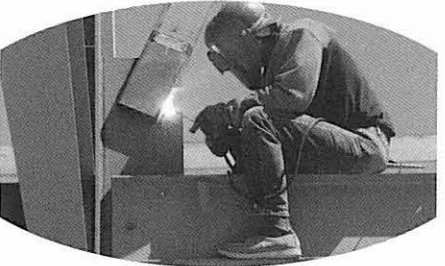
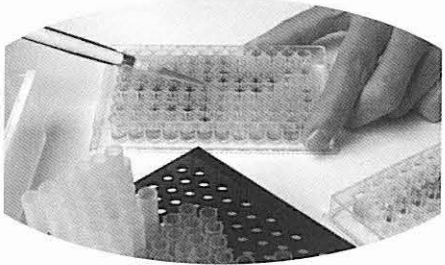
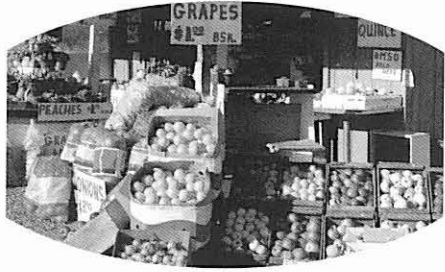
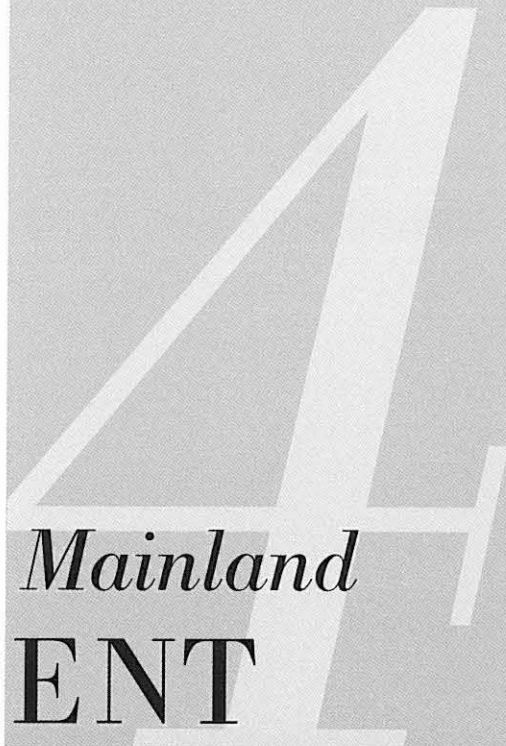


JUNE 1999



**FVRD SUBREGIONAL  
PROFILES**



*Lower Mainland*  
**EMPLOYMENT**

**STUDY**

Jointly Sponsored by:

Greater Vancouver  
Regional District



Fraser Valley  
Regional District



Squamish-Lillooet  
Regional District



Ministry of  
Transportation  
and Highways

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**PROFILES FOR THE SUBREGIONS IN  
THE FRASER VALLEY REGIONAL DISTRICT  
EXTRACTS FROM THE LOWER MAINLAND EMPLOYMENT STUDY**

**CORIOLIS CONSULTING CORP.**

**DR. T. A. HUTTON, CHS/UBC**

**JUNE 1999**

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## 1.0 INTRODUCTION

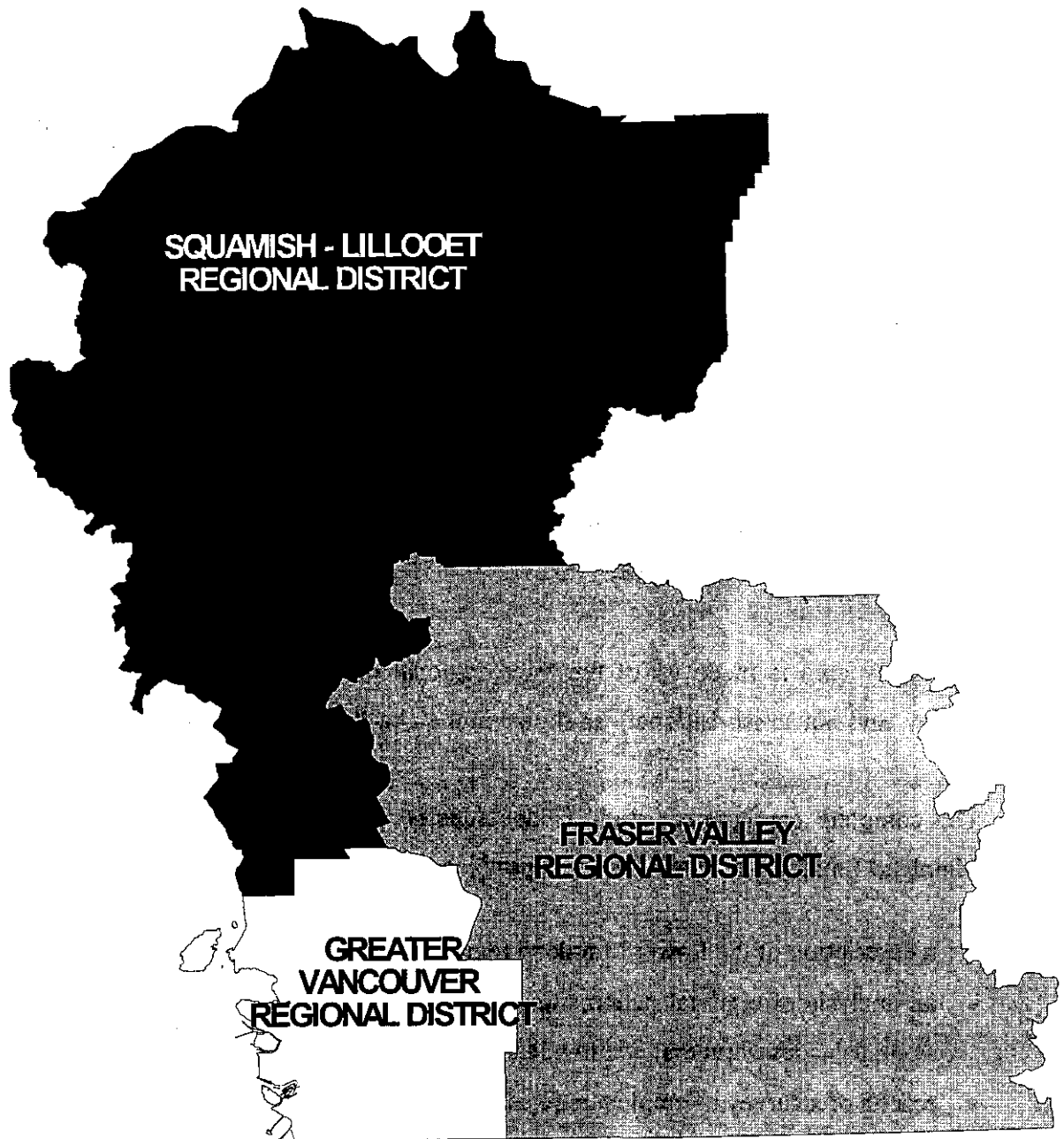
The Lower Mainland Employment Study was commissioned jointly by the Fraser Valley, Greater Vancouver, and Squamish-Lillooet Regional Districts, and the Ministry of Transportation and Highways (MoTH). The main objectives of the Study are to:

- describe the factors that determine the distribution of employment throughout the Lower Mainland region.
- forecast the likely future distribution of employment growth, based on existing policies.
- describe the extent to which the regional distribution of employment can be influenced by public policies or initiatives, in order to achieve a better balance between population and jobs.

The study area is made up of the three regional districts (Greater Vancouver, Fraser Valley, and Squamish-Lillooet), as shown in the attached map.

The complete employment study is documented in a separate report entitled “Lower Mainland Employment Study Main Report”, which includes:

- a description of the Lower Mainland regional economy.
- an analysis of regional patterns and trends in population, industrial and commercial floorspace development, employment, and economic indicators.
- results of a survey of employers regarding locational decisions.
- forecasts for total Lower Mainland employment and the future distribution of employment among the three Regional Districts and the subregions which make up the Lower Mainland.
- an evaluation of the potential to influence the future distribution of employment through public sector policies and initiatives.



**SQUAMISH - LILLOOET  
REGIONAL DISTRICT**

**FRASER VALLEY  
REGIONAL DISTRICT**

**GREATER  
VANCOUVER  
REGIONAL DISTRICT**

# Study Area

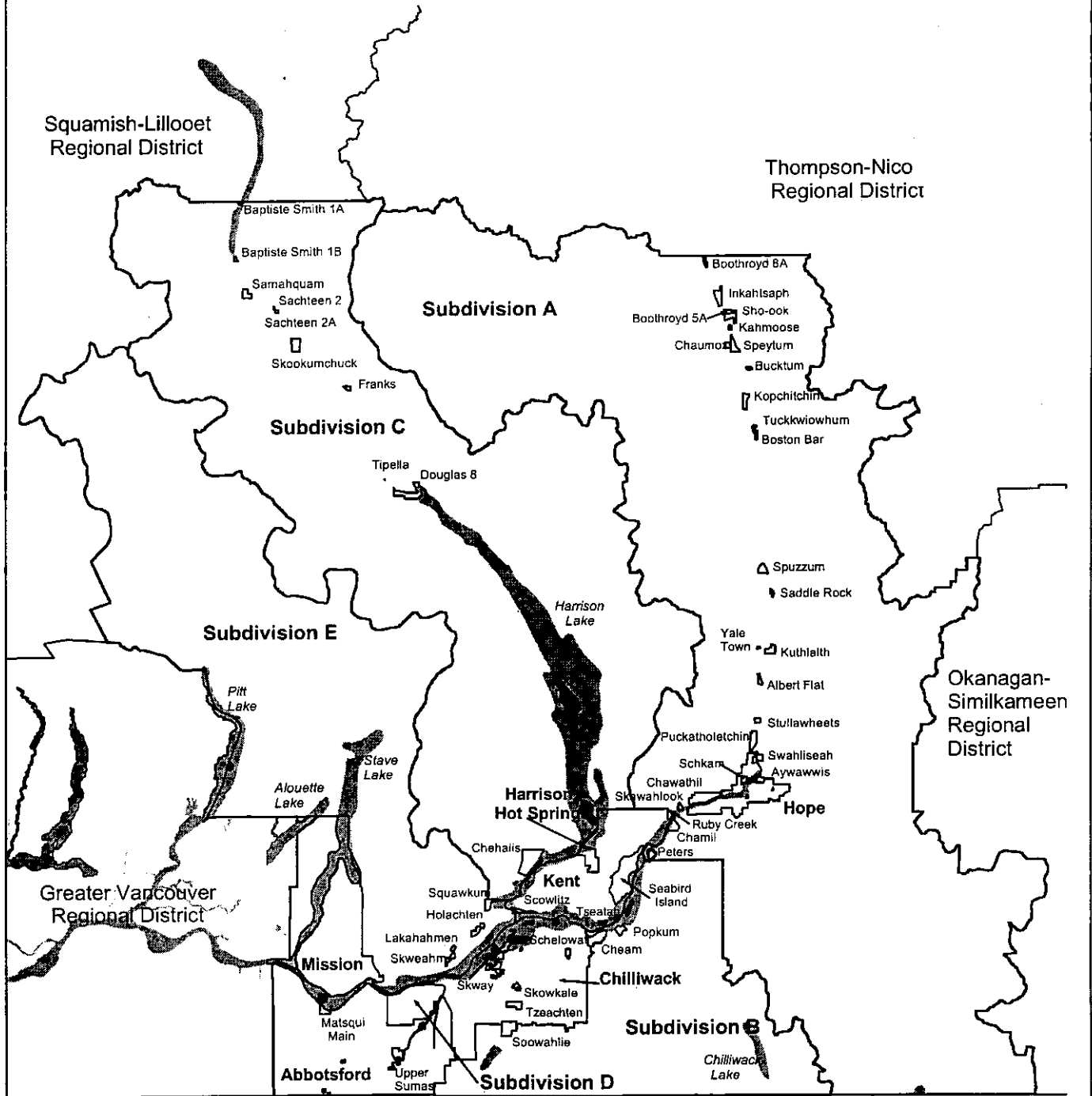
As part of the Study, the client team requested summaries of historical trends and future prospects for employment growth by subregion. This report contains information for the subregions in the Fraser Valley Regional District (FVRD), including:

- Abbotsford, Subdivision D.
- Chilliwack: Chilliwack, Kent, Harrison Hot Springs, Subdivision B.
- Mission, Subdivisions C and E.
- Hope, Subdivision A.

The attached map shows the municipalities within the FVRD.

There are separate reports for the subregions in the Greater Vancouver Regional District (GVRD) and the Squamish-Lillooet Regional District (SLRD).

# Fraser Valley Regional District



1996 Census Boundaries



## 2.0 SUMMARY OF THE LOWER MAINLAND EMPLOYMENT STUDY

This section summarizes the main findings and conclusions of the Lower Mainland Employment Study. For more detailed information, refer to the main document.

### 2.1 LOWER MAINLAND ECONOMY

The Lower Mainland regional economy is highly diversified, although employment is concentrated in the services, wholesale and retail trade, and manufacturing sectors, which together accounted for about 70% of employment in 1996. Most of the rapidly growing sectors of the economy are within the services sector, including industries such as high tech and film and television. The following table shows employment growth by sector from 1981 to 1996:

	1981		1996		Average Annual Growth Rate
	Employment	Share of Total Employment	Employment	Share of Total Employment	
Primary	20,794	3.0%	25,415	2.5%	1.3%
Manufacturing	101,745	14.7%	102,670	10.1%	0.1%
TCU*	73,310	10.6%	84,825	8.4%	1.0%
Wholesale/ Retail Trade	134,217	19.4%	184,445	18.2%	2.1%
FIRE*	49,892	7.2%	74,025	7.3%	2.7%
Services	226,430	32.7%	423,950	41.8%	4.3%
Government Services	41,935	6.1%	48,775	4.8%	1.0%
Construction	43,855	6.3%	69,965	6.9%	3.2%
Total	692,178	100.0%	1,014,065	100.0%	2.6%

\* TCU refers to Transportation, Communications, and Utilities; FIRE refers to Finance, Insurance and Real Estate.

Sources: Statistics Canada, 1996 data and 1981 SLRD data (employed labour force); GVRD databases, 1981 GVRD and FVRD data.

Note 1: Due to rounding by different data sources, the sum of the industry sector employment data is slightly lower than the total amount of Lower Mainland employment reported by Statistics Canada in 1981.

The Lower Mainland economy is heavily tied to the Asia Pacific region, strongly but decreasingly to the rest of BC, and to a limited extent to the rest of Canada. Therefore, the patterns of employment growth and demographic change in the Lower Mainland will probably not closely resemble the patterns in the rest of BC or Canada.

The Lower Mainland's economic roles and competitive advantages are particularly well-suited to the sectors of the global economy that are likely to produce substantial numbers of high quality jobs over the next twenty five years, including high tech, film and television, finance, trade, electronic commerce, communications, professional services, transportation, health/education, and tourism.

2.2 HISTORICAL TRENDS IN POPULATION AND EMPLOYMENT GROWTH: 1981 TO 1996

2.2.1 Trends at the Regional District Level

Lower Mainland employment and population both grew at an average annual rate of about 2.5% to 2.6% from 1981 to 1996.

POPULATION:

	1981		1996		1981 to 1996		
	Population	Share of Lower Mainland Population	Population	Share of Lower Mainland Population	Population Growth	Share of Lower Mainland Population Growth	Average Annual Growth Rate
<b>GVRD</b>	1,268,093	89.1%	1,831,665	87.9%	563,572	85.3%	2.5%
<b>FVRD</b>	135,601	9.5%	222,478	10.7%	86,877	13.1%	3.4%
<b>SLRD</b>	18,889	1.3%	29,401	1.4%	10,512	1.6%	3.0%
<b>Lower Mainland</b>	1,422,583	100.0%	2,083,544	100.0%	660,961	100.0%	2.6%

Source: Statistics Canada, census data.

EMPLOYMENT:

	1981		1996		1981 to 1996		
	Employment	Share of Lower Mainland Employment	Employment	Share of Lower Mainland Employment	Employment Growth	Share of Lower Mainland Employment Growth	Average Annual Growth Rate
<b>GVRD</b>	638,900	91.8%	913,825	90.1%	274,925	86.3%	2.4%
<b>FVRD</b>	48,035	6.9%	84,345	8.3%	36,310	11.4%	3.8%
<b>SLRD</b>	8,690	1.2%	15,895	1.6%	7,205	2.3%	4.1%
<b>Lower Mainland</b>	695,625	100.0%	1,014,065	100.0%	318,440	100.0%	2.5%

Source: Statistics Canada, census data.

The Lower Mainland's population and jobs are heavily concentrated in the GVRD, but from 1981 to 1996, the FVRD and SLRD increased their shares of total Lower Mainland employment.

### *2.2.2 Trends at the Subregional Level*

The tables on the following pages show population and employment growth for each subregion in the Lower Mainland.

Trends at the subregional level within the FVRD include:

- population grew in all areas of the FVRD from 1981 to 1996.
- employment in Abbotsford, Chilliwack, and Mission grew from 1981 to 1996, while employment in the Hope area declined.
- Abbotsford outperformed other subregions within the FVRD and accounted for a higher share of Lower Mainland employment and population growth than some more central subregions in the GVRD, such as the North Shore.

Within the GVRD, subregions that captured a majority of population and employment growth were the South of Fraser area, Burnaby/New Westminster, the Northeast Sector, and Richmond. Even though Vancouver did not grow as quickly, it remains the major employment and population centre in the Lower Mainland.

Whistler outperformed other subregions in the SLRD.

PROFILES FOR THE SUBREGIONS IN THE FVRD

POPULATION	1981		1996		1981 to 1996	
	Population	Share of Lower Mainland Population	Population	Share of Lower Mainland Population	Population Growth	Share of Lower Mainland Population Growth
Vancouver	417,955	29.4%	520,841	25.0%	102,886	15.6%
Burnaby/New West.	175,044	12.3%	228,559	11.0%	53,515	8.1%
Northeast Sector	103,959	7.3%	170,975	8.2%	67,016	10.1%
North of Fraser	38,441	2.7%	69,609	3.3%	31,168	4.7%
South of Fraser:	235,380	16.5%	417,098	20.0%	181,718	27.5%
Delta	74,692	5.3%	95,411	4.6%	20,719	3.1%
Surrey/White Rock	160,688	11.3%	321,687	15.4%	160,999	24.4%
Langley Township/ Langley City	59,727	4.2%	102,702	4.9%	42,975	6.5%
Richmond	96,154	6.8%	148,867	7.1%	52,713	8.0%
North Shore	137,722	9.7%	167,188	8.0%	29,466	4.5%
Reserves	3,711	0.3%	5,826	0.3%	2,115	0.3%
<b>GVRD TOTAL</b>	<b>1,268,093</b>	<b>89.1%</b>	<b>1,831,665</b>	<b>87.9%</b>	<b>563,572</b>	<b>85.3%</b>
Mission	23,331	1.6%	34,402	1.7%	11,071	1.7%
Chilliwack:	47,600	3.3%	70,119	3.4%	22,519	3.4%
Chilliwack	40,609	2.8%	60,186	2.9%	19,577	3.0%
Kent, Harrison Hot Springs, Sub. B	6,991	0.5%	9,933	0.5%	2,942	0.4%
Abbotsford	55,052	3.9%	105,759	5.1%	50,707	7.7%
Hope	7,131	0.5%	7,716	0.4%	585	0.1%
Reserves	2,487	0.2%	4,482	0.2%	1,995	0.3%
<b>FVRD TOTAL</b>	<b>135,601</b>	<b>9.5%</b>	<b>222,478</b>	<b>10.7%</b>	<b>86,877</b>	<b>13.1%</b>
Squamish	10,272	0.7%	13,994	0.7%	3,722	0.6%
Whistler/Pemberton	3,166	0.2%	10,218	0.5%	7,052	1.1%
Lillooet	3,473	0.2%	3,672	0.2%	199	0.0%
Reserves	1,978	0.1%	1,517	0.1%	(461)	(0.1%)
<b>SLRD TOTAL</b>	<b>18,889</b>	<b>1.3%</b>	<b>29,401</b>	<b>1.4%</b>	<b>10,512</b>	<b>1.6%</b>
<b>Lower Mainland</b>	<b>1,422,583</b>	<b>100.0%</b>	<b>2,083,544</b>	<b>100.0%</b>	<b>660,961</b>	<b>100.0%</b>

Source: Statistics Canada, census data.

PROFILES FOR THE SUBREGIONS IN THE FVRD

EMPLOYMENT	1981		1996		1981 to 1996	
	Employment	Share of Lower Mainland Employment	Employment	Share of Lower Mainland Employment	Employment Growth	Share of Lower Mainland Employment Growth
Vancouver	299,105	43.0%	318,775	31.4%	19,670	6.2%
Burnaby/New West.	92,930	13.4%	120,780	11.9%	27,850	8.7%
Northeast Sector	29,375	4.2%	47,580	4.7%	18,205	5.7%
North of Fraser	11,500	1.7%	17,930	1.8%	6,430	2.0%
South of Fraser:	70,180	10.1%	129,225	12.7%	59,045	18.5%
Delta	17,655	2.5%	37,010	3.6%	19,355	6.1%
Surrey/White Rock	52,525	7.6%	92,215	9.1%	36,690	12.5%
Langley Township/ Langley City	21,445	3.1%	39,450	3.9%	18,005	5.7%
Richmond	56,225	8.1%	89,580	8.9%	33,355	10.5%
North Shore	49,740	7.2%	59,805	5.9%	10,065	3.2%
Reserves	350	0.0%	1,580	0.2%	1,230	0.4%
No Fixed Workplace	8,050	1.2%	88,945	8.8%	80,895	25.4%
<b>GVRD TOTAL</b>	<b>638,900</b>	<b>91.8%</b>	<b>913,825</b>	<b>90.1%</b>	<b>274,925</b>	<b>86.3%</b>
Mission	5,965	0.8%	8,170	0.8%	2,205	0.7%
Chilliwack:	18,605	2.7%	24,060	2.4%	5,455	1.7%
Chilliwack	15,560	2.2%	21,025	2.1%	5,465	1.7%
Kent, Harrison Hot Springs, Sub. B	3,045	0.4%	3,035	0.3%	(10)	0.0%
Abbotsford	19,140	2.8%	36,465	3.6%	17,325	5.4%
Hope	3,470	0.5%	2,655	0.3%	(815)	(0.3%)
Reserves	145	0.0%	240	0.0%	95	0.0%
No Fixed Workplace	710	0.1%	12,290	1.2%	11,580	3.6%
<b>FVRD TOTAL</b>	<b>48,035</b>	<b>6.9%</b>	<b>84,345</b>	<b>8.3%</b>	<b>36,310</b>	<b>11.4%</b>
Squamish	4,150	0.6%	4,725	0.5%	575	0.1%
Whistler/Pemberton	2,265	0.3%	7,100	0.7%	4,835	1.6%
Lillooet	1,905	0.3%	1,660	0.2%	(245)	(0.1%)
Reserves	135	0.0%	80	0.0%	(55)	0.0%
No Fixed Workplace	235	0.0%	2,190	0.2%	1,955	0.6%
<b>SLRD TOTAL</b>	<b>8,690</b>	<b>1.2%</b>	<b>15,895</b>	<b>1.6%</b>	<b>7,205</b>	<b>2.3%</b>
<b>Lower Mainland</b>	<b>695,625</b>	<b>100.0%</b>	<b>1,014,065</b>	<b>100.0%</b>	<b>318,440</b>	<b>100.0%</b>

Source: Statistics Canada, census data.

2.3 FORECAST OF EMPLOYMENT GROWTH AND DISTRIBUTION: 1996 TO 2021

Employment in the Lower Mainland is projected to grow at an average annual growth rate of about 1.8% to 2.1% from 1996 to 2021, which equates to an average annual increment of about 24,000 to 28,000 jobs. The table on the following page shows a 'base case' forecast of Lower Mainland employment distribution in 2021, assuming that existing policies and trends continue over the next 25 years.

Employment in the FVRD is projected to grow at an average annual increment between about 3,200 and 4,200 jobs per year. This is higher than long-term average incremental growth of about 2,400 jobs per year from 1981 to 1996.

About 60% to 70% of employment growth will likely be in the community-oriented products/services, high tech, film/television, tourism, and transportation/communication/utilities sectors.

PROFILES FOR THE SUBREGIONS IN THE FVRD

	1996 (actual)		2021 (forecast)	
	Employment	Share of Lower Mainland	Employment	Share of Lower Mainland
Burnaby/New Westminster	120,780	11.9%	180,000 to 188,000	11.1% to 11.3%
Langley Township/City	39,450	3.9%	73,000 to 78,000	4.5% to 4.6%
Northeast Sector	47,580	4.7%	87,000 to 93,000	5.4% to 5.5%
North of Fraser	17,930	1.8%	28,000 to 30,000	1.8%
North Shore	59,805	5.9%	73,000 to 75,000	4.4% to 4.6%
Richmond	89,580	8.8%	135,000 to 142,000	8.3% to 8.4%
Delta	37,010	3.6%	61,000 to 64,000	3.8%
Surrey/White Rock	92,215	9.1%	178,000 to 190,000	11.1%
Vancouver	318,775	31.4%	450,000 to 472,000	26.5% to 27.8%
No Fixed Workplace	90,525	8.9%	139,000 to 144,000	8.5% to 8.7%
<b>GVRD TOTAL</b>	<b>913,825</b>	<b>90.1%</b>	<b>1,404,000 to 1,476,000</b>	<b>86.8% to 87.8%</b>
Abbotsford	36,465	3.6%	73,000 to 84,000	4.6% to 4.9%
Chilliwack	24,060	2.4%	49,000 to 54,000	3.1% to 3.2%
Hope	2,655	0.3%	3,000	0.2%
Mission	8,170	0.8%	13,000 to 15,000	0.8% to 0.9%
No fixed workplace	12,530	1.2%	25,000 to 32,000	1.6% to 1.9%
<b>FVRD TOTAL</b>	<b>84,345</b>	<b>8.3%</b>	<b>163,000 to 188,000</b>	<b>10.2% to 11.1%</b>
Squamish, Whistler, Pemberton	11,825	1.2%	28,900 to 31,900	1.8%
Other SLRD	3,930	0.4%	4,000	0.2%
<b>SLRD TOTAL</b>	<b>15,895</b>	<b>1.6%</b>	<b>33,000 to 36,000</b>	<b>2.1%</b>
<b>LOWER MAINLAND</b>	<b>1,014,065</b>	<b>100.0%</b>	<b>1,600,000 to 1,700,000</b>	<b>100.0%</b>

Sources: Statistics Canada, 1996 census data; Coriolis Consulting Corp., 2021 forecasts.

## 2.4 INFLUENCING THE FUTURE GEOGRAPHIC DISTRIBUTION OF EMPLOYMENT

### *2.4.1 Locational Tendencies of Employment*

About 40% of all employment is directly related to providing community services and retail goods, so it will likely follow population distribution (at the subregional but not necessarily the community or neighbourhood level).

About 35% of job growth will likely locate in light industrial areas and business parks. Communities in the central part of the Lower Mainland (i.e., Burnaby, Surrey, Delta, Coquitlam, Port Coquitlam, Richmond and Langley Township/Langley City) have experienced rapid rates of industrial and commercial development and have available vacant industrial land. These areas will likely continue to attract large shares of future employment growth. Jobs in light industrial areas and business parks tend to be economic-base jobs serving a broader market than simply the local population.

About 20% of employment growth will likely locate in specialized areas or facilities such as universities, hospitals, ports, or downtown Vancouver.

About 5% of employment growth will be flexible in its locational decisions, although it will tend to choose locations in downtown Vancouver or town centre/commercial centre locations.

### *2.4.2 Influencing Employment Distribution*

One approach to influencing the composition of the Lower Mainland's economy and the distribution of employment is direct government investment. Major investments in tourism infrastructure, post-secondary education institutions with a strong research and development orientation that can generate spin-off employment, and transportation facilities (such as at the Abbotsford Airport or a major port development in a location

other than Burrard Inlet) could each generate employment nodes up to about 5,000 jobs. This influence could be significant subregionally, especially for smaller subregions, but would not dramatically affect Regional District shares of total Lower Mainland employment.

A second approach to influencing employment distribution is land use and transportation planning policies. Given the locational tendencies of employment described in Section 2.4.1, the three main policy levers that can be used to influence employment distribution are:

- influencing the distribution of the population via land use and transportation planning.
- influencing the supply of accessible, central, good quality industrial/business park land by designating new lands and/or improving access in selected locations. Business park employment will be strongest in areas with optimal combinations of accessibility, centrality to the region's overall labour pool, housing supply, and amenities/infrastructure. The relative competitive advantage of individual locations can be enhanced by improving accessibility and/or adding land supply; however, this will only be effective if the locations have all the attributes that firms are looking for. Transportation improvements or land supply additions on their own will not necessarily lead to higher shares of employment.
- enhancing the attractiveness of regional business centres by encouraging anchors, improving transportation links within subregions, encouraging residential densification in or near Town Centres and commercial business centres, and providing amenities that improve the attractiveness of regional business centres.

### 3.0 ABBOTSFORD

The Abbotsford subregion includes Abbotsford and Subdivision D in the Fraser Valley Regional District. Abbotsford was the location for most of the Fraser Valley's population and employment growth from 1981 to 1996 and is projected to continue to increase its role as a major commercial centre in the Fraser Valley and an industrial/business park location within the Lower Mainland over the next 25 years.

#### 3.1 POPULATION

About 8% of population growth in the Lower Mainland, or about 58% of population growth in the FVRD, occurred in Abbotsford from 1981 to 1996. Abbotsford's population grew from 55,052 in 1981 to 105,759 in 1996, or at an average annual growth rate of 4.45%, which was faster than the overall FVRD rate of about 3.36%. The subregion's population growth averaged about 3,400 people per year, with a majority of population growth occurring in the City of Abbotsford rather than in the surrounding area.

POPULATION	1981		1996		1981 to 1996	
	Population	Share of FVRD Population	Population	Share of FVRD Population	Population Growth	Share of FVRD Population Growth
<b>Abbotsford:</b>	<b>55,052</b>	<b>40.6%</b>	<b>105,759</b>	<b>47.5%</b>	<b>50,707</b>	<b>58.4%</b>
<b>Abbotsford</b>	<b>54,736</b>	<b>40.4%</b>	<b>105,403</b>	<b>47.4%</b>	<b>50,667</b>	<b>58.3%</b>
<b>Subdivision D</b>	<b>316</b>	<b>0.2%</b>	<b>356</b>	<b>0.1%</b>	<b>40</b>	<b>0.1%</b>
Chilliwack	47,600	35.1%	70,119	31.5%	22,519	25.9%
Mission	23,331	17.2%	34,402	15.5%	11,071	12.7%
Hope	7,131	5.3%	7,716	3.5%	585	0.7%
Reserves	2,487	1.8%	4,482	2.0%	1,995	2.3%
<b>FVRD TOTAL</b>	<b>135,601</b>	<b>100.0%</b>	<b>222,478</b>	<b>100.0%</b>	<b>86,877</b>	<b>100.0%</b>
<b>Lower Mainland</b>	<b>1,422,583</b>	<b>n/a</b>	<b>2,083,544</b>	<b>n/a</b>	<b>660,961</b>	<b>n/a</b>

Source: Statistics Canada, census data.

By 2021, the population of Abbotsford (excluding Subdivision D) is expected to grow to about 210,000.<sup>1</sup> This is equivalent to an average annual growth rate of about 2.80% over the next 25 years, or about 4,180 people per year, which is a higher average annual increment than experienced from 1981 to 1996.

### 3.2 HISTORICAL EMPLOYMENT TRENDS: 1981 TO 1996

The table on the following page shows employment growth from 1981 to 1996 for subregions within the FVRD.

From 1981 to 1996, employment growth in the Abbotsford area accounted for about 5% of employment growth in the Lower Mainland, or about 47% of employment growth in the FVRD.

Employment in the Abbotsford area grew from 19,140 jobs in 1981 to 36,465 jobs by 1996, or by about 1,155 jobs per year on average.<sup>2</sup> This is equivalent to an average annual growth rate of about 4.39%, which was faster than the FVRD's rate of 3.82%, causing the subregion to increase its share of FVRD employment from 40% to 43% over the fifteen year period.

As with population, the vast majority of employment is located in Abbotsford, with little employment in the surrounding rural area.

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<sup>1</sup> Population forecasts are based on the FVRD's Plan Concept Scenario, which only provides forecasts for Abbotsford, Chilliwack, Mission and an all-inclusive forecast for the rest of the Fraser Valley (which includes Hope, Kent, Harrison Hot Springs, Subdivisions A, B, C, D, and E).

<sup>2</sup> The wording of the census questionnaire changed from 1981 to 1996, resulting in a large increase in the number of people reporting the location of their jobs as 'no fixed workplace address' (i.e., an increase in the share of total Lower Mainland employment that is at 'no fixed workplace address' from about 1% in 1981 to about 10% in 1996). At the Regional District level, it was assumed that jobs in the 'no fixed workplace' category were jobs within the Regional District's boundary. However, at the subregional level this assumption is not made. Therefore, growth at the subregional level may be somewhat understated because the 1981 employment data allocates many of the jobs at 'no fixed workplace' to the subregions while the 1996 data does not.

EMPLOYMENT	1981		1996		1981 to 1996	
	Employment	Share of FVRD Employment	Employment	Share of FVRD Employment	Employment Growth	Share of FVRD Employment Growth
<b>Abbotsford:</b>	<b>19,140</b>	<b>39.8%</b>	<b>36,465</b>	<b>43.2%</b>	<b>17,325</b>	<b>47.7%</b>
<b>Abbotsford</b>	<b>19,110</b>	<b>39.8%</b>	<b>36,390</b>	<b>43.1%</b>	<b>17,280</b>	<b>47.6%</b>
<b>Subdivision D</b>	<b>30</b>	<b>0.0%</b>	<b>75</b>	<b>0.1%</b>	<b>45</b>	<b>0.1%</b>
Chilliwack	<b>18,605</b>	<b>38.7%</b>	<b>24,060</b>	<b>28.5%</b>	<b>5,455</b>	<b>15.0%</b>
Mission	5,965	12.4%	8,170	9.7%	2,205	6.1%
Hope	3,470	7.2%	2,655	3.1%	(815)	(2.2%)
Reserves	145	0.3%	240	0.3%	95	0.3%
No Fixed Workplace	710	1.5%	12,290	14.6%	11,580	31.9%
<b>FVRD TOTAL</b>	<b>48,035</b>	<b>100.0%</b>	<b>84,345</b>	<b>100.0%</b>	<b>36,310</b>	<b>100.0%</b>
<b>Lower Mainland</b>	<b>695,625</b>	<b>n/a</b>	<b>1,014,065</b>	<b>n/a</b>	<b>318,440</b>	<b>n/a</b>

Source: Statistics Canada, census data.

Employment trends by industry sector in Abbotsford indicate that<sup>3</sup>:

- jobs in Abbotsford are concentrated in the services sector, which accounted for 39% of jobs in 1996, up from 28% of jobs in 1981. This was lower than the proportion of jobs (about 46%) in the services sector in the FVRD in 1996.
- the services, wholesale and retail trade, manufacturing, and finance/insurance/real estate sectors all experienced strong employment growth from 1981 to 1996.
- moderate employment growth occurred in the primary, government services, and transportation/communications/utilities sector, while employment in the construction sector declined.

<sup>3</sup> Sectoral employment data sources: Statistics Canada, 1996 data and 1981 SLRD data (Employed Labour Force) and GVRD databases, 1981 GVRD and FVRD data.

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### 3.3 INDUSTRIAL AND COMMERCIAL FLOORSPACE

Industrial and commercial floorspace growth can be used as a surrogate for employment growth. Abbotsford accounted for about 5% of industrial floorspace growth in the Lower Mainland from 1981 to 1996, suggesting that the subregion captured about 5% of the region's growth in economic-base jobs (which tend to locate in light industrial areas and business parks).<sup>4</sup>

Commercial floorspace growth is heavily dependent upon population growth, because as the population of an area grows, so does the need for local services (e.g., dentist offices, medical offices, grocery stores). In a community with businesses that serve mainly the local population, commercial floorspace is likely to grow at about the same pace as population growth. However, if many regionally-oriented businesses are located in a subregion's town centre or commercial centre, commercial floorspace can grow more quickly than population.

As noted in Section 3.1, about 8% of population growth in the Lower Mainland from 1981 to 1996 occurred in Abbotsford. Only about 3% of the Lower Mainland's office floorspace growth and about 5% of the Lower Mainland's retail and service floorspace growth occurred in Abbotsford, suggesting that residents are served by both local businesses and businesses in commercial centres outside of Abbotsford.

### 3.4 EMPLOYMENT FORECAST

Employment in Abbotsford is projected to grow from 36,465 in 1996 to between 73,000 and 84,000 by 2021, or by between 1,450 and 1,900 jobs per year on average. This is faster than historical growth, which averaged about 1,150 jobs per year between 1981 and 1996, due to expectations of faster population growth and increasing development of the subregion's available vacant industrial land.

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<sup>4</sup> All floorspace data was compiled and analyzed using BC Assessment Authority data.

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Projected employment growth of about 36,500 to 47,500 jobs in Abbotsford includes:

- about 19,300 to 22,600 additional jobs in the main commercial centre as a result of population growth within the subregion and surrounding areas.
- about 1,600 to 1,900 additional jobs in commercial areas outside of the main commercial centre as a result of population growth within the subregion.
- about 12,500 to 19,800 additional jobs in light industrial areas or business parks.
- about 1,900 to 2,200 additional jobs at specialized locations (e.g., the Abbotsford Airport).
- about 700 to 800 additional jobs that will likely be flexible in location, although these jobs will tend to locate in the main commercial centre.

## 4.0 CHILLIWACK

The Chilliwack subregion includes Chilliwack, Kent, Harrison Hot Springs, and the FVRD's Subdivision B. The District of Chilliwack is one of the major commercial centres in the Fraser Valley, although most of the businesses located in Chilliwack serve the local population rather than regional markets.

### 4.1 POPULATION

About 3% of population growth in the Lower Mainland, or about 26% of population growth in the FVRD, occurred in Chilliwack from 1981 to 1996. The Chilliwack area's population grew from 47,600 in 1981 to 70,119 in 1996, or at an average annual growth rate of 2.62%, which was slower than the overall FVRD rate of about 3.36%. The subregion's population growth averaged about 1,500 people per year, with 87% of population growth occurring in the District of Chilliwack rather than the surrounding areas.

POPULATION	1981		1996		1981 to 1996	
	Population	Share of FVRD Population	Population	Share of FVRD Population	Population Growth	Share of FVRD Population Growth
Abbotsford	55,052	40.6%	105,759	47.5%	50,707	58.4%
<b>Chilliwack:</b>	<b>47,600</b>	<b>35.1%</b>	<b>70,119</b>	<b>31.5%</b>	<b>22,519</b>	<b>25.9%</b>
<b>Chilliwack</b>	<b>40,609</b>	<b>29.9%</b>	<b>60,186</b>	<b>27.1%</b>	<b>19,577</b>	<b>22.5%</b>
<b>Kent</b>	<b>3,406</b>	<b>2.5%</b>	<b>4,844</b>	<b>2.2%</b>	<b>1,438</b>	<b>1.7%</b>
<b>Harrison Hot Springs</b>	<b>569</b>	<b>0.4%</b>	<b>898</b>	<b>0.4%</b>	<b>329</b>	<b>0.4%</b>
<b>Subdivison B</b>	<b>3,016</b>	<b>2.2%</b>	<b>4,191</b>	<b>1.9%</b>	<b>1,175</b>	<b>1.3%</b>
Mission	23,331	17.2%	34,402	15.5%	11,071	12.7%
Hope	7,131	5.3%	7,716	3.5%	585	0.7%
Reserves	2,487	1.8%	4,482	2.0%	1,995	2.3%
<b>FVRD TOTAL</b>	<b>135,601</b>	<b>100.0%</b>	<b>222,478</b>	<b>100.0%</b>	<b>86,877</b>	<b>100.0%</b>
<b>Lower Mainland</b>	<b>1,422,583</b>	<b>n/a</b>	<b>2,083,544</b>	<b>n/a</b>	<b>660,961</b>	<b>n/a</b>

Source: Statistics Canada, census data.

By 2021, the population of Chilliwack (excluding Kent, Harrison Hot Springs, and Subdivision B) is expected to grow to about 133,000 people.<sup>5</sup> This is equivalent to an average annual growth rate of about 3.22% over the next 25 years, or about 2,910 people per year, which is a higher average annual increment than experienced from 1981 to 1996.

#### 4.2 HISTORICAL EMPLOYMENT TRENDS: 1981 TO 1996

The table on the following page shows employment growth from 1981 to 1996 for subregions in the FVRD.

From 1981 to 1996, employment growth in the Chilliwack area accounted for about 2% of employment growth in Lower Mainland, or about 15% of employment growth in the FVRD.

Employment in the Chilliwack area grew from 18,605 in 1981 to 24,060 in 1996, or by about 360 jobs per year on average.<sup>6</sup> This is equivalent to an average annual growth rate of about 1.73%, which is slower than the overall FVRD rate of 3.82%, causing the subregion's share of FVRD employment to decline from 39% in 1981 to 29% in 1996.

As with population, the vast majority (about 87%) of jobs in the Chilliwack subregion are located in the District of Chilliwack rather than surrounding areas.

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<sup>5</sup> Population forecasts are based on the FVRD's Plan Concept Scenario, which only provides forecasts for Abbotsford, Chilliwack, Mission, and an all-inclusive forecast for the rest of the Fraser Valley (which includes Hope, Kent, Harrison Hot Springs, Subdivisions A, B, C, D, and E).

<sup>6</sup> The 1981 employment data likely overstates employment in the subregion, so employment growth in the subregion may be somewhat understated.

EMPLOYMENT	1981		1996		1981 to 1996	
	Employment	Share of FVRD Employment	Employment	Share of FVRD Employment	Employment Growth	Share of FVRD Employment Growth
<b>Abbotsford</b>	19,140	39.8%	36,465	43.2%	17,325	47.7%
<b>Chilliwack</b>	18,605	38.7%	24,060	28.5%	5,455	15.0%
<b>Chilliwack</b>	15,560	32.4%	21,025	24.9%	5,465	15.1%
<b>Kent</b>	1,820	3.8%	1,975	2.3%	155	0.4%
<b>Harrison Hot Springs</b>	510	1.1%	410	0.5%	(100)	(0.3%)
<b>Subdivison B</b>	715	1.5%	650	0.8%	(65)	(0.2%)
Mission	5,965	12.4%	8,170	9.7%	2,205	6.1%
Hope	3,470	7.2%	2,655	3.1%	(815)	(2.2%)
Reserves	145	0.3%	240	0.3%	95	0.3%
No Fixed Workplace	710	1.5%	12,290	14.6%	11,580	31.9%
<b>FVRD TOTAL</b>	48,035	100.0%	84,345	100.0%	36,310	100.0%
<b>Lower Mainland</b>	695,625	n/a	1,014,065	n/a	318,440	n/a

Source: Statistics Canada, census data.

Trends in employment by industry sector in Chilliwack indicate that<sup>7</sup>:

- jobs in Chilliwack are concentrated in the services sector, which accounted for about 39% of jobs in 1996, up from about 28% of jobs in 1981. This was lower than the proportion of jobs (about 46%) in the services sector in the FVRD in 1996.
- the services sector by far outpaced growth in other sectors, growing on the order of about 4,000 jobs from 1981 to 1996.
- the wholesale/retail trade sector experienced moderate employment growth from 1981 to 1996, while the primary and finance/insurance/real estate sectors experienced slow employment growth over the fifteen year period.
- employment in the transportation/communications/utilities sector remained stable from 1981 to 1996, while employment in the manufacturing, government services, and construction sectors declined.

<sup>7</sup> Sectoral employment data sources: Statistics Canada, 1996 data and 1981 SLRD data (Employed Labour Force) and GVRD databases, 1981 GVRD and FVRD data.

### 4.3 INDUSTRIAL AND COMMERCIAL FLOORSPACE

Industrial and commercial floorspace growth can be used as a surrogate for employment growth. Chilliwack accounted for about 1.6% of industrial floorspace growth in the Lower Mainland, suggesting that the subregion captured about 1.6% of the region's growth in economic-base jobs (which tend to locate in light industrial areas and business parks).<sup>8</sup>

Commercial floorspace growth is heavily dependent upon population growth, because as the population of an area grows, so does the need for local services (e.g., dentist offices, medical offices, grocery stores). In a community with businesses that serve mainly the local population, commercial floorspace is likely to grow at about the same pace as population growth. However, if many regionally-oriented businesses are located in a subregion's town centre or commercial centre, commercial floorspace can grow more quickly than population.

As noted in Section 4.1, about 3% of population growth in the Lower Mainland occurred in Chilliwack from 1981 to 1996. About 5% of the Lower Mainland's office floorspace growth and about 5% of the Lower Mainland's retail and service floorspace growth occurred in the Chilliwack area, suggesting that its commercial businesses serve both the local population and some residents of nearby subregions.

### 4.4 EMPLOYMENT FORECAST

Employment in the Chilliwack area is projected to grow from 24,060 jobs in 1996 to between 49,000 and 54,000 jobs by 2021, or by between 1,000 and 1,200 jobs per year on average. This is faster than historical growth, which averaged about 360 jobs per year from 1981 to 1996, due to expectations of much faster population growth and increasing development of the subregion's available vacant industrial land.

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<sup>8</sup> All floorspace data was compiled and analyzed using BC Assessment Authority data.

Projected employment growth of about 25,000 to 30,000 jobs in Chilliwack includes:

- about 18,500 to 21,600 additional jobs in the main commercial centre as a result of population growth in the subregion and surrounding areas.
- about 1,200 to 1,500 additional jobs in commercial areas outside of the main commercial centre as a result of population growth in the subregion.
- about 2,500 to 4,000 additional jobs in light industrial areas and business parks.
- about 1,900 to 2,200 additional jobs at specialized locations .
- about 700 to 800 additional jobs that will be flexible in location, although these jobs will tend to locate in the main commercial centre.

## 5.0 MISSION

The Mission subregion includes Mission and the surrounding areas of Subdivision C and Subdivision E.

### 5.1 POPULATION

About 2% of population growth in the Lower Mainland, or about 13% of population growth in the Fraser Valley, occurred in the Mission area from 1981 to 1996. The population of the Mission area grew from 23,331 in 1981 to 34,402 in 1996, or at an average annual growth rate of 2.62%, which is slower than the overall FVRD rate of 3.36%. The subregion's population growth averaged about 740 people per year, with about 95% of population growth occurring in the District of Mission rather than surrounding areas.

POPULATION	1981		1996		1981 to 1996	
	Population	Share of FVRD Population	Population	Share of FVRD Population	Population Growth	Share of FVRD Population Growth
Abbotsford	55,052	40.6%	105,759	47.5%	50,707	58.4%
Chilliwack	47,600	35.1%	70,119	31.5%	22,519	25.9%
<b>Mission:</b>	<b>23,331</b>	<b>17.2%</b>	<b>34,402</b>	<b>15.5%</b>	<b>11,071</b>	<b>12.7%</b>
<b>Mission</b>	<b>20,056</b>	<b>14.8%</b>	<b>30,519</b>	<b>13.7%</b>	<b>10,463</b>	<b>12.0%</b>
<b>Subdivision C</b>	<b>159</b>	<b>0.1%</b>	<b>246</b>	<b>0.1%</b>	<b>87</b>	<b>0.1%</b>
<b>Subdivision E</b>	<b>3,116</b>	<b>2.3%</b>	<b>3,637</b>	<b>1.6%</b>	<b>521</b>	<b>0.6%</b>
Hope	7,131	5.3%	7,716	3.5%	585	0.7%
Reserves	2,487	1.8%	4,482	2.0%	1,995	2.3%
<b>FVRD TOTAL</b>	<b>135,601</b>	<b>100.0%</b>	<b>222,478</b>	<b>100.0%</b>	<b>86,877</b>	<b>100.0%</b>
<b>Lower Mainland</b>	<b>1,422,583</b>	<b>n/a</b>	<b>2,083,544</b>	<b>n/a</b>	<b>660,961</b>	<b>n/a</b>

Source: Statistics Canada, census data.

By 2021, the population of Mission (excluding Subdivisions C and E) is expected to grow by to about 64,000 people<sup>9</sup>. This is equivalent to an average annual growth rate of about 3.01% over the next 25 years or about 1,340 people per year, which is a higher average annual increment than experienced from 1981 to 1996.

## 5.2 HISTORICAL EMPLOYMENT TRENDS: 1981 TO 1996

About 0.7% of employment growth in the Lower Mainland, or about 6% of employment growth in the FVRD, occurred in the Mission area between 1981 and 1996. Employment in the Mission area grew from 5,965 jobs in 1981 to 8,170 jobs in 1996, or at an average annual growth rate of about 2.12%, which was slower than the overall FVRD rate of 3.82%. Employment growth in the Mission subregion averaged about 150 jobs per year, with 98% of employment growth occurring in the District of Mission rather than surrounding areas.<sup>10</sup>

EMPLOYMENT	1981		1996		1981 to 1996	
	Employment	Share of FVRD Employment	Employment	Share of FVRD Employment	Employment Growth	Share of FVRD Employment Growth
Abbotsford	19,140	39.8%	36,465	43.2%	17,325	47.7%
Chilliwack	18,605	38.7%	24,060	28.5%	5,455	15.0%
<b>Mission:</b>	<b>5,965</b>	<b>12.4%</b>	<b>8,170</b>	<b>9.7%</b>	<b>2,205</b>	<b>6.1%</b>
<b>Mission</b>	<b>5,410</b>	<b>11.3%</b>	<b>7,575</b>	<b>9.0%</b>	<b>2,165</b>	<b>6.0%</b>
<b>Subdivision C</b>	<b>0</b>	<b>0.0%</b>	<b>10</b>	<b>0.0%</b>	<b>10</b>	<b>0.0%</b>
<b>Subdivision E</b>	<b>555</b>	<b>1.1%</b>	<b>585</b>	<b>0.7%</b>	<b>30</b>	<b>0.1%</b>
Hope	3,470	7.2%	2,655	3.1%	(815)	(2.2%)
Reserves	145	0.3%	240	0.3%	95	0.3%
No Fixed Workplace	710	1.5%	12,290	14.6%	11,580	31.9%
<b>FVRD TOTAL</b>	<b>48,035</b>	<b>100.0%</b>	<b>84,345</b>	<b>100.0%</b>	<b>36,310</b>	<b>100.0%</b>
<b>Lower Mainland</b>	<b>695,625</b>	<b>n/a</b>	<b>1,014,065</b>	<b>n/a</b>	<b>318,440</b>	<b>n/a</b>

Source: Statistics Canada, census data.

<sup>9</sup> Population forecasts are based on the FVRD's Plan Concept Scenario, which only provides forecasts for Abbotsford, Chilliwack, Mission, and an all-inclusive forecast for the rest of the Fraser Valley (which includes Hope, Kent, Harrison Hot Springs, Subdivisions A, B, C, D, and E).

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Employment trends by industry sector in the Mission area suggest that, as of 1996, about 75% of jobs in the Mission subregion were held in the services (45%), wholesale/retail trade (18%), and manufacturing sectors (12%).<sup>11</sup>

### 5.3 INDUSTRIAL AND COMMERCIAL FLOORSPACE

Industrial and commercial floorspace growth can be used as a surrogate for employment growth. Mission accounted for about 0.8% of industrial floorspace growth in the Lower Mainland from 1981 to 1996, suggesting that it only captured about 0.8% of the region's growth in economic-base jobs (which tend to locate in light industrial areas and business parks).<sup>12</sup>

Commercial floorspace growth is heavily dependent upon population growth, because as the population of an area grows, so does the need for local services (e.g., dentist offices, medical offices, grocery stores). In a community with businesses that serve mainly the local population, commercial floorspace is likely to grow at about the same pace as population growth. However, if many regionally-oriented businesses are located in a subregion's town centre or commercial centre, commercial floorspace can grow more quickly than population.

As noted in Section 5.1, about 2% of population growth in the Lower Mainland occurred in Mission from 1981 to 1996. While about 0.8% of the Lower Mainland's retail and service floorspace growth from 1981 to 1996 occurred in Mission, only about 0.3% of the Lower Mainland's office floorspace growth occurred in Mission, suggesting that the local population is served by businesses both within the subregion and in commercial centres outside of the subregion.

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<sup>10</sup> The 1981 employment data likely understates employment in the subregion, so employment growth in the subregion may be somewhat understated.

<sup>11</sup> Sectoral employment data sources: Statistics Canada, 1996 data and 1981 SLRD data (Employed Labour Force) and GVRD databases, 1981 GVRD and FVRD data. Note that sectoral employment data for the Mission subregion is only available for 1996.

<sup>12</sup> All floorspace data was compiled and analyzed using BC Assessment Authority data.

#### 5.4 EMPLOYMENT FORECAST

Employment in the Mission area is projected to grow from 8,170 in 1996 to between 13,000 and 15,000 by 2021, or by between 190 and 270 jobs per year. This is slightly faster than historical growth, which averaged about 150 jobs per year between 1981 and 1996, mainly due to expectations of faster population growth.

Projected employment growth of about 4,800 to 6,800 jobs in the Mission area includes:

- about 2,400 to 2,800 additional jobs in the main commercial centre as a result of population growth in the subregion.
- about 500 to 600 additional jobs in commercial areas outside of the main commercial centre as a result of population growth in the subregion.
- about 1,700 to 2,600 additional jobs in business parks.
- about 500 to 600 additional jobs at specialized locations.
- about 100 additional jobs that will be flexible in location, but will tend to locate in the main commercial centre.

## 6.0 HOPE

The Hope subregion includes Hope and the surrounding Subdivision A area in the Fraser Valley.

### 6.1 POPULATION

A small amount of the Lower Mainland's population growth occurred in Hope from 1981 to 1996. The population of the rural areas surrounding Hope declined from 1981 to 1996, while the population of Hope increased. Overall, the population of the Hope area grew from 7,131 in 1981 to 7,716 in 1996, or at an average annual growth rate of 0.53%. This is equivalent to growth of about 40 people per year.

POPULATION	1981		1996		1981 to 1996	
	Population	Share of FVRD Population	Population	Share of FVRD Population	Population Growth	Share of FVRD Population Growth
Abbotsford	55,052	40.6%	105,759	47.5%	50,707	58.4%
Chilliwack	47,600	35.1%	70,119	31.5%	22,519	25.9%
Mission	23,331	17.2%	34,402	15.5%	11,071	12.7%
<b>Hope:</b>	<b>7,131</b>	<b>5.3%</b>	<b>7,716</b>	<b>3.5%</b>	<b>585</b>	<b>0.7%</b>
<b>Hope</b>	<b>3,205</b>	<b>2.4%</b>	<b>6,247</b>	<b>2.8%</b>	<b>3,042</b>	<b>3.5%</b>
<b>Subdivision A</b>	<b>3,926</b>	<b>2.9%</b>	<b>1,469</b>	<b>0.7%</b>	<b>(2,457)</b>	<b>(2.8%)</b>
Reserves	2,487	1.8%	4,482	2.0%	1,995	2.3%
<b>FVRD TOTAL</b>	<b>135,601</b>	<b>100.0%</b>	<b>222,478</b>	<b>100.0%</b>	<b>86,877</b>	<b>100.0%</b>
<b>Lower Mainland</b>	<b>1,422,583</b>	<b>n/a</b>	<b>2,083,544</b>	<b>n/a</b>	<b>660,961</b>	<b>n/a</b>

Source: Statistics Canada, census data.

Population projections by the FVRD do not include a projection for the Hope area.<sup>13</sup>

<sup>13</sup> Population forecasts are based on the FVRD's Plan Concept Scenario, which only provides forecasts for Abbotsford, Chilliwack, Mission, and an all-inclusive forecast for the rest of the Fraser Valley (which includes Hope, Kent, Harrison Hot Springs, Subdivisions A, B, C, D, and E).

## 6.2 HISTORICAL EMPLOYMENT TRENDS: 1981 TO 1996

As shown below, employment in the Hope area declined from 3,470 in 1981 to 2,655 in 1996.<sup>14</sup> At the community level, employment in Hope increased, albeit at a slow rate and average annual increment, but these gains were offset by employment losses in the surrounding rural area.

EMPLOYMENT	1981		1996		1981 to 1996	
	Employment	Share of FVRD Employment	Employment	Share of FVRD Employment	Employment Growth	Share of FVRD Employment Growth
Abbotsford	19,140	39.8%	36,465	43.2%	17,325	47.7%
Chilliwack	18,605	38.7%	24,060	28.5%	5,455	15.0%
Mission	5,965	12.4%	8,170	9.7%	2,205	6.1%
<b>Hope:</b>	<b>3,470</b>	<b>7.2%</b>	<b>2,655</b>	<b>3.1%</b>	<b>(815)</b>	<b>(2.2%)</b>
<b>Hope</b>	<b>2,125</b>	<b>4.4%</b>	<b>2,250</b>	<b>2.7%</b>	<b>125</b>	<b>0.3%</b>
<b>Subdivision A</b>	<b>1,345</b>	<b>2.8%</b>	<b>405</b>	<b>0.5%</b>	<b>(940)</b>	<b>(2.5%)</b>
Reserves	145	0.3%	240	0.3%	95	0.3%
No Fixed Workplace	710	1.5%	12,290	14.6%	11,580	31.9%
<b>FVRD TOTAL</b>	<b>48,035</b>	<b>100.0%</b>	<b>84,345</b>	<b>100.0%</b>	<b>36,310</b>	<b>100.0%</b>
<b>Lower Mainland</b>	<b>695,625</b>	<b>n/a</b>	<b>1,014,065</b>	<b>n/a</b>	<b>318,440</b>	<b>n/a</b>

Source: Statistics Canada, census data.

As of 1996, about 51% of jobs in Hope were in the services sector, which is a higher proportion of jobs than in the services sector in the FVRD (about 46%).<sup>15</sup> This reflects Hope's role as a major stopping point for traveller's on Highway 1.

<sup>14</sup> The 1981 employment data likely overstates employment in the subregion, so employment growth in the subregion may be somewhat understated.

<sup>15</sup> Sectoral employment data sources: Statistics Canada, 1996 data and 1981 SLRD data (Employed Labour Force); GVRD databases, 1981 GVRD and FVRD data. Note that sectoral employment for the Hope subregion is only available for 1996.

### 6.3 INDUSTRIAL AND COMMERCIAL FLOORSPACE

Industrial and commercial floorspace growth can be used as a surrogate for employment growth. Virtually none of the industrial floorspace growth in the Lower Mainland from 1981 to 1996 occurred in Hope, suggesting that few economic-base jobs (which tend to locate in light industrial areas and business parks) located in Hope.<sup>16</sup>

Commercial floorspace growth is heavily dependent upon population growth, because as the population of an area grows, so does the need for local services (e.g., dentist offices, medical offices, grocery stores). In a community with businesses that serve mainly the local population, commercial floorspace is likely to grow at about the same pace as population growth. However, if many regionally-oriented businesses are located in a subregion's town centre or commercial centre, commercial floorspace can grow more quickly than population.

As noted in Section 5.1, few population growth in the Lower Mainland located in Hope from 1981 to 1996. While little of the Lower Mainland's office floorspace growth occurred in Hope from 1981 to 1996, about 0.5% of the Lower Mainland's retail and service floorspace growth occurred in Hope. This suggests that, given its location on Highway 1, Hope continued to be a stopping point for people travelling along Highway 1.

### 6.4 EMPLOYMENT FORECAST

Employment in the Hope area is projected to grow from 2,655 in 1996 to about 3,200 to 3,300 by 2021, or by about 20 to 25 jobs per year on average. Expectations of employment growth, rather than the historical average decline of about 50 jobs per year from 1981 to 1996, are mostly due to Hope's potential to capture tourism-related employment as this sector continues to expand over the next 25 years within the Lower Mainland. In addition, a share of new jobs will be directly related to population growth in the subregion over the next 25 years.

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<sup>16</sup> All floorspace data was compiled and analyzed using BC Assessment Authority data.