

1		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	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	
m1	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	
m2	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	0
m3	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%	

Multiple Regressions				
	m3	m2	m1	b
slope/y-intercept	-18046.6	0.111661	0.240408	4866.252
standard errors	33233.73	0.327502	0.1885948	7820.846
r2/std error for y	0.60805	2417.964	#N/A	#N/A
F-sta/degrees of freedom	5.171162	10	#N/A	#N/A
regres. sum of squares	90700401	58465523	#N/A	#N/A
t-stat	-0.54302	0.340946	1.2747325	0.622216

2		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	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	0
m1	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	
m2	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	0
m3	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%	

Multiple Regressions				
	m3	m2	m1	b
slope/y-intercept	-11397.1	-0.27897	0.5070413	-4728.48
standard errors	10767.08	0.10886	0.0679336	2866.881
r2/std error for y	0.938955	782.3415	#N/A	#N/A
F-sta/degrees of freedom	46.14438	9	#N/A	#N/A
regres. sum of squares	84729125	5508523	#N/A	#N/A
t-stat	-1.05851	-2.56259	7.4637761	-1.64935

3		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	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	
m1	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	
m2	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	0

Multiple Regressions			
	m2	m1	b
slope/y-intercept	0.204833	0.209941	3303.251
standard errors	0.222755	0.132506	5171.994
r2/std error for y	0.604875	2240.374	#N/A
F-sta/degrees of freedom	9.185051	12	#N/A
regres. sum of squares	92204618	60231316	#N/A
t-stat	0.919545	1.584389	0.6386804

		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	0

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m1	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	
m2	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	0

	Multiple Regressions		
	m2	m1	b
slope/y-intercept	-0.2306	0.495703	-6009.2575
standard errors	0.0994	0.067487	2614.6335
r2/std error for y	0.931356	787.0388	#N/A
F-stat/degrees of freedom	67.83925	10	#N/A
regres. sum of squares	84043347	6194301	#N/A
t-stat	-2.31991	7.345206	-2.2983174

5		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	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	
m1	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	236300493
m2	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	

	Multiple Regressions		
	m2	m1	b
slope/y-intercept	0.007926	0.000104	-14967.856
standard errors	0.009312	7.61E-05	6326.967
r2/std error for y	0.772743	1924.079	#N/A
F-stat/degrees of freedom	15.30133	9	#N/A
regres. sum of squares	1.13E+08	33318719	#N/A
t-stat	0.851088	1.364866	-2.3657237

6		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	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	0
m1	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	236300493
m2	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	

	Multiple Regressions		
	m2	m1	b
slope/y-intercept	0.015506	5.36E-06	-7825.6495
standard errors	0.004877	3.99E-05	3313.5748
r2/std error for y	0.887079	1007.683	#N/A
F-stat/degrees of freedom	35.351	9	#N/A
regres. sum of squares	71792646	9138833	#N/A
t-stat	3.179429	0.134462	-2.3616939

7		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	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	
m1	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	236300493

m2 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

	Multiple Regressions		
	m2	m1	b
slope/y-intercept	0.166755	0.000105	-11614.303
standard errors	0.216339	8.21E-05	6561.3313
r2/std error for y	0.769658	1937.091	#N/A
F-stat/degrees of freedom	15.03619	9	#N/A
regres. sum of squares	1.13E+08	33770911	#N/A
t-stat	0.770805	1.275775	-1.7701137

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y 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	0
m1 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	236300493
m2 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	

	Multiple Regressions		
	m2	m1	b
slope/y-intercept	0.364562	-6.7E-06	-842.1151
standard errors	0.110108	4.18E-05	3339.4514
r2/std error for y	0.891908	985.901	#N/A
F-stat/degrees of freedom	37.13139	9	#N/A
regres. sum of squares	72183473	8748006	#N/A
t-stat	3.310963	-0.15968	-0.2521717

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y 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	
m1 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	
m2 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	

	Multiple Regressions		
	m2	m1	b
slope/y-intercept	-0.01258	0.597483	5102.2082
standard errors	0.014378	0.335856	6541.4415
r2/std error for y	0.602412	2247.344	#N/A
F-stat/degrees of freedom	9.091012	12	#N/A
regres. sum of squares	91829290	60606643	#N/A
t-stat	-0.87522	1.778987	0.7799822

	1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y 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	0
m1 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	
m2 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	

Multiple Regressions		
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	m2	m1	b
slope/y-intercept	0.008061	0.179901	-4857.0075
standard errors	0.005972	0.135953	3121.3543
r2/std error for y	0.910682	897.7675	#N/A
F-stat/degrees of freedom	50.97963	10	#N/A
regres. sum of squares	82177784	8059865	#N/A
t-stat	1.34967	1.323263	-1.5560577

11		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	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	0
m1	Study Area Population less Growth:	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	
m2	Study Area Population Growth:	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		

Multiple Regressions			
set b not = 0	m2	m1	b
slope/y-intercept	0.135366	0.007344	1880.5386
standard errors	0.032367	0.002105	2538.094
r2/std error for y	0.940589	726.6792	#N/A
F-stat/degrees of freedom	87.0757	11	#N/A
regres. sum of squares	91962868	5808690	#N/A
t-stat	4.182294	3.48898	0.7409255

12		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	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	0
m1	Study Area Population less Growth:	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	
m2	Study Area Population Growth:	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		

Multiple Regressions			
set b=0	m2	m1	b
slope/y-intercept	0.120259	0.008831	0
standard errors	0.02466	0.000623	#N/A
r2/std error for y	0.937624	712.8921	#N/A
F-stat/degrees of freedom	90.19112	12	#N/A
regres. sum of squares	91672977	6098581	#N/A
t-stat	4.876698	14.18238	#N/A

13		1980	1981	1982	1983	1984	1985	1986	1987	1988	1989	1990	1991	1992	1993	1994	1995
y	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	0
m1	Existing Population:	0	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	2020785
m2	Natural Increase in Population:	0	8,933	9,436	9,779	10,305	11,103	10,726	11,228	10,394	12,466	13,126	12,468	13,209	12,659	13,681	12844
m3	In-migration:	0	20,020	15,029	18,134	24,830	20,218	22,507	25,176	39,011	43,120	39,503	32,865	44,108	35,727	35,737	39482

Multiple Regressions				
set b not = 0	m3	m2	m1	b
slope/y-intercept	0.127721	0.380103	0.0056548	2148.162
standard errors	0.035422	0.388929	0.0034407	2644.589
r2/std error for y	0.942868	747.3872	#N/A	#N/A