



THE NATURAL PLACE TO GROW...

Pitt Meadows Demographic Profile

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1.0 INTRODUCTION...

Pitt Meadows has experienced high growth rates in the past few years because it offers what other communities in the Lower Mainland cannot. Since most of the land in the municipality is part of the Agricultural Land Reserve it offers a small town rural feeling located approximately one hour away from downtown Vancouver. The quiet streets and friendly neighbourhoods are inviting to new residents. New residential developments are being planned and built to accommodate the in-migration. The excellent recreation facilities and the noticeable heritage of the community create a welcoming environment for families. Parks and Green Spaces are readily available in the urban area and the dyke system offers many opportunities for nature walks.

In addition Pitt Meadows is well serviced by transportation options and has a direct link to other parts of the Lower Mainland via Highway 7 (Lougheed Highway). The municipality can also boast low tax rates, close proximity to the natural environment of the Pitt and Fraser Rivers, beautiful vistas, a healthy school system and a variety of shopping and business opportunities.

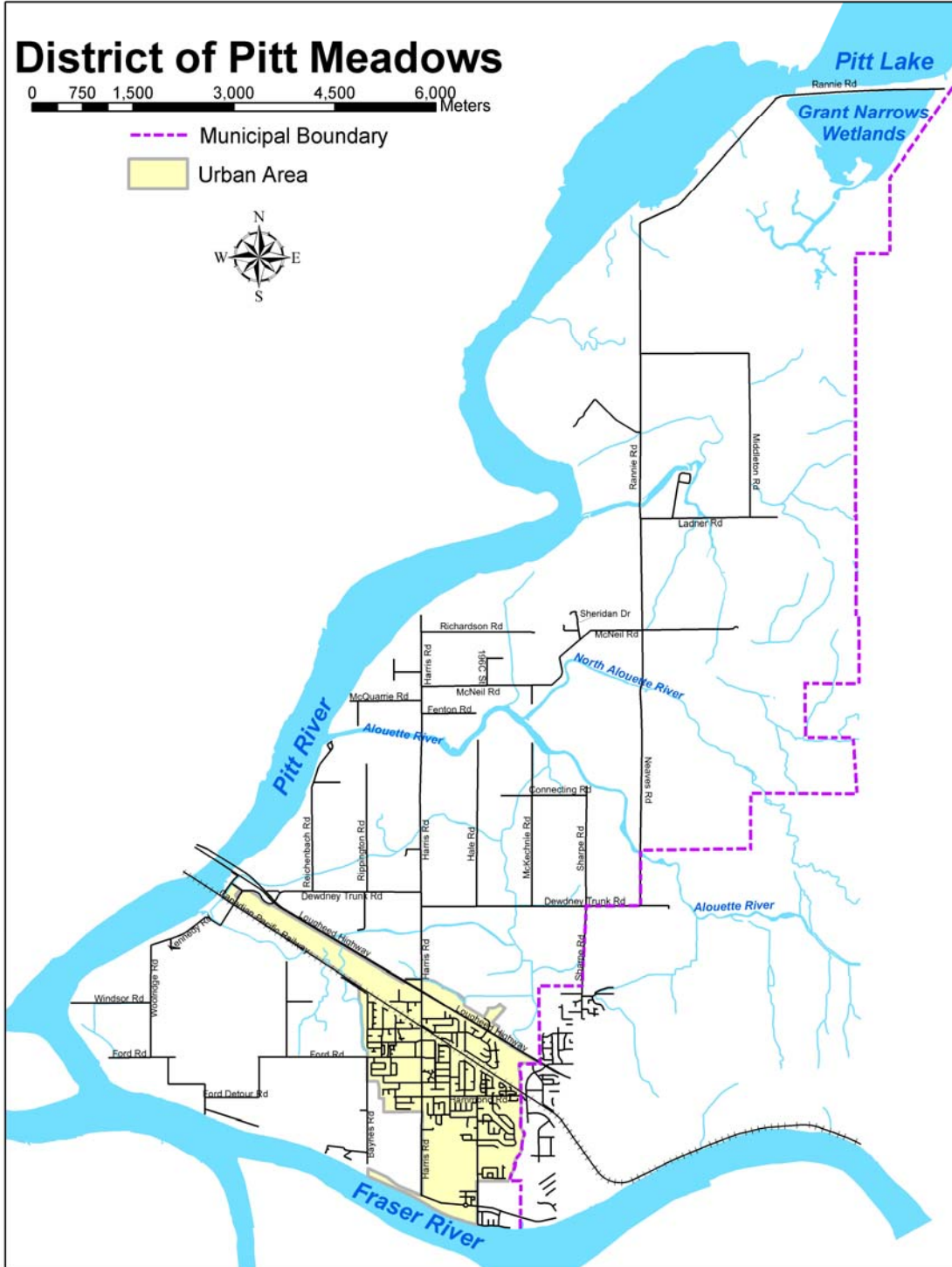




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Map 1





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Land Use

The following tables identify the divisions of land use within Pitt Meadows. The Highlands area, the urban part of the District, constitutes just 7.5% of the total land area. The remainder of the land area serves primarily agricultural purposes.

Table 1

*Land Use Data		
Land Use Type	Area (Ha)	% of Total Land Area
Agricultural	7,923.25	92.13
Commercial	46.24	0.54
Industrial	100.7	1.17
Single Family Residential	322.63	3.75
**Multi Family Residential	54.13	0.53
Parks & Public Institutional	64.82	0.76
Rivers/Waterways/ Right -of-Ways	97.16	1.13
Total Land Area	8,608.93	100

*Based on Zoning

** Includes Duplexes, Townhouses & Apartments

District of Pitt Meadows

Table 2

*Highland Area Land Use			
Land Use Type	Area (Ha)	% of Total Highland Area	% of Total Land Area (8608.93 Ha)
Agricultural	112.92	17.59	1.31
Commercial	37.14	5.79	0.43
Industrial	89.29	13.91	1.04
Single Family Residential	290.12	45.2	3.37
**Multi Family Residential	54.13	8.43	0.63
Parks & Public Institutional	58.3	9.08	0.68
Total Land Area	641.9	100	7.46

*Based on Zoning

** Includes Duplexes, Townhouses & Apartments

District of Pitt Meadows

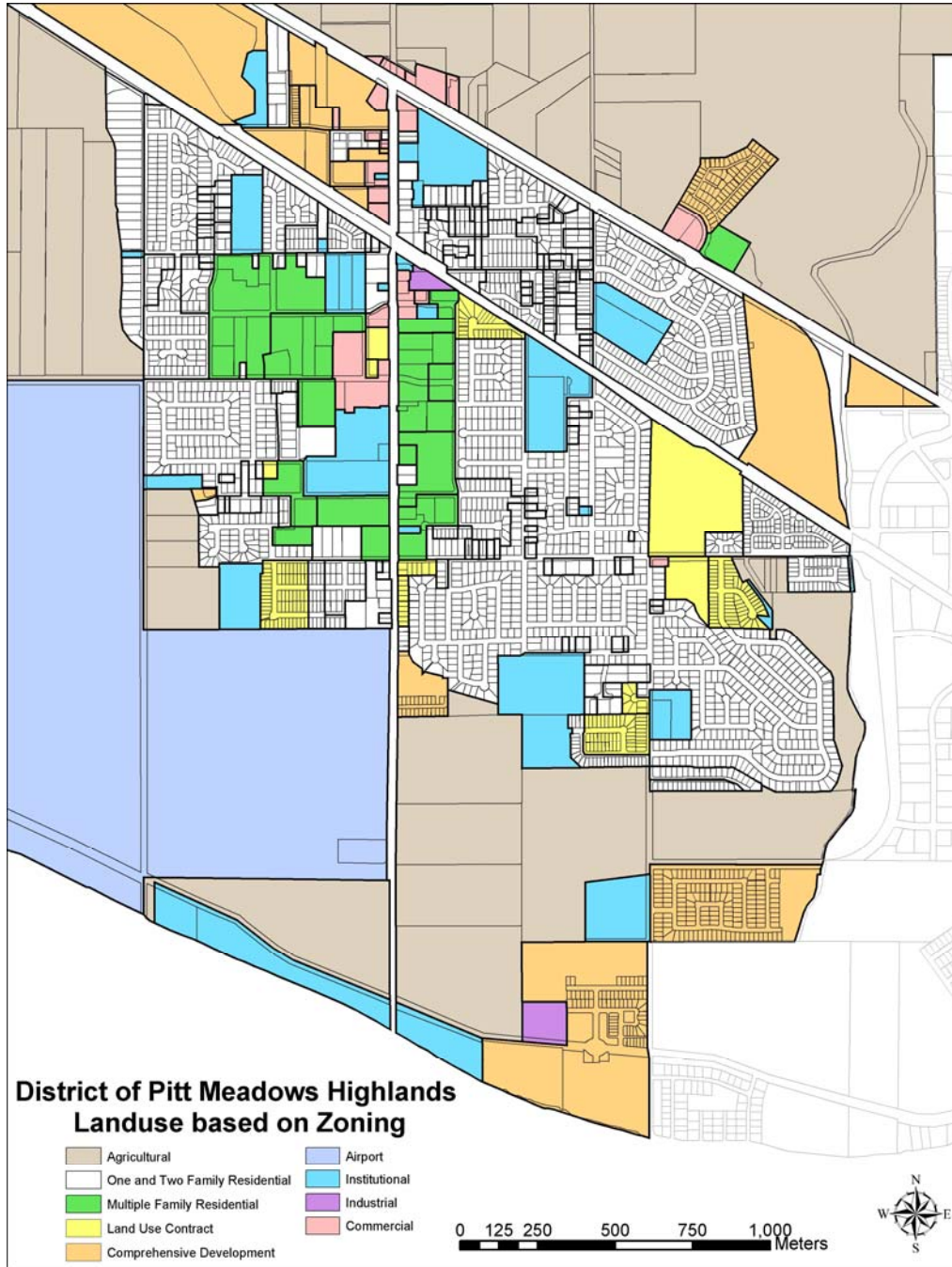


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The centre of commercial activity in Pitt Meadows spreads out from the intersection of Lougheed Highway and Harris Road. Harris Road is the spine of the urban area, with housing developments to the east and west along most of its southern length. North of the Lougheed Highway the land is primarily agricultural. Within the agricultural area there is also a nature preserve and several golf courses.

Map 2





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2.0 PEOPLE & FAMILIES

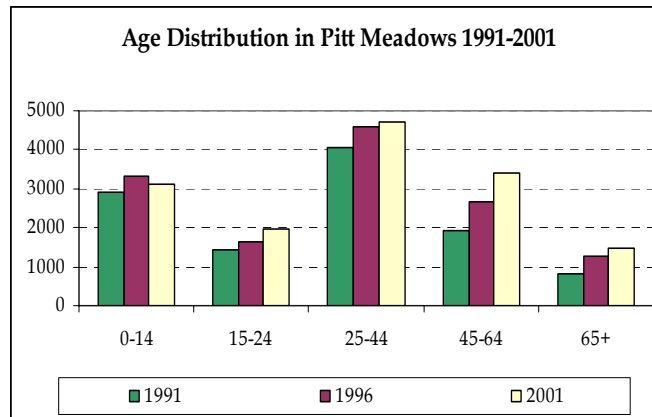
Indicators such as population growth, income levels, non-automotive transportation options, labour force participation, education levels, and housing types, are some of the factors considered in determining quality of life within a community.

2.1 Population

A summary of basic population statistics helps to illustrate the type of community Pitt Meadows represents. The population in Pitt Meadows has been growing steadily since the 1970's and growth is expected to continue. The District of Pitt Meadows' Official Community Plan currently calls for an expected maximum population of 20,000. By understanding the population of Pitt Meadows appropriate measures can be taken to accommodate the housing, economic and community needs of the current and future residents.

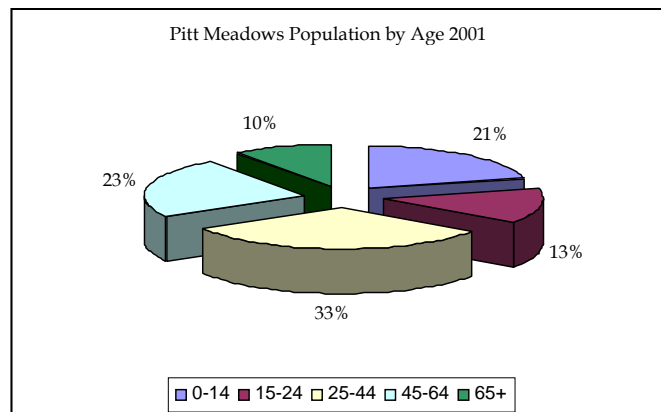
2.1.1 Age Distribution

Graph 1



Statistics Canada Census 1991, 1996 & 2001

Chart 1



Statistics Canada 2001



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Graph 1 tracks the changes in age groups for the census years 1991, 1996 and 2001. Age group 0 – 14 has shown a decline in numbers from 1996 to 2001. The other age groups have shown population increases since 1991. The change in population of the youngest age category is noted in the school enrolment trends of the District. This will be outlined in section 2.3.2.

Table 3

Age Group	Percentage of Total Population		
	1991	1996	2001
0 - 14	26%	25%	21%
15 - 24	13%	12%	13%
25 - 44	37%	34%	33%
45 - 64	17%	20%	23%
65 +	7%	9%	10%

Based on Statistics Canada Census 1991, 1996 & 2001

Table 3 distributes the percentage of Pitt Meadows population by age cohorts for the years 1991, 1996 and 2001. The largest age groups are those in the parent/child age ranges, 0-14 years old, 25-44 years old and 45-64 years old, indicating that Pitt Meadows is primarily a family based community.

Although the different age groups are distributed throughout the urban area, there are a few distinct pockets of specific ages (See Table 4 and Map 3). Once the age groups are categorized by neighbourhood it becomes easy to see where pocket concentrations are located. The two younger age groups, 0-14 years and 15 -24 years, have large concentrations in the same neighbourhoods as the 25-44 years and the 45-64 years age groups. The largest retirement aged populations are located in Meadow Highlands, the eastern half of Davie Jones and in South Harris.

Table 4

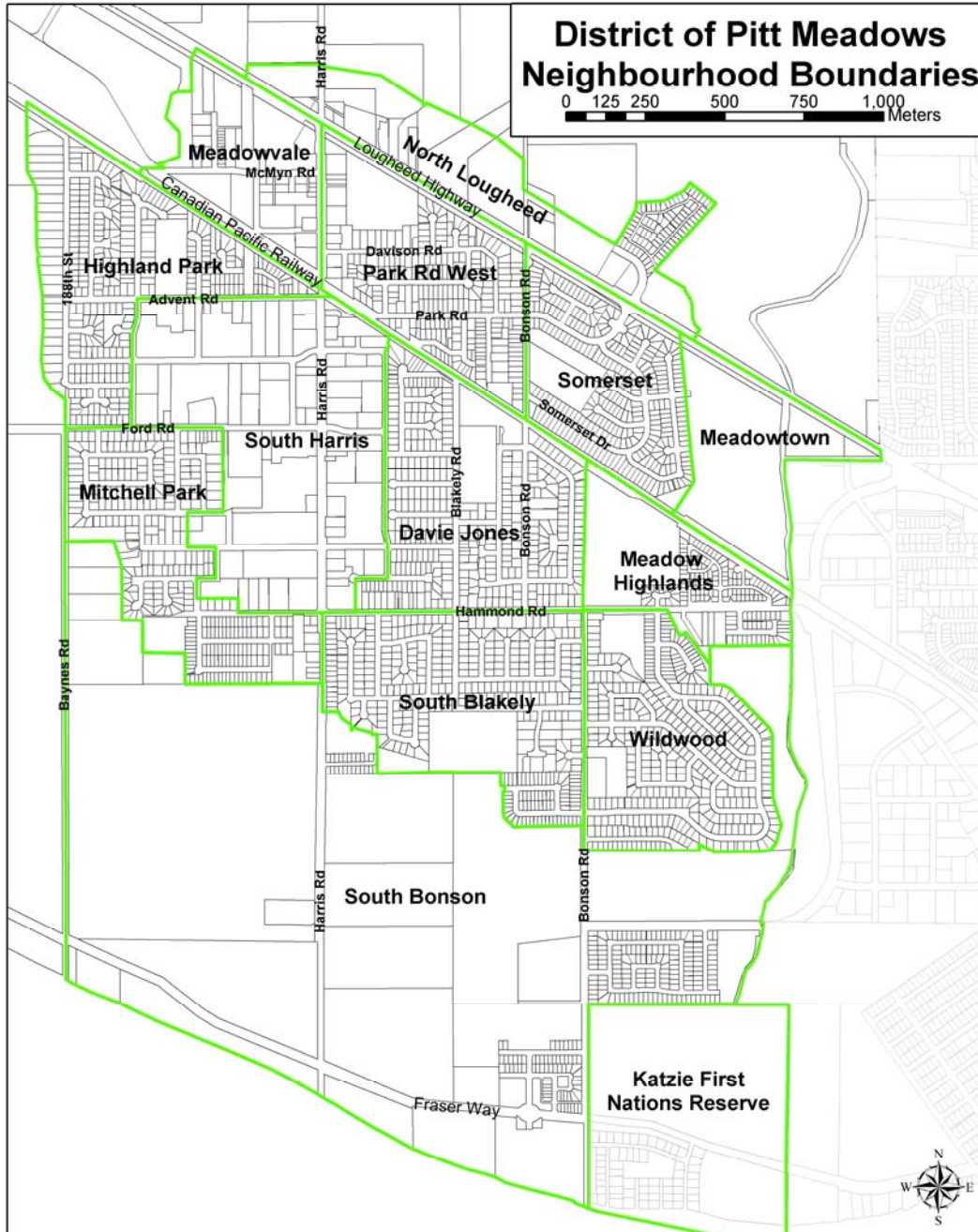
*Largest Concentrations of Population by Age Range	
Age Range	Neighbourhood
0 - 14	Wildwood, South Bonson & Highland Park
15-24	Wildwood & Meadowvale
25-44	Wildwood, Meadowvale & Highland Park
45-64	Wildwood & South Bonson
65 +	Meadow Highlands, Davie Jones & South Harris

*Based on absolute numbers
District of Pitt Meadows

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Map 3





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2.1.2 Migration & Mobility

Movers are defined as people who moved into or within Pitt Meadows, and migrants are those who came from outside Pitt Meadows. According to the Statistics Canada Census 2001, based on the population in 2000, of the 1,900 movers in Pitt Meadows 1,160 were migrants, at 8% of the total population. The majority of those migrants came from within British Columbia. Five years earlier, in 1996, 29% of the total population, or 4,040 people, were migrants. External migrants (migrants from outside Canada) remained a similar proportion of total migrants in both 1996 and 2000, at 10% and 11% respectively. This indicates that most of the migration to Pitt Meadows came from within the country, and especially within the province. See Table 5.

Table 5

Mobility & Migration of Pitt Meadows Residents (Based on 2001 Census Data)						
	Population	Movers	Migrants	External Migrants	Migrants within BC	Migrants within Canada
1 Year Ago (2000) Population 1 Year Old & Over	14252	1900	1160	125	1015	20
5 Years Ago (1996) Population 5 Years Old & Over	13770	6225	4040	410	3345	280

GVRD Key Facts from Statistics Canada Census 2001

2.1.3 Growth & Population Change

Pitt Meadows has experienced rapid rates of growth in the years since 1971. Graph 2 illustrates how dramatic that growth has been.

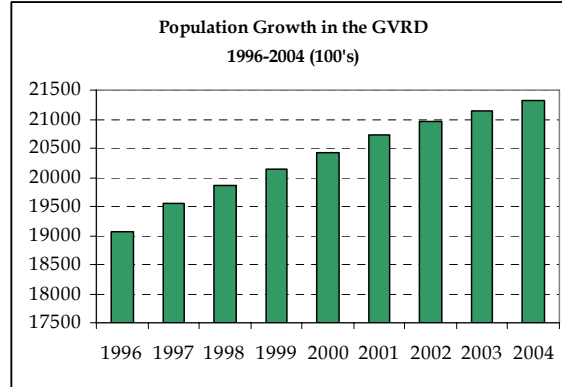
- From 1971 to 1981 the population doubled from 2,771 to 6,210 (Statistics Canada) indicating the start of a wave of migration from the expanding Vancouver area and other parts of British Columbia.
- From 1996 to 2001 the population increased by 9% (Statistics Canada). It has remained steady but has slowed slightly as the land available for residential development in Pitt Meadows decreases.

Although there have been large periods of population growth, the average annual population increase since 1994 has been 2.1%. By 2004 the population reached 16,000 (GVRD) and is still growing. During the same decade the population in the GVRD grew by an average of 2.3% annually, at a similar rate to Pitt Meadows. Much of Pitt Meadows land belongs to the Agricultural Land Reserve, thereby eliminating it from residential development applications, and limiting the amount of space available for new development.

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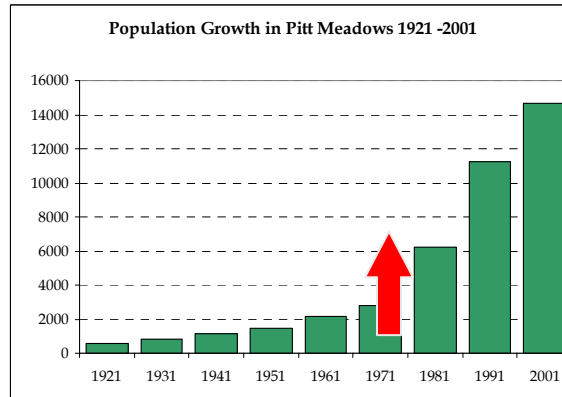
Pitt Meadows Demographic Profile

Graph 2



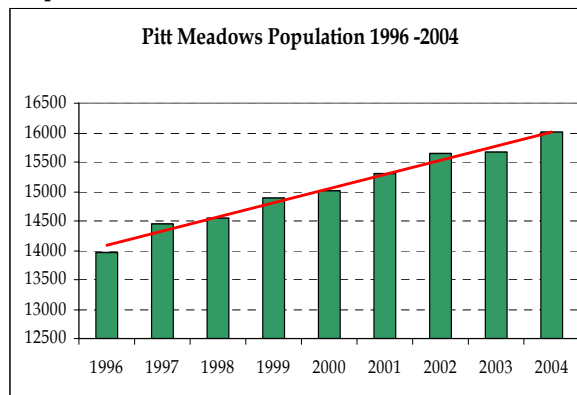
GVRD Key Facts from BC Statistics 2001

Graph 3



GVRD Key Facts from Statistics Canada 2001

Graph 4



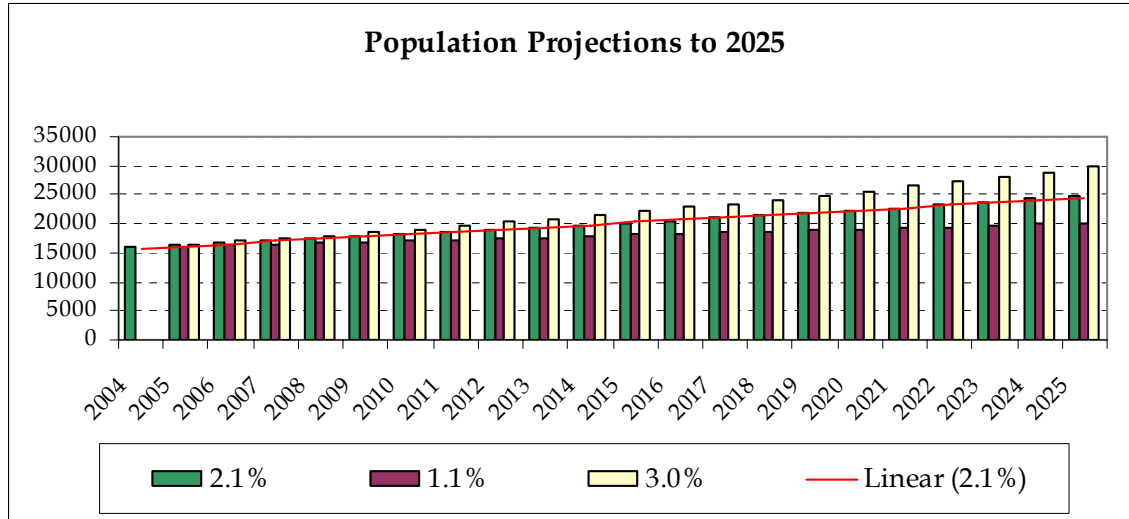
GVRD Key Facts from BC Statistics 2001



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Graph 5



Based on BC Stats 2004 Population

The growth rates outlined in Graph 5 have been calculated assuming no land use constraints. They have been created to outline the effects that constant growth rates can have on the total population in Pitt Meadows.

The trend line indicates the direction the current population increase (2.1% annually since 1994) will take if that growth rate were to remain constant. By 2025 the population in Pitt Meadows would reach 24,757 at a 2.1% annual increase.

The high and low population growth rates were calculated using the average rate of growth from the five high growth years and the five low growth years for the 1994 to 2004 decade. The rates worked out to 3.0% and 1.1% respectively.

At a 3% annual increase the population growth would exceed the expected growth of the current Official Community Plan by 2015. This would also exceed the Growth Management Scenario 5.0 (GMS 5.0) as set out in the Livable Region Strategic Plan by the Greater Vancouver Regional District. The GMS 5.0 calls for an expected population of 20,195 for 2021. At a 3% annual growth rate the population in Pitt Meadows would reach 26,445 by 2021.

The lower annual growth rate of 1.1% would allow the population to reach the 2021 growth capacity of the Official Community Plan in 2025. By 2021 the population would have reached 19,272, well below the current growth capacity of 20,000.



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2.1.4 Family Structure

As well as age composition, family composition is useful to describe what type of community Pitt Meadows is. It also helps to define the needs of the community. Table 6 illustrates how many residents in Pitt Meadows, Maple Ridge, and Port Coquitlam, live as part of a census family unit with two or more persons, and what type of family they live in. 87.8% of Pitt Meadows residents live as part of a census family, compared to 86.0% in Maple Ridge and 88.1% in Port Coquitlam. A census family unit is defined as a now married or now common-law couple with or without children under the age of 25, or a single parent with children under 25.

Table 6

Average Number of Persons per Family 2001									
Pitt Meadows = PM Maple Ridge = MR Port Coquitlam = PoCo	Total Number			Persons Per Family			Total Persons		
	PM	MR	PoCo	PM	MR	PoCo	PM	MR	PoCo
Total Number of Families	4,195	17,790	14,415	*	*	*	*	*	*
Married Couple Families	3,180	13,115	10,735	3.2	3.2	3.3	10,176	41,968	35,426
Common Law Families	415	1880	1475	2.6	2.7	2.7	1,079	5,076	3,983
Lone Parent Families	600	2790	2205	2.7	2.6	2.6	1,620	7,254	5,733
Total Persons in Families	*	*	*	*	*	*	12,875	54,298	45,142
Total Population	*	*	*	*	*	*	14,670	63,169	51,257

Statistics Canada Census 2001

2.1.5 Ethnicity

As with most Canadian communities the District has a population with different mixes of ethnic heritage. However, unlike the larger cities in the GVRD, the ethnic populations in Pitt Meadows are not large enough to support their own community events.

Table 7

Area of Origin	% of population that claims to be all or part
British Isles (English/Scottish/Irish/Welsh)	46.1
North America (Canadian/American)	17.8
Western Europe (French/German/Italian)	16.1
Northern Europe (Dutch/Norwegian/Swedish)	7.2
Eastern Europe (Polish/Russian/Ukrainian)	6.2
South Asia (East Indian)	2.7
East Asia (Chinese/Japanese/Korean)	1.8
South East Asia (Filipino/Vietnamese)	0.6
North American Indian	1.4

GVRD Key Facts from Statistics Canada 2001



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2.1.6 Religion

Pitt Meadows is home to a wide variety of religious beliefs. The following tables illustrate only the five most common religions from the 2001 Census. Other minority religions were too numerous to rank in table format. Pitt Meadows top five religions are the same as those for the GVRD, however in a slightly different rank. Claiming to be of no religion or of Roman Catholic in belief has the highest proportions of population in both Pitt Meadows and the GVRD.

Table 8

Top 5 Religions by Rank	Pitt Meadows 2001 (Pop. 14,655)	
	Population	% of Total Population
No Religion	5,075	34.6
Roman Catholic	2,655	18.1
Anglican	1,475	10.1
United Church	1,400	9.5
Sikh	670	4.6
Christian (Not included elsewhere)	630	4.3

GVRD Key Facts from Statistics Canada 2001

Table 9

Top 5 Religions by Rank	GVRD 2001 (Pop. 1,967,480)	
	Population	% of Total Population
No Religion	676,175	34.4
Roman Catholic	360,620	18.3
United Church	149,290	7.6
Anglican	123,905	6.3
Christian (Not included elsewhere)	101,620	5.2
Sikh	99,005	5.0

GVRD Key Facts from Statistics Canada 2001

2.1.7 Aboriginal Community

The Katzie First Nations Reserve lands are located next to South Bonson, at the southern-most tip of Pitt Meadows, bounded by the Fraser River and the District of Maple Ridge. The lands are comprised mainly of residential lots on 0.52 Km². According to Statistics Canada the 2001 population living on the Katzie Reserve was 210 people.



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Based on the 2001 Census data from Statistics Canada, only 2.1% of the total population in Pitt Meadows identifies themselves as belonging to the Aboriginal identity population. Recording Aboriginal identity means that the individual must have at least one Aboriginal group (North American Indian, Métis, or Inuit) as part of their heritage (GVRD Policy & Planning Department). The total Aboriginal population in Pitt Meadows grew from 190 in 1996 to 305 in 2001. This is an increase of 115 individuals, or 60.5% absolute growth of the total Aboriginal population.

Table 10

Aboriginal Population in Pitt Meadows		
	1996	2001
Aboriginal Population	190	305
Total Pitt Meadows Population	13,436	14,670
Aboriginal Proportion of Pitt Meadows Population	1.4%	2.0%
Aboriginal Population in BC	139,655	170,025
Total BC Population	3,724,500	3,907,738
Aboriginal Proportion of BC Population	3.70%	4.40%

Statistics Canada & BC Stats, 2001 & 1996

Both the Aboriginal populations of Pitt Meadows and of British Columbia have been increasing in the past few years. In the years between the 1996 Census and the 2001 Census the proportional growth in the Aboriginal population to Pitt Meadows non-Aboriginal population has been significantly larger than overall growth, at 60.5% Aboriginal to 8.4% non-Aboriginal, and the proportional growth in the Aboriginal population of British Columbia's non-Aboriginal population has also been larger than the overall growth, at 21.8% Aboriginal to 5.3% British Columbia.

Table 11

Aboriginal Population			
	1996	2001	Increase
BC			
Aboriginal Population	139,655	170,025	21.8%
Non-Aboriginal Population	3,584,845	3,737,713	5.3%
Total Population	3,724,500	3,907,738	4.9%
Pitt Meadows			
Aboriginal Population	190	305	60.5%
Non-Aboriginal Population	13,246	14,365	8.4%
Total Population	13,436	14,670	9.2%

Statistics Canada 2001, 1996 & GVRD 2003

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2.2 Income

2.2.1 Average Household Income

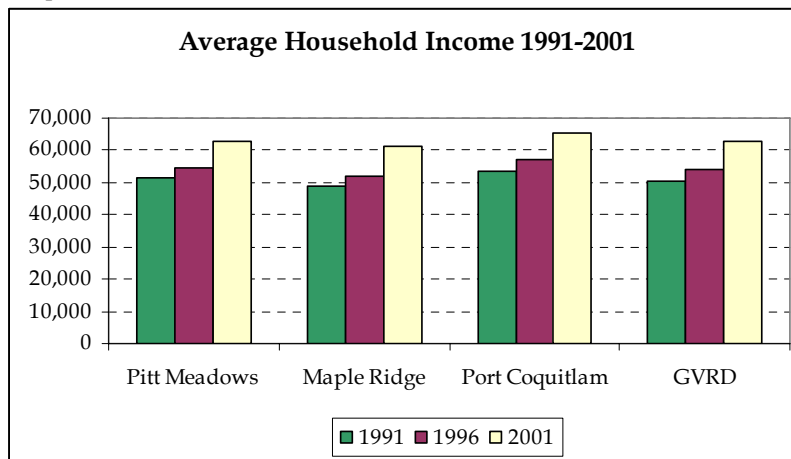
Overall, residents in Pitt Meadows have similar Average Household Incomes to the surrounding municipalities. In 2001 the Average Household Income earned by Pitt Meadows residents was approximately 3.5% less than in Port Coquitlam and 2.8% more than in Maple Ridge.

Table 12

Average Household Income 1991-2001			
	1991	1996	2001
Pitt Meadows	51,554	54,804	62,939
Maple Ridge	49,151	52,048	61,231
Port Coquitlam	53,575	56,978	65,153
GVRD	50,610	54,055	63,003

GVRD from Census, Statistic Canada

Graph 6



GVRD from Census, Statistic Canada

Table 13

*Median Household Income 2001 (All Households)				
Pitt Meadows	Maple Ridge	Port Coquitlam	Vancouver	BC
57,892	55,632	59,926	42,026	46,802

Statistics Canada Census 2001

*Median income is the point where income size distribution is divided so that half the incomes are above the median and half are below

Compared to its neighbouring municipalities Pitt Meadows has the median income that is closest to the average income. There is a difference of \$5,047 between median and average incomes in Pitt Meadows compared to a difference of \$5,599 in Maple Ridge and \$5,224 in Port Coquitlam.



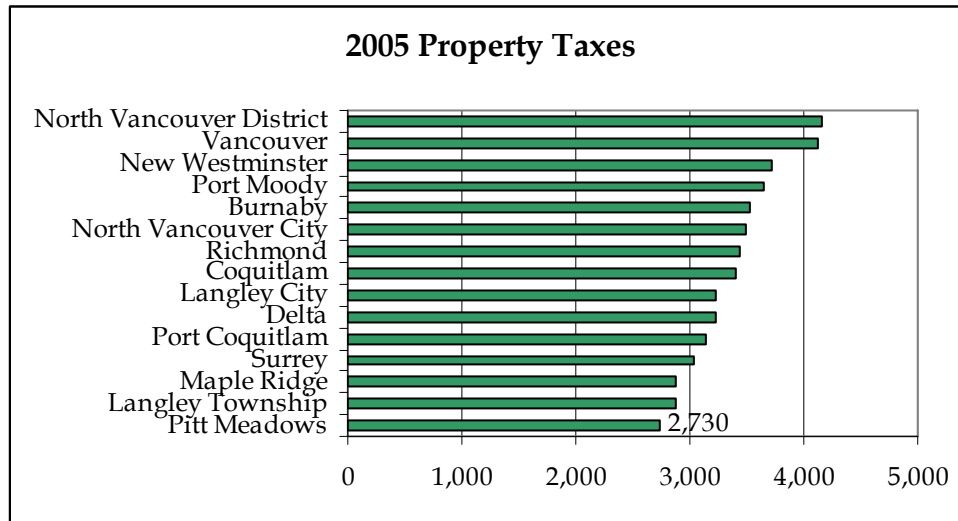
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2.2.2 Residential Property Taxes

In 2005 Pitt Meadows had the lowest residential property taxes for single family homes in the GVRD.

Graph 7



Including utilities
City of Surrey & District of Maple Ridge

Table 14

2005 Residential Property Taxes for Single Family		
	Average Assessed Value	Total Taxes & Utilities
Pitt Meadows	291,965	2,730
Langley Township	323,827	2,884
Maple Ridge	*311,981	*2,885
Surrey	366,821	3,031
Port Coquitlam	344,600	3,145
Delta	367,050	3,225
Langley City	307,007	3,231
Coquitlam	412,771	3,403
Richmond	432,291	3,442
North Vancouver City	513,940	3,491
Burnaby	475,565	3,528
Port Moody	443,524	3,647
New Westminster	380,741	3,711
Vancouver	584,626	4,114
North Vancouver District	585,109	4,150

Includes: Utilities, General Municipal, GVRD, GVTA, MFA, Assessment Authority and School taxes
City of Surrey & *District of Maple Ridge



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2.3 Education

Overall the adult education levels in Pitt Meadows rank higher than those for British Columbia; however Pitt Meadows has a lower percentage of residents who are University graduates than residents with Trades Certificates/Diplomas and College Certificates/Diplomas. Table 15 compares the 2001 Census data for Post-Secondary education in Pitt Meadows and BC.

Table 15

Levels of Education in Pitt Meadows & British Columbia Based on 2001 Census						
Age Group	Pitt Meadows			BC		
	20-34	35-44	45-64	20-34	35-44	45-64
Population	2,715	2,775	3,390	758,040	653,345	974,980
% Not Graduated from High School	16.4	18.0	22.7	14.6	17.5	23.5
% With High School Graduation &/or Some Post-Secondary	35.2	27.0	24.0	34.5	25.0	22.3
% With Trades Certificate/Diploma	14.5	18.2	18.0	10.5	14.3	14.3
% With College Certificate/Diploma	20.3	24.9	21.1	17	20.2	17.5
% With University Certificate/Diploma/Degree	13.6	11.7	14.2	23.5	23.0	22.4

Statistics Canada Census 2001

2.3.1 Schools

There are currently five public schools within the District of Pitt Meadows. These schools not only provide additional learning programs, but under the direction of School District #42, also provide support services for a variety of special needs.

Elementary Schools:

- Davie Jones Elementary, Edith McDermott Elementary, Highland Park Elementary and Pitt Meadows Elementary have classes for students in kindergarten through to grade seven.
- Prior to the 2004/2005 school year Meadowland Elementary was the fifth elementary school in the District. It has since closed and re-opened as the Vancouver International School, an independent institution.

Secondary Schools:

- Pitt Meadows Secondary is the only secondary school in the District and it covers grades eight through twelve.

Pitt Meadows is able to offer education directed at all ability levels. Special needs programs are available for visually, speech and hearing impaired children. Additional special needs programs have been designed to accommodate as many other circumstances as possible. A variety of



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programs have been created to ensure that children are achieving their best. Early French Immersion is available at Pitt Meadows Elementary and Late French Immersion is offered at Highland Park Elementary. Other schools, such as Davie Jones, offer Early and Late Literacy Programs to promote good reading levels among young students. The Grade Eight Transition Program has been created to make the adjustment from elementary school to secondary school easier for students.

Pitt Meadows Secondary School offers Secondary Immersion so that students who began the French Immersion program in elementary school can continue their studies.

Table 16

School	Address
Davie Jones Elementary	12030 Blakely
Edith McDermott Elementary	12178 Bonson Rd.
Highland Park Elementary	18961 Advent
Pitt Meadows Elementary	11941 Harris Rd
Meadowland Elementary (Vancouver International School)	18477 Dewdney Trunk
Pitt Meadows Secondary	19438 116B Ave.

2.3.2 Enrolment

The data in the following table (Table 17) is based on enrolment records from the Pitt Meadows-Maple Ridge School District.

Table 17

Elementary & Secondary Enrolment 2000-2005 (September)					
School	2004/05	2003/04	2002/03	2001/02	2000/01
Davie Jones Elementary	300	316	291	311	310
Edith McDermott Elementary	367	346	359	380	383
Highland Park Elementary	389	380	394	427	421
Pitt Meadows Elementary	514	508	503	478	472
Meadowland Elementary	n/a	81	93	112	117
Total Elementary Students	1570	1631	1640	1708	1703
Pitt Meadows Secondary	1020	993	994	1115	1149
Total Elementary & Secondary Students	2590	2624	2634	2823	2852

District Education Office – School District No. 42

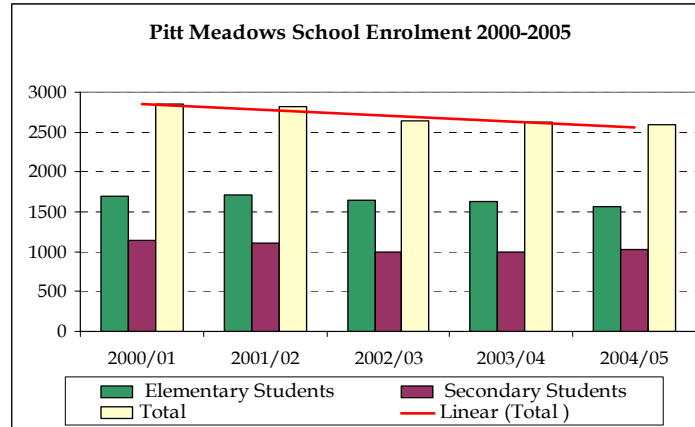
Over the past few years school enrolment has dropped in Pitt Meadows. An average of 52 students has been lost annually since the 2000 -2001 school year. The hardest hit was Meadowland Elementary which closed in 2004. Enrolment in the remaining schools came up



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slightly in the 2004-2005 year, likely due to the closure of Meadowland Elementary, but has shown a negative trend overall, as illustrated by Graph 8.

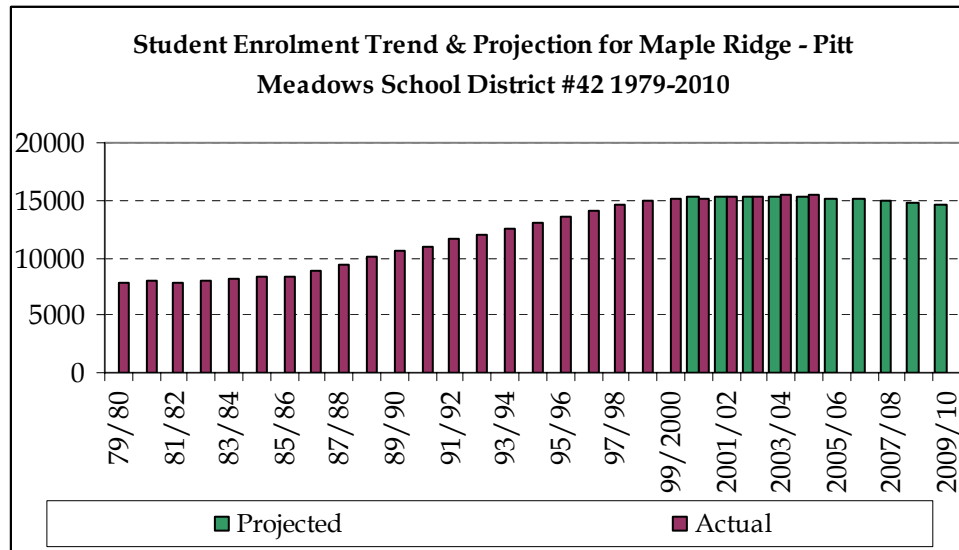
Graph 8



District Education Office - School District No. 42

This information correlates with the change in percentage of school aged children as part of the population. As shown in Graph 1 and Table 3, the children aged 0-14 have dropped from 25% of the population in 1996 to 21% of the population in 2001. As a proportion of the population, this trend is expected to continue considering the drop in school enrolments.

Graph 9



School District No. 42 - District Demographic Profile

Graph 9 was created in 2000 by the Maple Ridge-Pitt Meadows School District. The original graph did not have the actual data for the years from 2000/01 to 2004/05. Those years have been updated by the District of Pitt Meadows, using data from the Maple Ridge - Pitt Meadows School

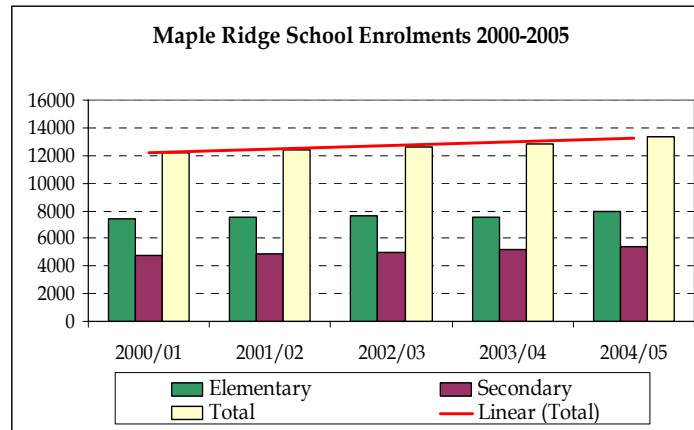


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District, for the purposes of this report. The graph shows that the School District was expecting a decline in enrolment beginning in the 2003/04 school year. While the enrolments in Pitt Meadows have been decreasing over the past five years, the enrolments have been increasing in Maple Ridge during the same time period. However, in the province as a whole, overall enrolments have been dropping in the same five year time frame. There has been a rise in the enrolments of BC Independent schools.

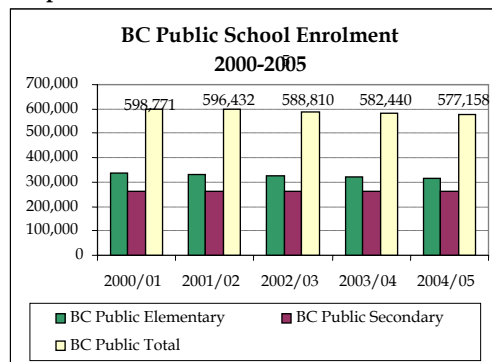
Graph 10



District Education Office – School District No. 42

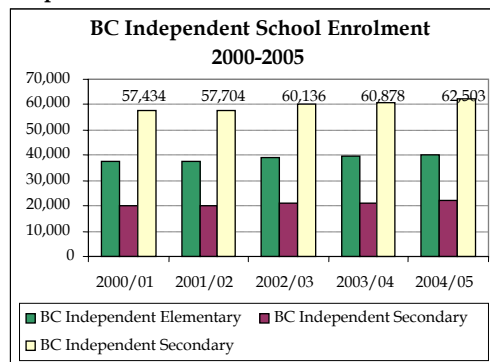
Although the number of students enrolled in Maple Ridge increased by 4.1% from the 2003/04 school year to the 2004/05 school year, enrolments in Maple Ridge have increased by an average of 2% annually since the 2000/01 school year. This is an increase of approximately 240 students per year.

Graph 11



GVRD Key Facts from the Ministry of Education

Graph 12



GVRD Key Facts from the Ministry of Education

BC Public School enrolments decreased on average by 0.7% annually from the 2000/01 school year to the 2004/05 school year. This is an average of 4,323 students lost per year. During the



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same time period BC Independent Schools grew on average 8.8% annually, or an increase of approximately 1014 students per year since the 2000/01 school year.

2.3.3 Catchment Areas

The catchment area for Pitt Meadows Secondary School is based on the District boundaries. Two feeder schools from Maple Ridge, Fairview Elementary and Riverside Elementary, also supply Pitt Meadows Secondary with students.

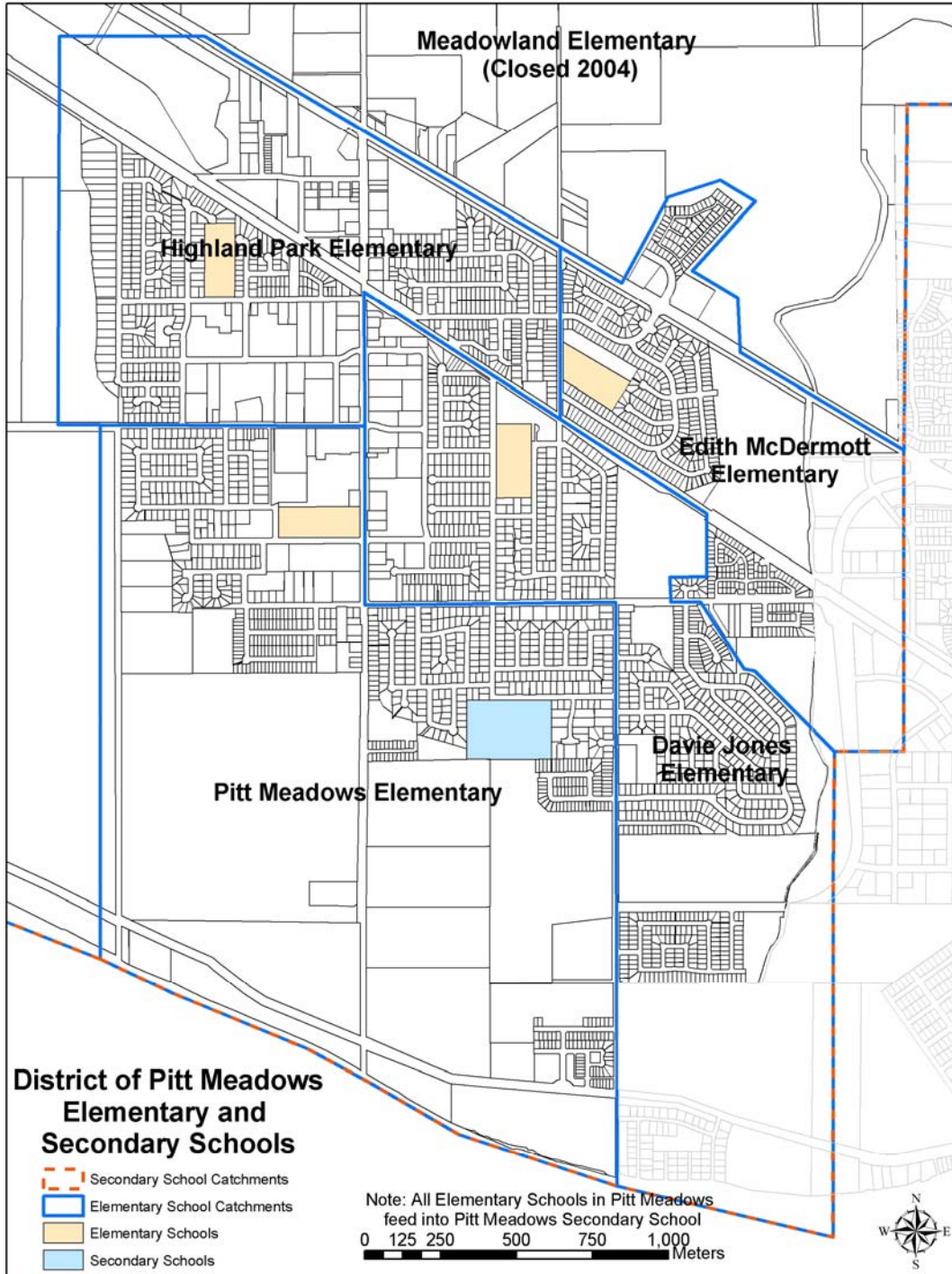
The elementary schools have much smaller catchment areas. The two elementary schools with the highest student populations, Highland Park and Pitt Meadows, also have the largest catchment areas. Pitt Meadows elementary will accommodate students from the new development in the South Bonson area. See Map 4.



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Map 4





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2.4 Employment

While the majority of Pitt Meadows residents work outside the community there is still a high level of employment within the District. There are many opportunities for work in several different industries.

Table 18

Employment in Pitt Meadows (2000 Business Register)	
Top 10 Business Types in Pitt Meadows	By # of Establishments
*Residential Business Construction	29
* Fruit & Tree Nut Farming	26
General Freight Trucking, Local	25
Administrative Management & General Management Consulting Services	19
*Dairy Cattle & Milk Production	18
Portfolio Management	16
*Site Preparation Work	15
Holding Companies	15
*Land Subdivision & Land Development	13
Lessors of Residential Buildings & Dwellings (except Social Housing Projects)	13

*Goods Producing Businesses
 Statistics Canada Business Register 2000

Although Table 18 shows five of the goods producing and five of the service oriented business categories, according to Statistics Canada only 37% of businesses in Pitt Meadows are actually goods producing. The majority of employment is in the service sector.

2.4.1 Labour Force

Pitt Meadows has a labour force (15 years or older) participation rate of 71.5%, of which 66.9% are employed. 56.1% of the total 2001 population is in the labour force, compared to 50.6% in 1981.

The two industries with the largest labour forces are the Manufacturing and Construction Industry and the Health and Education Industry. These industries also have the most noticeable gender based participation differences. The Manufacturing and Construction industry's labour force is 84.7% male, and the Health and Education industry's labour force is 82.5% female.

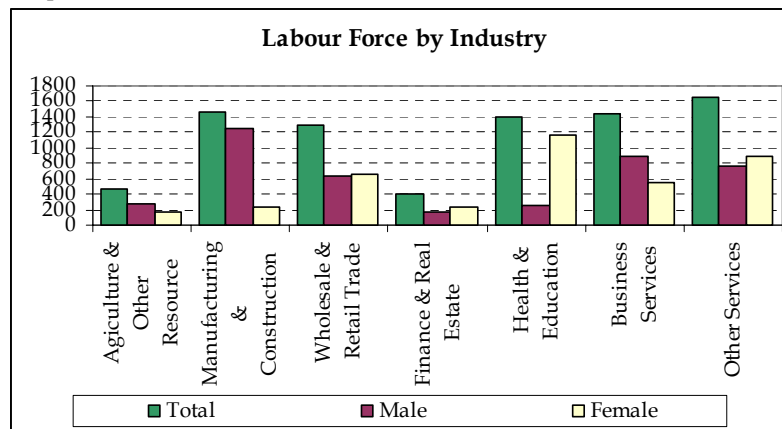
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Table 19

Pitt Meadows Labour Force 2001			
	Total	Male	Female
Participation Rate	71.5%	77.5%	65.9%
Employment Rate	66.9%	72.4%	61.7%
Unemployment Rate	6.5%	6.5%	6.4%
Total Experienced Labour Force	8,125	4,245	3,875

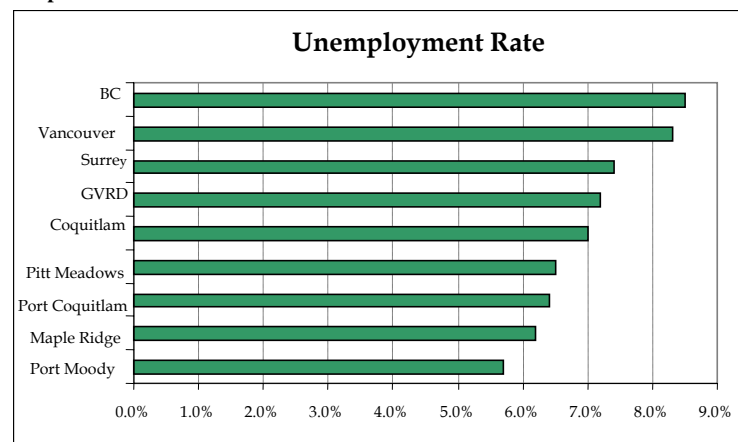
Statistics Canada Census 2001

Graph 13



Statistics Canada Census 2001

Graph 14



Statistics Canada Census 2001

In 2001 the unemployment rate in Pitt Meadows was 6.5%. This is comparable to the unemployment rates of neighbouring municipalities and is significantly lower than the unemployment rate in Vancouver, the GVRD and in BC. See Graph 14.



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2.4.3 Agriculture

Pitt Meadows is well known for its agricultural industry. The community is deeply rooted in its agricultural heritage and present farming activities. 92% of the 86 km² of land that makes up the District is considered part of the Agricultural Land Reserve. Space for development is restricted to certain areas, and as the population grows room must be made by redeveloping lands in the urban area.

Table 20

2001 Agricultural Statistics								
	Number of Farms		Total Area (Acres)		Total Farm Revenues (\$)		Avg. Operating Costs per Acre (\$)	
	1996	2001	1996	2001	1996	2001	1996	2001
Pitt Meadows	178	132	7,603	7,350	59,368,379	50,592,345	6,605	5,886
GVRD	3464	2,854	98,041	98,187	498,442,664	698,053,467	4,492	6,177

GVRD Policy & Planning Department 2001 Census Bulletin #2 - Census of Agriculture (2003) from Statistics Canada 2001

The top three farming activities in 2001 Pitt Meadows were Fruit and Tree Nut productions, Greenhouse, Nursery and Floriculture productions and Cattle and Dairy productions.

According to the GVRD Policy and Planning Department from 1996 to 2001 the District of Pitt Meadows lost 25.8% of its farms and 3.3% of its agricultural land area. This works out to a loss of 46 farms and 253 acres of farm land. The GVRD as a whole lost 17.6% of its farms and gained 0.1% of farm land over the same time period.

In 2001, at \$233,372,454 in total farm capital, Pitt Meadows had an average of \$31,751 invested per acre of farm land. This figure does not include the value of crops in the field or in storage, or inputs such as seeds or fertilizer (Statistics Canada 2001). This figure is just slightly lower than the GVRD average of \$33,762 invested per acre of farm land.

Total farm revenues decreased by 14.8% in Pitt Meadows from 1996 to 2001, whereas they increased by 40.1% for the entire GVRD. This means that on average farm revenues dropped from \$7,809 per acre in 1996 to \$6,883 per acre in 2001.

Average Operating Costs per Acre are high in Pitt Meadows and the GVRD when compared to the 2001 Provincial average of \$327 per acre and the Canadian average of \$199 per acre. Overall they have dropped from \$6,605 to \$5,886 per acre in Pitt Meadows, and risen from \$4,492 to \$6,177 per acre in the GVRD from 1996 to 2001.

According to calculations by the GVRD the ratio of operating expenses to revenues in Pitt Meadows is 0.86:1. It costs 0.86 cents for every 1 dollar in gross revenue (GVRD Policy & Planning Department 2001 Census Bulletin #2 - Census of Agriculture. 2003).



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3.0 HOUSING & DEVELOPMENT

Pitt Meadows can offer its residents housing in different price points. Recent development has enhanced the range of housing available and has created unique neighbourhoods within the urban area.

3.1 Dwelling Types

Dwelling types in the urban area include Single Family homes, Duplexes, Townhouses and Apartments. While Single Family homes remain the dominant dwelling type there has been a recent surge in construction of Townhouse type homes. Currently the majority of new home construction is occurring in the South Bonson Area.

3.1.1 Owned Vs. Rented

The majority of residents in Pitt Meadows own the housing that they live in. Over the past ten years the percentage of rental housing has remained consistent at approximately 30% of total housing stock.

Table 21

Owned vs. Rental Housing Units in Pitt Meadows				
	Owned Units	Rented Units	Total Units	% Rental Units
1991	2,845	875	3,720	30.7
1996	3,645	1,085	4,730	29.7
2001	4,075	1,225	5,300	30.1

GVRD Key Facts from Statistics Canada

The average cost of renting an apartment is lower than the surrounding municipalities and rent has increased at a lower rate. Between 1998 and 2004 rent for a one bedroom apartment increased an average of 4.4% annually in Pitt Meadows compared to 8.2% annually for the same type of apartment in Vancouver.

Table 22

Average Apartment Rents in Dollars				
		Pitt Meadows & Maple Ridge	Port Coquitlam	Vancouver
1998	Bachelor	497	498	607
	1 Bedroom	539	575	703
	2 Bedroom	665	702	1,008
2001	Bachelor	N/A	634	639
	1 Bedroom	554	646	761
	2 Bedroom	701	754	1,059
2004	Bachelor	513	567	695
	1 Bedroom	587	653	823
	2 Bedroom	761	790	1,160

GVRD Key Facts from Canada Mortgage and Housing Corporation



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Pitt Meadows has a variety of properties currently listed for sale. Table 23 illustrates the range in property type and price available in both the rural and urban areas.

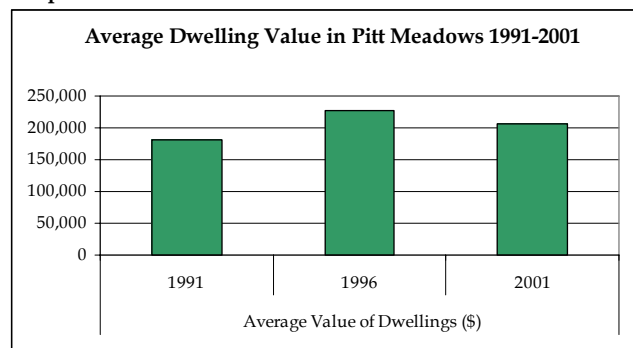
Table 23

Pitt Meadows Properties Listed for Sale June 2005			
Type	# of Properties Listed in Category	Minimum List Price	Maximum List Price
Detached House	100	269,000	2,799,000
Duplex	1	332,500	N/A
Townhouse	31	186,800	304,900
Apartment	9	169,900	189,900
Mobile Home	2	120,000	145,000
Lot Only	4	187,600	1,350,000

MLS Realty Link Online, June 2005

According to Statistics Canada 2001 Census data the average value of dwellings in both Pitt Meadows and British Columbia has decreased since 1996. Pitt Meadows decreased 9.4% between 1996 and 2001, compared to British Columbia as a whole which had a 3.4% decrease in the average value between those same years. This decrease is likely due to an increase in multi family homes.

Graph 15



Statistics Canada 1996 & 2001

The typical property selling prices by housing type are listed in the following table (Table 24). Detached homes in Pitt Meadows are selling slightly higher than in Maple Ridge, however are much more reasonably priced than homes closer to Vancouver City. In May 2005 detached homes sold on average for \$460,000 in Coquitlam, \$506,000 in Richmond and \$897,000 in Vancouver West (MLS Housing Price Index - Real Estate Board of Greater Vancouver 2005).



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Table 24

*Benchmark Housing Price May 2005		
Detached	Price (\$)	**Range
Pitt Meadows	370,877	3.6%
Maple Ridge	339,980	2.0%
Attached		
Pitt Meadows & Maple Ridge	224,211	2.0%
Apartment		
Pitt Meadows & Maple Ridge	165,854	5.0%

* Benchmark = standard property in each category

** Price is correct +/- the percentage

MLS Housing Price Index (Real Estate Board of Greater Vancouver) 2005

3.1.2 Housing Inventory

Detached single family homes are the most common type of dwelling spread throughout the urban area. It is the other housing types that are clustered in particular locations, due to zoning regulations and/or era of development. The majority of the townhouses and apartments are located along Harris Road between Hammond Road/Mitchell Road and McMyn Road. Duplexes are scattered throughout the community; however, there are small clusters located north of the railway between Harris Road and Bonson Road, north of Advent Road between Nikola Street and 188th Street, and also east of Harris Road between 118B Avenue and Ford Road. See Map 5.

Map 6 illustrates the urban lots with future development potential. These lots have been determined according to the following criteria: vacant lots, lots with limited improvement value, and lots greater than 0.5 acres in size. Lots with limited improvement value are those where the land value is worth twice the value of the structure or improvements on the property.

Table 25

Housing Inventory		
Housing Type	Units	Lots
Single Family	2,801	2,801
Duplex	82	41
Townhouse	1,075	37
Apartment	1160	17
Total	5118	2,896

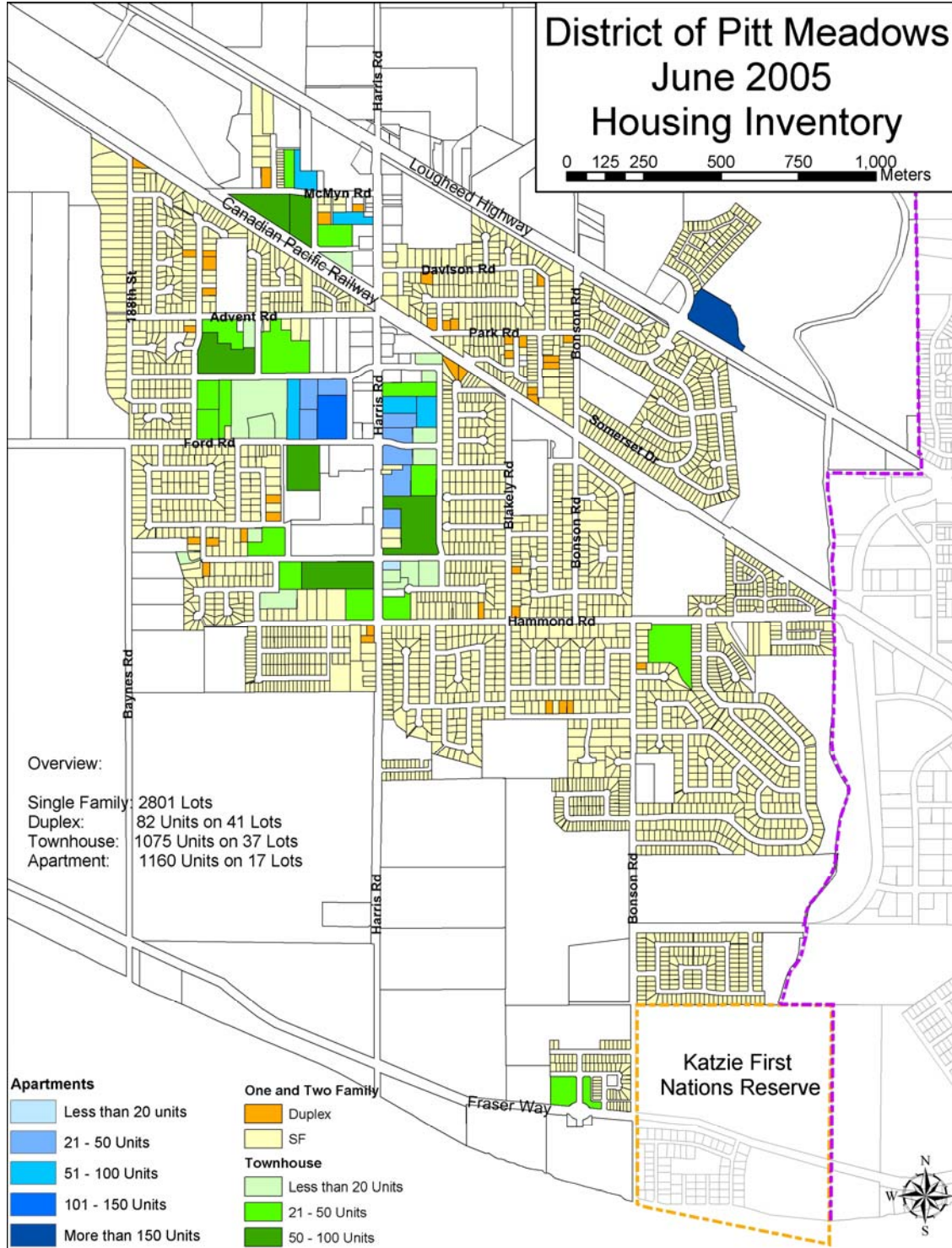
District of Pitt Meadows June 2005



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Pitt Meadows Demographic Profile

Map 5

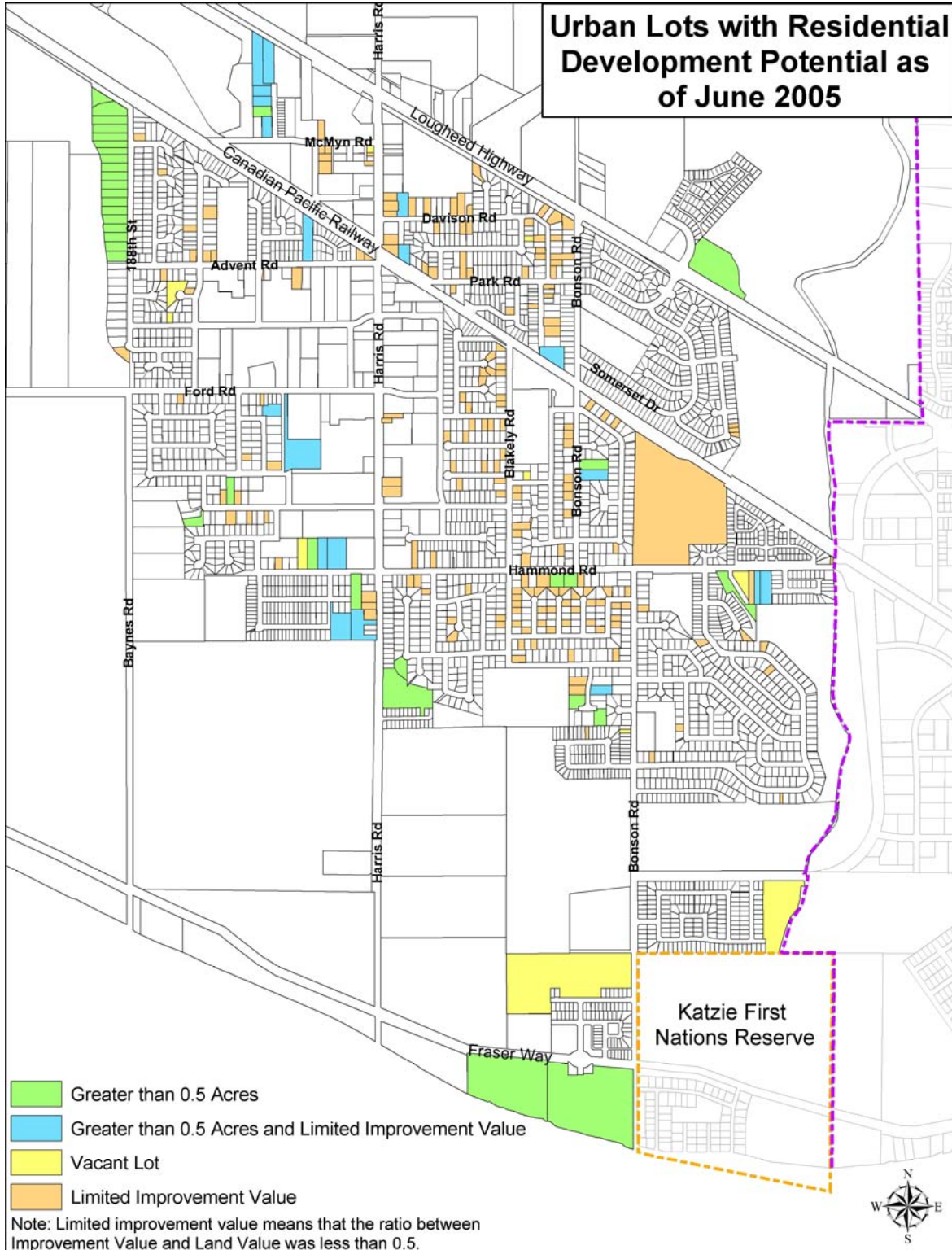




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Pitt Meadows Demographic Profile

Map 6





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Pitt Meadows Demographic Profile

3.2 Housing Availability

New residential units are being constructed in several parts of Pitt Meadows. Due to the high demand for new housing from the rapid population growth, housing starts are soaring compared to past years. As the invisible residential boundaries move outwards from Vancouver and the desire for less expensive housing increases, new construction in Pitt Meadows is inevitable.

3.2.1 Housing Starts

By August 2005 the number of new residential units constructed reached 81% of the total units constructed in 2004. At 10.06 starts per 1000 people, in 2004, the total housing starts in Pitt Meadows were higher per capita than in the surrounding municipalities of Port Coquitlam, Maple Ridge and Coquitlam. See Graph 17.

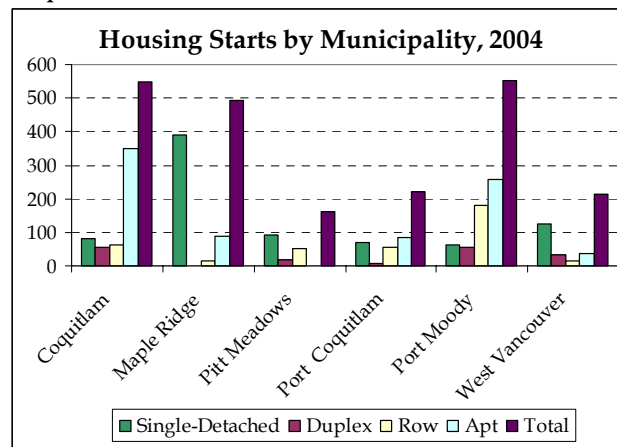
Table 26

New Residential Units Constructed in Pitt Meadows			
	2004	2005 (August)	Current % of 2004
Single Family	96	66	68.8
Multi Family	71	70	98.5
Total	168	136	81.0

District of Pitt Meadows 2005

New and recent housing construction is occurring in various parts of Pitt Meadows. The majority of development is currently taking place in South Bonson at Bonson's Landing and at Sawyer's Landing, both at the southern tip of Pitt Meadows.

Graph 16

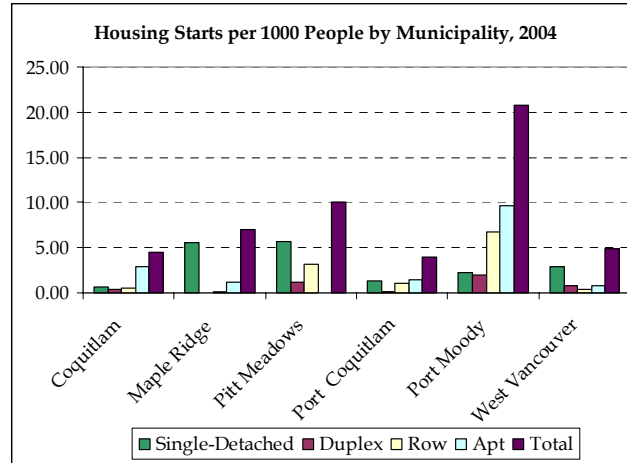


Canada Mortgage and Housing Corporation (CMHC)

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Graph 17



Canada Mortgage and Housing Corporation & GVRD

3.2.2 Vacancy rates

Table 27

Apartment Vacancy Rates			
	1998	2001	2004
Maple Ridge & Pitt Meadows	1.90%	1.50%	1.70%

GVRD & City of Coquitlam from GVRD

Vacancy rates have remained fairly constant in Pitt Meadows over the past few years. Overall the vacancy rates in Pitt Meadows and Maple Ridge are low compared to the Canadian average of 2.7% in 2004 (Canada Mortgage and Housing Corporation 2004). Increases in vacancy rates may be caused by several factors including an increase in availability of rental housing or more affordable mortgage rates (CMHC 2003). Pitt Meadows has seen a recent increase in availability of new housing which may account for the slight increase in vacancy rates from 2001 to 2004.



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3.3 Building Permits

Recent growth has led to an increase in construction and building permit values. Most of the growth has been in the residential sector, however commercial growth has also had an increase, especially in 2003 and 2004.

3.3.1 Value & Type

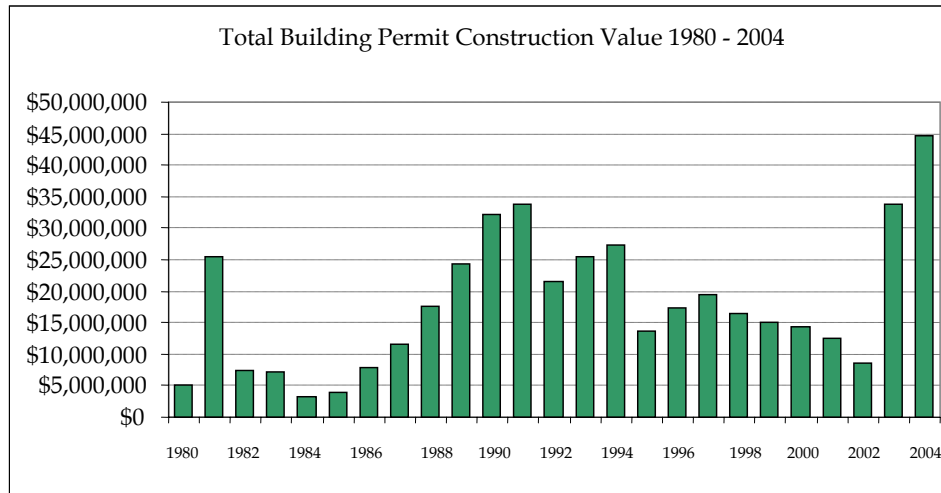
The total value of building permits has been on the rise since 2002. Between 1997 and 2002 the values of building permits declined from 19.54 million dollars to 8.58 million dollars. However those figures included commercial, industrial, institutional and governmental building permits. Residential building permit values, which account for most of the construction in Pitt Meadows, have seen significant increases since 2002. See Graph 19.

Table 28

Building Permit Values in Pitt Meadows (Millions)				
	2002	2003	2004	2005 (August)
Residential	6.8	13.8	24.1	24.9
*Non-Residential	1.8	20.6	20.6	9.6
Total	8.58	34.4	44.7	34.5

* Includes Commercial, Agricultural, Industrial, & Institutional
District of Pitt Meadows 2004 -2005

Graph 18

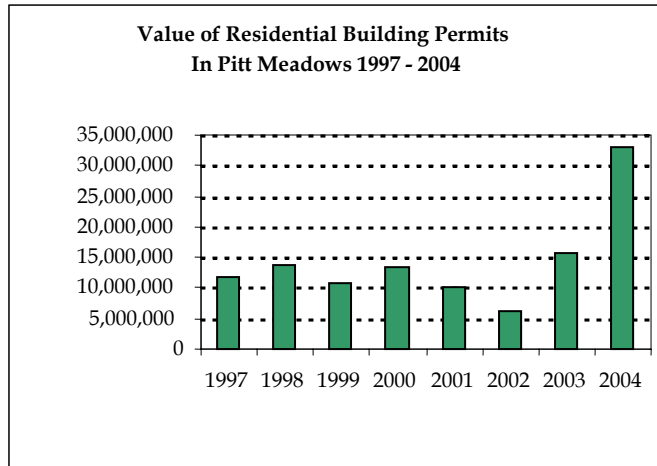


District of Pitt Meadows Annual Report 2004



THE NATURAL PLACE TO GROW... Pitt Meadows Demographic Profile

Graph 19



GVRD Key Facts from GVRD Policy and Planning Department and GVRD Municipalities

2004 proved to be an exceptional year for Pitt Meadows development, reaching 44.7 million dollars in building permit value. By August 2005 values had reached 34.5 million dollars, with the majority of the value coming from residential construction, which had surpassed its 2004 total (See Table 28). Pitt Meadows contributes approximately 1% as a proportion Greater Vancouver's total building permit value and is composed of approximately 3% of the Greater Vancouver Regional District's total land area.

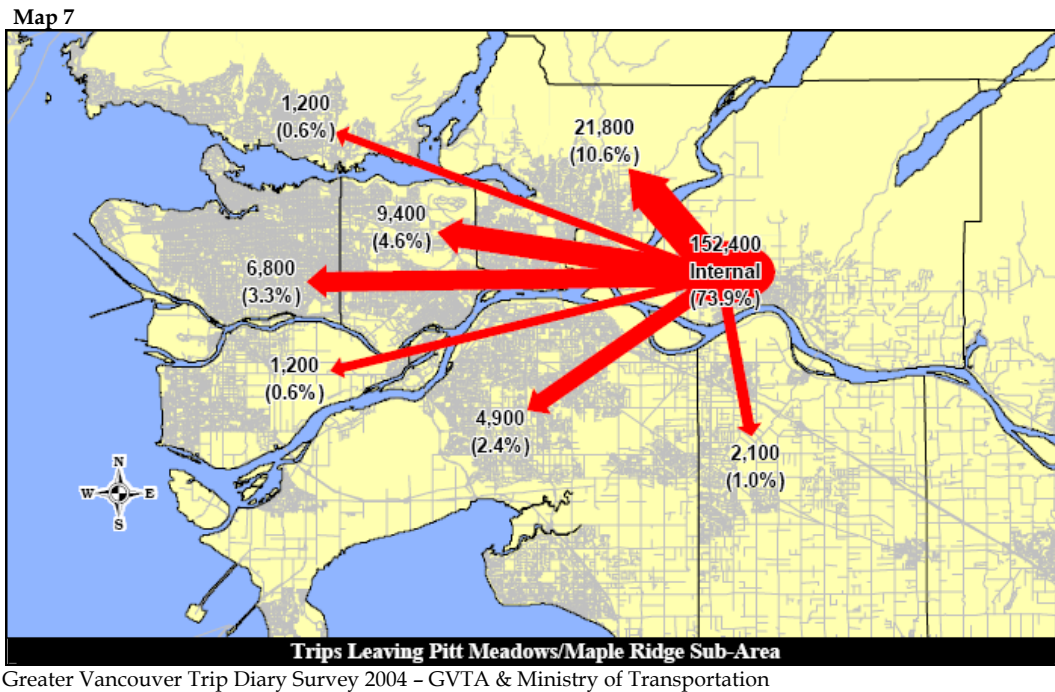


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Pitt Meadows Demographic Profile

3.4 Transportation

Modern transportation began in Pitt Meadows with the extension of the Canadian Pacific Railway lines through to Port Moody. Today that railway still plays a large role in the development of the District. Pitt Meadows has several transportation options available to its residents. Cars are a popular mode of transportation, but Pitt Meadows also offers bus service through Translink, a commuter train called the West Coast Express, a Regional Airport, and bicycle lanes to accommodate different travel needs.



Map 7 illustrates the distribution of daily trips leaving Pitt Meadows/Maple Ridge. Created by the Greater Vancouver Transportation Authority, this map shows that while the majority of trips are internal a large percentage of daily trips travel outside of the sub-area. According to the GVTA, this sub-area has the highest proportion of trips leaving the GVRD due to the close proximity to the Fraser Valley Regional District (FVRD) (GVTA Greater Vancouver Trip Diary Survey 2004).

3.4.1 Registered Vehicles & Travel Times

Table 29

Number of Registered Vehicles in Pitt Meadows				
1996	1998	2000	2002	2004
8,469	9,084	9,314	9,782	10,631

GVRD Key Facts from Insurance Corporation of British Columbia



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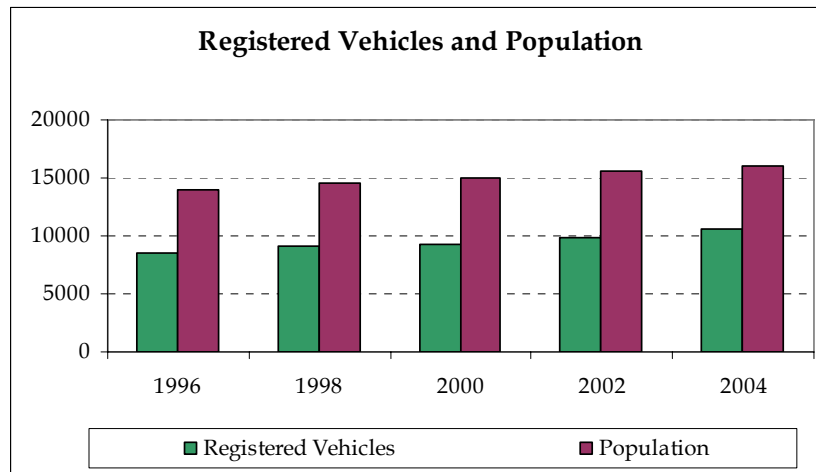
Pitt Meadows Demographic Profile

Table 30

Ratio of Cars to People in Pitt Meadows		
	1996	2004
Population	13,436	*16,001
Registered Vehicles	8,469	10,631
Percentage of Population to Own a Vehicle	63.0%	66.4%

* Population estimate from BC Stats
 GVRD Key Facts from ICBC, Statistics Canada & BC Stats

Graph 20



GVRD Key Facts from Insurance Corporation of British Columbia, Statistics Canada & Population estimate from BC Stats

By 2004 the percentage of people to own cars had risen from 63% in 1996 to 66%. This means that there was a 25.5% increase in registered cars from 1996 to 2004, and only a 16.1% increase in population in the same time period. This translates as a ratio of 1.65 people to every vehicle in 1996 rising to a ratio of 1.51 people to every vehicle in 2004. These ratios have been calculated based on the entire population, not by age groups. The number of cars increased even though the West Coast Express was inaugurated in 1998.

Table 31

Travel Times by Car From Pitt Meadows (in minutes)				
To: Coquitlam	To: Port Coquitlam	To: Vancouver Downtown	To: Maple Ridge	To: Fraser Valley
24	18	62	15	38

GVRD Key Facts from Greater Vancouver Transportation Authority Translink
 Average morning peak hour travel times



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Part of the reason Pitt Meadows is such a desirable place to live is due to its proximity to other municipalities. Pitt Meadows has convenient travel times to all parts of the GVRD and even to the Fraser Valley. It is well-situated along the Lougheed Highway, which has connections to other routes and highways, making Pitt Meadows a very central location.

3.4.2 Mode of Transportation to Work

According to the 2001 Census from Statistics Canada the most common mode of traveling to work was by **car, truck or van as driver**, with 83.6% of the responses. Being a passenger or taking public transit were the next most common responses.

Table 32

Mode of Transportation to Work, 2001		
Mode	% of People	Total
Car, Truck, Van as Driver	83.6	5,855
Car, Truck, Van as Passenger	6.7	470
Public Transit	6.0	420
Walked or Bicycled	3.2	225
Other Method	0.5	35
Total Responses	100.0	7000

Statistics Canada 2001

3.4.3 Transportation Options

Transportation in Pitt Meadows is centered on the Lougheed Highway and the rail lines. Although the car remains the most popular choice for commuters there are other transportation options available to residents. Translink has provided bus and commuter train service, and the District has provided a series of connecting bike routes within Pitt Meadows.

Bus Service

Pitt Meadows is serviced by the 701-Haney/Maple Ridge East/Coquitlam Station bus route. This route provides connections to the west at Coquitlam Station and connections to the east in Maple Ridge, from several different stations.

West Coast Express

Also part of Translink (Greater Vancouver Transportation Authority) the West Coast Express is a special commuter train service that runs east to west in the morning and west to east in the evening. It is intended as an alternative transportation option for people commuting to work from the outer areas of the GVRD to connect to the inner areas. The West Coast Express runs Monday to Friday at specific times only. Its route begins in Mission and terminates at Waterfront Station in Vancouver. Travel time to Vancouver is only 46 minutes via the West Coast Express.



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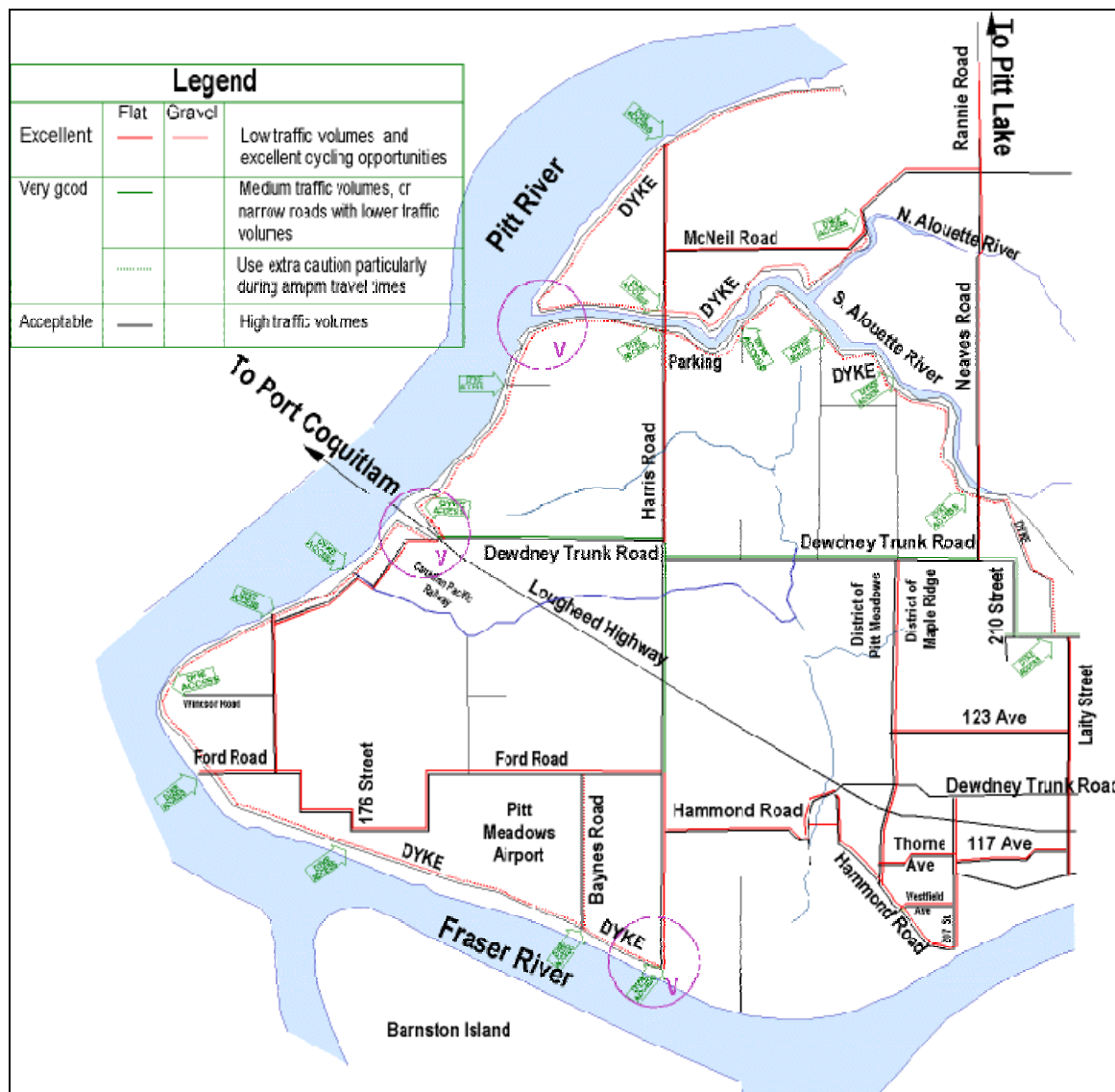
Pitt Meadows Demographic Profile

Detailed transit information may be accessed from www.translink.bc.ca.

Bike Routes

There are excellent bike routes throughout the District. They run along the main roads and the dykes allowing residents the opportunity to use them for local travel or simply for pleasure. A special bike lane has been painted on many of the main roads in Pitt Meadows, giving cyclists the space and comfort they need to travel alongside cars. See Map 8 for bike routes.

Map 8 **Pitt Meadows Bike Routes**



District of Pitt Meadows Bike Routes



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Pitt Meadows Demographic Profile

4.0 TOURISM & RECREATION

Due to Pitt Meadows close proximity to nature there is an abundance of outdoor activities available to residents and visitors alike. Indoor and outdoor recreation facilities provide the community with the opportunity to develop skills, play sports, and participate in community groups.

4.1 Recreation Facilities & Public Spaces

To both residents and visitors Pitt Meadows offers a friendly environment of beautiful vistas, pleasant nature walks along the rivers and dykes, Pitt Lake, excellent golf courses, and the feeling of a quiet farming community. The District is also home to recreation facilities and several parks.

The main recreation facility is the Pitt Meadows Family Recreation Centre which is located at the heart of the community next to the municipal hall and the library. The Recreation Centre offers classes, sports activities, daycare, a youth centre, a senior's centre, gym facilities and a community police office. Skating facilities are located at the Pitt Meadows Twin Rinks arena, which offers three different ice rinks. The rinks are located adjacent to the Pitt Meadows Athletic Park which offers a baseball diamond, a soccer field, a tennis court, a basketball court and bike trails. Swimming is available in the summertime in the outdoor pool at Harris Park.

There are two local Provincial and Regional Parks within a reasonable distance from the centre of Pitt Meadows: Grant Narrows Regional Park & Golden Ears Provincial Park. See Map 9 for a list of Parks.

Table 33

Community & Recreation Facilities	
Pitt Meadows Family Recreation Centre	12027 Harris Road
Pitt Meadows Athletic Park	11431 Bonson Road
Pitt Meadows Twin Rinks Arena	11435 Bonson Road
Pitt Meadows Library (branch of Fraser Valley Regional Library)	12047 Harris Road
Pitt Meadows Recreation Hall	12460 Harris Road

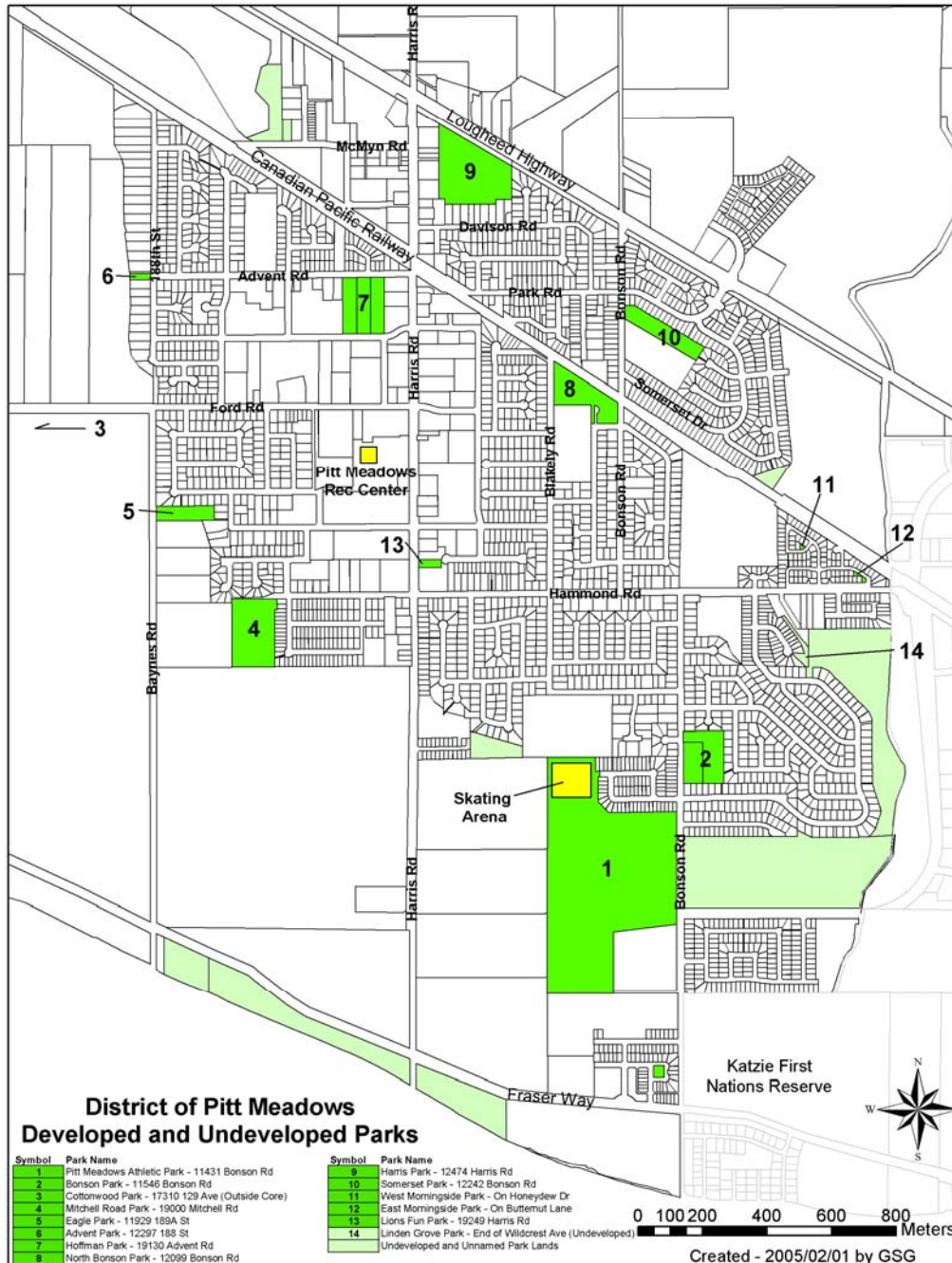


Pitt Meadows Family Recreation Centre

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Pitt Meadows Demographic Profile

Map 9





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Pitt Meadows Demographic Profile

4.2 Tourism

Visitors to Pitt Meadows come for several reasons; the many high quality golf courses, the access to nature walks along the dykes, regional and provincial parks, to visit family and friends, and business trips.

4.2.1 Visitors & Length of Stay

The Pitt Meadows Visitor Information Centre records the number of visitors they get per month. Table 34 identifies the increase in visitors that Pitt Meadows has seen since 2001. From 2001 to 2001 there has been a 27.1% average annual increase in visitors. Table 35 identifies the number of non-local visitors who stopped at the Visitor Information Centre, and shows the increase in their numbers since 2001. On average, annually since 2001 there has been a 39% increase in number of non-local visitors to Pitt Meadows. Of the visitors who recorded their place of origin an annual average of 48.2% are non-local. The majority of visitors to Pitt Meadows were passing through or staying 1 to 3 nights only.

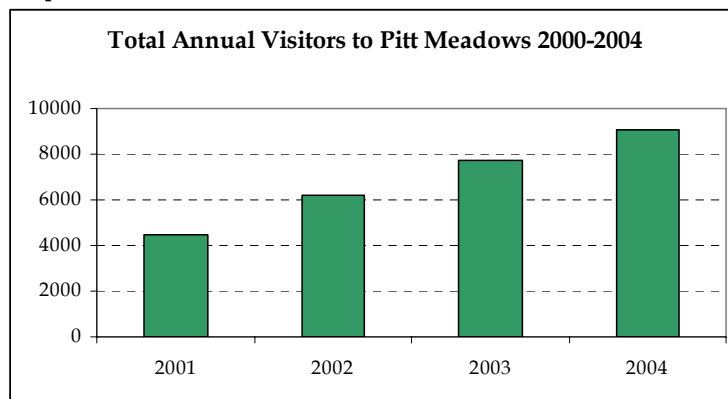
Table 34

Number of Visitors by Month					
	2001	2002	2003	2004	2005 (To Date)
January	210	245	302	329	280
February	195	272	308	360	346
March	232	411	419	516	567
April	250	470	572	542	582
May	249	635	614	748	756
June	546	723	1127	1023	1090
July	648	826	1194	1419	N/A
August	726	882	1218	1451	N/A
September	512	632	730	994	N/A
October	475	504	592	720	N/A
November	220	358	401	593	N/A
December	189	259	287	375	N/A
Total	4452	6217	7764	9070	3621

Pitt Meadows Visitor Info Centre - Tourism Maple Ridge & Pitt Meadows

THE NATURAL PLACE TO GROW... Pitt Meadows Demographic Profile

Graph 21



Pitt Meadows Visitor Info Centre - Tourism Maple Ridge & Pitt Meadows

Table 35

Visitor Origin					
	2001	2002	2003	2004	2005(To Date)
Local Resident	1431	1360	3100	3428	1451
BC	800	968	1459	1636	645
Rest of Canada	189	230	558	759	165
US/Mexico	69	232	314	314	79
Europe	70	109	300	256	97
Asia/Australia	24	42	47	50	16
Other	20	34	9	12	11
Total Non-local	1172	1615	2687	3027	1013

Pitt Meadows Visitor Info Centre - Tourism Maple Ridge & Pitt Meadows

Table 36

Length of Stay					
	2001	2002	2003	2004	2005(To Date)
Same Day	539	333	705	879	523
1-3 Nights	735	895	1401	1353	236
4 Nights - 2 Weeks	128	323	478	502	177
2 Weeks+	47	64	103	141	45

Pitt Meadows Visitor Info Centre - Tourism Maple Ridge & Pitt Meadows

4.2.2 Accommodations

Several Bed & Breakfasts are available for visitors throughout the District and one hotel is located in the centre of town at the Harris Road/Lougheed Highway intersection.



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