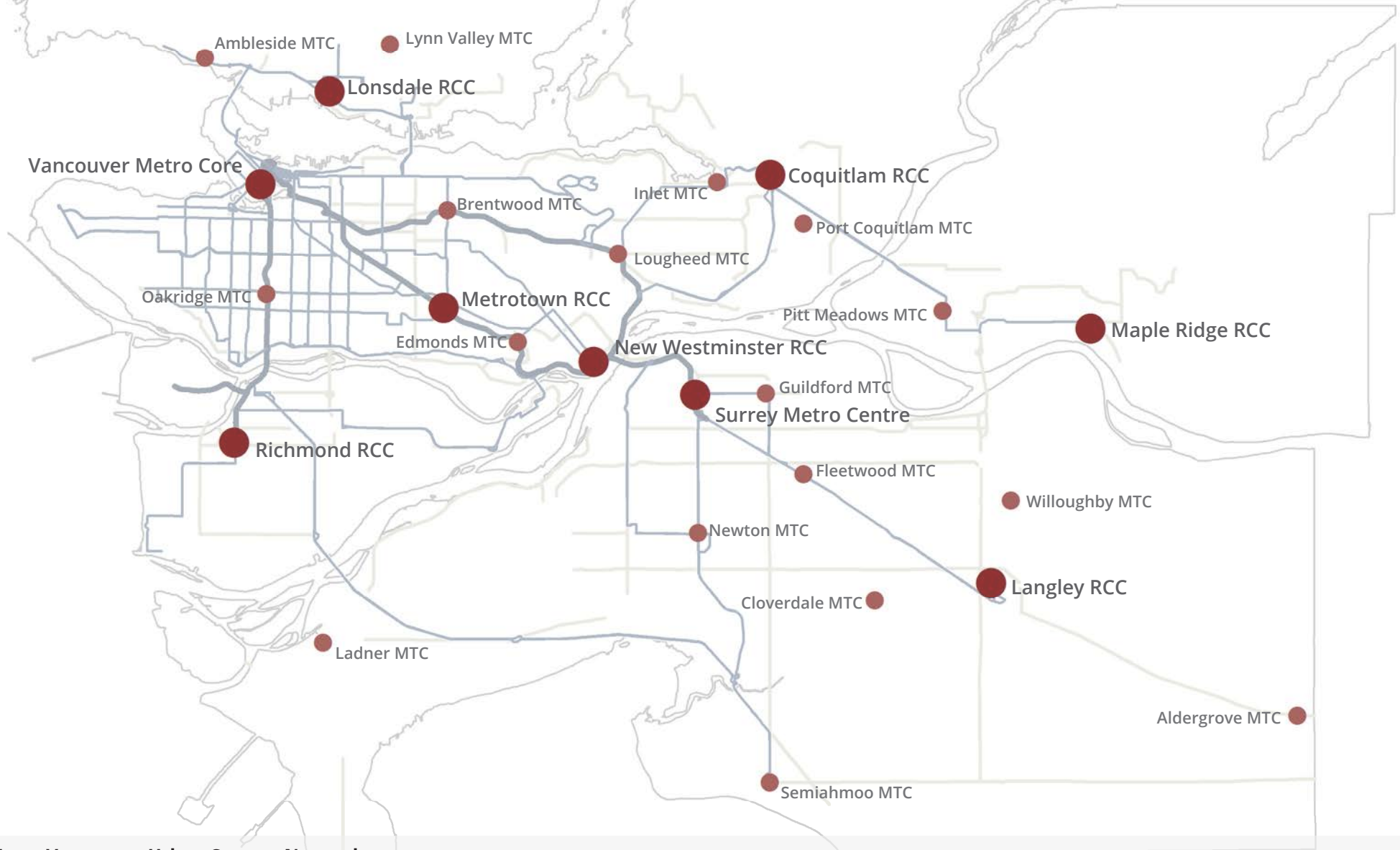


# Metro Vancouver Urban Centre Network



## Metro Vancouver Urban Centres Network

Urban Centres are priority locations for higher density housing, employment and services, commercial, cultural, entertainment and institutional uses. Urban Centres were identified in *Metro Vancouver 2040: Shaping our Future*, the regional growth strategy (*Metro 2040*), and confirmed through regional context statements adopted by municipalities and accepted by the Metro Vancouver Board. Metro Vancouver has a network of 26 connected Urban Centres ranging in size and character. The Metro Core, Surrey Metro Centre and 7 other Regional City Centres (RCCs) are regional-scaled activity hubs. The smaller, Municipal Town Centres (MTC) are local-serving hubs that showcase the region's diverse history and culture.

## Monitoring Changes in Centres




Although each Urban Centre is unique, successful Centres have some common elements:

- A diversity of housing types and tenures that respond to an aging population, changing family and household characteristics and the full range of household incomes and needs across the region.
- Sufficient office and commercial space ensures that there are jobs and services close to home.
- Sustainable transportation options that reduce traffic, energy consumption and air pollution.
- A high quality pedestrian environment that promotes walking, cycling and transit, and creates vibrancy.

- Ample amenities such as parks, greenways and other recreational opportunities, as well as an abundance of social and cultural sites that create a strong sense of place and community while fostering active and healthy living.

This document profiles the nine Regional City Centres in Metro Vancouver. Regional City Centres are major activity hubs for transportation, employment and housing. The profiles illustrate some of the characteristics that define an Urban Centre and show trends over time using Metro Vancouver and Statistics Canada Census and National Household Survey data.

## 2011 Snapshot of Metro Vancouver's Regional City Centres

							
	Land Area (hectares)	2011 Population	Density (persons/hectare)	2011 Dwelling Units	Density (units/hectare)	2011 Employment	Density (jobs/hectare)
Coquitlam	280	14,000	49	6,500	23	10,500	38
Langley	635	16,500	26	8,500	14	24,500	39
Lonsdale	264	26,500	100	14,500	55	18,000	69
Maple Ridge	286	10,500	36	5,500	19	7,500	26
Metrotown	310	27,000	81	13,000	43	24,000	77
New Westminster	108	11,000	104	6,000	57	8,500	80
Richmond	935	51,000	54	21,500	23	38,500	41
Surrey Metro	473	20,000	42	9,000	20	22,000	46
Vancouver Metro Core	1,665	176,000	106	102,000	61	261,500	157

### About this data:

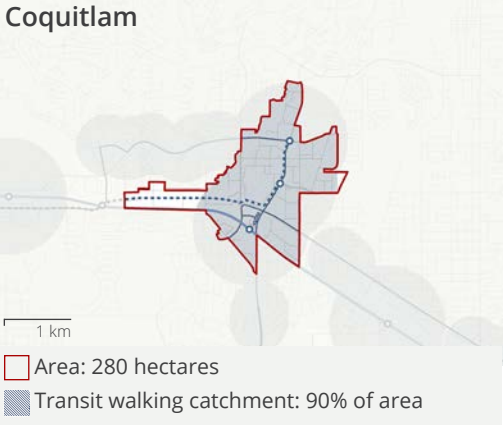
Figures were estimated using 2011 Census and National Household Survey data. Updates will be provided as new or refined data becomes available.

**Size and Accessibility to Transit**

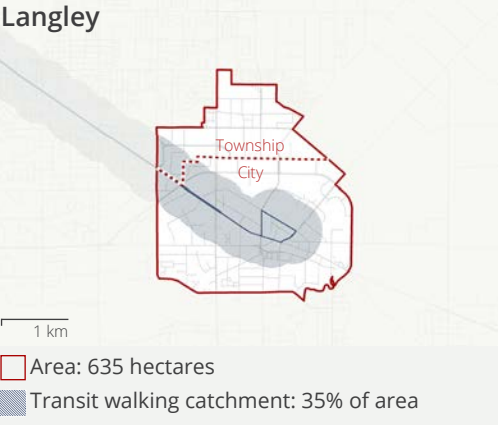
The Regional City Centres (RCCs) vary widely both in size and level of transit service. The Vancouver Metro Core is the largest RCC at 1,665 hectares; the New Westminster RCC is over 15 times smaller at 108 hectares. The maps below show the relative size of the centres as well as the walking catchment

for transit service. The walking catchment includes areas that are within 800 metres (roughly a 10 minute walk) of a rapid transit station, or 400 metres (roughly a 5 minute walk) of a bus route along TransLink’s Frequent Transit Network which provides service at least every 15 minutes in both directions throughout most of the day, 7 days a week.

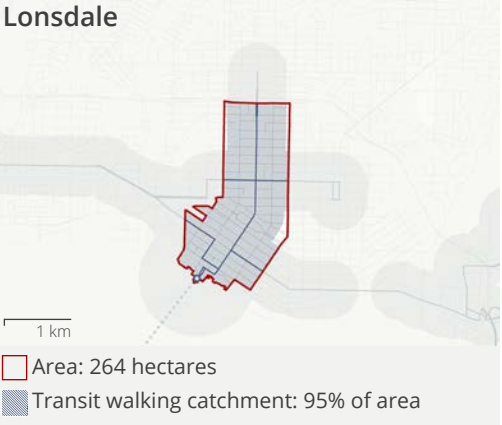
**Coquitlam**



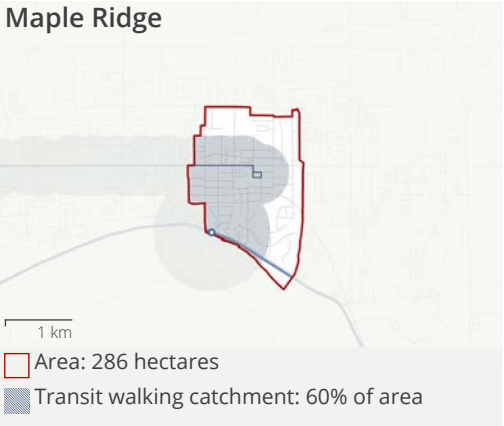
**Langley**



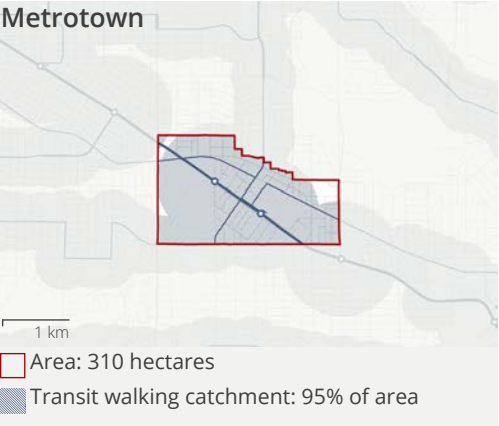
**Lonsdale**



**Maple Ridge**



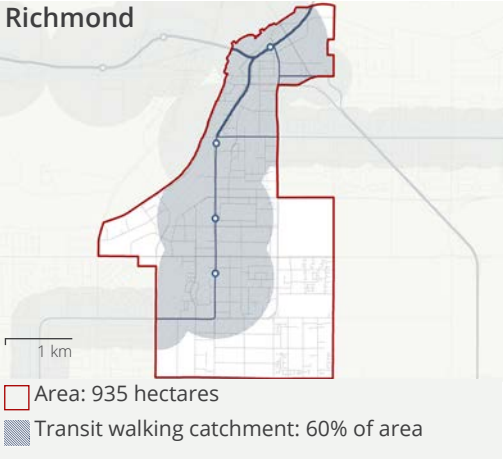
**Metrotown**



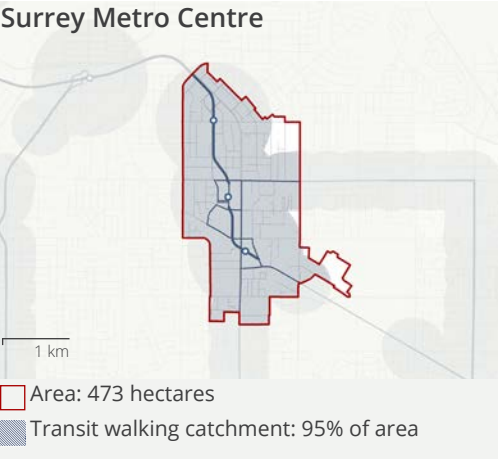
**New Westminster**



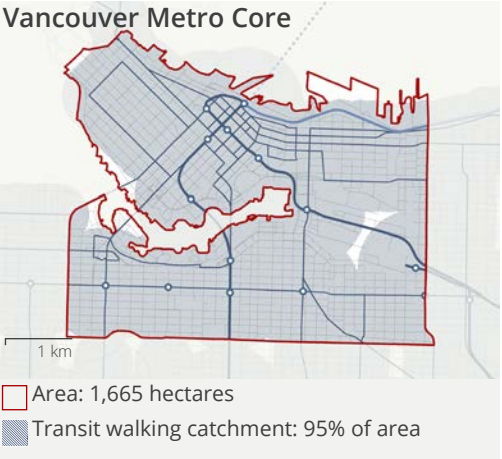
**Richmond**



**Surrey Metro Centre**



**Vancouver Metro Core**





# COQUITLAM REGIONAL CENTRE

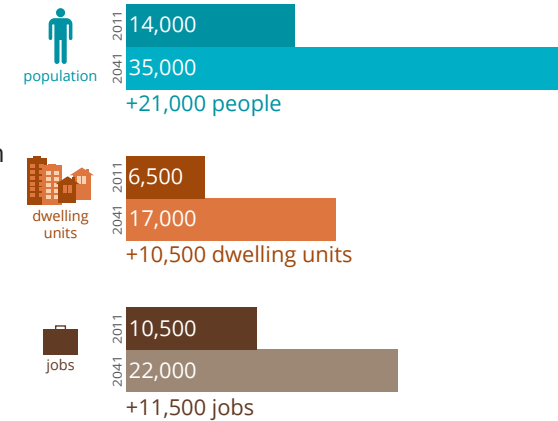
Coquitlam Regional City Centre is located in the City of Coquitlam and the Northeast Sector subregion. The Centre is along the future Evergreen Line Skytrain.

## Projections

Regional City Centres are targeted to accommodate 16% of regional dwelling unit growth and 19% of regional employment growth between 2006 and 2041.

Growth projections for Coquitlam Regional Centre are estimated in the Coquitlam regional context statement and may be updated in the future.

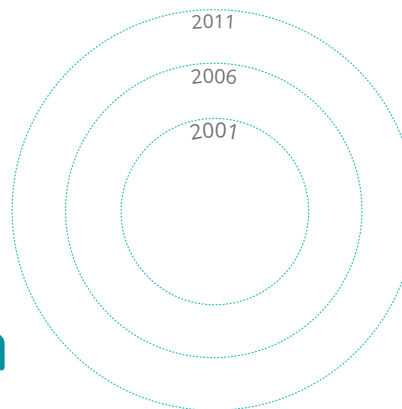
Source: Metro Vancouver



## 2001-2011 Trends

population  
by age group (years)

0-9 10-19 20-34 35-49 50-64 65+

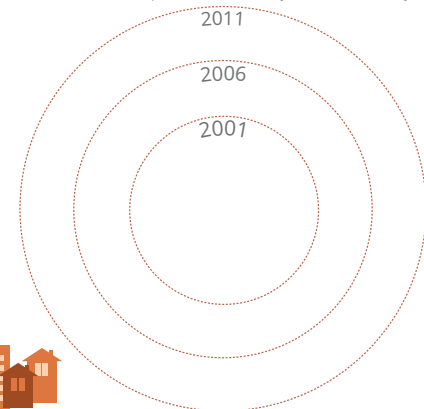


	2001	2006	2011
people	TBD	TBD	14,000
persons per hectare	TBD	TBD	49
median age	TBD	TBD	TBD

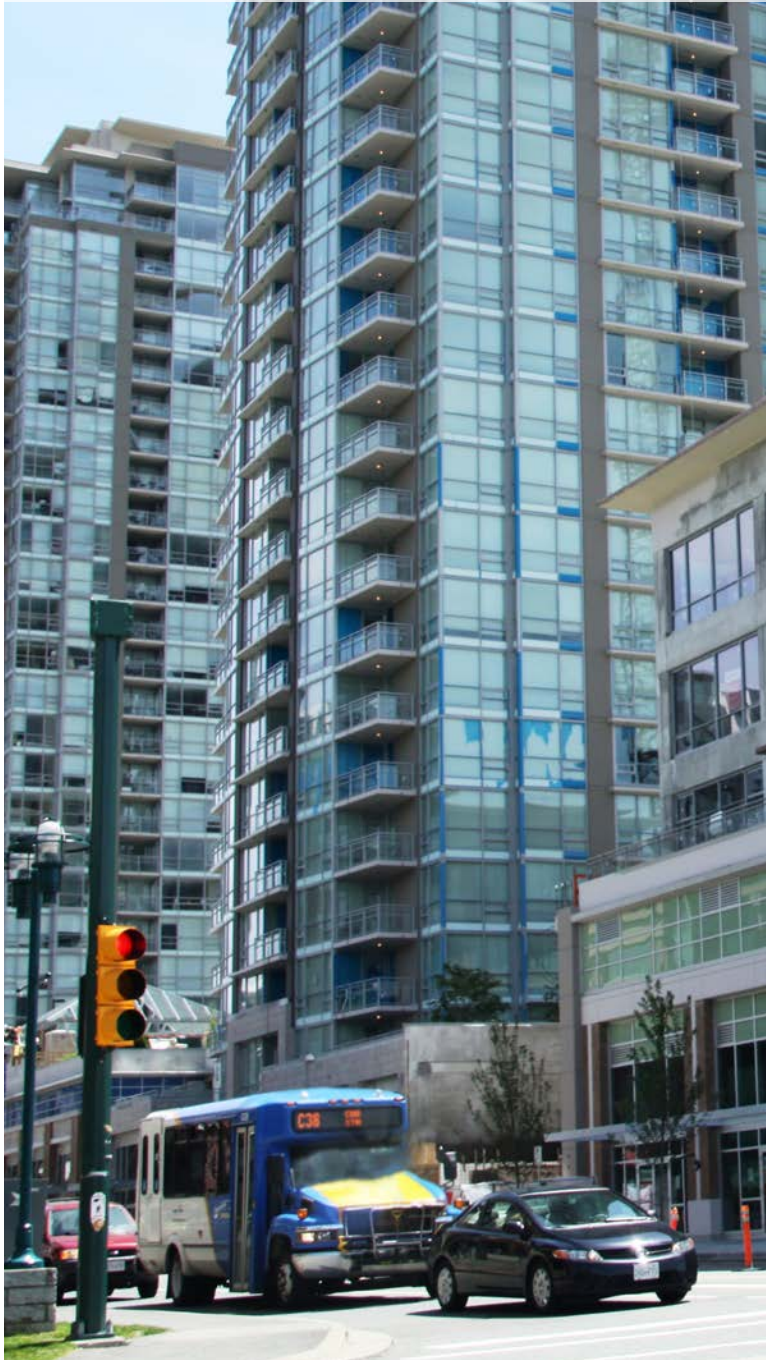
housing  
by dwelling unit type

single family detached row, semi-detached, duplex apartment less than 5 storeys apartment more than 5 storeys

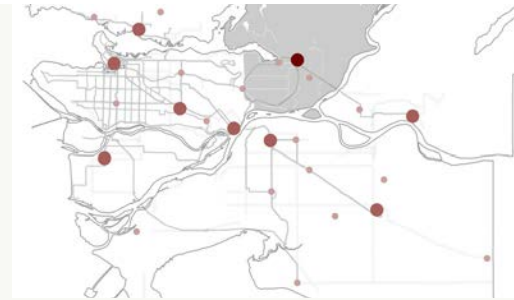
single family detached row, semi-detached, duplex apartment less than 5 storeys apartment more than 5 storeys



	2001	2006	2011
dwelling units	TBD	TBD	6,500
units per hectare	TBD	TBD	23
owner-renter split	TBD	TBD	TBD







## Land Use

Total Land Area: 280 hectares

Conservation and Recreation  
27 hectares

Industrial / Mixed Employment  
0 hectares

Office Space (2013): 419,000 square feet  
(42% of the subregional office inventory\*)

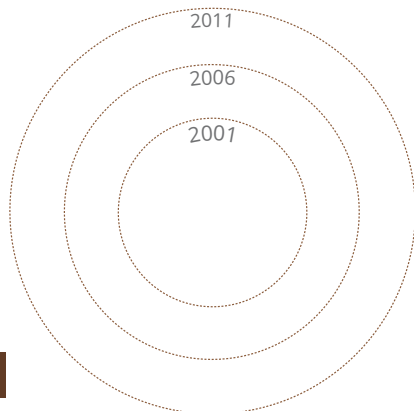
\*Offices with 20,000 sq. ft. of space or more

### About this data:

New boundaries for this centre were confirmed through the 2013 regional context statement. Data for 2001 to 2011 trends are not yet available for the confirmed boundary. Figures will be added and updated when the data becomes available.

### jobs top three by industry sector

TBD TBD TBD TBD

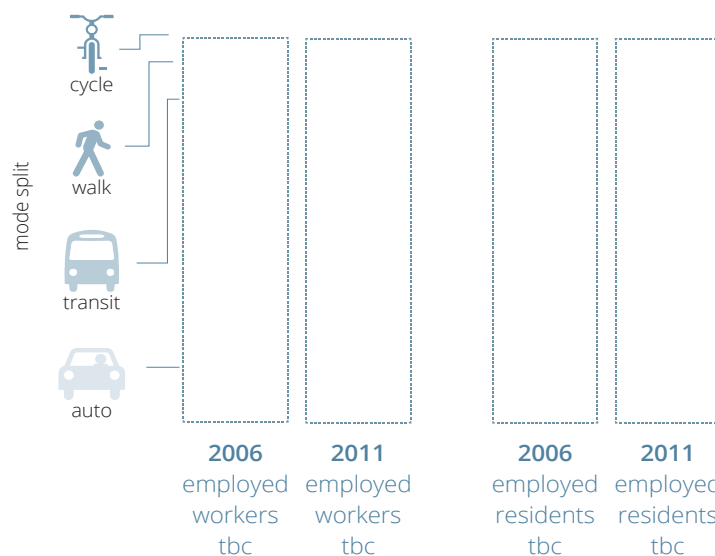


	2001	2006	2011
jobs	TBD	TBD	10,500
jobs per hectare	TBD	TBD	38

### journey to work

by place of work

by place of residence



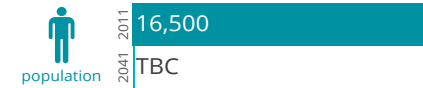
# LANGLEY REGIONAL CENTRE

Langley Regional City Centre is located partially in the City of Langley and partially in the Township of Langley. The Centre is connected to Surrey Metro Centre by frequent bus.

## Projections

Regional City Centres are targeted to accommodate 16% of regional dwelling unit growth and 19% of regional employment growth between 2006 and 2041.

Growth projections for Langley Regional Centre are to be confirmed.



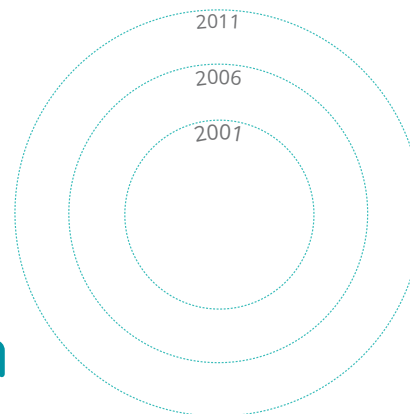
Source: Metro Vancouver

## 2001-2011 Trends

### population

by age group (years)

0-9 10-19 20-34 35-49 50-64 65+

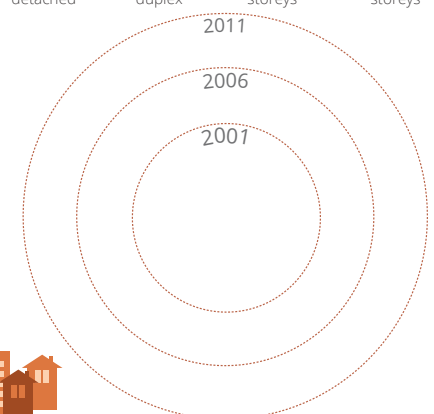


	2001	2006	2011
people	TBD	TBD	16,500
persons per hectare	TBD	TBD	26
median age	TBD	TBD	TBD

### housing

by dwelling unit type

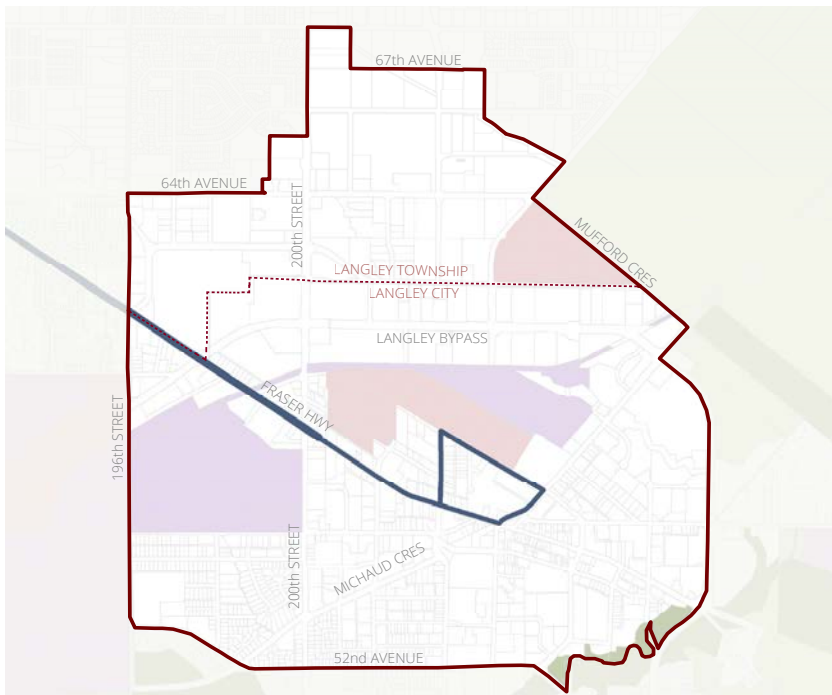
single family detached row, semi-detached, duplex apartment less than 5 storeys apartment more than 5 storeys



	2001	2006	2011
dwelling units	TBD	TBD	8,500
units per hectare	TBD	TBD	14
owner-renter split	TBD	TBD	TBD







## Land Use

Total Land Area: 635 hectares

**Conservation and Recreation**  
5 hectares

**Industrial / Mixed Employment**  
103 hectares

**Office Space (2013):** 611,000 square feet  
(35% of the subregional office inventory\*)

\*Offices with 20,000 sq. ft. of space or more

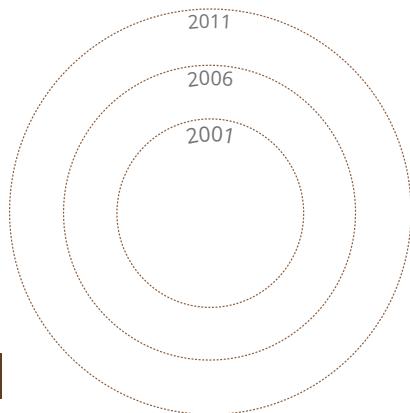
### About this data:

New boundaries for this centre were confirmed through the 2013 regional context statement. Data for 2001 to 2011 trends are not yet available for the confirmed boundary. Figures will be added and updated when the data becomes available.

### jobs

top three by industry sector

TBD TBD TBD TBD

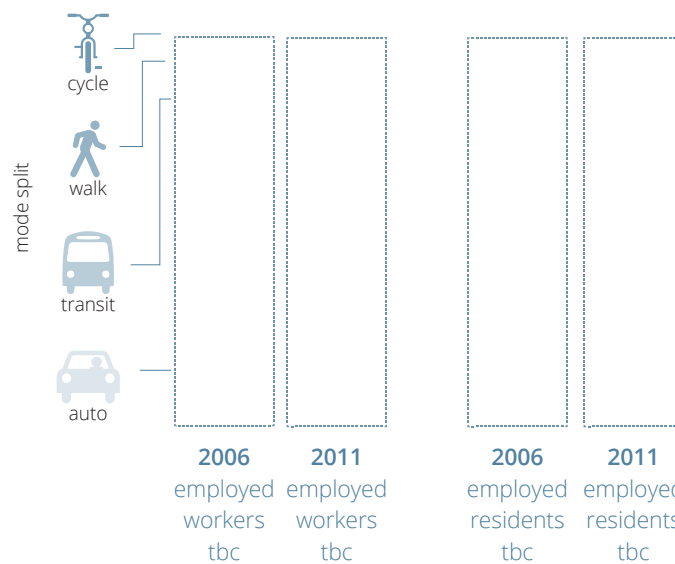


	2001	2006	2011
jobs	TBD	TBD	24,500
jobs per hectare	TBD	TBD	39

### journey to work

by place of work

by place of residence





# LONSDALE REGIONAL CENTRE

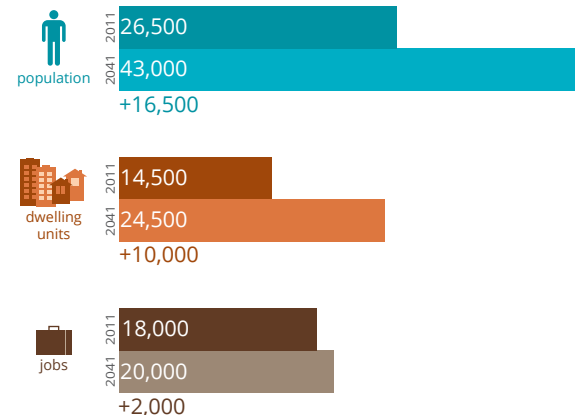
Lonsdale Regional City Centre is located in the City of North Vancouver and the North Shore subregion. The Centre is connected to the Vancouver Metro Core via the Sea Bus.

## Projections

Regional City Centres are targeted to accommodate 16% of regional dwelling unit growth and 19% of regional employment growth between 2006 and 2041.

Growth projections for Lonsdale Regional Centre are estimated in the City of North Vancouver regional context statement and may be updated in the future.

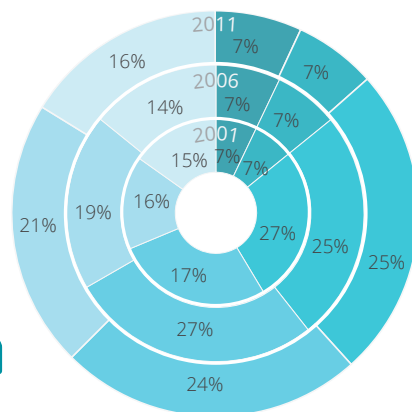
Source: Metro Vancouver



## 2001-2011 Trends

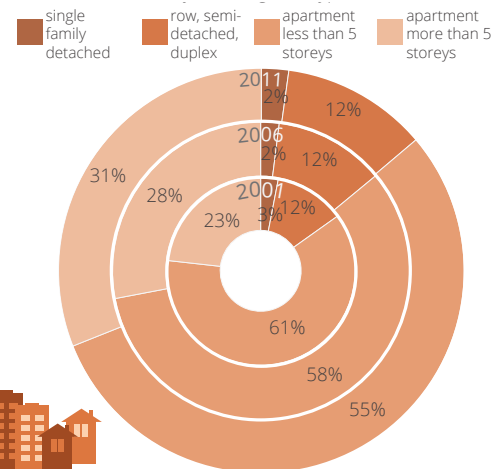
population  
by age group (years)

0-9 10-19 20-34 35-49 50-64 65+



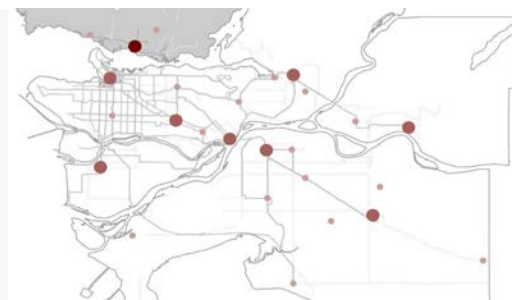
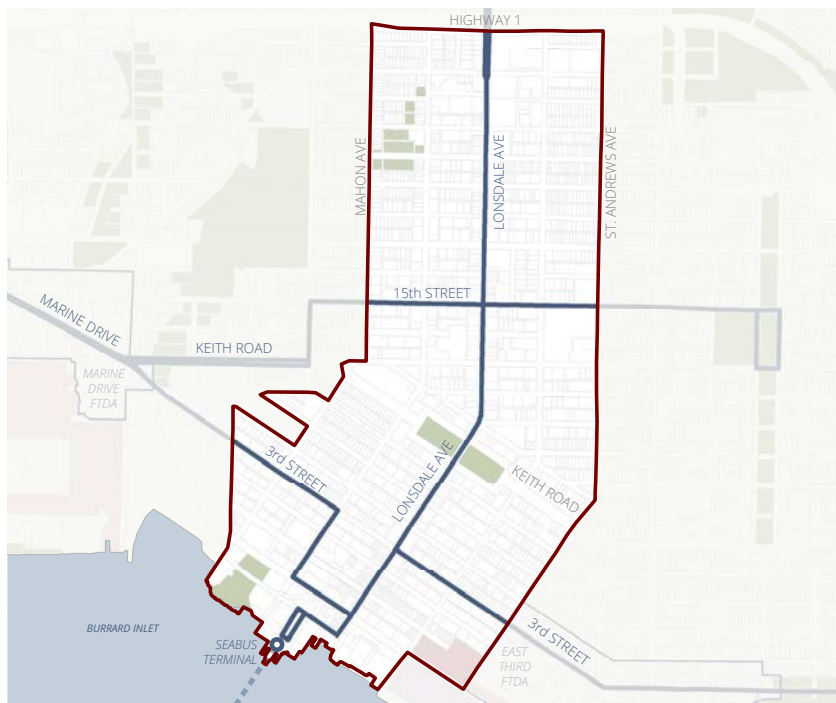
housing  
by dwelling unit type

single family detached row, semi-detached, duplex apartment less than 5 storeys apartment more than 5 storeys



	2001	2006	2011
people	23,000	24,500	25,500
persons per hectare	86	89	97
median age	TBD	TBD	40.0

	2001	2006	2011
dwelling units	12,500	13,000	14,000
units per hectare	47	49	53
owner-renter split	38-62	44-56	47-53



## Land Use

Total Land Area: 264 hectares

Conservation and Recreation Area

7 hectares

Industrial / Mixed Employment

3 hectares

Office Space (2013): 1,436,000 square feet (38% of the subregional office inventory\*)

\*Offices with 20,000 sq. ft. of space or more

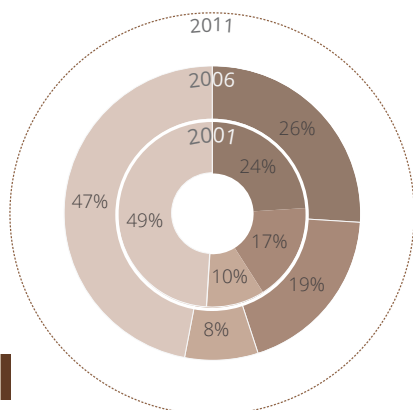
### About this data:

Trends are based on Statistics Canada data. All 2001 and 2006 data, and 2011 population and housing by structure type are Census figures. 2011 housing by tenure, jobs, and transportation data are National Household Survey figures.

### jobs

top three by industry sector

health & social services finance & insurance industries retail trade other

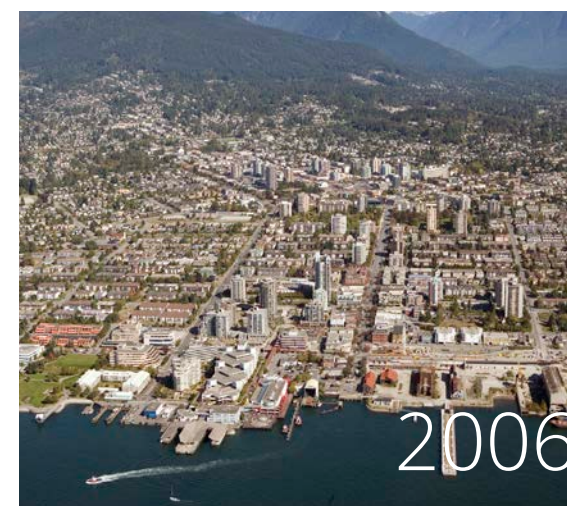
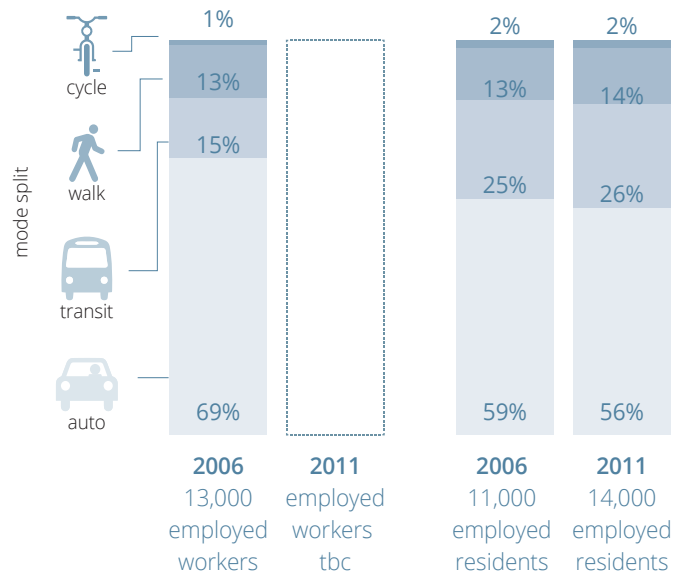


	2001	2006	2011
jobs	13,500	13,000	18,000
jobs per hectare	51	48	69

### journey to work

by place of work

by place of residence





# MAPLE RIDGE REGIONAL CENTRE

Maple Ridge Regional City Centre is located in the City of Maple Ridge and the Ridge Meadows subregion. The Centre is along the Westcoast Express train.

## Projections

Regional City Centres are targeted to accommodate 16% of regional dwelling unit growth and 19% of regional employment growth between 2006 and 2041.

Growth projections for Maple Ridge Regional Centre are to be confirmed.



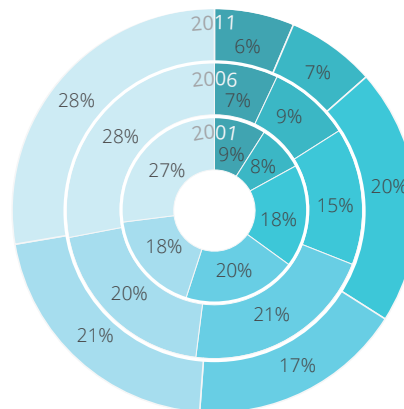
Source: Metro Vancouver

## 2001-2011 Trends

### population

by age group (years)

0-9 10-19 20-34 35-49 50-64 65+

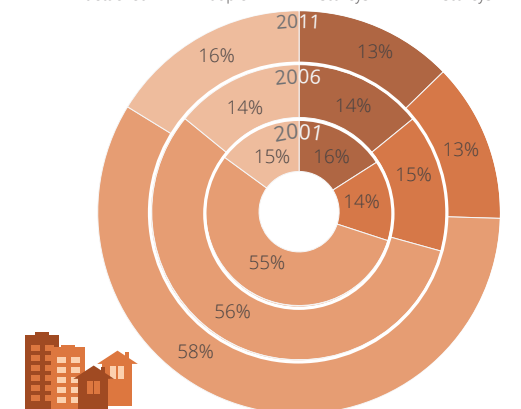


	2001	2006	2011
people	8,000	8,500	10,500
persons per hectare	29	30	34
median age	TBD	TBD	49.1

### housing

by dwelling unit type

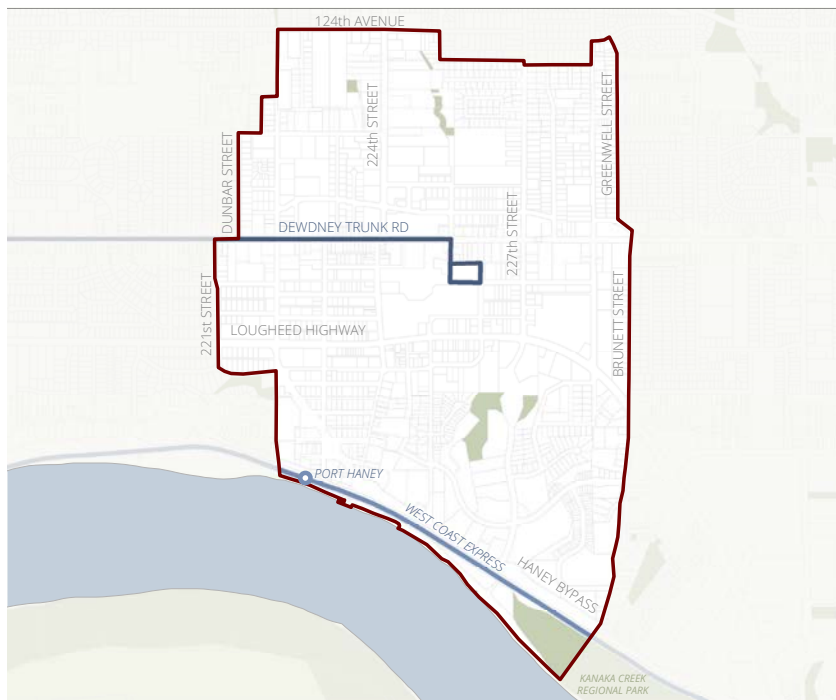
single family detached row, semi-detached, duplex apartment less than 5 storeys apartment more than 5 storeys



	2001	2006	2011
dwelling units	4,000	4,500	5,500
units per hectare	15	16	18
owner-renter split	50-50	56-44	55-45







## Land Use

Total Land Area: 286 hectares

**Conservation and Recreation**  
7 hectares

**Industrial / Mixed Employment**  
0 hectares

**Office Space (2013):** 110,000 square feet  
(100% of the subregional office inventory\*)

\*Offices with 20,000 sq. ft. of space or more

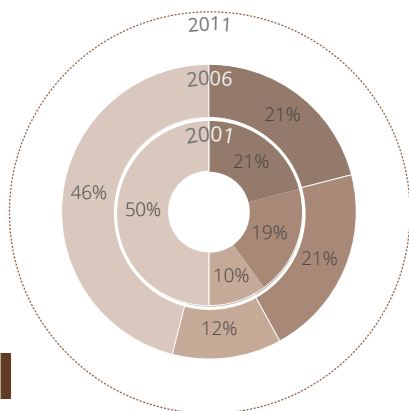
### About this data:

Trends are based on Statistics Canada data. All 2001 and 2006 data, and 2011 population and housing by structure type are Census figures. 2011 housing by tenure, jobs, and transportation data are National Household Survey figures.

### jobs

top three by industry sector

retail trade health & social services accommodation & food services other

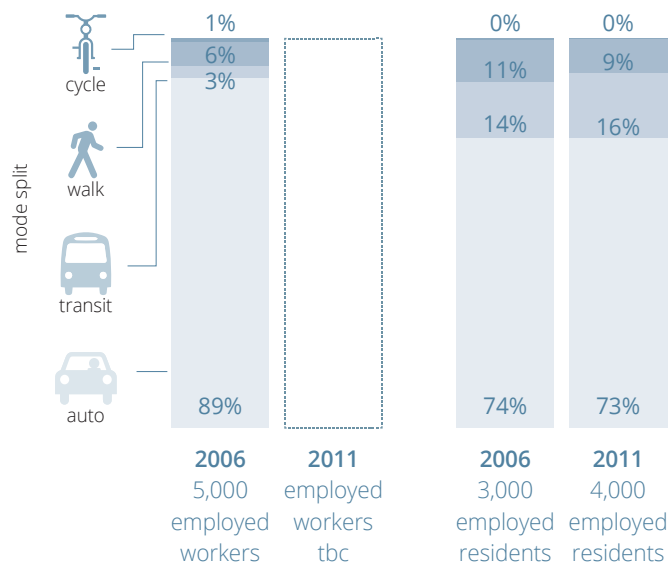


	2001	2006	2011
jobs	5,000	5,000	7,500
jobs per hectare	17	18	25

### journey to work

by place of work

by place of residence



# METROTOWN REGIONAL CENTRE

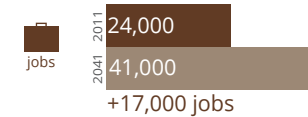
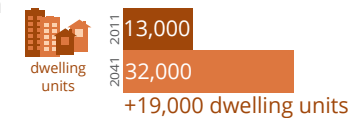
Metrotown Regional City Centre is located in the City of Burnaby and the Burnaby, New Westminster subregion. The Centre is along the Expo/Millennium Line Skytrain.

## Projections

Regional City Centres are targeted to accommodate 16% of regional dwelling unit growth and 19% of regional employment growth between 2006 and 2041.

Growth projections for Metrotown Regional Centre are estimated in the Burnaby regional context statement and may be updated in the future.

Source: Metro Vancouver

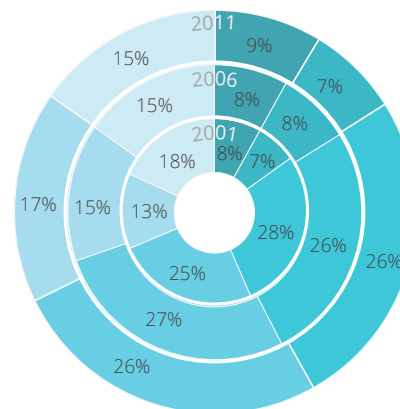


## 2001-2011 Trends

### population

by age group (years)

0-9 10-19 20-34 35-49 50-64 65+

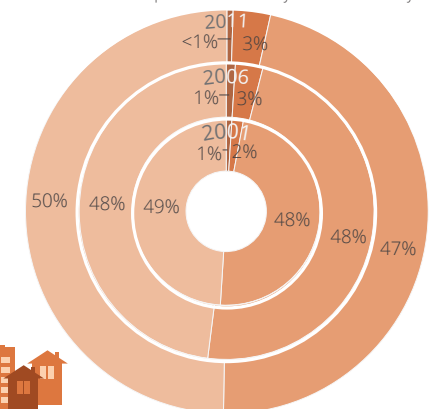


	2001	2006	2011
people	24,500	25,500	27,000
persons per hectare	79	83	86
median age	TBD	TBD	39.9

### housing

by dwelling unit type

single family detached row, semi-detached, duplex apartment less than 5 storeys apartment more than 5 storeys



	2001	2006	2011
dwelling units	12,000	12,500	13,000
units per hectare	40	41	42
owner-renter split	37-63	41-59	42-58

photo courtesy City of Burnaby





## Land Use

Total Land Area: 310 hectares

**Conservation and Recreation**

85 hectares

**Industrial / Mixed Employment**

0 hectares

**Office Space (2013): 2,496,000 square feet**  
(17% of the subregional office inventory\*)

\*Offices with 20,000 sq. ft. of space or more

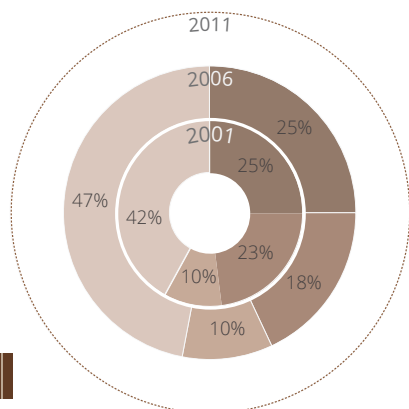
### About this data:

Trends are based on Statistics Canada data. All 2001 and 2006 data, and 2011 population and housing by structure type are Census figures. 2011 housing by tenure, jobs, and transportation data are National Household Survey figures.

### jobs

top three by industry sector

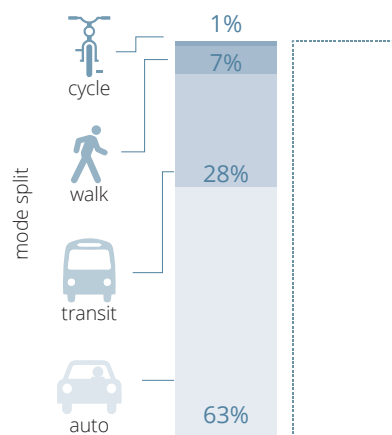
information & cultural industries retail trade accommodation, food & drink services other



	2001	2006	2011
jobs	18,500	18,000	24,000
jobs per hectare	60	58	77

### journey to work

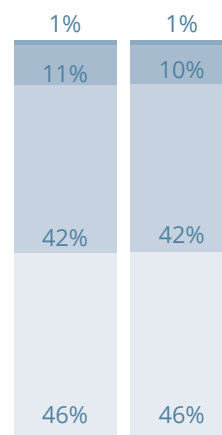
by place of work



**2006**  
18,000 employed workers

**2011**  
employed workers tbc

by place of residence



**2006**  
10,000 employed residents

**2011**  
12,000 employed residents



2001



2006



2011



# NEW WEST REGIONAL CENTRE



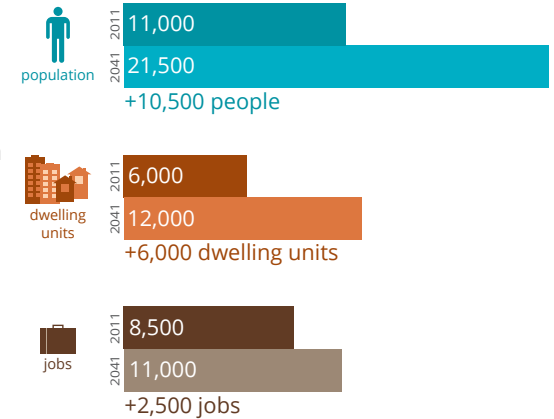
New Westminster Regional City Centre is located in the heart of New Westminster and the Burnaby, New Westminster subregion. The Centre is along the Expo/Millennium Skytrain.

## Projections

Regional City Centres are targeted to accommodate 16% of regional dwelling unit growth and 19% of regional employment growth between 2006 and 2041.

Growth projections for New Westminster Regional Centre are estimated in the New Westminster regional context statement and may be updated in the future.

Source: Metro Vancouver

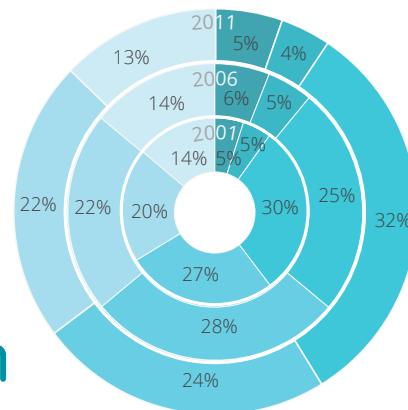


## 2001-2011 Trends

### population

by age group (years)

0-9 10-19 20-34 35-49 50-64 65+

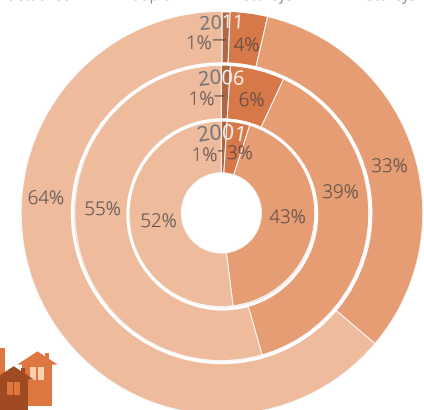


	2001	2006	2011
people	6,500	9,000	11,000
persons per hectare	60	82	104
median age			40.4

### housing

by dwelling unit type

single family detached row, semi-detached, duplex apartment less than 5 storeys apartment more than 5 storeys



	2001	2006	2011
dwelling units	4,000	5,000	6,000
units per hectare	35	45	57
owner-renter split	45-55	60-40	61-39





## Land Use

Total Land Area: 108 hectares

**Conservation and Recreation**

0 hectares

**Industrial / Mixed Employment**

0 hectares

**Office Space (2013): 1,383,000 square feet**  
(10% of the subregional office inventory\*)

\*Offices with 20,000 sq. ft. of space or more

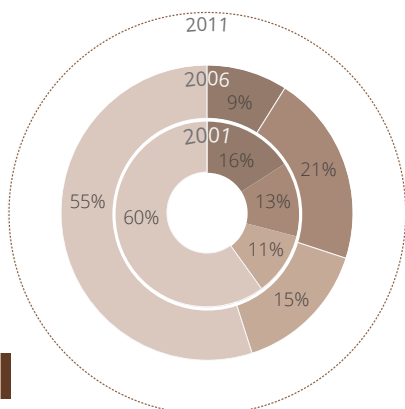
### About this data:

Trends are based on Statistics Canada data. All 2001 and 2006 data, and 2011 population and housing by structure type are Census figures. 2011 housing by tenure, jobs, and transportation data are National Household Survey figures.

### jobs

top three by industry sector

health & social services educational services public administration other

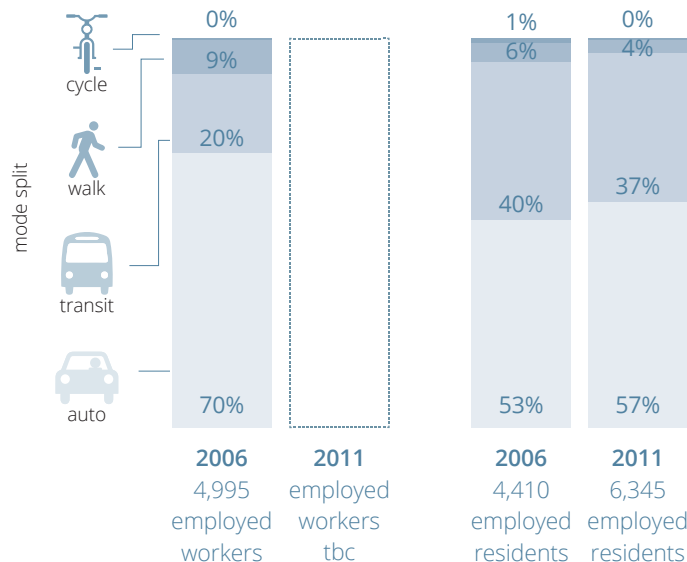


	2001	2006	2011
jobs	7,000	5,000	8,500
jobs per hectare	64	46	80

### journey to work

by place of work

by place of residence



**2006**  
4,995  
employed  
workers

**2011**  
employed  
workers  
tbc

**2006**  
4,410  
employed  
residents

**2011**  
6,345  
employed  
residents





# RICHMOND REGIONAL CENTRE

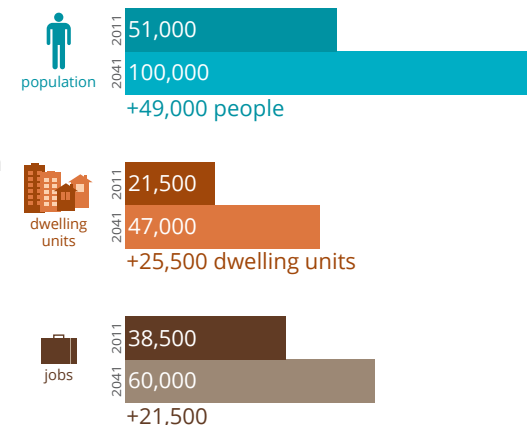
Richmond Regional City Centre is located in the City of Richmond and the Delta, Richmond, Tsawwassen First Nation subregion. The Centre is along the Canada Line train.

## Projections

Regional City Centres are targeted to accommodate 16% of regional dwelling unit growth and 19% of regional employment growth between 2006 and 2041.

Growth projections for Richmond Regional Centre are estimated in the Richmond regional context statement and may be updated in the future.

Source: Metro Vancouver

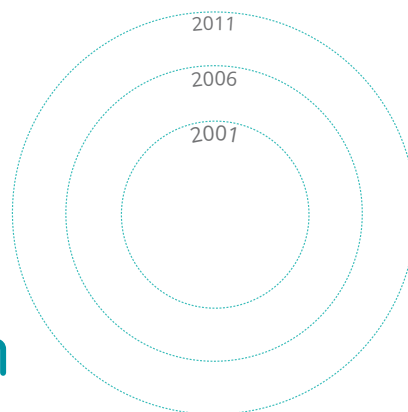


## 2001-2011 Trends

### population

by age group (years)

0-9 10-19 20-34 35-49 50-64 65+

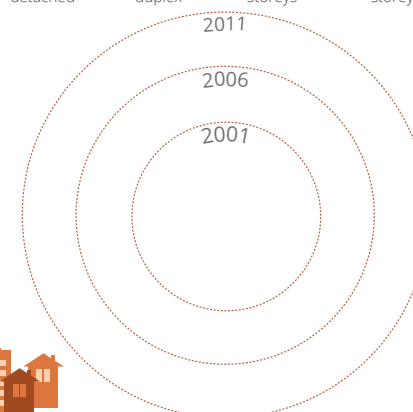


	2001	2006	2011
people	TBD	TBD	51,000
persons per hectare	TBD	TBD	54
median age	TBD	TBD	TBD

### housing

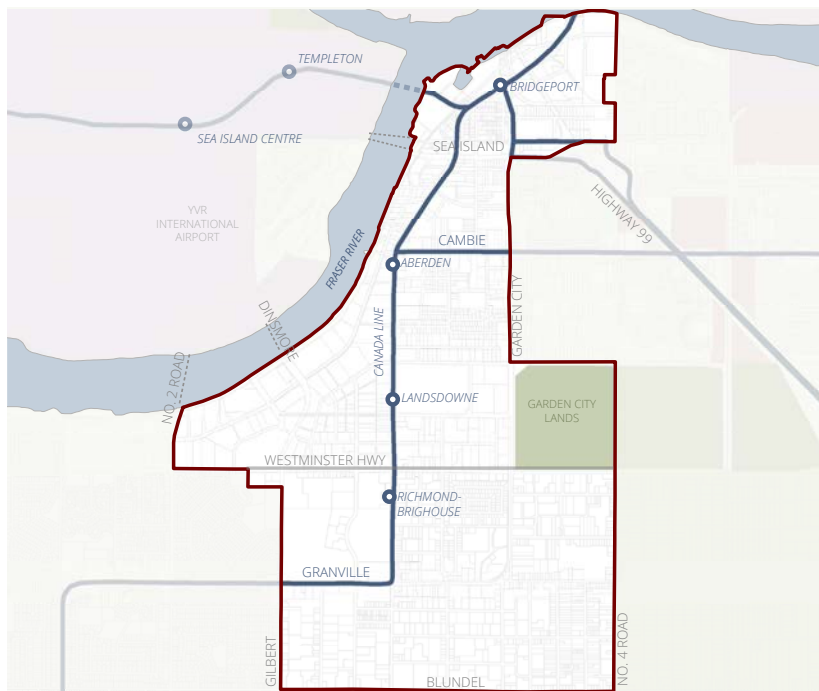
by dwelling unit type

single family detached row, semi-detached, duplex apartment less than 5 storeys apartment more than 5 storeys



	2001	2006	2011
dwelling units	TBD	TBD	21,500
units per hectare	TBD	TBD	23
owner-renter split	TBD	TBD	TBD





## Land Use

Total Land Area: 935 hectares

**Conservation and Recreation**  
55 hectares

**Industrial / Mixed Employment**  
0 hectares

**Office Space (2013):** 1,940,000 square feet (31% of the subregional office inventory\*)

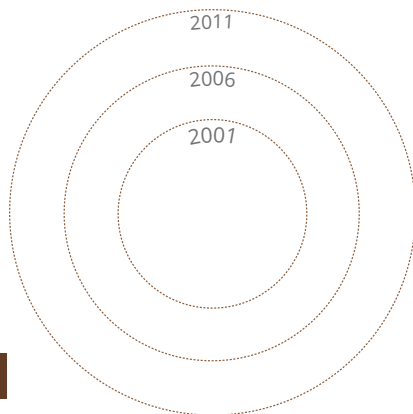
\*Offices with 20,000 sq. ft. of space or more

### About this data:

New boundaries for this centre were confirmed through the 2013 regional context statement. Data for 2001 to 2011 trends are not yet available for the confirmed boundary. Figures will be added and updated when the data becomes available.

### jobs top three by industry sector

TBD TBD TBD TBD

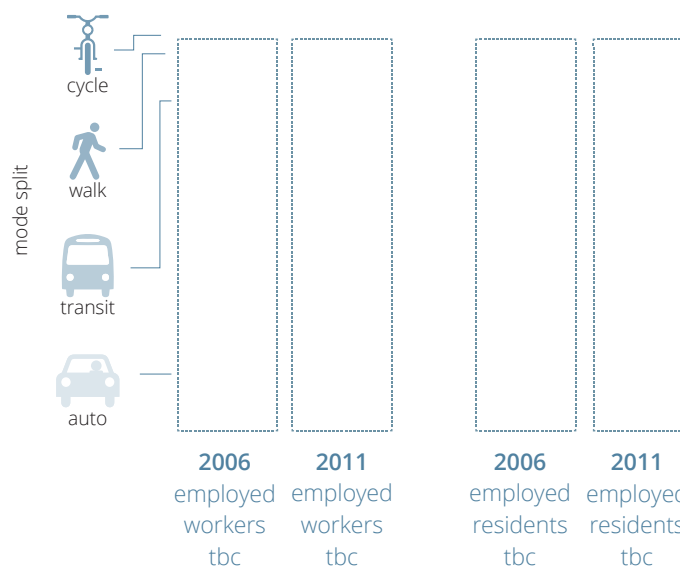


	2001	2006	2011
jobs	TBD	TBD	38,500
jobs per hectare	TBD	TBD	41

### journey to work

by place of work

by place of residence



# SURREY METRO CENTRE



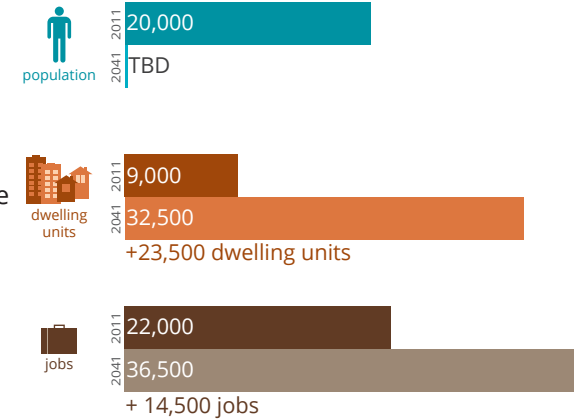
Surrey Regional City Centre is located in the City of Surrey and the Surrey, White Rock subregion. The Centre is along the Expo Line Skytrain and a B-line bus service.

## Projections

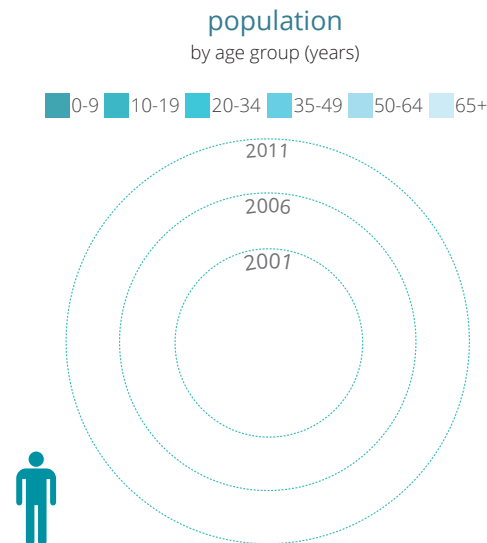
Surrey Centre is one of the region's two Metro Centres, and serves as the primary hub of activity South of the Fraser.

Surrey Metro Centre is targeted to accommodate 6% of dwelling unit growth and 5% of employment growth between 2006 and 2041. Growth projections are estimated in the Surrey regional context statement and may be updated in the future.

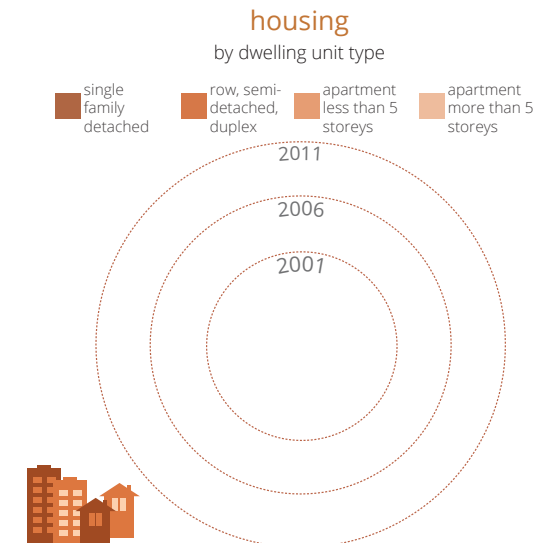
Source: Metro Vancouver



## 2001-2011 Trends

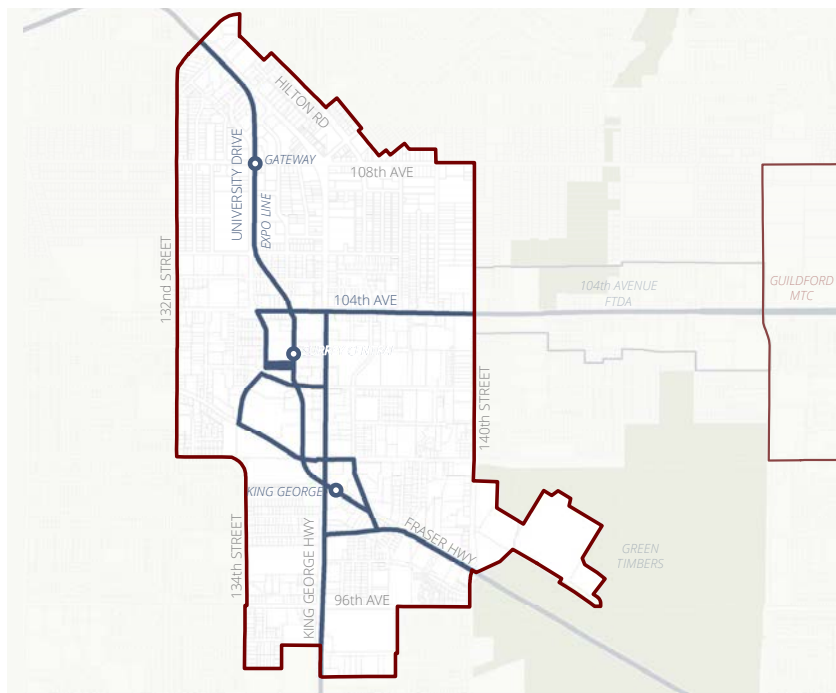


	2001	2006	2011
people	TBD	TBD	20,000
persons per hectare	TBD	TBD	42
median age	TBD	TBD	TBD



	2001	2006	2011
dwelling units	TBD	TBD	9,000
units per hectare	TBD	TBD	20
owner-renter split	TBD	TBD	TBD





## Land Use

Total Land Area: 473 hectares

Conservation and Recreation

0 hectares

Industrial / Mixed Employment

0 hectares

Office Space (2013): 1,845,000 square feet (28% of the subregional office inventory\*)

\*Offices with 20,000 sq. ft. of space or more

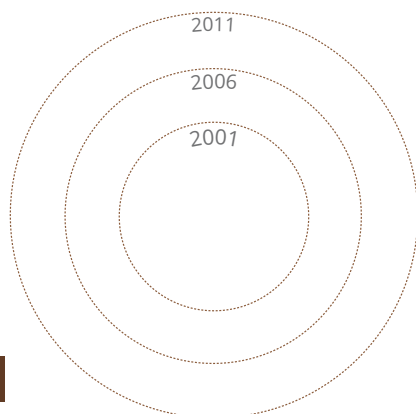
### About this data:

New boundaries for this centre were confirmed through the 2013 regional context statement. Data for 2001 to 2011 trends are not yet available for the confirmed boundary. Figures will be added and updated when the data becomes available.

### jobs

top three by industry sector

TBD TBD TBD TBD

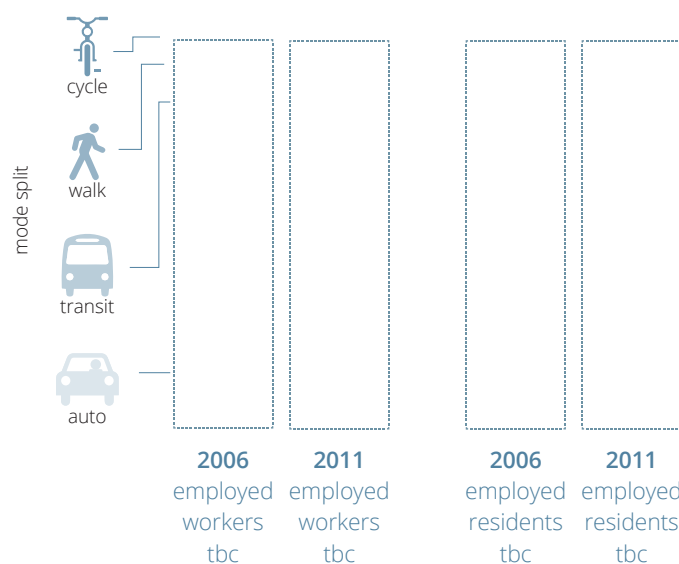


	2001	2006	2011
jobs	TBD	TBD	22,000
jobs per hectare	TBD	TBD	46

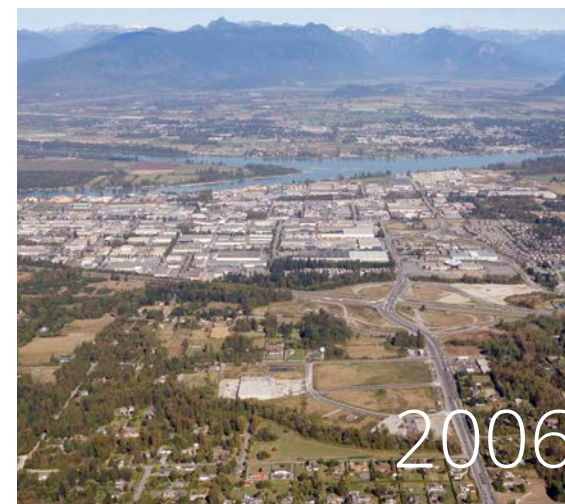
### journey to work

by place of work

by place of residence



2001



2006



2011

# VANCOUVER METRO CORE



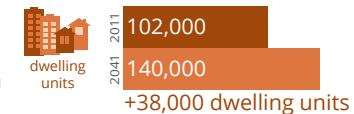
The Vancouver Regional City Centre is located in the City of Vancouver and the Vancouver UBC-UEL Subregion. The Centre is the primary transit hub for the region.

## Projections

The Metro Core is one of the two Metro Centres, and serves as the region's downtown.

The Vancouver Metro Cores is targeted to accommodate 5% of regional dwelling unit growth and 10% of regional employment growth between 2006 and 2041. Growth projections are estimated in the Vancouver regional context statement and may be updated in the future.

Source: Metro Vancouver

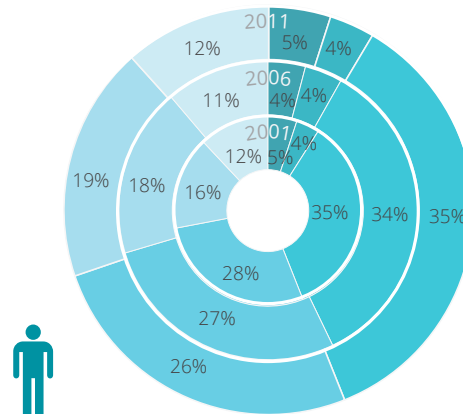


## 2001-2011 Trends

### population

by age group (years)

0-9 10-19 20-34 35-49 50-64 65+

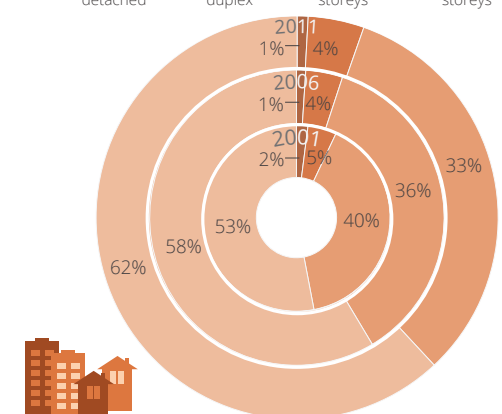


	2001	2006	2011
people	134,500	153,000	176,000
persons per hectare	81	92	102
median age	TBD	TBD	37.9

### housing

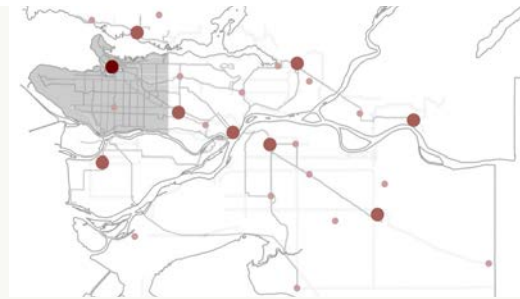
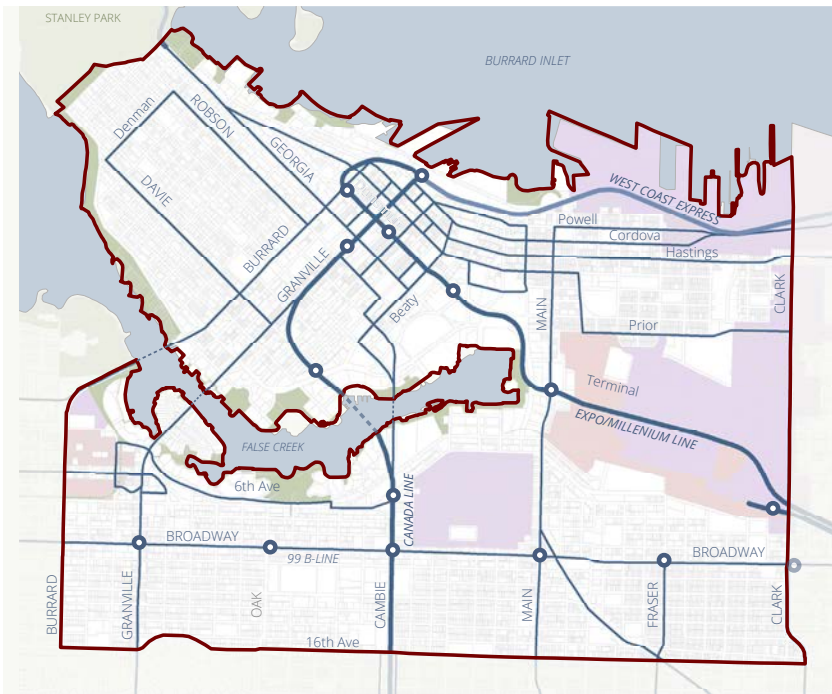
by dwelling unit type

single family detached row, semi-detached, duplex apartment less than 5 storeys apartment more than 5 storeys



	2001	2006	2011
dwelling units	82,000	90,500	102,000
units per hectare	49	54	59
owner-renter split	25-75	31-69	34-66





## Land Use

Total Land Area: 1,660 hectares

Conservation and  
Recreation

68 hectares

Industrial /  
Mixed Employment

308 hectares

Office Space (2013): 31,340,000 square feet  
(89% of the subregional office inventory\*)

\*Offices with 20,000 sq. ft. of space or more

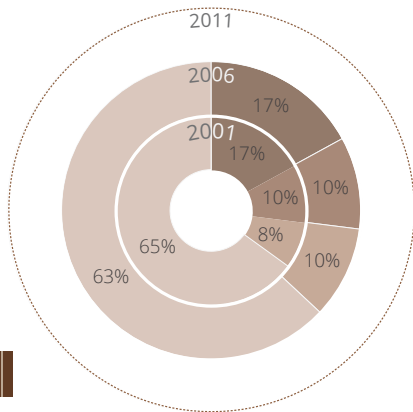
### About this data:

Trends are based on Statistics Canada data. All 2001 and 2006 data, and 2011 population and housing by structure type are Census figures. 2011 housing by tenure, jobs, and transportation data are National Household Survey figures.

### jobs

top three by industry sector

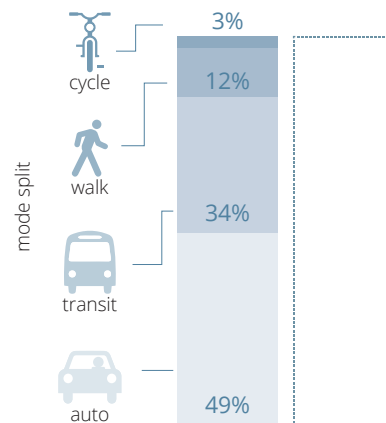
professional, scientific & technical services accommodation & food services healthcare & social assistance other



	2001	2006	2011
jobs	220,000	246,000	261,500
jobs per hectare	132	148	157

### journey to work

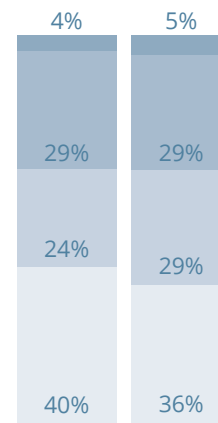
by place of  
work



2006  
205,840  
employed  
workers

2011  
employed  
workers  
tbc

by place of  
residence



2006  
72,445  
employed  
residents

2011  
92,980  
employed  
residents



2001



2006



2011