

Downtown East

Highlights

- In 2016, 15,105 people worked in the Downtown East study area – this is a 23% increase since 2001.
- The largest sector in the area is professional, scientific and technical services, which accounts for 18% of all jobs.
- The largest sub-sector in the area is full-service restaurants and limited service eating places, which accounts for 2,085 jobs. Since 2001, the highest job growth in the area has been in professional, scientific and technical services while the largest job decrease has been in public administration.
- Land in the Downtown East study area is predominantly designated general urban under the Metro Vancouver Regional Growth Strategy, which allows for a mix of uses including employment uses.
- There are approximately 2,630 businesses in the Downtown East study area

Area Overview

Location: The Downtown East study area (Downtown East) is located between the Central Business District to the west and the city-serving and port-serving industrial to the east and south. The study area follows the Downtown Eastside Local Planning Area except does not include the industrial lands generally to the east of Raymur and Heatley Avenues. The Downtown East study area covers diverse communities across well-known areas including Chinatown, Gastown, Victory Square, Thornton Park, Strathcona, and Oppenheimer District.

Land Use Characteristics: Downtown East includes significant heritage value with some of the city’s oldest neighbourhoods. The relatively low rents and older, unique spaces, have attracted digital and animation companies, small start-ups of the new creative economy, retail, and a large concentration of social enterprises. The study area also includes a large informal economy presence such as street vending along Hastings Street and other public spaces.

Policy Snapshot: Downtown East is designated “general urban” land under the Metro Vancouver Regional Growth Strategy. “General Urban” areas are defined as residential neighbourhoods and centres, and are supported by shopping, services, institutions, recreational facilities and parks. “General Urban” areas are intended to emphasize place-making, an enriched public realm, and promote transit-oriented communities, where transit, multiple occupancy vehicles, cycling and walking are the preferred modes of transportation.

FIGURE 1. DOWNTOWN EAST STUDY AREA

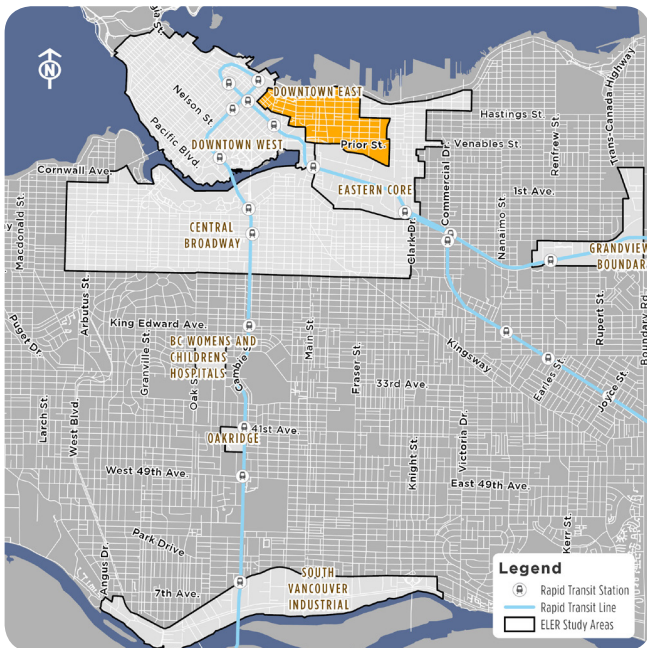


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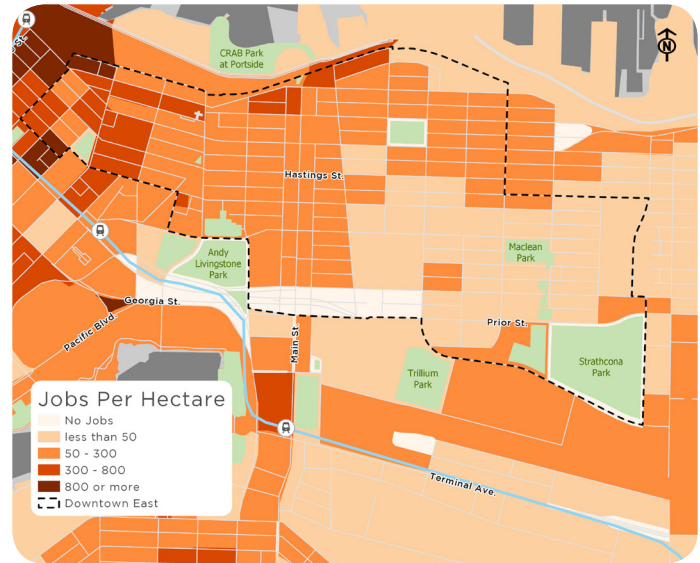
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Number of Jobs in Downtown East

There were 15,105 jobs located in Downtown East in 2016, which is an increase of 23% since 2001. This equates to approximately 156 jobs per hectare and roughly 4% of all jobs in the city of Vancouver.

There are also a substantial number of informal jobs held by residents in the Downtown East study area that are not captured by census data. Examples of informal jobs include volunteering at community organizations, binning, and street vending.

FIGURE 2. ESTIMATED NUMBER OF JOBS PER HECTARE IN DOWNTOWN EAST

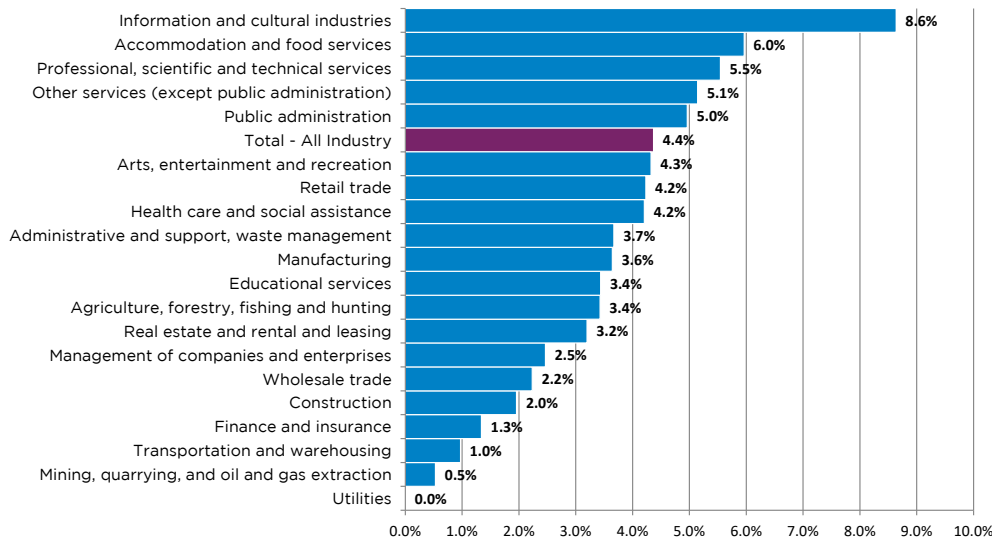


Data Source: Figures Estimated from 2016 Census

Role of Downtown East in the City of Vancouver

About 4% of jobs in the city of Vancouver are in the Downtown East study area. The area contains an above average share of jobs in information and cultural industries and accommodation and food services when compared to the rest of the city (See Figure 3). Although Downtown East contains only 4% of jobs in the city of Vancouver, the area does contain a high share of jobs in a few particular sub-sectors. Specifically, 40% of jobs in data processing, hosting, and related services and 39% of all jobs in community food and housing, and emergency and other relief services are located in this area (See Table 3).

FIGURE 3. SHARE OF CITY JOBS IN DOWNTOWN EAST, 2016



Source: Statistics Canada 2016 Census, Jobs by NAICS (2 digit), City of Vancouver Employment Areas. Includes jobs data for usual place of work only.

What Sectors do People Work In?

The largest employment sectors in Downtown East are:

- Professional, scientific and technical services (2,750 jobs)
- Accommodation and food services (2,370 jobs)
- Health care and social assistance (1,905 jobs)

TABLE 1. DOWNTOWN EAST JOBS BY SECTOR

Sector	# of Jobs	% of Jobs in Study Area
Prof., scientific and tech. services	2,750	18%
Accommodation and food services	2,370	16%
Health care and social assistance	1,905	13%
Retail trade	1,610	11%
Information and cultural industries	1,605	11%
Public administration	900	6%
Other services (except public admin.)	875	6%
Educational services	705	5%
Admin. & support, waste mgt.	440	3%
Manufacturing	420	3%
Finance and insurance	345	2%
Arts, entertainment and recreation	330	2%
Real estate and rental and leasing	320	2%
Wholesale trade	200	1%
Construction	170	1%
Transportation and warehousing	85	1%
Management of companies	35	<1%
Agri., forestry, fishing and hunting	30	<1%
Mining, quarrying, & oil/gas extraction	10	<1%
Utilities	-	0%
Total	15,105	100%

Source: Statistics Canada 2016 Census, Jobs by NAICS (2 digit), City of Vancouver Employment Areas. Includes jobs data for usual place of work only.

In terms of the specific industry categories, the largest employment sub-sectors in the area in terms of size are:

- Full-service restaurants and limited service eating places (2,085 jobs)
- Computer systems design and related services (1,195 jobs)
- Motion picture and video industries (895 jobs)

TABLE 2. LARGEST SUB-SECTORS IN DOWNTOWN EAST

Sector	Sub-Sector	Jobs
Accommodation and food services	Full-service restaurants and limited service eating places	2,085
Professional, scientific and technical services	Computer systems design and related services	1,195
Information and cultural industries	Motion picture and video industries	895
Health care and social assistance	Individual and family services	415
Information and cultural industries	Data processing, hosting, and related services	360
Health care and social assistance	Nursing and residential care facilities	360
Educational services	Other schools and instruction	360
Professional, scientific and technical services	Legal services	340
Retail trade	Clothing stores	330
Health care and social assistance	Community food and housing, and emergency and other relief services	305

Source: Statistics Canada 2016 Census, Jobs by NAICS (2 digit), City of Vancouver Employment Areas. Includes jobs data for usual place of work only.

Employment Trends

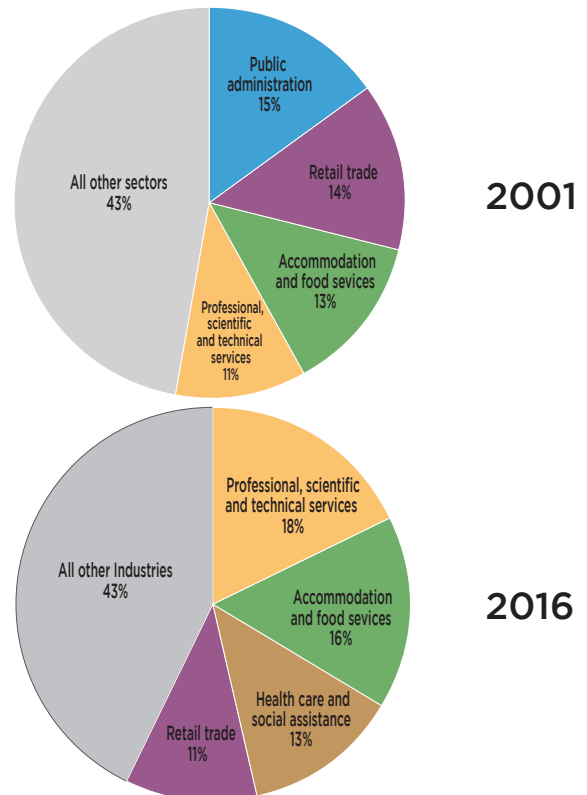
The employment characteristics of Downtown East have changed over the past 15 years. The accommodation and food services, and profession, scientific and technical services sectors remain the largest employment sectors in the area growing their share in 2016 compared to 2001. Retail trade remains a large employer. Health care and social assistance has emerged as top sector employers since 2001, replacing public administration (See Figure 4). Public administration and arts, entertainment and recreation sectors employ less in 2016 than 2001 losing 52% and 16% of jobs respectively over the period.

Looking at job growth and losses in specific industries reveals some of the drivers in these broader shifts in the employment characteristics of the area. The professional, scientific and technical services sector has seen the largest increase in jobs over the past 15 years, with an increase of 1,355 jobs or 97% (Figure 5). Other sectors with large increases include information and cultural industries (1,070 more jobs; 200% increase) and health care and social assistance (985 more jobs; 107% increase).

The largest percentage increases over the past 15 years has been led by the same three sectors also leading with the number of new jobs: information and cultural industries (200% increase; 1,070 more jobs), and health care and social assistance (107% increase; 985 more jobs), and professional, scientific and technical services (97% increase; 1,355 more jobs).

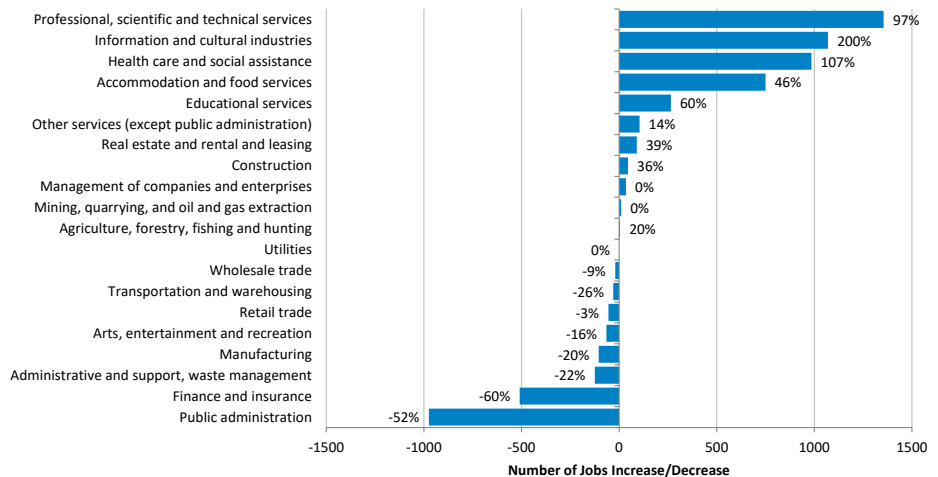
The industries with the largest decreases in jobs in Downtown East over the past 15 years include public administration (-975 jobs 52% decrease), finance and insurance (-510 jobs; 60% decrease); and, administrative and support, waste management (-125 jobs; 22% decrease).

FIGURE 4. CHANGES IN DOWNTOWN EAST LARGEST EMPLOYMENT SECTORS OVER TIME



Source: Statistics Canada 2001 & 2016 Census, Jobs by NAICS (2 digit), City of Vancouver Employment Areas. Includes jobs data for usual place of work only.

FIGURE 5: JOB INCREASES & DECREASES IN EMPLOYMENT BY SECTOR, 2016



Source: Statistics Canada, 2001 & 2016 Census, Jobs by NAICS (2 digit), City of Vancouver Employment Areas. Includes jobs data for usual place of work only.

Employment Trends (continued)

A look at specific sub-sectors reveals key areas of job growth and decline over time. The largest increase over the past 15 years has been in computer systems design and related services, which increased from 365 jobs in 2001 to 1,195 jobs in 2016 (+830 jobs; 227% increase). Other large increases include motion picture and video industries (+640 jobs; 251% increase) and community food and housing, and emergency and other relief services (went from 40 jobs in 2001 to 305 jobs in 2016). Community non-profits (grant-making and giving services, social advocacy organizations, and civic and social organizations) accounted for 325 jobs in 2016, a increase of 110 jobs or a 51% increase from the 215 jobs in 2001. (This may not be fully representative of the non-profit sector as some non-profit jobs may fall across other sub-sectors that include for-profit)

TABLE 3. JOBS INCREASES IN EMPLOYMENT SECTORS IN DOWNTOWN EAST, 2001 - 2016

Sector	Sub-Sector	Jobs in 2016	# Increase	% Increase
Professional, scientific and technical services	Computer systems design and related services	1,195	830	227%
Information and cultural industries	Motion picture and video industries	895	640	251%
Health care and social assistance	Community food and housing, and emergency and other relief services	305	265	663%
Retail trade	Clothing stores	330	245	288%
Health care and social assistance	Nursing and residential care facilities	360	210	140%
Health care and social assistance	Offices of physicians	260	205	373%

Source: Statistics Canada 2001 & 2016 Census, Jobs by NAICS (4 digit), City of Vancouver Employment Areas. Includes jobs data for usual place of work only.

The largest decreases since 2001 were in local, municipal and regional public administration (-490 jobs; 62% decrease), provincial and territorial public administration (-320 jobs; 52% decrease) and depository credit intermediation (-290 jobs, 55% decrease). Businesses in depository credit intermediation* include chartered banks, trust companies, credit unions, deposit-accepting mortgage companies, and other companies that accept deposits or issue loans.

TABLE 4. JOBS DECREASES IN EMPLOYMENT SECTORS IN DOWNTOWN EAST, 2001 - 2016

Sector	Sub-Sector	Jobs in 2016	# Decrease	% Decrease
Public administration	Local, municipal and regional public administration	295	-490	-62%
Public administration	Provincial and territorial public administration	295	-320	-52%
Finance and insurance	Depository credit intermediation*	235	-290	-55%
Accommodation and food services	Traveller accommodation	70	-275	-80%
Retail trade	Specialty food stores	95	-195	-67%
Public administration	Other federal services (9112 to 9119)	295	-175	-37%

Source: Statistics Canada 2001 & 2016 Census, Jobs by NAICS (4 digit), City of Vancouver Employment Areas. Includes jobs data for usual place of work only.

*Businesses in depository credit intermediation include chartered banks, trust companies, credit unions, deposit-accepting mortgage companies, and other companies that accept deposits or issue loans.

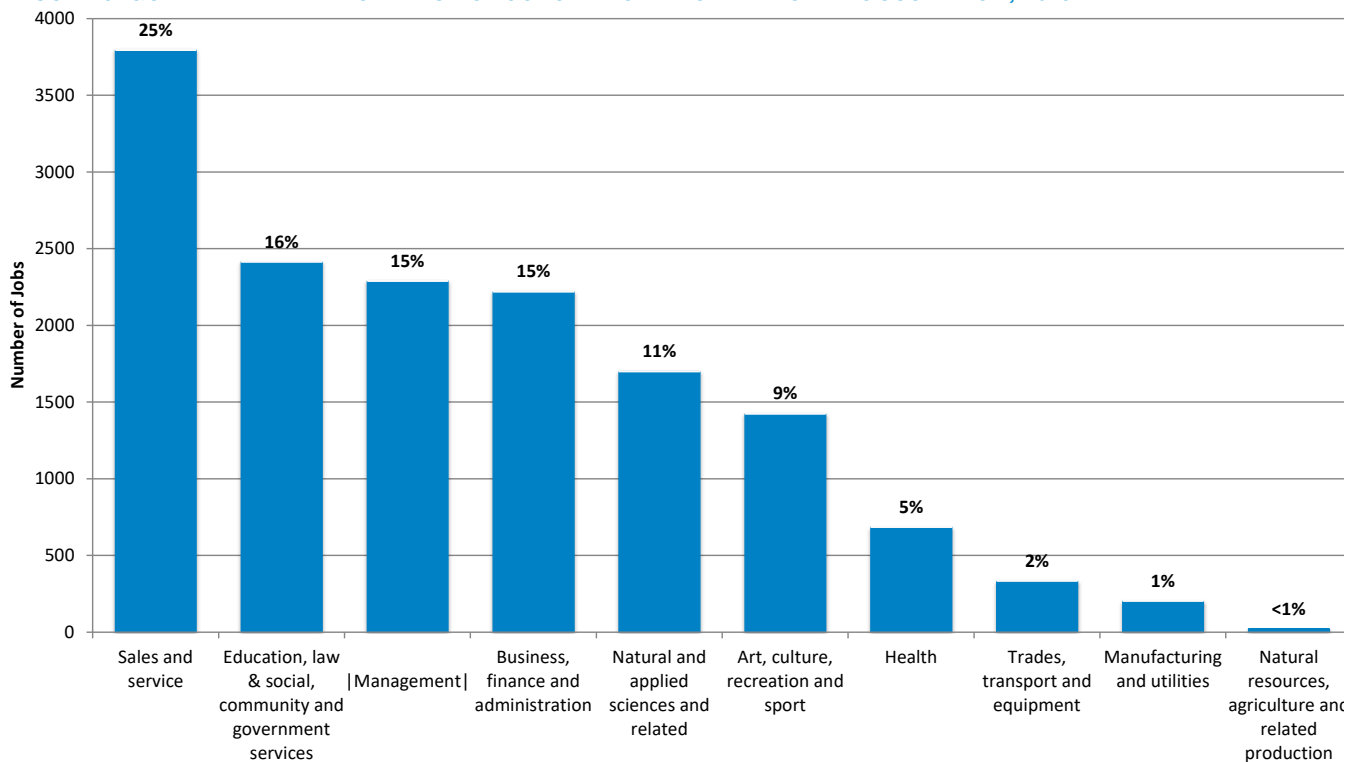
What are the Occupations of Workers in Downtown East?

Occupations are not the same as economic sectors. Occupations are identified and grouped primarily in terms of the work performed, determined by various duties, tasks and responsibilities of the occupation. Some occupations, such as management and administration, are found in multiple sectors.

Over half of all workers in Downtown East are employed in either sales and service; education, law & social, community and government service; or, management occupations (See Figure 6). The most common occupations in the study area are:

- Sales and service (3,795 jobs; 25% of all jobs in the area)
- Education, law & social, community and government services (2,415 jobs; 16%)
- Management (2,290 jobs; 15%)
- Business, finance and administration (2,220 jobs; 15%).

FIGURE 6. QUANTITY AND PERCENTAGE OF JOBS IN DOWNTOWN EAST BY OCCUPATION, 2016

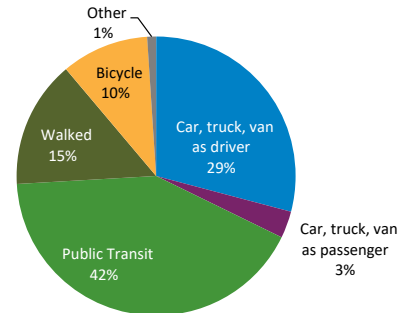


Source: Statistics Canada 2016 Census, Jobs by National Occupation Category, City of Vancouver Employment Areas. Includes jobs data for usual place of work only.

What is the Mode Share for Workers in Downtown East?

Only 29% of all workers in Downtown East drive to work as their primary mode of transportation (See Figure 7), which is substantially lower than the 42% of workers who drive to work in the city of Vancouver. Conversely, over 67% of workers in Downtown East get to work either by public transit, walking, or biking (compared to 42% in the city as a whole).

FIGURE 7. DOWNTOWN EAST - MODE SHARE



Source: Statistics Canada 2016 Census, Flow Data from Selected Geographies, Includes jobs data for usual place of work only.

Where do Workers in Downtown East Live?

About 65% of workers in Downtown East live in Vancouver, which is a higher percentage than the 54% rate of all workers in Vancouver that also live in the city.

TABLE 5. DOWNTOWN EAST - WHERE WORKERS LIVE, CITY OF VANCOUVER LOCAL AREAS

Place of Residence	#	%
Downtown	1,455	10%
West End	1,070	7%
Grandview-Woodland	950	6%
Mount Pleasant	845	6%
Kensington-Cedar Cottage	725	5%
Kitsilano	640	4%
Hastings-Sunrise	610	4%
Strathcona	570	4%
Renfrew-Collingwood	560	4%
Fairview	555	4%
Riley Park	355	2%
Sunset	235	2%
Marpole	215	1%
Killarney	180	1%
Victoria-Fraserview	180	1%
Dunbar-Southlands	125	1%
West Point Grey	85	1%
Oakridge	75	1%
Shaughnessy	70	<1%
Arbutus-Ridge	65	<1%
South Cambie	55	<1%
Kerrisdale	45	<1%
Total - Vancouver	9,665	65%

TABLE 6. DOWNTOWN EAST - WHERE WORKERS LIVE, SUB-AREAS OUTSIDE OF VANCOUVER

Place of Residence	#	%
Burnaby / New Westminster	1,905	13%
North Shore	965	6%
South of Fraser	790	5%
Northeast Sector	730	5%
Richmond	525	4%
Outside Metro Vancouver	150	1%
Maple Ridge / Pitt Meadows	105	1%
Langleys	90	1%
University Endowment Lands	40	<1%
Total - Outside Vancouver	5,300	35%

Source for table 5 and 6: Statistics Canada 2016 Census, Flow Data from Selected Geographies, Includes jobs data for usual place of work only.

The largest sub-region outside of Vancouver from which workers are commuting is Burnaby / New Westminister (Table 6), constituting 13% of all commuters to the area followed by the North Shore (6%) and South of the Fraser (5%).

Business Characteristics in Downtown East

There were 2,629 businesses registered in Downtown East in 2018. The largest share of these businesses are operating in the professional, scientific and technical services sector (666 business or 25% of all businesses). The next largest sectors are retail trade (413 businesses; 16% of all businesses), accommodation & food services (250 businesses; 10% of all businesses), and other services (243 businesses; 9% of all businesses).

TABLE 7. NUMBER OF BUSINESSES IN DOWNTOWN EAST BY SECTOR, 2018

Sector	# of Jobs	% of Jobs in the Study Area
Prof., scientific & technical services	666	25%
Retail trade	413	16%
Accommodation & food services	250	10%
Other services (except public admin.)	243	9%
Information & cultural industries	183	7%
Admin, support & waste management	145	6%
Health care and social assistance	124	5%
Wholesale trade	85	3%
Arts, entertainment & recreation	85	3%
Real estate & rental/leasing	80	3%
Manufacturing	76	3%
Finance & insurance	72	3%
Construction	53	2%
Education services	53	2%
Management of companies	36	1%
Public admin.	33	1%
Transportation & warehousing	15	1%
Mining, quarrying & oil/gas extraction	13	<1%
Agriculture, forestry, fishing, hunting	2	<1%
Utilities	2	<1%
Total	2,629	100%

Source: Dun & Bradstreet, Business Establishment Data, 2018.