

DRAFT

1

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Study Area Population:	1,445,287	1,474,240	1,498,705	1,526,618	1,561,753	1,593,074	1,626,307	1,662,711	1,712,116	1,767,702	1,820,331	1,865,664	1,922,981	1,971,367	2,020,785	

2-Variable Regression		
	m1	b
slope/y-intercept	0.012358	-1345.14
standard errors	0.003444	5881.685
r2/std error for y	0.497555	2427.259
F-stat/degrees of freedom	12.8735	13
regres. sum of squares	75845322	76590612
t-stat	3.587966	-0.2287

Correlation Coefficient: 0.741715

2

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
Study Area Population:	1,445,287	1,474,240	1,498,705	1,526,618	1,561,753	1,593,074	1,626,307	1,662,711	1,712,116	1,767,702	1,820,331	1,865,664	1,922,981	1,971,367	2,020,785	

2-Variable Regression		
	m1	b
slope/y-intercept	0.015687	-7009.41
standard errors	0.00162	2753.476
r2/std error for y	0.895042	927.909
F-stat/degrees of freedom	93.80378	11
regres. sum of squares	80766481	9471167
t-stat	9.685235	-2.54566

Correlation Coefficient: 0.946067

3

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Study Area Emp. Labour Force:	0	751,925	768,121	784,666	801,567	818,833	836,470	866,989	898,621	931,407	965,390	1,000,612	0	0	0	

2-Variable Regression		
	m1	b
slope/y-intercept	-0.00306	21878.1
standard errors	0.00306	2422.055
r2/std error for y	0.083171	3504.05
F-stat/degrees of freedom	0.997879	11
regres. sum of squares	12252327	1.35E+08
t-stat	-0.99894	9.032866

Correlation Coefficient: -0.28839

4

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
Study Area Emp. Labour Force:	0	751,925	768,121	784,666	801,567	818,833	836,470	866,989	898,621	931,407	965,390	1,000,612	0	0	0	

2-Variable Regression		
	m1	b
slope/y-intercept	-0.00285	21606.09
standard errors	0.002349	1859.503
r2/std error for y	0.117791	2690.192
F-stat/degrees of freedom	1.468701	11
regres. sum of squares	10629185	79608463
t-stat	-1.2119	11.61928

Correlation Coefficient: -0.34321

1

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Study Area Population:	1,445,287	1,474,240	1,498,705	1,526,618	1,561,753	1,593,074	1,626,307	1,662,711	1,712,116	1,767,702	1,820,331	1,865,664	1,922,981	1,971,367	2,020,785	

2-Variable Regression		
	m1	b
slope/y-intercept	0.012358	-1345.14
standard errors	0.003444	5881.685
r2/std error for y	0.497555	2427.259
F-stat/degrees of freedom	12.8735	13
regres. sum of squares	75845322	76590612
t-stat	3.587966	-0.2287

Correlation Coefficient: 0.741715

2

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
Study Area Population:	1,445,287	1,474,240	1,498,705	1,526,618	1,561,753	1,593,074	1,626,307	1,662,711	1,712,116	1,767,702	1,820,331	1,865,664	1,922,981	1,971,367	2,020,785	

2-Variable Regression		
	m1	b
slope/y-intercept	0.015687	-7009.41
standard errors	0.00162	2753.476
r2/std error for y	0.895042	927.909
F-stat/degrees of freedom	93.80378	11
regres. sum of squares	80766481	9471167
t-stat	9.685235	-2.54566

Correlation Coefficient: 0.946067

3

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Study Area Emp. Labour Force:	0	751,925	768,121	784,666	801,567	818,833	836,470	866,989	898,621	931,407	965,390	1,000,612	0	0	0	

2-Variable Regression		
	m1	b
slope/y-intercept	-0.00306	21878.1
standard errors	0.00306	2422.055
r2/std error for y	0.083171	3504.05
F-stat/degrees of freedom	0.997879	11
regres. sum of squares	12252327	1.35E+08
t-stat	-0.99894	9.032866

Correlation Coefficient: -0.28839

4

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
Study Area Emp. Labour Force:	0	751,925	768,121	784,666	801,567	818,833	836,470	866,989	898,621	931,407	965,390	1,000,612	0	0	0	

2-Variable Regression		
	m1	b
slope/y-intercept	-0.00285	21606.09
standard errors	0.002349	1859.503
r2/std error for y	0.117791	2690.192
F-stat/degrees of freedom	1.468701	11
regres. sum of squares	10629185	79608463
t-stat	-1.2119	11.61928

Correlation Coefficient: -0.34321

5	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
GVRD Unemployment Rate:	0.00%	4.80%	9.32%	12.22%	13.53%	13.35%	10.67%	11.74%	9.45%	7.61%	6.88%	8.35%	8.47%	9.30%	9.10%	

2-Variable Regression

	m1	b
slope/y-intercept	-62457.9	25776.19
standard errors	35117.24	3483.426
r2/std error for y	0.208613	3136.452
F-stat/degrees of freedom	3.163251	12
regres. sum of squares	31117944	1.18E+08
t-stat	-1.77855	7.399665

Correlation Coefficient: -0.45674

6	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
GVRD Unemployment Rate:	0.00%	4.80%	9.32%	12.22%	13.53%	13.35%	10.67%	11.74%	9.45%	7.61%	6.88%	8.35%	8.47%	9.30%	9.10%	

2-Variable Regression

	m1	b
slope/y-intercept	-44190.2	23814.47
standard errors	29236.13	2917.667
r2/std error for y	0.171974	2606.271
F-stat/degrees of freedom	2.284607	11
regres. sum of squares	15518529	74719119
t-stat	-1.51149	8.16216

Correlation Coefficient: -0.4147

7	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Weighted Avg. Annual Income in 1986 \$'s:	23,130	22,405	22,408	21,546	21,464	21,690	21,079	21,526	22,892	23,822	23,218	22,009	22,149	21,157	0	

2-Variable Regression

	m1	b
slope/y-intercept	0.895216	-318.826
standard errors	1.140351	25307.71
r2/std error for y	0.048848	3450.704
F-stat/degrees of freedom	0.616281	12
regres. sum of squares	7338276	1.43E+08
t-stat	0.785036	-0.0126

Correlation Coefficient: 0.221016

8	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
Weighted Avg. Annual Income in 1986 \$'s:	23,130	22,405	22,408	21,546	21,464	21,690	21,079	21,526	22,892	23,822	23,218	22,009	22,149	21,157	0	

2-Variable Regression

	m1	b
slope/y-intercept	1.243601	-7947.78
standard errors	0.928576	20539.3
r2/std error for y	0.140196	2655.812
F-stat/degrees of freedom	1.793609	11
regres. sum of squares	12650931	77586717
t-stat	1.339257	-0.38695

Correlation Coefficient: 0.374427

9	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1999
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
All items - Vancouver Annual Inflation Rate:	0.00%	14.31%	10.50%	5.50%	4.00%	3.20%	3.30%	3.10%	3.60%	4.40%	5.50%	5.20%	3.00%	3.60%	2.00%	2.40%

2-Variable Regression

	m1	b
slope/y-intercept	-28331.9	21203.89
standard errors	28071.74	1690.335
r2/std error for y	0.078243	3384.951
F-stat/degrees of freedom	1.018618	12
regres. sum of squares	11671214	1.37E+08
t-stat	-1.00927	12.54419

Correlation Coefficient: -0.27972

10	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1999
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
All items - Vancouver Annual Inflation Rate:	0.00%	14.31%	10.50%	5.50%	4.00%	3.20%	3.30%	3.10%	3.60%	4.40%	5.50%	5.20%	3.00%	3.60%	2.00%	2.40%

2-Variable Regression

	m1	b
slope/y-intercept	-32605.7	21277.82
standard errors	22591.54	1406.124
r2/std error for y	0.159216	2626.273
F-stat/degrees of freedom	2.083026	11
regres. sum of squares	14367268	75870381
t-stat	-1.44327	15.13225

Correlation Coefficient: -0.39902

11	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1999
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
BC GDP (\$ 1986 millions):	50,512	53,842	50,057	50,822	51,603	54,832	56,204	59,530	63,057	65,535	66,399	66,793	68,204	70,332	73,652	

2-Variable Regression

	m1	b
slope/y-intercept	0.310855	958.1982
standard errors	0.073814	4472.731
r2/std error for y	0.577033	2227.027
F-stat/degrees of freedom	17.73523	13
regres. sum of squares	87960502	64475431
t-stat	4.211322	0.214231

Correlation Coefficient: 0.759627

12	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1999
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
BC GDP (\$ 1986 millions):	50,512	53,842	50,057	50,822	51,603	54,832	56,204	59,530	63,057	65,535	66,399	66,793	68,204	70,332	73,652	

2-Variable Regression

	m1	b
slope/y-intercept	0.356964	-1799.28
standard errors	0.03698	2225.883
r2/std error for y	0.894412	930.6917

DRAFT

F-stat/degrees of freedom	93.17801	11
regres. sum of squares	80709591	9528058
t-stat	9.652876	-0.80835

Correlation Coefficient: 0.945733

<b>13</b>	<b>1980</b>	<b>1981</b>	<b>1982</b>	<b>1983</b>	<b>1984</b>	<b>1985</b>	<b>1986</b>	<b>1987</b>	<b>1988</b>	<b>1989</b>	<b>1990</b>	<b>1991</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
GVRD Total O/R/I Space:	0	0	160,623,955	174,332,125	191,720,971	196,190,495	199,260,142	203,403,603	206,903,706	210,292,148	216,858,694	219,093,455	221,809,717	224,625,978	227,317,536	2.36E+

		2-Variable Regression	
		m1	b
slope/y-intercept		0.00015	-10995.5
standard errors		2.83E-05	5802.299
r2/std error for y		0.719721	1946.054
F-stat/degrees of freedom		28.2466	11
regres. sum of squares		1.07E+08	41658402
t-stat		5.314753	-1.89502

Correlation Coefficient: 0.848364

<b>14</b>	<b>1980</b>	<b>1981</b>	<b>1982</b>	<b>1983</b>	<b>1984</b>	<b>1985</b>	<b>1986</b>	<b>1987</b>	<b>1988</b>	<b>1989</b>	<b>1990</b>	<b>1991</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
GVRD Total O/R/I Space:	0	0	160,623,955	174,332,125	191,720,971	196,190,495	199,260,142	203,403,603	206,903,706	210,292,148	216,858,694	219,093,455	221,809,717	224,625,978	227,317,536	2.36E+

		2-Variable Regression	
		m1	b
slope/y-intercept		0.000122	-4861.5
standard errors		2.17E-05	4395.468
r2/std error for y		0.760247	1392.966
F-stat/degrees of freedom		31.70965	10
regres. sum of squares		61527939	19403540
t-stat		5.631132	-1.10603

Correlation Coefficient: 0.871922

<b>15</b>	<b>1980</b>	<b>1981</b>	<b>1982</b>	<b>1983</b>	<b>1984</b>	<b>1985</b>	<b>1986</b>	<b>1987</b>	<b>1988</b>	<b>1989</b>	<b>1990</b>	<b>1991</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Total Study Area # of Resid. BP's:	19,885	18,960	11,774	13,600	11,269	13,705	15,092	19,249	22,397	25,512	20,003	20,195	23,356	24,126	24,236	

		2-Variable Regression	
		m1	b
slope/y-intercept		0.537297	9488.146
standard errors		0.122951	2389.805
r2/std error for y		0.594977	2179.273
F-stat/degrees of freedom		19.09696	13
regres. sum of squares		90695905	61740028
t-stat		4.370007	3.97026

Correlation Coefficient: 0.771348

<b>16</b>	<b>1980</b>	<b>1981</b>	<b>1982</b>	<b>1983</b>	<b>1984</b>	<b>1985</b>	<b>1986</b>	<b>1987</b>	<b>1988</b>	<b>1989</b>	<b>1990</b>	<b>1991</b>	<b>1992</b>	<b>1993</b>	<b>1994</b>	<b>1995</b>
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
Total Study Area # of Resid. BP's:	19,885	18,960	11,774	13,600	11,269	13,705	15,092	19,249	22,397	25,512	20,003	20,195	23,356	24,126	24,236	

		2-Variable Regression	
		m1	b
slope/y-intercept		0.435992	11518.39

standard errors	0.108902	2067.199
r2/std error for y	0.593017	1827.197
F-stat/degrees of freedom	16.02819	11
regres. sum of squares	53512504	36725144
t-stat	4.003522	5.571979

Correlation Coefficient: 0.269861

17	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Real Residential BPV's (1986 \$'s):	1,461,340	1,406,908	861,894	1,054,430	880,799	1,055,690	1,137,159	1,348,812	1,742,423	2,235,952	1,828,695	1,810,931	2,117,224	2,115,112	2,197,134	

2-Variable Regression		
	m1	b
slope/y-intercept	0.005637	10898.83
standard errors	0.001021	1654.417
r2/std error for y	0.701193	1871.833
F-stat/degrees of freedom	30.50638	13
regres. sum of squares	1.07E+08	45548883
t-stat	5.523258	6.587715

Correlation Coefficient: 0.837373

18	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
Real Residential BPV's (1986 \$'s):	1,461,340	1,406,908	861,894	1,054,430	880,799	1,055,690	1,137,159	1,348,812	1,742,423	2,235,952	1,828,695	1,810,931	2,117,224	2,115,112	2,197,134	

2-Variable Regression		
	m1	b
slope/y-intercept	0.004901	12154.56
standard errors	0.000795	1256.349
r2/std error for y	0.775441	1357.26
F-stat/degrees of freedom	37.98486	11
regres. sum of squares	69973956	20263692
t-stat	6.163186	9.674506

Correlation Coefficient: 0.880591

19	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Real Study Area Comm BPV's (1986 \$'s):	573,748	529,181	391,848	376,538	481,372	440,764	421,888	484,743	742,273	843,378	833,856	610,642	672,489	443,879	527,875	

2-Variable Regression		
	m1	b
slope/y-intercept	0.013026	12365.42
standard errors	0.004782	2761.513
r2/std error for y	0.363363	2732.234
F-stat/degrees of freedom	7.419809	13
regres. sum of squares	55389621	97046313
t-stat	2.723933	4.477769

Correlation Coefficient: 0.602796

20	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
Real Study Area Comm BPV's (1986 \$'s):	573,748	529,181	391,848	376,538	481,372	440,764	421,888	484,743	742,273	843,378	833,856	610,642	672,489	443,879	527,875	

2-Variable Regression

	m1	b
slope/intercept	0.011815	12932.07
standard errors	0.00354	2058.135
r2/std error for y	0.503132	2018.914
F-stat/degrees of freedom	11.1387	11
regres. sum of squares	45401486	44836162
t-stat	3.337468	6.283392

Correlation Coefficient: 0.709318

21	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Real Study Area Indus. BPV's (1986 \$'s):	110,963	125,637	135,062	61,445	72,975	101,030	72,976	80,296	131,768	91,682	91,200	81,719	79,728	65,606	67,670	

2-Variable Regression		
	m1	b
slope/intercept	-0.05039	24239.73
standard errors	0.034791	3281.195
r2/std error for y	0.138962	3177.483
F-stat/degrees of freedom	2.098051	13
regres. sum of squares	21182757	1.31E+08
t-stat	-1.44847	7.387471

Correlation Coefficient: -0.37278

22	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
Real Study Area Indus. BPV's (1986 \$'s):	110,963	125,637	135,062	61,445	72,975	101,030	72,976	80,296	131,768	91,682	91,200	81,719	79,728	65,606	67,670	

2-Variable Regression		
	m1	b
slope/intercept	-0.02316	21664.14
standard errors	0.032566	3083.268
r2/std error for y	0.043966	2800.492
F-stat/degrees of freedom	0.505862	11
regres. sum of squares	3967352	86270296
t-stat	-0.71124	7.026357

Correlation Coefficient: -0.20968

23	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Real Study Area Inst. BPV's (1986 \$'s):	283,776	339,603	207,674	137,310	60,740	53,431	156,839	81,735	186,574	283,915	204,978	287,360	363,385	371,570	243,536	

2-Variable Regression		
	m1	b
slope/intercept	0.018074	15706.96
standard errors	0.00709	1702.563
r2/std error for y	0.333318	2795.963
F-stat/degrees of freedom	6.499552	13
regres. sum of squares	50809645	1.02E+08
t-stat	2.549422	9.225476

Correlation Coefficient: 0.577337

24	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
Real Study Area Inst. BPV's (1986 \$'s):	283,776	339,603	207,674	137,310	60,740	53,431	156,839	81,735	186,574	283,915	204,978	287,360	363,385	371,570	243,536	

DRY

	2-Variable Regression	
	m1	b
slope/y-intercept	0.014137	16567.69
standard errors	0.006049	1428.788
r2/std error for y	0.331768	2341.323
F-stat/degrees of freedom	5.461339	11
regres. sum of squares	29937930	60299718
t-stat	2.336951	11.59563

Correlation Coefficient: 0.575993

25	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Real Study Area total BPV's (1986 \$'s):	2,429,827	2,401,329	1,596,477	1,629,723	1,495,886	1,650,926	1,788,862	2,024,684	2,849,799	3,454,925	2,958,724	2,790,652	3,154,334	3,002,228	3,043,640	

	2-Variable Regression	
	m1	b
slope/y-intercept	0.004047	9851.861
standard errors	0.000784	1963.041
r2/std error for y	0.671917	1961.39
F-stat/degrees of freedom	26.6241	13
regres. sum of squares	1.02E+08	50011657
t-stat	5.159855	5.018673

Correlation Coefficient: 0.819705

26	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
Real Study Area total BPV's (1986 \$'s):	2,429,827	2,401,329	1,596,477	1,629,723	1,495,886	1,650,926	1,788,862	2,024,684	2,849,799	3,454,925	2,958,724	2,790,652	3,154,334	3,002,228	3,043,640	

	2-Variable Regression	
	m1	b
slope/y-intercept	0.003392	11506.57
standard errors	0.000601	1479.319
r2/std error for y	0.743364	1450.963
F-stat/degrees of freedom	31.86226	11
regres. sum of squares	67079419	23158229
t-stat	5.644667	7.778285

Correlation Coefficient: 0.862186

27	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Study Area Utilities (km of sewer water etc)	0	0	0	0	0	17,322	17,644	18,141	18,694	19,151	19,665	30,184	20,778	21,071	21,730	

	2-Variable Regression	
	m1	b
slope/y-intercept	0.4403	11820.6
standard errors	0.199359	4135.147
r2/std error for y	0.378776	2231.202
F-stat/degrees of freedom	4.877797	8
regres. sum of squares	24282941	39826081
t-stat	2.208573	2.858569

Correlation Coefficient: 0.615448

28	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
Study Area Utilities (km of sewer water etc)	0	0	0	0	0	17,322	17,644	18,141	18,694	19,151	19,665	30,184	20,778	21,071	21,730	

DRAFT

	2-Variable Regression	
	m1	b
slope/y-intercept	0.363256	13341.16
standard errors	0.190575	3931.466
r2/std error for y	0.341687	2117.038
F-stat/degrees of freedom	3.63324	7
regres. sum of squares	16283629	31372940
t-stat	1.906106	3.393431

Correlation Coefficient: 0.58454

29	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Study Area Roads (km of roads)	0	0	0	0	0	10,159	10,333	10,520	10,713	10,836	10,945	11,049	11,194	11,335	11,643	

	2-Variable Regression	
	m1	b
slope/y-intercept	4.215941	-25019.2
standard errors	1.413938	15385.67
r2/std error for y	0.526362	1948.219
F-stat/degrees of freedom	8.890542	8
regres. sum of squares	33744562	30364460
t-stat	2.981701	-1.62614

Correlation Coefficient: 0.725508

30	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
Study Area Roads (km of roads)	0	0	0	0	0	10,159	10,333	10,520	10,713	10,836	10,945	11,049	11,194	11,335	11,643	

	2-Variable Regression	
	m1	b
slope/y-intercept	5.756537	-41383.2
standard errors	0.871696	9408.639
r2/std error for y	0.861689	970.3765
F-stat/degrees of freedom	43.61068	7
regres. sum of squares	41065155	6591414
t-stat	6.603839	-4.39842

Correlation Coefficient: 0.928272

31	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Study Area Total Residential Starts:	18,700	17,556	11,366	13,258	10,448	12,297	14,849	20,036	20,128	24,624	20,933	17,775	21,894	25,106	23,379	

	2-Variable Regression	
	m1	b
slope/y-intercept	0.497137	10611.69
standard errors	0.131884	2471.327
r2/std error for y	0.522218	2366.938
F-stat/degrees of freedom	14.20906	13
regres. sum of squares	79604790	72831144
t-stat	3.769491	4.293923

Correlation Coefficient: 0.722647

32	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	199

Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390
Study Area Total Residential Starts:	18,700	17,556	11,366	13,258	10,448	12,297	14,849	20,036	20,128	24,624	20,933	17,775	21,894	25,106	23,379

	2-Variable Regression	
	m1	b
slope/y-intercept	0.416396	12166.26
standard errors	0.11106	2036.402
r2/std error for y	0.561006	1897.698
F-stat/degrees of freedom	14.05727	11
regres. sum of squares	50623823	39613825
t-stat	3.749302	5.974391

Correlation Coefficient: 0.749003

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Total Study Area # of Resid. BP's:	19,885	18,960	11,774	13,600	11,269	13,705	15,092	19,249	22,397	25,512	20,003	20,195	23,356	24,126	24,236	
Study Area Total Residential Starts:	18,700	17,556	11,366	13,258	10,448	12,297	14,849	20,036	20,128	24,624	20,933	17,775	21,894	25,106	23,379	

	2-Variable Regression	
	m1	b
slope/y-intercept	0.963777	1391.679
standard errors	0.059813	1120.811
r2/std error for y	0.952317	1073.468
F-stat/degrees of freedom	259.6349	13
regres. sum of squares	2.99E+08	14980333
t-stat	16.11319	1.241671

Correlation Coefficient: 0.975867

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
GVRD Total O/R/I Space:	0	0	160,623,955	174,332,125	191,720,971	196,190,495	199,260,142	203,403,603	206,903,706	210,292,148	216,858,694	219,093,455	221,809,717	224,625,978	227,317,536	2.36E+
Study Area Population:	1,445,287	1,474,240	1,498,705	1,526,618	1,561,753	1,593,074	1,626,307	1,662,711	1,712,116	1,767,702	1,820,331	1,865,664	1,922,981	1,971,367	2,020,785	

	2-Variable Regression	
	m1	b
slope/y-intercept	104.9101	22053592
standard errors	13.23105	23057806
r2/std error for y	0.851091	7996641
F-stat/degrees of freedom	62.87046	11
regres. sum of squares	4.02E+15	7.03E+14
t-stat	7.929089	0.956448

Correlation Coefficient: 0.922546

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
BC S&G Production (000's tonnes):	22,279	39,170	24,198	40,969	35,103	43,774	42,413	49,260	48,658	52,469	41,278	42,023	39,923	40,295	0	

	2-Variable Regression	
	m1	b
slope/y-intercept	0.207231	11219.35
standard errors	0.099325	4067.318
r2/std error for y	0.266194	3030.913
F-stat/degrees of freedom	4.353088	12
regres. sum of squares	39989350	1.1E+08
t-stat	2.086405	2.758416

Correlation Coefficient: 0.51594

DRAFT

36	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
BC S&G Production (000's tonnes):	22,279	39,170	24,198	40,969	35,103	43,774	42,413	49,260	48,658	52,469	41,278	42,023	39,923	40,295	0	

	2-Variable Regression	
	m1	b
slope/y-intercept	0.113681	14823.87
standard errors	0.11303	4752.231
r2/std error for y	0.084215	2740.907
F-stat/degrees of freedom	1.01155	11
regres. sum of squares	7599344	82638304
t-stat	1.005758	3.11935

Correlation Coefficient: 0.290198

37	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Lower Mainland Aggregate Production:	17,891	20,467	11,475	18,631	17,912	17,912	17,192	16,843	20,241	23,479	21,533	23,608	23,135	23,178	21,074	
Total Growth in Study Area Population:	0	28,953	24,465	27,913	35,135	31,321	33,233	36,404	49,405	55,586	52,629	45,333	57,317	48,386	49,418	52,317

	2-Variable Regression	
	m1	b
slope/y-intercept	0.244908	9751.046
standard errors	0.056267	2358.626
r2/std error for y	0.632663	2217.985
F-stat/degrees of freedom	18.94526	11
regres. sum of squares	93200374	54114014
t-stat	4.352615	4.134205

Correlation Coefficient: 0.657872

38	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
Lower Mainland 3Yr. Rolling Avg. Prod.	0	16,611	16,858	16,006	18,151	17,672	17,316	18,092	20,188	21,751	22,873	22,759	23,307	22,462	22,390	
Total Growth in Study Area Population:	0	28,953	24,465	27,913	35,135	31,321	33,233	36,404	49,405	55,586	52,629	45,333	57,317	48,386	49,418	52,317

	2-Variable Regression	
	m1	b
slope/y-intercept	0.229199	10323.71
standard errors	0.025026	1063.539
r2/std error for y	0.874843	1009.818
F-stat/degrees of freedom	83.87962	12
regres. sum of squares	85534768	12236789
t-stat	9.158582	9.706945

Correlation Coefficient: 0.933404

DRAFT