



# EAST DOWNTOWN AREA TODAY

## Economy - Sub-Areas

Step 1: Understanding Yesterday and Today

### Metropolitan Core Jobs & Economy Land Use Plan

#### Highlights

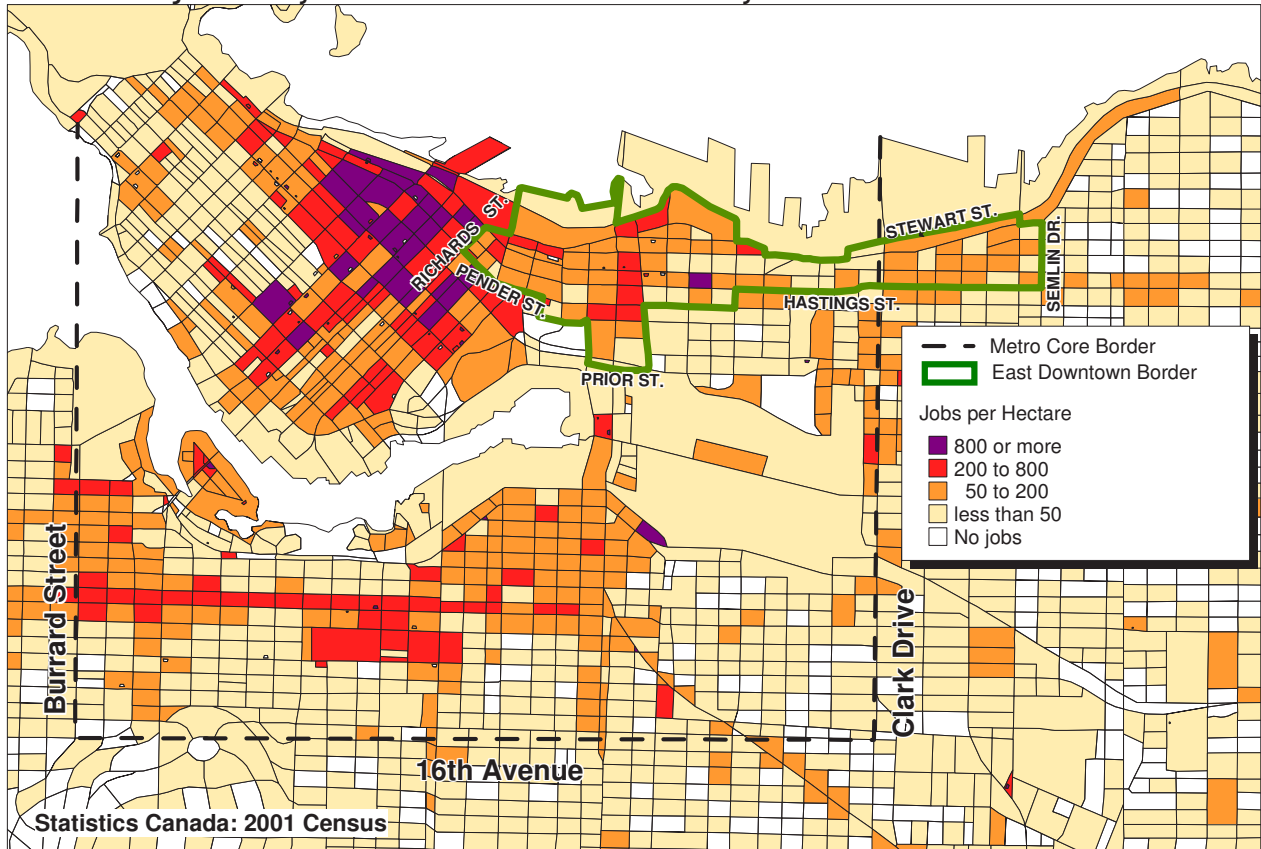
- Nearly 18,800 people work in the East Downtown Area (Gastown, Chinatown, Strathcona, the Downtown Eastside and the Powell St. Industrial Area) - this is 10% of all jobs in the Metro Core.
- 15% of jobs are in manufacturing (especially food and clothing). The next largest sectors are: professional services (e.g. computer design, architectural & engineering services); public administration (e.g. Local, Provincial & Federal offices) and retail (e.g. grocery stores).
- In manufacturing, the East Downtown Area has over half of all “food manufacturing” jobs in the Metro Core.
- Businesses in the East Downtown Area consider safety and face-to-face contact to be important location factors.
- 55% of the workers in the East Downtown Area live in the city.



#### HOW MANY JOBS ARE IN THE EAST DOWNTOWN AREA?

The East Downtown Area includes the diverse neighbourhoods of Chinatown, Gastown, Strathcona, the Downtown Eastside and the Powell St. Industrial Area. These areas have a broad spectrum of uses permitted in the zoning including residential, commercial, industrial and special heritage districts. This area also includes the Main St. Police Station and the Provincial Court of BC. There are 18,790 people working in the East Downtown Area. This is 6% of all jobs in the city and 10% of all jobs in the Metro Core (See Map 1 for boundaries and employment density).

Map 1: Metro Core job density and East Downtown Area boundary



## WHAT SECTORS DO PEOPLE WORK IN?

In the East Downtown Area:

- Manufacturing is the largest sector accounting for just over 15% of all jobs.
- The next three largest sectors are: professional services; public administration; and retail with 11%, 10% and 10% 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 13% of jobs in the East Downtown Area. This includes sub-sectors in: professional, scientific, and technical; arts; information and culture (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).

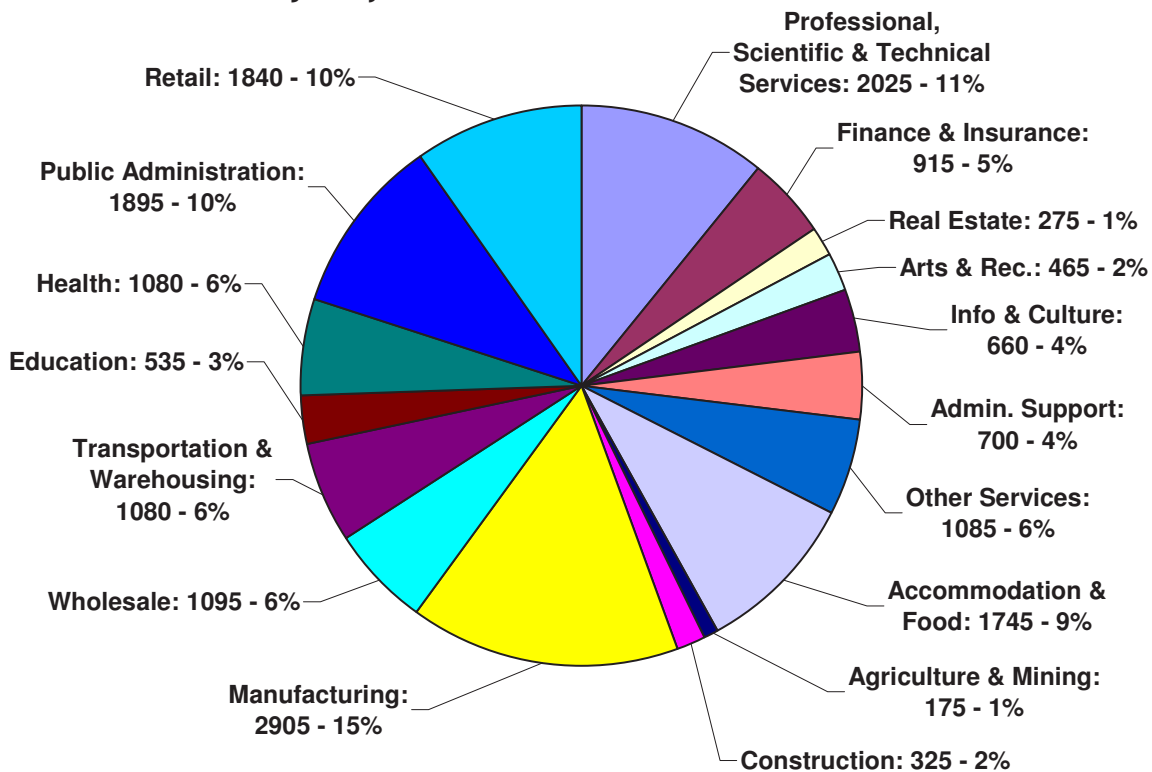
**Table 1: Major sub-sectors within the largest East Downtown Area sectors**

Manufacturing	Food manufacturing (1,230 jobs)
	Clothing manufacturing (765 jobs)
	All other manufacturing (910 jobs)
Professional services	Computer systems design (545 jobs)
	Architectural & engineering (365 jobs)
	Legal (360 jobs)
	All other professional services (755 jobs)
Public Administration	Local government (e.g. police) (785 jobs)
	Provincial government (615 jobs)
	Federal government (490 jobs)
Retail	Grocery stores (330)
	Specialty food stores (300 jobs)
	Health and personal care stores (190 jobs)
	All other retail (1020 jobs)

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

For information on how jobs in the East Downtown Area have changed, please refer to the “Employment Change in Metro Core Sub-Areas” sheet created for this study.

**Figure 1: East Downtown Area jobs by sector**

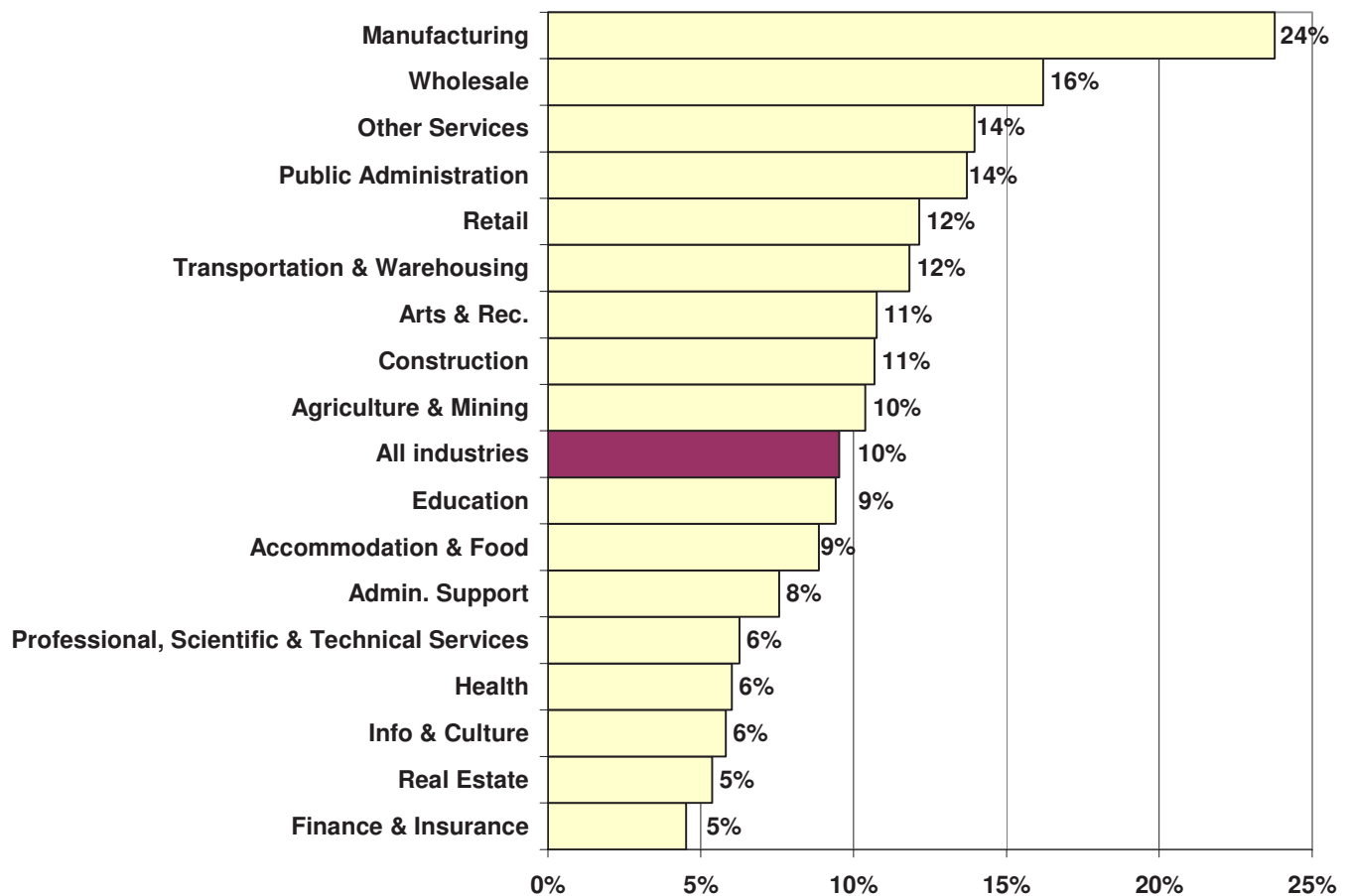


Statistics Canada 2001 Census: Jobs by NAICS (2 digit) Employment Areas.xls

## WHAT IS THE EAST DOWNTOWN AREA'S ROLE IN THE METRO CORE?

About 10% of Metro Core jobs are in the East Downtown Area. In particular, the area contains an above average share of jobs in the manufacturing and wholesale trade sectors (Figure 2).

Figure 2: Share of Metro Core jobs located in the East Downtown Area



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

Although the East Downtown Area contains only 10% of Metro Core jobs and 6% of city jobs, the area does contain a high share of jobs in several specific sub-sectors (Table 2).

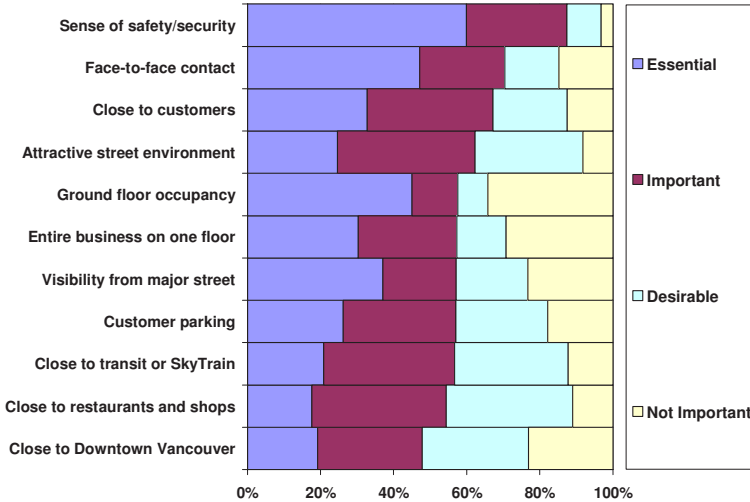
Sector	Sub-sector	Share of Metro Core jobs	Share of City jobs
Manufacturing	Food manufacturing (1,230 jobs)	57%	29%
	Clothing manufacturing (765 jobs)	22%	17%
Wholesale trade	Food, beverage & tobacco (270 jobs)	16%	9%
	Personal and household goods (265 jobs)	22%	13%
Other services	Religious, grant-making, civic and professional organizations (590 jobs)	16%	9%

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

## WHAT ARE THE MORE IMPORTANT LOCATION FACTORS FOR BUSINESSES IN COMMERCIAL AREAS?

Surveyed businesses in East Downtown Commercial Areas report security as the number one location factor (Figure 3). Location preferences can vary for businesses in industrial areas (see Powell St. Industrial Area info sheet).

Figure 3: More important location factors

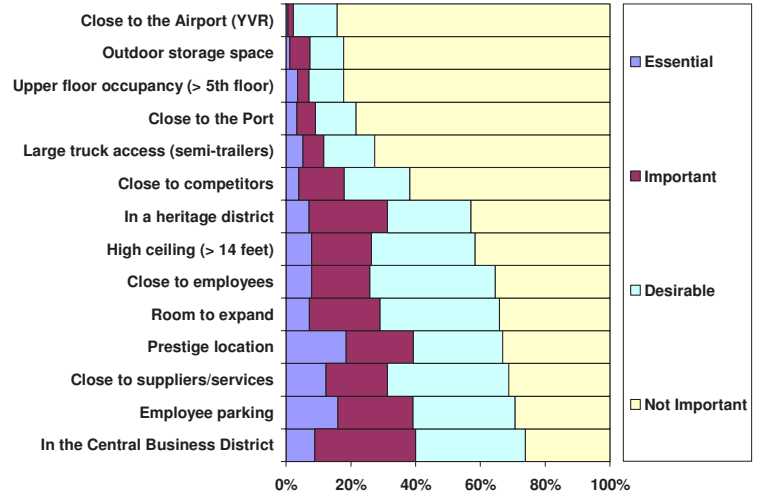


City of Vancouver Metro Core Business Survey, 2005. DTES Location Factors.xls.

## WHAT ARE THE LESS IMPORTANT LOCATION FACTORS FOR BUSINESSES IN COMMERCIAL AREAS?

Surveyed businesses in East Downtown Commercial Areas consider proximity to the airport to be less important when selecting a location (Figure 4).

Figure 4: Less important location factors



## WHERE DO EAST DOWNTOWN AREA EMPLOYEES LIVE?

About 55% of East Downtown Area workers live in Vancouver compared to the Metro Core average of 53% (Tables 3a and 3b).

Place of Residence	#	%
West End	870	5%
Downtown	850	5%
Mount Pleasant	670	4%
Strathcona	605	3%
Fairview	345	2%
Kensington-Cedar Cottage	940	5%
Grandview-Woodlands	925	5%
Renfrew-Collingwood	840	5%
Hastings-Sunrise	770	4%
Kitsilano	600	3%
Riley Park	480	3%
Sunset	465	3%
Victoria-Fraserview	435	2%
Killarney	375	2%
Marpole	260	1%
Oakridge	180	1%
Arbutus Ridge	125	1%
West Point Grey	110	1%
Shaughnessy	100	1%
Kerrisdale	95	1%
Dunbar-Southlands	85	0%
South Cambie	80	0%
Total - Vancouver	10,205	55%

Place of Residence	#	%
Burnaby/New West	2,480	13%
South of Fraser	1,730	9%
NE Sector	1,220	7%
North Shore	1,145	6%
Richmond	860	5%
Outside GVRD	355	2%
Maple Ridge/Pitt Meadows	235	1%
Langley	195	1%
UEL	30	0%
Total - Outside Vancouver	8,250	45%

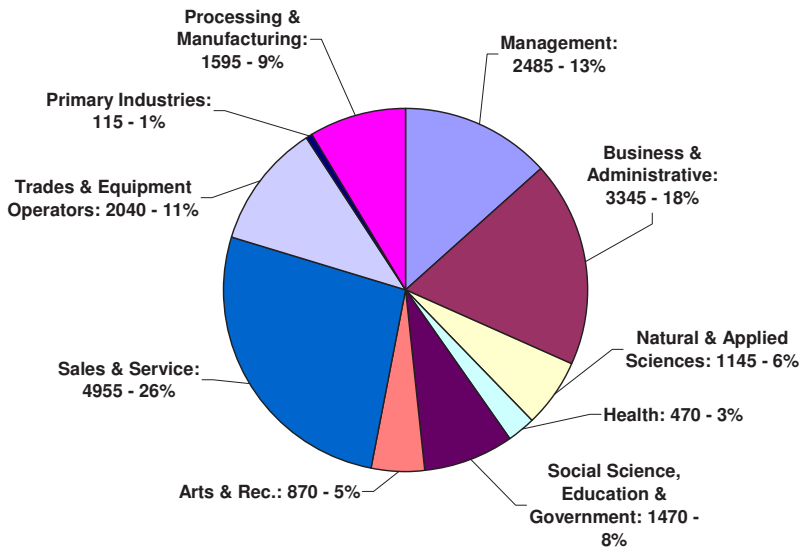
Statistics Canada 2001 Census: Where DTES Workers Live.xls. Note Data does not include work at home.

## WHO WORKS IN THE EAST DOWNTOWN 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 East Downtown Area are in the sales & service category (e.g. retail and food services). Other popular occupations in the East Downtown Area are in: business & administrative and management (Figure 5).

Figure 5: East Downtown Area occupations



Statistics Canada 2001 Census: Occupations DTES Strathcona, 2001.xls.

Note: The manufacturing sector is the largest sector in the East Downtown Area. However, occupations in this sector are spread out over several categories including management, trades and processing & manufacturing occupations.

## 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](mailto:corejobs@vancouver.ca) or visit the website [www.vancouver.ca/corejobs](http://www.vancouver.ca/corejobs)