

Eastern Core

Highlights

- 18,525 people work in the Eastern Core study area, which is an increase of 15% since 2001.
- The Eastern Core plays an important role in Vancouver’s manufacturing, transportation & warehousing and wholesale trade sectors.
- There are three main employment sub-areas within the Eastern Core: Powell, Clark, and The Flats, all which contain mainly industrial uses.
- The largest employment sector in the Powell sub-area is manufacturing with 1,145 jobs or 20% of all jobs in the sub-area followed by transportation and warehousing with 1,130 jobs or 19% of all jobs in the sub-area.
- The largest employment sector in the Clark sub-area is manufacturing, with 1,040 jobs or 24% of all jobs in this sub-area.
- The largest employment sector in The Flats sub-area is wholesale trade, with 1,280 jobs or 15% of all jobs in this sub-area.
- There are approximately 1,820 businesses in the Eastern Core

Area Overview

Location: The Eastern Core study area (Eastern Core) is comprised of three separate sub-areas: the industrial area around Powell Street (Powell), the industrial area around Clark Drive (Clark), and the False Creek Flats (The Flats). The Flats are bounded by Main Street to the west, Great Northern Way to the South, Clark Drive to the East and Prior Street to the North. These sub-areas provide distinct uses and functions within the city of Vancouver.

Land Use Characteristics: The Eastern Core contains a large portion of city-serving industrial land supporting the Port and businesses within the city. The study area is served by local transit and regional rapid transit, and surrounded by diverse residential neighbourhoods. The Flats has rapid transit stations at its east and west borders, and a future station to be built off Great Northern Way at Thornton Street. The study area contains passenger and freight rail facilities with the Burrard Inlet line servicing the Port and the CN Main Yard, the BNSF Yard, the Glen Yard, and the VIA/Amtrak station on the False Creek Flats.

Policy Snapshot: The Eastern Core is mostly designated as industrial land with some mixed employment and general urban land under the Metro Vancouver Regional Growth Strategy. Under the regional designation, most of this land is reserved for employment uses. City policies in the area seek to retain all industrial lands in the Powell Street/Clark Drive area for industrial use and retain the False Creek Flats for mainly city-serving industry, transport, and service uses. Additionally, the False Creek Flats Plan aims to secure core industrial land to serve base economy and back-of-house city serving functions while intensifying new and emerging employment uses. The western and southern edges, support a thriving innovation economy, anchored by the major institutional hubs such as the main Emily Carr University campus and the future St. Paul’s hospital.

FIGURE 1. EASTERN CORE STUDY AREA

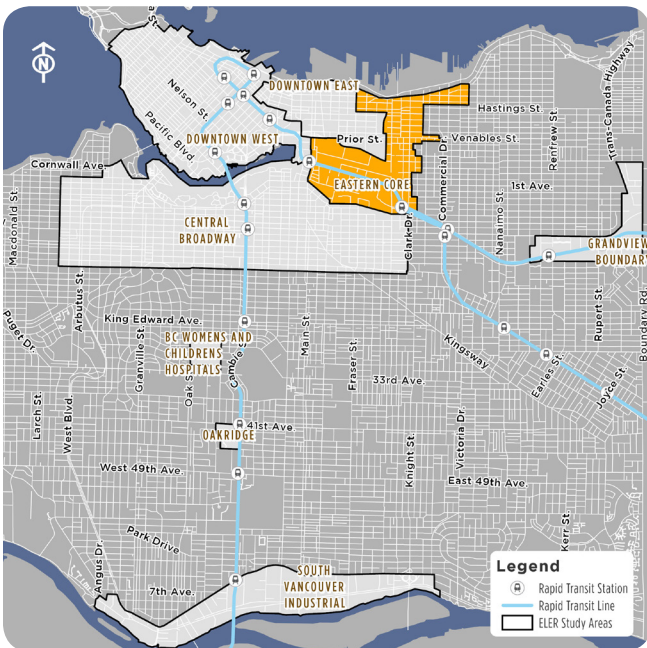


Table of Contents

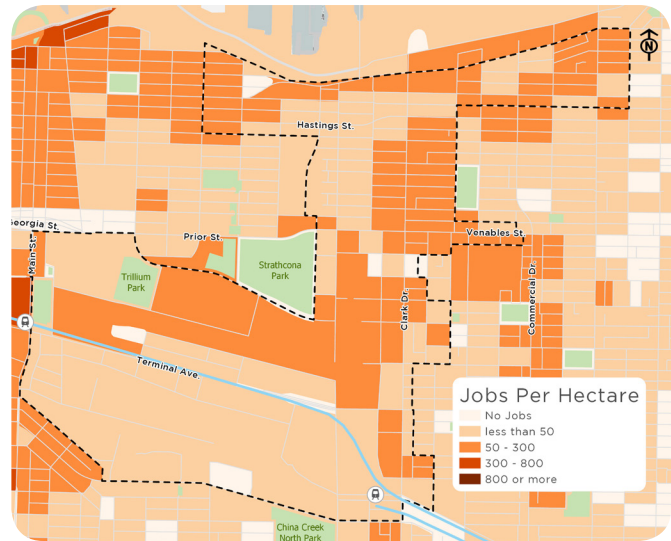
- » For the Powell sub-area go to page 5
- » For the Clarke sub-area go to page 10
- » For The Flats sub-area go to page 15

Total Number of Jobs in the Eastern Core

There were 18,525 jobs located in the Eastern Core in 2016, which is an increase of 15% since 2001. This equates to approximately 64 jobs per hectare and roughly 5% of all jobs in the city of Vancouver.

The three districts within the Eastern Core experienced contrasting growth trajectories over the past 15 years. The Powell sub-area contained 5,865 jobs in 2016, which is a decrease of 6% since 2001. The Clark sub-area had 4,355 jobs in 2016, which is an decrease of 18% since 2001. Conversely, The Flats sub-area had 8,305 jobs in 2016, which is an increase of 84% since 2001.

FIGURE 2. ESTIMATED NUMBER OF JOBS PER HECTARE IN THE EASTERN CORE STUDY AREA

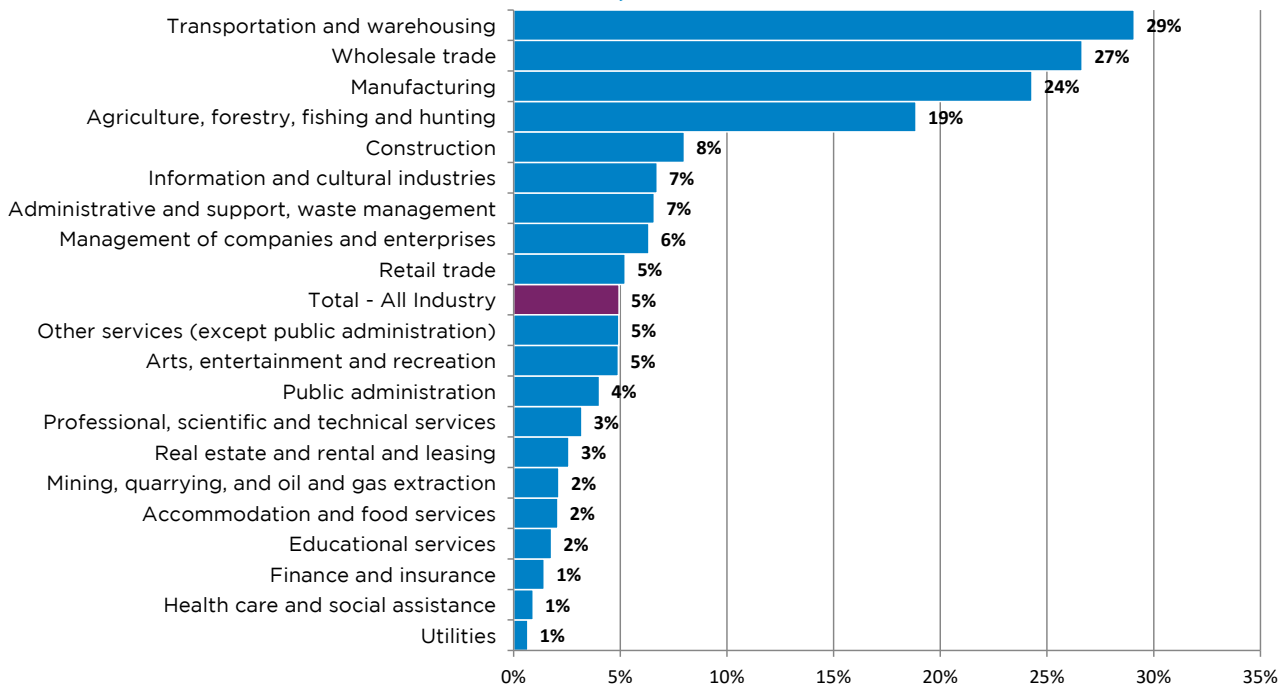


Data Source: Figures Estimated from 2016 Census

Role of the Eastern Core in the City of Vancouver

About 5% of jobs in the city of Vancouver are in the Eastern Core. This area contains an above average share of jobs in transportation & warehousing, wholesale trade, and manufacturing.

FIGURE 3. SHARE OF CITY JOBS IN THE EASTERN CORE, 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?

Overall, the Eastern Core has a high percentage of industrial, retail, and service industrial (i.e. automotive repair) jobs. Manufacturing is the top sector with 15% of all jobs. Manufacturing, transportation and warehousing, and wholesale trade account for 42% of all jobs in the study area.

TABLE 1. EASTERN CORE JOBS BY SECTOR

Sector	# of Jobs in study area	% of Jobs in study area
Manufacturing	2,800	15%
Transportation and warehousing	2,545	14%
Wholesale trade	2,385	13%
Retail trade	1,990	11%
Prof., scientific and tech. services	1,585	9%
Information and cultural industries	1,250	7%
Other services (except public admin.)	840	5%
Accommodation and food services	825	4%
Admin. & support, waste mgt.	790	4%
Public administration	730	4%
Construction	695	4%
Health care and social assistance	415	2%
Arts, entertainment and recreation	375	2%
Finance and insurance	370	2%
Educational services	365	2%
Real estate and rental and leasing	260	1%
Agri., forestry, fishing and hunting	165	1%
Management of companies	90	<1%
Mining, quarrying, & oil/gas extraction	40	<1%
Utilities	10	<1%
Total	18,525	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.

Employment Trends in the Eastern Core

The employment characteristics of the Eastern Core have shifted considerably over time. The study area has experienced a large decline in manufacturing jobs and an increase in retail trade jobs. These trends in the Eastern Core align with similar trends seen across the city (See Employment Characteristics Fact Sheet). As the Powell and Clark sub-areas have a concentration of manufacturing industry, the areas have experienced a net decrease in jobs over the last 15 years. The Flats sub-area saw a net increase of jobs across multiple sectors led by retail. (see sub-area sections)

TABLE 2. EASTERN CORE JOBS TREND BY SECTOR (2001-2016)

Sector	trend 2001-2016 (#)	trend 2001-2016 (%)
Retail trade	1,275	178%
Prof., scientific and tech. services	740	88%
Information and cultural industries	725	138%
Accommodation and food services	600	267%
Construction	295	74%
Arts, entertainment and recreation	235	168%
Health care and social assistance	230	124%
Public administration	195	36%
Admin. & support, waste mgt.	160	25%
Educational services	100	38%
Management of companies	90	0%
Other services (except public admin.)	65	8%
Agri., forestry, fishing and hunting	60	57%
Wholesale trade	50	2%
Mining, quarrying, & oil/gas extraction	40	0%
Real estate and rental and leasing	35	16%
Finance and insurance	-30	-8%
Utilities	-100	-91%
Transportation and warehousing	-370	-13%
Manufacturing	-1910	-41%
Total	2,485	15%

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.

Business Characteristics in the Eastern Core

There were 1,820 businesses in the Eastern Core in 2018. The largest share of these businesses is operating in the wholesale trade sector (288 businesses or 16% of all businesses in the Eastern Core). The next largest sectors are professional, scientific and technical services (255 businesses or 14% of all businesses in the Eastern Core), and manufacturing (237 businesses or 13% of all businesses in the Eastern Core).

TABLE 3. EASTERN CORE BUSINESSES BY SECTOR

Sector	# of Businesses in study area	% of Businesses in study area
Wholesale trade	288	16%
Professional, scientific and technical services	255	14%
Manufacturing	237	13%
Retail trade	230	13%
Other services (except public administration)	161	9%
Construction	94	5%
Administrative and support, waste management and remediation services	89	5%
Information and cultural industries	85	5%
Transportation and warehousing	83	5%
Accommodation and food services	79	4%
Real estate and rental and leasing	54	3%
Management of companies and enterprises	39	2%
Arts, entertainment and recreation	38	2%
Educational services	26	1%
Health care and social assistance	26	1%
Finance and insurance	17	1%
Public administration	8	0%
Mining, quarrying, and oil and gas extraction	7	0%
Agriculture, forestry, fishing and hunting	4	0%
Utilities	-	0%
Total	1,820	100%

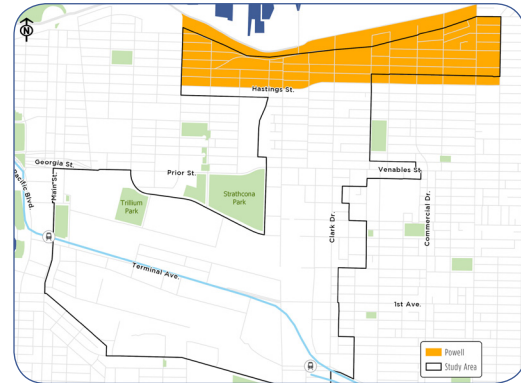
Source: Dun & Bradstreet, Business Establishment Data, 2018.

Sub-Area: Powell

Number of Jobs

The Powell sub-area has 5,865 jobs, which is a 6% decrease from 6,240 jobs in 2001. The decline in number of jobs is mostly due to large job decreases in manufacturing (-1,240 jobs), and wholesale trade (-400 jobs).

FIGURE 4. POWELL SUB-AREA



What Sectors do People Work In?

The largest employment sectors in the Powell sub-area are:

- Manufacturing (1,145 jobs)
- Transportation and warehousing (1,130 jobs)
- Professional, scientific and technical services (495 jobs)

TABLE 4. POWELL SUB-AREA JOBS BY SECTOR

Sector	# of Jobs	% of Jobs in sub-area
Manufacturing	1,145	20%
Transportation and warehousing	1,130	19%
Prof., scientific and tech. services	495	8%
Wholesale trade	475	8%
Accommodation and food services	415	7%
Information and cultural industries	375	6%
Retail trade	370	6%
Other services (except public admin.)	355	6%
Construction	280	5%
Health care and social assistance	240	4%
Admin. & support, waste mgmt.	170	3%
Agri., forestry, fishing and hunting	120	2%
Arts, entertainment and recreation	75	1%
Finance and insurance	50	1%
Real estate and rental and leasing	50	1%
Educational services	40	1%
Public administration	40	1%
Mining, quarrying, & oil/gas extraction	30	1%
Utilities	10	<1%
Management of companies	-	0%
Total	5,865	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 sub-sectors, the largest employment sub-sectors in the sub-area are:

- Support activities for water transportation (710 jobs)
- Meat product manufacturing (340)
- Full-service restaurants and limited service eating place (300 jobs).

TABLE 5. LARGEST SUB-SECTORS IN THE POWELL SUB-AREA

Sector	Sub-Sector	Jobs
Transportation and warehousing	Support activities for water transportation	710
Manufacturing	Meat product manufacturing	340
Accommodation and food services	Full-service restaurants and limited service eating places	300
Information and cultural industries	Motion picture and video industries	275
Transportation and warehousing	Postal service	235
Construction	Building finishing contractors	150
Wholesale trade	Food merchant wholesalers	150
Manufacturing	Other food manufacturing	145
Other services (except public administration)	Business, professional, labour and other membership organizations	130
Professional, scientific and technical services	Architectural, engineering and related services	130

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

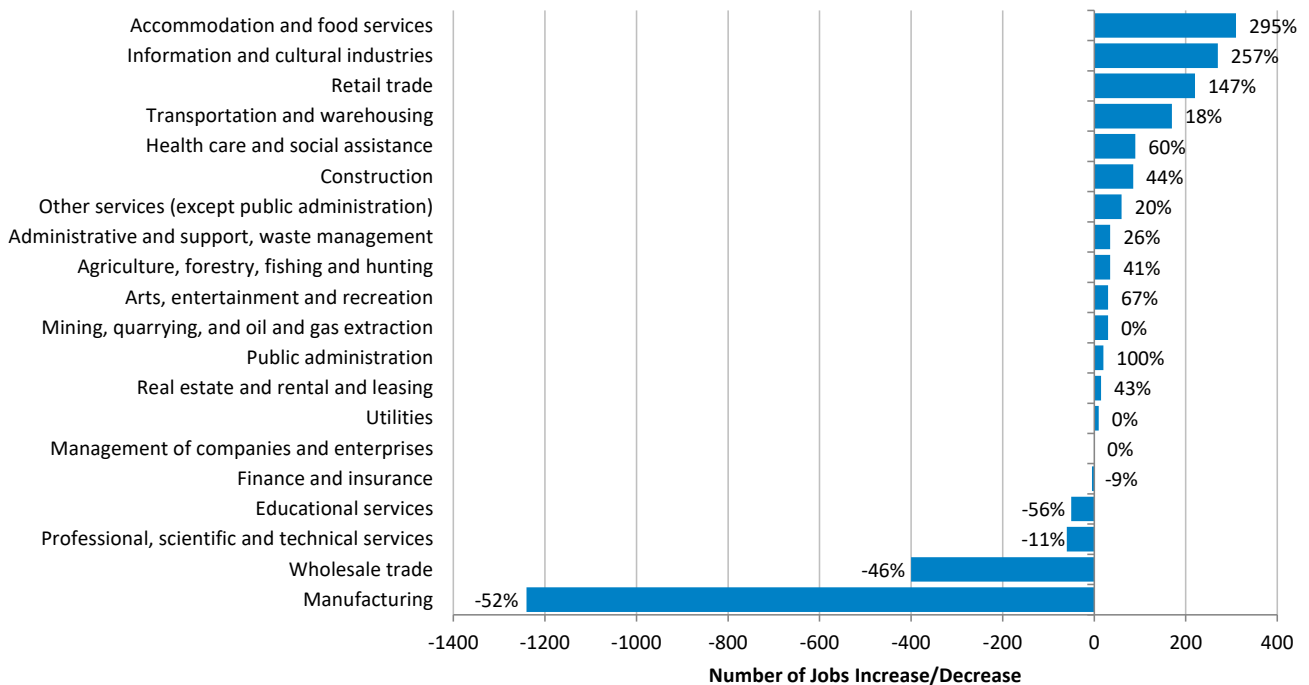
Employment Trends

Between 2001 and 2016, the number of jobs in the Powell sub-area decreased by 375 or 6%, led by declines in manufacturing and wholesale trade. The largest job increase in the Powell sub-area was in accommodation and food services, which increased by 310 jobs or 295%.

Other sectors that experienced job increases in Powell include:

- Information and cultural industries (270 jobs; 257% increase);
- Retail (220 jobs; 147% increase)
- Transportation and warehousing (170 jobs; 18% increase)

FIGURE 5. JOB INCREASES & DECREASES IN EMPLOYMENT BY SECTOR IN POWELL SUB-AREA, 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 motion picture and video industries and postal service sub-sectors, which both increase by 225 jobs between 2001 to 2016. The postal service increase was more dramatic with only 10 jobs in 2001 growing by 2,250% by 2016. Support activities for water transportation also added a comparable number of jobs with 220 added, a 45% increase in number of jobs over the 2001 to 2016 period.

TABLE 6. LARGEST INCREASES IN SPECIFIC SUB-SECTORS IN THE POWELL SUB-AREA, 2001 -2016

Sector	Sub-Sector	Jobs in 2016	# Increase	% Increase
Information and cultural industries	Motion picture and video industries	275	225	450%
Transportation and warehousing	Postal service	235	225	2250%
	Support activities for water transportation	710	220	45%
Health care and social assistance	Community food and housing, and emergency and other relief services	80	80	0%
Retail trade	Office supplies, stationery and gift stores	70	70	0%

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

Decreases in Powell sub-area were mostly experienced in the manufacturing sub-sectors. The largest decreases in quantity of jobs were in cut and sew clothing manufacturing (-555 jobs; 85% decrease), seafood product preparation and packaging (-235 jobs; 70% decrease), and warehousing and storage (-140 jobs; 85% decrease).

TABLE 7. LARGEST DECREASES IN SPECIFIC SUB-SECTORS IN THE POWELL SUB-AREA, 2001 -2016

Sector	Sub-Sector	Jobs in 2016	# Decrease	% Decrease
Manufacturing	Cut and sew clothing manufacturing	95	-555	-85%
	Seafood product preparation and packaging	100	-235	-70%
Transportation and warehousing	Warehousing and storage	25	-140	-85%
Professional, scientific and technical services	Management, scientific and technical consulting services	35	-105	-75%
Manufacturing	Other miscellaneous manufacturing	50	-90	-64%

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

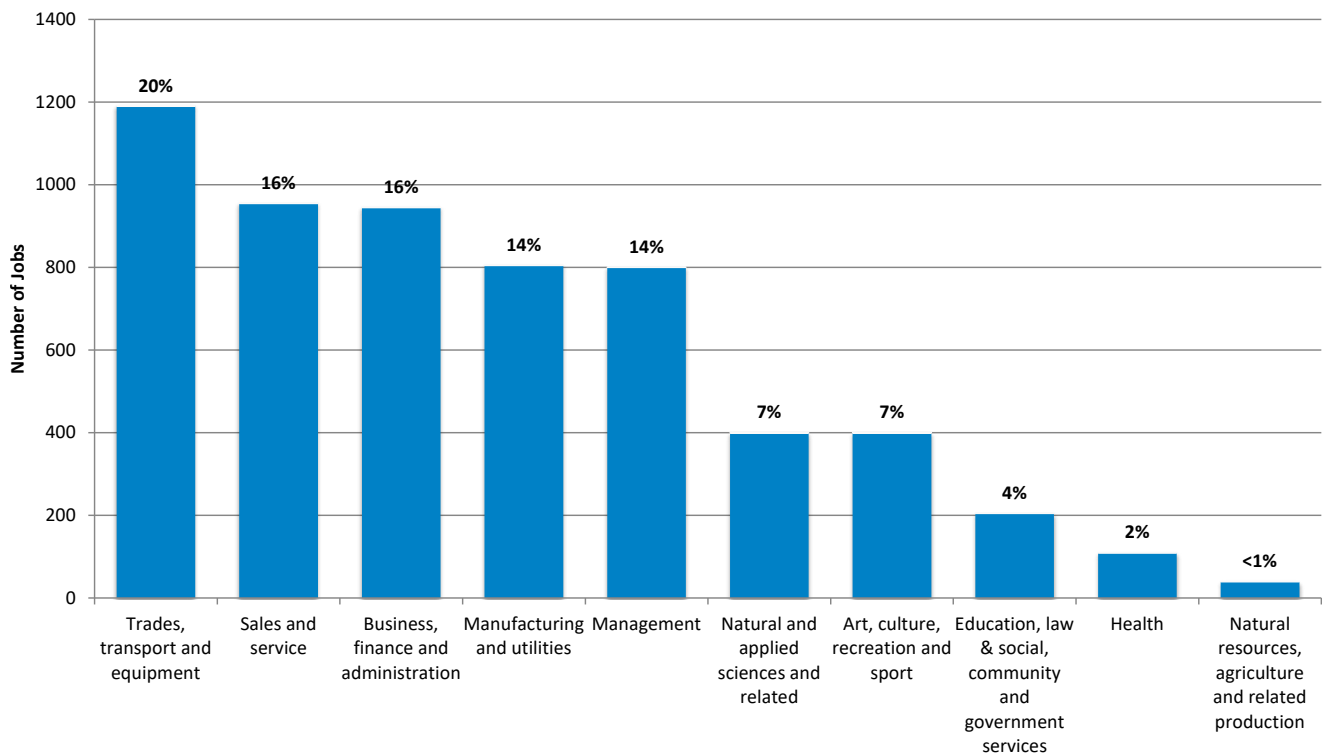
What are the Occupations of Workers in the Powell Sub-Area?

The highest proportion of jobs are in trades, transport and equipment occupation (20%) which is reflective of retail sector businesses within the area.

The next largest occupation categories are:

- Sales & services (16%)
- Business, finance & administration (16%)
- Manufacturing and utilities (14%)

FIGURE 6. QUANTITY AND PERCENTAGE OF JOBS IN THE POWELL SUB-AREA BY OCCUPATION, 2016

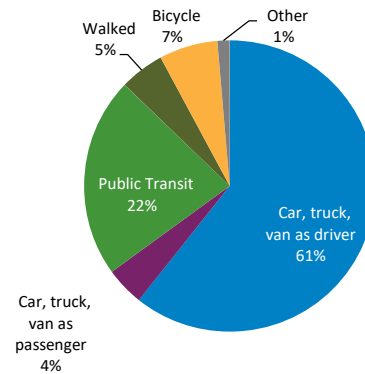


Source: Statistics Canada 2016 Census, Jobs by National Occupation Category, City of Vancouver Employment Areas. Includes jobs data for usual place of work only.

What is the Mode Share for Workers in the Powell Sub-Area?

In the Powell sub-area, 61% of commuters drive while 34% walk, bicycle or take public transit. The percentage of commuters that drive to work is higher than the 42% of commuters that drive to work in the city as a whole.

FIGURE 7. POWELL - 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 the Powell sub-area Live?

Approximately 53% of commuters in Powell live in Vancouver, with 12% of all commuters coming from the Hastings-Sunrise and Grandview-Woodland neighbourhoods.

TABLE 8. POWELL - WHERE WORKERS LIVE, CITY OF VANCOUVER LOCAL AREAS

Place of Residence	#	%
Hastings-Sunrise	375	6%
Grandview-Woodland	355	6%
Kensington-Cedar Cottage	290	5%
Renfrew-Collingwood	260	4%
Downtown	220	4%
Victoria-Fraserview	220	4%
Mount Pleasant	215	4%
West End	190	3%
Sunset	145	2%
Kitsilano	130	2%
Strathcona	130	2%
Fairview	125	2%
Riley Park	115	2%
Killarney	80	1%
Marpole	65	1%
Oakridge	40	1%
Dunbar-Southlands	25	<1%
South Cambie	25	<1%
Kerrisdale	25	<1%
Shaughnessy	15	<1%
West Point Grey	10	<1%
Arbutus-Ridge	10	<1%
Total - Vancouver	3,065	53%

TABLE 9. POWELL - WHERE WORKERS LIVE, SUB-AREAS OUTSIDE OF VANCOUVER

Place of Residence	#	%
Burnaby / New Westminster	855	15%
South of Fraser	595	10%
North East Sector	370	6%
North Shore	420	7%
Richmond	230	4%
Outside Metro Vancouver	120	2%
Maple Ridge / Pitt Meadows	120	2%
Langleys	45	1%
University Endowment Lands	15	<1%
Total - Outside Vancouver	2,770	47%

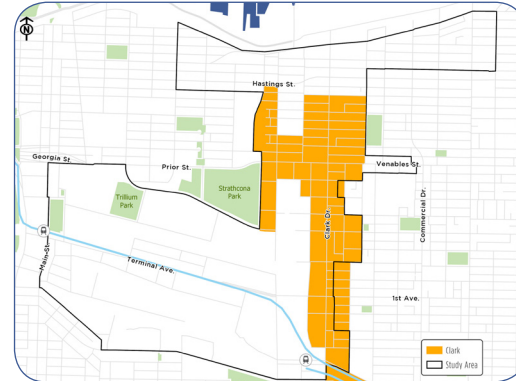
Source for Tables 11 and 12: Statistics Canada 2016 Census, Flow Data from Selected Geographies, Includes jobs data for usual place of work only.

Sub-Area: Clark

Number of Jobs

The Clark sub-area had 4,355 jobs in 2016, which is an decrease of 18% since 2001.

FIGURE 8. CLARKE SUB-AREA



What Sectors do People Work In?

The largest employment sectors in this district are:

- Manufacturing (1,040)
- Transportation and warehousing (720 jobs)
- Wholesale trade (630)

TABLE 10. CLARK JOBS BY SECTOR

Sector	# of Jobs	% of Jobs in Sub-area
Manufacturing	1,040	24%
Transportation and warehousing	720	17%
Wholesale trade	630	14%
Retail trade	385	9%
Prof., scientific and tech. services	250	6%
Construction	230	5%
Other services (except public admin.)	215	5%
Accommodation and food services	205	5%
Information and cultural industries	145	3%
Administrative & support, waste mgmt.	120	3%
Educational services	105	2%
Arts, entertainment and recreation	100	2%
Health care and social assistance	75	2%
Real estate and rental and leasing	65	1%
Public administration	40	1%
Agri., forestry, fishing and hunting	15	<1%
Management of companies	15	<1%
Mining, quarrying, & oil/gas extraction	-	0%
Utilities	-	0%
Finance and insurance	-	0%
Total	4,355	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.

The largest sub-sectors in Clark in terms of size are:

- Taxi and limousine service (505 jobs)
- Cut and sew clothing manufacturing (370 jobs)
- Food merchant wholesalers (205 jobs)

TABLE 11. LARGEST SUB-SECTORS IN THE CLARK SUB-AREA

Sector	Sub-Sector	Jobs
Transportation and warehousing	Taxi and limousine service	505
Manufacturing	Cut and sew clothing manufacturing	370
Wholesale trade	Food merchant wholesalers	205
Other services (except public administration)	Automotive repair and maintenance	170
Manufacturing	Printing and related support activities	155
Accommodation and food services	Full-service restaurants and limited service eating places	125
Construction	Building equipment contractors	95
Educational services	Elementary and secondary schools	95
Retail trade	Clothing stores	90
Wholesale trade	Other machinery, equipment and supplies merchant wholesalers	80

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

Employment Trends

Between 2001 and 2016 jobs in the Clark sub-area decreased by 18% or 930 jobs. The largest job decrease in Clark was in the manufacturing sector, which decreased by 870 jobs between 2001 and 2016. Most of this decrease can be attributed to the decrease in jobs in cut and sew clothing manufacturing (discussed in further detail on the next page).

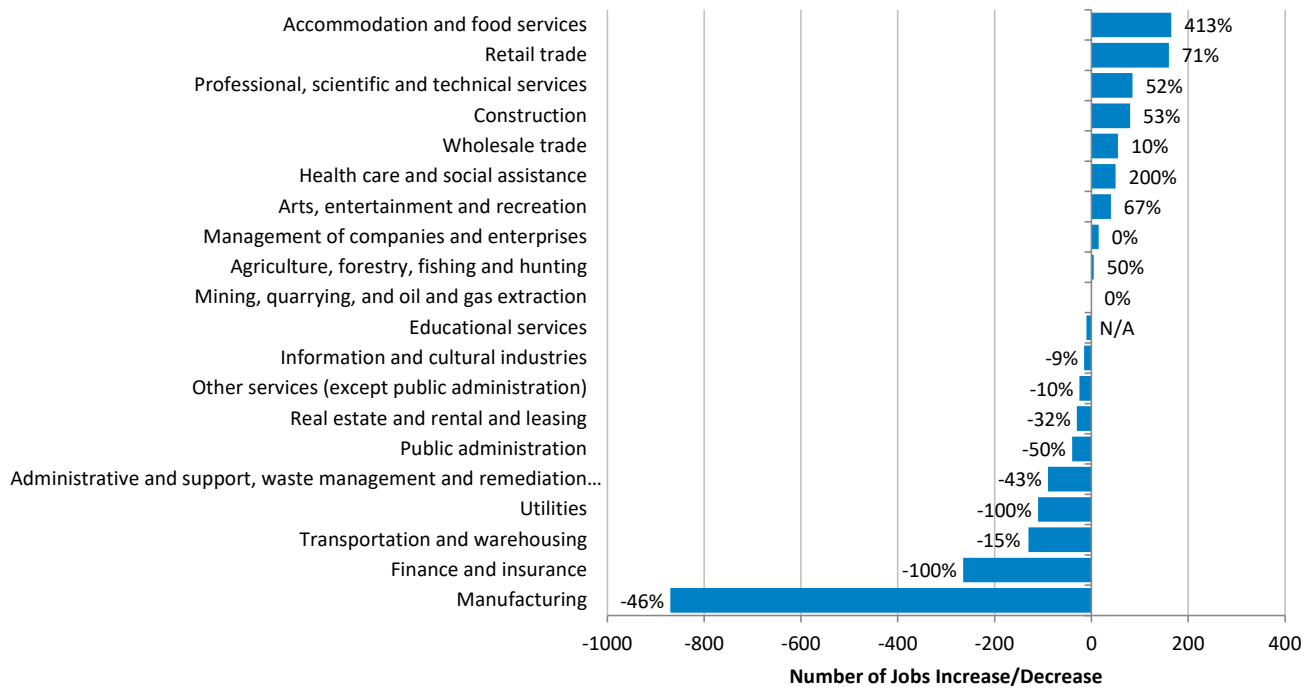
Other significant decreases in the sub-area include:

- Finance and insurance (-265 jobs; 100% decrease)
- Transportation and warehousing (-130 jobs; 15% decrease)
- Utilities (-110 jobs; 100% decrease).
-

The largest job increases in the district were in:

- Accommodation and food service (+165 jobs; 413% increase)
- Retail Trade (+160 jobs; 71% increase).
- Professional, scientific and technical services (+85 jobs; 52% increase).

FIGURE 9. JOB INCREASES & DECREASES IN EMPLOYMENT SECTORS IN THE CLARK SUB-AREA, 2001 - 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.

Employment Trends (continued)

A look at specific sub-sectors reveals key drivers of jobs growth and decline over the past 15 years. The largest increase was in taxi and limousine service, which went from 390 jobs in 2001 to 505 jobs in 2016.

Other sectors with increases include special food services (+65 jobs; 433% increase), motion picture and video industries (+65 jobs; 433% increase) and meat product manufacturing (+60 jobs; 400% increase).

TABLE 12. JOB INCREASES IN EMPLOYMENT SECTORS IN THE CLARK SUB-AREA, 2001 - 2016

Sector	Sub-Sector	Jobs in 2016	# Increase	% Increase
Transportation and warehousing	Taxi and limousine service	505	115	29%
Accommodation and food services	Special food services	80	65	433%
Information and cultural industries	Motion picture and video industries	80	65	433%
Manufacturing	Meat product manufacturing	75	60	400%
Retail trade	Clothing stores	90	55	157%

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 decrease was in cut and sew clothing manufacturing, which lost 445 jobs (55% decrease). Other sub-sectors with significant decreases include:

- Depository credit intermediation (-200 jobs; 100% decrease)
- Pipeline transportation of crude oil (-145 jobs; 100% decrease)
- Paint, coating and adhesive manufacturing (-130 jobs; 79% decrease)
- Natural gas distribution (-110 jobs; 100% decrease).

TABLE 13. JOB DECREASES IN EMPLOYMENT SECTORS IN THE CLARK SUB-AREA, 2001 - 2016

Sector	Sub-Sector	Jobs in 2016	# Decrease	% Decrease
Manufacturing	Cut and sew clothing manufacturing	370	-445	-55%
Finance and insurance	Depository credit intermediation	0	-200	-100%
Transportation and warehousing	Pipeline transportation of crude oil	0	-145	-100%
Manufacturing	Paint, coating and adhesive manufacturing	35	-130	-79%
Utilities	Natural gas distribution	0	-110	-100%

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.

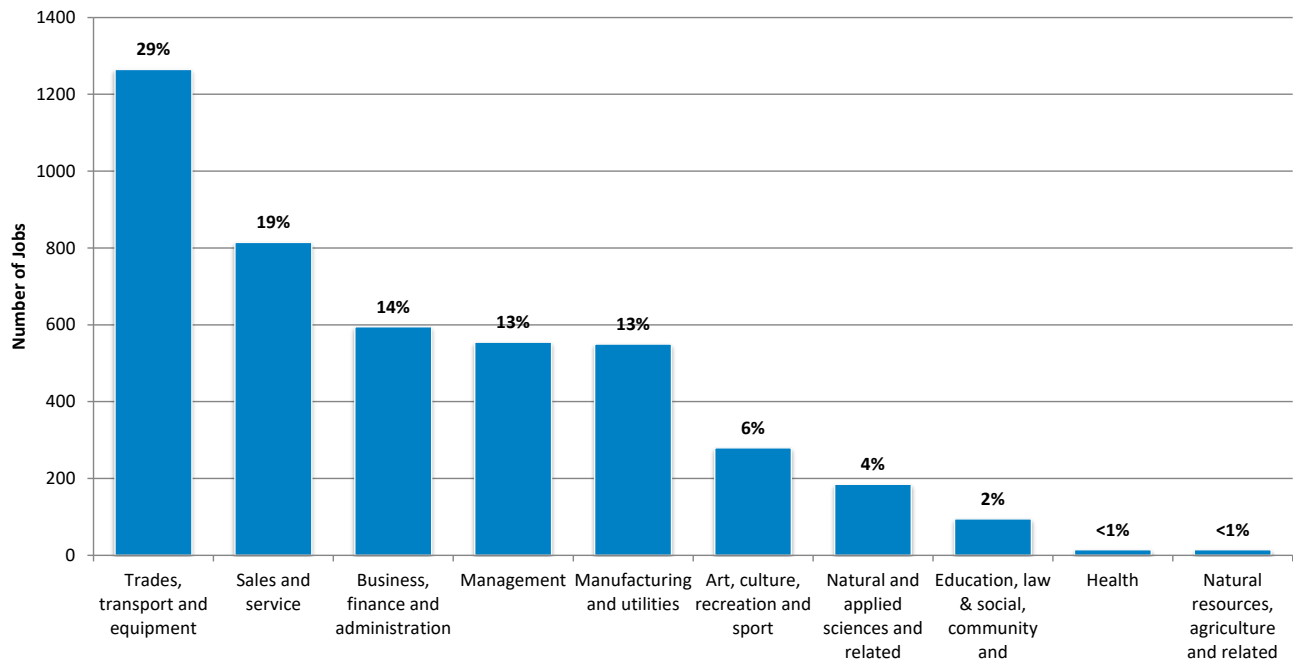
What are the Occupations of Workers in the Clark Sub-Area?

The Clark sub-area has a high percentage of occupations in trades, transport and equipment with 1 in 3 jobs, or 29% of jobs being in that occupation category in 2016.

The next largest occupation categories are:

- Sales and service (19%)
- Business, finance and administration (14%)
- Management (13%)

FIGURE 10. QUANTITY AND PERCENTAGE OF JOBS IN THE CLARK SUB-AREA BY OCCUPATION, 2016

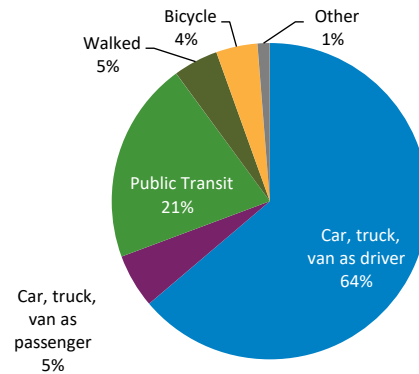


Source: Statistics Canada 2016 Census, Jobs by National Occupation Category, City of Vancouver Includes jobs data for usual place of work only.

What is the Mode Share for Workers in the Clark Sub-Area?

In the Clark sub-area, 64% of commuters drive to work while only 30% walk, bicycle or take public transit. The percentage of commuters that drive to work is much higher than the 42% of commuters that drive to work in the city as a whole.

FIGURE 11. CLARK - 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 the Clark Sub-Area Live?

49% of workers live in Vancouver followed by 51% from outside of Vancouver. In Vancouver, 22% of workers come from the nearby local areas: Renfrew-Collingwood, Kensington-Cedar Cottage, Grandview-Woodland and Hastings-Sunrise.

TABLE 14. CLARK - WHERE WORKERS LIVE, CITY OF VANCOUVER LOCAL AREAS

Place of Residence	#	%
Renfrew-Collingwood	325	7%
Kensington-Cedar Cottage	250	6%
Grandview-Woodland	235	5%
Hastings-Sunrise	170	4%
West End	125	3%
Downtown	120	3%
Victoria-Fraserview	120	3%
Fairview	105	2%
Killarney	105	2%
Mount Pleasant	100	2%
Sunset	95	2%
Riley Park	80	2%
Strathcona	80	2%
Kitsilano	75	2%
Marpole	30	1%
Dunbar-Southlands	25	1%
South Cambie	20	<1%
Kerrisdale	15	<1%
Shaughnessy	15	<1%
West Point Grey	10	<1%
Arbutus-Ridge	10	<1%
Oakridge	10	<1%
Total - Vancouver	2,120	49%

TABLE 15. CLARK - WHERE WORKERS LIVE, SUB-AREAS OUTSIDE OF VANCOUVER

Place of Residence	#	%
South of Fraser	605	14%
Burnaby / New Westminister	585	13%
North East Sector	330	8%
North Shore	285	7%
Richmond	225	5%
Outside Metro Vancouver	70	2%
Langley	55	1%
Maple Ridge / Pitt Meadows	50	1%
University Endowment Lands	10	<1%
Total - Outside Vancouver	2,215	51%

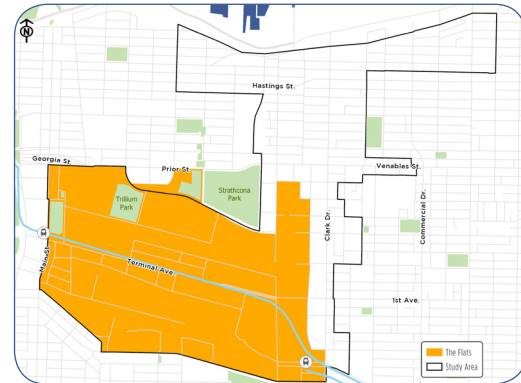
Source for Tables 14 and 15: Statistics Canada 2016 Census, Flow Data from Selected Geographies, Includes jobs data for usual place of work only.

Sub-Area: The Flats

Number of Jobs

The Flats sub-area had 8,305 jobs in 2016, which is an increase of 84% since 2001.

FIGURE 12. THE FLATS SUB-AREA



What Sectors do People Work In?

The largest employment sectors in this sub-area are:

- Wholesale trade (1,280 jobs)
- Retail trade (1,235 jobs)
- Professional, scientific and technical services (840 jobs)

The largest sub-sectors in The Flats in terms of size are:

- Food merchant wholesalers (775 jobs)
- Local, municipal and regional public administration (640 jobs)
- Motion picture and video industries (415 jobs)

TABLE 16. THE FLATS JOBS BY SECTOR

Sector	# of Jobs	% of Jobs in Sub-area
Wholesale trade	1,280	15%
Retail trade	1,235	15%
Prof., scientific and tech. services	840	10%
Information and cultural industries	730	9%
Transportation and warehousing	695	8%
Public administration	650	8%
Manufacturing	615	7%
Administrative & support, waste mgmt.	500	6%
Finance and insurance	320	4%
Other services (except public admin.)	270	3%
Educational services	220	3%
Accommodation and food services	205	2%
Arts, entertainment and recreation	200	2%
Construction	185	2%
Real estate and rental and leasing	145	2%
Health care and social assistance	100	1%
Management of companies	75	1%
Agri., forestry, fishing and hunting	30	<1%
Mining, quarrying, & oil/gas extraction	10	<1%
Utilities	-	0%
Total	8,305	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.

TABLE 17. LARGEST SUB-SECTORS IN THE FLATS SUB-AREA

Sector	Sub-Sector	Jobs
Wholesale trade	Food merchant wholesalers	775
Public administration	Local, municipal and regional public administration	640
Information and cultural industries	Motion picture and video industries	415
Professional, scientific and technical services	Computer systems design and related services	395
Retail trade	Automobile dealers	360
	Sporting goods, hobby and musical instrument stores	330
Finance and insurance	Depository credit intermediation	270
Manufacturing	Pharmaceutical and medicine manufacturing	210
Retail trade	Building material and supplies dealers	185
Transportation and warehousing	Rail transportation	180

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

Employment Trends

Between 2001 and 2016 jobs in The Flats increased by 84% or 3,790 jobs. The largest job increase in The Flats was in the retail trade sector, which increased by 895 jobs between 2001 and 2016. Other significant increases in the district include:

- Professional, scientific and technical services (+715 jobs; 572% increase)
- Information and cultural industries (+470 jobs; 181% increase)
- Wholesale trade (+395 jobs; 45% increase).

The only job decreases in the district were in transportation and warehousing (-410 jobs; -37% decrease).

FIGURE 13. JOB INCREASES & DECREASES IN EMPLOYMENT SECTORS IN THE FLATS SUB-AREA, 2001 - 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 drivers of jobs growth and decline over the past 15 years. The largest increase was in Motion picture and video industries, which went from 25 jobs in 2001 to 415 jobs in 2016.

Other sectors with increases include computer systems design and related services (+375 jobs; 20 jobs in 2001), automobile dealers (+360 jobs; no jobs in 2001) and sporting goods, hobby and musical instrument stores (+320 jobs; 10 jobs in 2001).

TABLE 18. JOB INCREASES IN EMPLOYMENT SECTORS IN THE FLATS SUB-AREA, 2001 - 2016

Sector	Sub-Sector	Jobs in 2016	# Increase	% Increase
Information and cultural industries	Motion picture and video industries	415	390	1560%
Professional, scientific and technical services	Computer systems design and related services	395	375	1875%
Retail Trade	Automobile dealers	360	360	N/A
	Sporting goods, hobby and musical instrument stores	330	320	3200%
Public administration	Local, municipal and regional public administration (9131 to 9139)	640	225	54%

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 decrease was in general freight trucking, which lost 120 jobs (86% decrease). Other sub-sectors with significant decreases include:

- Software publishers (-120 jobs; 71% decrease)
- Taxi and limousine service (-100 jobs; 83% decrease)
- Scenic and sightseeing transportation (-100 jobs; 49% decrease)
- Printing and related support activities (-95 jobs; 79% decrease).

TABLE 19. JOB DECREASES IN EMPLOYMENT SECTORS IN THE FLATS SUB-AREA, 2001 - 2016

Sector	Sub-Sector	Jobs in 2016	# Decrease	% Decrease
Transportation and warehousing	General freight trucking	20	-120	-86%
Information and cultural industries	Software publishers	50	-120	-71%
Transportation and warehousing	Taxi and limousine service	20	-100	-83%
Transportation and warehousing	Scenic and sightseeing transportation	105	-100	-49%
Manufacturing	Printing and related support activities	25	-95	-79%

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.

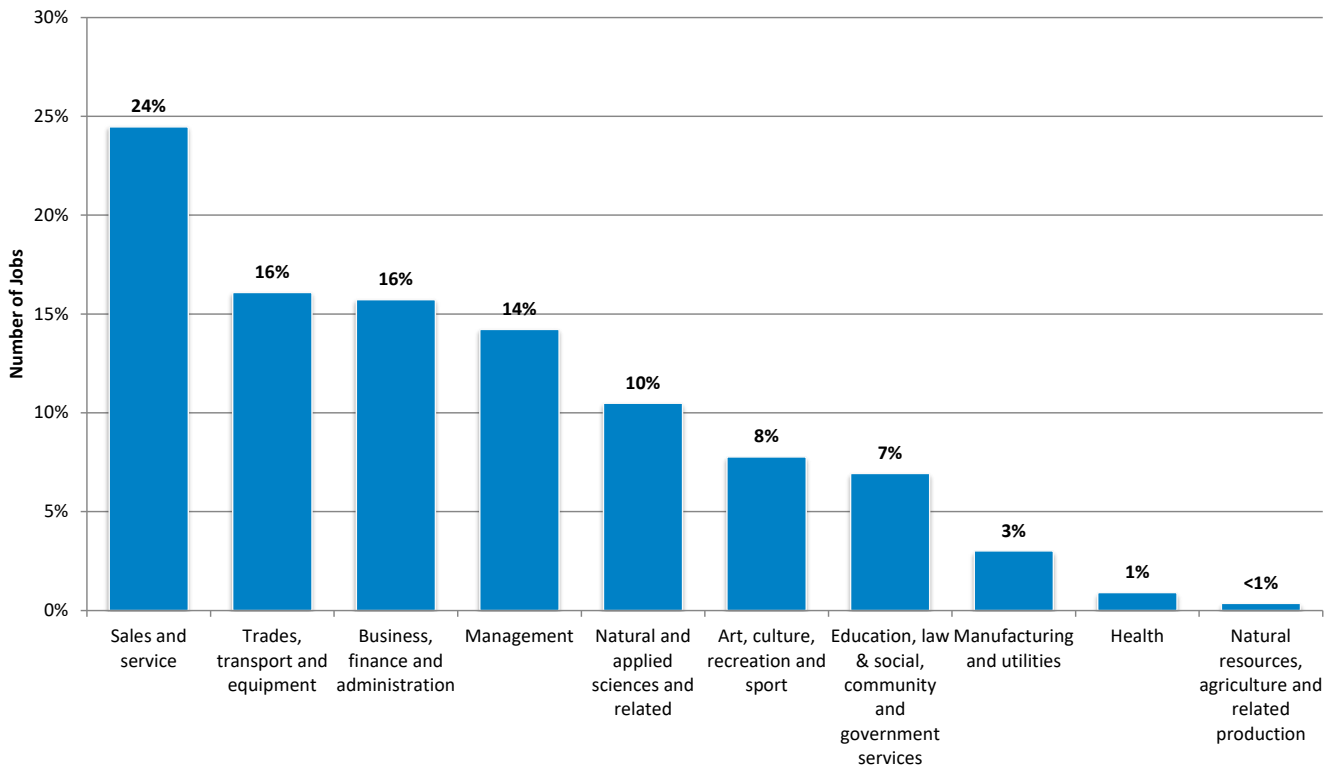
What are the Occupations of Workers in The Flats?

The Flats has a high percentage of occupations in sales and service with 1 in 4 jobs or 24% of jobs in that same occupation category in 2016.

The next largest occupation categories are:

- Trades, transport and equipment (16%)
- Business, finance & administration (16%)
- Management (14%)

FIGURE 14. QUANTITY AND PERCENTAGE OF JOBS IN THE FLATS BY OCCUPATION, 2016

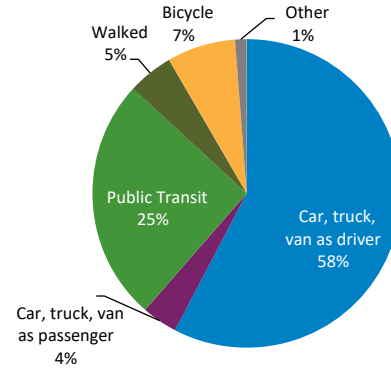


Source: Statistics Canada 2016 Census, Jobs by National Occupation Category, City of Vancouver Includes jobs data for usual place of work only.

What is the Mode Share for Workers in The Flats?

In The Flats, 58% of commuters drive to work while only 37% walk, bicycle or take public transit. The percentage of commuters that drive to work is similar to the 42% of commuters that drive to work in the city as a whole.

FIGURE 15. THE FLATS - 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 the Flats Live?

47% of workers live in Vancouver followed by 53% from outside of Vancouver. In Vancouver, 26% of workers come from the nearby local areas: Mount Pleasant, Renfrew-Collingwood, Downtown, and Grandview-Woodland, Kensington-Cedar Cottage and the West End.

TABLE 20. THE FLATS - WHERE WORKERS LIVE, CITY OF VANCOUVER LOCAL AREAS

Place of Residence	#	%
Mount Pleasant	400	5%
Renfrew-Collingwood	385	5%
Downtown	360	4%
Grandview-Woodland	350	4%
Kensington-Cedar Cottage	330	4%
West End	310	4%
Hastings-Sunrise	255	3%
Fairview	250	3%
Kitsilano	215	3%
Sunset	215	3%
Killarney	140	2%
Victoria-Fraserview	115	1%
Riley Park	110	1%
Strathcona	95	1%
Marpole	85	1%
Arbutus-Ridge	65	1%
West Point Grey	55	1%
Dunbar-Southlands	50	1%
Oakridge	40	<1%
Kerrisdale	35	<1%
South Cambie	20	<1%
Shaughnessy	15	<1%
Total - Vancouver	3,895	47%

TABLE 21. THE FLATS - WHERE WORKERS LIVE, SUB-AREAS OUTSIDE OF VANCOUVER

Place of Residence	#	%
Burnaby / New Westminster	1210	15%
South of Fraser	865	10%
North East Sector	640	8%
North Shore	585	7%
Richmond	485	6%
Outside Metro Vancouver	200	2%
Maple Ridge / Pitt Meadows	160	2%
Langley	150	2%
University Endowment Lands	60	1%
Total - Outside Vancouver	4,355	53%

Source for Tables 20 and 21: Statistics Canada 2016 Census, Flow Data from Selected Geographies, Includes jobs data for usual place of work only.