

Grandview Boundary

Highlights

- In 2016, 11,180 people worked in the Grandview Boundary study area - this is a 93% increase since 2001.
- The largest sector in the area is retail trade, which accounts for 20% of all jobs.
- The largest sub-sector in the area is depository credit intermediation, which accounts for 1,220 jobs. Businesses in this sector include chartered banks, credit unions, and other deposit-accepting financial entities.
- Since 2001, the highest job growth in the area has been in finance and insurance while the largest job decrease has been in manufacturing.
- Land in the Grandview Boundary study area is predominantly designated Industrial or Mixed Employment under the Metro Vancouver Regional Growth Strategy, which preserves most of the land for employment uses.
- There are approximately 480 Businesses in the Grandview Boundary study area.

Area Overview

Location: The Grandview Boundary study area (Grandview Boundary) is an L-shaped area of land on the eastern portion of Vancouver bordering the city of Burnaby. The study area is roughly bounded by East Broadway and Charles Street to the north, Grandview Highway to the south, Slocan Street to the west, and Boundary Road to the east.

Land Use Characteristics: This area developed in the 1950s as an industrial park with rail services and convenient access to Highway 1 and surrounding arterial streets. Beginning in the 1980s, large manufacturing and warehouse uses vacated the area making way for new uses such Superstore and Paramount Studios. In recent years, offices and higher intensity uses like the Broadway Tech Centre have emerged in the area.

Policy Snapshot: Grandview Boundary is designated industrial or mixed employment land under the Metro Vancouver Regional Growth Strategy. These designations preserve much of the land for employment uses. The Grandview Boundary Mixed Employment Area Rezoning and Development Policies and Guidelines permit higher intensity general office and high tech uses in the area and retail uses near SkyTrain stations.

FIGURE 1. GRANDVIEW BOUNDARY STUDY AREA

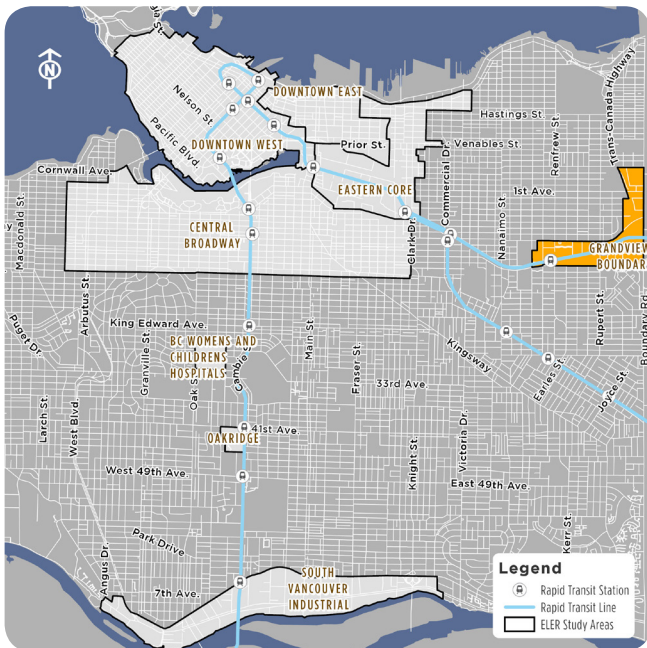


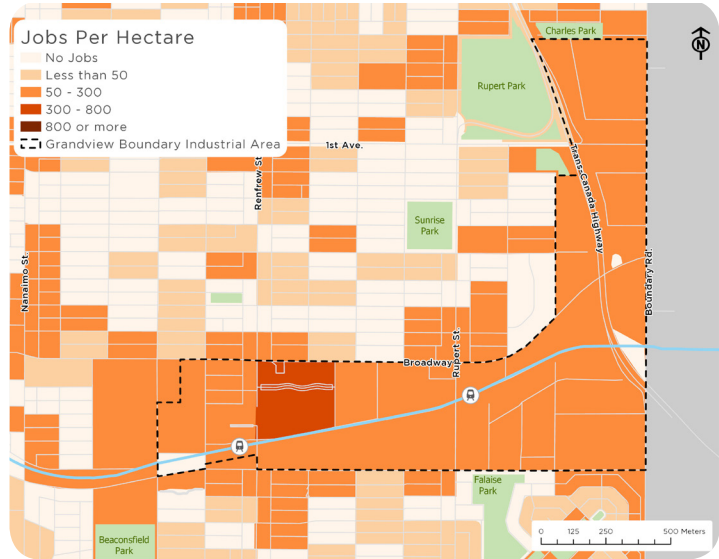
Table of Contents

- » For total jobs and share of city jobs go to page 2
- » For sectors go to page 3
- » For job trends go to page 4
- » For occupations go to page 6
- » For mode share and workers place of residence go to page 7
- » For businesses go to page 8

Number of Jobs in Grandview Boundary

There were 11,180 jobs located in Grandview Boundary in 2016, which is an increase of 93% since 2001. This equates to approximately 92 jobs per hectare and roughly 3% of all jobs in the city of Vancouver.

FIGURE 2. ESTIMATED NUMBER OF JOBS PER HECTARE IN GRANDVIEW BOUNDARY

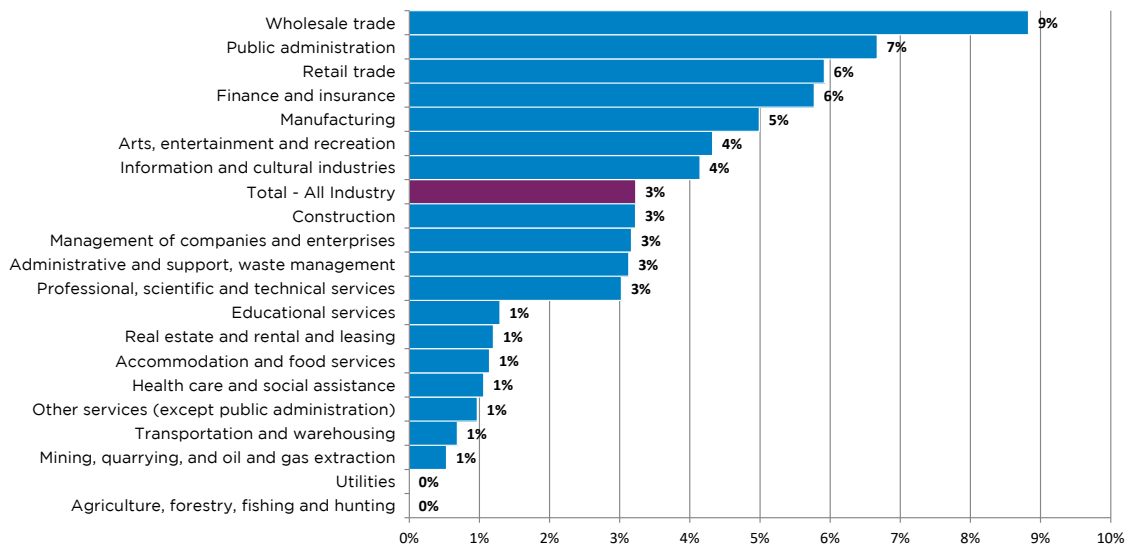


Data Source: Figures Estimated from 2016 Census

Role of Grandview Boundary in the city of Vancouver

About 3% of jobs in the city of Vancouver are in Grandview Boundary. The area contains an above average share of jobs in public administration and retail trade when compared to the rest of the city (See Figure 3). The area contains a higher proportion of jobs in a few particular sub-sectors. Specifically, 64% of jobs in dairy product manufacturing and 54% of all jobs in beverage merchant wholesaling are located in this area.

FIGURE 3. SHARE OF CITY JOBS IN GRANDVIEW BOUNDARY, 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 Grandview Boundary are:

- Retail trade (2,250 jobs)
- Professional, scientific and technical services (1,500)
- Finance and insurance (1,485)
- Public administration (1,210)

TABLE 1. GRANDVIEW BOUNDARY JOBS BY SECTOR

Sector	# of Jobs	% of Jobs in Study Area
Retail trade	2,250	20%
Prof., scientific and tech. services	1,500	13%
Finance and insurance	1,485	13%
Public administration	1,210	11%
Wholesale trade	790	7%
Information and cultural industries	770	7%
Manufacturing	575	5%
Health care and social assistance	480	4%
Accommodation and food services	455	4%
Admin. & support, waste mgt.	375	3%
Arts, entertainment and recreation	330	3%
Construction	280	3%
Educational services	265	2%
Other services (except public admin.)	165	1%
Real estate and rental and leasing	120	1%
Transportation and warehousing	60	1%
Management of companies	45	<1%
Mining, quarrying, & oil/gas extraction	10	<1%
Agri., forestry, fishing and hunting	-	0%
Utilities	-	0%
Total	11,165	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:

- Depository credit intermediation (1,220 jobs)*
- Architectural, engineering & related (810)
- Local, municipal and regional public administration (745 jobs; such as VPD)
- Provincial and territorial public administration (415 jobs; such as BC Assessment and BCLC).

TABLE 2. LARGEST SUB-SECTORS IN GRANDVIEW BOUNDARY

Sector	Sub-Sector	Jobs
Finance and insurance	Depository credit intermediation	1,220
Prof., scientific & technical services	Architectural, engineering and related services	810
Public administration	Local, municipal and regional public administration	745
	Provincial and territorial public administration	415
Retail trade	Automobile dealers	500
	Grocery stores	465
Accommodation and food services	Full-service restaurants and limited service eating places	415
Wholesale trade	Beverage merchant wholesalers	375
Information and cultural industries	Motion picture and video industries	360
Arts, entertainment and recreation	Gambling industries	265

Source: Statistics Canada 2016 Census, Jobs by NAICS (2 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.*

Employment Trends

The employment characteristics of the Grandview Boundary study area have changed considerably over the past 15 years. Although retail trade remains the largest employment sector in the area, its share of all jobs has decreased from 28% to 20% since 2001 (See Figure 4). Manufacturing, wholesale trade and information and cultural industries no longer follow retail trade as the largest employment sectors in the area. They have been replaced by professional, scientific and technical services (13% of all jobs), finance and insurance (13%) and public administration (11%) as the next largest employment sectors.

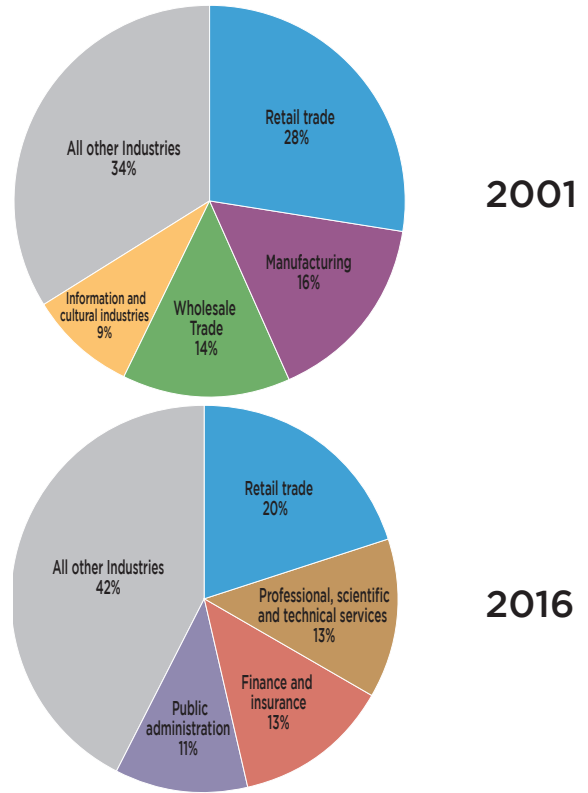
Looking at job growth and losses in specific industries reveals some of the drivers in these broader shifts in the employment characteristics of the area. Finance and insurance has seen the largest increase in number of jobs over the past 15 years, with an increase of 1,325 jobs or 828% (Figure 5). Other sectors with large increases include public administration (1,120 more jobs; 1,324% increase) and professional, scientific and technical services (1,060 more jobs; 241% increase).

The largest percentage increases over the past 15 years have been in arts, entertainment and recreation (3,200% increase; 320 more jobs) and health care and social assistance (2,300% increase; 470 new jobs).

The industries with the largest decreases in jobs in the Grandview Boundary study area over the past 15 years include manufacturing (-360 jobs; 38% decrease), other services (-45 jobs; 21% decrease), and real estate and rental and leasing (-35 jobs; 20% decrease).

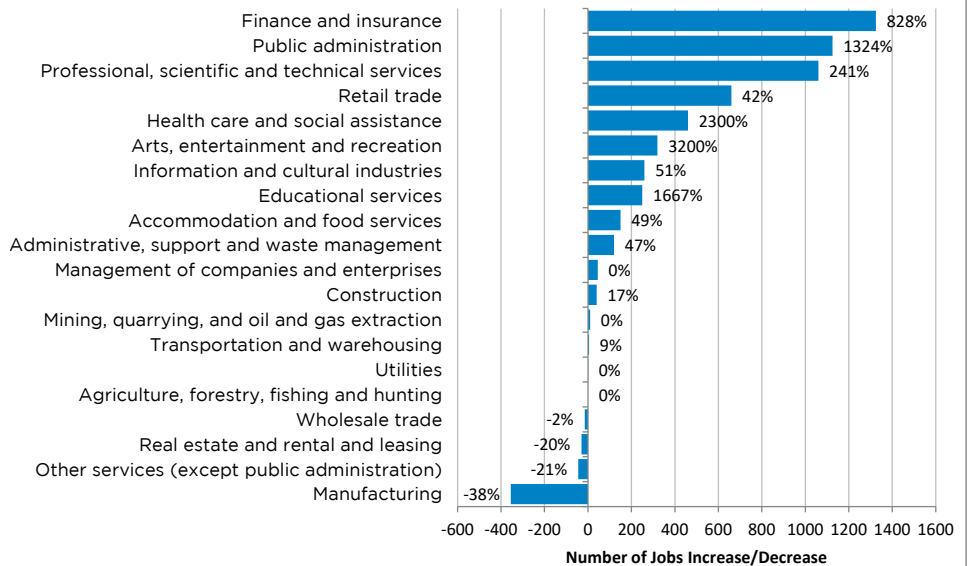
Compared to other study areas and the city overall, wholesale jobs are holding steady in this area reflecting the ongoing role of the area as a location for logistics and distribution.

FIGURE 4. CHANGES IN GRANDVIEW BOUNDARY 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. INCREASES & DECREASE 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 depository credit intermediation*, which increased from 10 jobs in 2001 to 1,215 jobs in 2016 (See Table 3). Other large increases include architectural, engineering and related services (+745 jobs; 1,138% increase) and local, municipal and regional public administration (went from no jobs in 2001 to 745 jobs in 2016 due to the Vancouver Police Department moving into the building on Kootenay Street).

TABLE 3. JOBS INCREASES IN EMPLOYMENT SECTORS IN GRANDVIEW BOUNDARY, 2001 - 2016

Sector	Sub-Sector	Jobs in 2016	# Increase	% Increase
Finance and insurance	Depository credit intermediation*	1,215	1,205	12,050%
Public administration	Local, municipal and regional public administration	745	745	N/A
Professional, scientific and technical services	Architectural, engineering and related services	805	740	1,138%
Arts, entertainment and recreation	Full-service restaurants and limited service eating places	415	415	N/A
Public administration	Provincial and territorial public administration (9121 to 9129)	420	340	425%
Retail trade	Automobile dealers	500	315	170%

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.

The largest decreases since 2001 were in other general merchandise stores (-170 jobs; 72% decrease), cut and sew clothing manufacturing (-155 jobs; 94% decrease) and industrial machinery manufacturing (-110 jobs, 100% decrease).

TABLE 4. JOBS DECREASES IN EMPLOYMENT SECTORS IN GRANDVIEW BOUNDARY, 2001 - 2016

Sector	Sub-Sector	Jobs in 2016	# Decrease	% Decrease
Retail trade	Other general merchandise stores	65	-170	-72%
Manufacturing	Cut and sew clothing manufacturing	10	-155	-94%
Construction	Building construction	0	-120	-100%
Manufacturing	Industrial machinery manufacturing	0	-110	-100%
Manufacturing	Plastic product manufacturing	0	-95	-100%
Wholesale trade	Computer and communications equipment and supplies wholesaler-distributors	35	-95	-73%

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.

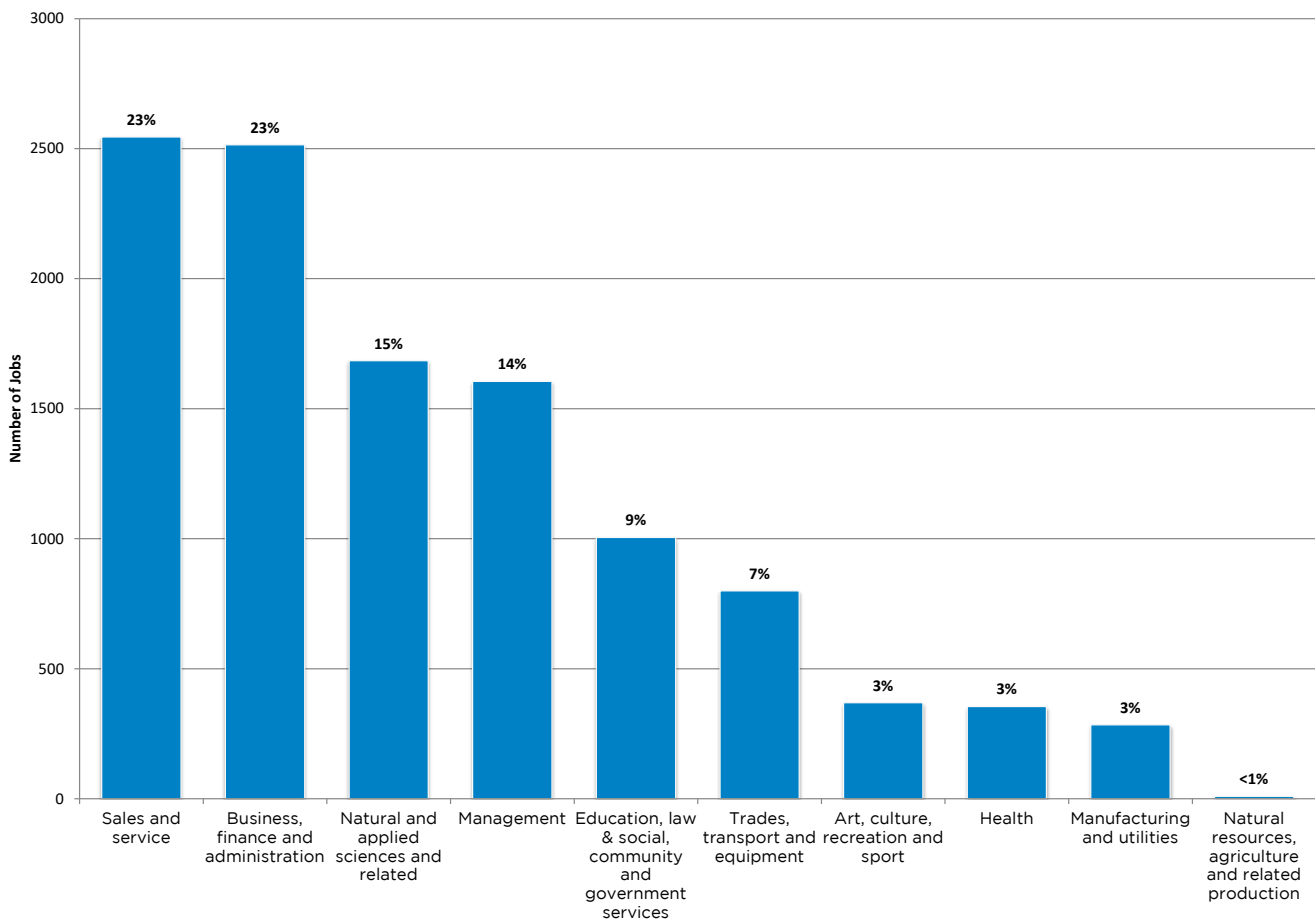
What are the Occupations of Workers in Grandview Boundary?

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.

Nearly half of all workers in the Grandview Boundary study area are employed in either the sales and service occupation or the business, finance and administration occupation (See Figure 6). The most common occupations in the area are:

- Sales and service (2,545 jobs; 23% of all jobs in the area)
- Business, finance and administration (2,515 jobs; 23% of all jobs in the area)
- Natural and applied sciences and related (1,685 jobs, 15% of all jobs in the area)
- Management (1,605 jobs; 14% of all jobs in the area).

FIGURE 6. QUANTITY AND PERCENTAGE OF JOBS IN GRANDVIEW BOUNDARY BY OCCUPATION, 2016

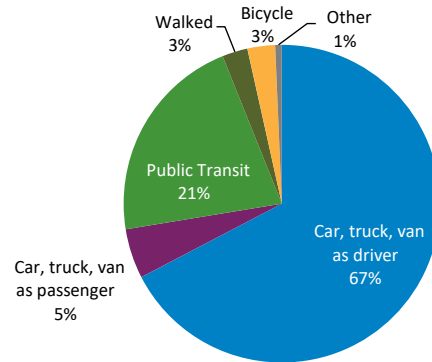


Source: Statistics Canada 2016 Census, Jobs by National Occupation Category, City of Vancouver Employment Areas. Includes jobs data for usual place of work only.

What is the Mode Share for Workers in Grandview Boundary?

67% of all workers in the Grandview Boundary study area drive to work as their primary mode of transportation (See Figure 7), which is substantially higher than the 42% of workers who drive to work in the city of Vancouver. Conversely, only 27% of all workers in the Grandview Boundary study area get to work either by public transit, walking, or biking (compared to 53% in the city as a whole).

FIGURE 7. GRANDVIEW BOUNDARY - 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 Grandview Boundary Live?

About 35% of workers in the Grandview Boundary study area live in Vancouver, which is a lower percentage than the 54% of workers in Vancouver that also live in the city.

TABLE 5. GRANDVIEW BOUNDARY - WHERE WORKERS LIVE, CITY OF VANCOUVER LOCAL AREAS

Place of Residence	#	%
Renfrew-Collingwood	610	5%
Hastings-Sunrise	475	4%
Kensington-Cedar Cottage	360	3%
Downtown	330	3%
West End	275	2%
Mount Pleasant	260	2%
Kitsilano	225	2%
Victoria-Fraserview	210	2%
Sunset	200	2%
Grandview-Woodland	180	2%
Fairview	180	2%
Killarney	150	1%
Riley Park	100	1%
Marpole	75	1%
Dunbar-Southlands	65	1%
South Cambie	60	1%
Strathcona	45	0%
Kerrisdale	40	0%
Oakridge	25	0%
Arbutus-Ridge	20	0%
Shaughnessy	20	0%
West Point Grey	15	0%
Total - Vancouver	3,920	35%

TABLE 6. GRANDVIEW BOUNDARY - WHERE WORKERS LIVE, SUB-AREAS OUTSIDE OF VANCOUVER

Place of Residence	#	%
Burnaby / New Westminster	2,200	20%
Northeast Sector	1,415	13%
South of Fraser	1,360	12%
North Shore	865	8%
Richmond	605	5%
Maple Ridge / Pitt Meadows	290	3%
Langley	250	2%
Outside Metro Vancouver	220	2%
University Endowment Lands	25	0%
Total - Outside Vancouver	7,230	65%

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 20% of all commuters to the area followed by the Northeast Sector (13%) and South of the Fraser (12%).

Business Characteristics in Grandview Boundary

There were 479 businesses registered in Grandview Boundary in 2018. The largest share of these businesses are operating in the retail trade sector (74 business or 15% of all businesses). The next largest sectors are professional, scientific & technical services (67 businesses; 14% of all businesses), wholesale trade (52 businesses; 11% of all businesses), and public administration (49 businesses; 10% of all businesses).

TABLE 7. NUMBER OF BUSINESSES IN GRANDVIEW BOUNDARY BY SECTOR, 2018

Sector	# of businesses	% of businesses in the Study Area
Retail trade	74	17%
Prof., scientific & technical services	67	15%
Wholesale trade	52	12%
Other services (except public admin.)	35	8%
Admin, support & waste management	33	8%
Manufacturing	30	7%
Construction	26	6%
Accommodation & food services	23	5%
Information & cultural industries	22	5%
Finance & insurance	19	4%
Health care and social assistance	12	3%
Education services	11	3%
Real estate & rental/leasing	8	2%
Public admin.	7	2%
Management of companies	6	1%
Arts, entertainment & recreation	5	1%
Transportation & warehousing	3	1%
Agriculture, forestry, fishing, hunting	1	<1%
Mining, quarrying & oil/gas extraction	1	<1%
Utilities	1	<1%
Total	436	100%

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