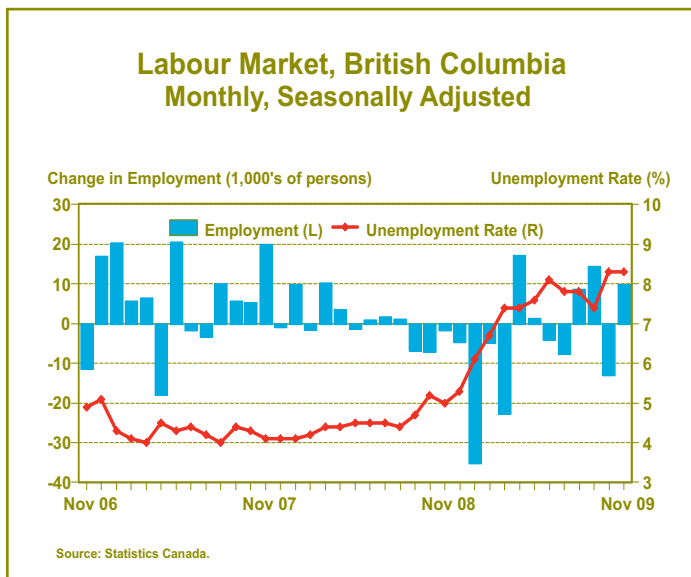


**Labour Market, British Columbia  
Monthly, Seasonally Adjusted**



This week's economic indicators suggest current conditions are tepid. Part-time employment increased in November while construction of major projects slowed in the third quarter.

B.C.'s **labour market** saw the rate of part-time work increase significantly in November, according to the latest seasonally adjusted estimates from Statistics Canada. Total employment edged up by a statistically insignificant 9,900 workers, while full-time employment declined by an insignificant 11,700. The part-time rate thus increased from 21.3% of workers in October to 22.2% in November.

Younger workers aged 15 to 24 years accounted for the higher rate of part-time work. Only the public sector added employees in November. B.C.'s overall unemployment rate remained unchanged in November at 8.3%, as the labour forecast expanded at about the same rate as employment.

Industry-wise, job growth was concentrated in service industries, notably educational, professional/technical, information/recreation and miscellaneous services. Regionally, job growth has lately been concentrated in the Thompson-Okanagan region.

Central 1 Credit Union expects labour market conditions to improve over the next few years, although short-term declines remain possible. The average level of employment

is expected to drop 2.5% in 2009, year-over-year, before rising 1.8% in 2010 and 2.5% in 2011. Meanwhile, the unemployment rate is expected to average 7.8% this year and forecast to average 7.5% in 2010 and 7% in 2011.

The latest **Major Projects Inventory (MPI)** (table on page 2) compiled by the B.C. Ministry of Economic Development reflects a slowdown in current non-residential construction. From the second to third quarters of 2009, the estimated total capital costs of major projects under construction declined \$3.4 billion (5%).

Over \$3.7 billion of projects completed construction in the third quarter, led by the Canada Line rapid transit project and the Coopers Quay residential development in Vancouver City. Meanwhile, only \$921 million in projects started construction, the largest of which were another residential tower in Vancouver, power transmission upgrades in the Kelowna area and transit security upgrades in Greater Vancouver.

Despite the current slowdown, the estimated capital costs of proposed major projects increased by \$4.9 billion (5%) from the second to third quarter. The increase was led by mixed-use buildings, power/communication systems and commercial/institutional buildings. It can take years for projects to advance from proposal to construction and some projects never proceed.

The slowdown in non-residential construction will likely last through 2010. Private-sector investment will account for the decline, while public-sector investment will increase on the strength of stimulus spending. The types of non-residential projects expected to see lower construction over the next year or so are rapid transit, mines, offices, retail premises, warehouses, sports facilities, airports, resorts and hotels. Meanwhile, higher spending on bridges and roads is forecast.

*David Hobden, Economist*  
*dhobden@central1.com*  
*604 737 5063*



### Major Projects Inventory, British Columbia, Third Quarter 2009

Estimated Capital Cost (\$ Millions)		Q3 2008	Q2 2009	Q3 2009	Q2 09 to Q3 09		Q3 08 to Q3 09	
					change	% change	change	% change
<b>Project Status</b>								
Proposed		100,149	101,755	106,658	4,903	5%	6,509	6%
Completed		1,465	2,910	3,758	848	29%	2,293	157%
On hold		12,010	19,818	19,243	-575	-3%	7,233	60%
Under Construction		62,522	66,524	63,115	-3,409	-5%	593	1%
<b>Project Status</b>	<b>Type of Structure</b>							
<b>Proposed</b>	Mixed Use Buildings	20,295	17,474	19,876	2,402	14%	-419	-2%
	Power and Communication Systems	29,239	32,362	33,679	1,317	4%	4,440	15%
	Commercial and Institutional Buildings	7,846	8,199	8,971	772	9%	1,125	14%
	Industrial Buildings and Structures	4,435	4,842	5,058	216	4%	623	14%
	Residential Buildings	6,977	5,703	5,911	208	4%	-1,066	-15%
	Other Heavy Engineering Structures	17,864	15,654	15,764	110	1%	-2,100	-12%
	Water and Sewer Systems	1,828	2,827	2,820	-7	-0%	992	54%
	Highways, Streets and Bridges	3,545	1,749	1,734	-15	-1%	-1,811	-51%
	Oil and Gas Systems	8,100	12,945	12,845	-100	-1%	4,745	59%
<b>Completed</b>	Other Heavy Engineering Structures	15	0	2,121	2,121		2,106	14040%
	Residential Buildings	571	588	782	194	33%	211	37%
	Mixed Use Buildings	400	90	277	187	208%	-123	-31%
	Power and Communication Systems	40	132	100	-32	-24%	60	150%
	Highways, Streets and Bridges	0	829	50	-779	-94%	50	
	Commercial and Institutional Buildings	439	1,271	428	-843	-66%	-11	-3%
<b>On hold</b>	Residential Buildings	195	2,619	2,704	85	3%	2,509	1287%
	Highways, Streets and Bridges	36	36	36	0	0%	0	0%
	Industrial Buildings and Structures	275	100	100	0	0%	-175	-64%
	Oil and Gas Systems	1,900	0	0	0		-1,900	-100%
	Other Heavy Engineering Structures	6,625	8,002	8,002	0	0%	1,377	21%
	Power and Communication Systems	955	3,155	3,155	0	0%	2,200	230%
	Commercial and Institutional Buildings	631	507	487	-20	-4%	-144	-23%
	Mixed Use Buildings	1,393	5,399	4,759	-640	-12%	3,366	242%
<b>Under Construction</b>	Oil and Gas Systems	1,700	1,800	2,000	200	11%	300	18%
	Water and Sewer Systems	683	769	799	30	4%	116	17%
	Industrial Buildings and Structures	50	330	352	22	7%	302	604%
	Highways, Streets and Bridges	3,692	6,291	6,311	20	0%	2,619	71%
	Mixed Use Buildings	25,381	26,909	26,887	-22	-0%	1,506	6%
	Power and Communication Systems	3,955	2,902	2,694	-208	-7%	-1,261	-32%
	Residential Buildings	13,678	11,870	11,206	-664	-6%	-2,472	-18%
	Commercial and Institutional Buildings	9,290	8,520	7,704	-816	-10%	-1,586	-17%
	Other Heavy Engineering Structures	4,093	7,133	5,162	-1,971	-28%	1,069	26%

Source: B.C. Ministry of Economic Development. Note: n.a. = not applicable.