

Appendix G – Review of Richmond Demographics

1. Community Overview

Richmond is geographically unique in that it consists entirely of delta islands lying between the North and South Arms of the Fraser River. With the exception of the Queensborough neighbourhood in New Westminster, the entire mass of Lulu Island is in Richmond and contains nearly all the city's population. The other major island is Sea Island, the home of Vancouver International Airport. There are also 15 smaller islands. In total, Richmond is 129.7 sq km in size.

Because Richmond was low-lying delta marsh, the Coast Salish First Nations people primarily used the area for temporary camps, although there are indications of year-round villages near Steveston and on Sea Island. The first Europeans came in the 1860's, and were drawn by fishing and farming. Because of the need to use boats to travel the area, it was apparent that dikes were needed to extend farming and habitation. In fact, the incorporation as a municipality in 1879 was initiated largely to allow diking to occur.

Fishing and farming were the key economic staples in the late 19th and early 20th centuries. There were a number of fisheries and canneries, with only the Steveston Cannery now remaining as a national historical site. Farming focussed on dairy and berry production, with some grain and vegetable cultivation, and continues to be a significant part of the city's economy today.

Richmond is now the most diverse city in Canada, but this diversity was also part of its early years. The Japanese were engaged in the early fisheries, and a number of Chinese residents came as railway workers prior to 1900. Several current families of both groups can trace their Richmond heritage back for many generations.

Richmond was designated as a city in Dec. 1990. The current land uses include agriculture (33.6%), residential (18.5%), ports (11.8%), recreation and protected areas (9.1%), industrial (7.5%), and commercial (2.8%) – reflecting both its historical and current development. The recreation lands include 90 parks and extensive trail systems that comprise almost 500 hectares. The estuary border serves not only as key fish habitat, but also as part of the Pacific Flyway for migratory birds. Richmond also has many excellent recreation facilities, including the Richmond Oval that opened on December 12, 2008.

Richmond has solid transportation connections, including the Vancouver International Airport. Starting out as an airstrip on Lulu Island, it was moved to its current Sea Island location in 1931. The access to the airport and major highway connectors has attracted and supported manufacturing, high tech, and agricultural exporting. The new Canada Line will further enhance links between Richmond, the Airport, and other communities in Metro Vancouver.

2. Demographic Sources and Limitations

There were a number of data and information sources used in this section. These included:

- **Statistics Canada Census:** The only actual count of the population is done by Statistics Canada every five years. They produce detailed *Community Profiles* that outline population demographics, and household and economic characteristics of Canadian municipalities and regions. The last Census count was done on May 16, 2006, and the results were provided through a series of 8 releases between March 2007 and May 2008. In terms of the actual Census count, Statistics Canada has estimated that the count does not capture all Canadians; they estimate a 3.1% under-coverage figure for Canada, but the actual under-coverage will vary from community to community. Statistics Canada does provide ongoing population projections, but only on a national and provincial/territorial basis, and not at the community level. Local projections for BC communities and regional districts are provided by BC Stats.
- **BC Stats:** BC Stats use the Statistics Canada Census data as its base, and then provide ongoing projections for population growth based on a variety of information sources, such as residential construction patterns, within its P.E.O.P.L.E. model. Their current longer-term projections are being updated to reflect the actual 2006 Census count. BC Stats assumes a 4.37% under-coverage estimate in their projections, rather than Statistics Canada's 3.1%. Their community profiles also provide some unique BC data such as building permit activity and dependency on the social safety net.
- **City Documents and Other Sources:** A number of City information sources were used in this report. These included: the Official Community Plan, the Urban Futures projections for City Centre, population estimates provided by Planning and Development, and the 2006 population breakdown of the 7 Service Areas used by Parks, Recreation and Cultural Services. A meeting was held with representatives of the two departments to review projected residential growth patterns and areas, and the characteristics and needs of the 7 PRC Service Areas.

- **Metro Vancouver Statistics:** Metro Vancouver (the former GVRD) provides a considerable amount of comparative data for its 21 member municipalities based on Statistics Canada, BC Stats, and provincial and municipal information sources. These are found on its website under *Metro Vancouver Key Facts*. The types of information include: employment, business, housing activity, population, education, income, transportation, and land use.

3. Population Growth Patterns and Age Group Distributions

3.1 Overall Population Growth: The 2006 Census count was 174,461 individuals in Richmond. This was an increase of 10,116 persons from the 2001 Census. Table 1 provides an overview of Richmond's population growth over the last four Census periods, and the rates of growth over the 5 year periods between them.

Table 1 – Census Populations and Growth Patterns in Richmond

| Census Year | Population | 5 Year % Growth | BC Growth for Period |
|-------------|------------|-----------------|----------------------|
| 1991 | 126,624 | 15.1% | 12.3% |
| 1996 | 148,867 | 17.6% | 13.5% |
| 2001 | 164,345 | 10.4% | 4.9% |
| 2006 | 174,461 | 6.2% | 5.3% |

Richmond's population growth has been consistently higher than the province as a whole over the last 20 years (1986 to 2006). The greatest disparity was between 1996 and 2001 when provincial growth slowed dramatically, while Richmond continued to experience high growth buoyed by immigration from other countries and provinces. Between 2001 and 2006, growth in Richmond was slightly higher than overall provincial growth, slowing significantly from the previous 5 years. That only tells part of the story. The slowest growth period was actually from 1999 to 2002 when annual growth fell to less than 1% (0.87%). It rebounded after 2002 to an annual rate of 1.8% up to 2006, and currently appears to be approximately 1.5%. Almost two-thirds of the growth since 2002 has been in the City Centre.

3.2 Population by PRC Service Area: Table 2 breaks the 2006 Census population down into the 7 Service Areas used by the Parks, Recreation and Cultural Services Department. The population of Sea Island is also shown.

Table 2 – 2006 Population by PRC Service Area

| Service Area | 2006 Population | Prop. of Population |
|---------------|-----------------|---------------------|
| Thompson | 23,100 | 13.3% |
| City Centre | 38,485 | 22.2% |
| East Richmond | 22,115 | 12.7% |
| Hamilton | 4,610 | 2.7% |
| West Richmond | 23,650 | 13.6% |
| South Arm | 34,135 | 19.7% |
| Steveston | 26,690 | 15.4% |
| Sea Island | 770 | 0.4% |
| Total | 173,555 | 100% |

The Service Area total of 173,555 is slightly less than the Census count of 174,461 because of the difficulty of estimating between census tract boundaries. Hamilton is included as a separate Service Area because it is a compact community isolated from the other more densely populated areas of Richmond, primarily by agricultural lands. While the preliminary results of the 2008 Community Needs Survey found more similarities than differences between the 7 Service Areas, the residents of Hamilton felt less well served and identified distance/transportation as a significant barrier to access services.

3.3 Age Group Distribution in 2001 and 2006: Table 3 provides the age group distributions in Richmond for both the 2001 and 2006 Census counts. Age group comparisons for BC are also provided.

Table 3 - 2001 and 2006 Age Group Distribution: Richmond and BC

| Age Group | Rcmd 2006 | BC 2006 | Rcmd 2001 | BC 2001 |
|------------|-----------|---------|-----------|---------|
| 0-4 | 4.5% | 4.9% | 4.8% | 5.3% |
| 5-14 | 11.0% | 11.6% | 12.2% | 12.8% |
| 15-24 | 14.3% | 13.1% | 14.8% | 13.2% |
| 25-44 | 27.7% | 27.4% | 29.9% | 30.1% |
| 45-64 | 29.8% | 28.2% | 26.5% | 25.0% |
| 65+ | 12.7% | 14.6% | 11.8% | 13.6% |
| Median Age | 40.7 Yr | 40.8 Yr | 38.5 Yr | 38.4 Yr |

There are no areas where the Richmond age cohorts differ significantly from those of the province as a whole. The proportion of older adults (65+) is slightly lower, but marginally so in an age cohort that often sees major fluctuations between BC communities. Some Lower Mainland communities show far greater population divergence from the provincial or Metro Vancouver norms. For example, Surrey and Port Coquitlam have much higher children and youth proportions and lower older adult (65+) cohorts, and New Westminster has a much larger young adult cohort (25-44) than either BC or Richmond.

The changes that are worthy of note occur in raw population numbers within Richmond itself between 2001 and 2006. In 2001, there were 32,405 school-aged children (5 to 19 years), but by 2006 that number had declined to 31,160. The loss of 1,245 school children has led to school closures in some areas of the city. The older adult (65+) population is still below the provincial proportion but grew from 19,325 in 2001 to 22,250 in 2006. The shifts in both the child/youth and older adult population reflect provincial and national trends that are described in more detail in Appendix H.

3.4 Estimate of Current Population: As identified in Section 2, the census counts do not capture the entire population. This under-coverage, or undercount, is estimated at 3.1% by Statistics Canada and 4.37% by BC Stats. These two under-coverage estimates would place Richmond's actual 2006 population between 179,800 and 182,085.

Metro Vancouver has identified an undercount estimate of 3.86% for the region. Based on this more accurate estimate, Richmond's May 16, 2006 population would be **181,195**. The Planning and Development Department has identified a current annual growth rate of 1.5%. Using this figure, the estimated May 16, 2008 population would be **186,670**, and the December 31, 2008 population projection is **188,420**.

4. Future Population Projections and Areas of Growth

4.1 Future Population Projections: Based on the 2001 Census, BC Stats used the P.E.O.P.L.E. model to provide future estimates for Richmond. This model takes a number of factors into account, including projected residential building activity on a community-specific basis. BC Stats predicted a 2006 population of 183,147 based on the 2001 Census, and will likely revise that to 182,085 based on their 4.37% undercount estimate.

Table 4 provides population biannual estimates beginning in 2008 (for May 16) up to 2030, and uses three ranges of annual growth, (low 1.0%, medium 1.25%, high 1.5%), as well as the BC Stats estimate. The low to medium estimates will use the May 16, 2008 projection of 186,670 as the base, while BC Stats estimated a 2008 population of 189,511 (on the basis of the 2001 Census).

Table 4 - Future Population Estimates

| Year | Low 1.0% | Med. 1.25% | High 1.5% | BC Stats |
|------|----------|------------|-----------|----------|
| 2008 | 186,670 | 186,670 | 186,670 | 189,511 |
| 2010 | 190,420 | 191,365 | 192,310 | 194,874 |
| 2012 | 194,250 | 196,180 | 198,125 | 200,040 |
| 2014 | 198,155 | 201,115 | 204,115 | 205,426 |
| 2016 | 202,135 | 206,175 | 210,280 | 211,288 |
| 2018 | 206,200 | 211,360 | 216,640 | 217,049 |
| 2020 | 210,345 | 216,675 | 223,185 | 222,543 |
| 2022 | 214,570 | 222,125 | 229,930 | 227,669 |
| 2024 | 218,885 | 227,715 | 236,880 | 232,475 |
| 2026 | 223,385 | 233,445 | 244,040 | 236,911 |
| 2028 | 227,775 | 239,315 | 251,415 | 240,987 |
| 2030 | 232,350 | 245,335 | 259,015 | 244,695 |

While Stats BC's 2008 starting estimate was high, their projections for fluctuations of growth in future years are generally fairly accurate. The strongest growth period will be between now and 2025, when it will begin to slow to below 1.0% annual growth. Richmond's population will likely hit the 200,000 mark sometime in 2013. The 2030 population will likely be near the 245,000 mark, but could be as high as 260,000 if all of the projected growth in the City Centre occurs.

4.2 Areas of Future Growth in Community: Future growth in Richmond will focus on the City Centre. Based on the Urban Future's study of the area, the City estimates that the area's current population will double by 2041. The fastest growth period will be between 2009 and 2021 with an average of 2,500 new City Centre residents a year, resulting in a City Centre population of 77,260. After 2021, growth will slow to approximately 1,000 new residents with a predicted 2041 population of 97,000.

City Centre development will occur in a number of locations. There will be several stepped, 6-14 story high-rise projects near the Richmond Olympic Oval that are subject to the Airport height restrictions. The Capstan area to the north will be the site of much greater high rise development in the future that is not restricted by flight path height limitations. It is likely that this area will attract a number of young professionals as occurred in Vancouver's Yaletown. They will be attracted both by new City Centre amenities such as the Oval, and by the ease of commuter transportation to downtown Vancouver on the Canada Line. The Canada Line stations throughout the City Centre will also attract adjacent high rise development. The Cook area to the east of City Hall will see ongoing

densification as many existing single family dwellings and old-stock townhouses are bought and converted to low-rise multi-unit developments.

Outside of the City Centre, the adjacent area of West Cambie, (to the east of #4 Road between Bridgeport and Alderbridge), will see similar redevelopment to that occurring in the Cook area, with townhouse and low-rise projects. In Hamilton, 155+ new townhouse units are planned, but servicing requirements for other vacant lands may delay further developments. In the other areas of Richmond, growth will largely be through infill and some densification near the neighbourhood centre nodes. There are only a few undeveloped tracts, such as Fantasy Gardens, that will allow for medium sized developments.

5. Household and Dwelling Types

This section outlines the household and dwelling characteristics in Richmond based on the 2006 Census data, along with comparative data from British Columbia and selected other Metro Vancouver communities.

5.1 Household Characteristics: The number of total private dwellings rose from 58,272 in 2001 to 64,367 in 2006, accommodating the 10,116 new residents who came to the city. Of the total private dwellings, 61,417 dwellings were occupied by the usual residents.

Table 5 provides an overview of who occupied the total private households and whether they were rented or owned.

Table 5- Household Characteristics by Percent in 2006

| Area | Couples with Children | Couples without Children | One Person | Other Types | Owned | Rented |
|----------|-----------------------|--------------------------|------------|-------------|-------|--------|
| Richmond | 35.0% | 26.4% | 20.5% | 18.1% | 76.3% | 23.7% |
| BC | 26.3% | 29.6% | 28.0% | 16.1% | 69.9% | 30.1% |

The most striking differences between Richmond and BC are the higher proportion of couples with children, and the lower proportion of one person households. Indeed, the average household size was 2.8 persons compared to a provincial average of 2.5. These differences reflect both the overall stability of Richmond families, and the tradition in many Chinese origin households of having older relatives continue to live in the family home.

The high proportion of owned rather than rented homes in Richmond reflects its current suburban character and stability. The proportion of owned homes in Richmond at 76.3% is higher than the Metro Vancouver average of 65.1% and much higher than Vancouver's 48.1% or New Westminster's 53.8%. The ratio of owned to rental units may shift in the future. As the City Centre develops, and the Canada Line attracts young people who commute, there will likely be greater demand for rentals in multi-unit developments.

5.2 Types of Dwellings: Table 6 identifies the relative proportions of dwelling types in Richmond in 2006 and provides a BC comparison.

Table 6 – Types of Private Dwellings

| Dwelling Type | Richmond % | BC % |
|-------------------------|------------|-------|
| Single Detached House | 41.3% | 49.2% |
| Semi-detached House | 3.0% | 3.1% |
| Row House | 19.2% | 6.9% |
| Apartments, Duplex | 5.3% | 10.0% |
| Apartments, <5 Stories | 24.7% | 20.9% |
| Apartments, 5 Stories + | 6.1% | 7.1% |

The major area of divergence with the BC dwelling profiles is in the amount of row or town housing in Richmond. The data on the types of private dwellings was provided for the first time in the 2006 Census. It is expected that the 2011 Census will show gains in the higher-rise apartment category (5 stories plus) and continuing strength in the row/town house and low-rise apartment (less than 5 stories) categories. The overall proportion of single detached housing will be reduced to some degree by these growth patterns, including the consolidation and redevelopment of existing single detached lots to multi-unit housing as zoning permits.

5.3 Mobility Patterns in Richmond: Mobility status identifies the stability of the population in terms of the length of residence at one address, and the origin of those who move. Statistics Canada provides profiles based on the residence status for one and five years ago. Table 7 outlines the mobility profiles in 2006 for Richmond and BC.

Table 7 – Mobility Patterns in 2006

| Mobility Status – One Year Ago | Richmond 2006 Census | BC 2006 Census |
|---|-----------------------------|-----------------------|
| Lived at Same Address | 83.5% | 83.0% |
| Different Address in City | 9.3% | 9.3% |
| Other BC Municipality | 3.6% | 4.8% |
| Different Province/Territory | 0.8% | 1.4% |
| Other Country | 2.8% | 1.5% |
| Mobility Status – Five Years Ago | Richmond 2006 Census | BC 2006 Census |
| Lived at Same Address | 53.1% | 53.4% |
| Different Address in City | 24.8% | 23.4% |
| Other BC Municipality | 9.4% | 13.7% |
| Different Province/Territory | 2.1% | 4.3% |
| Other Country | 10.6% | 5.3% |

The Richmond mobility profiles and those of BC are virtually identical for “non-movers” for both the one year and five year mobility status periods. The same consistency holds true for “movers” who simply changed addresses within the same municipality; it should be noted that this group makes up more than half the total “movers” category. For Richmond, 92.8% were city residents one year ago, and 77.9% lived in the municipality five years ago. The real differences occur with “movers” who have come from other jurisdictions. The five year proportion of individuals moving to Richmond from other countries is twice (10.6% to 5.3%) that of the BC rate - where more people move from within BC or from another province or territory. The Metro Vancouver rate for five years is also higher than the BC rate at 8.3%, making Richmond and other Lower Mainland communities, (Vancouver, Surrey and Burnaby in particular), major destination points for new Canadians.

Table 8 provides a comparison of the one and five year mobility status within each of the seven PRC Service Areas and the city as a whole.

Table 8 – Mobility Status in PRC Service Areas and City

| Service Area | Non-Mover One Year | Mover One Year | Non-Mover Five Years | Mover Five Years |
|-----------------|--------------------|----------------|----------------------|------------------|
| Thompson | 84.8% | 15.2% | 54.9% | 45.1% |
| City Centre | 75.1% | 24.9% | 36.3% | 63.7% |
| E. Richmond | 84.5% | 15.5% | 56.0% | 43.9% |
| Hamilton | 81.6% | 18.4% | 54.7% | 45.2% |
| W. Richmond | 86.1% | 13.9% | 59.5% | 40.5% |
| South Arm | 86.8% | 13.2% | 57.9% | 42.1% |
| Steveston | 86.9% | 13.1% | 60.9% | 39.1% |
| Richmond | 83.5% | 16.5% | 53.1% | 46.9% |

Six of the seven PRC Service Areas are fairly stable areas, and it can be assumed that the majority of “movers” within them came from another Richmond address. The City Centre shows far less stability for a number of reasons. First, and most obvious, it is where new residential growth has occurred, thus attracting the highest proportion of new residents to Richmond, including immigrants from other countries. There are also clear indicators that some portions of the City Centre face greater social and economic challenges. It has the highest proportion (30.1%) of one person households that tend to be more transient. It also has the highest proportion of single parent families at 18.9% that generally have half the average income of couple families.

6. Family and Personal Characteristics

6.1 Types of Families: Table 9 provides a breakdown of the 50,225 households which are identified by Statistics Canada as a family unit. The related BC proportions and family sizes are in brackets.

Table 9 – Types of Families in 2006

| Family Type | Number | Proportion | Family Size |
|----------------|--------|---------------|-------------|
| Married Couple | 39,780 | 77.2% (72.7%) | 3.2 (3.0) |
| Common Law | 2,885 | 5.7% (12.2%) | 2.5 (2.6) |
| Single Parent | 7,465 | 15.1% (15.1%) | 2.5 (2.5) |
| Female led SP | 6,390 | 12.7% (12.0%) | 2.5 (2.5) |
| Male led SP | 1,170 | 2.3% (3.9%) | 2.6 (2.4) |

The family types and sizes are fairly similar to the BC averages, with a higher proportion of married couples and a slightly larger family size. The much lower proportion of common law families is likely due to the ethnic makeup of the community, and attitudes toward living together before marriage within the two largest groups – the Chinese and South Asian. As is the case in most communities, well over 80% of single parent families have a female parent. There were minimal changes in family profiles between 2001 and 2006.

6.2 Immigration: Richmond is one of Canada's most diverse cities and has experienced high levels of immigration, especially over the last 15 years. Table 10 shows the immigration patterns in Richmond in comparison to the province.

Table 10 – Immigration Proportions and Patterns in Richmond and BC

| Immigration Status and Periods | City of Richmond | British Columbia |
|--------------------------------|------------------|------------------|
| Non-Immigrants | 41.3% | 71.3% |
| Immigrants | 57.4% | 27.5% |
| Non-Permanent | 1.3% | 1.2% |
| Before 1991 | 36.3% | 54.1% |
| 1991 to 2000 | 44.9% | 30.0% |
| 2001 to 2006 | 18.8% | 15.9% |

In terms of immigration, 57.4% of Richmond residents in 2006 were born outside of Canada, which is much higher than the 27.5% for BC as a whole. It is also likely that a high proportion of Richmond non-permanent residents are from outside of Canada. Richmond has the highest proportion of immigrants in Metro Vancouver, (which is 40% overall), and is followed by Burnaby (51%) and Vancouver (46%). Richmond also diverges from BC in that its immigration is more recent than many other areas of the province, with 63.7% coming after 1991 in comparison to 45.9%. Most communities outside of the Lower Mainland experienced their greatest immigration well prior to 1991, and the majority of that was from Western Europe. The majority of immigration to the Lower Mainland has not only occurred after 1991, but has also predominately come from China (including Hong Kong), South Asia, and East Asian countries. Recently, immigration has diversified even further to include Latin America, Eastern Europe, Africa, and West Asia.

6.3 Visible Minorities, Language and Aboriginal Population: There was significant growth in the visible minority population in Richmond from 1996 to 2006 as shown in Table 11. It should be noted that the total population is slightly less than the Census count, because this is a voluntary response area where individuals can choose whether or not to self-identify.

Table 11 - Growth in Richmond's Visible Minority Population: 1996-2006

| Census Year | Total Pop. | Visible Min. | % of Pop. | BC % |
|-------------|------------|--------------|-----------|-------|
| 1996 | 148,150 | 73,100 | 49.3% | 17.9% |
| 2001 | 163,395 | 96,385 | 59.0% | 21.6% |
| 2006 | 173,565 | 112,955 | 65.1% | 24.8% |

While the BC visible minority population grew 6.9% between 1996 and 2006 as part of an increasingly diverse province, Richmond's visible minority residents increased by 15.8% and 39,855 individuals. Table 12 shows the nine most populous visible minority groups in 2006, and the shifts between 2001 and 2006.

Table 12 - Visible Minority Groups in 2001 and 2006 in Richmond

| Visible Min. Group in 2006 by Rank | Number in Group in 2006 | Prop. of Total Visible Min. | Number in 2001 | 2001 Proportion and Rank |
|------------------------------------|-------------------------|-----------------------------|----------------|--------------------------|
| 1. Chinese | 75,725 | 67.0% | 64,270 | 66.7% (1) |
| 2. South Asian | 13,860 | 12.3% | 12,120 | 12.8% (2) |
| 3. Filipino | 9,555 | 8.5% | 7,190 | 7.5% (3) |
| 4. Japanese | 3,230 | 2.9% | 3,615 | 3.8% (4) |
| 5. SE Asian | 1,480 | 1.3% | 1,255 | 1.3% (6) |
| 6. Black | 1,390 | 1.2% | 1,470 | 1.5% (5) |
| 7. Korean | 1,290 | 1.1% | 900 | 0.9% (9) |
| 8. Latin Amer. | 1,265 | 1.1% | 1,165 | 1.2% (7) |
| 9. West Asian | 1,155 | 1.0% | 1,155 | 1.2% (8) |

It should be noted that many of the individuals within visible minority populations are long-term residents and Canadian-born. This is especially true of the Japanese and Chinese populations in Richmond. Given a relative balance between birth and death rates in existing groups, however, changes within groups largely reflect immigration patterns. There were 11,455 more Chinese residents in Richmond in 2006 than 2001, a gain of 18%. While the actual growth numbers were much smaller, other groups whose numbers increased in this period were South Asian (14.5%), Filipino (33%), SE Asian (18%) and Korean (43%). The Japanese and Black populations showed declines over the five years. The visible minority populations vary between the PRC Service Areas, but are high in all seven. The highest are East Richmond (79.2%) and City Centre (74.9%), and the lowest are Steveston (45.4%) and West Richmond (54.7%).

For Richmond as a whole, English is the language most often spoken at home (53.1% of the population) – the lowest proportion of any sizable community in the Lower Mainland and BC. Chinese languages (primarily Mandarin and Cantonese) are spoken most often at home by 32.6% of Richmond’s population. There is considerable variation between PRC Service areas in language choice. Steveston has the highest English use at 71.7% and lowest Chinese use at 15.5%. By contrast, in the City Centre only 38.4% make English their first language choice, while 48.5% speak Chinese at home. Punjabi is the third most used language most often spoken at home, but only by 2.3% of the population.

The Aboriginal Identity population in Richmond had been relatively static between 1996 and 2006. It declined slightly from 1,215 in 1996 to 1,165 in 2001, and then back up to 1,275 in 2006. It is now 0.7% of the population.

6.4 Educational Attainment: Table 13 identifies the highest level of educational attainment by the adult age group in 2006 with the BC percentages in parentheses.

Table 13 – Educational Attainment by 2006 in Richmond and (BC)

| Educ. Attainment | Age 15-24 | Age 25-34 | Age 35-64 |
|-------------------------|------------------|------------------|------------------|
| Less than H. S. | 30.5% (30.7%) | 5.0% (9.4%) | 10.0% (13.2%) |
| High S. Grad. | 42.3% (41.3%) | 20.0% (26.2%) | 26.0% (25.8%) |
| Trades Cert./Dip. | 2.6% (3.9%) | 5.6% (9.3%) | 7.8% (12.7%) |
| College Cert./Dip. | 12.9% (11.1%) | 27.6% (26.1%) | 26.1% (25.5%) |
| University Degree | 11.7% (6.4%) | 41.8% (29.0%) | 30.1% (22.8%) |

The 15-24 age group first used by Statistics Canada in 2006 is shown, but is a poor indicator since only a third to half of that age group could have attained the higher educational levels. The age 25-34 and 35-64 age cohorts provide more useful indicators of educational attainment relative to BC as a whole.

It is clear that Richmond is a highly educated community. The proportion of university graduates is significantly higher than those for BC, and a university education is the priority choice among the younger generations. The proportion of university graduates is also the highest in the Lower Mainland. In comparison with BC, there are fewer Richmond adults who have entered the trades, and a higher high school completion rate for 25-34 year olds.

7. Income and Occupation Characteristics

7.1 Income Levels: The May 2006 Census used the previous year (2005) to identify earning levels for Canadians. Generally, median incomes rather than average earnings are reported because of the impact that very high earners have on the latter. In 2005, the median earnings for all residents 15 and over were \$24,044; this was lower than the BC figure of \$25,722. For those who worked full-year/full-time, the median earnings were \$41,065 in comparison to \$42,230 in BC.

The reporting of income is often more relevant in the context of both household and family types. Table 14 shows the median income by household type for the 61,435 total private households in Richmond, while Table 15 reports median income by family types for the 50,225 identified census families.

Table 14 – Median Income by Household Type (2005)

| Type of Household | Richmond Income | BC Income |
|------------------------------------|-----------------|-----------|
| All Private Households | \$53,489 | \$52,709 |
| Couple Households with Children | \$67,414 | \$79,509 |
| Couple Households without Children | \$63,885 | \$63,969 |
| One-Person Households | \$30,510 | \$27,773 |
| Other Households | \$46,426 | \$43,242 |

The Richmond and BC household median incomes were very similar with the exception of couple (married or common-law) families with children. The \$12,100 differential implies that there may be a higher proportion of less affluent families with children living in Richmond, with many of those likely residing in parts of the City Centre. The 2006 Census also reported a higher proportion of Richmond residents living in households below the Low Income Cut-off (LICO) than BC as a whole based on after-tax income. The reported figure for Richmond was 20.9% as opposed to the BC proportion of 13.1%. For children and youth under 18, the respective figures were 26.0% and 14.9%.

Table 15 – Median Income by Family Type (2005)

| Type of Family | Richmond Income | BC Income |
|----------------------|-----------------|-----------|
| All Census Families | \$56,285 | \$62,346 |
| Married Couples | \$59,711 | \$69,207 |
| Common-Law Couples | \$68,445 | \$62,202 |
| Lone-parent Families | \$36,781 | \$35,437 |

The median family income in Richmond is lower than BC for all census families, especially married couple families. This is consistent with the discrepancy found for couple households with children in Table 14. The one aberration between Richmond and nearly all other BC communities is that common-law families earn more than their BC counterparts. This may be due the fact that Richmond has proportionately fewer common-law couples (see Table 9), and that a disproportionate number may be young professionals, both with good jobs, who live together in an ongoing relationship. While lone-parent families are slightly better off than those in many BC communities, they are still earning between 50-60% of the income of couple families.

7.2 Occupation Types: Table 16 shows the major types of occupations in Richmond and the relative proportions in the total experienced work force of 90,370 in 2006. The ranking of the most common occupation types was unchanged since 2001.

Table 16 – Most Common Occupation Types in 2006

| Occupation Type | Number In Work Force | Percent of Work Force |
|---|----------------------|-----------------------|
| Sales and Service | 26,110 | 28.9% |
| Business, Finance, Administration | 18,775 | 20.8% |
| Management Occupations | 11,150 | 12.3% |
| Trades, Transport, Equipment Operators | 9,235 | 10.2% |
| Natural and Applied Sciences | 7,180 | 7.9% |
| Social Services, Education, Government | 6,185 | 6.8% |
| Health Occupations | 4,325 | 4.8% |
| Processing, Manufacturing and Utilities | 3,370 | 3.7% |
| Art, Culture, Recreation and Sport | 2,870 | 3.2% |

Richmond has considerable balance in its occupation types and a diversified economy. Stated somewhat differently, the main industries in Richmond and the numbers employed in each of them in 2006 were:

1. Business Services – 22,300
2. Other Services – 17,280
3. Retail Trade – 11,245
4. Finance and Real Estate – 8,380
5. Health Care and Social Services – 7,060
6. Manufacturing – 7,000
7. Wholesale Trade – 6,205
8. Educational Services – 5,895
9. Construction – 3,730
10. Agriculture and other Resource-based – 1,275

There are a number of key drivers in Richmond's economy. These include the Vancouver International Airport, high tech sector, agriculture, manufacturing, and the service and accommodation sectors.

7.3 Place of Work: For the first time, the 2006 Census identified the place of work for Richmond residents in greater detail. Table 17 identifies the work locations for the identified total employed labour force of 87,180.

Table 17 – Place of Work in 2006 in Richmond and BC

| Place of Work | Number and % | BC % |
|-------------------------|----------------|-------|
| Worked at Home | 7,280 (8.4%) | 9.0% |
| Richmond – usual place | 39,020 (44.8%) | 37.6% |
| Metro Vancouver | 30,020 (34.4%) | 35.7% |
| No Fixed Workplace | 8,985 (10.3%) | 13.1% |
| Outside Metro Vancouver | 505 (0.6%) | 3.9% |
| Outside Canada | 1,360 (1.6%) | 0.6% |

In Richmond, 53.1% of total labour force is employed in Richmond, either at home or their usual place of work. This is higher than BC as a whole at 46.7% and much higher than commuter communities such as New Westminster 20.2%. The higher proportion of Richmond residents who work outside of Canada may relate somewhat to the presence of the Airport, but more likely to international business connections to Asia.

7.4 Commuting to Work: Table 18 identifies the modes of transportation used to commute to work by the total employed labour force in 2001 and 2006. The total commuter labour force was 71,480 in 2001 and 78,535 in 2006.

Table 18 – Commuting to Work

| Mode of Transportation | 2001 # and % | 2006 # and % |
|-------------------------------|---------------------|---------------------|
| Vehicle as Driver | 55,670 (77.5%) | 57,605 (73.3%) |
| Vehicle as Passenger | 6,595 (9.2%) | 7,005 (8.9%) |
| Public Transit | 5,375 (7.5%) | 9,280 (11.8%) |
| Walked or Biked | 3,620 (5.0%) | 3,960 (5.0%) |
| Other Method | 580 (0.8%) | 675 (0.9%) |

The use of private vehicles remained the major mode of commuting to work, although the overall proportion of “greener” commuting alternatives, (car-pooling, transit, and walking/cycling) was 21.7% in 2001 and 25.7% in 2006. The major shift was an increase in the use of public transit. The opening of the Canada Line should boost the public transit proportion for commuters. The convenient access to stations and connections may also encourage multi-mode commuting, that is, walking or cycling to connect to public transit.

8. Implications from Demographics

. There are a number of potential implications for the Parks, Recreation and Cultural Services Department that arise from the demographic analysis. These include:

- Richmond continues to experience strong population growth and the addition of new residents will place a greater demand on services, especially in the growth areas.
- The pressures from growth will be especially felt in the City Centre as it continues to be the focus of new development. Additional facilities and programs will be required to support these new residents. The Oval will serve as an excellent fitness, sport and physical activity venue, but a range of other strategically located amenities will be required.

- Hamilton is more isolated from the other areas of Richmond and residents have identified the need for additional services. Many residents now use the nearby Queensborough Recreation Centre for fitness and other services. Upgrades to the Hamilton Community Centre and to parks and trails would help to address the expressed needs.
- The decrease in the number of children by 1,245 between 2001 and 2006 will continue in the future and will potentially result in further school closures in suburban areas. However, as the Urban Futures study shows, this will be offset in the City Centre, where additional schools will be needed.
- The number of older adults grew by 2,925 from 2001 to 2006. This age group tends to be more active than previous generations of older adults, and the demands for physical activity and rehabilitation services will increase as Richmond's population ages.
- The lower socio-economic status of some neighbourhoods in the City Centre and West Cambie will place increasing demands on access to leisure programs and the need for lower cost opportunities. Richmond PRC has a number of strong programs to address this issue including the Fee Subsidy Program and Richmond Opportunities for Affordable Recreation (ROAR).
- The increase in the new immigrant and visible minority populations will place greater emphasis on inter-cultural marketing and programming. Again, Parks, the Recreation and Cultural Services Department is taking a pro-active approach through its Diversity Services Section.
- The Canada Line will likely have a positive impact on the number of Richmond residents who commute to work. The use of active transportation (walking and cycling) to the Canada Line stations should be encouraged through connector routes and bike storage facilities.