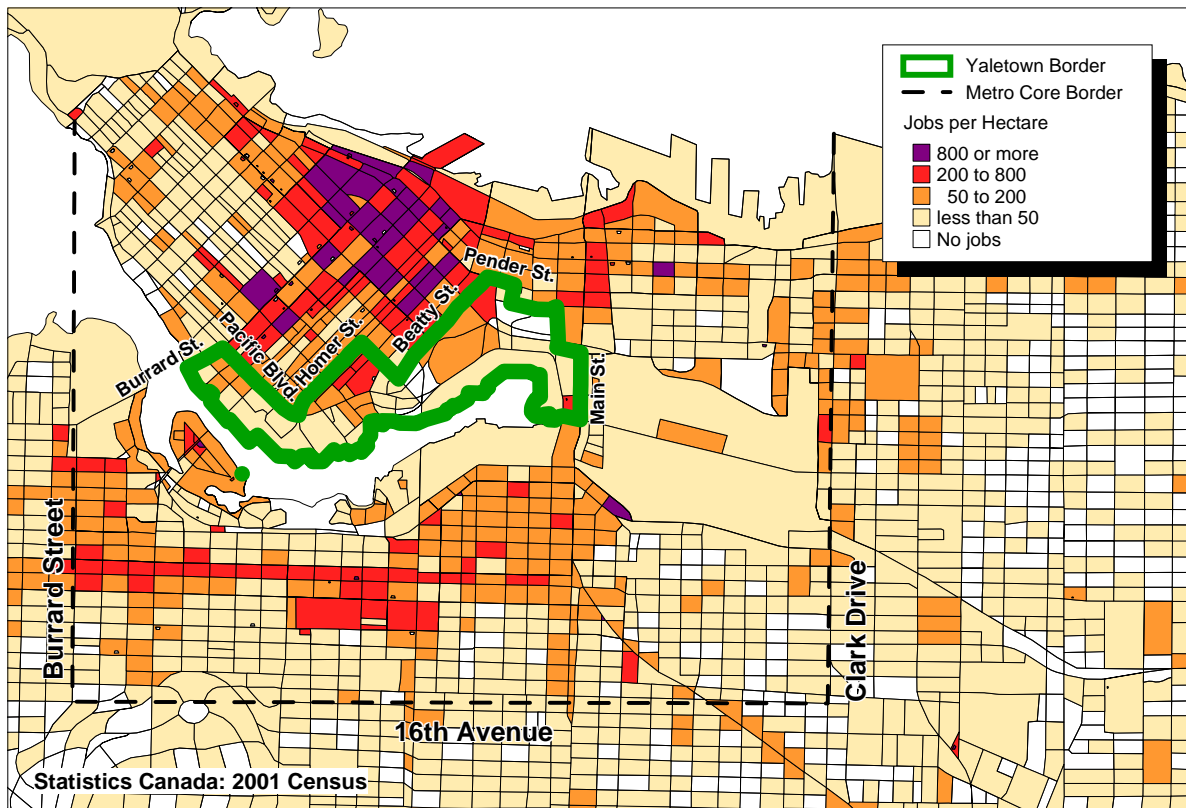
- There are 8,200 jobs in the Yaletown employment area - this is 4% of all jobs in the Metro Core and 3% of all jobs in the city.
- 26% of jobs are in professional, scientific and technical services (especially computers).
- The Yaletown employment area plays an important role in providing space for arts and recreation jobs. About 16% of Metro Core jobs in this sector are located here (vs. the average of 4% overall).
- Businesses in the Yaletown employment area consider safety and the ability to locate the entire business on one floor to be important location factors.
- 59% of the workers in the Yaletown employment area live in the city, with 26% living in the Metro Core.



HOW MANY JOBS ARE IN THE YALETOWN EMPLOYMENT AREA?

The Yaletown employment area includes the heritage district of “Old Yaletown” where zoning allows mixed residential and commercial and the mostly residential lands along the north shore of False Creek between Burrard St. and Science World (including various retail and food establishments, the Plaza of Nations and the Stadiums). There are 8,200 jobs in the Yaletown employment area. This is 4% of all jobs in Metro Core and 3% of all jobs in the city (see Map 1 for boundaries and employment density).

Map 1: Metro Core job density and Yaletown employment area boundary (see Note 1)



WHAT SECTORS DO PEOPLE WORK IN?

In the Yaletown employment area:

- Professional, scientific & technical services is the largest sector with 26% of all jobs.
- The next three largest sectors are: food & accommodation; arts & recreation; finance & insurance; and information & culture with 13%, 9%, 8% & 8% 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 37% of jobs in the Yaletown employment area. This includes sub-sectors in: professional, scientific, and technical; arts; information and culture; manufacturing; and wholesale (see High Tech/Creative info sheet).

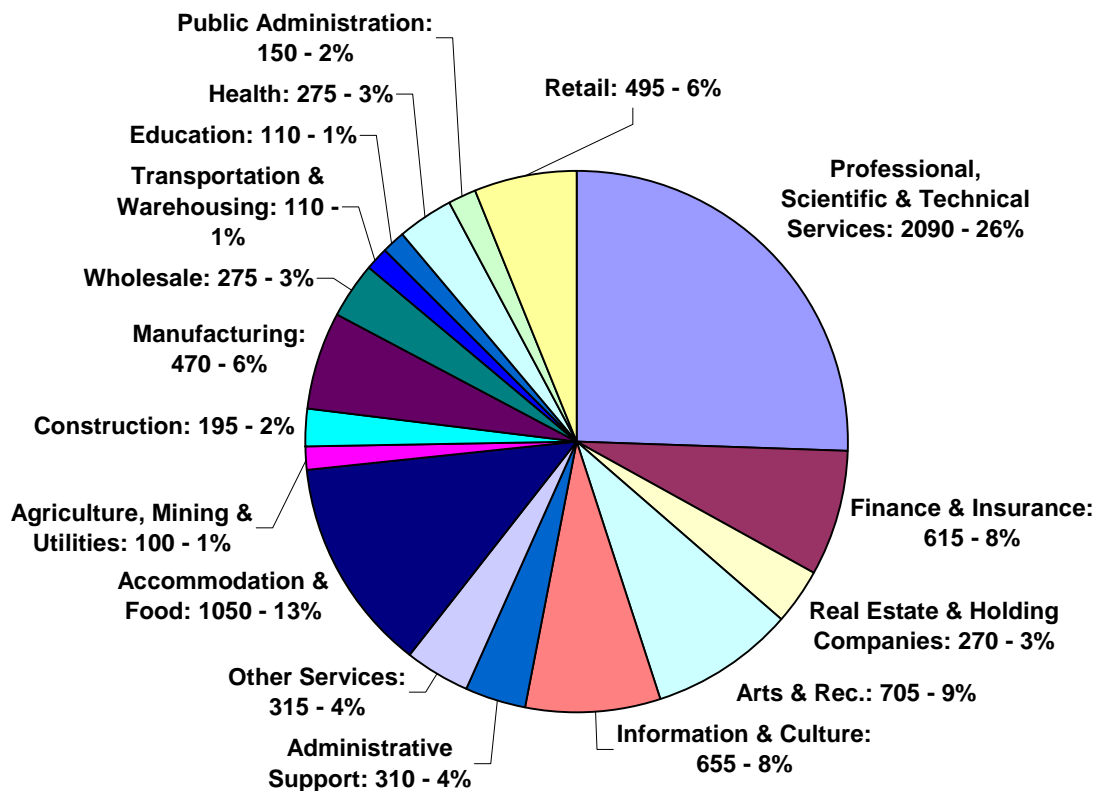
The sectors illustrated in Figure 1 are made up of jobs in a variety of sub-sectors (Table 1).

Professional, scientific & technical services	Computer systems design (795 jobs)
	Architectural & engineering (360 jobs)
	Advertising (315 jobs)
Arts & recreation	Presenters of performing arts (190 jobs)
	Gambling industries (160 jobs)
	Spectator sports (110 jobs)
	Heritage institutions (100 jobs)
Finance & insurance	Banks (475 jobs)
Information & culture	Motion picture and video industries (250 jobs)
	Information services (140 jobs)
	Software publishers (105 jobs)

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

For information on how jobs in the Yaletown employment area have changed, please refer to the "Employment Change in Metro Core Sub-Areas" sheet created for this study.

Figure 1: Yaletown jobs by sector

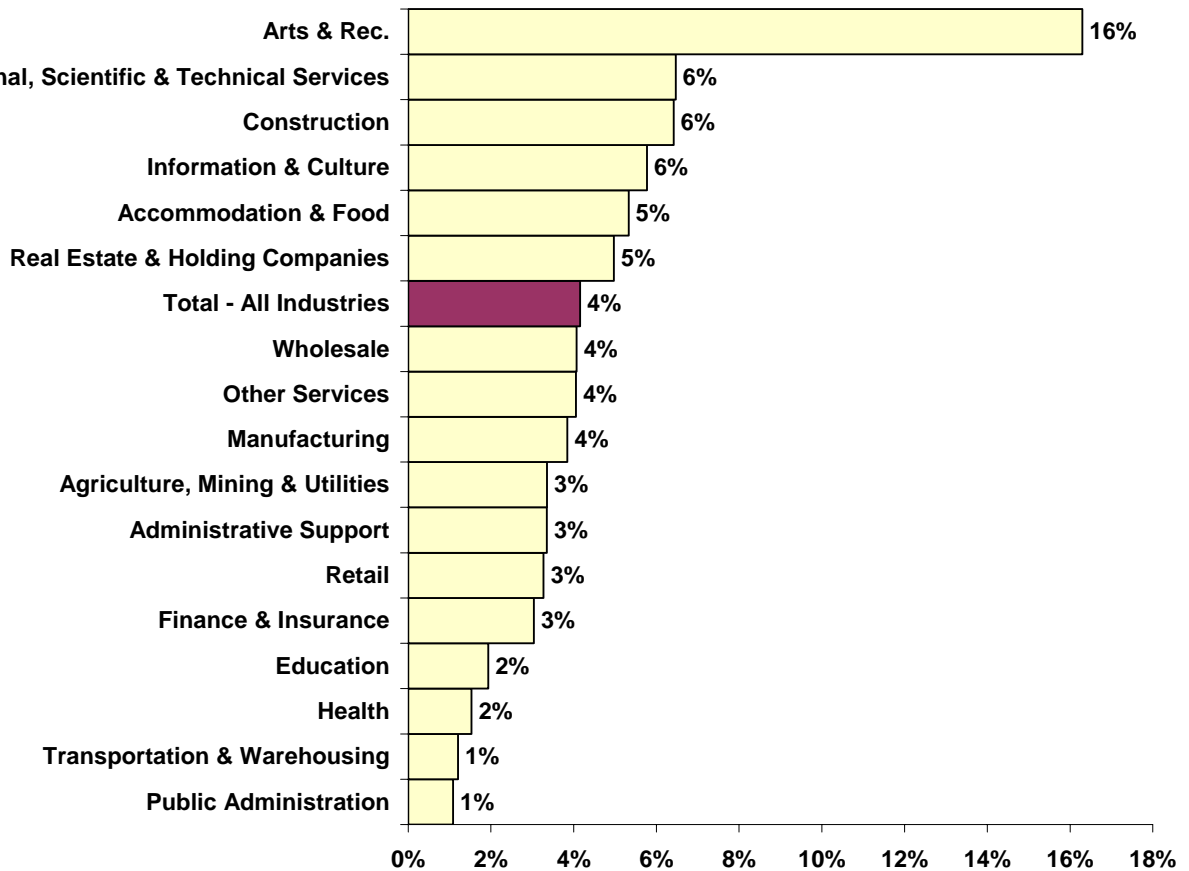


Statistics Canada 2001 Census: Jobs by NAICS (2 digit) Employment Areas.xls

WHAT IS THE YALETOWN EMPLOYMENT AREA'S ROLE IN THE METRO CORE?

The Yaletown employment area contains about 4% of Metro Core jobs. In particular, the area contains an above average share of jobs in the arts & recreation sector (Figure 2).

Figure 2: Share of Metro Core jobs located in the Yaletown employment area



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

The Yaletown employment area plays an important role in providing space for arts and recreation jobs. About 16% of Metro Core jobs in this sector are located here. Moreover, the arts and recreation sector is the only sector with sub-sectors that contain both a significant number of jobs (> 100) and a high share of Metro Core and City jobs (Table 2).

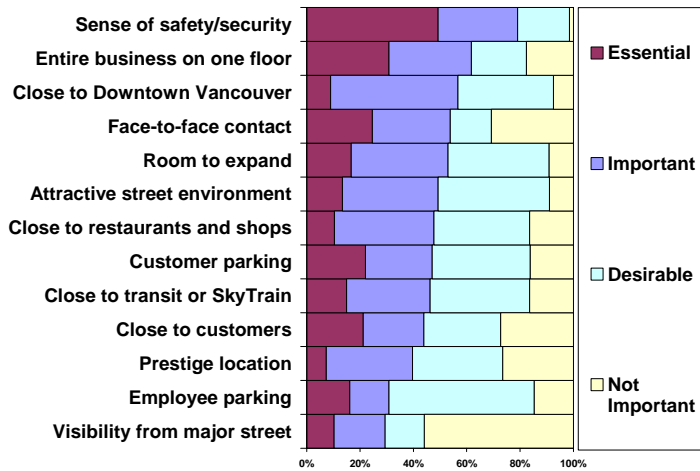
Sector	Sub-sector	Share of Metro Core jobs	Share of City jobs
Arts & Recreation	Presenters of performing arts (190 jobs)	58%	46%
	Heritage institutions (100 jobs)	39%	19%
	Gambling industries (160 jobs)	28%	18%
	Spectator sports (110 jobs)	23%	21%

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

WHAT ARE THE MORE IMPORTANT LOCATION FACTORS FOR YALETOWN EMPLOYMENT AREA BUSINESSES?

Yaletown employment area businesses report security as the number one location factor. Other important factors include the ability to locate the entire business on one floor and proximity to Downtown Vancouver (Figure 3).

Figure 3: More important location factors

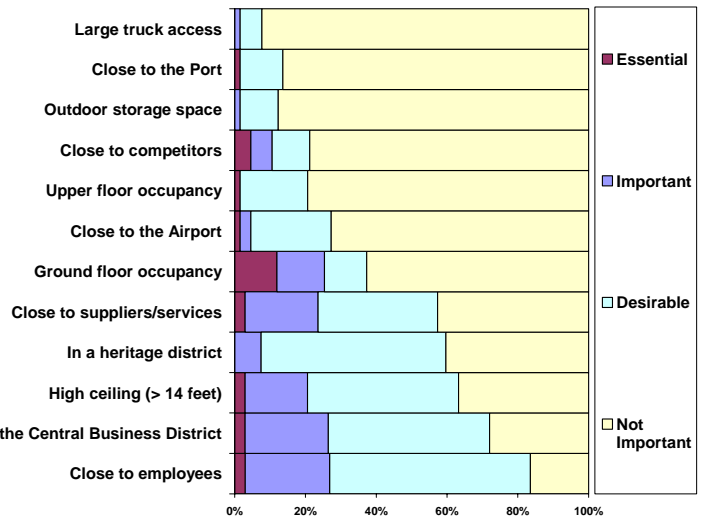


City of Vancouver Metro Core Business Survey, 2005.

WHAT ARE THE LESS IMPORTANT LOCATION FACTORS FOR YALETOWN EMPLOYMENT AREA BUSINESSES?

Yaletown employment area businesses consider truck access and proximity to the port to be less important when selecting a location (Figure 4).

Figure 4: Less important location factors



WHERE YALETOWN EMPLOYMENT AREA WORKERS LIVE?

About 59% of Yaletown workers live in Vancouver compared to the Metro Core average of 53% (Tables 3a and 3b).

Place of Residence	#	%
West End	590	8%
Downtown	580	8%
Fairview	470	6%
Mount Pleasant	260	3%
Strathcona	110	1%
Kitsilano	430	6%
Kensington-Cedar Cottage	230	3%
Hastings-Sunrise	220	3%
Renfrew-Collingwood	215	3%
Riley Park	190	3%
Grandview-Woodlands	170	2%
Marpole	130	2%
Sunset	115	2%
Killarney	110	1%
West Point Grey	100	1%
Dunbar-Southlands	100	1%
Victoria-Fraserview	95	1%
Arbutus Ridge	85	1%
Kerrisdale	70	1%
Shaughnessy	65	1%
South Cambie	65	1%
Oakridge	35	0%
Total - Vancouver	4,435	59%

Place of Residence	#	%
Burnaby/New West	920	12%
North Shore	710	9%
South of Fraser	490	6%
NE Sector	405	5%
Richmond	290	4%
Outside GVRD	170	2%
Langley	80	1%
Maple Ridge/Pitt Meadows	60	1%
UEL	15	0%
Total - All areas outside Vancouver	3,140	41%

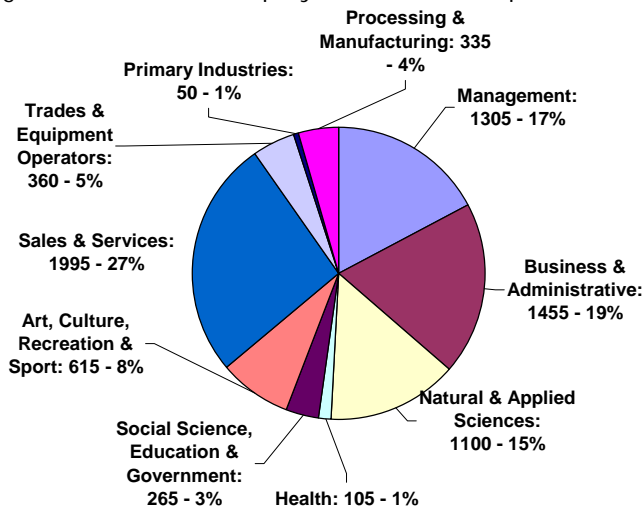
Statistics Canada 2001 Census: Where Yaletown workers live.xls.
Note: Data do not include work at home.

WHO WORKS IN THE YALETOWN EMPLOYMENT 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 Yaletown employment area are in the sales & services category. This category includes casino and stadium workers. Other popular occupations in Yaletown are in: business & administration; management; and natural & applied sciences (Figure 5).

Figure 5: Yaletown employment 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 Yaletown employment area boundaries for this info sheet are generally in accordance with the CD-1 and HA-3 zoning districts.

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