



POPULATION AND JOB GROWTH IN THE METRO CORE, CITY AND REGION

Economy - Structure

Step 1: Understanding Yesterday and Today

Metropolitan Core Jobs & Economy Land Use Plan

Highlights

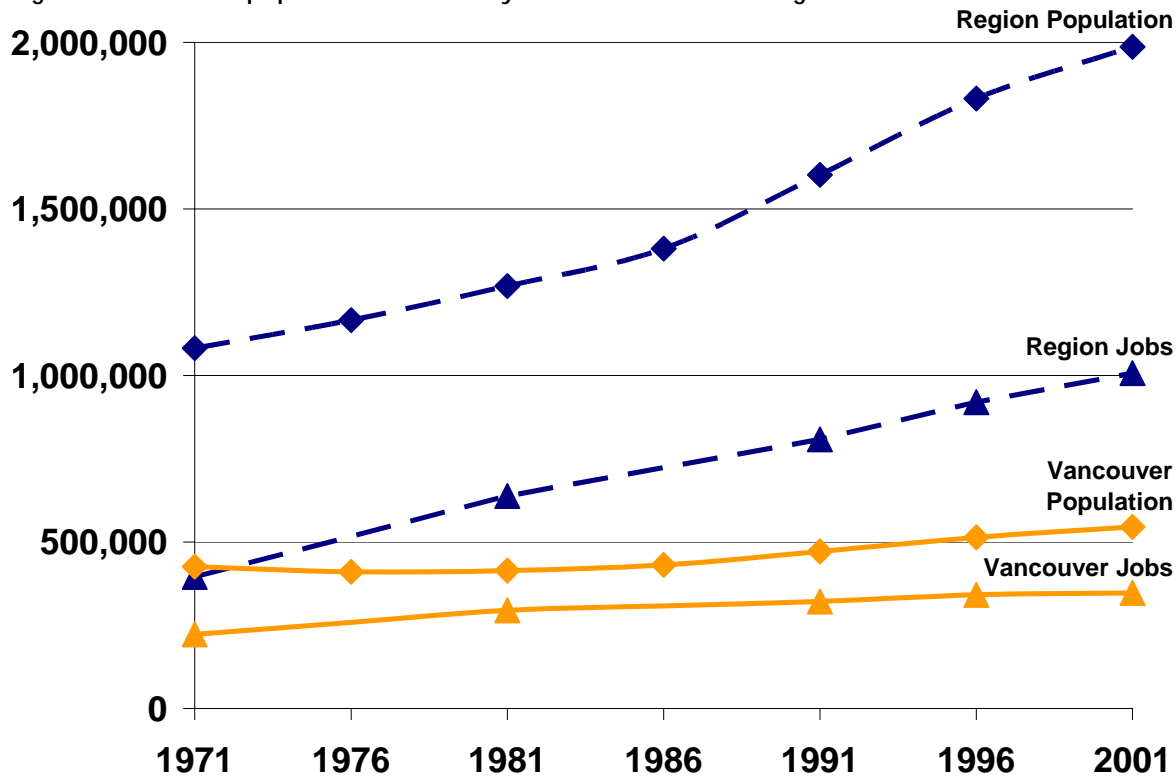
- Over the past 30 years, suburban job growth has accompanied rapid suburban population growth.
- Meanwhile, city population and jobs have grown more slowly.
- The city's share of regional jobs fell from 56% to 34%, while the city share of regional population fell from 39% to 27%.
- The city still maintains a larger share of regional jobs than of regional population. (34% of regional jobs and 27% of regional population).
- The Metro Core has been responsible for 40% of city population growth and 60% of city job growth. (Population and jobs each grew by about 50% in the Core.)
- This pattern of suburban growth in jobs and population is common in major metropolitan areas in Canada.



HOW HAVE JOBS AND POPULATION GROWN OVER TIME IN THE CITY AND REGION?

Between 1971 and 2001, jobs in Vancouver grew by 125,000 (56%) and population grew by 120,000 (28%). Increases in the rest of the region were much greater: 488,000 jobs (283%) and 785,000 population (120%) (Figure 1 and Tables 2 and 3 on page 3).

Figure 1: Jobs and population in the city and the rest of the region: 1971 - 2001

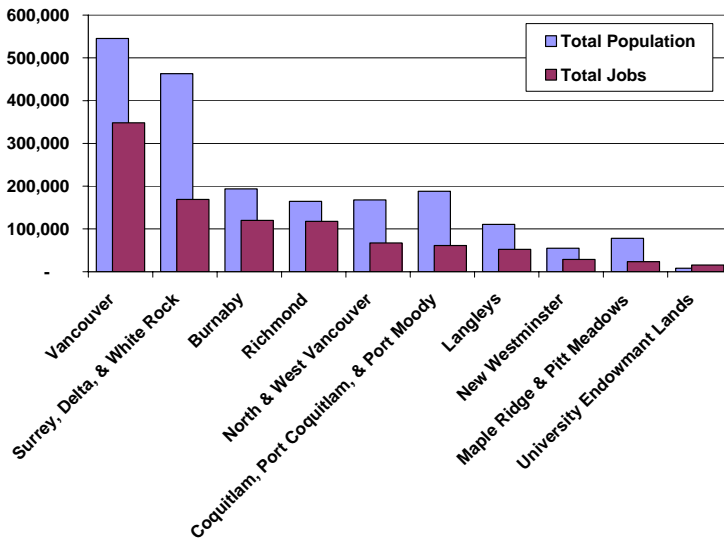


Statistics Canada and GVRD: Jobs and Population Summary Sheet.xls. Note: Job data include estimates of workers with no fixed place of work - see Note 1.

WHAT IS THE DISTRIBUTION OF POPULATION AND JOBS TODAY?

The City of Vancouver continues to hold the highest concentration of jobs and population of all GVRD municipalities.

Figure 2: Jobs and population in GVRD Municipalities, 2001

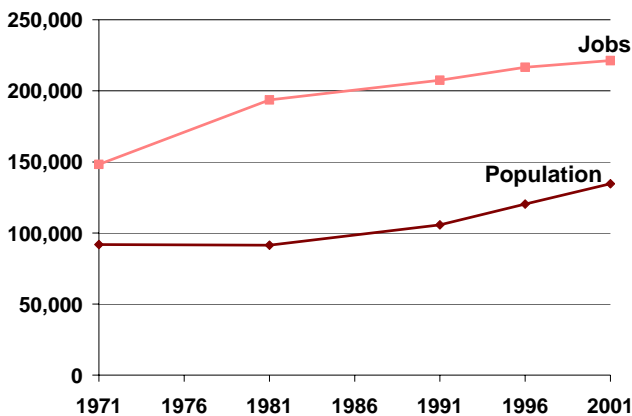


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WHAT HAS BEEN THE POPULATION AND JOB GROWTH IN THE METRO CORE?

Overall, jobs and population in the Metro Core have each grown by about 50% over the past 30 years. Job growth was most dramatic in the 1970s with the addition of 45,000 jobs. Conversely, population growth was stagnant in the 1970s and grew by 14,000 in the 1980s and 29,000 in the 1990s (Figure 2).

Figure 2: Jobs and population in the Metro Core: 1971 - 2001



Statistics Canada and GVRD: Jobs and Population Summary Sheet.xls. Note: Job data include estimates of workers with no fixed place of work. See Note 1

HOW HAS THE SHARE OF POPULATION AND JOBS CHANGED IN THE METRO CORE AND REGION?

The share of city jobs located in the Metro Core held steady at around 65% between 1971 and 2001. However, significant suburban job growth over this period forced a decrease in the share of regional jobs located in the Metro Core, from 38% to 22% (Table 1).

Table 1: Share of city and regional Jobs - Metro Core and City of Vancouver 1971-2001

	Share of City		Share of Region	
	1971	2001	1971	2001
Metro Core	66%	64%	38%	22%
City of Vancouver	100%	100%	56%	34%

Statistics Canada and GVRD: Jobs and Population Summary Sheet.xls. Note: Data include estimates of workers with no fixed place of work. See Note 1.

How do the trends in Vancouver compare to other Metropolitan areas in Canada? Like Vancouver, suburban job growth is happening in most metropolitan areas across Canada. According to Statistics Canada's Work and Commuting in Census Metropolitan Areas, 1996-2001, most Canadian CMAs:

- Continue to have a strong concentration of jobs in the downtown core.
 - Vancouver is shown with a higher share of regional jobs within 5 km of city centre, compared to Toronto and Montreal.
- Experienced a decline in the relative share of regional jobs located downtown.
 - In some CMAs, this decline was the result of an absolute decrease in downtown jobs. In other CMAs, like Vancouver, jobs increased downtown, but there was faster job growth in the suburbs.
- Experienced an increase in the share of manufacturing and retail jobs located in suburban areas.

Heisz, Andrew and Sebastien La-Rochelle-Cote. 2005. Work and Commuting in Census Metropolitan Areas, 1996-2001. Statistics Canada website: <http://www.statcan.ca/english/research/89-613-MIE/89-613-MIE2005007.htm>

WHAT HAVE BEEN THE OVERALL TRENDS IN POPULATION AND JOB GROWTH AND SHARE OF GROWTH?

Between 1971 and 2001, there was population and job growth in the city as well as in the rest of the region. However, the suburbs grew much faster in population and jobs, so that an increasing share of both are located in the suburbs.

The city still maintains a higher share of the region's jobs than of the region's population: the city has 34% of regional jobs and 27% of regional population.

Almost 60% of city job growth and 36% of city population growth took place in the Metro Core.

Also, within the 1971 to 2001 time period, there were two phases:

- 1971 to 1981: The emphasis was on suburban population growth and city job growth. City population declined slightly, while city jobs were growing rapidly. The suburbs experienced rapid population growth, with job levels remaining far lower than population.
- After 1981: City population picked up again, growing slowly, with about 33% of this growth in the Metro Core. At the same time, city job growth slowed, with much of the continued growth also located in the Metro Core.

City population and jobs grew "in parallel" with each other after 1981. At the same time, the suburbs grew faster in both population and jobs than the city. Amid increasing suburbanization of both, the city maintained a higher share of jobs than of population, with 2/3 of city jobs located in the Metro Core.

See also Information Sheet on *Employment Make-Up of the Core, City, and Region*.

	1971	1981	1991	2001
Metro Core	148,251	193,668	207,557	221,246
Vancouver	222,970	294,894	321,445	347,476
GVRD	395,053	638,183	808,365	1,007,185

Statistics Canada and GVRD: Jobs and Population Summary Sheet.xls. Note: Job data include estimates of workers with no fixed place of work.

	1971	1981	1991	2001
Metro Core	91,842	91,478	105,676	134,625
Vancouver	426,298	413,952	471,844	545,671
GVRD	1,082,352	1,268,183	1,602,502	1,986,965

Statistics Canada and GVRD: Jobs and Population Summary Sheet.xls. Note: Job data include estimates of workers with no fixed place of work.

Sources / Contacts

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

1) Re: inclusion of workers with no fixed place of work. To make comparisons over time, these workers must be included because they were not separated out in past data. The GVRD makes these estimates for each municipality.

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