

# South Vancouver Industrial Area

## Highlights

- 11,070 people work in the South Vancouver Industrial Area (SVIA), which is an increase of 8% since 2001.
- The SVIA plays an important role in Vancouver's manufacturing, transportation & warehousing and wholesale trade sectors.
- There are two main employment sub-areas within the SVIA: Fraser Riverside, which contains mainly industrial uses; and Marine Drive, which contains a variety of light industrial, limited retail, and office centralized around the Marine Gateway Station.
- The largest employment sector in the Fraser Riverside sub-area is transportation and warehousing, with 1,010 jobs or 26% of all jobs in this sub-area.
- The largest employment sector in the Marine Drive sub-area is retail trade, with 2,075 jobs or 29% of all jobs in this sub-area.
- There are approximately 1,100 Businesses in the SVIA

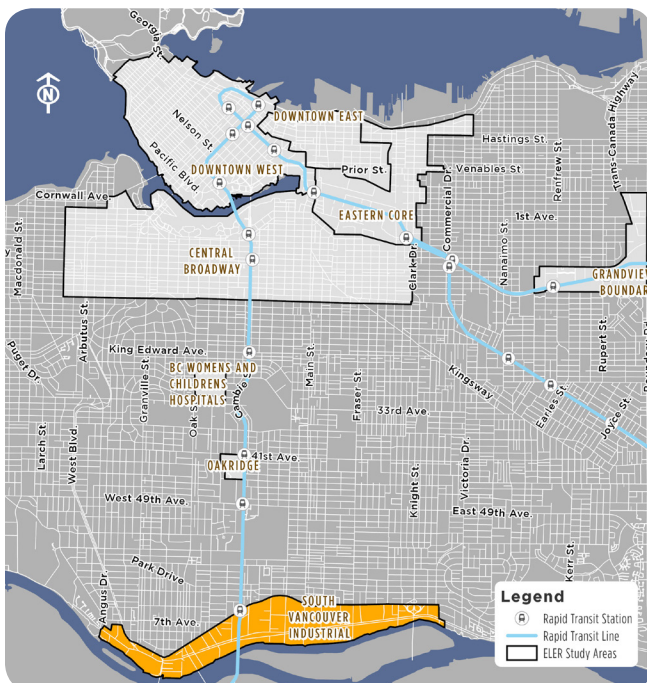
## Area Overview

**Location:** The South Vancouver Industrial Area (SVIA) is bounded by Angus Drive, South West Marine Drive, Argyle Street and the Fraser River. It is strategically located near road, airport, transit, water and rail connections. There are two separate sub-areas within the SVIA: Fraser Riverside and Marine Drive. Each sub-area provides distinct uses and functions within the city of Vancouver (see Figure 1).

**Land Use Characteristics:** The SVIA contains the largest share of industrial land in the city. The area hosts a mix of city-serving industrial uses that require both large and small format industrial spaces. The Fraser Riverside sub-area tends to contain heavier industrial uses (i.e. a cement plant, wood product processing, etc.) while the Marine Drive sub-area tends to contain light industrial and service commercial uses (i.e. car repair, warehousing, distribution services), with some office uses being introduced near Marine Drive station more recently.

**Policy Snapshot:** The SVIA is mostly designated as Industrial or Mixed Employment land under the Metro Vancouver Regional Growth Strategy, which reserves most of this land for employment uses. City policies in the area outline certain rezoning guidelines for large format uses, such as "big box" retail. Additionally, the Cambie Corridor Plan and Marpole Community Plan contain policies to guide development in certain areas in the SVIA, including direction for higher intensity uses such as office and institutional uses near the Marine Drive Canada Line Station.

FIGURE 1. SOUTH VANCOUVER INDUSTRIAL AREA



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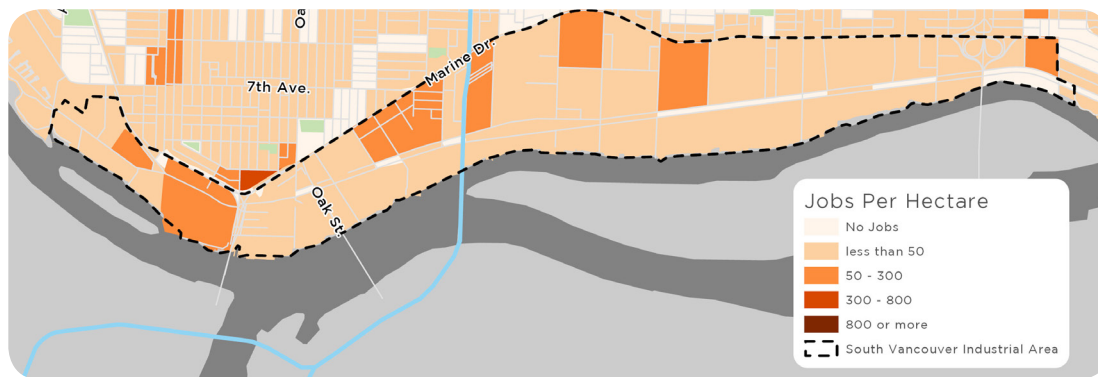
- » For Marine Drive sub-area go to page 5
- » For Fraser Riverview sub-area go to page 10

## Total Number of Jobs in the South Vancouver Industrial Area

There were 11,070 jobs located in the South Vancouver Industrial area in 2016, which is an increase of 8% since 2001. This equates to approximately 36 jobs per hectare and roughly 3% of all jobs in the city of Vancouver.

The two districts within the SVIA experienced contrasting growth trajectories over the past 15 years. The Marine Drive sub-area contained 7,170 jobs in 2016, which is a decrease of 6% since 2001. Conversely, the Fraser Riverside sub-area had 3,950 jobs in 2016, which is an increase of 49% since 2001.

FIGURE 2. ESTIMATED NUMBER OF JOBS PER HECTARE IN THE SOUTH VANCOUVER INDUSTRIAL AREA

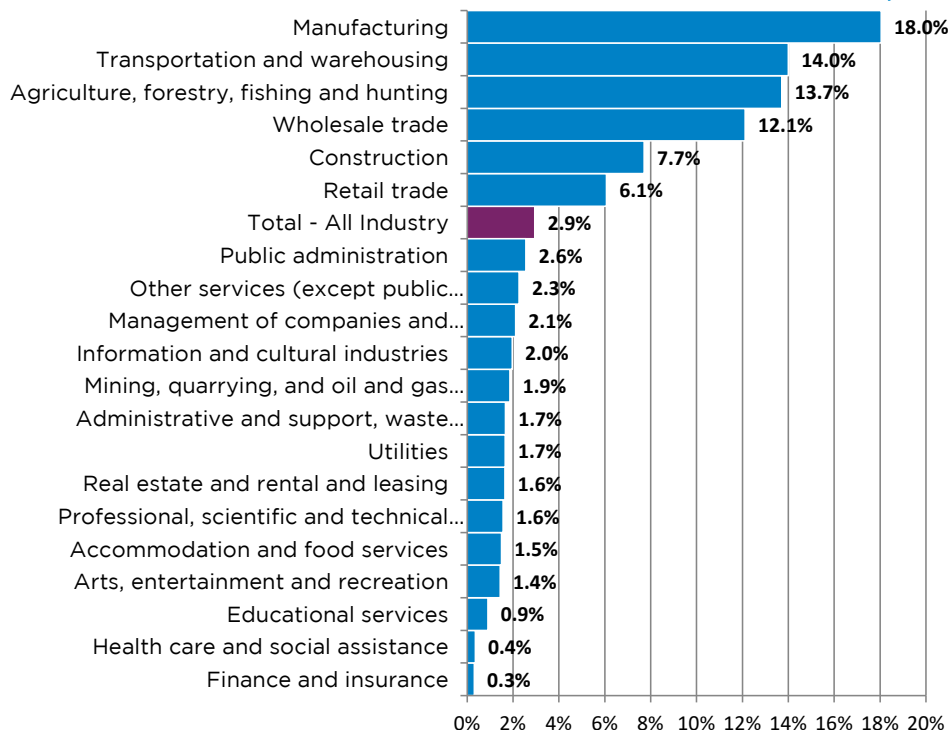


Data Source: Figures estimated from 2016 Census

## Role of the South Vancouver Industrial Area in the city of Vancouver

About 3% of jobs in the city of Vancouver are in the SVIA. This area contains an above average share of jobs in manufacturing, transportation & warehousing and wholesale trade (See Figure 3).

FIGURE 3. SHARE OF CITY JOBS IN THE SOUTH VANCOUVER INDUSTRIAL AREA, 2016



Please note that although the SVIA has a relatively high percentage of city jobs in agriculture, forestry, fishing and hunting, these jobs constitute a relatively small number of jobs across the City (SVIA has 120 of only 875 jobs across the City that are in this sector).

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 SVIA has a high percentage of industrial, retail, and service industrial (i.e. automotive repair) jobs. Retail trade is the top sector with 21% of all jobs. Manufacturing, transportation and warehousing, and wholesale trade account for 40% of all jobs in the study area.

**TABLE 1. SVIA JOBS BY SECTOR**

Sector	# of Jobs	% of Jobs in SVIA
Retail trade	2,310	21%
Manufacturing	2,080	19%
Transportation and warehousing	1,225	11%
Wholesale trade	1,085	10%
Prof., scientific and tech. services	780	7%
Construction	670	6%
Accommodation and food services	595	5%
Public administration	465	4%
Other services (except public admin.)	385	3%
Information and cultural industries	365	3%
Admin. & support, waste mgt.	200	2%
Educational services	185	2%
Real estate and rental and leasing	165	1%
Health care and social assistance	160	1%
Arts, entertainment and recreation	120	1%
Agri., forestry, fishing and hunting	110	1%
Finance and insurance	80	1%
Management of companies	35	<1%
Utilities	30	<1%
Mining, quarrying, & oil/gas extraction	25	<1%
<b>Total</b>	<b>11,070</b>	<b>100%</b>

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 South Vancouver Industrial Area

The employment characteristics of the SVIA have shifted considerably over time. Each of the employment districts within the SVIA have experienced a decline in manufacturing jobs and an increase in retail trade jobs. These trends in the SVIA align with similar trends seen across the city (See Employment Characteristics Fact Sheet). The highest growth 192% (805 jobs) can be mostly attributed to the new transit facility that opened in 2017.

**TABLE 2. SVIA JOBS TREND BY SECTOR (2001-2016)**

Sector	trend 2001-2016 (#)	trend 2001-2016 (%)
Transportation and warehousing	805	192%
Retail trade	415	22%
Construction	345	106%
Prof., scientific and tech. services	300	63%
Accommodation and food services	235	65%
Public administration	170	58%
Information and cultural industries	160	78%
Real estate and rental and leasing	140	560%
Agri., forestry, fishing and hunting	120	0%
Health care and social assistance	90	129%
Arts, entertainment and recreation	75	214%
Educational services	45	32%
Mining, quarrying, & oil/gas extraction	35	0%
Management of companies	20	200%
Admin. & support, waste mgt.	-40	-17%
Finance and insurance	-40	-33%
Utilities	-95	-79%
Other services (except public admin.)	-105	-21%
Wholesale trade	-895	-45%
Manufacturing	-925	-31%
<b>Total</b>	<b>855</b>	<b>8.4%</b>

Source: Statistics Canada 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 SVIA

There were 1,122 businesses in the SVIA in 2018. The largest share of these businesses is operating in the wholesale trade sector (188 businesses or 16% of all businesses in the SVIA). The next largest sectors are retail trade (165 businesses or 14% of all businesses in the SVIA), manufacturing (158; 14%), and professional, scientific and technical services (130; 11%).

**TABLE 3. SVIA BUSINESSES BY SECTOR**

Sector	# of businesses in SVIA	% of businesses in SVIA
Wholesale trade	188	16%
Retail trade	165	14%
Manufacturing	158	14%
Prof., scientific and tech. services	130	11%
Construction	107	9%
Other services (except public admin.)	101	9%
Admin. & support, waste mgt.	75	6%
Accommodation and food services	42	4%
Real estate and rental and leasing	34	3%
Transportation and warehousing	33	3%
Information and cultural industries	31	3%
Management of companies	25	2%
Health care and social assistance	21	2%
Arts, entertainment and recreation	17	1%
Finance and insurance	10	1%
Educational services	10	1%
Public administration	9	1%
Mining, quarrying, & oil/gas extraction	4	<1%
Agri., forestry, fishing and hunting	2	<1%
Utilities	1	<1%
<b>Total</b>	<b>1,163</b>	<b>100%</b>

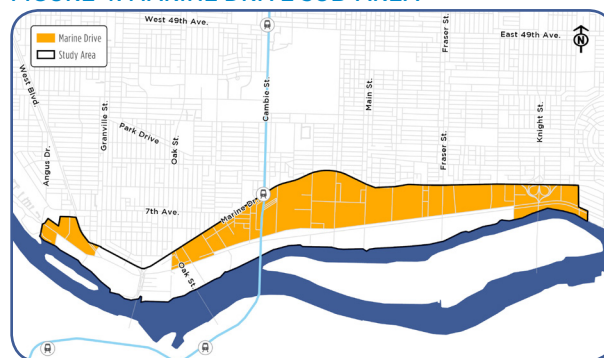
Source: Dun & Bradstreet, Business Establishment Data, 2018.

## Sub-area: Marine Drive

### Number of Jobs

The Marine Drive sub-area has 7,125 jobs, which is a 6% decrease from 7,570 jobs in 2001. The decline in number of jobs is mostly due to large job decreases in manufacturing (-835 jobs), wholesale trade (-740 jobs), and transportation and warehousing (-185 jobs).

**FIGURE 4. MARINE DRIVE SUB-AREA**



### What Sectors do People Work In?

The largest employment sectors in the Marine Drive sub-area are:

- Retail trade (2,075 jobs)
- Manufacturing (1,085)
- Wholesale trade (670)
- Accommodation and food services (510)

**TABLE 4. MARINE DRIVE JOBS BY SECTOR**

Sector	# of Jobs	% of Jobs in Marine Drive
Retail trade	2,070	29%
Manufacturing	1,085	15%
Wholesale trade	670	9%
Accommodation and food services	510	7%
Construction	475	7%
Public administration	415	6%
Prof., scientific and tech. services	410	6%
Other services (no public admin.)	320	4%
Information and cultural industries	280	4%
Transportation and warehousing	215	3%
Admin. & support, waste mgt.	130	2%
Health care and social assistance	120	2%
Educational services	110	2%
Real estate and rental and leasing	95	1%
Arts, entertainment and recreation	80	1%
Finance and insurance	65	1%
Agri., forestry, fishing and hunting	30	<1%
Management of companies	20	<1%
Utilities	15	<1%
Mining, quarrying, & oil/gas extraction	10	<1%
<b>Total</b>	<b>7,125</b>	<b>100%</b>

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:

- Automobile dealers (525 jobs)
- Grocery stores (510)
- Full-service restaurants and limited service eating place (465 jobs).

**TABLE 5. LARGEST SUB-SECTORS IN THE MARINE DRIVE SUB-AREA**

Sector	Sub-Sector	Jobs
Retail trade	Automobile dealers	525
	Grocery stores	510
Accommodation and food services	Full-service restaurants and limited service eating places	465
Public administration	Local, municipal and regional public administration	395
Retail trade	Health and personal care stores	330
Other services (except public administration)	Automotive repair and maintenance	245
Information and cultural industries	Motion picture and video industries	190
Manufacturing	Soap, cleaning compound and toilet preparation manufacturing	175
Wholesale trade	Food merchant wholesalers	155
Professional, scientific and technical services	5413 Architectural, engineering and related services	135

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

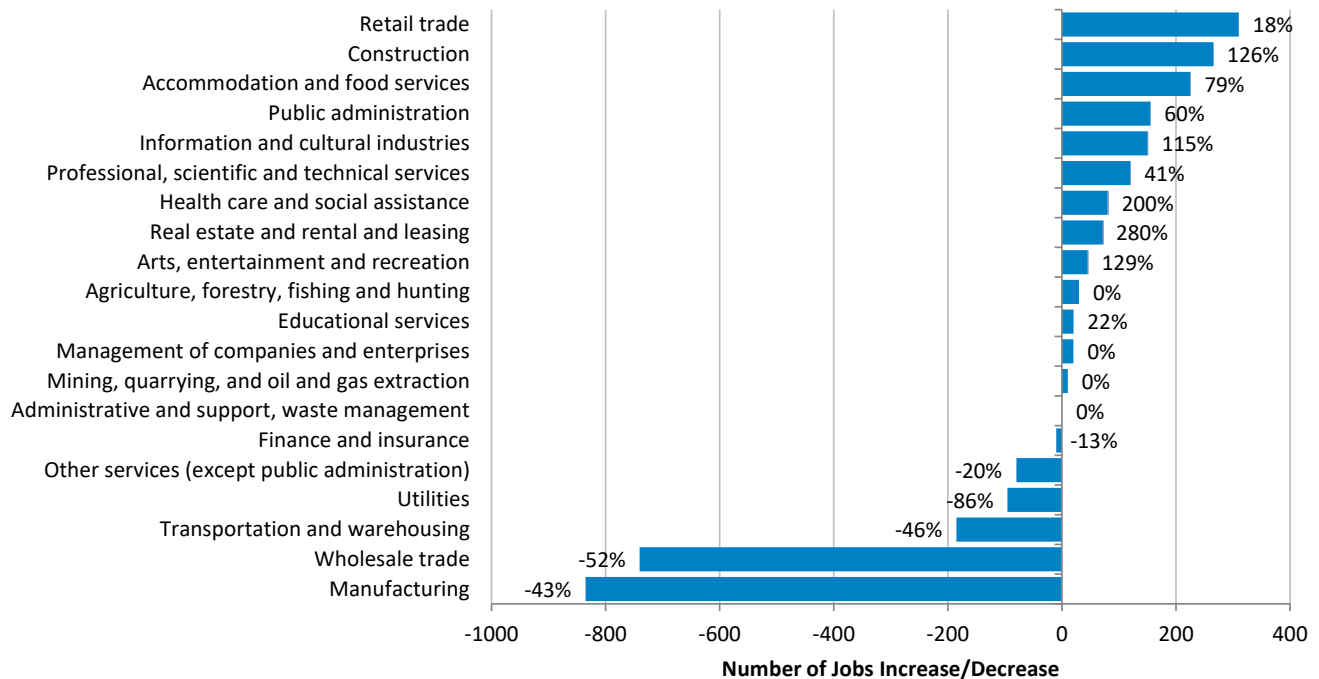
## Employment Trends

Between 2001 and 2016, the Marine Drive sub-area decreased in number of jobs by 445 or 6% led by declines in manufacturing and wholesale trade. The largest job increase in the Marine Drive sub-area was in retail trade, which increased by 310 jobs or 18%.

Other sectors that experienced job increases in Marine Drive include:

- Construction (265 jobs; 126% increase);
- Accommodation and food services (225 jobs; 79% increase)
- Public administration (155 jobs; 60% increase)

**FIGURE 5. JOB INCREASES AND DECREASES IN EMPLOYMENT SECTORS IN THE MARINE DRIVE 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 areas of job growth and decline over time. The largest increase over the past 15 years has been in health and personal care stores, which went from 10 jobs in 2001 to 320 jobs in 2016. Other large increases were experienced in full service restaurants and limited service eating places (+225 jobs; 94% increase), motion picture and video industries (+180 jobs; 900% increase) and soap, cleaning compound and toilet preparation manufacturing (+160 jobs; 1600% increase).

**TABLE 6. LARGEST INCREASES IN SPECIFIC SUB-SECTORS IN THE MARINE DRIVE SUB-AREA, 2001 -2016**

Sector	Sub-Sector	Jobs in 2016	# Increase	% Increase
Retail trade	Health and personal care stores	330	320	3200%
Accommodation and food services	Full-service restaurants and limited service eating places	465	225	94%
Information and cultural industries	Motion picture and video industries	200	180	900%
Manufacturing	Soap, cleaning compound & toilet prep. manufacturing	170	160	1600%
Public administration	Local, municipal and regional public administration	395	145	58%

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.

Decreases in Marine Drive were mostly experienced in sub-sectors in manufacturing and wholesale trade. The largest decreases in quantity of jobs were in printing and related support activities (-375 jobs; 85% decrease), meat product manufacturing (-190 jobs; 88% decrease), and food merchant wholesalers (-170 jobs; 52% decrease). The largest percentage decreases were in (1) metal service centers and (2) water, sewage & other systems, which both lost 100% of their jobs between 2001 – 2016.

**TABLE 7. LARGEST DECREASES IN SPECIFIC SUB-SECTORS IN THE MARINE DRIVE SUB-AREA, 2001 -2016**

Sector	Sub-Sector	Jobs in 2016	# Decrease	% Decrease
Manufacturing	Printing and related support activities	65	-375	-85%
	Meat product manufacturing	25	-190	-88%
Wholesale trade	Food merchant wholesalers	155	-170	-52%
	Metal service centres	0	-135	-100%
Utilities	Water, sewage and other systems	0	-105	-100%
Manufacturing	Sawmills and wood preservation	55	-125	-69%

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

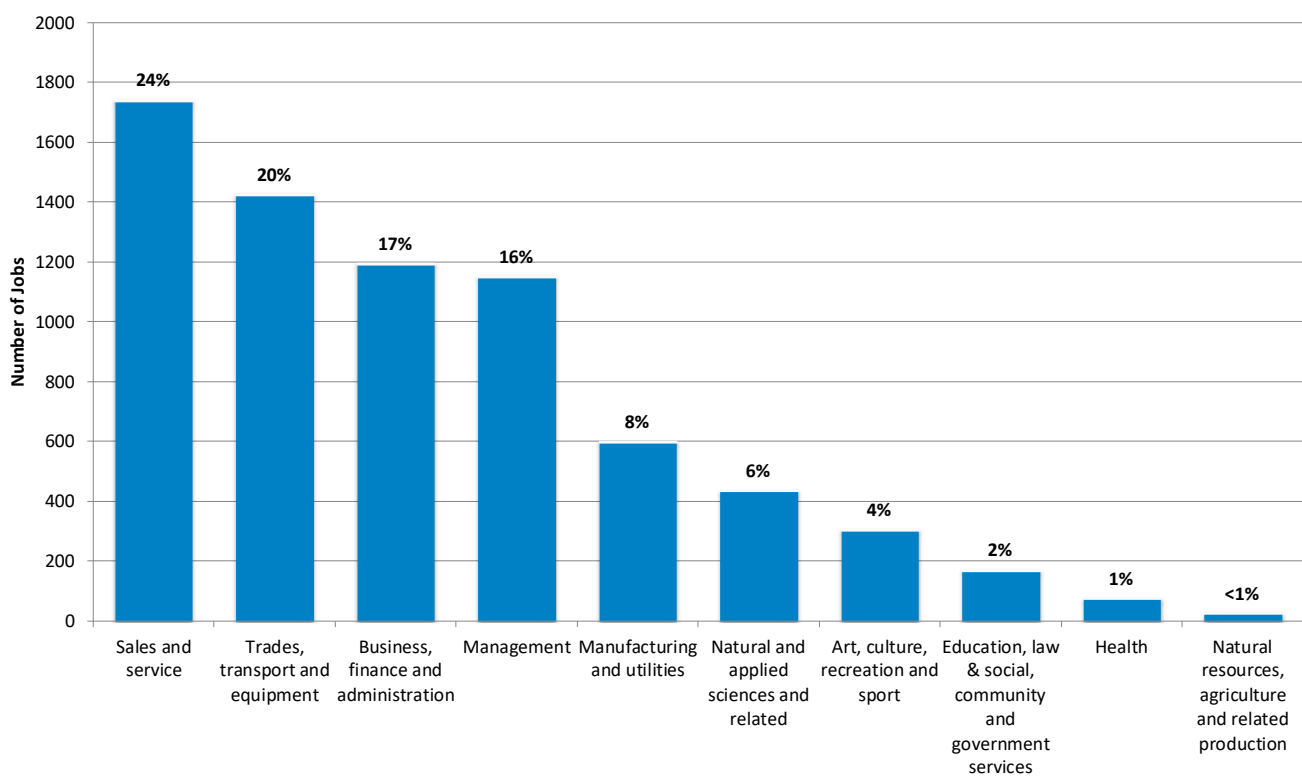
### What are the Occupations of Workers in the Marine Drive Sub-area?

The highest proportion of jobs are in sales and service occupations (24%) which is reflective of retail sector businesses within the area.

The next largest occupation categories are:

- Trades, transport and equipment (20%)
- Business, finance & administration (17%)
- Management (16%)
- Manufacturing and utilities (8%)

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



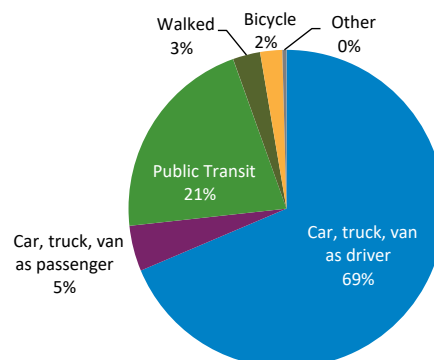
Source: Statistics Canada 2016 Census, Jobs by National Occupation Category, City of Vancouver Employment Areas. Includes jobs data for usual place of work only.



### What is the Mode Share for Workers in the Marine Drive Sub-area?

In Marine Drive, 69% of commuters drive while 27% walk, bicycle or take public transit. The percentage of commuters that drive to work in both districts is much higher than the 42% of commuters that drive to work in the City as a whole.

**FIGURE 7. MARINE DRIVE - 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 Marine Drive Live?

Approximately 48% of commuters in Marine Drive live in Vancouver, with 8% of all commuters coming from the Sunset neighbourhood.

**TABLE 8. MARINE DRIVE - WHERE WORKERS LIVE, CITY OF VANCOUVER LOCAL AREAS**

Place of Residence	#	%
Sunset	535	8%
Victoria-Fraserview	330	5%
Kensington-Cedar Cottage	315	4%
Marpole	280	4%
Renfrew-Collingwood	270	4%
Killarney	220	3%
Hastings-Sunrise	170	2%
Downtown	145	2%
Kitsilano	145	2%
West End	140	2%
Fairview	135	2%
Mount Pleasant	125	2%
Riley Park	125	2%
Oakridge	115	2%
Grandview-Woodland	105	1%
Kerrisdale	55	1%
Dunbar-Southlands	45	1%
Shaughnessy	35	<1%
Arbutus-Ridge	30	<1%
West Point Grey	25	<1%
South Cambie	25	<1%
Strathcona	15	<1%
<b>Total - Vancouver</b>	<b>3,385</b>	<b>48%</b>

**TABLE 9. MARINE DRIVE - WHERE WORKERS LIVE, SUB-AREAS OUTSIDE OF VANCOUVER**

Place of Residence	#	%
South of Fraser	1,040	15%
Burnaby / New Westminster	975	14%
Richmond	840	12%
Northeast Sector	285	4%
North Shore	215	3%
Langley	130	2%
Outside of Metro Vancouver	105	1%
Maple Ridge	95	1%
University Endowment Lands	30	<1%
<b>Total - Outside Vancouver</b>	<b>3,715</b>	<b>52%</b>

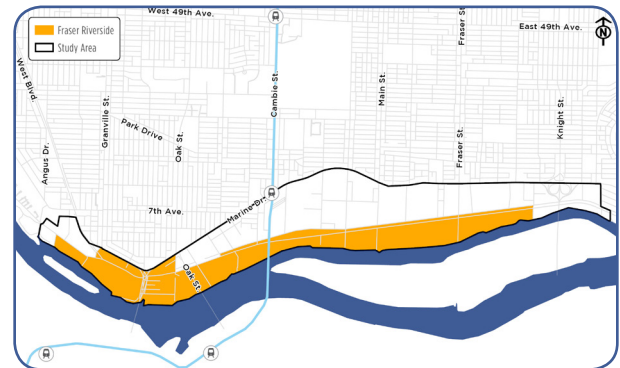
Source for Tables 11 and 12: Statistics Canada 2016 Census, Flow Data from Selected Geographies, Includes jobs data for usual place of work only.

## Sub-area: Fraser Riverside

### Number of Jobs

The Fraser Riverside sub-area had 3,945 jobs in 2016, which is an increase of 49% since 2001. Job growth was predominantly attributed to the transportation and warehousing sector, which grew by 990 jobs; this sector also represented the largest share with 1,010 jobs, or 26% of jobs in the sub-area.

**FIGURE 8. FRASER RIVERSIDE SUB-AREA**



### What Sectors do People Work In?

The largest employment sectors in this district are:

- Transportation and warehousing (1,010 jobs)
- Manufacturing (995)
- Wholesale trade (410)

**TABLE 10. FRASER RIVERSIDE JOBS BY SECTOR**

Sector	# of Jobs	% of Jobs in Sub-area
Transportation and warehousing	1,010	26%
Manufacturing	995	25%
Wholesale trade	410	10%
Prof., scientific and tech. services	370	9%
Retail trade	245	6%
Construction	195	5%
Agri., forestry, fishing and hunting	85	2%
Information and cultural industries	85	2%
Accommodation and food services	85	2%
Educational services	80	2%
Real estate and rental and leasing	75	2%
Administrative & support, waste mgmt.	70	2%
Other services (except public admin.)	65	2%
Public administration	50	1%
Health care and social assistance	40	1%
Arts, entertainment and recreation	30	1%
Mining, quarrying, & oil/gas extraction	20	1%
Finance and insurance	20	1%
Utilities	10	<1%
Management of companies	10	<1%
<b>Total</b>	<b>3,950</b>	<b>100%</b>

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 Fraser Riverside in terms of size are:

- Urban transit systems (800 jobs)
- Architectural, engineering and related services (220)
- Sawmills and wood preservation (135)

**TABLE 11. LARGEST SUB-SECTORS IN THE FRASER RIVERSIDE SUB-AREA**

Sector	Sub-Sector	Jobs
Transportation and warehousing	Urban transit systems	800
	Taxi and limousine service	105
Prof., scientific and technical	Architectural, engineering and related services	220
Manufacturing	Sawmills and wood preservation	135
	Printing and related support activities	90
	Seafood product preparation and packaging	85
	Household, institutional furniture & kitchen cabinet manufacturing	80
	Engine, turbine & power transmission manufacturing	70
	Food merchant wholesalers	125
Wholesale trade	Food merchant wholesalers	125
Construction	Building equipment contractors	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

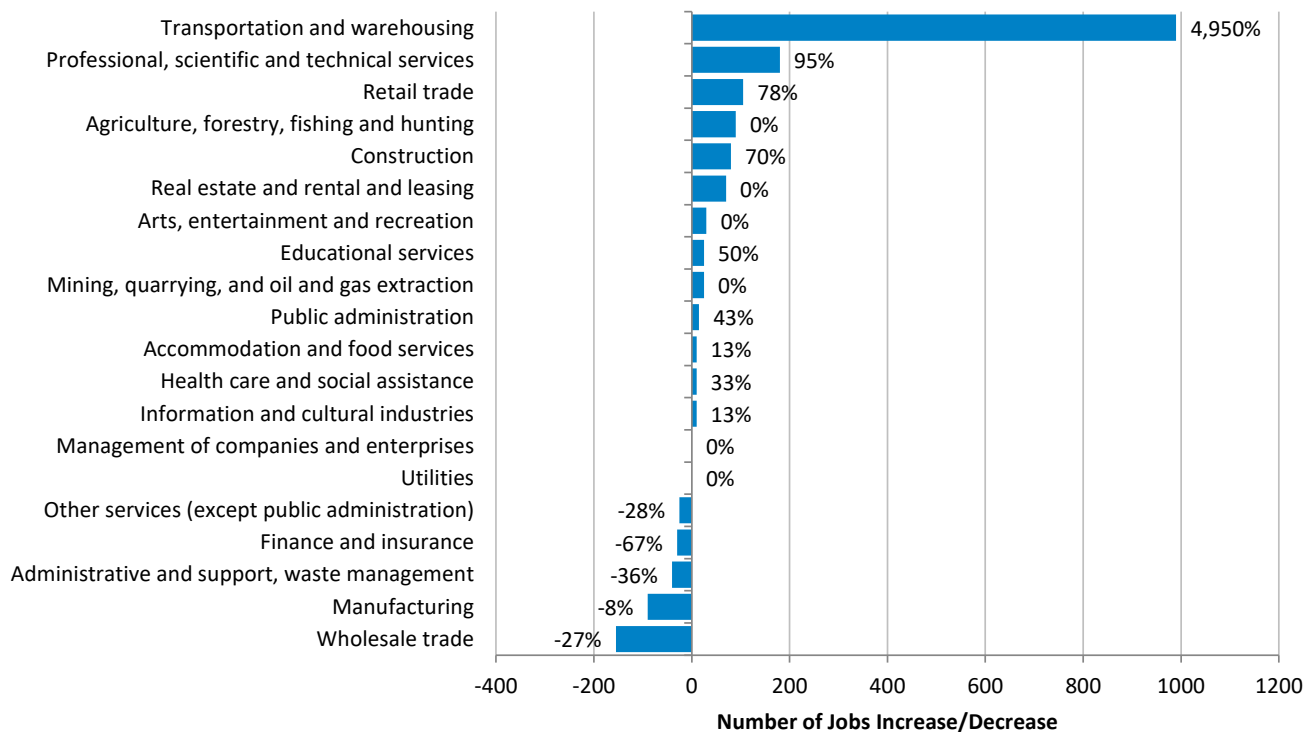
Between 2001 and 2016 jobs in Fraser Riverside increased by 49% or 1,310 jobs. The largest job increase in Fraser Riverside was in the transportation and warehousing sector, which increased by 990 jobs between 2001 and 2016. Most of this increase can be attributed to the increase in jobs in urban transit systems (discussed in further detail below).

Other significant increases in the district include:

- Professional, scientific and technical services (+175 jobs; 90% increase)
- Retail trade (+105 jobs; 75% increase)
- Agriculture, forestry, fishing and hunting (+85 jobs; no jobs existed in this sector in 2001).

The largest job decreases in the district were in wholesale trade (-160 jobs; 28% decrease) and manufacturing (-95 jobs; 8% decrease).

**FIGURE 9. JOB INCREASES & DECREASES IN EMPLOYMENT SECTORS IN THE FRASER RIVERSIDE 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 urban transit systems, which went from 0 jobs in 2001 to 800 jobs in 2016. This increase coincides with the opening of the Coast Mountain Bus Company's Vancouver Transit Centre at the southern foot of Hudson Street in 2007.

Other sectors with increases include tax and limousine service (+105 jobs; no jobs in 2001), architectural, engineering and related services (+170 jobs; 340% increase) and food merchant wholesalers (+85 jobs; 213% increase).

**TABLE 12. JOB INCREASES IN EMPLOYMENT SECTORS IN THE FRASER RIVERSIDE SUB-AREA, 2001 - 2016**

Sector	Sub-Sector	Jobs in 2016	# Increase	% Increase
Transportation and warehousing	Urban transit systems	800	800	N/A
Professional, scientific and technical services	Architectural, engineering and related services	220	170	340%
Transportation and warehousing	Taxi and limousine service	105	105	N/A
Wholesale trade	Food merchant wholesalers	125	85	213%
Manufacturing	Engine, turbine and power transmission equipment manufacturing	70	70	N/A

Source: Statistics Canada 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 sawmills and wood preservation, which lost 160 jobs (54% decrease). Other sub-sectors with significant decreases include:

- Personal goods merchant wholesalers (-80 jobs; 89% decrease)
- Lumber, millwork, hardware and other building supplies wholesalers (-80 jobs; 84% decrease)
- Paper, paper product and disposable plastic product wholesalers (-55 jobs; 100% decrease)
- Cement and concrete product manufacturing (-55 jobs; 46% decrease).

**TABLE 13. JOB DECREASES IN EMPLOYMENT SECTORS IN THE FRASER RIVERSIDE SUB-AREA, 2001 - 2016**

Sector	Sub-Sector	Jobs in 2016	# Decrease	% Decrease
Wholesale trade	Paper, paper product and disposable plastic product wholesalers	0	-55	-100%
	Personal goods merchant wholesalers	10	-80	-89%
	Lumber, millwork, hardware & other building supplies wholesalers	15	-80	-84%
Manufacturing	Cement and concrete product manufacturing	65	-55	-46%
	Sawmills and wood preservation	135	-160	-54%

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

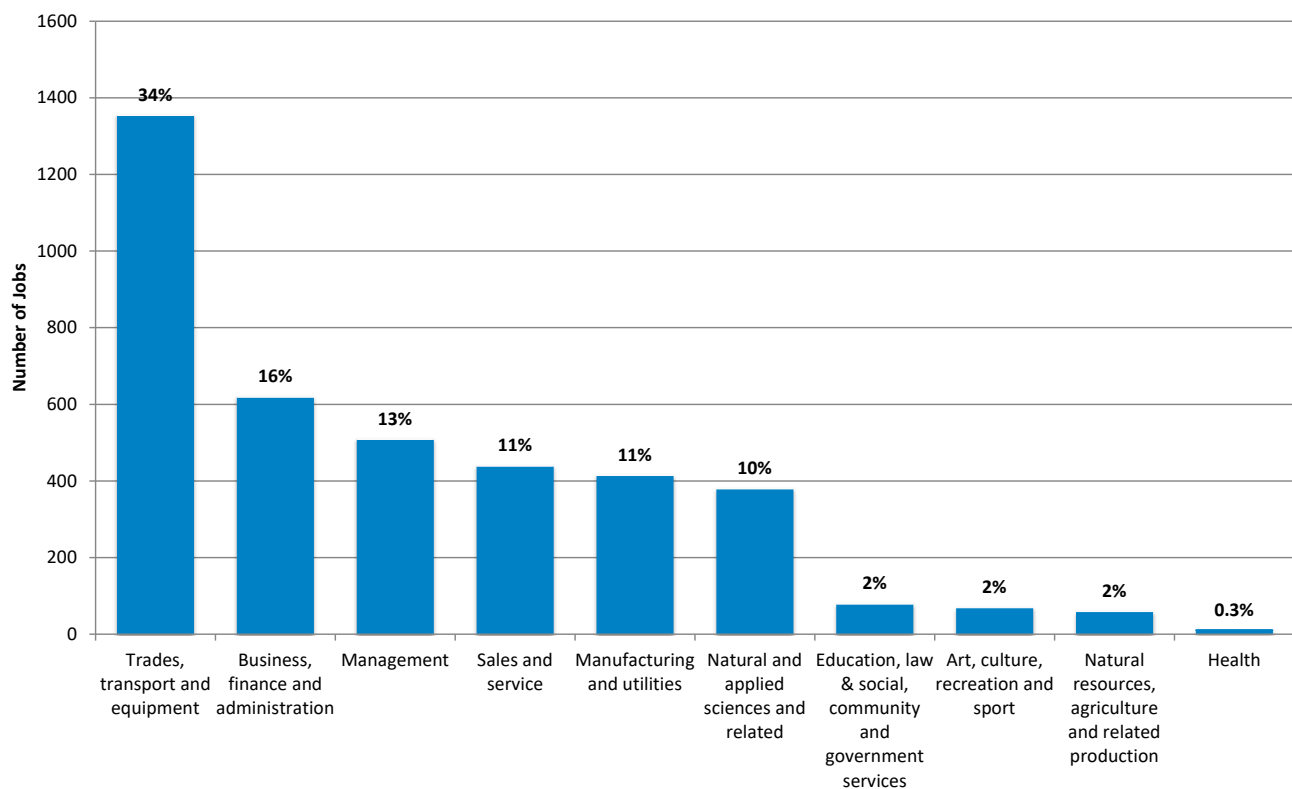
### What are the Occupations of Workers in the Fraser Riverside District?

Fraser Riverside has higher a percentage of occupations in trades, transport and equipment than Marine Drive. 1 in 3 jobs in Fraser Riverside are in trades, transportation and equipment compared to 1 in 5 jobs in that same occupation category in Marine Drive.

The next largest occupation categories are:

- Business, finance & administration (16%)
- Management (13%)
- Manufacturing and utilities (11%).

**FIGURE 10. QUANTITY AND PERCENTAGE OF JOBS IN FRASER RIVERSIDE BY OCCUPATION, 2016**

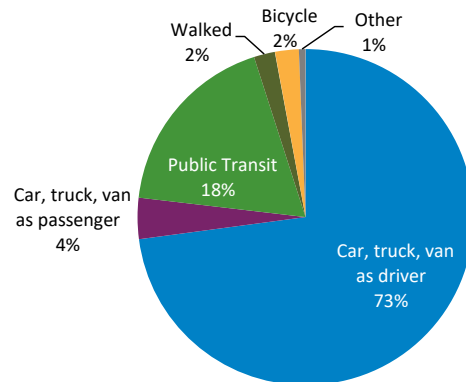


Source: Statistics Canada 2016 Census, Jobs by National Occupation Category, City of Vancouver Employment Areas. Includes jobs data for usual place of work only.

### What is the Mode Share for Workers in the Fraser Riverside?

In Fraser Riverside, 73% of commuters drive to work while only 22% 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. MARINE DRIVE - 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 Fraser Riverside Live?

42% of workers live in Vancouver followed by 22% from South of Fraser outside of the city. In Vancouver, 20% of workers come from the nearby local areas: Marpole, Sunset, Renfrew-Collingwood, Kensington-Cedar Cottage, and Victoria-Fraserview.

**TABLE 14. FRASER RIVERSIDE - WHERE WORKERS LIVE, CITY OF VANCOUVER LOCAL AREAS**

Place of Residence	#	%
Marpole	175	4%
Kensington-Cedar Cottage	170	4%
Sunset	160	4%
Renfrew-Collingwood	155	4%
Victoria-Fraserview	145	4%
Killarney	130	3%
West End	110	3%
Downtown	85	2%
Mount Pleasant	80	2%
Hastings-Sunrise	65	2%
Riley Park	65	2%
Fairview	55	1%
Kitsilano	50	1%
Dunbar-Southlands	40	1%
Arbutus-Ridge	40	1%
Grandview-Woodland	35	1%
Oakridge	30	1%
Kerrisdale	25	1%
Shaughnessy	20	1%
Strathcona	10	0%
West Point Grey	10	0%
South Cambie	10	0%
<b>Total - Vancouver</b>	<b>1,665</b>	<b>42%</b>

**TABLE 15. FRASER RIVERSIDE - WHERE WORKERS LIVE, SUB-AREAS OUTSIDE OF VANCOUVER**

Place of Residence	#	%
South of Fraser	860	22%
Burnaby / New Westminster	480	12%
Richmond	395	10%
Northeast Sector	210	5%
North Shore	105	3%
Maple Ridge / Pitt Meadows	75	2%
Langley	70	2%
Outside of Metro Vancouver	70	2%
University Endowment Lands	20	1%
<b>Total - Outside Vancouver</b>	<b>2,285</b>	<b>58%</b>

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