

Belcarra Village

1	General
<p>Incorporated in 1979, Belcarra has a total land area of 5.46 square km (2006 Census). The Village is located on Bedwell Bay in Indian Arm, 5 km west of Port Moody's northwestern boundary. Belcarra is in the Greater Vancouver Regional District.</p>	

2	Population Estimates				Age Distribution				
Annual Estimates					2006 Census			% Distribution, 2006 *	
Year	Belcarra	% Change Prev. Year	BC	% Change Prev. Year	Belcarra	Male	Female	Belcarra	BC
2006	688	-	4,243,580	-	All ages	335	340	100.0	100.0
2007	679	-1.3	4,309,632	1.6	0 - 14	40	60	14.8	16.5
2008	689	1.5	4,383,860	1.7	15 - 24	40	40	11.1	13.1
2009	682	-1.0	4,460,292	1.7	25 - 44	60	75	20.7	27.4
2010	690	1.2	4,530,960	1.6	45 - 64	145	135	42.2	28.4
					65 +	50	30	11.1	14.6

Source: Statistics Canada (as of July 1, includes estimate of Census undercount)

* based on published totals, both sexes

2006 Census Profiles can be found on our Website at <http://www.bcstats.gov.bc.ca/census.asp>

3	Selected Census Characteristics						
			Belcarra			British Columbia	
Characteristics	2001	2006	% Change	% Change	2001	2006	
Population	682	676	- 0.9	5.3	3,907,738	4,113,487	
Population (by citizenship)	680	675	- 0.7	5.3	3,868,875	4,074,385	
Non-immigrant	585	520	- 11.1	2.9	2,821,870	2,904,240	
Immigrant	100	150	50.0	10.8	1,009,820	1,119,215	
Labour force (15+ yrs.)	405	420	3.7	8.1	2,059,950	2,226,380	
Employees	310	335	8.1	9.2	1,715,600	1,873,050	
Self-employed	95	85	- 10.5	7.4	291,455	313,000	
Participation rate [ppt.=percentage points]	73.0%	72.4%	-0.6 ppt.	0.4 ppt.	65.2%	65.6%	
Unemployment rate	3.7%	3.6%	-0.1 ppt.	-2.5 ppt.	8.5%	6.0%	
Total population 25 to 64 years	455	435	- 4.4	6.5	2,144,050	2,284,465	
No certificate, diploma or degree	35	10	- 71.4	- 40.1	471,470	282,200	
High school certificate or equivalent	85	105	23.5	27.7	462,925	591,275	
Apprenticeship/trades certificate or diploma	45	35	- 22.2	- 7.4	295,180	273,450	
College, CEGEP or other cert. or diploma	85	90	5.9	11.3	401,760	447,005	
University certificate, diploma or degree	205	190	- 7.3	34.7	512,715	690,535	
Bachelor's degree	115	65	- 43.5	23.0	282,800	347,715	
Census families	220	220	-	6.9	1,086,030	1,161,420	
Lone-parent families	-	-	-	4.0	168,420	175,165	
Households	260	260	-	7.1	1,534,335	1,643,150	
1-family households	195	220	12.8	6.1	1,012,925	1,074,850	
Multi-family households	10	-	- 100.0	18.4	35,050	41,510	
Non-family households	45	40	- 11.1	8.3	486,355	526,785	
Median Income (2000 & 2005)	\$ 38,734	\$ 47,075	21.5	12.5	\$ 22,095	\$ 24,867	
Males	\$ 49,926	\$ 53,365	6.9	9.0	\$ 28,976	\$ 31,598	
Females	\$ 31,598	\$ 45,168	42.9	14.0	\$ 17,546	\$ 19,997	
Median Family Income (2000 & 2005)	\$ 105,016	\$ 118,227	12.6	20.0	\$ 54,840	\$ 65,787	
Economic Families	225	220	- 2.2	6.5	1,044,850	1,112,810	
2001 Incidence, low income	13.3%	-	-13.3 ppt.	-0.6 ppt.	13.9%	13.3%	
2006 Prevalence, low income	-	-	-	-	-	-	
Unattached persons, 15+	75	55	- 26.7	4.7	576,825	603,880	
Incidence, low income	-	-	0.0 ppt.	-1.4 ppt.	38.1%	36.7%	
Population in private hh.	680	675	- 0.7	5.1	3,785,270	3,978,215	
Incidence, low income	12.3%	2.9%	-9.4 ppt.	-0.5 ppt.	17.8%	17.3%	
Dwellings	260	260	-	7.1	1,534,335	1,643,150	
Owned	205	235	14.6	12.5	1,017,485	1,145,045	
Rented	50	20	- 60.0	- 3.6	512,360	493,995	
Average gross rent	\$ 1,188	\$ -	- 100.0	10.4	\$ 750	\$ 828	
Average owners' payments	\$ 1,159	\$ 1,250	7.9	17.1	\$ 904	\$ 1,059	
Avg. value, owned dwell.	\$ 539,024	#####	89.1	81.5	\$ 230,645	\$ 418,703	

Source: Statistics Canada. Notes: incomes are for 2005 and 2000; rent/owner's payments are restricted to non-farm, non-reserve private dwellings.

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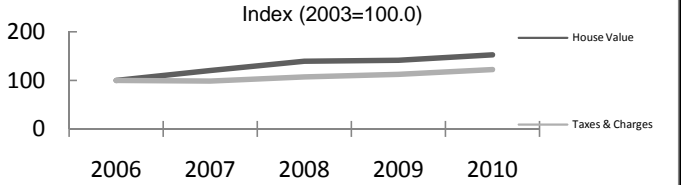
4		Labour Force by Industry (NAICS)					
		Belcarra			BC	% Distribution, 2006	
Industry		2001	2006	% Change	% change	Belcarra	BC
Total labour force		405	425	4.9	8.1	100.0	100.0
Industry - Not applicable		-	-	-	-26.6	-	1.5
All industries (Experienced LF)		405	420	3.7	8.9	98.8	98.5
111-112 Farms		-	-	-	5.2	-	1.8
113 Forestry and logging		-	-	-	-10.0	-	1.0
114 Fishing, hunting and trapping		-	-	-	1.3	-	0.2
1151/2 Support activities for farms		-	-	-	11.3	-	0.1
1153 Support activities for forestry		-	-	-	-21.5	-	0.3
21 Mining and oil and gas extraction		-	-	-	42.6	-	0.9
22 Utilities		10	-	-100.0	-3.4	-	0.5
23 Construction		30	20	-33.3	39.9	4.7	7.5
31-33 Manufacturing		30	35	16.7	-2.7	8.2	8.5
311 Food manufacturing		-	-	-	3.6	-	1.0
321 Wood product manufacturing		10	10	-	-16.1	2.4	1.7
322 Paper manufacturing		10	-	-100.0	-13.5	-	0.6
41 Wholesale trade		20	20	-	11.6	4.7	4.1
44-45 Retail trade		25	40	60.0	6.9	9.4	11.2
441 Motor vehicle and parts dealers		-	-	-	9.0	-	1.1
445 Food and beverage stores		-	15	-	8.4	3.5	2.9
448 Clothing & clothing accessories		-	-	-	9.2	-	1.1
452 General merchandise stores		-	-	-	6.5	-	1.2
48-49 Transportation & warehousing		10	20	100.0	0.6	4.7	5.2
51 Information and cultural industries		-	15	-	-5.3	3.5	2.6
52 Finance and insurance		15	15	-	4.5	3.5	3.8
53 Real estate & rental/leasing		10	25	150.0	22.1	5.9	2.3
54 Prof'sonal, scientific & tech. serv.		30	55	83.3	18.6	12.9	7.3
55 Mgmt. of companies/ent'prises		-	-	-	126.6	-	0.1
56 Admin+support, waste mgmnt srv.		10	-	-100.0	20.4	-	4.4
61 Educational services		85	55	-35.3	9.2	12.9	6.9
62 Health care and social assistance		55	45	-18.2	6.5	10.6	9.6
71 Arts, entertainment and recreation		-	10	-	11.3	2.4	2.3
72 Accommodation and food services		15	10	-33.3	7.7	2.4	8.1
721 Accommodation services		10	-	-100.0	2.5	-	1.7
722 Food services & drinking places		-	10	-	9.2	2.4	6.4
81 Other services (excl. public admin.)		30	25	-16.7	11.8	5.9	4.9
91 Public administration		20	20	-	-2.0	4.7	5.0
Special Aggregations	Agriculture, Food and Beverage	-	-	-	5.8	-	2.9
	Fishing and Fish Processing	-	-	-	-3.3	-	0.5
	Logging and Forest Products	10	10	-	-14.7	2.4	3.7
	Mining and Mineral Products	-	-	-	17.1	-	2.1

Source: Statistics Canada. Industry according to NAICS version used in each census. Unpublished data.

5		Business Locations- Number of Firms by Employment Size Range								
		Firms with no employees		Firms with employees		% change	Vancouver CMA			
		Vancouver CMA	BC	Vancouver CM	BC	Vancouver CMA	1 to 19	20 to 49	50-199	200 Plus
2008		103,353	185,879	91,322	175,003	-	80,505	6,826	3,314	677
2009		103,517	186,541	92,331	176,124	1.1	81,519	6,862	3,284	666
2010		108,370	194,349	92,053	175,913	-0.3	81,190	6,992	3,224	647

Source: Business Register, Statistics Canada. In some areas, boundary changes/geocoding changes may cause large changes.

6		Municipal Residential Taxes and Charges on a Representative House					
		Belcarra					
		House Value		Taxes & Charges			
Year		\$	% change	\$	% change		
2006		557,781		3,105			
2007		671,360	20.4	3,069	-1.2		
2008		780,572	16.3	3,334	8.6		
2009		788,544	1.0	3,491	4.7		
2010		853,693	8.3	3,806	9.0		



Source: Ministry of Community Development http://www.cd.gov.bc.ca/lgd/infra/statistics_index.htm (No RD level figures)

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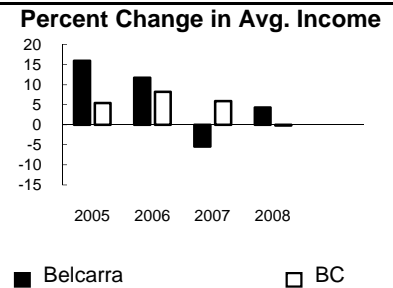
7	Values of Building Permits									Year
	Residential				Non-Residential		Total			
	Number of Units		Value \$'000		Value \$'000		Value \$'000			
Year	Belcarra	BC	Belcarra	BC	Belcarra	BC	Belcarra	BC	Year	
2006	17	38,835	6,016	7,620,696	100	3,920,836	6,116	11,541,532	2006	
2007	13	40,932	9,697	8,611,723	21	3,932,968	9,718	12,544,691	2007	
2008	-	30,110	183	6,899,289	-	3,677,866	183	10,577,155	2008	
2009	1	18,607	789	4,491,075	-	3,138,810	789	7,629,885	2009	
2010	-	28,942	388	6,701,313	-	3,008,506	388	9,709,819	2010	

Source: Statistics Canada

Note: Detailed non-residential permits data can be found on our Website: www.bcstats.gov.bc.ca

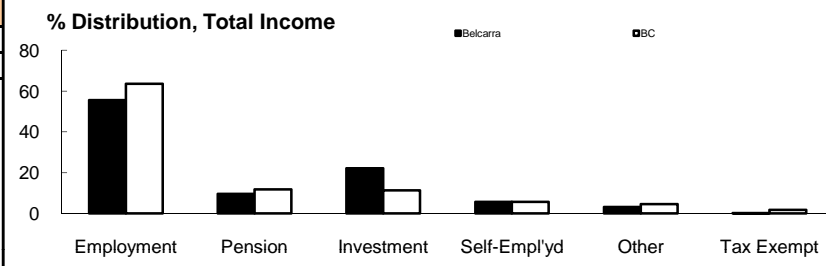
A dash can indicate a nil report, a value of less than \$500, or non-reporting. P indicates 'preliminary'.

8	Personal Taxation Statistics					Percent Change in Avg. Income	
	Total Income of All Returns						
	Year	All Returns (number)		Average Income (\$)		% Change avg. income	
	Belcarra	BC	Belcarra	BC	Belcarra	BC	
2004	520	3,053,420	67,169	33,766	n/a	n/a	
2005	510	3,154,090	77,867	35,601	15.9	5.4	
2006	520	3,165,750	87,023	38,523	11.8	8.2	
2007	540	3,287,750	82,311	40,802	-5.4	5.9	
2008	540	3,383,640	85,848	40,736	4.3	-0.2	



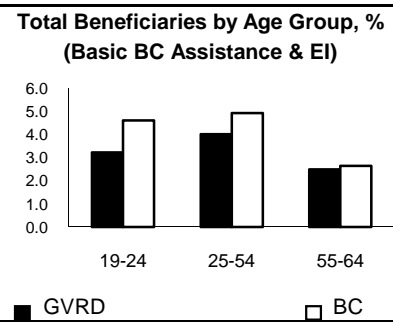
Taxation data available at : <http://www.bcstats.gov.bc.ca/data/dd/income.asp>

9	Source of Total Income 2008				% Distribution, Total Income					
	Belcarra		BC							
	\$Thousands	% of Total	% of Total							
Employment	25,798	55.6	63.5							
Pension	4,454	9.6	11.9							
Investment	10,240	22.1	11.4							
Self-Employed	2,656	5.7	5.7							
Other	1,447	3.1	4.5							
Tax Exempt	76	0.2	1.9							
Total	46,358	100.0	100.0							



Source : Canada Revenue Agency. Areas are defined by postal codes and may not match municipal boundaries.

9	Dependency on the Safety Net						Total Beneficiaries by Age Group, % (Basic BC Assistance & EI)		
	Percentage of Population by Age Receiving Benefits - September 2009								
	Age Group	BC Basic* Income Assistance Recipients (%)		Employment Insurance Beneficiaries (%)		Total of BC Basic Income Assistance & EI Beneficiaries (%)			
GVRD		BC	GVRD	BC	GVRD	BC			
Under 19	1.9	2.7							
19-24	1.4	2.1	1.8	2.6	3.2	4.6			
25-54	1.5	1.9	2.6	3.1	4.0	4.9			
55-64	0.6	0.7	1.9	2.0	2.5	2.6			
19-64	1.3	1.7	2.4	2.8	3.6	4.4			



* On temporary assistance only. Excluded are those on Continuous Assistance, aboriginals living on reserve, seniors/OAS, & children living with relatives.

Source: BC Stats (using administrative files from the BC Ministry of Housing & Social Development, and Human Resources & Social Development Canada)

Note: EI Beneficiaries reports now include regular, fishing and employment benefits, work sharing and support measures. The reports exclude sickness, maternity and parental benefits.

Note: Data is for Greater Vancouver Regional District

10	Business Formations and Failures								
	Incorporations			Bankruptcies					
	Number		Year	Vancouver CMA		Mainland/Southwest DR		BC	
Belcarra	BC	Business		Consumer	Business	Consumer	Business	Consumer	
2006	4	33,273	2005	314	3671	n.a.	n.a.	786	8,168
2007	4	34,036	2006	230	3332	281	3,931	585	7,020
2008	1	30,085	2007	201	3091	230	3,653	470	6,651
2009	3	26,431	2008	161	3361	187	3,985	454	7,293
2010	2	30,305	2009	181	4686	219	5,638	380	10,639

Source: BC Ministry of Finance

Source: Office of the Superintendent of Bankruptcy, Government of Canada

Incorporations are counted in municipality of the registered office address which may differ from the actual business location.

Note: Bankruptcy is by urban postal code forward sortation area and is counted where it is filed.