



EMPLOYMENT MAKE UP OF CORE VS REST OF CITY AND REGION

Economy - Structure

Step 1: Understanding Yesterday and Today

Metropolitan Core Jobs and Economy Land Use Plan

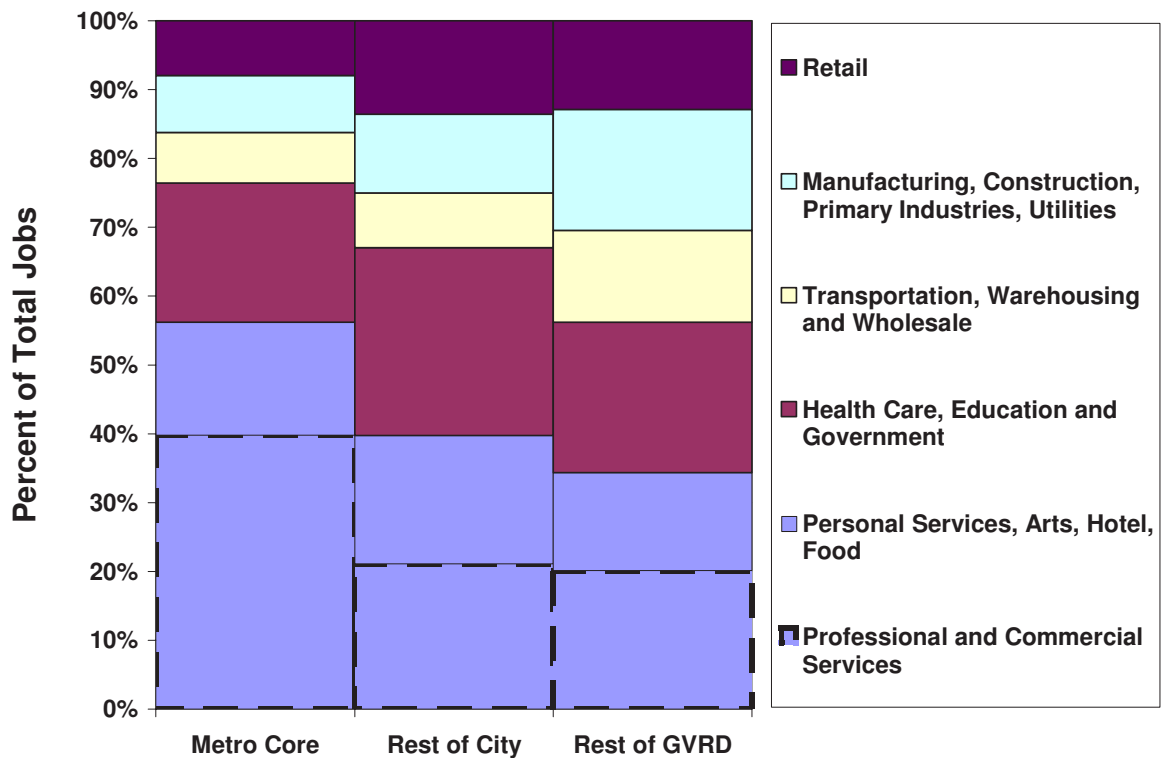
Highlights

- The Metro Core has a distinctive employment make up.
- The Metro Core has a much higher percent of its jobs in professional and commercial services and a lower percent of jobs in retail - In comparison to the rest of the city, to the rest of the region, and to almost all regional town centres.
- There are also other differences - e.g., in industrial jobs, the Core does not differ much from the rest of the city, but compared to the rest of the region, the Core has a much lower percent of its jobs as industrial.
- The Metro Core contains 2/3 of city jobs and 22% of regional jobs. The largest regional town centre contains 3% of regional jobs.



HOW DOES THE METRO CORE EMPLOYMENT MAKE UP COMPARE TO THE REST OF CITY AND REGION?

Figure 1: Employment Make-Up of Metro Core vs. Rest of City and Region



Statistics Canada 2001 Census: Employment Make-Up of MC and GVRD.xls. The "rest of GVRD" means outside the city. Note: Due to data limitations, the "Personal Services, Arts, Hotel Food" category is not separated from "Professional and Commercial Services" in Information sheets with time series data. For consistency, these categories are marked with the same colour in this information sheet.

The Metro Core has a different employment make-up when compared to the rest of the city and rest of the region. (Note: For purposes of comparison, the 20 economic sectors have been combined into 6 groups, see Table 1).

(a) Comparison to rest of city

The Metro Core has most of the city’s jobs in total and in each economic sector group.

The Metro Core also has a different employment make up from the rest of the city (Figure 1 and Table 2). The main differences between the Metro Core make up and the rest of the city are:

- The Metro Core has a much higher percent of its total jobs in professional and commercial services (40% of Metro Core jobs vs 21% of rest of city jobs).
- The Metro Core has a considerably lower percent of its total jobs in retail (8% vs 14%) and in health, education, and government services (20% vs 27%).

(b) Comparison to rest of region

The Metro Core is the largest single concentration of employment in the region, with 22% of the region’s jobs. The main differences in employment make up between the Core and the rest of the region are (Figure 1 and Table 2):

- The Metro Core has a much higher percent of its total jobs in professional and commercial services (40% of Metro Core jobs vs 20% of rest of region jobs).
- The Metro Core has a considerably lower percent of its total jobs in retail (8% vs 13%) and in industrial related activities (8% vs 18% for manufacturing, etc., and 7% vs 13% for warehousing, etc.)

Similarities in comparing the Metro Core to the rest of the city and the rest of the region are that, in both cases, the Core has a much higher percent of its jobs in professional and commercial services, and a considerably lower percent in retail.

(c) Comparison to regional town centres

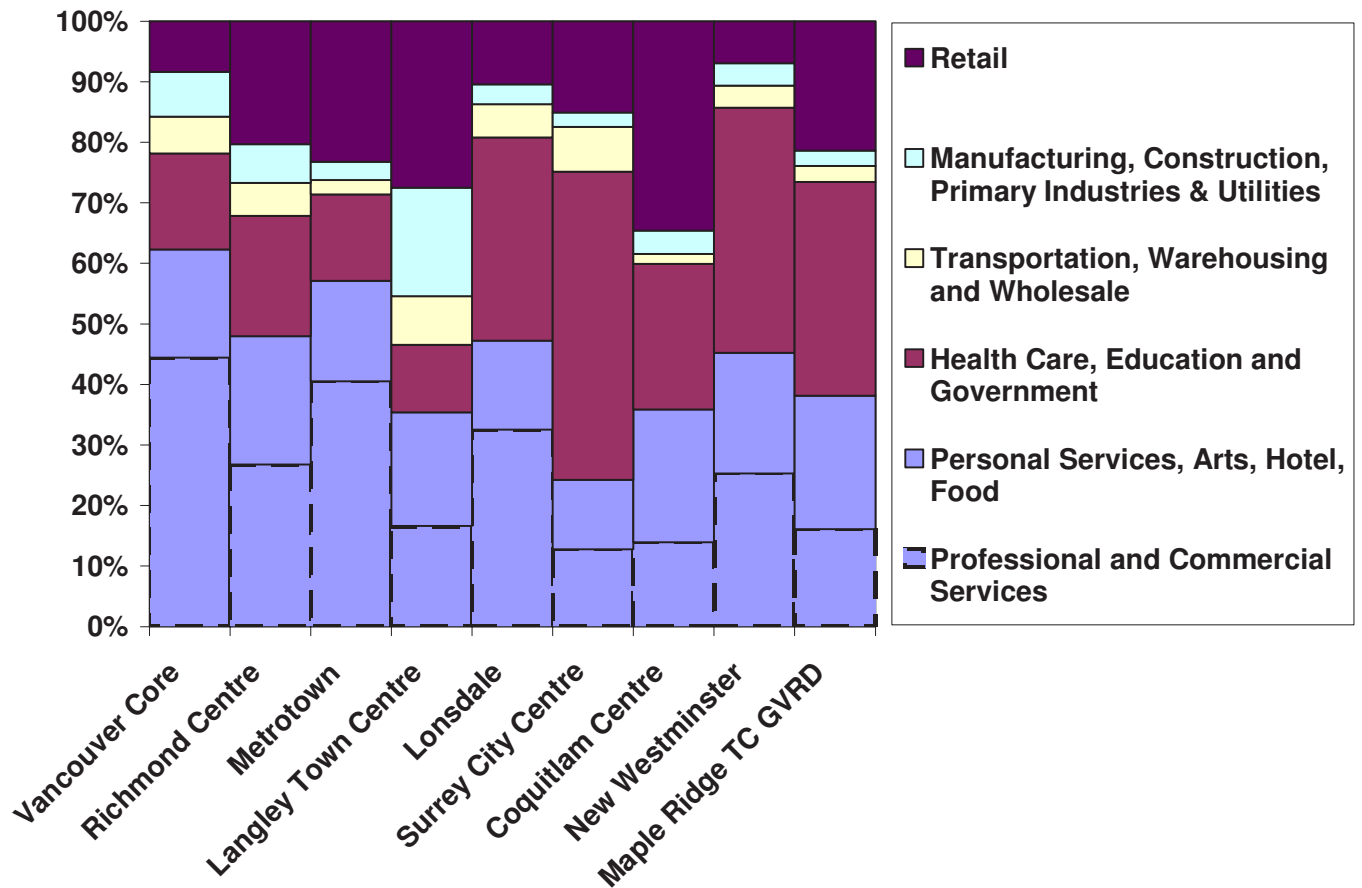
The town centres are much smaller in scale than the Metro Core. The Core has 22% of regional jobs, while the largest regional town centre has 3% of regional jobs. The centres also have a different employment make up than the Metro Core (Figure 2 and Tables 3a and 3b):

- The Metro Core has a higher percent of its total jobs in professional and commercial services. This difference is considerable in all cases except Metrotown where professional services are a fairly high percent of jobs.
- The regional centres have a higher percent of their jobs in retail and/or government services compared to the Metro Core.

Name of group	Economic sectors in group
Forestry, Mining, Utilities, Construction, Manufacturing	<ul style="list-style-type: none"> • Agriculture, Forestry, Fishing, Hunting • Mining and Oil and Gas Extraction Utilities • Construction • Manufacturing
Transportation, Warehousing, Wholesaling	<ul style="list-style-type: none"> • Transportation and Warehousing • Wholesale Trade
Health Care, Education, and Government	<ul style="list-style-type: none"> • Health Care and Social Assistance • Educational Services • Public Administration
Retail	<ul style="list-style-type: none"> • Retail
Personal Services, Arts, Hotel, Food	<ul style="list-style-type: none"> • Other Services (e.g., haircutting, laundry) • Arts, Entertainment, and Recreation • Accommodation and Food
Professional and Commercial Services	<ul style="list-style-type: none"> • Finance and Insurance • Real Estate Rental and Leasing • Management of Companies and Enterprises • Professional, Scientific and Technical • Information and Culture • Administration, Support, Waste Management, Remediation

Sectors are from Statistics Canada 2001 Census. Sector groups are defined by City staff.

Figure 2: Employment Make-Up and Employment Size, Vancouver Core & Town Centres



GVRD 2001: Employment Make-Up of MC and GVRD.xls. Town centre boundaries are determined in cooperation with each municipality. (For the "Vancouver Core" definition, the GVRD boundary extends east to Main Street, rather than to the Clark Drive boundary being used for the Metro Core Jobs and Economy Land Use Plan.)

Sector Groups	Metro Core	% of Total	Rest of City	% of Total	Rest of GVRD	% of Total
Manufacturing, Construction, Primary, Utilities	16,580	8%	12,880	11%	103,695	18%
Transportation, Warehousing and Wholesale	14,620	7%	9,010	8%	78,590	13%
Health Care, Education and Government	40,545	20%	30,710	27%	128,830	22%
Retail	15,895	8%	15,255	14%	75,690	13%
Personal Services, Arts, Hotel, Food	32,745	16%	20,990	19%	83,765	14%
Professional and Commercial Services	79,635	40%	23,790	21%	118,555	20%
Total	199,955	100%	112,705	100%	589,120	100%

Statistics Canada 2001 Census: Employment Make-Up of MC and GVRD.xls. The "rest of GVRD" means outside the city.

Table 3(a) : Sector groups: Total employment and % of total employment for 4 regional town centres [for other 4 centres, see Table 3b]

Sector Group	Richmond		Metrotown		Langley		Lonsdale	
	Jobs	%	Jobs	%	Jobs	%	Jobs	%
Manufacturing, Construction, Primary Industry, Utilities	1,695	6%	560	3%	2,945	18%	435	3%
Transportation, Warehousing and Wholesale	1,455	5%	445	2%	1,325	8%	720	5%
Health Care, Education and Government	5,295	20%	2,650	14%	1,840	11%	4,415	34%
Retail	5,410	20%	4,320	23%	4,525	27%	1,365	10%
Personal Services, Arts, Hotel, Food	5,650	21%	3,095	17%	3,090	19%	1,935	15%
Professional and Commercial	7,125	27%	7,550	41%	2,730	17%	4,275	33%
Total Jobs	26,615	100%	18,620	100%	16,460	100%	13,150	100%

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Table 3(b): Sector groups: Total employment and % of total employment for 4 regional town centres [for other 4 centres, see Table 3a]

Sector Group	Surrey		Coquitlam		New West		Maple Ridge	
	Jobs	%	Jobs	%	Jobs	%	Jobs	%
Manufacturing, Construction, Primary Industry, Utilities	310	2%	345	4%	255	4%	125	3%
Transportation, Warehousing and Wholesale	965	7%	145	2%	255	4%	130	3%
Health Care, Education and Government	6,630	51%	2,120	24%	2,810	40%	1,745	35%
Retail	1,960	15%	3,045	35%	480	7%	1,055	21%
Personal Services, Arts, Hotel, Food	1,490	11%	1,935	22%	1,380	20%	1,090	22%
Professional and Commercial	1,665	13%	1,230	14%	1,755	25%	795	16%
Total Jobs	13,025	100%	8,820	100%	6,950	100%	4,930	100%

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Sources / Contacts

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