

ECONOMIC IMPACT
OF PROPOSED
BURRARD COMMONS
DEVELOPMENT



AUGUST 2019



Economic Impact of Proposed Burrard Commons Development

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Prepared by:

VANN STRUTH CONSULTING GROUP INC.

For:

Gilic Global Property Management Inc.

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EXECUTIVE SUMMARY

Vann Struth Consulting Group Inc. was retained by Gilic Global Development Management Inc. to prepare an analysis of the economic impact of the proposed Burrard Commons development, located on a portion of the former loco lands in Anmore, BC.

The total developed area is expected to be 4 million square feet (SF), including 3.5 million SF of residential development and 500,000 SF of commercial space (divided between ground floor commercial units and 2nd floor office). A recreation centre will be in addition to the residential and commercial areas.

Employment Impacts

The Burrard Commons development will have an estimated local employment impact of about 1,100 jobs. This includes jobs located on the Burrard Commons site in the commercial units and recreation centre, plus home-based employment in the new apartment units, as well as estimated growth in local government and education services in the rest of Anmore to accommodate the additional population and development.

There are several ways these new employment opportunities will complement Anmore's existing population and labour force:

- First, the creation of retail and services businesses will provide additional opportunities for entry-level and part-time work that would appeal to youth, students, parents of young children, or those in semi-retirement who are interested in flexible employment. This is also the demographic group that is least mobile and having those opportunities closer to home is a benefit.
- Anmore has a significantly higher rate of working from home than the regional average. The availability of office space at Burrard Commons may provide a useful alternative location for Anmore residents who would like to have external office space, but not to commute far from home.
- Overall, Anmore's labour force is much better-paid and higher-skilled than the regional average, so only a modest number of jobs in the new retail and services businesses, as well as the recreation centre, would fit with their existing employment needs. However, the office space may be a good fit for those residents who have their own business, including the cluster of health professionals that reside in the community.

Amenities Impact

Burrard Commons will include space for a range of commercial and public amenities that are not currently available in Anmore. These amenities will increase convenience for existing Anmore residents, who typically need to drive to Port Moody or beyond to access these services. Examples include:

- Food stores and other everyday retail outlets, including full-service grocery stores, specialty food, and a variety of other retail options. Market analysis shows there are 40 food stores in the Tri-Cities and each community has one store for every 5,000 to 7,000 residents. Anmore currently has no food store, a gap that would be filled by Burrard Commons.
- A recreation/community centre, which may include features like a gymnasium, playground, or indoor sports complex. Market analysis for the Tri-Cities shows there are currently 28 recreation and community facilities in the Tri-Cities, but none in Anmore. Filling this gap is part of the development plan for Burrard Commons.
- Childcare facilities already exist in Anmore, but much more childcare space would be required to accommodate the new population of Burrard Commons.

Demographic and Housing Impacts

Anmore currently has a population around 2,400 and Metro Vancouver projects it will increase to 3,650 by 2036. Like most communities, Anmore's population is aging and projections suggest the largest population increase will be in the age 65+ population.

The current housing stock is almost entirely comprised of large, high-cost, single-family housing that is a poor fit with typical housing demand over a lifetime. Both younger adults entering the housing market, as well as senior citizens who no longer wish to maintain a detached home, are much more likely to prefer apartment living. They do not currently have this option in Anmore.

Apartments at Burrard Commons will provide the opportunity for Anmore residents to stay in the community and find their preferred housing options over the course of their entire life. Population projections including Burrard Commons would lead to a very balanced population between senior citizens, younger and prime working-age adults, and children.

1 INTRODUCTION

Vann Struth Consulting Group Inc. was retained by Gilic Global Development Management Inc. to prepare an analysis of the economic impact of the proposed Burrard Commons development, located on a portion of the former loco lands in Anmore, BC.

The report has three main components:

1. **Employment impact.** Burrard Commons will support new employment opportunities in the commercial and public spaces on site, as well as through home-based employment, and includes significant construction-related employment during project development.
2. **Amenities impact.** The development will host a variety of public and commercial amenities in Anmore that are currently accessible only by traveling to other communities.
3. **Demographic and housing choice impact.** Burrard Commons will expand the range of housing options available in Anmore and support the ability of current residents to stay in the community over their entire lifetime.

Project Overview

Specific assumptions and data sources required for each type of analysis are specified in each section of the report. An overview of the planned development is shown in TABLE 1.

The total developed area is expected to be 4 million square feet (SF), including 3.5 million SF of residential development and 500,000 SF divided between various commercial uses (retail, service, office). A recreation centre will be in addition to the residential and commercial areas.

The distribution of non-residential floorspace into different types of uses is preliminary and subject to change, but specific assumptions are required for purposes of calculating impacts in this report.

TABLE 1. BURRARD COMMONS DEVELOPMENT OVERVIEW

	NON-RESIDENTIAL	RESIDENTIAL	RECREATION CENTRE
Gross Developed Floor Area (square feet)	500,000	3,500,000	To be determined
... less Common Area Factor	10%	10%	
Net Floor Area	450,000	3,150,000	
...Apartment Units Ranging from 1 to 5 bedrooms		3,150,000	
...Ground Floor Commercial (Retail or Service)	225,000		
...2nd Floor Office	225,000		

2 EMPLOYMENT IMPACTS

Rather than simply counting the number of new jobs associated with the Burrard Commons development, it is more useful to understand how new employment opportunities fit into the context of Anmore’s current employment situation.

2.1 Current Situation

Total employment in Anmore was 465 as of the 2016 Census. This includes:

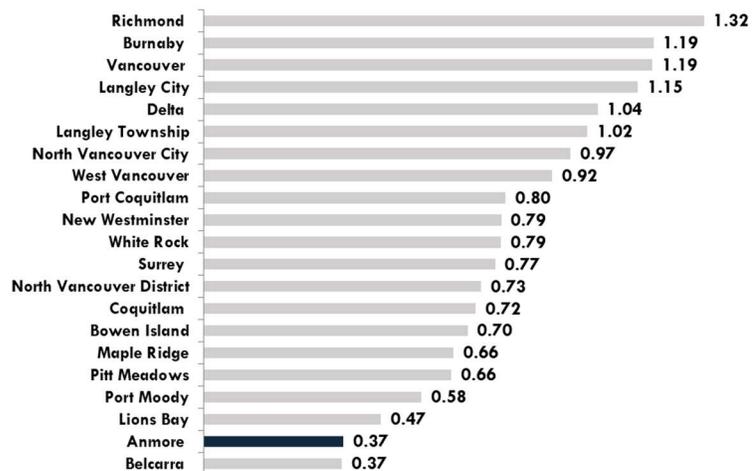
- 315 jobs with a “fixed place of work” in Anmore, of which 180 are Anmore residents who work at home. The other 135 jobs are spread across a small number of employment sites, such as the school, Village office, retail store, utility facilities, and regional park. It is likely, given the lack of commercial and industrial space in the community, that some home-based jobs also have additional staff working who are not resident to the home (such as staff of a home-based consulting company, construction or maintenance staff, etc.)
- 150 jobs held by employed Anmore residents with “no fixed place of work.” These are jobs that regularly move to different sites, such as construction, transportation, and various mobile service providers. These jobs are assigned to the home municipality of Anmore although in reality most of these people are likely spending most of their working days outside of the community.

The total of 465 jobs is contrasted to Anmore’s total of 1,255 employed residents. Anmore’s ratio of jobs to employed residents is 0.37, meaning the community is a net exporter of 63% of its workers to other locations.

Anmore was never intended to function as a major employment centre in the region and there is no reason to expect a balance between local jobs and local resident workers, but the current situation indicates that Anmore residents who might wish to work

closer to home (such as students or seniors seeking part-time work) have limited opportunities.

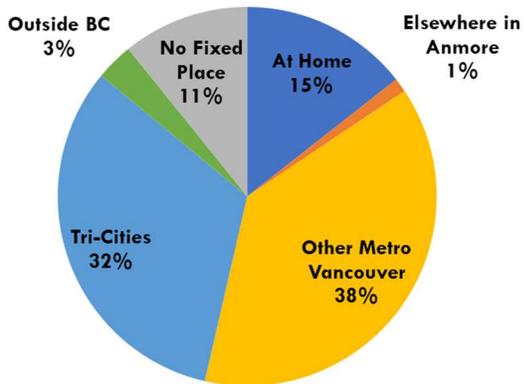
Jobs to Employed Residents Ratio



Another way to look at the current situation is that out of 1,255 employed Anmore residents, less than 200 had a regular place of work in Anmore.

Nearly three out of four (70%) of Anmore’s working residents commute to another community in Metro Vancouver, including 32% to the Tri-Cities (Port Coquitlam, Port Moody and Coquitlam) and 38% to other municipalities (led by Vancouver and Burnaby).

Where Anmore Residents Work

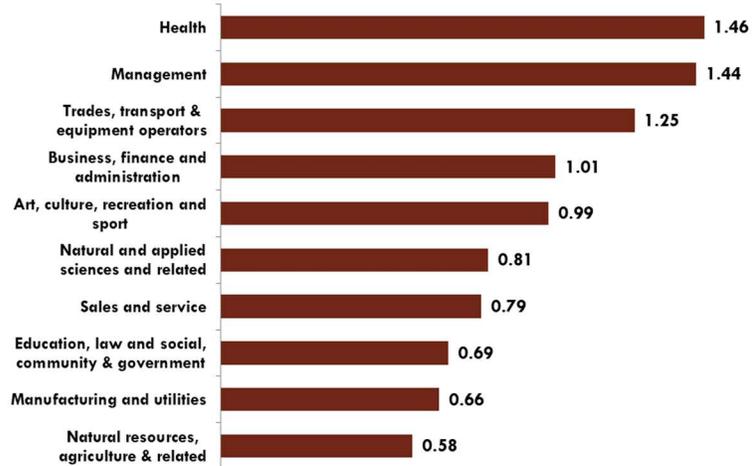


Most Anmore residents are commuters partly because they are highly paid (median employment income for an Anmore resident working full-time is 35% higher than the regional average) and are more likely to have senior positions (44% higher concentration of managers compared to the region), both of which suggest that some residents need to commute to where the high-paying jobs and large companies and institutions are located.

Anmore residents are also much more likely to work at home (14.3% compared to 8.2% in the region), which is consistent with having more well-educated professionals living in the community.

Based on broad occupational groups, the highest concentrations among Anmore residents are in health and management. Health occupations are 46% more concentrated among working Anmore residents compared to the regional average and management occupations are 44% more concentrated. Construction is also a prominent sector in Anmore as trades-related occupations are 25% more prevalent than the regional average.

Anmore Resident Occupations Relative to Metro Vancouver (1.00)



2.2 Burrard Commons Employment

The number and type of jobs that will be created in Anmore from the Burrard Commons development fit into several categories, as outlined in TABLE 2.

The first four categories - ground floor retail, 2nd floor office, the public recreation centre, and home-based employment – are all based on additional activity that will occur on the Burrard Commons site. The last two categories – local government and local primary education – are based on estimated growth in local services that will be required to accommodate the additional population and development.

TABLE 2. BURRARD COMMONS EMPLOYMENT ESTIMATES

EMPLOYMENT SOURCE	GROWTH DRIVER	EMPLOYMENT RATIO	ESTIMATED EMPLOYMENT GROWTH	NOTE
Ground Floor Commercial	225,000 sf	1 job per 500 sf	450	Employment ranges based on various employment land studies in Metro Vancouver. ¹
2nd Floor Office	225,000 sf	1 job per 500 sf	450	
Recreation Centre	50,000 sf (Preliminary - For purposes of analysis)	1 job per 800 sf	63	
Home-based Employment	New housing units projected at 1,385	7 jobs per 100 units	100	
Local Government	Municipal revenue projected to increase by 60%	Assume proportional growth from baseline of 10 (2016 Census)	6	Based on home working ratio in Port Moody, which is comparable given its existing apartment development
Local Primary Education	Age 5 to 12 population projected to increase by 137%	Baseline is 50 jobs (2016 Census). Assume half are fixed, half are proportional to student count.	34	Anmore's age 5 to 12 population is an estimated 240 as of 2016
TOTAL			~1,100	

¹ The office employment ratio of one job per 500 SF is lower than comparable regional studies as Burrard Commons 2nd-floor space may accommodate a wide range of lower-intensity uses consistent with the site location being isolated from rapid transit. Other regional studies typically have office employment density at one job per 200 to 250 SF.

In total, the estimated employment increase is about 1,100 jobs, which would more than triple Anmore's current estimate of 460 jobs.

Note that projected employment in the ground-floor commercial space and 2nd floor office space will occur only if there are viable businesses or other employers operating in those locations. Proving the market viability of businesses or organizations in this location is not part of this study. However, having operating businesses who provide convenient amenities and services to the residents of Burrard Commons, and the rest of Anmore, means that incentives or other supports may be provided to ensure that businesses are successful (and employment is maintained).

With respect to Anmore's existing population and labour force, there are several areas of possible complementarity:

- First, the creation of retail and services businesses will provide additional opportunities for entry-level and part-time work that would appeal to youth, students, parents of young children, or those in semi-retirement who are interested in flexible employment. This is also the demographic group that is least mobile and having those opportunities closer to home is a benefit.
- Anmore has a significantly higher rate of working from home than the regional average. The availability of office space at Burrard Commons may provide a useful alternative location for Anmore residents who would like to have external office space, but not to commute far from home.
- Overall, Anmore's labour force is much better-paid and higher-skilled than the regional average, so only a modest number of jobs in the new retail and services businesses and the recreation centre would fit with existing employment needs. However, the office space may be a good fit for those residents who have their own business, including the cluster of health professionals that reside in the community.

2.3 Temporary Impacts from Construction

In addition to the ongoing impacts from a fully built-out Burrard Commons, there will also be significant employment generated by project construction. Cost estimates are preliminary at this stage but including everything from infrastructure development to building construction yields a total construction cost estimate (in current dollars) of about \$1.3 billion.

Using input-output multipliers from Statistics Canada, and assuming that at least 90% of the expenditure is carried out by Metro Vancouver firms, the **direct construction employment associated with the project is an estimated 2,850 person-years.**

Construction is one of the relative industrial strengths of the Tri-Cities region and a project of this size would provide significant employment and business opportunities for residents and business owners in Anmore and surrounding communities.

3 AMENITIES IMPACT

Burrard Commons will include space for a range of commercial and public amenities that are not currently available in Anmore. These amenities will increase convenience for existing Anmore residents, who typically need to drive to Port Moody or beyond to access these services.

There are three types of amenities highlighted in this section of the report, comparing the situation in Anmore to the three Tri-Cities (Port Moody, Port Coquitlam and Coquitlam) and showing on a map how these services are readily accessible to most residents living throughout the Tri-Cities.

Please note these are only examples of the types of amenities that will be found at Burrard Commons and other types of retail stores, service providers and community services are also likely to locate onsite.

3.1 Food Stores

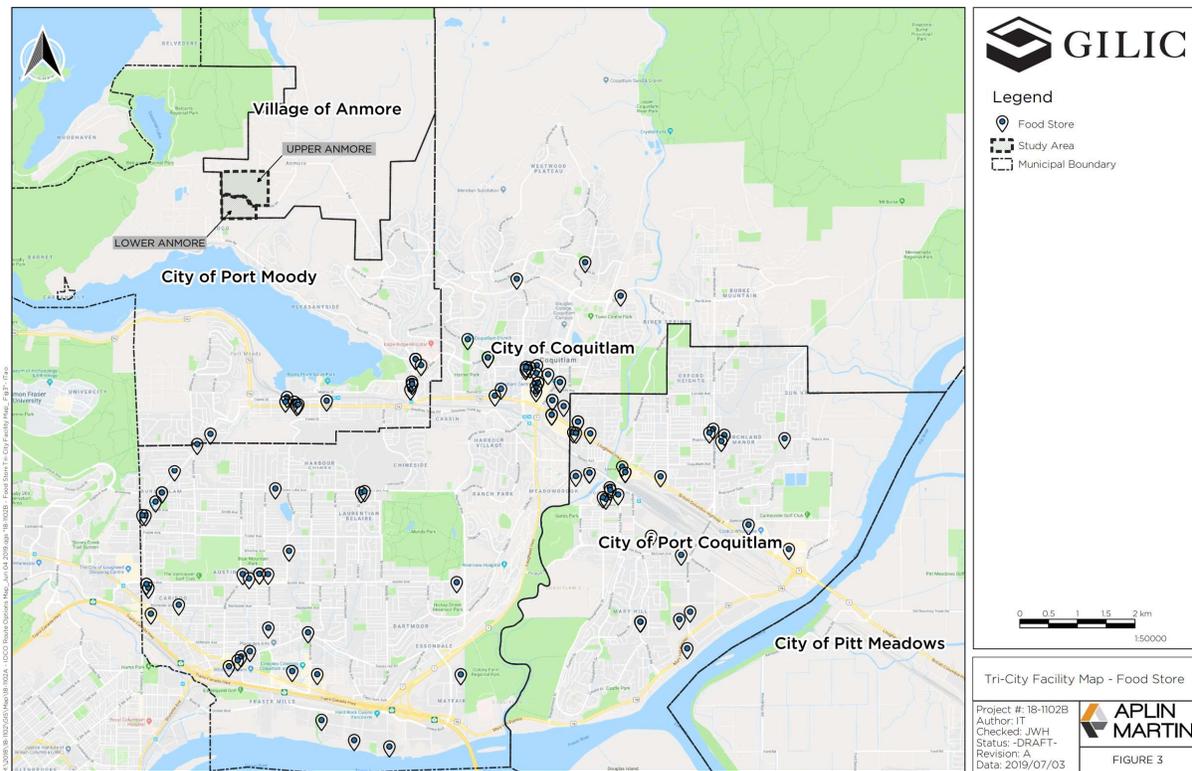
The first amenity is food stores, which includes full-service grocery stores and specialty food outlets, but excludes convenience stores. Anmore residents currently have no access to a full-service food store in their community, whereas nearly all Tri-Cities residents live within relatively close proximity.

There are 40 food stores in the Tri-Cities and each community has one store for every 5,000 to 7,000 residents. Anmore currently has no food store but attracting one would be a priority for Burrard Commons.

TABLE 3. FOOD STORE COMPARISON, ANMORE AND TRI-CITIES

	NUMBER OF ESTABLISHMENTS (FROM CANADA411.COM)	POPULATION (2018 BC STATS ESTIMATE)	POPULATION PER ESTABLISHMENT
Anmore	0	2,389	---
Port Moody	7	35,613	5,088
Port Coquitlam	9	62,844	6,983
Coquitlam	24	149,490	6,229

FIGURE 1. FOOD STORES IN THE TRI-CITIES



3.2 Recreation/Community Centres

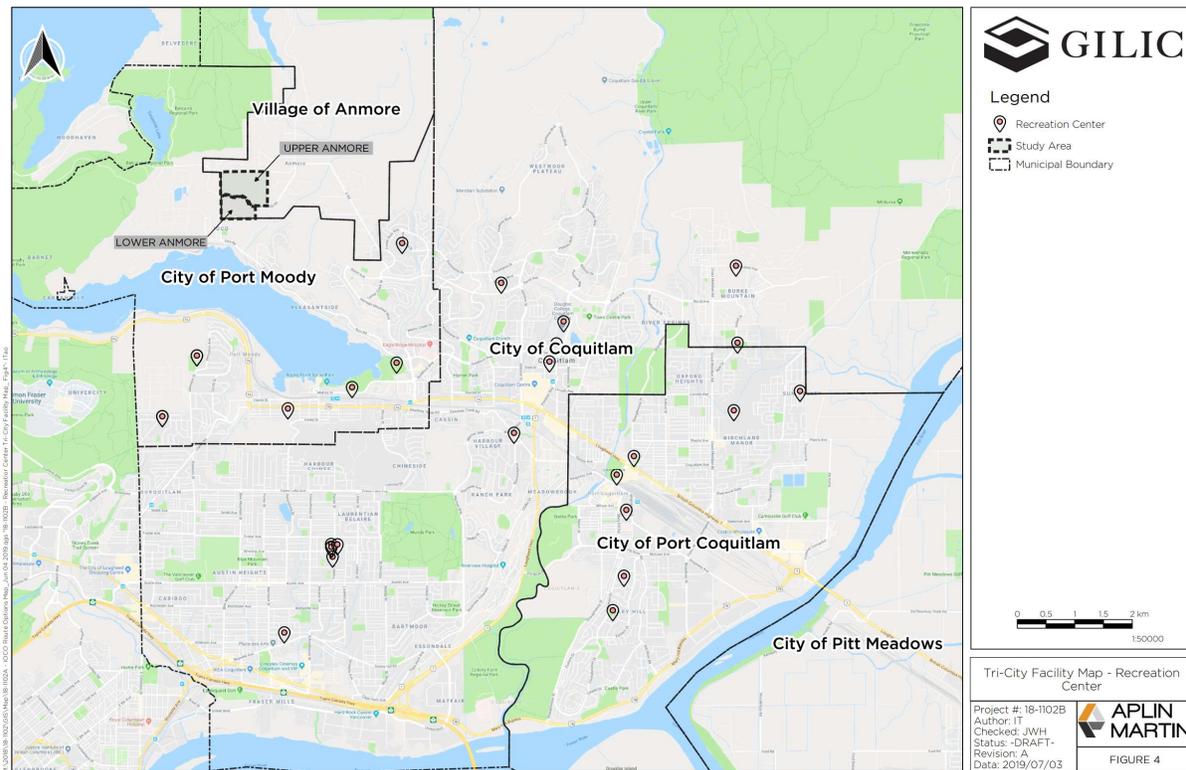
The next category to compare is recreation and community centres, which includes any public recreation facility or community facility that has regular programming. Anmore has no comparable facilities.

There are 28 such facilities in the Tri-Cities, but none in Anmore. Building a public recreation centre to fill this gap is part of the development plan for Burrard Commons. For example, it may include a gym, playground, or indoor sports complex.

TABLE 4. RECREATION/COMMUNITY CENTRE COMPARISON, ANMORE AND TRI-CITIES

	NUMBER OF ESTABLISHMENTS (FROM CANADA411.COM)	POPULATION (2018 BC STATS ESTIMATE)	POPULATION PER ESTABLISHMENT
Anmore	0	2,389	---
Port Moody	8	35,613	4,452
Port Coquitlam	7	62,844	8,978
Coquitlam	13	149,490	11,499

FIGURE 2. RECREATION/COMMUNITY CENTRES IN THE TRI-CITIES



3.3 Childcare Facilities

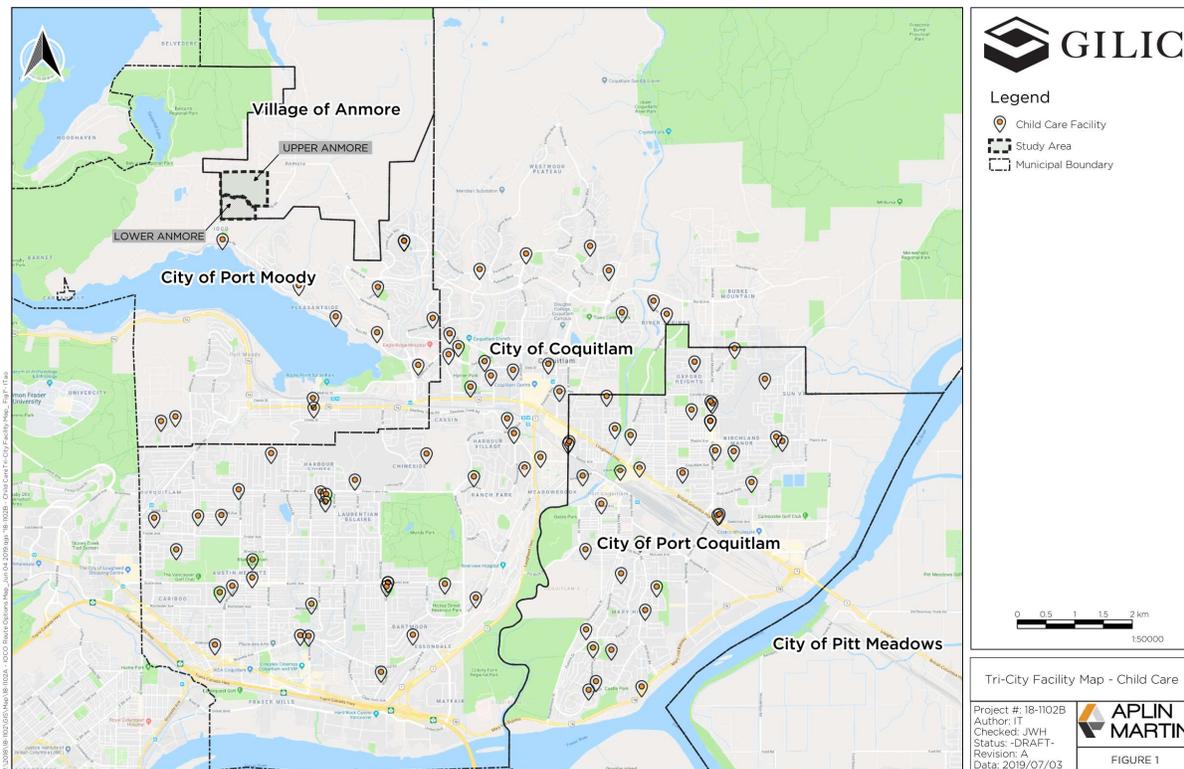
The final comparison is childcare facilities, which have data available for both current establishments as well as 2016 employment. This is the only one of the analyzed amenities that already exists in Anmore, but much more childcare space would be required to accommodate the new population of Burrard Commons.

The comparisons shown in TABLE 5 are based on the population under age 10 (as of the 2016 Census). Anmore currently has a comparable level of child-care employment relative to its population of young children (all communities range from 15 to 21 childcare workers per under-10 child).

TABLE 5. CHILDCARE FACILITIES COMPARISON, ANMORE AND TRI-CITIES

	AGE 0-9 POPULATION (2016)	2016 CENSUS EMPLOYMENT	AGE 0-9 POPULATION PER JOB	NUMBER OF ESTABLISHMENTS (FROM CANADA411.COM)	AGE 65+ POPULATION PER ESTABLISHMENT
Anmore	195	10	20	2	98
Port Moody	3,975	190	21	14	284
Port Coquitlam	6,350	410	15	37	172
Coquitlam	14,660	680	22	47	312

FIGURE 3. CHILD-CARE FACILITIES IN THE TRI-CITIES (ANMORE FACILITIES NOT SHOWN)



4 DEMOGRAPHIC AND HOUSING IMPACTS

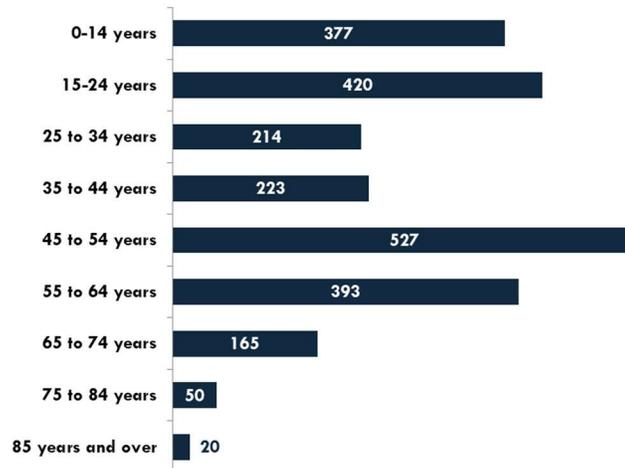
4.1 Current Situation

According to BC Stats estimates, Anmore had a population of 2,389 in 2018.

A breakdown by age is not available but can be estimated based on the 2016 Census and adjusting for the net Census undercount by age (this is the people who are missed by the Census, which disproportionately undercounts young adults, especially men).

Anmore's current population by age shows a concentration of population in the 45 to 64 age range, as well as people under age 25 (most of which are likely the children of the 45 to 64-year-olds).

Anmore Population Estimates by Age, 2018



4.2 Population Projections

The Metro Vancouver regional government released baseline population projections for each municipality in late 2018. It shows Anmore's population increasing to 3,650 by 2036, which is a 2.4% annual growth rate from 2018 to 2036.

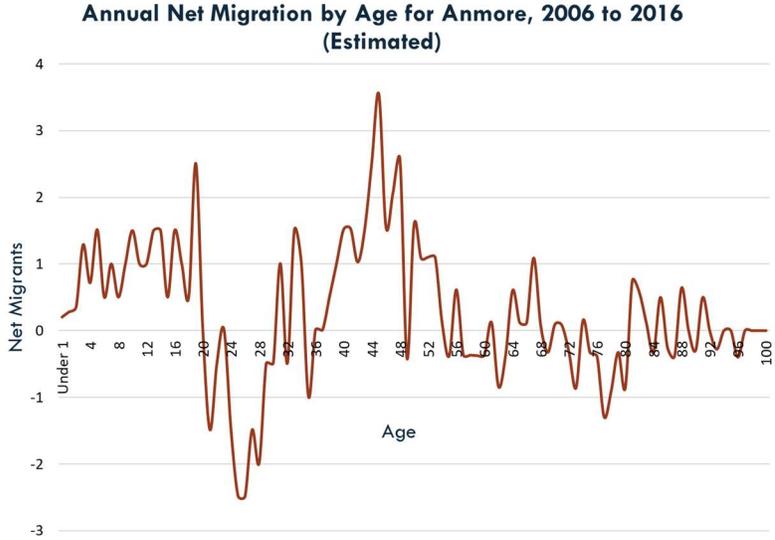
Metro Vancouver does not release population projections by age, but these have been estimated for this study.²

The projections rely on published fertility rates for the Coquitlam Local Health Area (adjusted for the age of the female population), published mortality rates for BC (adjusted for age and sex), and the recent pattern of migration in and out of Anmore.

As a small community, the net movement of people in and out of Anmore each year is modest, but over time is the most important factor in determining population growth.

² Vann Struth Consulting Group prepared all the population projections and estimates by age in this study, using a cohort-component population model that has been successfully used recently in Pitt Meadows (in support of a Residential Policy Review) and for housing studies in the Central Okanagan, Nanaimo region, and Greater Victoria.

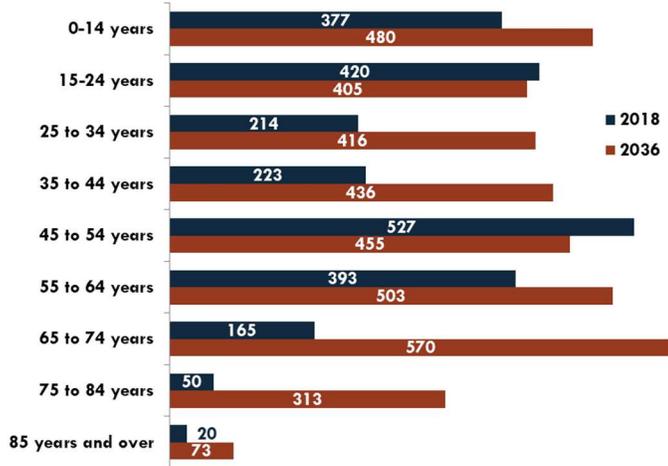
Average annual migration in Anmore from 2006 to 2016 is shown in the chart to the right. The biggest net inflow is people in their 40s, many of whom appear to be moving with children as there is a consistent net inflow of children each year as well. The most significant outflow is people in their 20s, as well as a smaller net outflow in the late 60s and early 70s.



Anmore’s population demographics for 2036 are determined by assuming future migration retains the same shape as the 2006 to 2016 period, although it is adjusted higher for all ages to match the Metro Vancouver projection of 3,650 by 2036.

The results show the biggest population increase is for the 65+ population as the current bulge in Anmore’s 45 to 64 age range continues to age.

Anmore Population Estimates and Projections by Age, 2018 & 2036



There is still strong growth in the 25-44 age range, partly due to the strong in-migration at this age range.

Overall Anmore’s median age is projected to increase from the current 43 to 46 by 2036. This is the age at which half the population is younger and half is older.

4.3 Lifecycle Evolution of Housing Demand

Given the aging of Anmore’s population over the next 20 years, it is worth considering how the preferred type of housing changes over the course of a lifetime.

Statistics Canada defines a “household maintainer” as the person who is primarily responsible for paying the household bills. The percentage of the population who are household maintainers increases with age (young adults are much more likely to live with parents, roommates, etc.), but young adults who do maintain a household are most likely to live in an apartment.

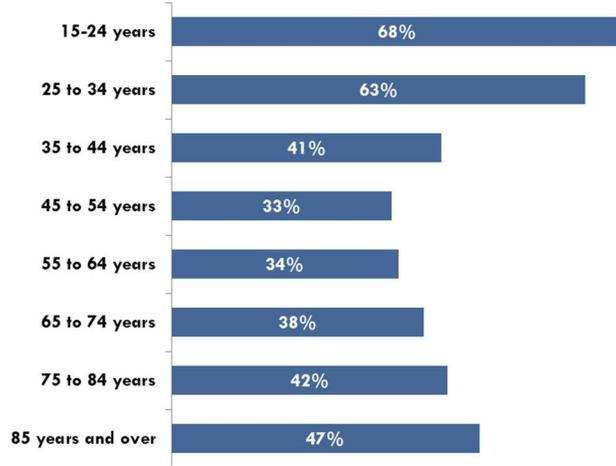
As they age into their 30s and 40s and are more likely to have children, the share of apartments declines. It starts rising again after age 55 and nearly half of household maintainers who are 85 or older are living in apartments.

There are currently no apartments in Anmore. This means that as the existing population ages and some may wish to move to an apartment and stay in the community, that option is not currently available.

Similarly, young adults who are looking to get into the housing market with an apartment are not able to do so in Anmore.

Apartments at Burrard Commons will provide the opportunity for Anmore residents to stay in the community and find their preferred housing options over the course of their entire life.

Share of Household Maintainers Living in Apartments, Metro Vancouver, 2016



4.4 Anmore Population Projections from Burrard Commons

Rather than using the Metro Vancouver population projection of 3,650 for Anmore in 2036, a revised population projection that adds Burrard Commons development to Anmore’s existing population would yield a total of about 7,200 people living in the community.

If Burrard Commons was complete by 2036, and ignoring other possible developments in Anmore, the community’s population demographics would break down as in the chart to the right.

Anmore would have a very balanced population between senior citizens, younger and prime working-age adults, and children. The community’s median age would be virtually unchanged at 43.

Note that a longer development timeline for Burrard Commons, or developments elsewhere in Anmore, would modify these projections somewhat.

Anmore Population Estimates and Projections by Age, 2018 & 2036 (with Burrard Commons)

