

NO: R237

COUNCIL DATE: November 19, 2018

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **November 15, 2018**

FROM: **General Manager, Planning & Development**

FILE: **6600-01**

SUBJECT: **Surrey Community Profiles 2016 Census Data**

RECOMMENDATION

The Planning & Development Department recommends that Council receive this report for information.

INTENT

The intent of this report is to provide a demographic profile of each of Surrey's distinct communities created from the 2016 Canadian Census ("the census").

BACKGROUND

Every five years Statistics Canada conducts a Census of Canada. The census provides demographic and statistical data that is used to plan public services and support evidence-based decision-making. It provides guidance for the planning of future amenities, housing, schools, transportation infrastructure, as well as social, recreational and public safety policies and programs that affect all Surrey residents.

The most recent census was conducted May 10, 2016. Since that time, Statistics Canada has released all of the data variables, including detailed information on population, demographics, dwellings, language, culture, mobility, education, and employment. On January 18, 2018, Council received Corporate Report No. R015; 2018 (attached as Appendix "I") which provided general city-wide highlights from the 2016 census. Following that report, staff have undertaken additional analysis of available data to understand Surrey communities and to inform planning decisions. Similar analysis and community profiles were undertaken following the 2006 Census and 2011 National Household Survey.

DISCUSSION

A community profile is a demographic snapshot that provides an overview of key statistics and trends. It is used by City staff, residents, and the business community to inform decisions about living, working, and investing in Surrey. Seven community profiles have been created for each of Surrey's communities: Whalley, City Centre, Guildford, Fleetwood, Newton, Cloverdale and South Surrey. An additional city-wide profile has also been created which compares Surrey's demographics with that of the Metro Vancouver region. These profiles are attached as Appendices "II" through "IX" to this report.

The document created for each community profile is organized in a user-friendly format with accessible infographics and visuals, enabling easy referencing and comparison between communities. Each profile includes a summary page with highlights of the community, followed by nine thematic content sections:

- Population and Families;
- Immigration;
- Language;
- Indigenous;
- Housing;
- Income;
- Education;
- Labour Force; and
- Journey to Work.

Community profiles will be made available publically via the City's website shortly following Council receiving this information.

CONCLUSION

Data from the 2016 Census will be used to inform, support, and guide City strategies, policy frameworks, and program development. It will also be used by residents, community groups, and the business community to guide decision-making that will impact Surrey residents.

The attached community profiles have been created to support user-friendly access to census data. These profiles will be made available publically via the City's website.

Original signed by
Jean Lamontagne
General Manager, Planning & Development

PH/PK/ar

Appendix "I" Corporate Report No. R015; 2018
Appendix "II" Surrey Community Profile
Appendix "III" City Centre Community Profile
Appendix "IV" Cloverdale Community Profile
Appendix "V" Fleetwood Community Profile
Appendix "VI" Guildford Community Profile
Appendix "VII" Newton Community Profile
Appendix "VIII" South Surrey Community Profile
Appendix "IX" Whalley Community Profile

NO: **R015**

COUNCIL DATE: **January 22, 2018**

REGULAR COUNCIL

TO: **Mayor & Council**

DATE: **January 18, 2018**

FROM: **General Manager, Planning & Development**

FILE: **6600-01**

SUBJECT: **2016 Canada Census Update - Demographic Information**

RECOMMENDATION

The Planning & Development Department recommends that Council receive this report as information.

INTENT

The intent of this report is to highlight information about Surrey that was contained in the documentation that was recently released by Statistics Canada, as gathered through the 2016 Census.

BACKGROUND

Every five years Statistics Canada conducts a Census of Canada. The most recent Census was taken May 10, 2016. Since the Census, Statistics Canada has released all of the variables, which include the following:

- February 8, 2017 - Population Growth and Dwelling Counts
- May 3, 2017 - Age and Gender and Type of Dwelling
- August 2, 2017 - Families, Marital Status, Households and Language
- September 13, 2017 - Income
- October 25, 2017 - Immigration and Ethnocultural Diversity, Housing and Aboriginal Peoples
- November 29, 2017 - Education, Labour, Journey to Work, Language of Work, and Mobility and Migration

Several of these categories, which are most relevant to Surrey, will be highlighted in this Corporate Report.

DISCUSSION

Population Growth and Dwelling Unit Counts

Table 1 documents the total population and dwelling units for the City, along with related growth rates over the period from 2011 to 2016.

Table 1 – Statistics Canada 2011 – 2016 Census Population and Private Dwellings for Surrey

	Population Count	Private Dwelling Count
2016	517,887	181,159
2011	468,251	163,986
Growth between 2011 and 2016	49,636	17,173
Growth as percentage	10.6%	10.5%
Average Annual Growth	9,927	3,435
Average Annual Growth as %	2.12%	2.09%

The following provides some context in relation to Surrey's growth during the period from 2011 and 2016 (see Appendix "I" for full details).

The 2016 census shows that the City is the 9th largest city in Canada by population. Between 2011 and 2016 Surrey's population grew by 49,636, from 468,251 to 517,887, which ranked 7th in Canada in absolute (numeric) growth. Calgary had the highest absolute growth with 142,387 new residents, followed by Edmonton with 120,345, Toronto with 116,511, and Brampton with 69,732.

- In terms of percentage growth, Surrey ranked 7th in Canada, having grown by 10.6% between 2011 and 2016. Edmonton was 1st, with total growth of 14.8%, and was followed by Brampton, with total growth of 13.3%. Regina was 4th, with total growth of 11.4%, and Red Deer was 5th, with total growth of 10.9%.
- Within the Metro Vancouver Region, Surrey, with a population of 517,887, is second only to Vancouver which has a population of 631,486. The 3rd largest city in the region is the City of Burnaby, with a population of 232,755.
- Among Metro Vancouver municipalities, Surrey had by far the largest increase in its total population during the period from 2011 to 2016, having increased by 49,636 people. Surrey was followed by Vancouver, with a total population increase of 27,984 and then the Township of Langley, with 13,108.
- Between 2011 and 2016 Census, Surrey experienced an average annual growth rate of 2.09% in the number of private dwellings added. In absolute (numeric) growth, there were 17,173 private dwellings added in Surrey between Census periods.

City Population Growth and Dwelling Estimates

The City also produces its own population and dwelling unit estimates on an ongoing basis. This is done using BC Assessment Authority data, building and demolition permit activity and data about household composition (people per dwelling unit, by dwelling unit type, and by community) available from the Census information. It is estimated that the City's population, as of May 2016, was approximately 519,918. Compared to the 2016 Census population figure, there is a difference of 2,031. This represents a difference of approximately 0.4%. As of December 31, 2016, it is estimated that Surrey's population is 525,220.

Statistics Canada Population Undercount/Overcount

This initial Statistics Canada Census release does not take into account the people who did not respond to the Census (the undercount) or where double counting may have taken place. Statistics Canada will release corrected estimates for the 2016 Census sometime in 2018. It is

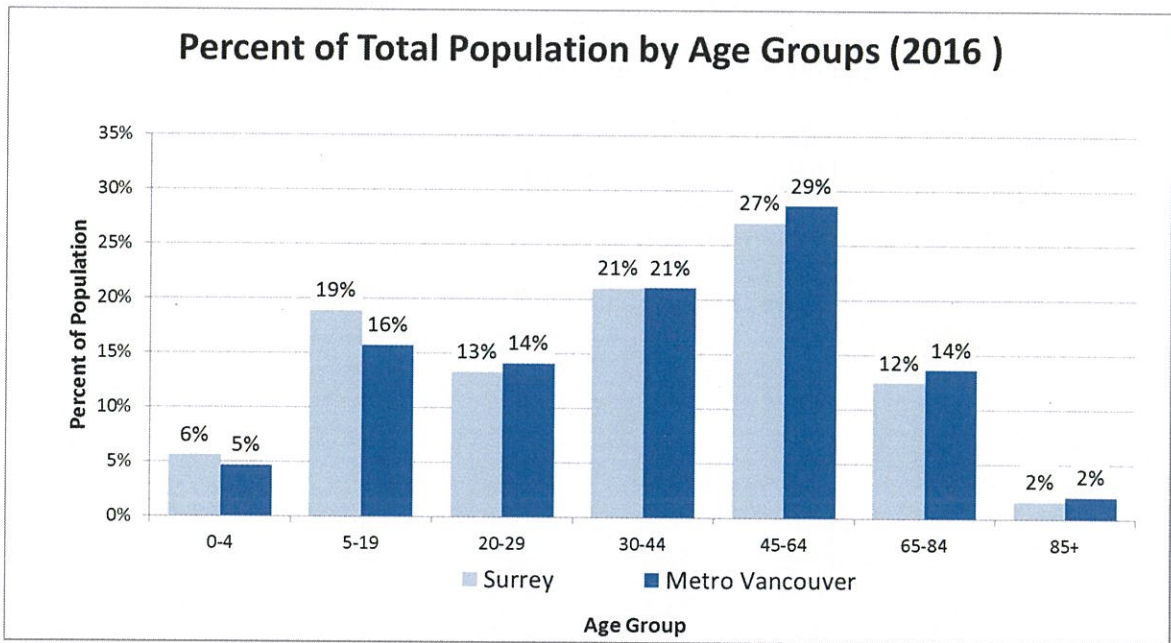
anticipated that the Census undercount correction will address the 2,031 (0.4%) difference between the City's population estimates and the current 2016 Census population for Surrey.

The convergence of the 2016 Census population figure for Surrey with the City's estimate for 2016 indicates a more accurate and complete population count of Surrey residents in the latest Census, as compared with the 2006 and 2011 Census.

Age

Figure 1 compares age distribution of Surrey residents to Metro Vancouver. Compared to Metro Vancouver, Surrey has a larger portion of young people ages 5 to 19. The other age distributions for Surrey residents are fairly consistent with that of the region.

Figure 1

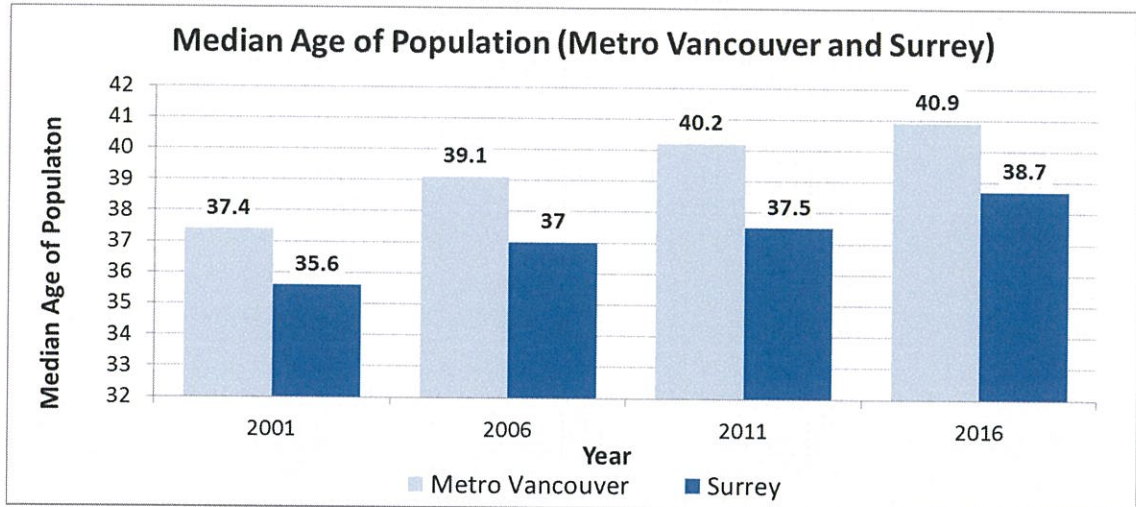


Between 1996 and 2016 there has been a gradual, but steady, increase in the proportion of Surrey's population over 40 years of age. The largest increase has been related to the group between 50 and 60 years of age.

The absolute number of children and young adults has grown as the population in general has grown. Residents 19 years of age and under account for 25% of the population, while seniors 65 years and over make up 14.1% of the population.

Figure 2 shows the median age of Surrey residents in comparison to the population of Metro Vancouver and to previous Census years. Since 2001, Surrey's population along with Metro Vancouver is aging although Surrey's median age is consistently less than the region.

Figure 2



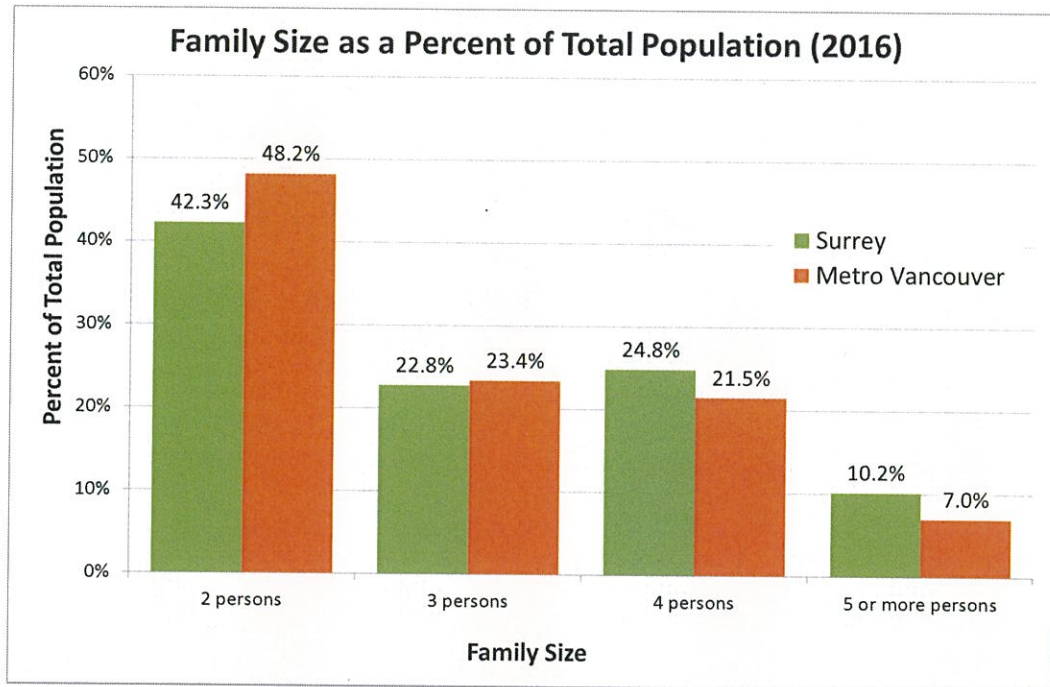
Although the median age shows that the population of Surrey is getting older, there are important geographic differences. Appendix “II” illustrates the median age in each of the various neighbourhoods of Surrey. Neighbourhoods in the South Surrey area generally have a higher median age, while neighbourhoods in the North Surrey communities tend to have a lower median age. In 2016, the median age in neighbourhoods in North Surrey communities (Guildford, Fleetwood, Cloverdale, and Whalley) have younger populations that include youth and young adults. The median age in this part of Surrey (39.4 years) is similar to the region (40.9 years). Neighbourhoods in South Surrey communities (Newton and South Surrey) have a significant number of seniors, resulting in a higher median age than the North Surrey communities. In 2016, the median age in South Surrey was 48.6 years, compared to 40.9 years for the region.

Family Structure

Families

Census families are defined as married or common-law couples (with or without children), or a lone parent living with at least one child. Figure 3 illustrates the comparison between Surrey and Metro Vancouver family size. In 2016 there were 144,500 Census families in Surrey. Of these 89.8% contained four or fewer individuals, compared with Metro Vancouver where 93.0% of families had four or fewer individuals. Compared to the region, Surrey has a larger proportion of families that have 5 or more persons.

Figure 3



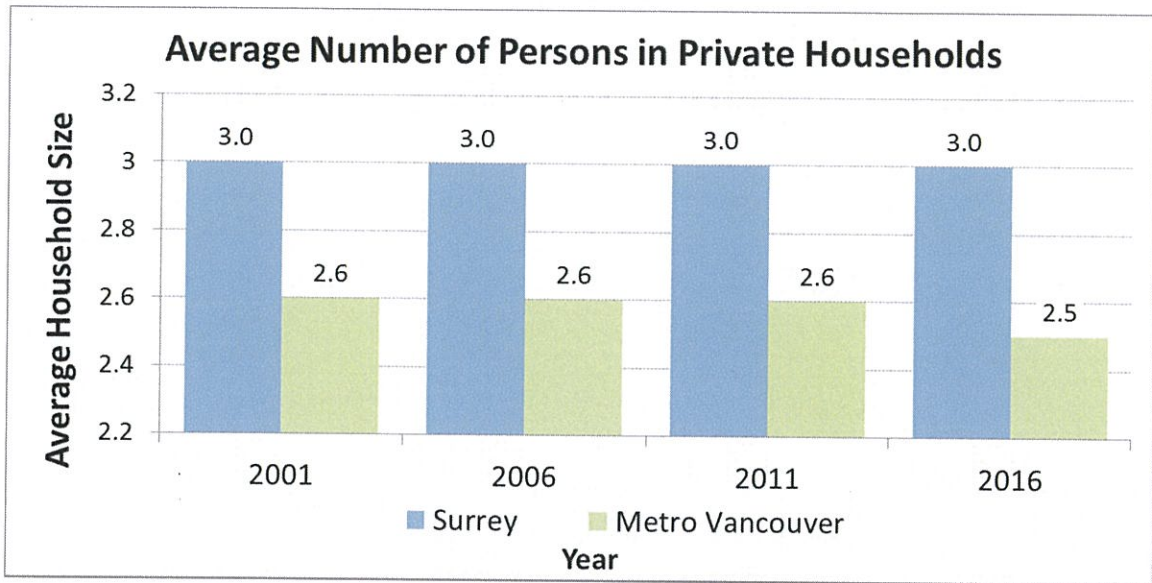
Households

Households are defined as an individual or group of individuals that occupy a single dwelling. In many cases households are made up of one family unit, while in other cases households are made up of un-related individuals or more than one family living together. In 2016, the breakdown of households by household type included the following:

- One family households (i.e. a couple with or without children or a lone parent with children) account for 68.0% of total households in Surrey.
- Multiple family households include two or more families or one family living with non-family persons collectively amount to 8.0%.
- Non-family households account for 24.0% of total households and include one-person households (20.3%) and households with two-or-more persons (3.7%).

Figure 4 illustrates that average household size has remained constant in Surrey, while it has declined slightly in Metro Vancouver since 2001. The average household size in Surrey is somewhat larger than the average in Metro Vancouver.

Figure 4



Appendix “III” illustrates the average household size in each of the various neighbourhoods in Surrey. The data shows that with the exception of Surrey’s City Centre, communities in the north of Surrey have a larger household size compared to communities in the south.

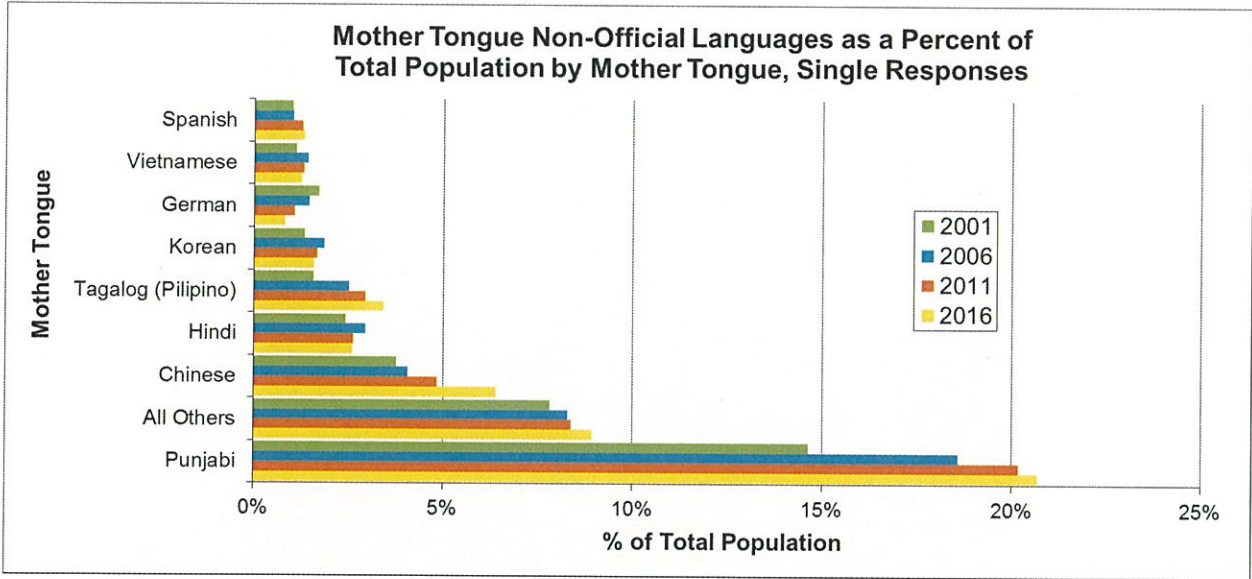
Ethnicity

Mother Tongue

Mother tongue is defined as the first language learned at home and still understood by an individual. In 2016, English was the most commonly identified mother tongue (48.2%), followed by Panjabi (Punjabi) at 20.7% and Chinese at 6.4%.

Figure 5 illustrates non-official languages as a percent of total population from 2001 to 2016. In total 46.9% of the population listed a language other than English as a mother tongue, demonstrating the multi-cultural character of Surrey. In 2011 44.3% of the population listed a language other than English as a mother tongue while in 2006 the figure was 42.1%.

Figure 5

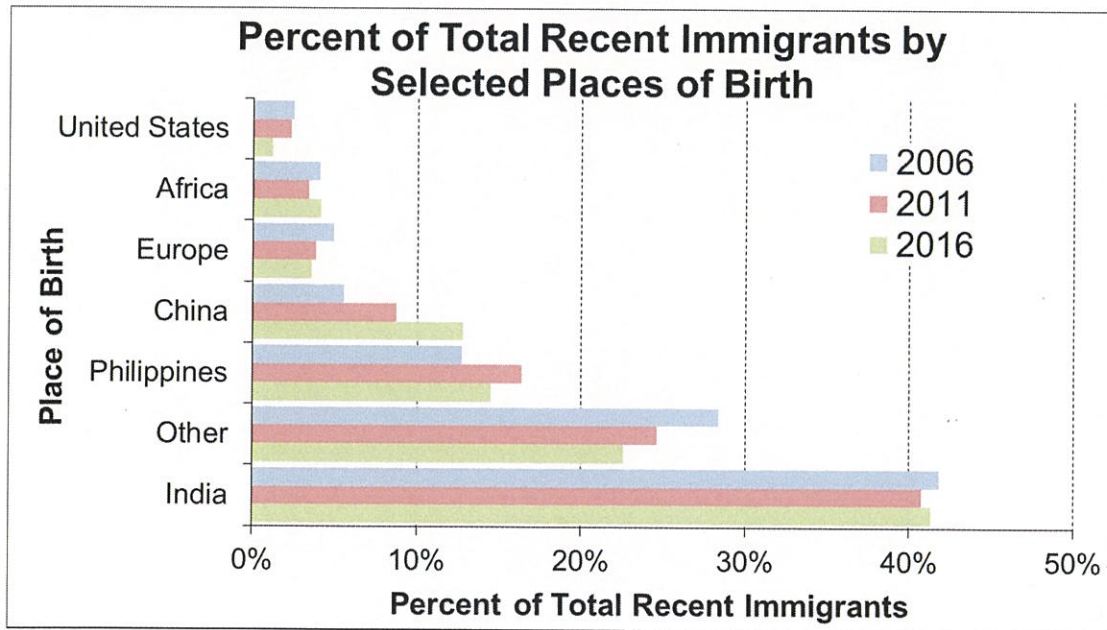


Note: 'All others' includes all other non-official languages and French

Place of Birth

The Census provides information on the place of birth of immigrants. Recent immigrants represent those residents who became a landed immigrant between January 2011 and Census Day in 2016 (i.e., May 13, 2016). Figure 6 illustrates that by far the largest majority of recent immigrants to Surrey are from India (41.3%), followed by the Philippines (14.5%), China (12.8%), Europe (3.6%), Africa (4.1%) and United States (1.2%). Immigration from all other places of birth accounted for 22.6% of all landed immigrants in Surrey.

Figure 6



Aboriginal Ancestry

Aboriginal ancestry, defined as including the First Nation, Inuit and Métis peoples of Canada, accounted for 13,460 persons in 2016, up from 13,305 in 2011. Surrey has the second largest aboriginal population in BC, exceeded only by the City of Vancouver. As a percent of total population, Surrey's aboriginal population has dropped slightly, from 2.8% in 2006 to 2.6% in 2016.

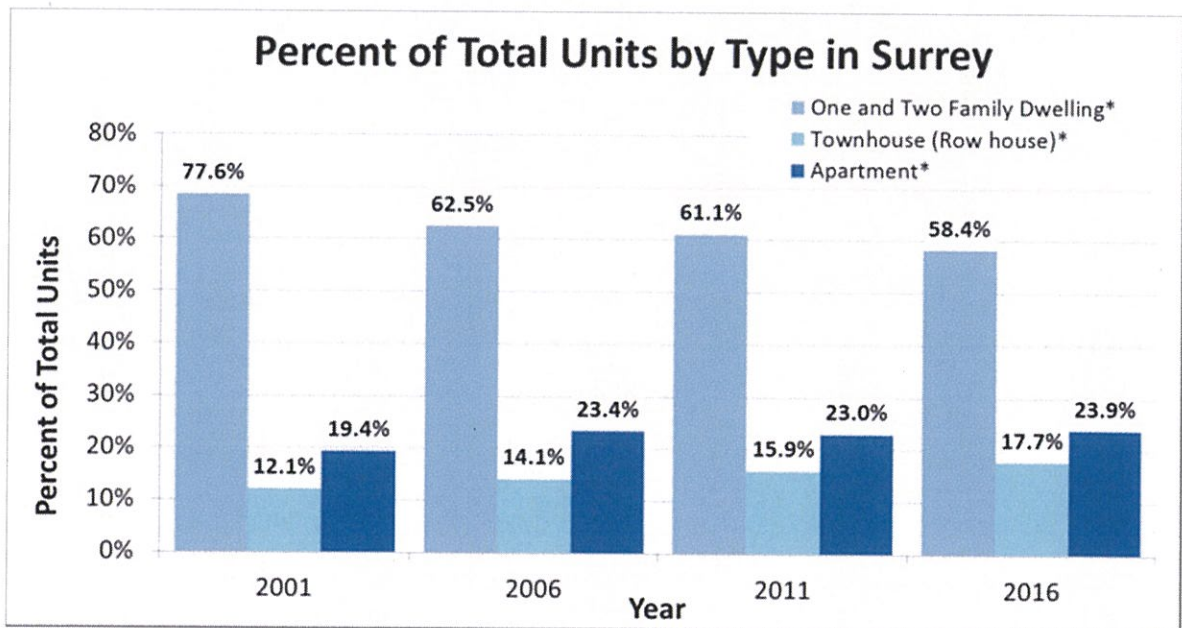
Housing

Housing Type

Statistics Canada defines occupied private dwellings by structural type, including single-detached houses, semi-detached houses, row houses, and apartments in low-rise buildings and apartments in high-rise buildings. Appendices "IV," "V" and "VI," respectively, illustrate the distribution of residential density (units/acre) for each major housing type in Surrey. Single Family Housing (including duplexes, secondary suites, coach houses and manufactured homes) are distributed fairly evenly throughout Surrey neighbourhoods, while townhouses and apartments are more densely located in Town Centres.

Figure 7 illustrates that since 2001, the number of one family and two family dwellings has declined as a percentage of total dwelling units, from 77.6% in 2001 to 58.4% in 2016. Row housing and apartment units are therefore trending upwards, from 31.5% of housing stock in 2001 to 41.6% in 2016.

Figure 7



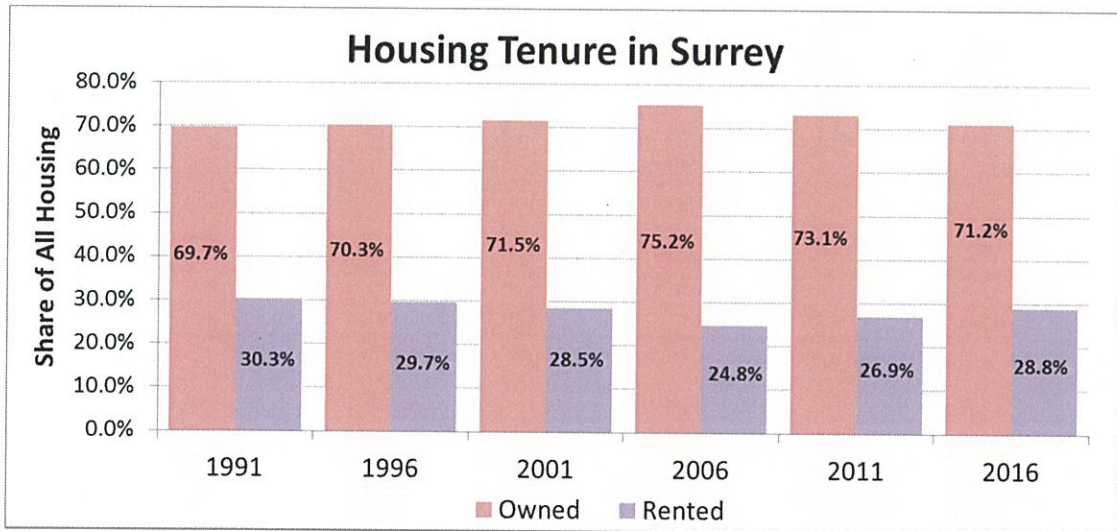
Note:

- One and Two Family dwelling includes detached duplex, movable dwelling and other single-attached house.
- Townhouse and Rowhouse includes semi-detached house
- Apartments include buildings that include five or more storeys and buildings that has fewer than five storeys.

Housing Tenure

Between 1991 and 2006, the proportion of dwellings in Surrey that were rented declined while the proportion of dwellings owned increased (Figure 8); however, between 2006 and 2016 the trend changed, home ownership dropped, and rented units increased slightly. In 2006, the number of dwellings owned accounted for 75.2% and dropped to 71.2%, while rented dwellings increased from 24.8% to 28.8% in the last 10 years.

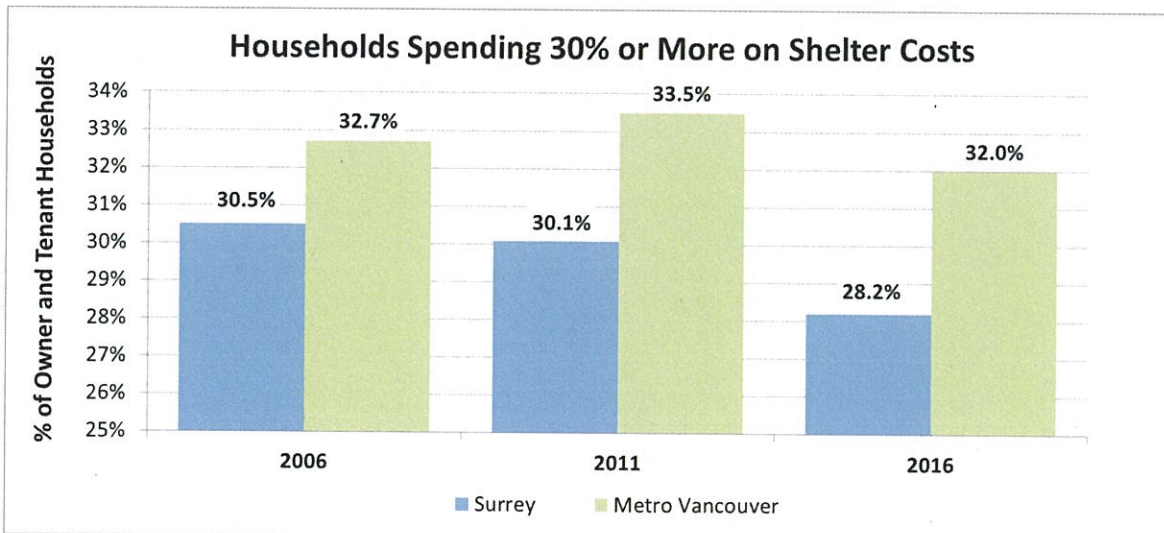
Figure 8



Housing Costs

Figure 9 illustrates the percentage of Surrey residents that spend more than 30% of their household income on shelter. This percentage remained consistent between the 2006 and 2011 and decreased slightly in 2016. Households spending 30% or more on shelter costs in the region also decreased slightly from 33.5% in 2011 to 32.0% in 2016.

Figure 9



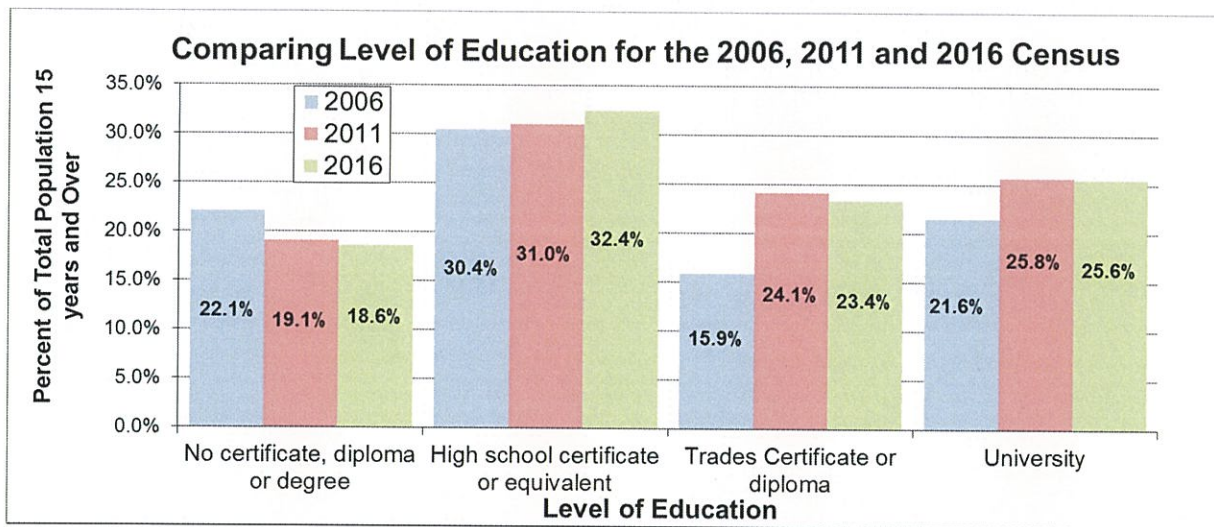
Average shelter costs have increased in Surrey between 2011 and 2016. Average monthly shelter costs for owned dwellings have increased from \$1,422 to \$1,608 per month. The average value of dwellings in Surrey has also increased from \$544,819 in 2011 to \$757,863 in 2016. Similarly, average monthly shelter costs for rented dwellings have increased from \$895 in 2011 to \$1,049 in 2016.

Education

Level of Education

As illustrated in Figure 10, 25.6% of the population 15 years and over had attained a university certificate, diploma or degree in 2016. A further 23.4% had obtained a trade certificate or equivalent. High school graduation was the highest level of education for 32.4% of the population 15 years and over.

Figure 10



Mobility

The Census tracks whether residents have moved within the last five years. Since the 2001 Census, there are fewer Surrey residents who moved to another residence within or outside Surrey. The proportion of residents who remain in their current home in Surrey has increased from 51.3% to 55.5%. Residents moving within the city decreased from 27.0% to 25.4% during 2001 to 2016. During this same period, residents moving to another location within the Province have decreased from 12.2% to 9.3%. Residents moving from a different province decreased from 3.0% to 2.0%.

Labour Force Activity

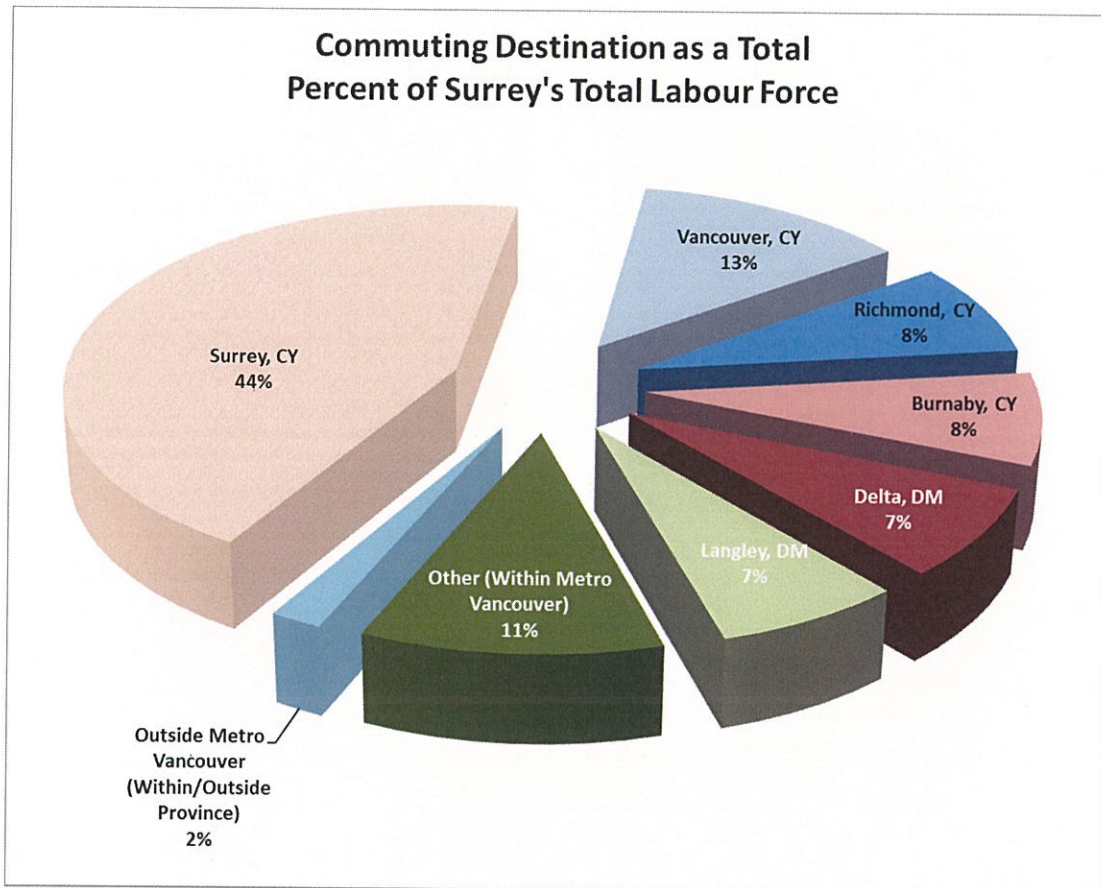
Unemployment Rate

Statistics Canada defines the unemployment rate as the ratio of unemployed individuals to the entire labour force. The labour force includes all individuals 15 years and over who are employed, or unemployed and looking for work. Surrey's unemployment rate in May 2016 was 6.5%, down from 7.9% in 2011. Surrey's unemployment rate in May 2016 was marginally higher than the Metro Vancouver average of 5.8%.

Surrey Workforce Destination

Figure 11 illustrates the percent of Surrey’s labour force that commutes within Surrey and outside of Surrey. In 2016 44% of Surrey’s labour force worked within the City, compared to 39% in 2001. In 2016, the remaining 54% who worked outside of Surrey worked inside Metro Vancouver. The largest portion of Surrey’s labour force traveled to the City of Vancouver (13%), and the Cities of Richmond and Burnaby (8%), followed by the District Municipalities of Langley and Delta (7%).

Figure 11



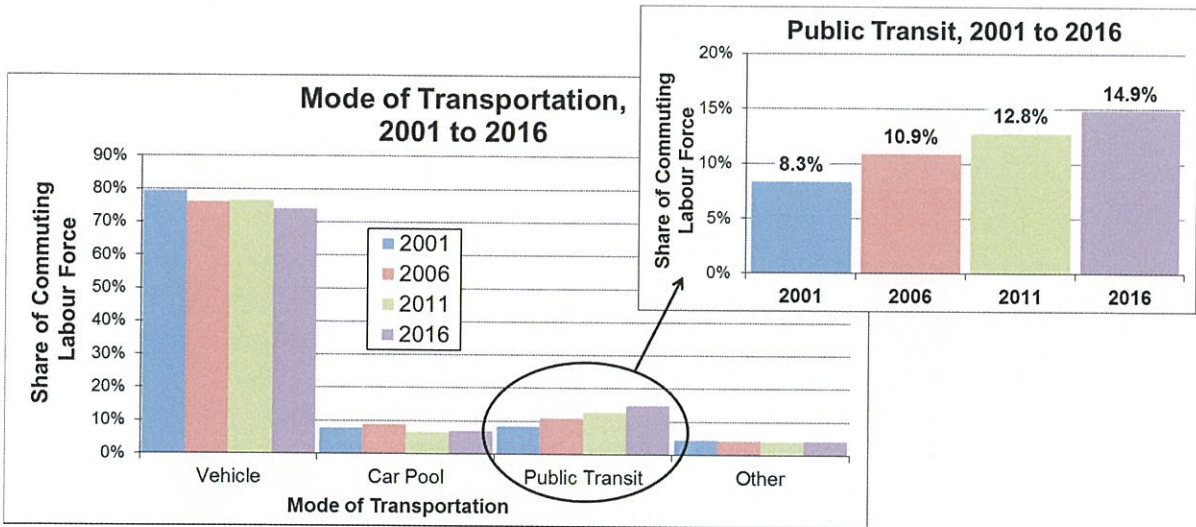
Journey to Work

Mode of Transportation

Figure 12 illustrates that private vehicles remain the primary mode of transportation in 2016 among Surrey’s employed labour force but that other modes are increasing in share. Between 2011 and 2016, the Surrey labour force increased by 30,720. Even with this increase the share of the labour force driving by vehicle decreased slightly during this period from 76.6% to 74.0%. This was accompanied by a slight increase in travel by vehicle as a passenger (from 6.6% to 6.9%), as well as an increase in the use of public transit (from 12.8% to 14.9%).

While the total number of work trips grew by 12.9% between 2011 and 2016, public transit trips grew by 17.5%. For comparison, during this period, trips by vehicle as a driver grew by only 12.9% compared to 14.8% in 2011, while those by vehicle, as a passenger, grew by 9.1% compared to 15.5% in 2011; and public transit grew by 17.5% compared to decrease of 14.3%.

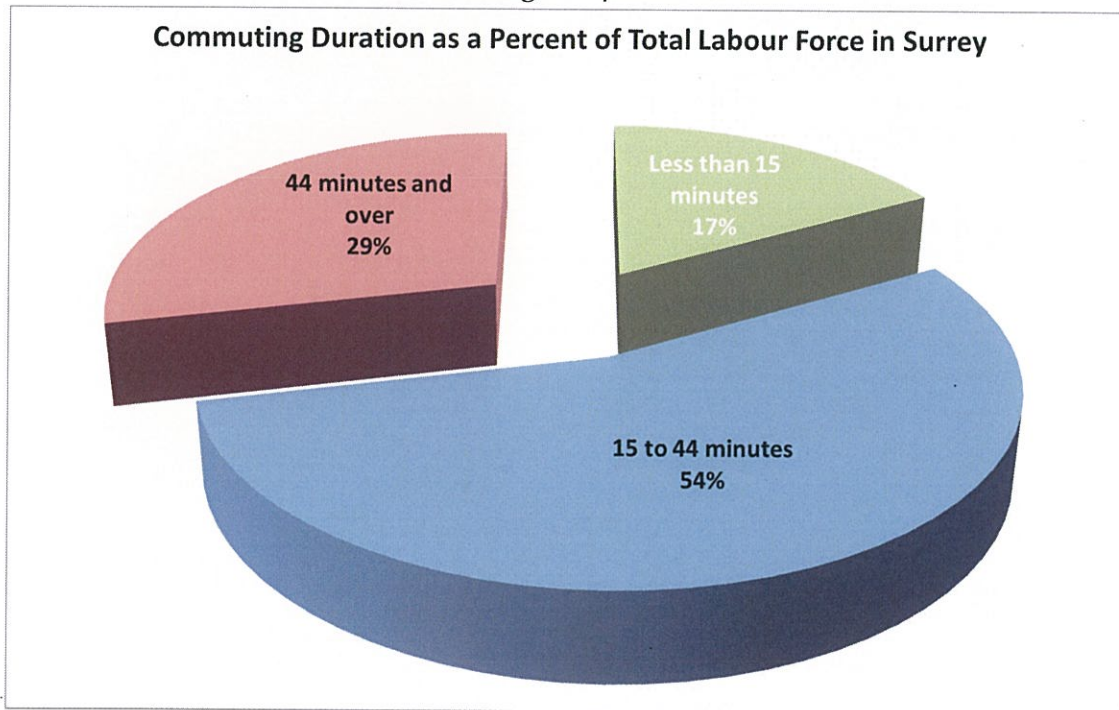
Figure 12



Commuting Time

Statistics Canada defines commuting time as to how many minutes it took a person to travel from home to work. The commute times in Surrey's labour force vary considerably as illustrated in Figure 14. Roughly 17% of Surrey's labour force has a commute less than 15 minutes, compared to 29% that has a commute of 44 minutes and over.

Figure 14

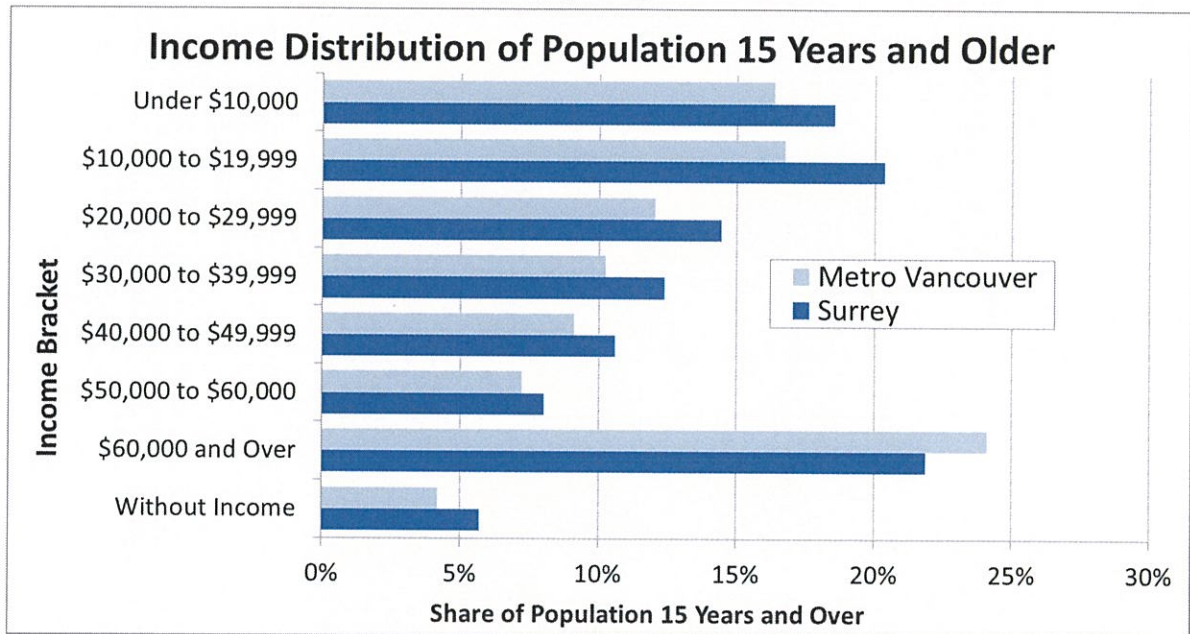


Income

Income of Individuals

In 2016 approximately 95% of Surrey's population aged 15 years and over reported having an income, compared to the 2011 census (93%). Figure 15 illustrates the distribution of personal total income (the percent of population in each income bracket) of Surrey and Metro Vancouver. Both are similar with the exception of 'Under \$10,000,' '\$10,000 to \$19,999' and '\$60,000 and over' income brackets. Compared to Surrey, Metro Vancouver has a higher percentage of individuals in the '\$60,000 and over' range.

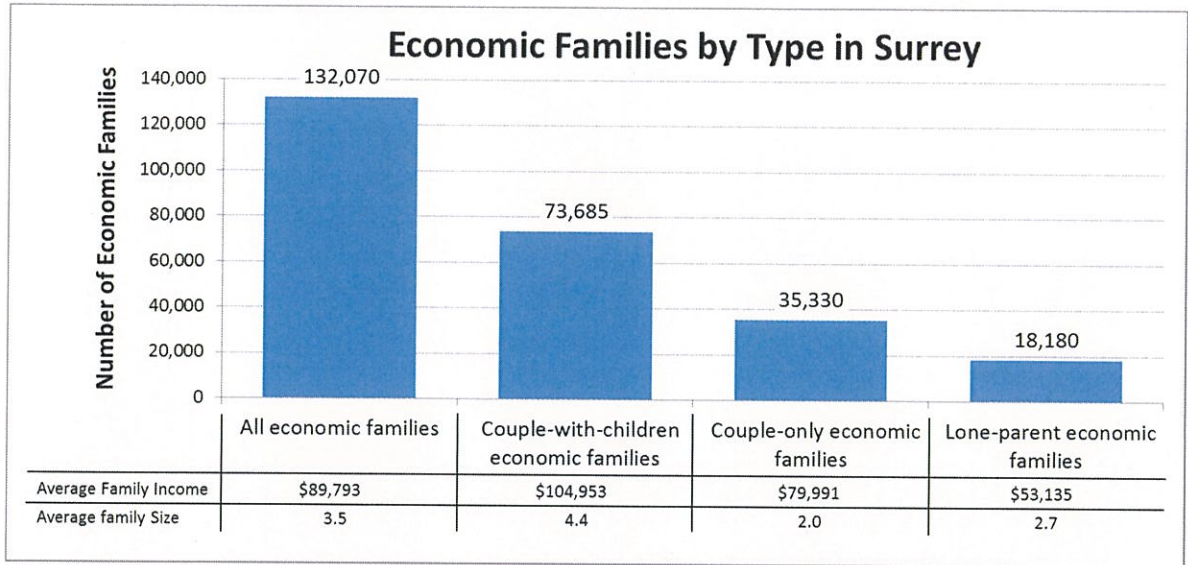
Figure 15



Income of Economic Families

Statistics Canada defines an economic family as a group of two or more persons who live in the same dwelling and are related to each other by blood, marriage, common-law, adoption or a foster relationship. A couple may be of opposite or same sex. Economic family total income is defined as the sum of the total incomes of all members of that family. Figure 16 illustrates that couple-with-children families recorded the highest average income and also the largest average household size. Average income of lone-parent families is considerably less with a much smaller average household size. In 2016 Census, the median total income of economic families in Surrey is \$89,793 compared to \$92,273 in Metro Vancouver.

Figure 16



Low Income

According to the Statistics Canada Census low-income measure in 2016, 14.8% of Surrey’s population was in the low-income category, which is below the average rate of 16% for British Columbia. The low-income rate for persons under 6 years of age in Surrey was 19.3% compared to the provincial average rate of 18.0%. The low-income measure for the population aged 65 years and over in Surrey was 12.6% compared to the provincial average of 14.9%.

SUSTAINABILITY CONSIDERATIONS

The information presented in this report responds to the following Desired Outcomes (DO) and Strategic Directions (SD) in the Sustainability Charter 2.0:

Built Environment and Neighbourhoods

SD4: Continue to plan and develop transportation and mobility network (including active transportation) that supports safety, placemaking and integration of neighbourhoods.

SD15: Provide greater multi-family housing choice, and options for affordability and accessibility.

Economic Prosperity and Livelihoods

DO1: Diverse and meaningful employment and business opportunities are available close to where people live, and provide incomes that can support a high quality of life.

DO2: Quality education, training and skills development programs are available in the city, which help to create a highly skilled workforce.

Education and Culture

DO1: Surrey has a culture of learning, with a broad range of diverse learning opportunities available and accessible to meet the needs of all residents.

Infrastructure

DO11: An integrated and multi-modal transportation network offers affordable convenient, accessible and safe transportation choice within the community and to regional destinations.

CONCLUSION

This report summarizes information from the 2016 Census related to the City and provides comparisons between Surrey and the Metro Vancouver Region, as well as comparison with information from prior Census years.

Surrey's population has increased by 10.6% from the 2011 Census. While Surrey's population is aging similar to Metro Vancouver, the City contains a larger portion of young people and has a larger proportion of larger families compared to Metro Vancouver. The Census data also shows that the population is very diverse in character. Forty-six percent of the population listed a language other than English as a mother tongue and Punjabi makes up the largest proportion of that percentage. Surrey also contains the second largest aboriginal population in BC, exceeded only by the City of Vancouver.

Over the past 15 years, we are seeing a change in the type of housing stock in Surrey. Since 2001, the number of one family and two family dwellings declined as percentage of total dwelling units in 2016. Row housing and apartment units the trending upwards in city's housing stock. Since 2006, home ownership has dropped slightly while rental dwellings have increased. As well, households spending 30% more on shelter costs in 2016 has decreased slightly from 2011.

There are significant changes to Surrey's labour force in 2016. Surrey's unemployment rate has dropped, the workforce has grown and a greater portion of the labour force works within Surrey. There are also important changes in patterns of commuting to work. Although personal vehicle still remains the highest mode of transportation to work, there has been a steady increase in the use of public transit as a mode of commuting to work.

Surrey's family income is slightly lower than Metro Vancouver's. Couple-with-children families recorded the highest average income and also the largest average household size. Average income of lone-parent families is considerably less with a much smaller average household size.

The data from the 2016 Census release will be used to inform, support and guide City strategies and policy frameworks. The information will provide guidance for planning of future neighbourhood amenities, housing stock, school needs, transportation infrastructure, as well as policies pertaining to housing affordability, immigrant and refugee settlement, and social and recreational programs that include vulnerable populations, seniors and youth.



Jean Lamontagne
General Manager, Planning & Development

SJ/PH/ss

- Appendix "I" Population Growth in Large Canadian Cities (2011-2016)
- Appendix "II" Spatial Distribution of Median Age in Surrey (2016 Census)
- Appendix "III" Spatial Distribution of Average Household Size in Surrey (2016 Census)
- Appendix "IV" Spatial Distribution of One and Two Family Density in Surrey (2016 Census)
- Appendix "V" Spatial Distribution of Townhouse Density in Surrey (2016 Census)
- Appendix "VI" Spatial Distribution of Apartment Density in Surrey (2016 Census)

Appendices available upon request.

SURREY









CITY OF SURREY

CITY PROFILE

2016 Census Data

City of Surrey Statistics



 <p>AREA 32,621 ha (228,268 ha)</p>	 <p>AVERAGE HOUSEHOLD INCOME \$93,586 (\$96,423)</p>
 <p>POPULATION 517,885 (2,463,431)</p>	 <p>RENTERS 29% (36%)</p>
 <p>IMMIGRANT POPULATION 43% (40%)</p>	 <p>UNEMPLOYMENT RATE 7% (6%)</p>
 <p>OCCUPIED PRIVATE DWELLINGS 169,970 (960,895)</p>	 <p>TAKE TRANSIT TO WORK 15% (20%)</p>

Metro Vancouver statistics in brackets.

Due to rounding, figures may be slightly lower or higher than stated and percentages may not add up to 100%.

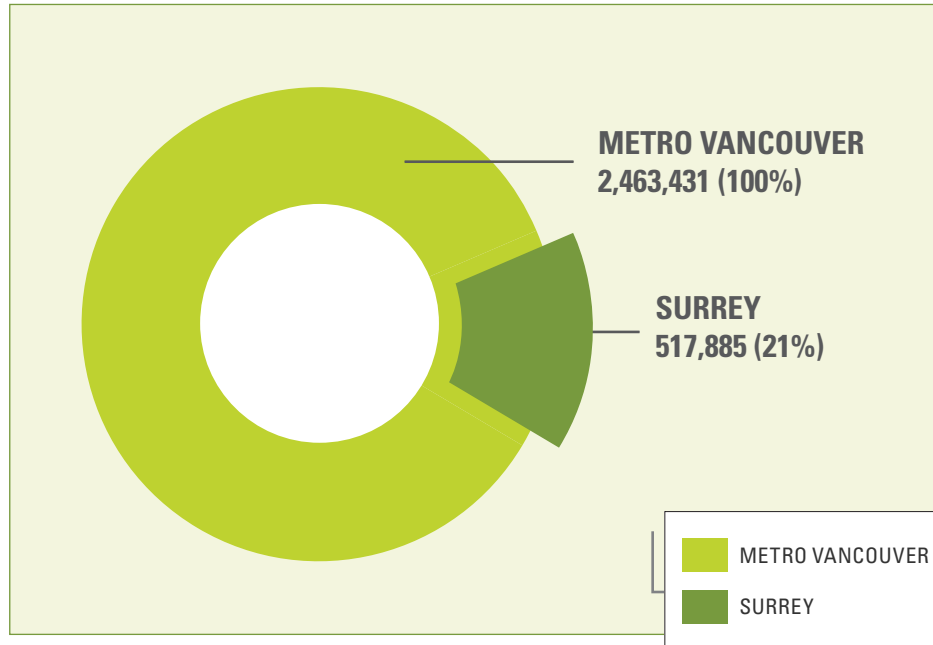
Surrey is one of 21 municipalities that along with one electoral area and one Treaty First Nation make up Metro Vancouver. Among these 23 local authorities Surrey is largest in land area and second most populous after the City of Vancouver. Surrey comprises urban areas as well as significant agricultural and rural areas.

The City of Surrey is located centrally within Metro Vancouver on the south side of the Fraser River and shares a border with the United States of America to the south.

POPULATION & FAMILIES ⁻²⁻

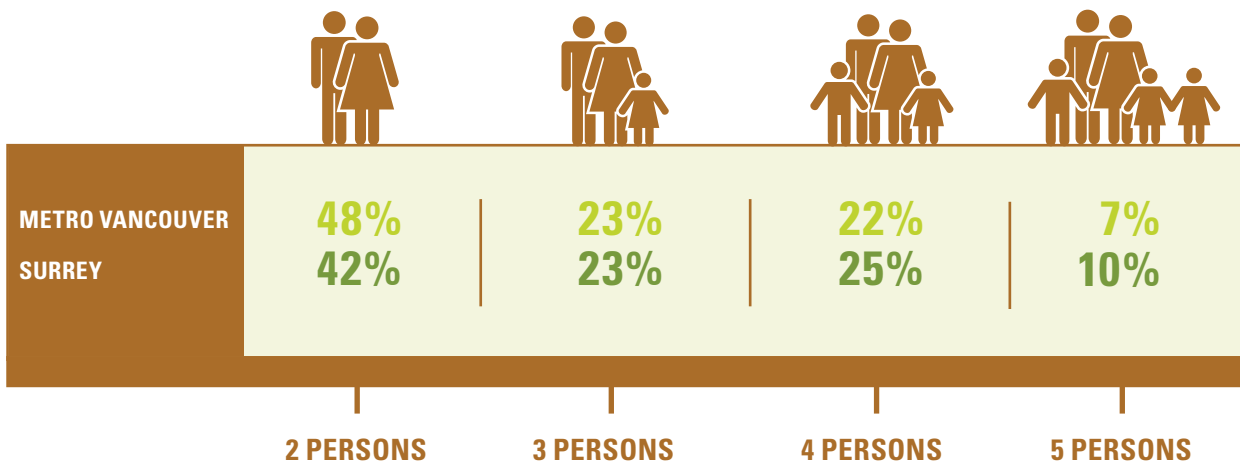
POPULATION

In 2016, the population of Surrey was 517,885 or 21% of Metro Vancouver's total population (2,463,431).



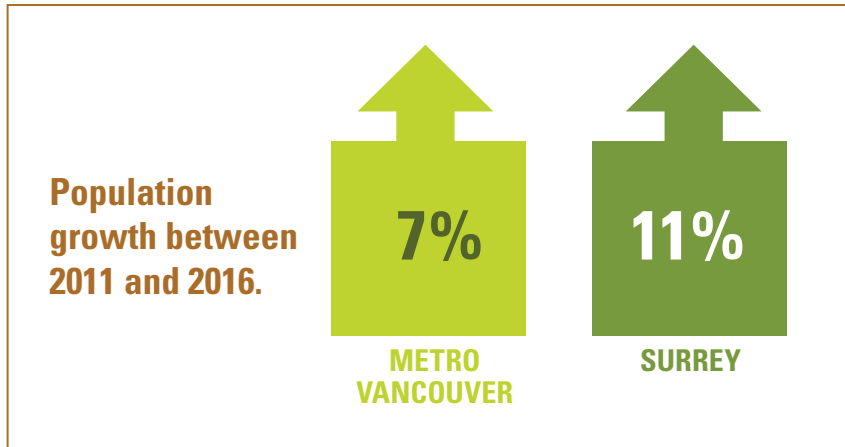
POPULATION BY FAMILY SIZE

Overall in 2016, Surrey had a larger percentage of families that consisted of 3 or more people than Metro Vancouver. 48% of families in Metro Vancouver consisted of just 2 people, compared with 42% in Surrey. By comparison, 35% of Surrey families consisted of 4 or more people, compared with 29% in Metro Vancouver.



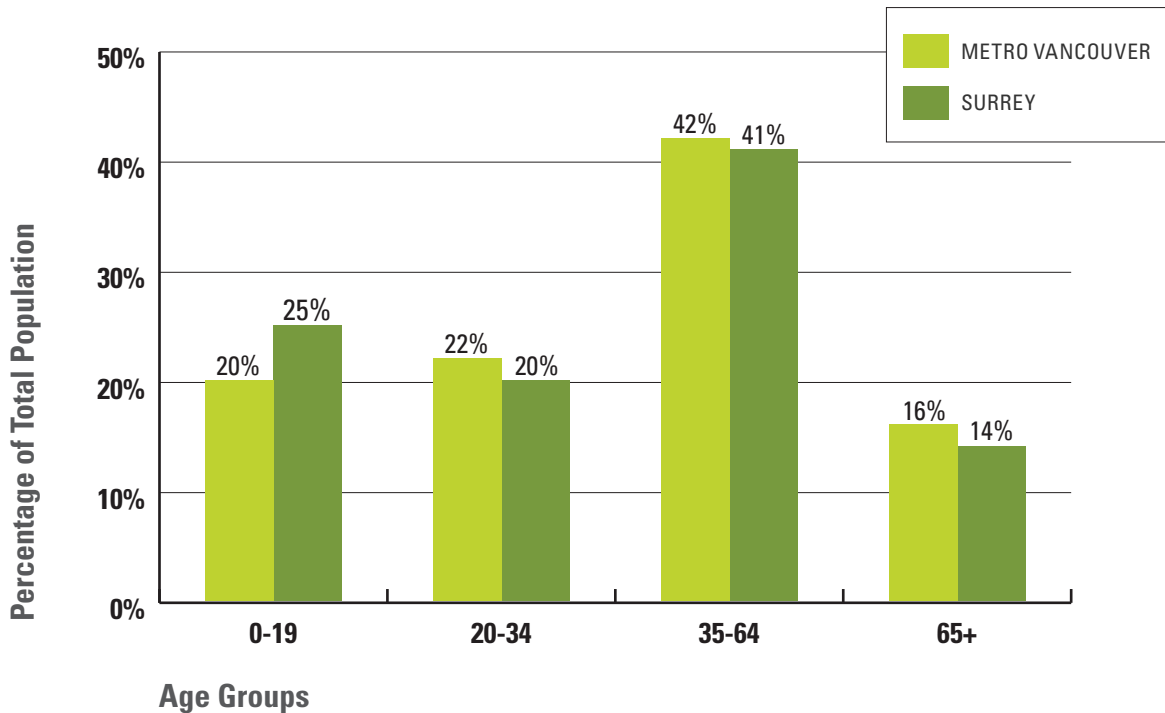
POPULATION GROWTH

Metro Vancouver’s population grew by 7% between 2011 and 2016. This was down from a previous high of 9% between 2006 and 2011. This was much lower than Surrey’s growth rates. The city’s population grew by 11% between 2011 and 2016, down from 19% between 2006 and 2011.



POPULATION BY AGE GROUP

In 2016, the composition of Surrey’s and Metro Vancouver’s populations was quite similar. The one age group where there was a noticeable difference was the 0-19 age group. 20% of Metro Vancouver’s population fell into this category, compared with 25% in Surrey.

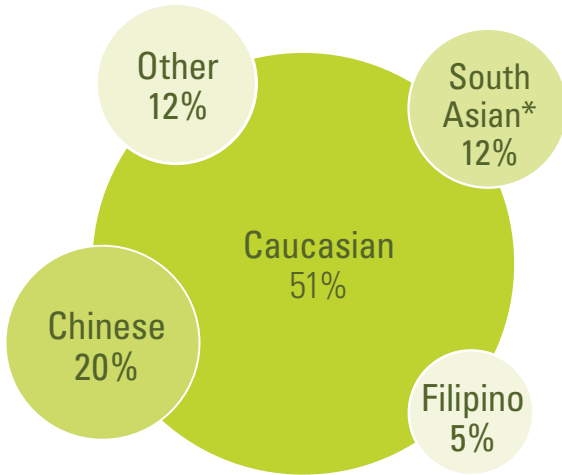


IMMIGRATION

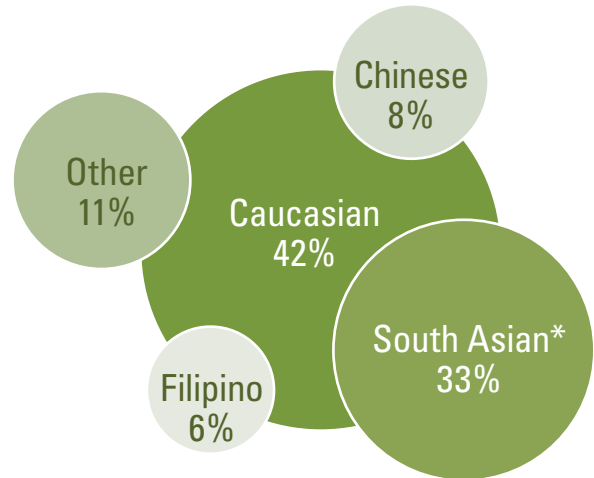
TOP 4 ETHNIC GROUPS

In 2016, 51% of the population in Metro Vancouver was Caucasian. This was much higher than Surrey, where 42% of the population was Caucasian.

*South Asian includes East Indian, Pakistani, Sri Lankan, etc.



METRO VANCOUVER



SURREY

IMMIGRANTS* BY PERIOD OF IMMIGRATION

In 2016, 142,535 Metro Vancouver residents were considered recent immigrants having immigrated to Canada between 2011 and 2016. At the same time there were 36,335 recent immigrants living in Surrey.

* Immigrants include all residents who have been granted the right to live in Canada permanently by immigration authorities.



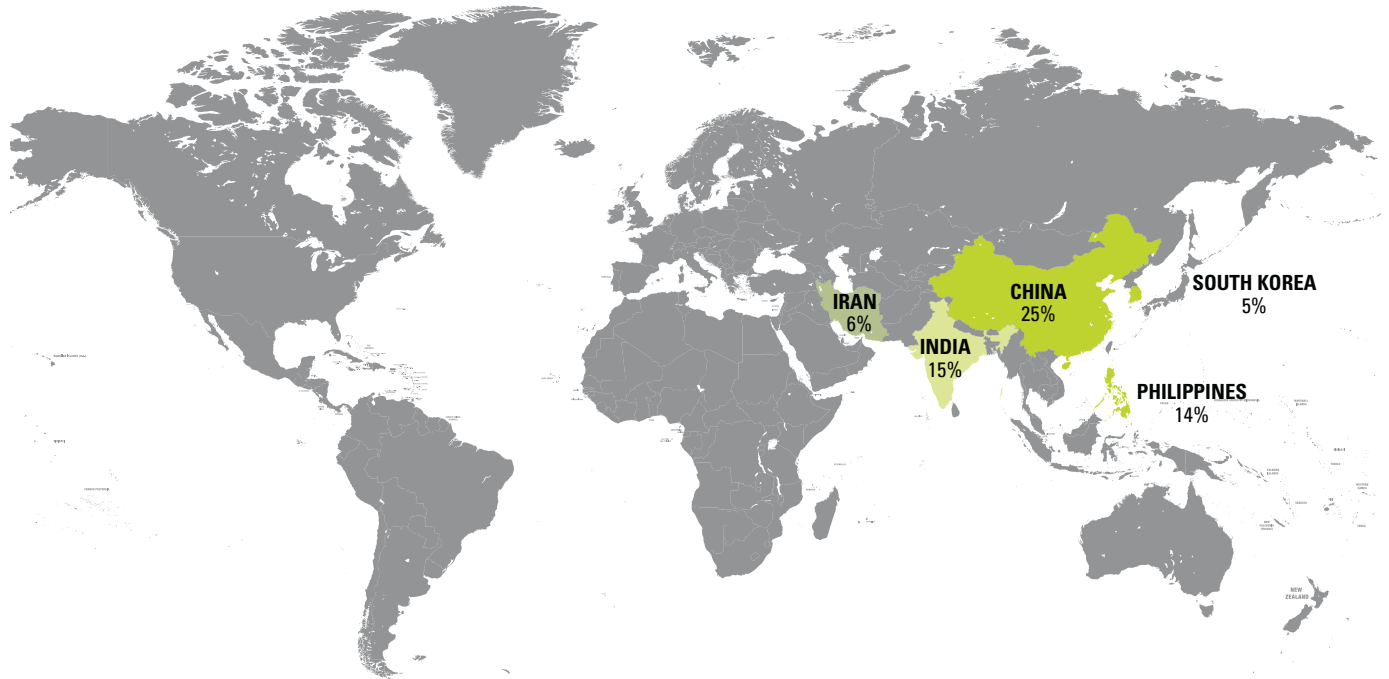
	BEFORE 1981	1981 – 1990	1991 – 2000	2001 – 2010	2011 – 2016
METRO VANCOUVER	209,975	120,730	247,835	268,470	142,535
SURREY	37,055	25,490	52,570	68,705	36,335

IMMIGRATION POPULATION

TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

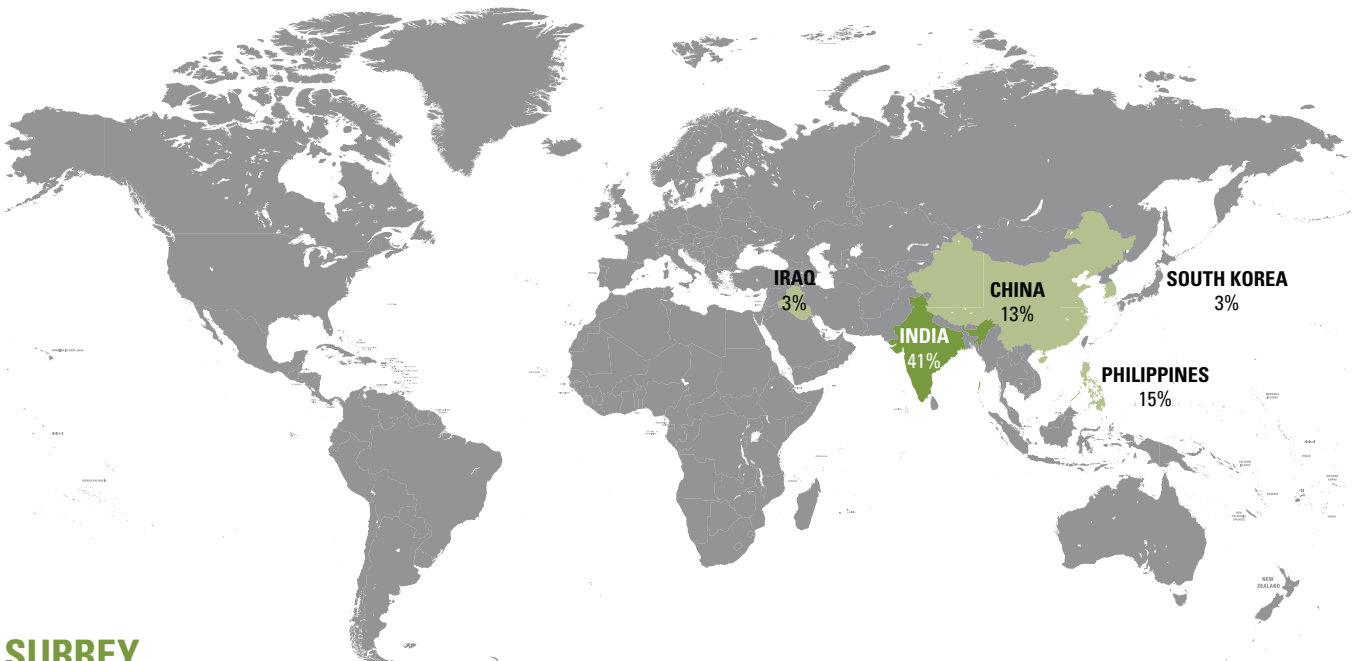
In 2016, the top place of origin of recent immigrants to Metro Vancouver was China (25%). By comparison, the top place of origin of recent immigrants to Surrey was India (41%).

* Recent immigrants represent those residents who became a landed immigrant between January 2011 and Census Day on May 13, 2016



METRO VANCOUVER

Map illustrates the top five places of origin of recent immigrants living in Metro Vancouver in 2016, which equates to 65% of recent immigrants. The remaining 35% were not mapped.

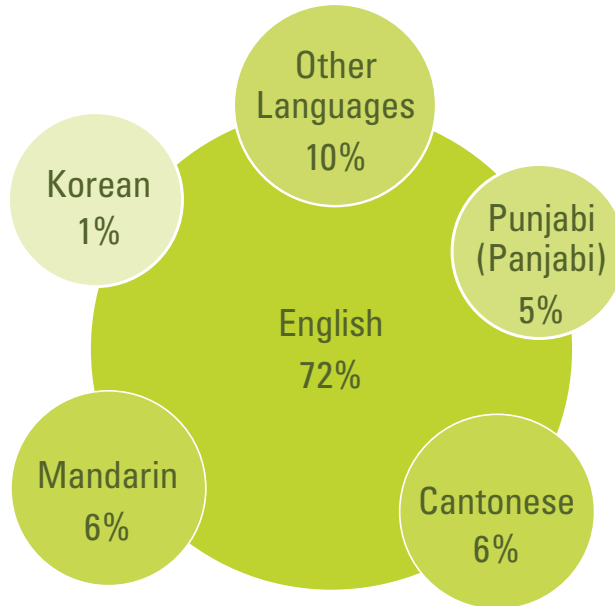


SURREY

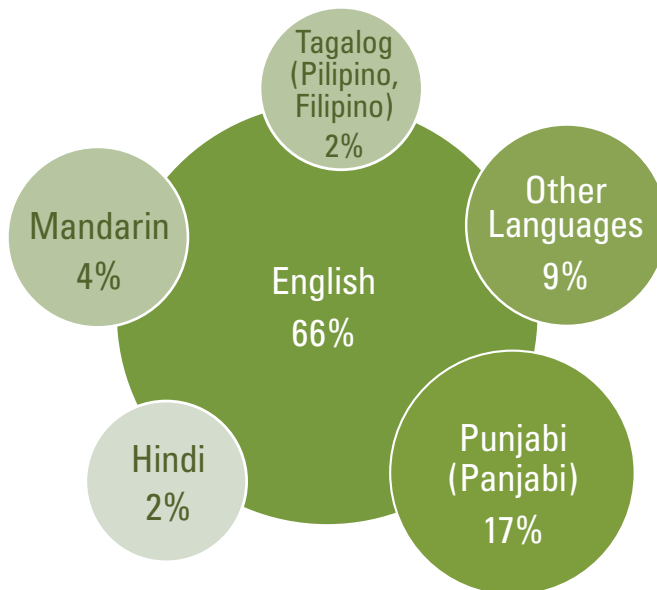
Map illustrates the top five places of origin of recent immigrants living in Surrey in 2016, which equates to 75% of recent immigrants. The remaining 25% were not mapped.

MOST COMMON LANGUAGE SPOKEN AT HOME

In 2016, 72% of Metro Vancouver's residents spoke English at home, higher than Surrey where only 66% spoke English.



METRO VANCOUVER

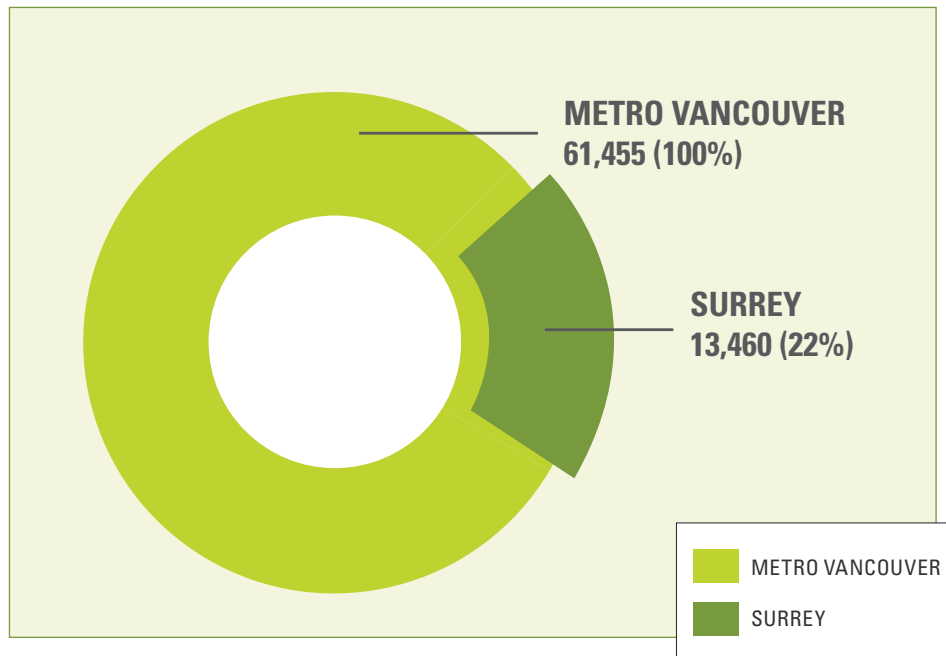


SURREY

INDIGENOUS POPULATION BY COMMUNITY

In 2016, there were 61,455 people that identified as aboriginal* living in Metro Vancouver. Of those 13,460 or 22% lived in Surrey.

* Aboriginal Identity refers to persons who report being Aboriginal, which includes First Nations, Métis or Inuit and/or Registered or Treaty Indian, and/or a member of a First Nations or Indian Band.



PERCENTAGE OF TOTAL POPULATION THAT IS INDIGENOUS

In 2016, the percentage of Metro Vancouver's and Surrey's population that was indigenous was 3%.





METRO VANCOUVER 3% **SURREY 3%**



HOUSING

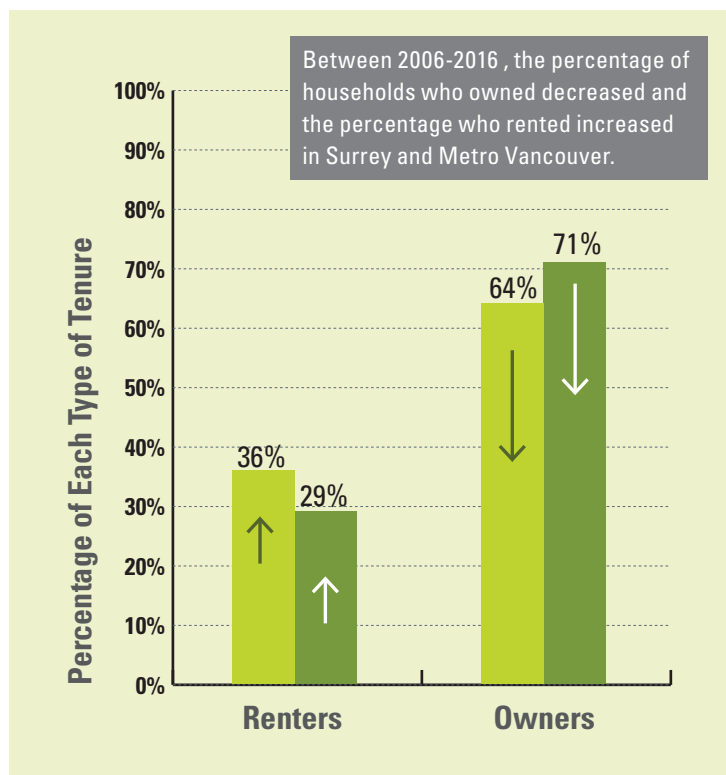
NUMBER OF EACH TYPE OF DWELLING UNIT

In 2016, single family homes remained the dominant residential building type in Metro Vancouver and in Surrey. In 2016 there were 444,685 single and two family dwellings in Metro Vancouver, which represented 46% of all private dwellings. This was much lower than in Surrey, where 58% (99,235) of the private dwellings were single family in 2016.

TYPE		METRO VANCOUVER	SURREY
	Single Family Dwelling	46% (444,685)	58% (99,060)
	Row/Townhouses	12% (113,945)	18% (30,440)
	Low Rise Apartments	25% (242,205)	20% (34,520)
	High Rise Apartments	17% (160,060)	4% (5,950)
Total Dwellings Units		960,895	169,970

TENURE

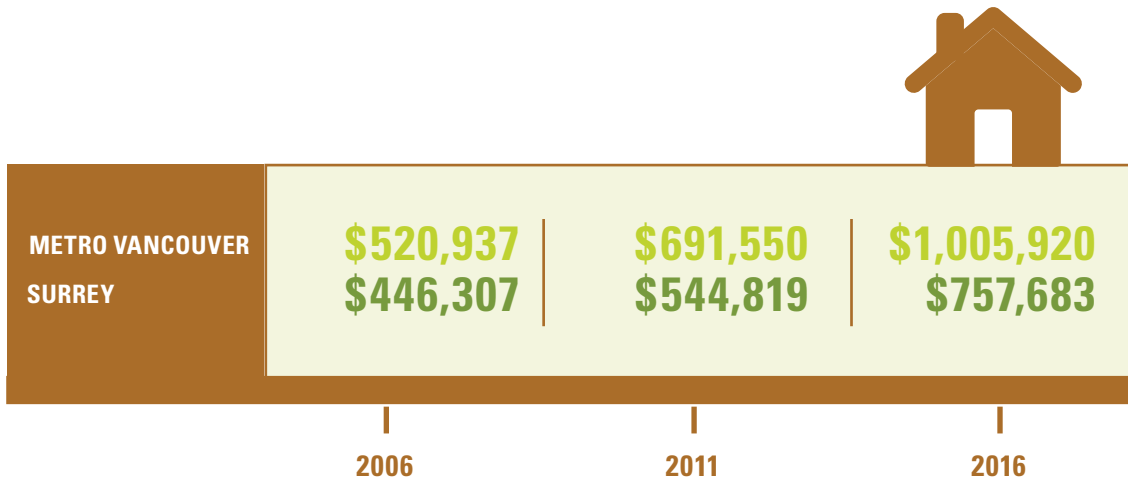
Ownership remained the predominant form of tenure in Metro Vancouver and in Surrey. In 2016, 64% of Metro Vancouver residents owned their home, compared with 71% in Surrey. However, in Metro Vancouver and in Surrey the percentage of renters increased as ownership decreased between 2006 and 2016. In Metro Vancouver, the percentage of households who rented increased from 35% to 36% and from 25% to 29% in Surrey.



AVERAGE VALUE OF DWELLINGS

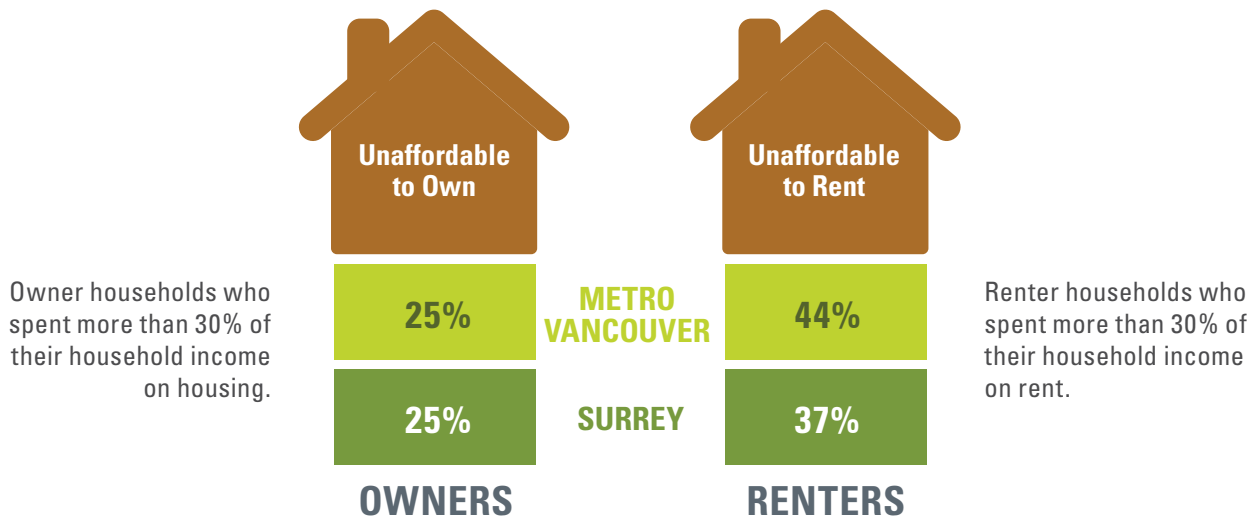
The average value of dwellings* continued to increase in Metro Vancouver and in Surrey between 2006 and 2016. In 2016, the average value of a dwelling in Metro Vancouver was \$1,005,920 compared with \$757,863 in Surrey.

* The average value of a dwelling refers to the value of the entire dwelling, including the value of the land it is on and of any other structure, such as a garage, which is on the property. If the dwelling is located in a building which contains several dwellings, or a combination of residential and business premises, all of which the household owns, the value is estimated as a portion of the market value that applies only to the dwelling in which the household resides.



HOUSING AFFORDABILITY

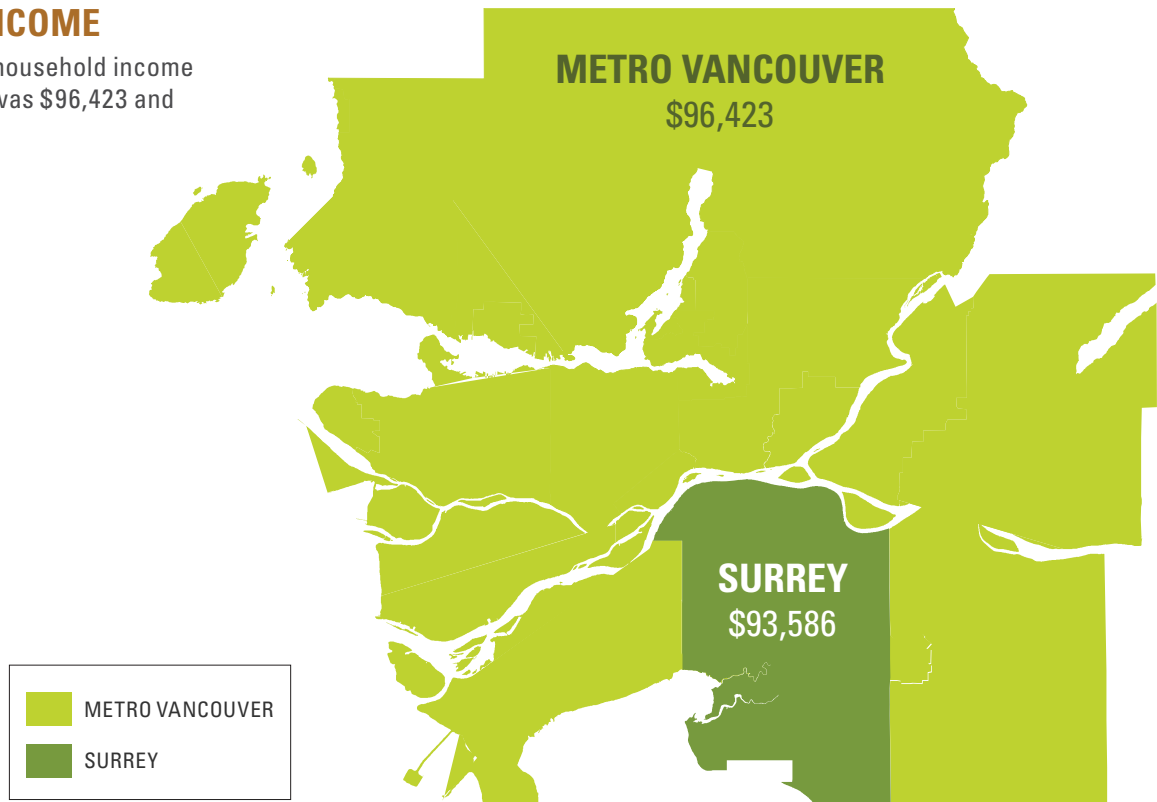
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2016, 44% of renters in Metro Vancouver and 37% in Surrey spent more than 30% of their income on rent. In comparison, 25% of home owners in Metro Vancouver and in Surrey spent 30% or more of their household income on housing.



INCOME

AVERAGE HOUSEHOLD INCOME

In 2015, the average household income in Metro Vancouver was \$96,423 and \$93,586 in Surrey.



AVERAGE INCOME BY HOUSEHOLD TYPE

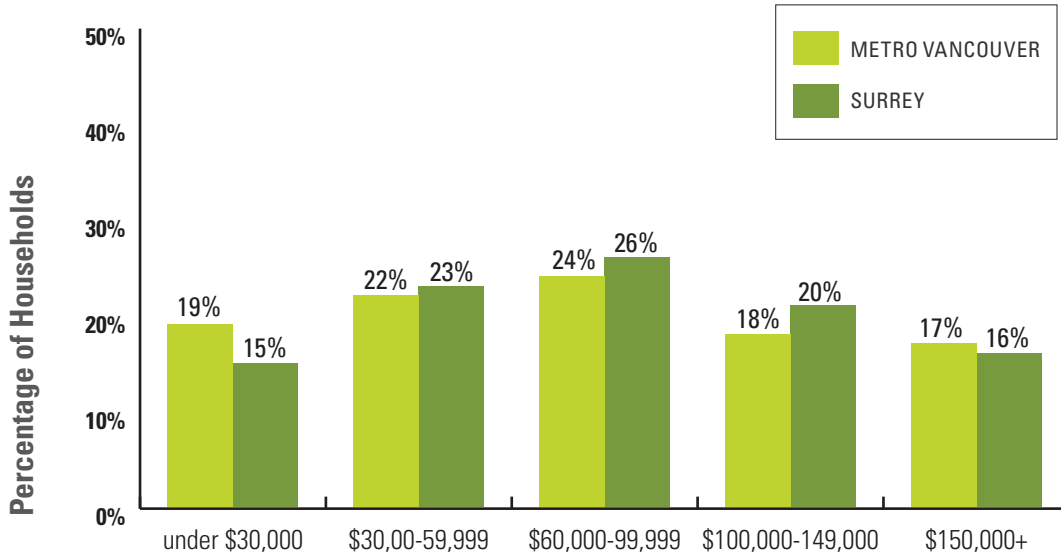
In 2015 the family type with the highest average household income* was couples with children, with an income of \$135,322 in Metro Vancouver and \$119,698 in Surrey. For each census family type, the average income in Metro Vancouver was higher than those for Surrey.

TYPE	METRO VANCOUVER	SURREY
Couple Families Without Children	\$109,780	\$95,517
Couple Families with Children	\$135,322	\$119,698
Lone-Parent Families	\$67,562	\$62,818
Persons 15 Years and Over Not in Families	\$43,593	\$39,475
All Households	\$96,423	\$93,586

* Household income is the sum of the total income of all members of the household. Income data for families refers to all persons living in the same home who are related by blood, marriage, common-law or adoption.

INCOME DISTRIBUTION

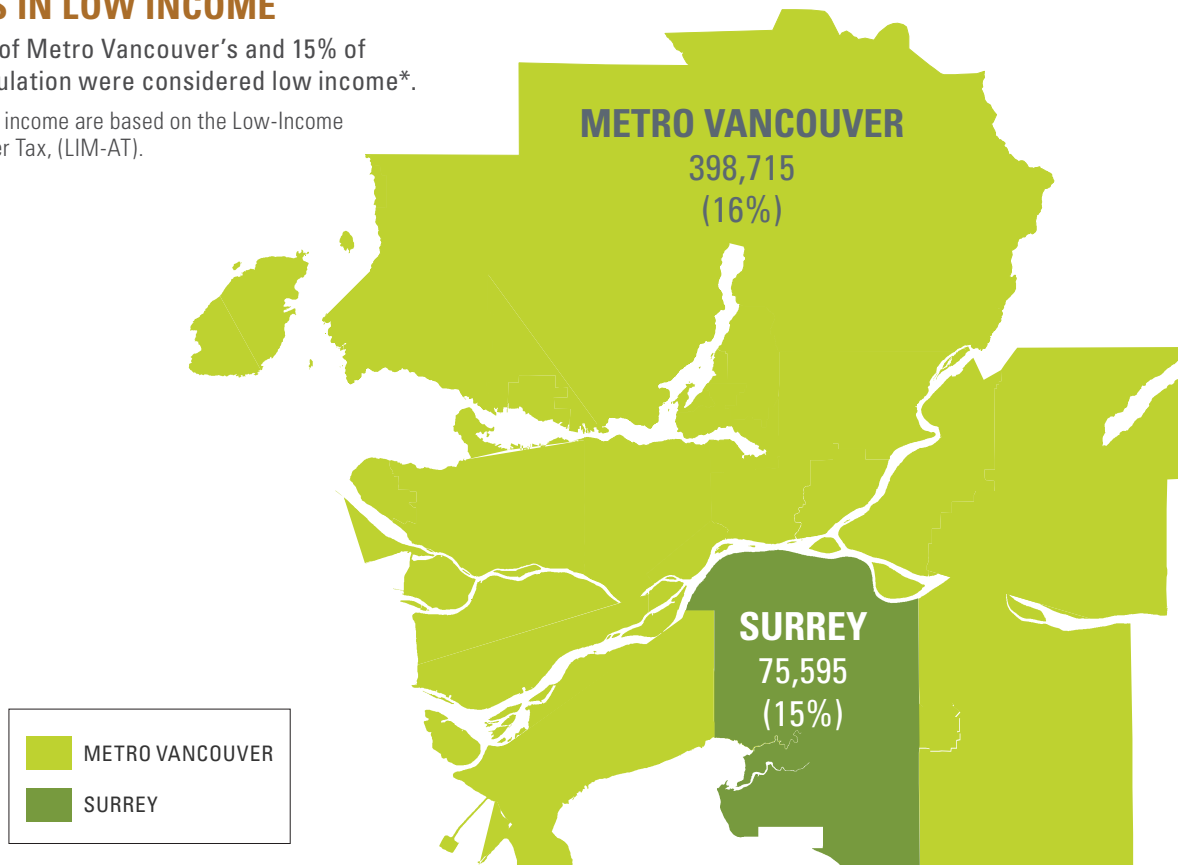
In 2015, the breakdown of incomes were fairly similar in Metro Vancouver and in Surrey. The most noticeable difference was the percentage of household incomes under \$30,000 with 19% of Metro Vancouver households in this category compared with 15% in Surrey.



PERSONS IN LOW INCOME

In 2015, 16% of Metro Vancouver's and 15% of Surrey's population were considered low income*.

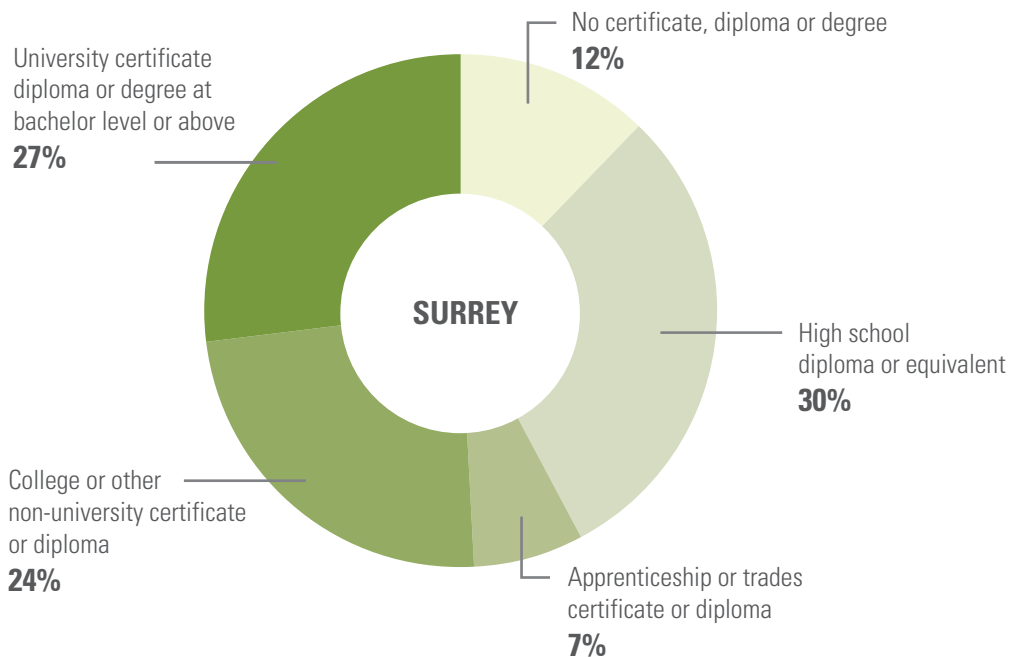
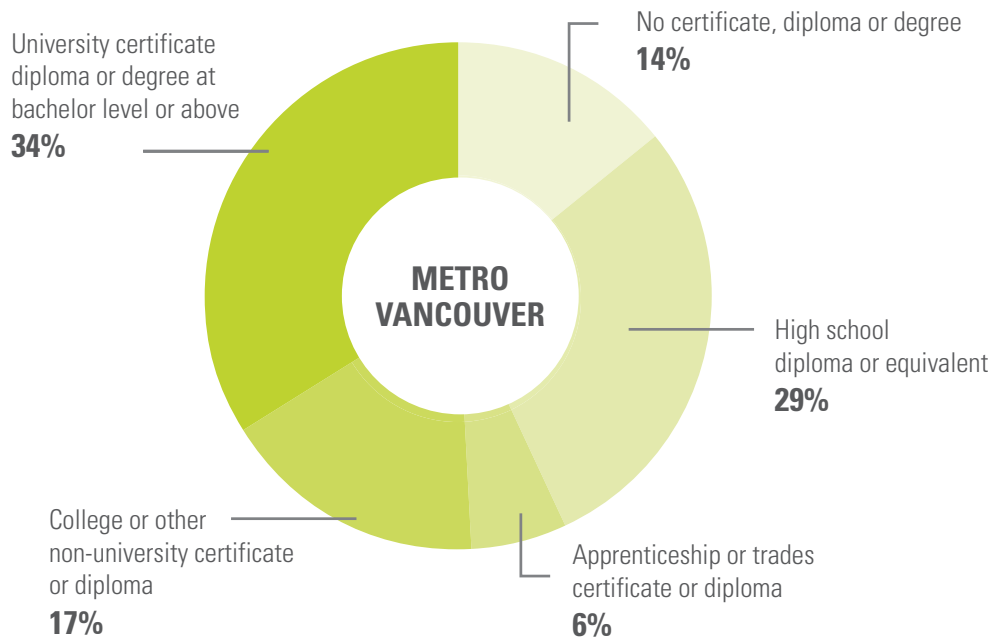
*Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

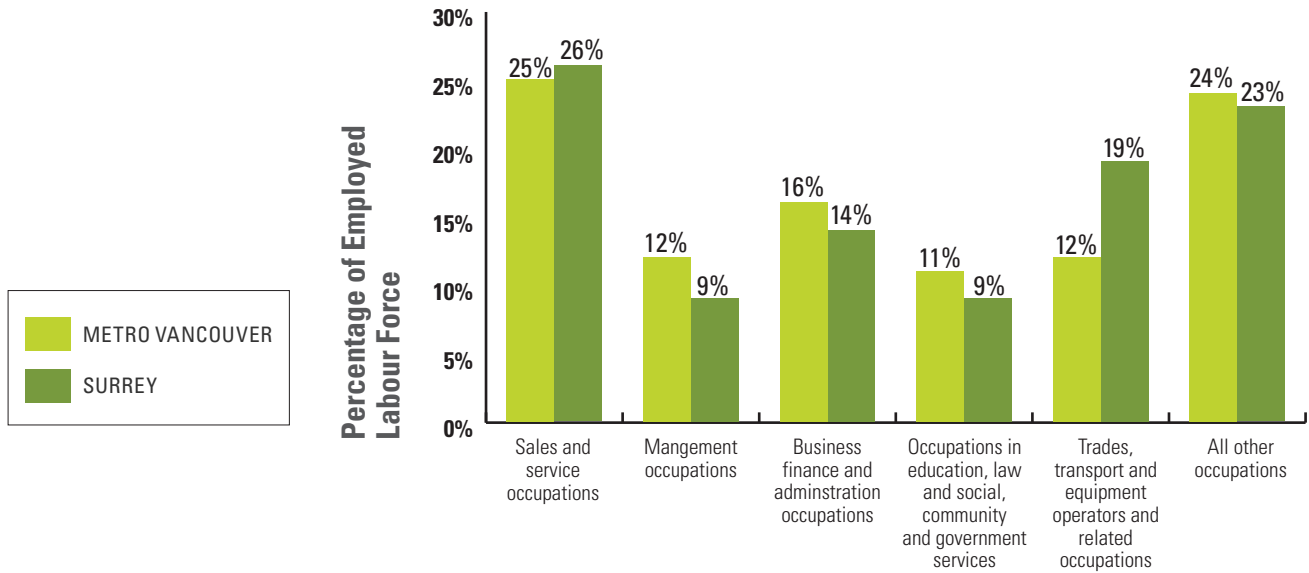
Overall in 2016, a larger percentage of Metro Vancouver's population had completed higher levels of education than those in Surrey. 37% of Metro residents had a university certificate, diploma or degree, compared with 27% in Surrey.



LABOUR FORCE

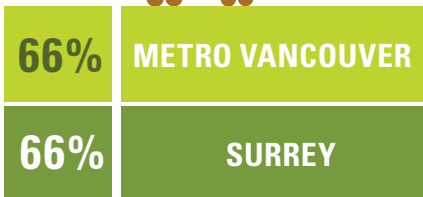
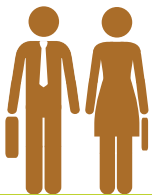
TOP 5 MAJOR OCCUPATIONS

The breakdown of occupations in Metro Vancouver in 2016 was fairly similar to the breakdown for Surrey.



Employment

The overall labour force participation rate* in Metro Vancouver and in Surrey in 2016 was 66%.



Self-Employed

In 2016, 14% (180,510) of the employed labour force in Metro Vancouver was self-employed, compared with 12% (31,800) in Surrey.



Unemployment Rate

In 2016, 6% (78,620) of those participating in the labour force in Metro Vancouver were unemployed. This was lower than the unemployment rate for Surrey, which was 7% (17,810).

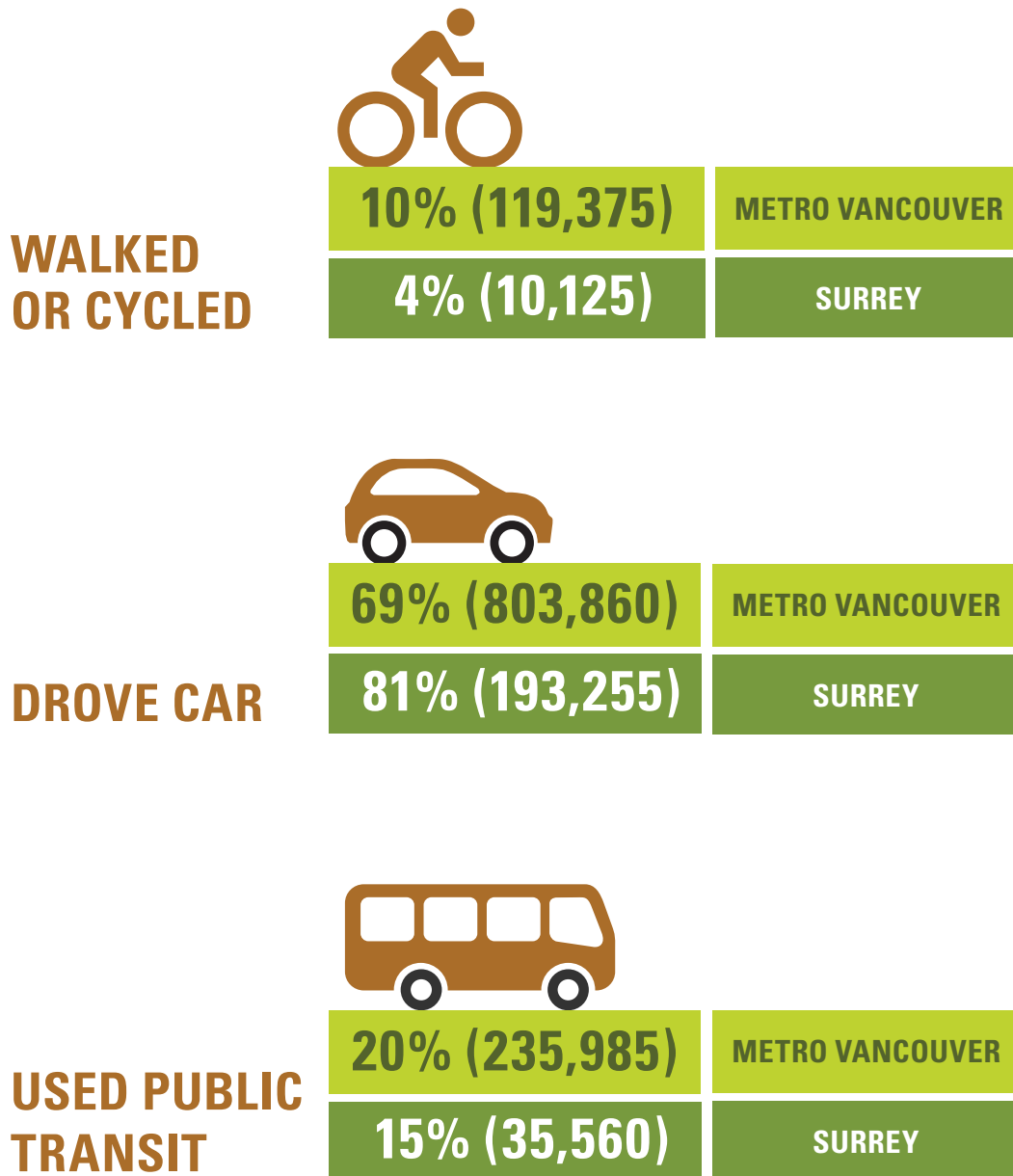


* Participation Rate refers to the labour force, both employed and unemployed individuals, in the week of Sunday, May 1 to Saturday, May 7, 2016, expressed as a percentage of the population aged 15 years and over.

JOURNEY TO WORK

GETTING TO WORK

In 2016 driving remained the predominant mode of transportation to work. In 2016, 69% of Metro Vancouver residents drove to work, which was quite a bit lower than in Surrey where 81% of residents drove to work.



COMMUTE TIME FOR WORK

In 2016, half of the workforce in Metro Vancouver commuted less 30 minutes and the other half commuted more than 30 minutes to work. This was similar to Surrey, where 46% commuted less 30 minutes and 54% commuted more than 30 minutes to work.



**LESS THAN
30 MINUTES**

50%

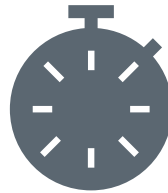
46%



**30 TO 59
MINUTES**

39%

38%



**60 MINUTES
AND OVER**

11%

16%

METRO VANCOUVER

SURREY

PLACE OF WORK STATUS

In 2016, 8% (104,865) of the employed labour force in Metro Vancouver and 6% (16,085) in Surrey worked from home.



**WORKED
FROM HOME**

8% (104,865)

METRO VANCOUVER

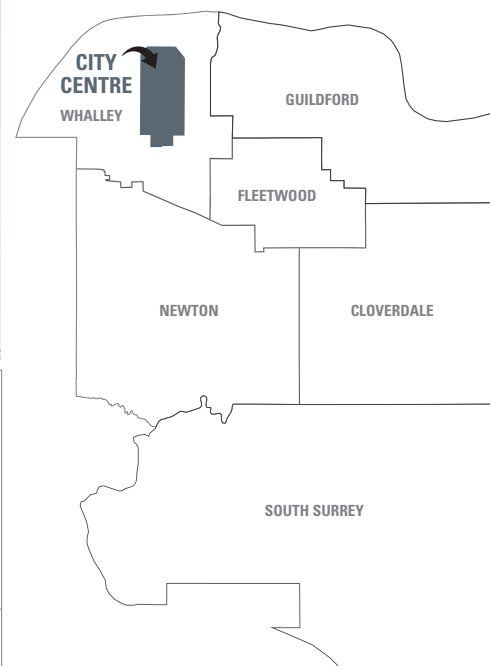
6% (16,085)









SURREY

CITY CENTRE

CITY OF SURREY COMMUNITY PROFILES

2016 Census Data
City of Surrey Statistics



 <p>AREA 548 ha (32,621 ha)</p>	 <p>AVERAGE HOUSEHOLD INCOME \$58,761 (\$93,586)</p>
 <p>POPULATION 26,945 (517,885)</p>	 <p>RENTERS 57% (29%)</p>
 <p>IMMIGRANT POPULATION 30% (43%)</p>	 <p>UNEMPLOYMENT RATE 8% (7%)</p>
 <p>OCCUPIED PRIVATE DWELLINGS 12,100 (169,970)</p>	 <p>TAKE TRANSIT TO WORK 36% (15%)</p>

City of Surrey statistics in brackets

Due to rounding, figures may be slightly lower or higher than stated and percentages may not add up to 100%.

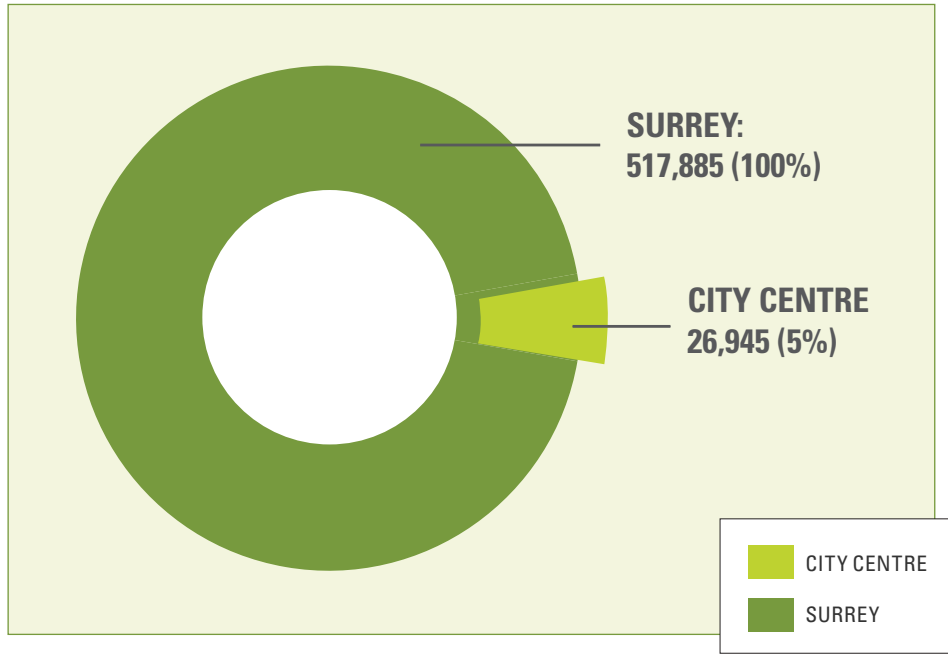
Surrey City Centre is in the midst of a significant transformation; what was once a suburban town centre is developing into a walkable transit-oriented downtown core for business, culture and entertainment activity.

City Centre is bookended between 132 Street and 140 Street to the west and east, and extends as far north as 112 Avenue and as far south as 94th Avenue.

POPULATION & FAMILIES ⁻²⁻

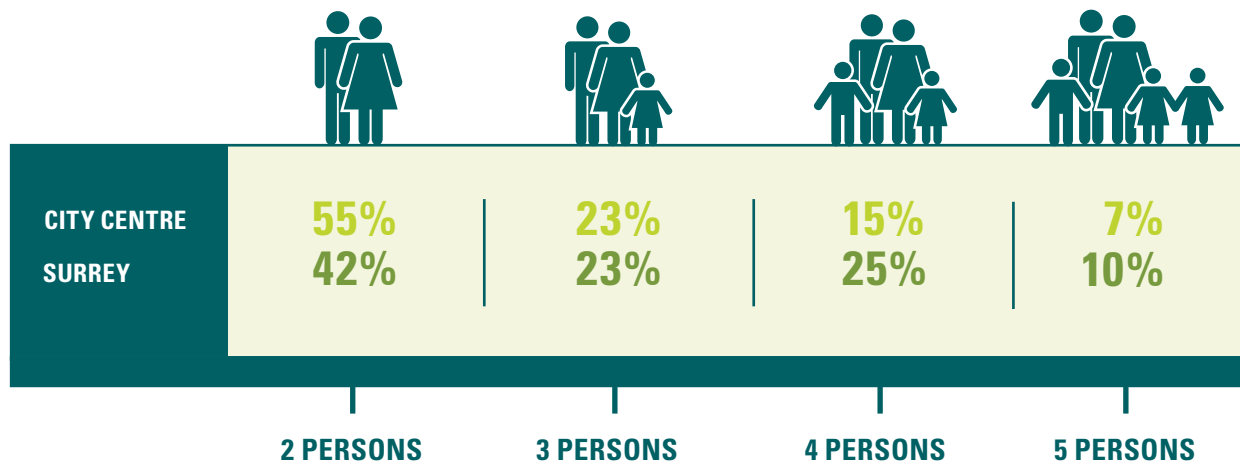
POPULATION

In 2016, the population of City Centre was 26,945, 5% of Surrey's total population.



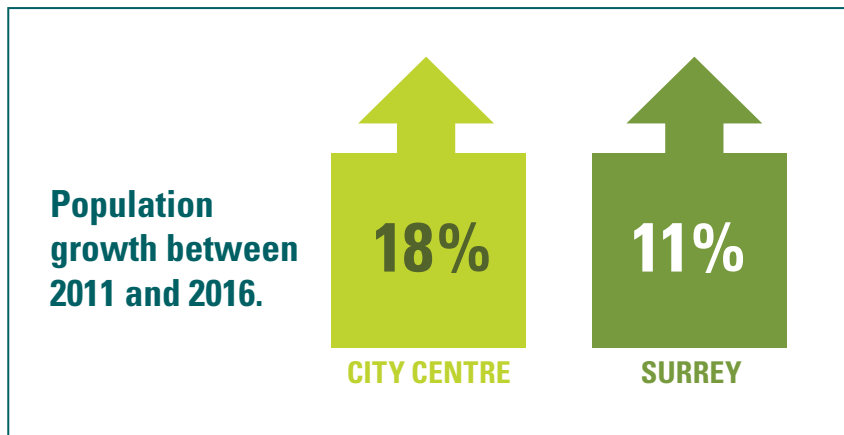
POPULATION BY FAMILY SIZE

The breakdown of family sizes in City Centre in 2016 was quite different than the breakdown for Surrey. In 2016, 55% of families in City Centre consisted of 2 people, much higher than the percentage citywide, (42%). Similarly, 15% of families in City Centre consisted of 4 people, much lower than the percentage citywide (25%).



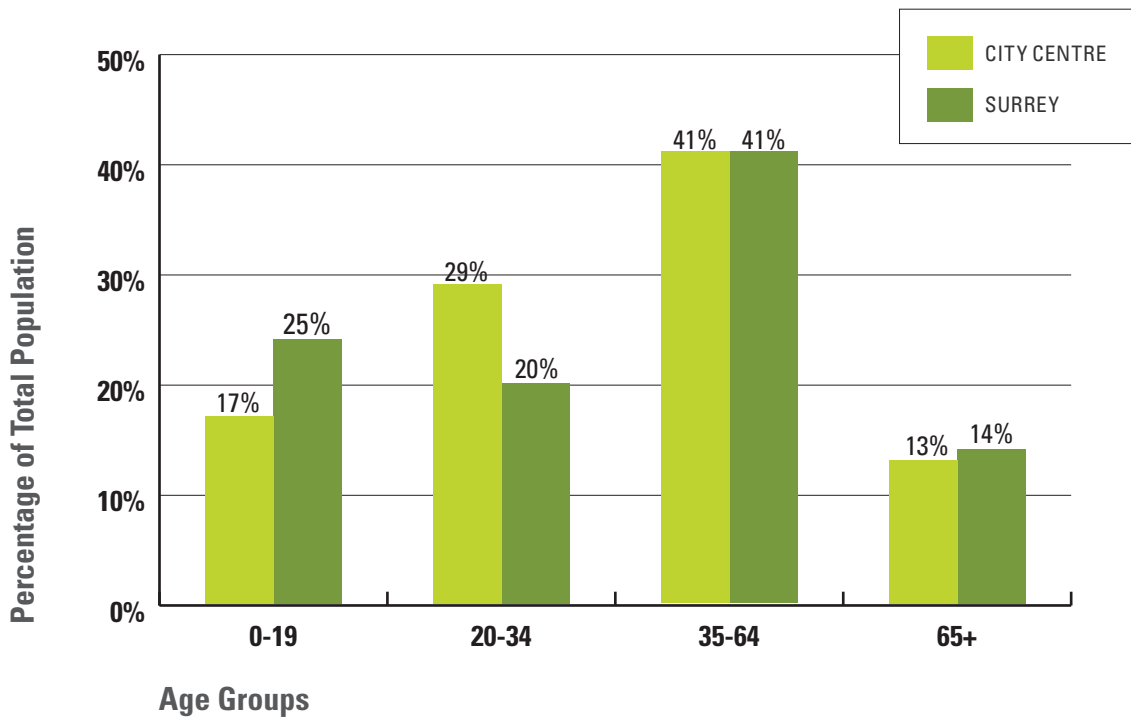
POPULATION GROWTH

City Centre's population grew by 18% between 2011 and 2016. This was down from a previous high of 31% between 2006 and 2011. This was much higher than the rate of growth citywide, which grew 11% between 2011 and 2016, down from 19% between 2006 and 2011.



POPULATION BY AGE GROUP

In 2016, 17% of City Centre's population was 0-19, much lower than the percentage for Surrey, which was 25%. In comparison, 29% of City Centre's population was 20-34, much higher than the percentage for Surrey, which was 20%.

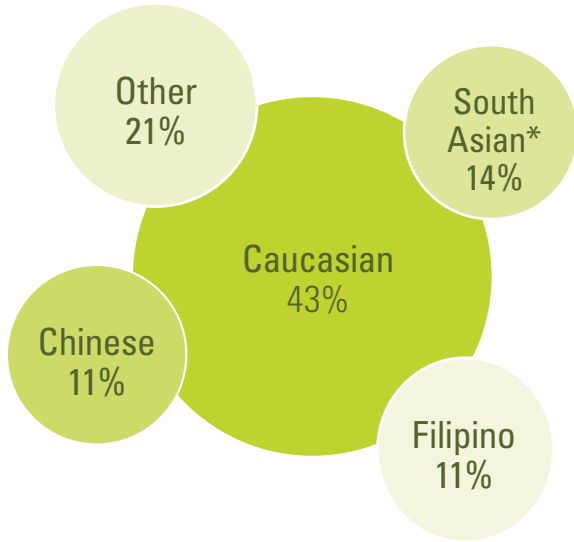


IMMIGRATION

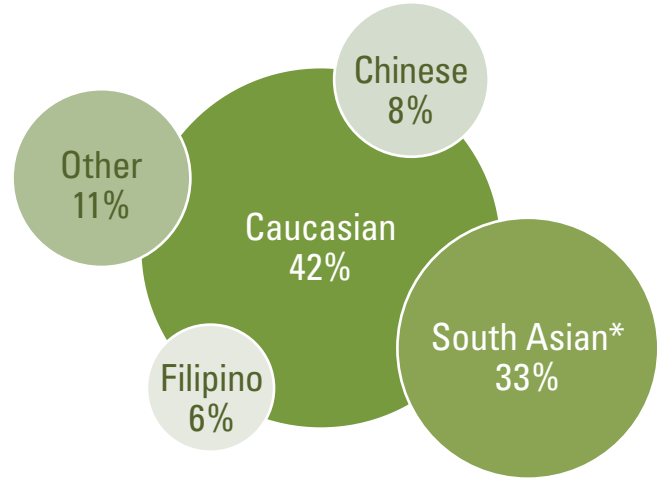
TOP 4 ETHNIC GROUPS

In 2016, 43% of the population in City Centre and 42% citywide were Caucasian.

*South Asian includes East Indian, Pakistani, Sri Lankan, etc.



CITY CENTRE



SURREY

IMMIGRANTS* BY PERIOD OF IMMIGRATION

In 2016, 2,085 of City Centre’s residents were considered recent immigrants having immigrated to Canada between 2011 and 2016. At the same time there were 36,335 recent immigrants living citywide in Surrey.

* Immigrants include all residents who have been granted the right to live in Canada permanently by immigration authorities.



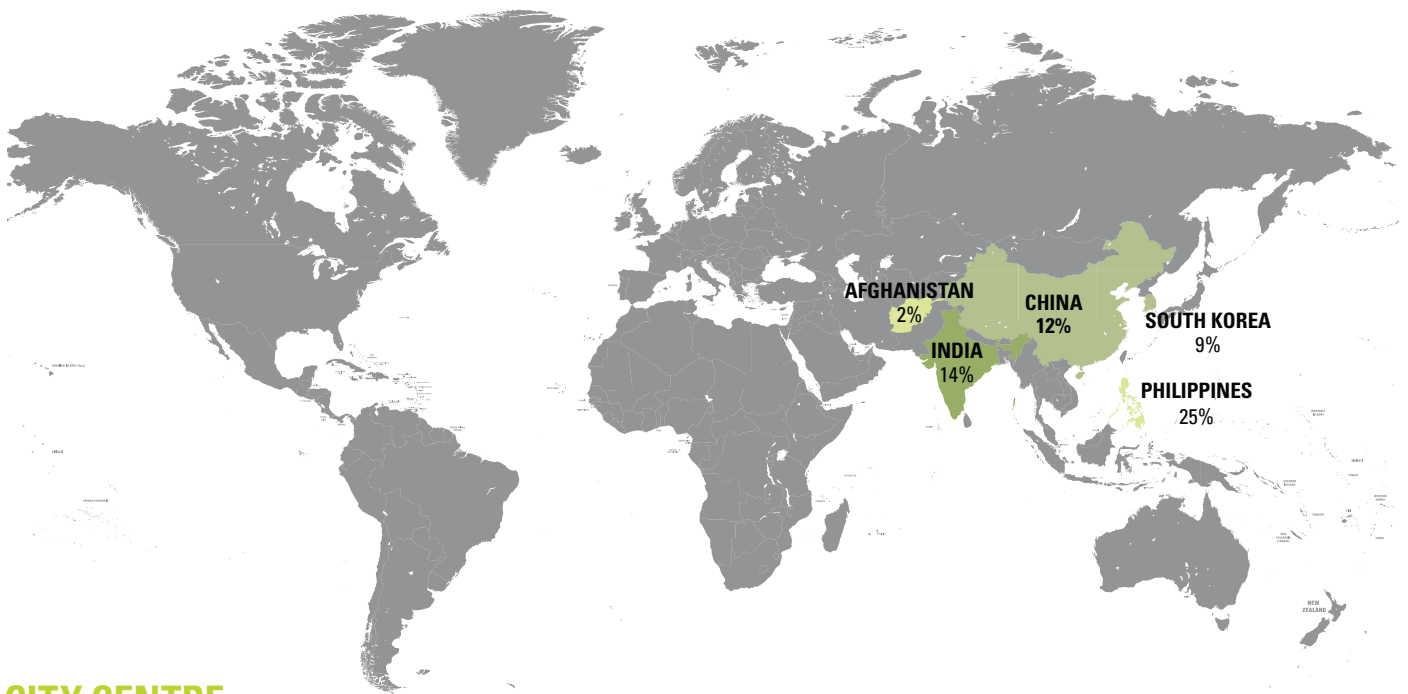
	BEFORE 1981	1981 – 1990	1991 – 2000	2001 – 2010	2011 – 2016
CITY CENTRE	1,305	1,245	2,880	4,225	2,085
SURREY	37,055	25,490	52,570	68,705	36,335

IMMIGRATION POPULATION

TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

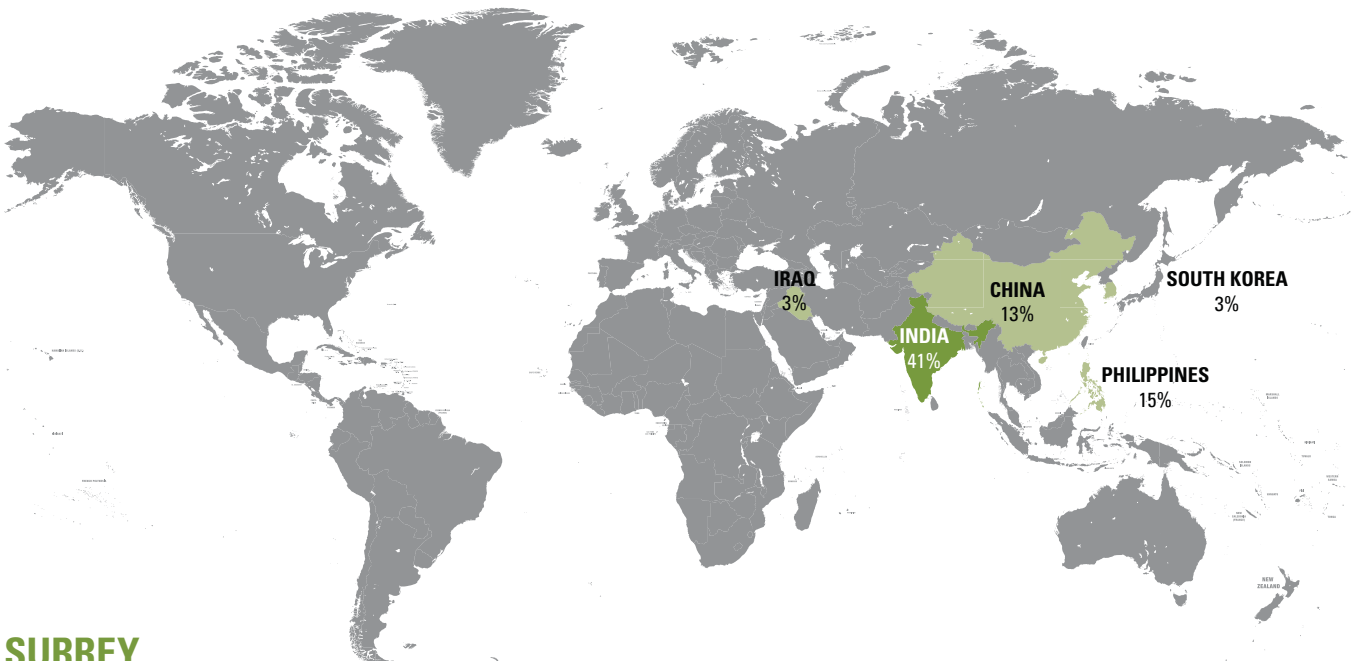
In 2016, the top place of origin of recent immigrants to City Centre was the Philippines (25%). By comparison, the top place of origin of recent immigrants to the City was India (41%).

* Recent immigrants represent those residents who became a landed immigrant between January 2011 and Census Day on May 13, 2016



CITY CENTRE

Map illustrates the top five places of origin of recent immigrants living in City Centre in 2016, which equates to 62% of recent immigrants. The remaining 38% were not mapped.

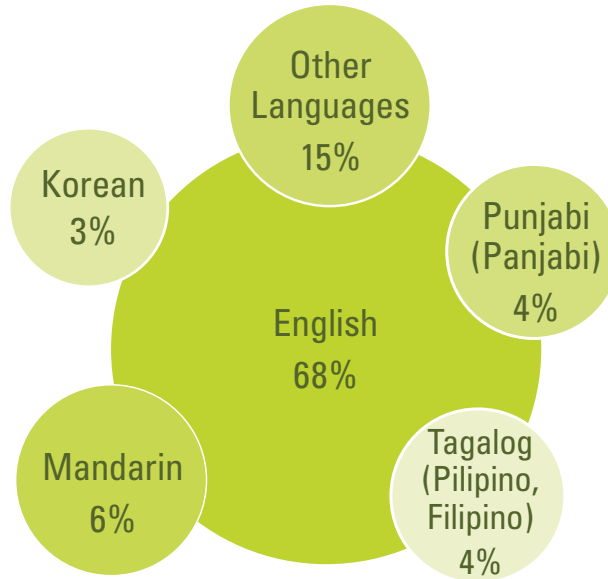


SURREY

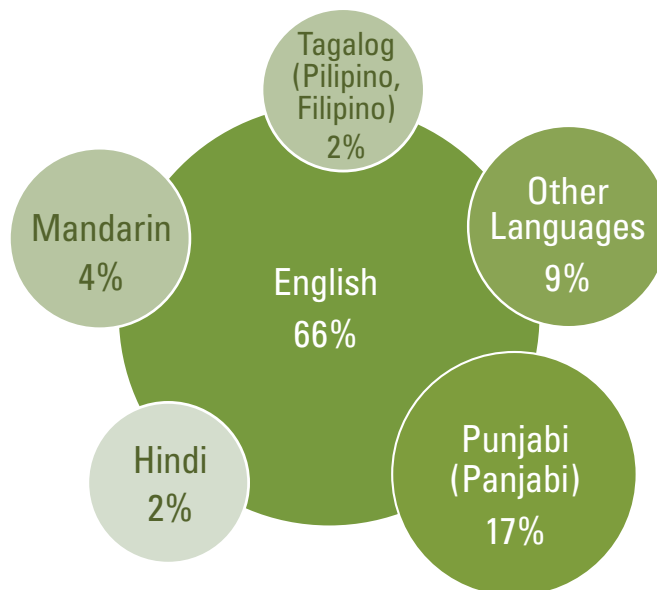
Map illustrates the top five places of origin of recent immigrants living in Surrey in 2016, which equates to 75% of recent immigrants. The remaining 25% were not mapped.

MOST COMMON LANGUAGE SPOKEN AT HOME

In 2016, 68% of City Centre residents spoke English at home, similar to the city where 66% spoke English.



CITY CENTRE



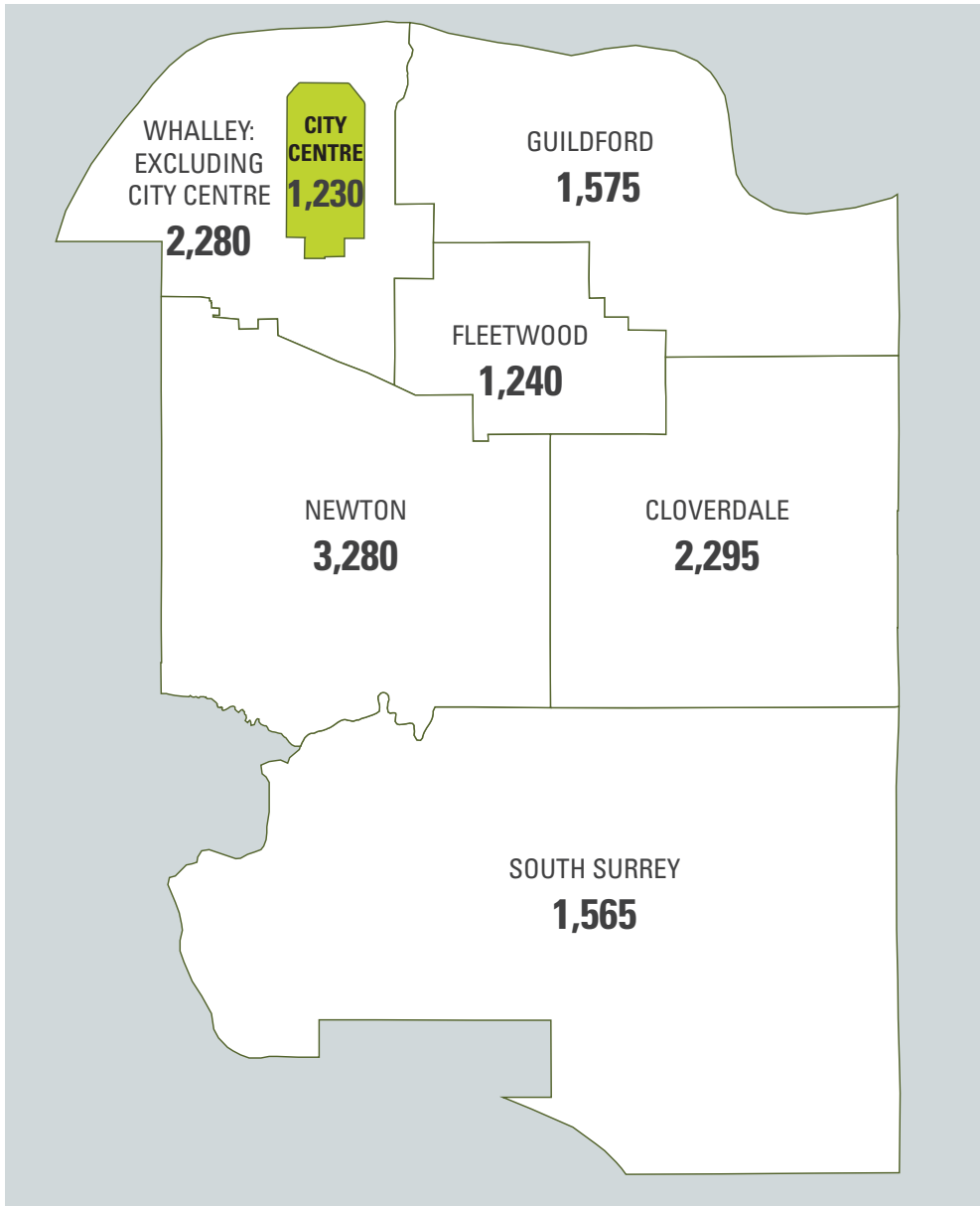
SURREY

INDIGENOUS

INDIGENOUS POPULATION BY COMMUNITY

In 2016, there were 13,460 people that identified as aboriginal* living in Surrey. Of those 1,230 or 5% lived in City Centre

* Aboriginal Identity refers to persons who report being Aboriginal, which includes First Nations, Métis or Inuit and/or Registered or Treaty Indian, and/or a member of a First Nations or Indian Band.



PERCENTAGE OF TOTAL POPULATION THAT IS INDIGENOUS

In 2016, the percentage of City Centre's population that was aboriginal was 5% compared to 3% for the city.





CITY CENTRE 5% **SURREY 3%**



HOUSING

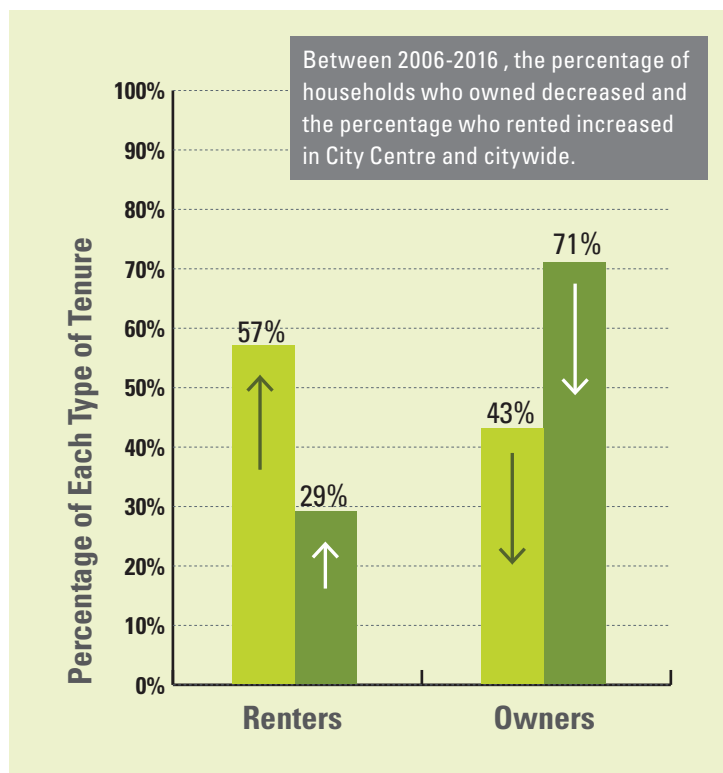
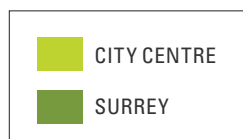
NUMBER OF EACH TYPE OF DWELLING UNIT

In 2016, the majority of dwelling units in City Centre were low and high rise apartment units. In 2016 there were 9,345 apartment units, which represented 77% of the private dwellings. This was significantly higher than the total percentage of apartment units citywide, which was 24% (40,615).

TYPE		CITY CENTRE	SURREY
	Single Family Dwelling	15% (1,770)	58% (99,060)
	Row/Townhouses	8% (1,020)	18% (30,440)
	Low Rise Apartments	40% (4,810)	20% (34,520)
	High Rise Apartments	37% (4,500)	4% (5,950)
Total Dwellings Units		12,100	169,970

TENURE

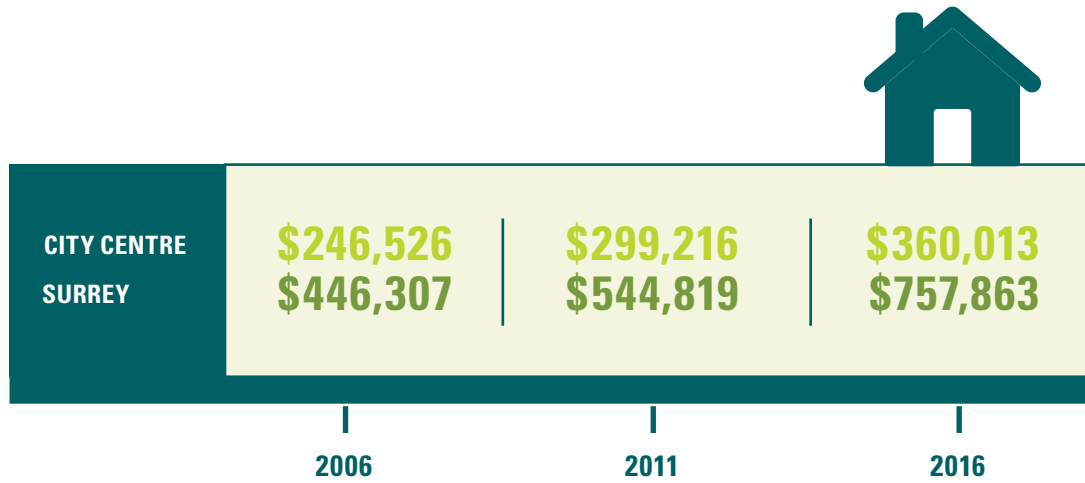
In City Centre, the majority of households rented rather than owned in 2016. 43% of City Centre residents owned their home, compared with 71% for the City. Between 2006 and 2016, the percentage of households who owned decreased while the percentage of households who rented increased. In City Centre, the percentage of households who rented increased from 50% to 57% and Citywide from 25% to 29% between 2006 and 2016.



AVERAGE VALUE OF DWELLINGS

The average value of dwellings* continued to increase in City Centre and citywide between 2006 and 2016. In 2016, the average value of a dwelling in City Centre was \$360,013, compared with \$757,863 citywide.

*The average value of a dwelling refers to the value of the entire dwelling, including the value of the land it is on and of any other structure, such as a garage, which is on the property. If the dwelling is located in a building which contains several dwellings, or a combination of residential and business premises, all of which the household owns, the value is estimated as a portion of the market value that applies only to the dwelling in which the household resides.



HOUSING AFFORDABILITY

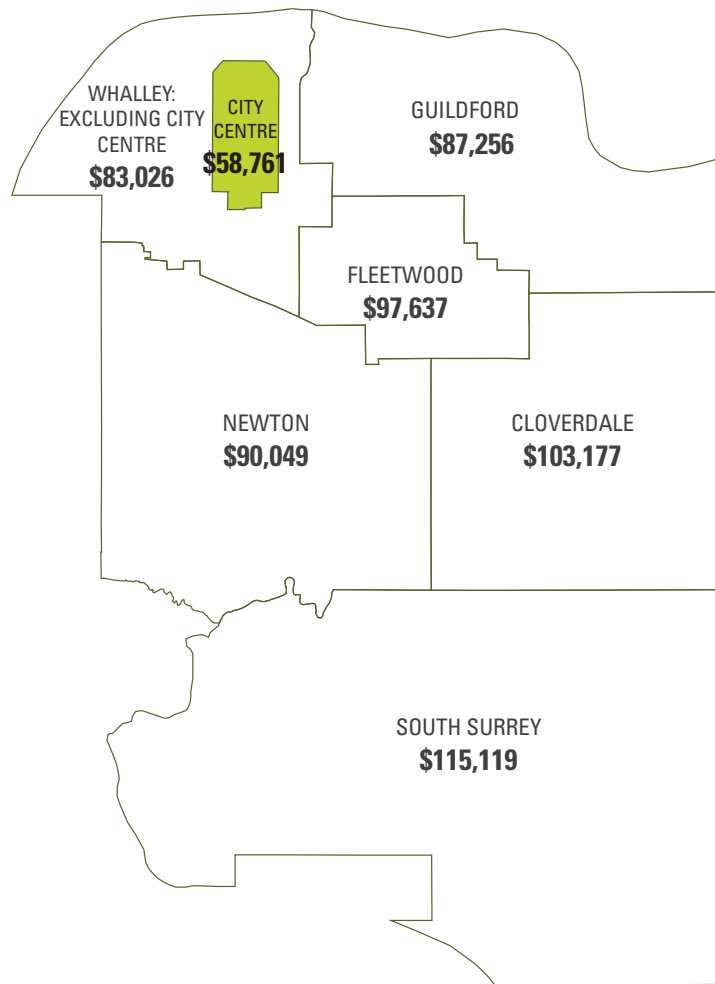
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2016, 43% of renters in City Centre and 37% citywide spent more than 30% of their income on rent. In comparison 30% of home owners in City Centre and 25% citywide spent 30% or more of their household income on housing.



INCOME

AVERAGE HOUSEHOLD INCOME

In 2015, the average household income in City Centre was \$58,761, which was much lower than the city's average income (\$93,586).



AVERAGE INCOME BY HOUSEHOLD TYPE

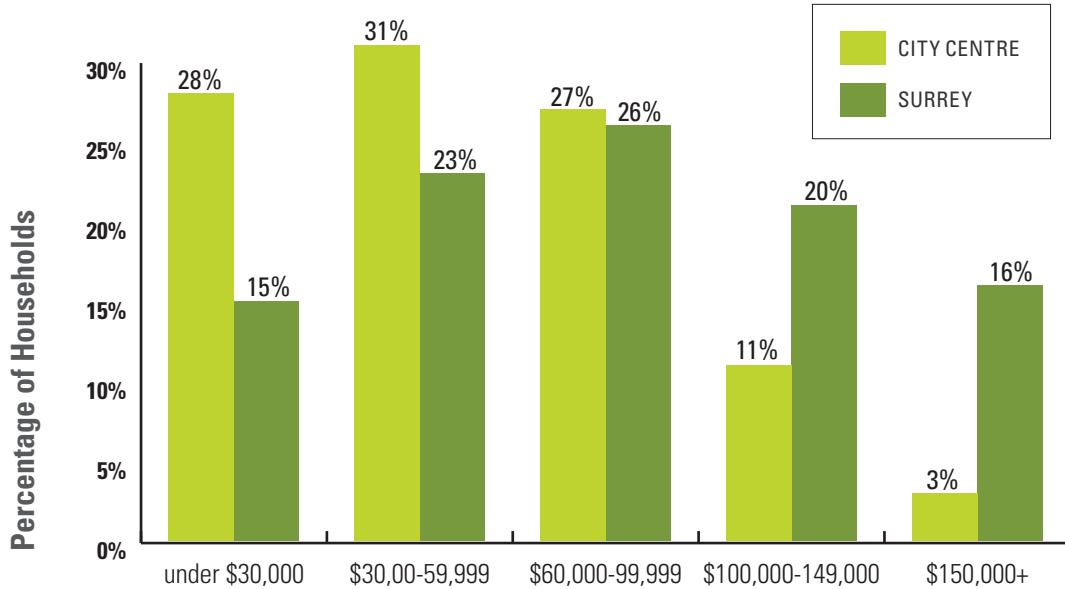
In 2015 in City Centre, the family type with the highest average household income* was couples with children, with an income of \$80,853. For each family type, the average income in City Centre was much lower than those for the city.

TYPE	CITY CENTRE	SURREY
Couple Families Without Children	\$72,955	\$95,517
Couple Families with Children	\$80,853	\$119,698
Lone-Parent Families	\$52,596	\$62,818
Persons 15 Years and Over Not in Families	\$35,079	\$39,475
All Households	\$58,761	\$93,586

* Household income is the sum of the total income of all members of the household. Income data for families refers to all persons living in the same home who are related by blood, marriage, common-law or adoption.

INCOME DISTRIBUTION

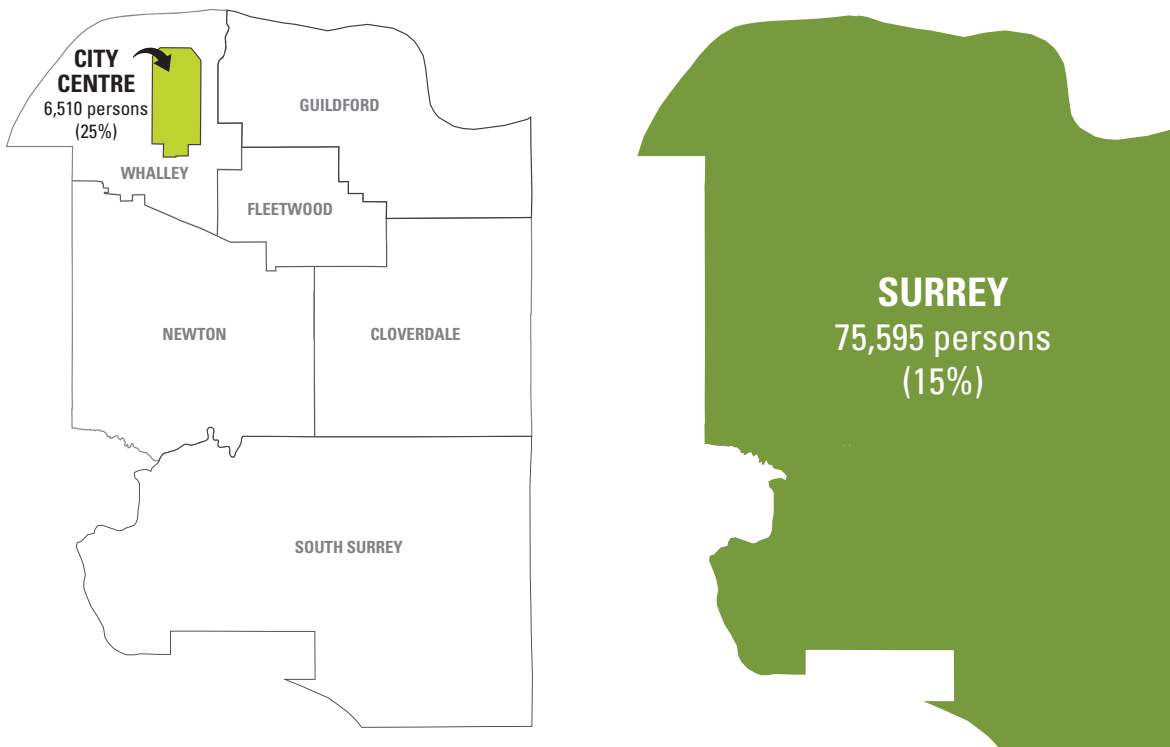
In 2015, the percentage of households in City Centre with an income of more than \$150,000 was 3%, much less than the city with 16%.



PERSONS IN LOW INCOME

In 2015, about 1 in 4 people, or 25% of the population in City Centre were considered to be low income*. This was much higher than the percentage for the city, which was 15%.

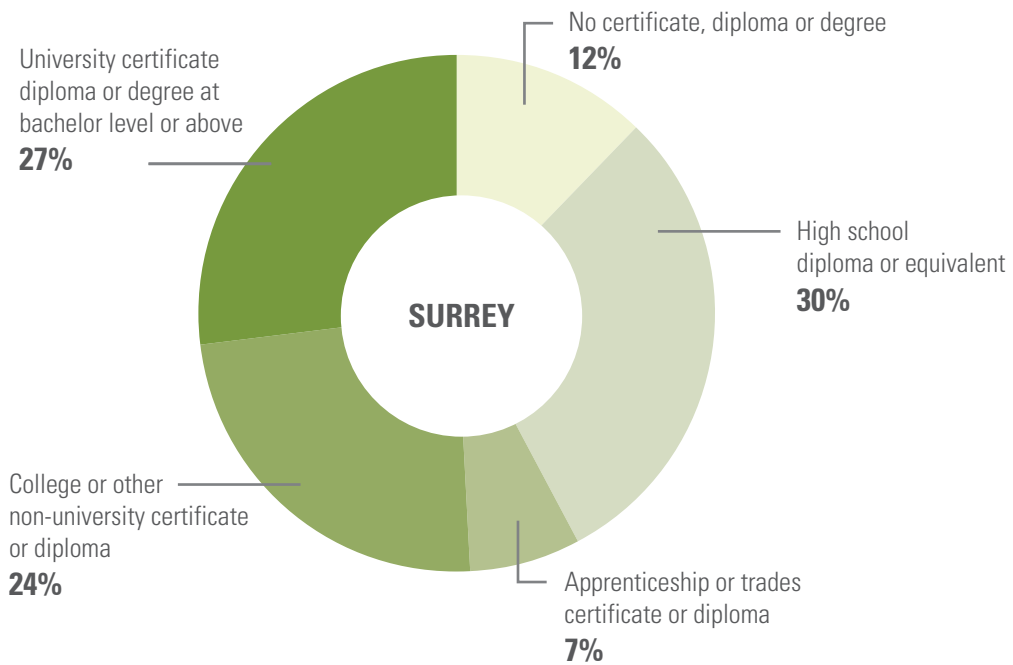
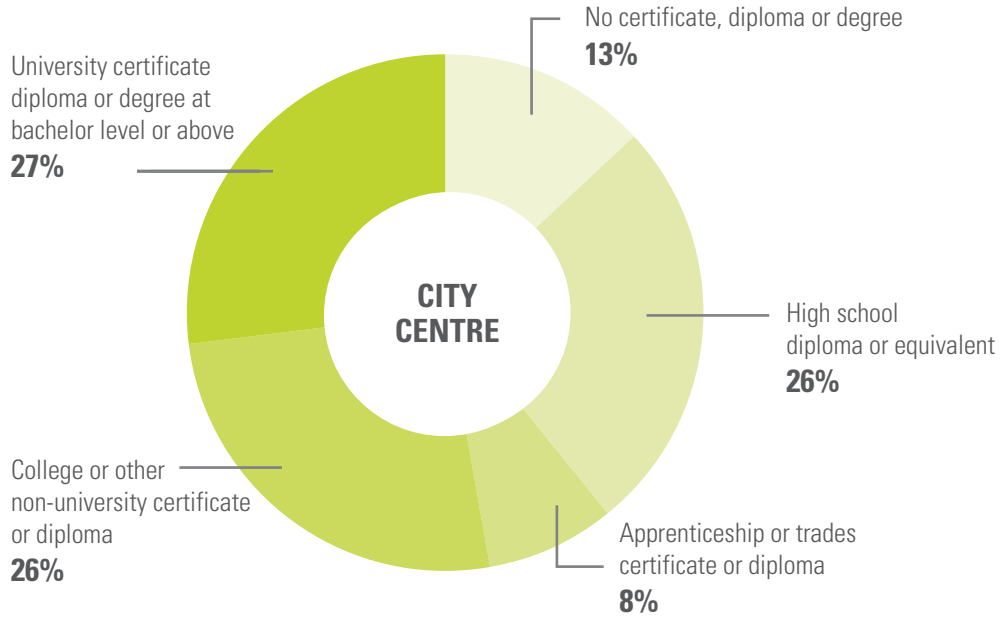
*Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

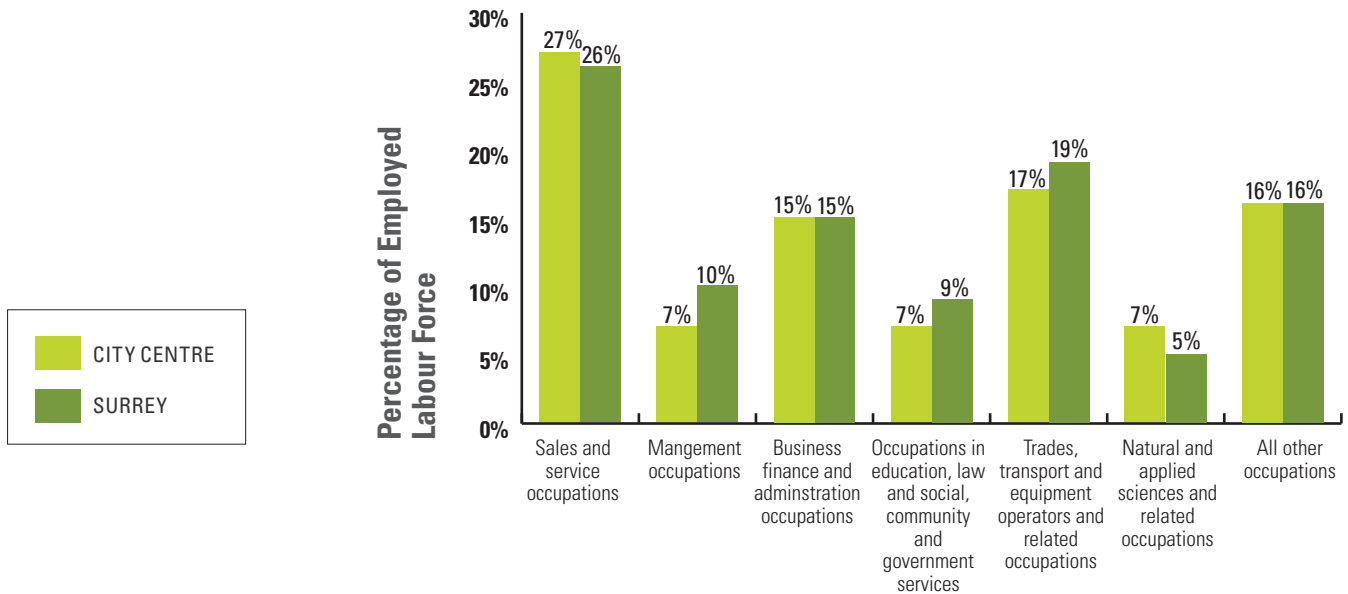
In 2016, 27% of the City's and the City Centre's population aged 25 to 64 had a university degree.



LABOUR FORCE

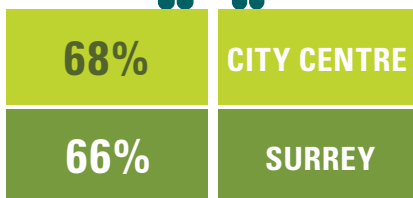
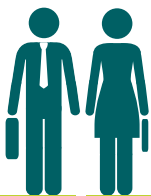
MAJOR OCCUPATIONS

The breakdown of occupations in City Centre in 2016 was very similar to the breakdown for Surrey.



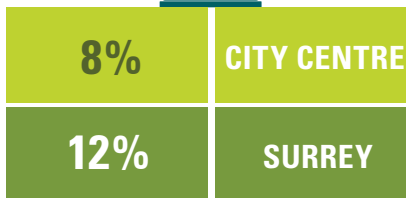
Employment

In 2016, the overall labour force participation rate* in City Centre was 68%, very similar to the city at 66%.



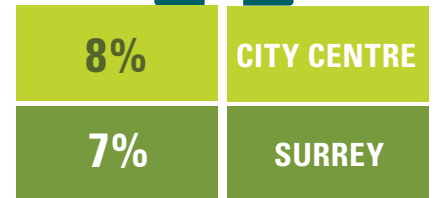
Self-Employed

In 2016, 8% (1,185) of the employed labour force in City Centre were self-employed, compared with 12% (31,800) citywide.



Unemployment Rate

In 2016, 8% of those participating in the labour force in City Centre were unemployed. This was higher than the percentage for the city, which was 7%.

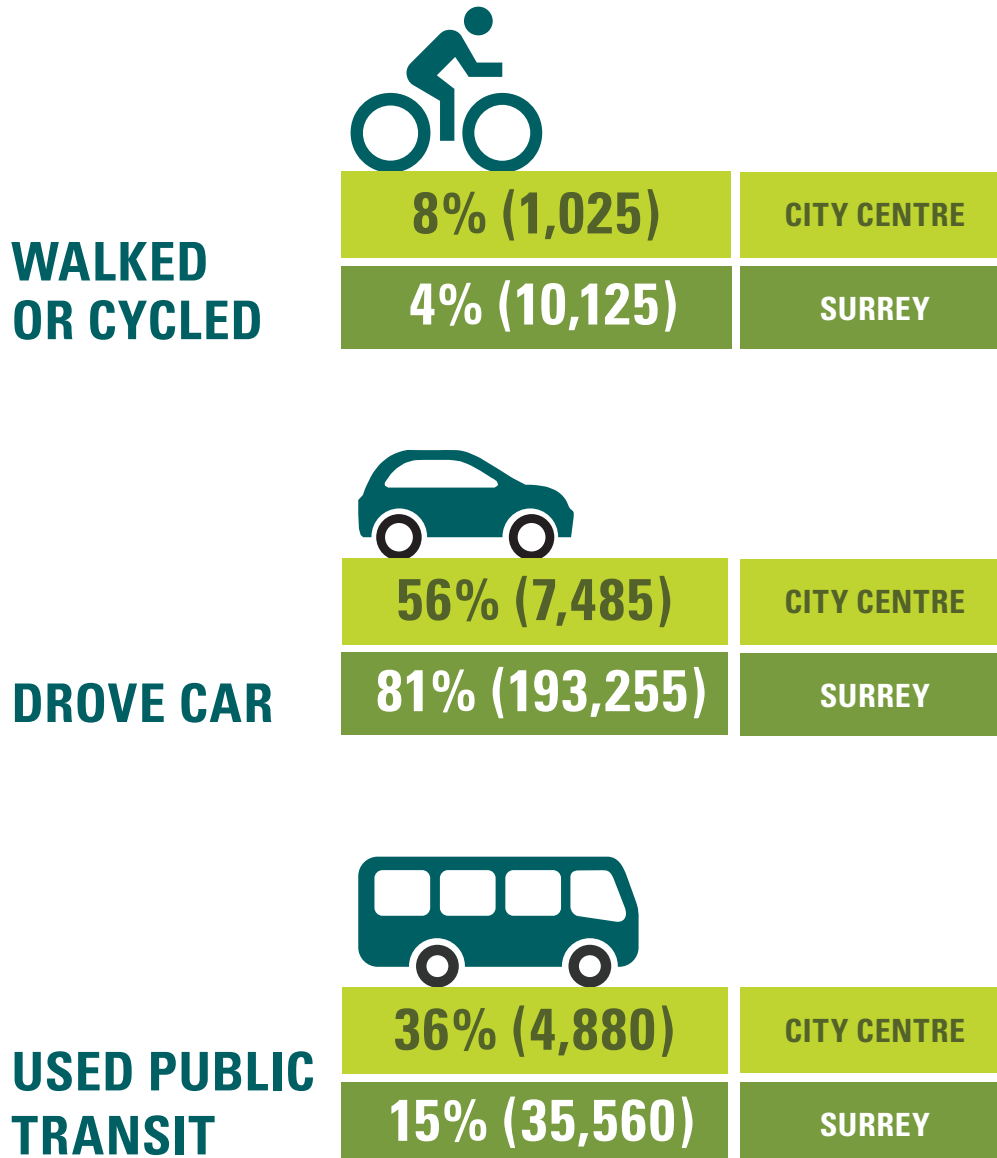


* Participation Rate refers to the labour force, both employed and unemployed individuals, in the week of Sunday, May 1 to Saturday, May 7, 2016, expressed as a percentage of the population aged 15 years and over.

JOURNEY TO WORK

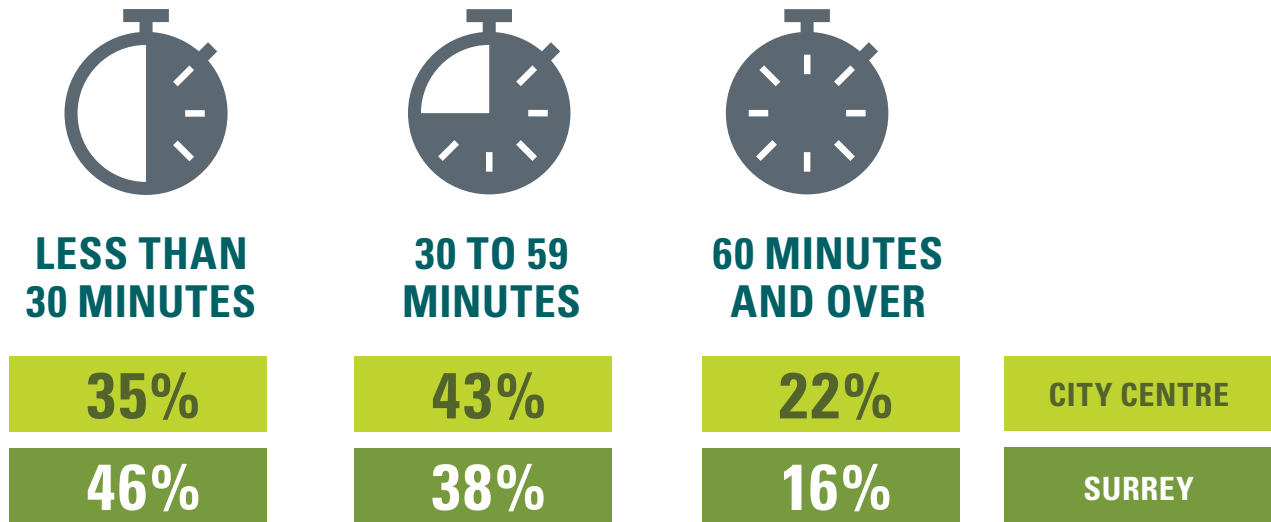
GETTING TO WORK

In 2016 driving remained the predominant mode of transportation to work, however City Centre had a much lower percentage of commuters driving to work (56%) than citywide (81%).



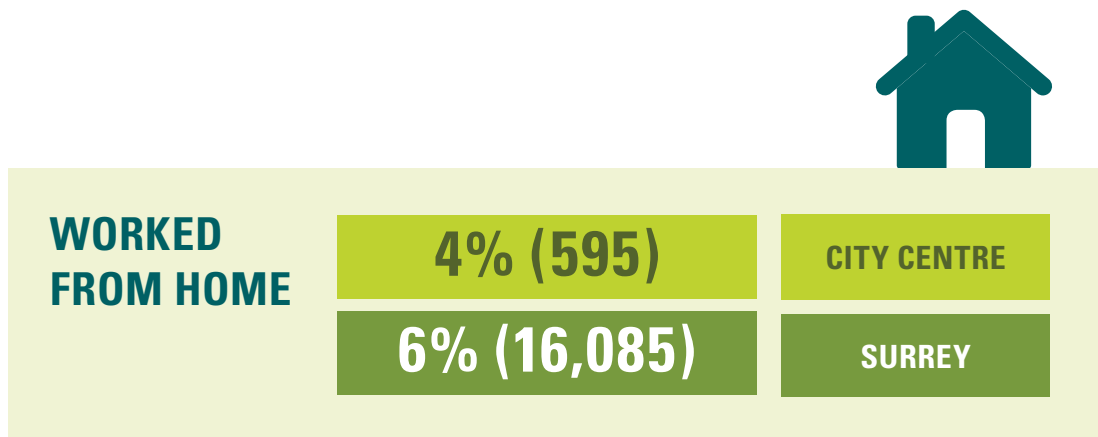
COMMUTE TIME FOR WORK

In 2016 in City Centre, 65% (43% + 22%) of those in the workforce commuted more than 30 minutes and of those, 22% commuted more than an hour to work. In comparison, 54% (38% + 16%) of Surrey's workforce commuted more than 30 minutes and of those, 16% commuted more than an hour to work.



PLACE OF WORK STATUS

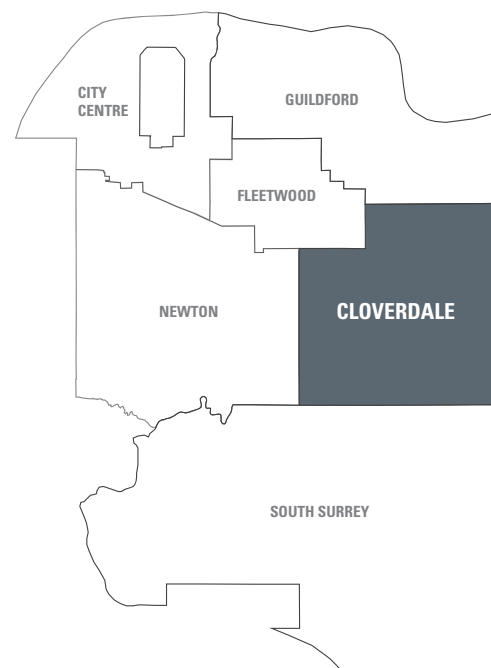
In 2016, 4% (595) of the employed labour force in City Centre worked from home, compared with 6% (16,085) citywide.











CLOVERDALE

CITY OF SURREY COMMUNITY PROFILES

2016 Census Data
City of Surrey Statistics



 <p>AREA 4,917 ha (32,621 ha)</p>	 <p>AVERAGE HOUSEHOLD INCOME \$103,177 (\$93,586)</p>
 <p>POPULATION 65,645 (517,885)</p>	 <p>RENTERS 21% (29%)</p>
 <p>IMMIGRANT POPULATION 23% (43%)</p>	 <p>UNEMPLOYMENT RATE 5% (7%)</p>
 <p>OCCUPIED PRIVATE DWELLINGS 22,745 (169,970)</p>	 <p>TAKE TRANSIT TO WORK 6% (15%)</p>

City of Surrey statistics in brackets

Due to rounding, figures may be slightly lower or higher than stated and percentages may not add up to 100%.

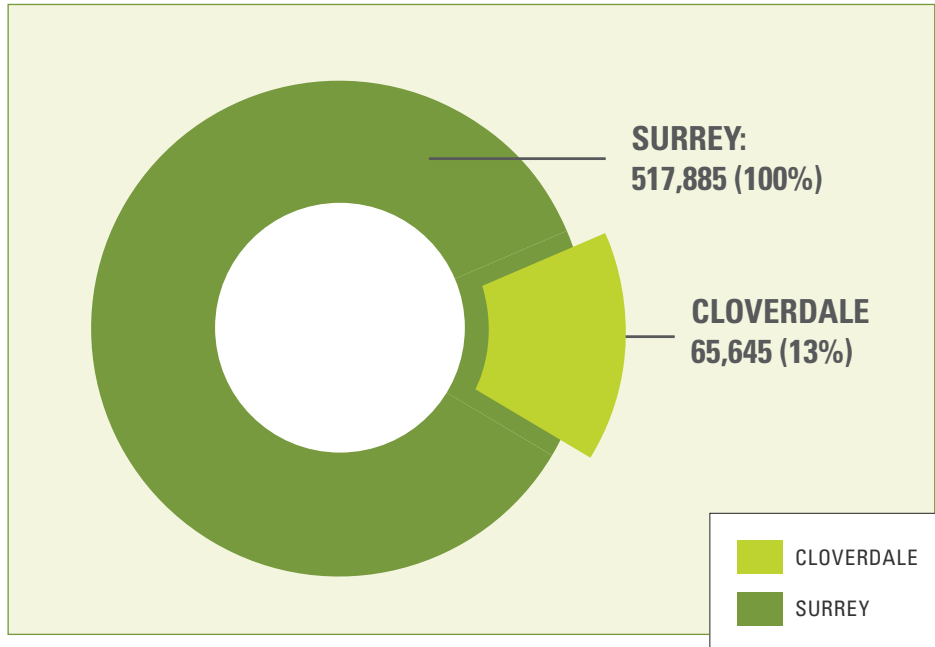
Cloverdale is characterized by a mix of historic and newer neighbourhoods, such as West Cloverdale and Clayton Heights. Drawing on its rich agricultural and pioneer heritage, Cloverdale is home to the annual Cloverdale Rodeo.

Cloverdale is the third largest community in Surrey. The western border runs along 160th Street and connects with 48th Avenue, which is the southern border. To the east is Langley and to the north are Guildford and Cloverdale, separated by 84th Avenue and 76th Avenue respectively.

POPULATION & FAMILIES ⁻²⁻

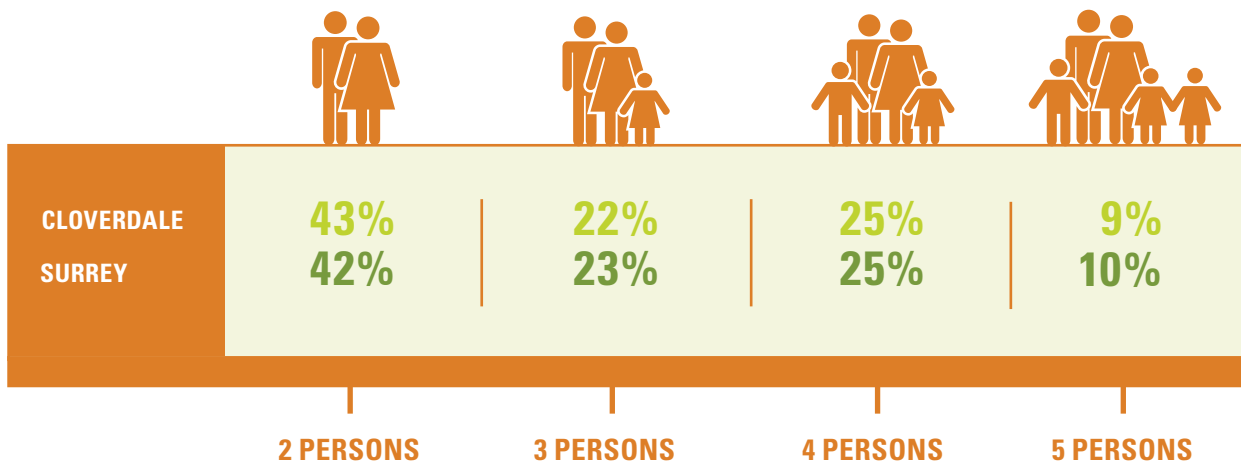
POPULATION

In 2016, the population of Cloverdale was 65,645 or 13% of Surrey's total population.



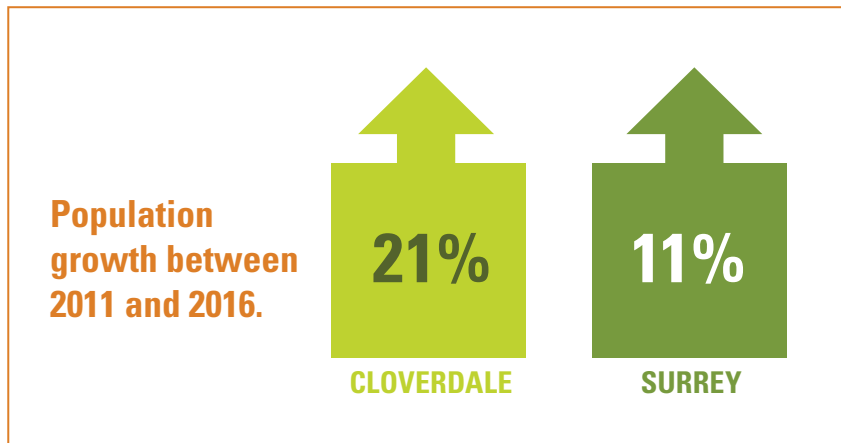
POPULATION BY FAMILY SIZE

The breakdown of family sizes in Cloverdale in 2016 was fairly similar to the breakdown for Surrey.



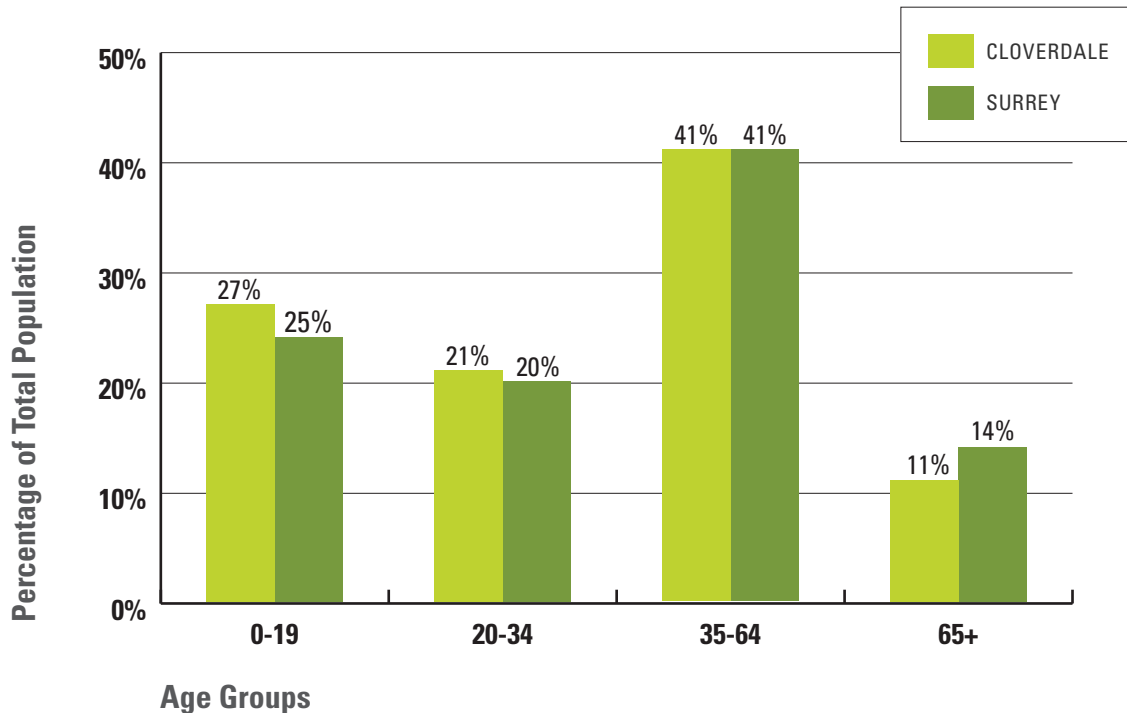
POPULATION GROWTH

Cloverdale's population grew by 21% between 2011 and 2016. This was down from a previous high of 44% between 2006 and 2011. This was much higher than the overall city growth rates. The city's population grew by 11% between 2011 and 2016, down from 19% between 2006 and 2011.



POPULATION BY AGE GROUP

In 2016 the average age in Cloverdale was 37, 2 years younger than the average age for the city which was 39. In 2016, only 11% of Cloverdale's population was 65 and over, compared with 14% citywide.

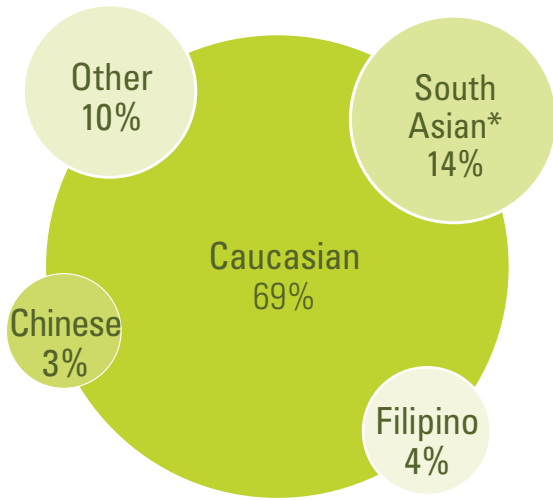


IMMIGRATION

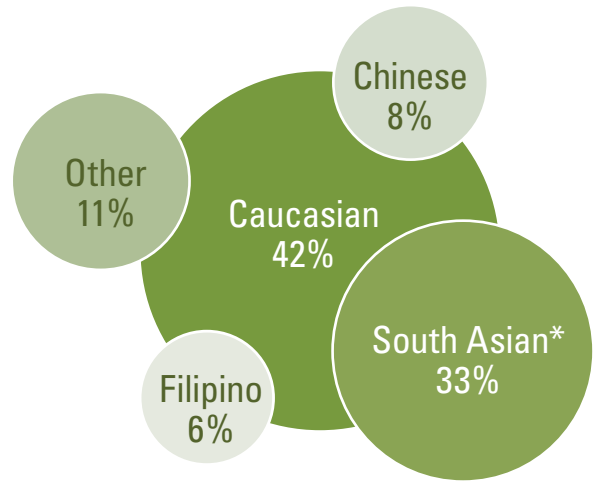
TOP 4 ETHNIC GROUPS

In 2016, 69% of the population in Cloverdale was Caucasian. This was much higher than the city, where 42% of the population was Caucasian in 2016.

*South Asian includes East Indian, Pakistani, Sri Lankan, etc.



CLOVERDALE



SURREY

IMMIGRANTS* BY PERIOD OF IMMIGRATION

Immigration has steadily risen in Cloverdale and in the city in the last 40 years. 1,985 immigrants moved into Cloverdale between 2011 and 2016. During the same time period 36,335 immigrants moved into the city.

* Immigrants include all residents who have been granted the right to live in Canada permanently by immigration authorities.



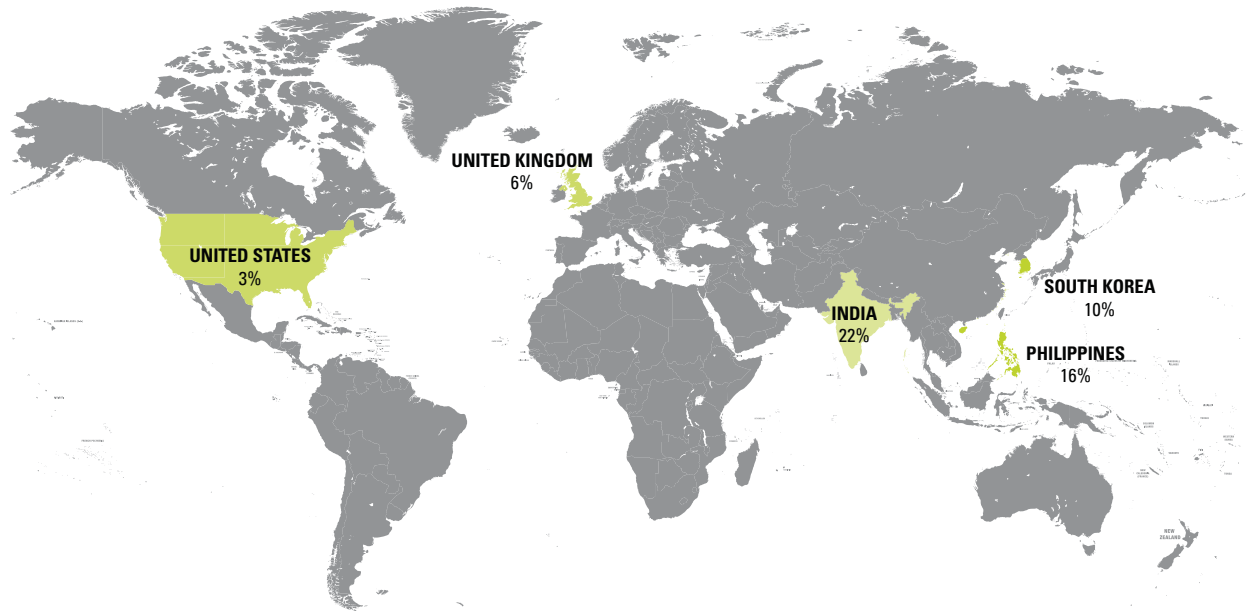
	BEFORE 1981	1981 – 1990	1991 – 2000	2001 – 2010	2011 – 2016
CLOVERDALE	3,930	1,945	3,190	4,260	1,985
SURREY	37,055	25,490	52,570	68,705	36,335

IMMIGRATION POPULATION

TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

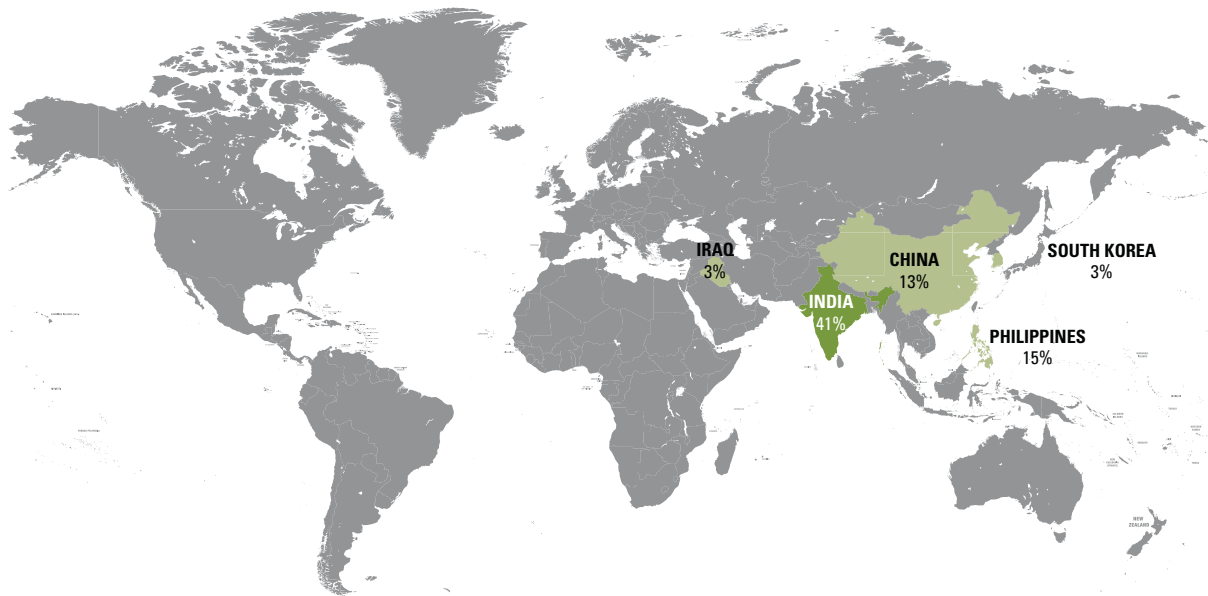
In 2016, the top place of origin of recent immigrants to Cloverdale was India (22%). By comparison, the top place of origin of recent immigrants to the City was India (41%).

* Recent immigrants represent those residents who became a landed immigrant between January 2011 and Census Day on May 13, 2016



CLOVERDALE

Map illustrates the top five places of origin of recent immigrants living in Cloverdale in 2016, which equates to 57% of recent immigrants. The remaining 43% were not mapped.

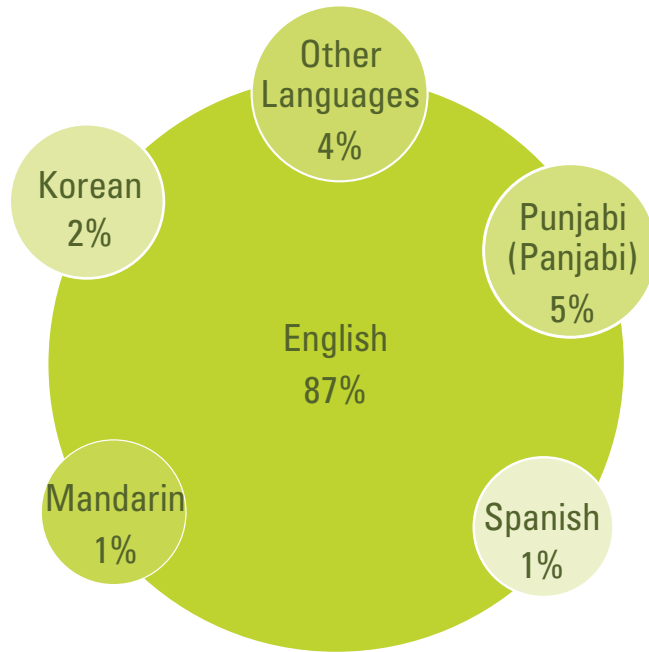


SURREY

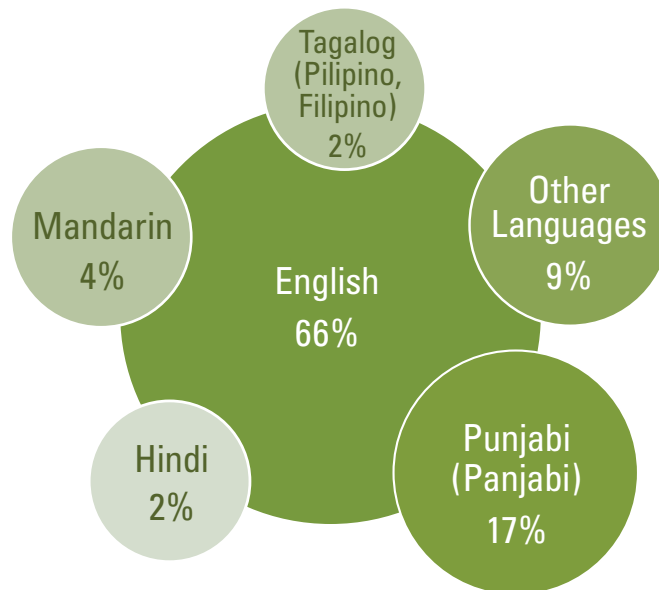
Map illustrates the top five places of origin of recent immigrants living in Surrey in 2016, which equates to 75% of recent immigrants. The remaining 25% were not mapped.

MOST COMMON LANGUAGE SPOKEN AT HOME

In 2016, 87% of Cloverdale's residents spoke English at home, much higher than the percentage for the city, where only 66% spoke English.



CLOVERDALE



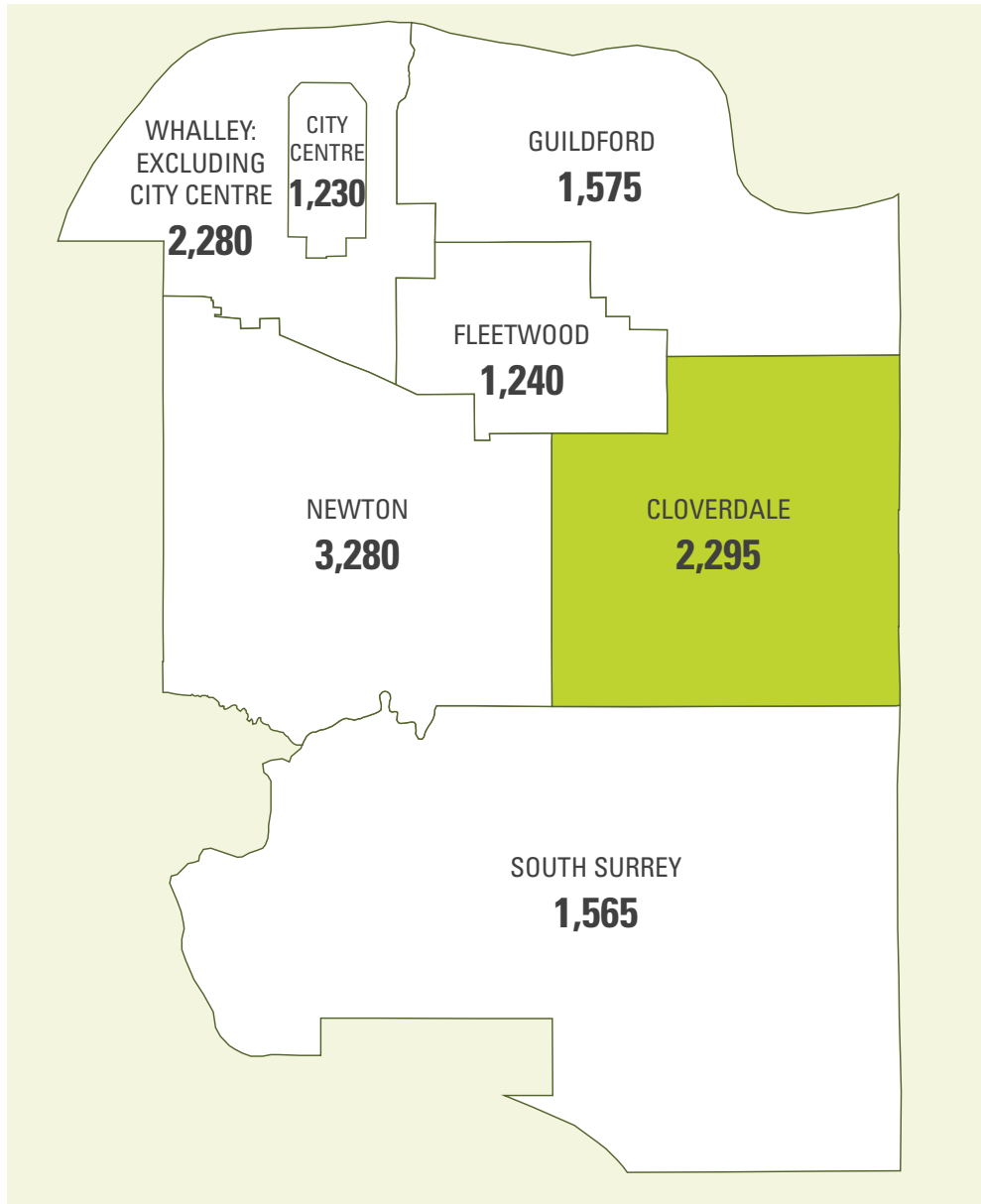
SURREY

INDIGENOUS

INDIGENOUS POPULATION BY COMMUNITY

In 2016, there were 13,460 people that identified as aboriginal* living in Surrey. Of those 2,295 or 17% lived in Cloverdale.

* Aboriginal Identity refers to persons who report being Aboriginal, which includes First Nations, Métis or Inuit and/or Registered or Treaty Indian, and/or a member of a First Nations or Indian Band.



PERCENTAGE OF TOTAL POPULATION THAT IS INDIGENOUS

In 2016, the percentage of Cloverdale's population that was aboriginal was 4% compared to 3% for the city.




CLOVERDALE 4% **SURREY 3%**



HOUSING

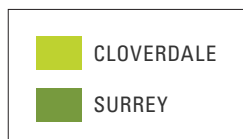
NUMBER OF EACH TYPE OF DWELLING UNIT

Single family homes remained the dominant residential building type in Cloverdale. In 2016 there were 14,415 single and two family dwellings in Cloverdale, which represented 63% of all private dwellings. This was comparable with the city, where 58% (99,235) of the private dwellings were single family in 2016.

TYPE		CLOVERDALE	SURREY
	Single Family Dwelling	63% (14,395)	58% (99,060)
	Row/Townhouses	25% (5,685)	18% (30,440)
	Apartments	12% (2,665)	24% (40,470)
Total Dwellings Units		22,745	169,970

TENURE

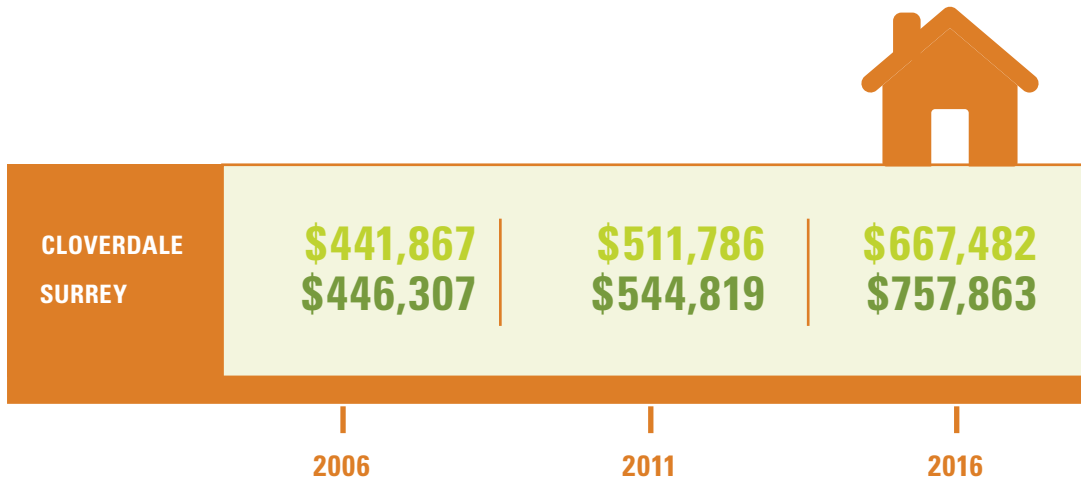
Ownership remained the predominant form of tenure in Cloverdale and citywide. In 2016, 79% of Cloverdale residents owned their home, compared with 71% for the City. However, between 2006 and 2016, the percentage of households who owned decreased while the percentage of households who rented increased. In Cloverdale, the percentage of households who rented increased from 14% to 21% and Citywide from 25% to 29% between 2006 and 2016.



AVERAGE VALUE OF DWELLINGS

The average value of dwellings* continued to increase in Cloverdale and citywide between 2006 and 2016. In 2016, the average value of a dwelling in Cloverdale was \$667,482, compared with \$757,863 citywide.

*The average value of a dwelling refers to the value of the entire dwelling, including the value of the land it is on and of any other structure, such as a garage, which is on the property. If the dwelling is located in a building which contains several dwellings, or a combination of residential and business premises, all of which the household owns, the value is estimated as a portion of the market value that applies only to the dwelling in which the household resides.



HOUSING AFFORDABILITY

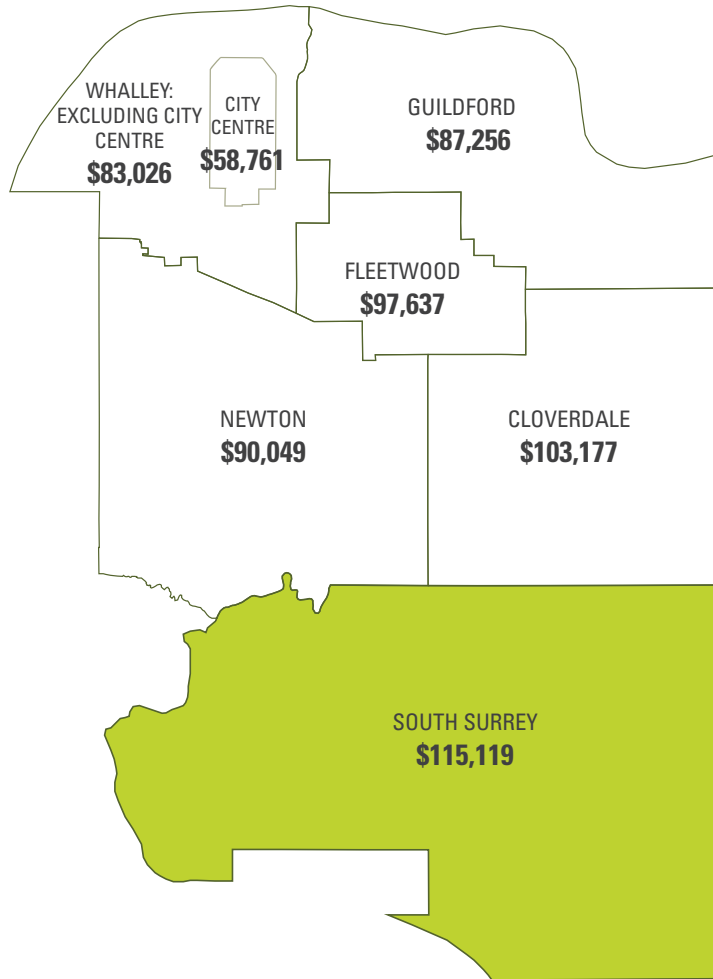
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2016, 36% of renters in Cloverdale and 37% citywide spent more than 30% of their income on rent. In comparison 18% of home owners in Cloverdale and 25% citywide spent 30% or more of their household income on housing.



INCOME

AVERAGE HOUSEHOLD INCOME

In 2015, Cloverdale had the second highest average household income of all seven Surrey communities, with an average household income of \$103,177.



AVERAGE INCOME BY HOUSEHOLD TYPE

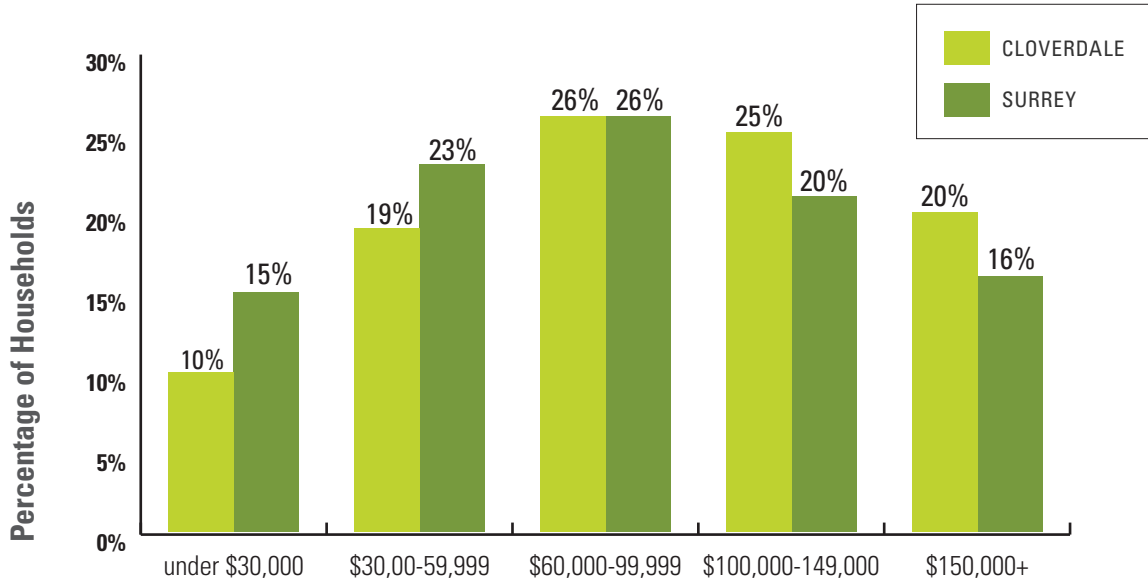
In 2015 in Cloverdale, the family type with the highest average household income* was couples with children, with an income of \$131,163. For each census family type, the average income in Cloverdale was higher than those for the city.

TYPE	CLOVERDALE	SURREY
Couple Families Without Children	\$100,137	\$95,517
Couple Families with Children	\$131,163	\$119,698
Lone-Parent Families	\$71,122	\$62,818
Persons 15 Years and Over Not in Families	\$47,735	\$39,475
All Households	\$103,177	\$93,586

* Household income is the sum of the total income of all members of the household. Income data for families refers to all persons living in the same home who are related by blood, marriage, common-law or adoption.

INCOME DISTRIBUTION

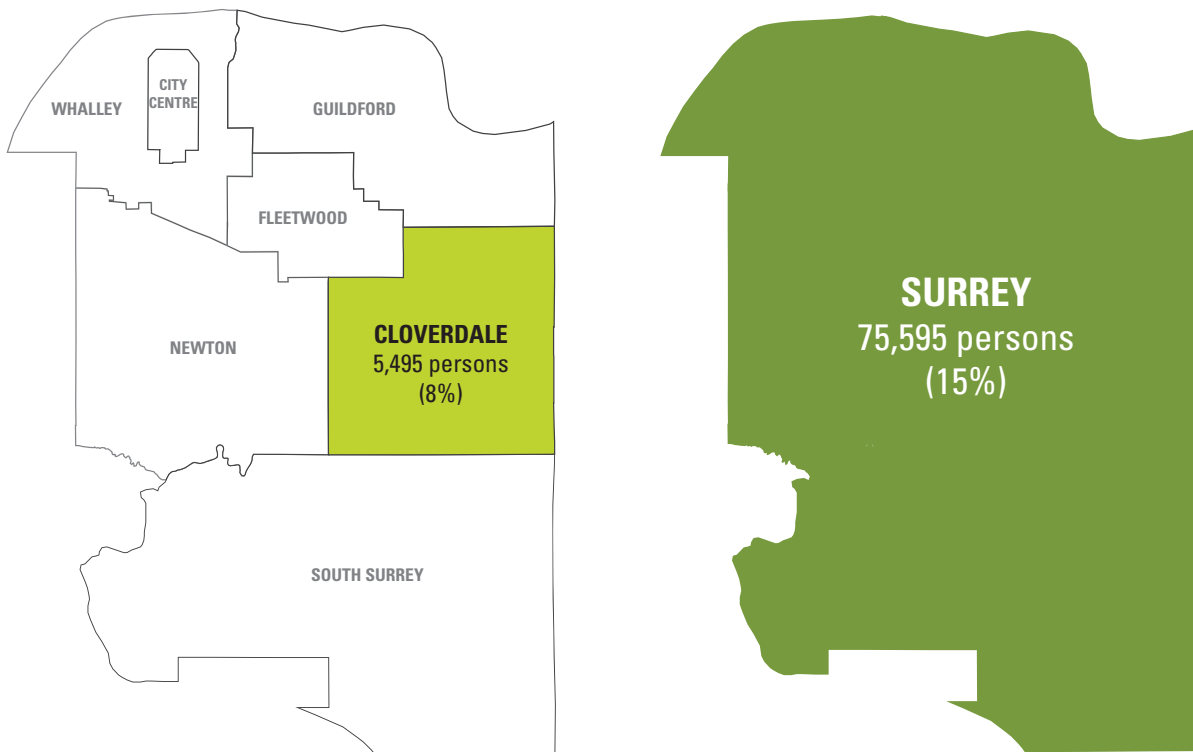
In 2015, Cloverdale had a larger percentage of households in the higher income brackets than citywide.



PERSONS IN LOW INCOME

In 2015, 8% of the population in Cloverdale was considered low income*. This was much lower than the percentage for the city, which was 15%.

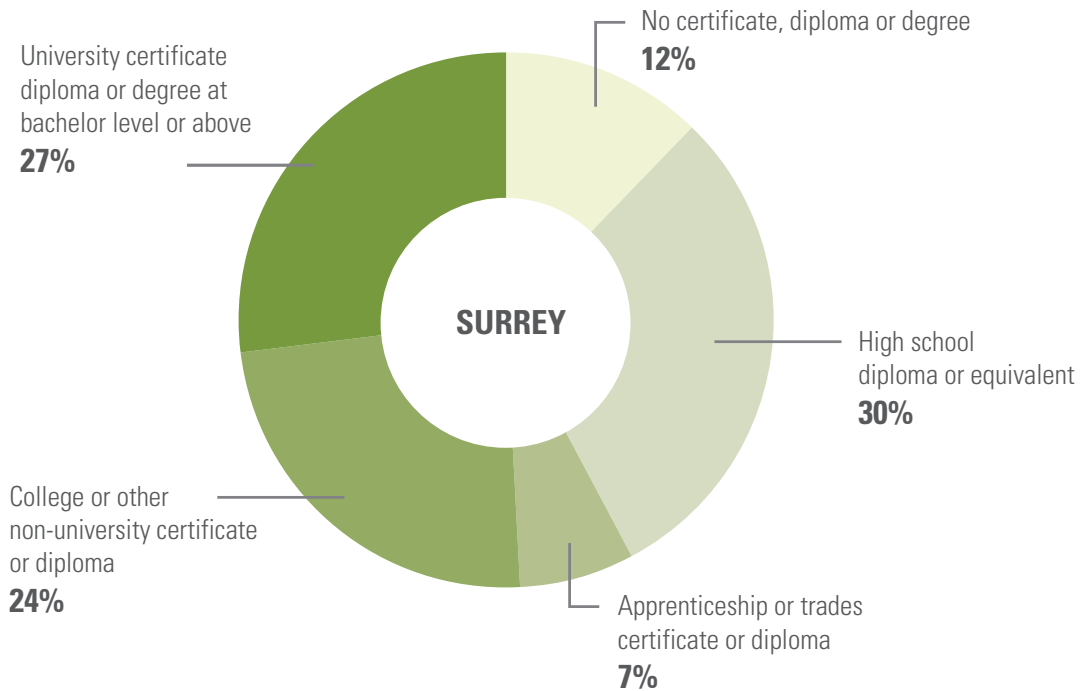
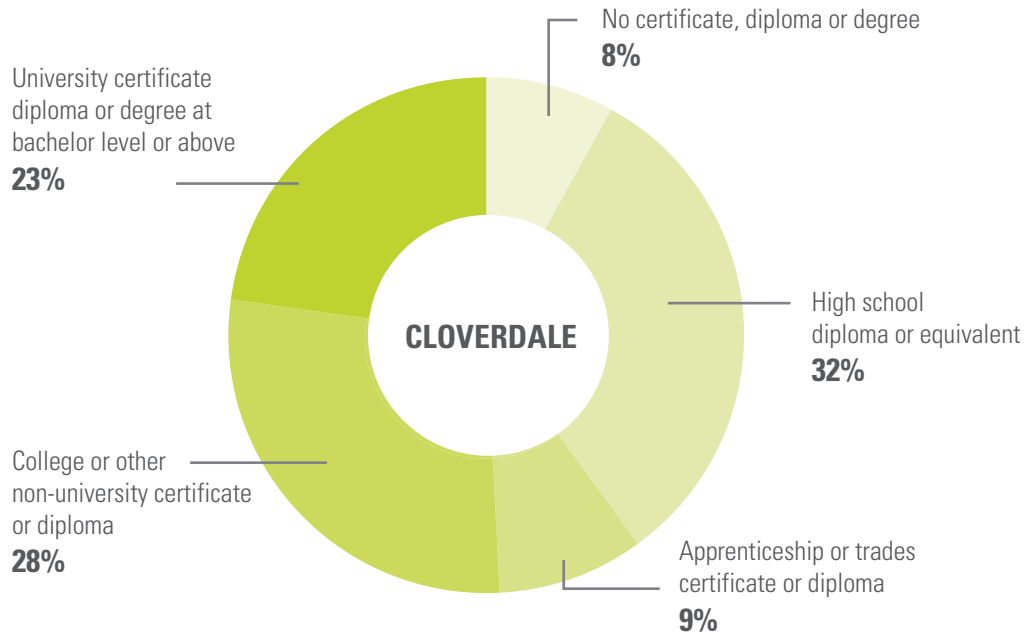
Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

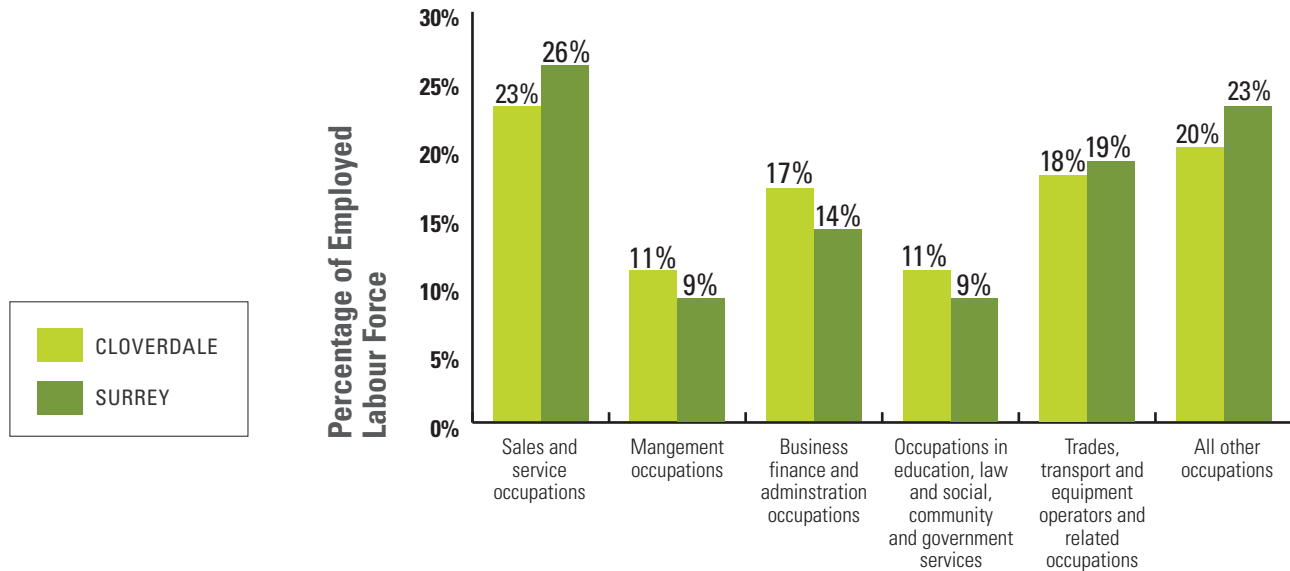
In 2016, 23% of Cloverdale's population aged 25 to 64 had a university degree, compared with 27% for the city.



LABOUR FORCE

TOP 5 MAJOR OCCUPATIONS

The breakdown of occupations in Cloverdale in 2016 was fairly similar to the breakdown for Surrey.



Employment

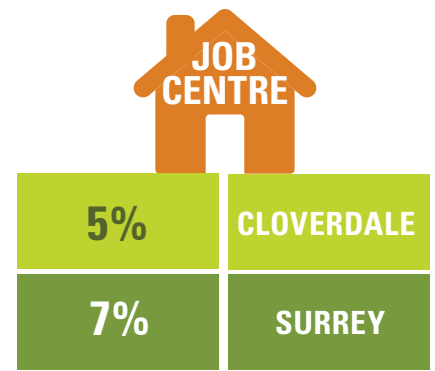
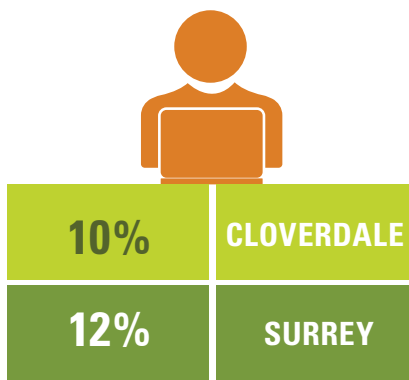
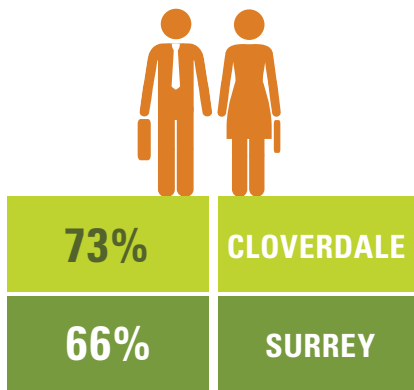
In 2016, the overall labour force participation rate* in Cloverdale was 73% participation, compared with 66% citywide.

Self-Employed

In 2016, 10% (3,860) of the employed labour force in Cloverdale was self-employed, compared with 12% (31,800) citywide.

Unemployment Rate

In 2016, 5% (1,760) of those participating in the labour force in Cloverdale were unemployed. This was slightly lower than the percentage for the city, which was 7% (17,810).



* Participation Rate refers to the labour force, both employed and unemployed individuals, in the week of Sunday, May 1 to Saturday, May 7, 2016, expressed as a percentage of the population aged 15 years and over.

JOURNEY TO WORK

GETTING TO WORK

Driving remained the predominant mode of transportation to work. In 2016, 90% of Cloverdale residents drove to work, higher than the city rate of 81%. However, between 2011 and 2016, transit ridership increased more than any other mode of transportation. During this period there was a 42% increase in transit ridership in Cloverdale and a 32% increase citywide.



WALKED OR CYCLED

4% (1,375)	CLOVERDALE
4% (10,125)	SURREY



DROVE CAR

90% (29,820)	CLOVERDALE
81% (193,255)	SURREY



USED PUBLIC TRANSIT

6% (2,130)	CLOVERDALE
15% (35,560)	SURREY

COMMUTE TIME FOR WORK

In 2016 in Cloverdale, 45% (33% + 12%) of those in the workforce commuted more than 30 minutes and of those, 12% commuted more than an hour to work. In comparison, 54% (38% +16%) of Surrey's workforce commuted more than 30 minutes and of those, 16% commuted more than an hour to work.



**LESS THAN
30 MINUTES**

55%

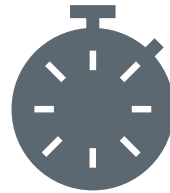
46%



**30 TO 59
MINUTES**

33%

38%



**60 MINUTES
AND OVER**

12%

16%

CLOVERDALE

SURREY

PLACE OF WORK STATUS

In 2016, 7% (2,385) of the employed labour force in Cloverdale and 8% (16,085) citywide worked from home.



**WORKED
FROM HOME**

7% (2,385)

CLOVERDALE

6% (16,085)









SURREY

FLEETWOOD

CITY OF SURREY COMMUNITY PROFILES

2016 Census Data
City of Surrey Statistics



 <p>AREA 1,809 ha (32,621 ha)</p>	 <p>AVERAGE HOUSEHOLD INCOME \$97,637 (\$93,586)</p>
 <p>POPULATION 62,735 (517,885)</p>	 <p>RENTERS 22% (29%)</p>
 <p>IMMIGRANT POPULATION 47% (43%)</p>	 <p>UNEMPLOYMENT RATE 7% (7%)</p>
 <p>OCCUPIED PRIVATE DWELLINGS 18,840 (169,970)</p>	 <p>TAKE TRANSIT TO WORK 15% (15%)</p>

City of Surrey statistics in brackets

Due to rounding, figures may be slightly lower or higher than stated and percentages may not add up to 100%.

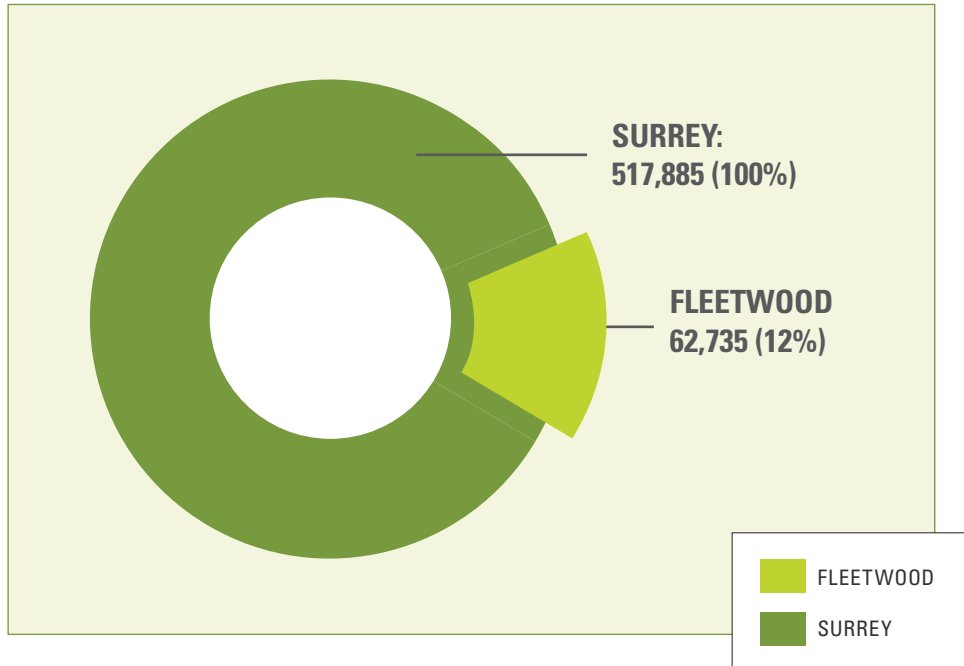
Fleetwood is a largely residential community centered on the Fraser Highway and Fleetwood Town Centre. It is characterized by its beautiful parks, friendly neighbourhoods and agricultural lowlands.

Fleetwood is located at the centre of the northern half of the City, with Whalley to the west, Newton and Fleetwood to the south and Guildford to the east and north.

POPULATION & FAMILIES ⁻²⁻

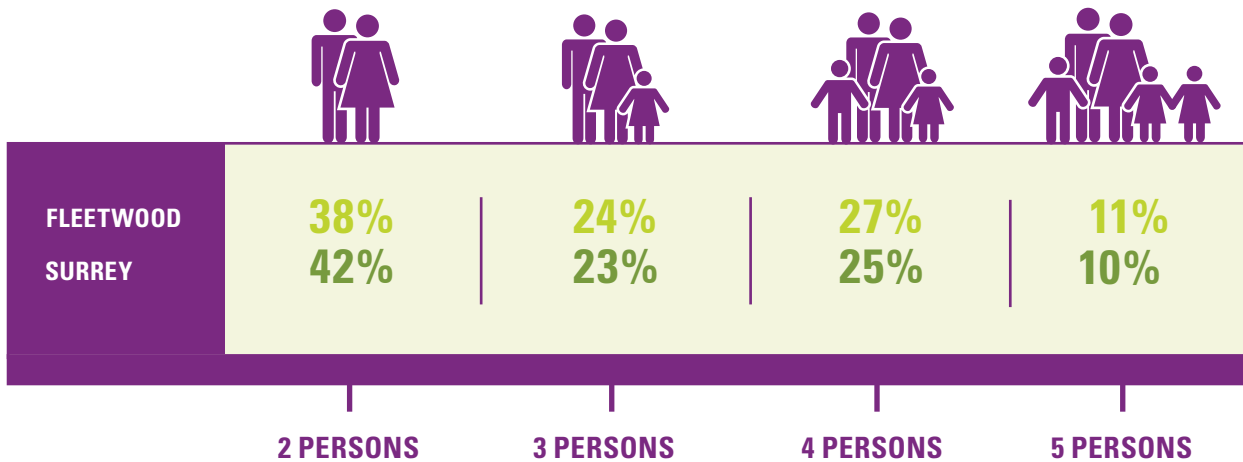
POPULATION

In 2016, the population of Fleetwood was 62,735 or 12% of Surrey's total population.



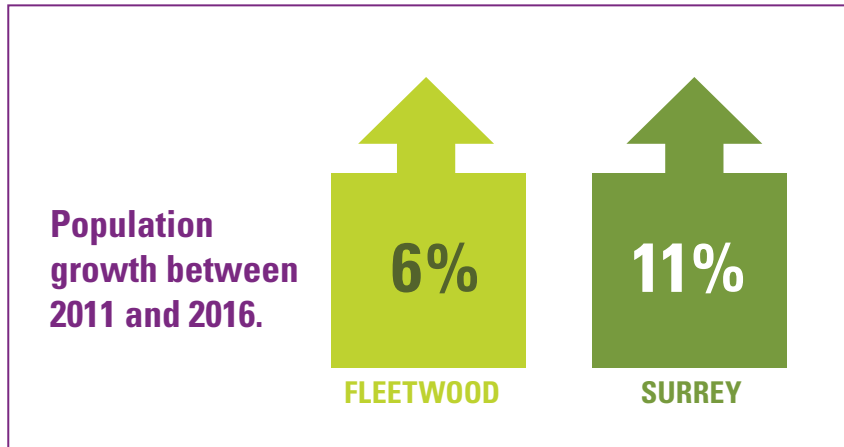
POPULATION BY FAMILY SIZE

In 2016, 38% of Fleetwood families consisted of 2 people, which was lower than the City with 42%.



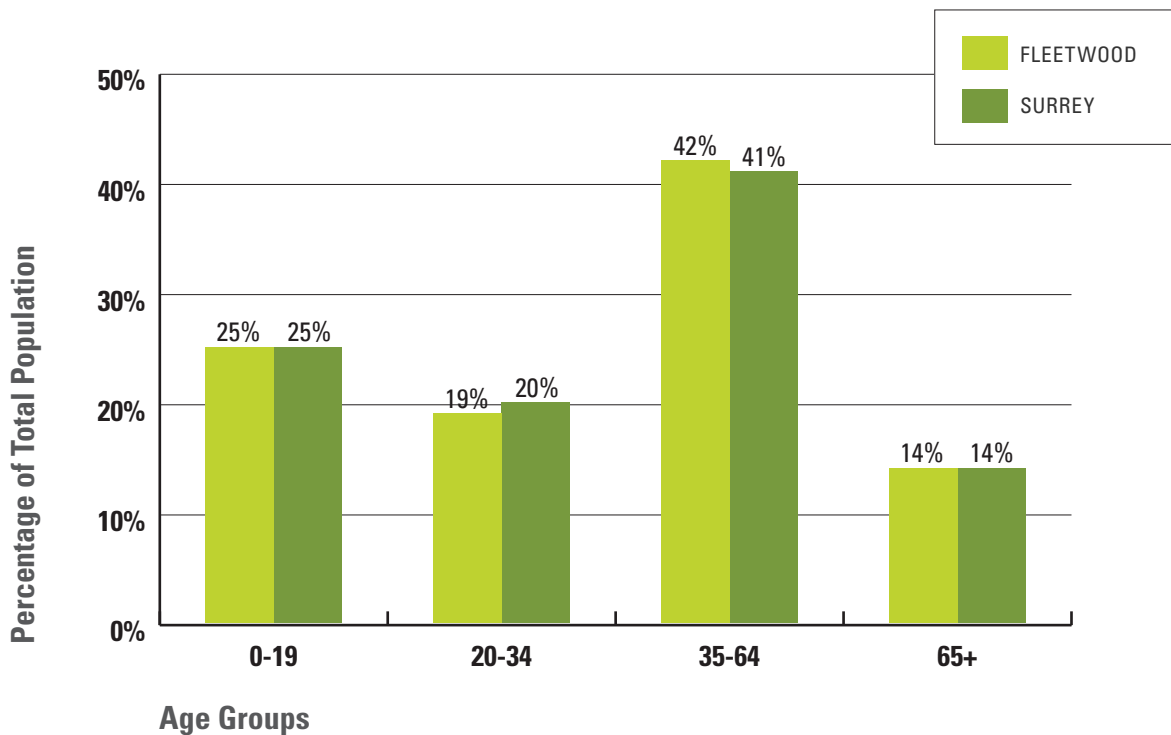
POPULATION GROWTH

Fleetwood's population grew by 6% between 2011 and 2016. This was down from a previous high of 18% between 2006 and 2011. This was lower than the city, which grew 11% between 2011 and 2016, down from 19% between 2006 and 2011.



POPULATION BY AGE GROUP

In 2016, the age composition of the population in Fleetwood and citywide was very similar. The average age in Fleetwood was 40 and 39 for the city.

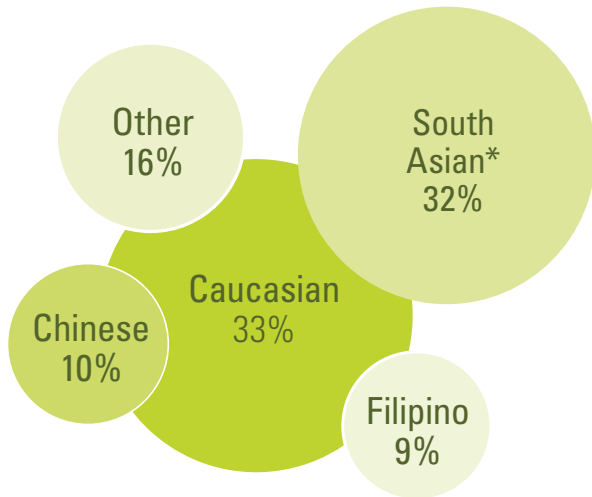


IMMIGRATION

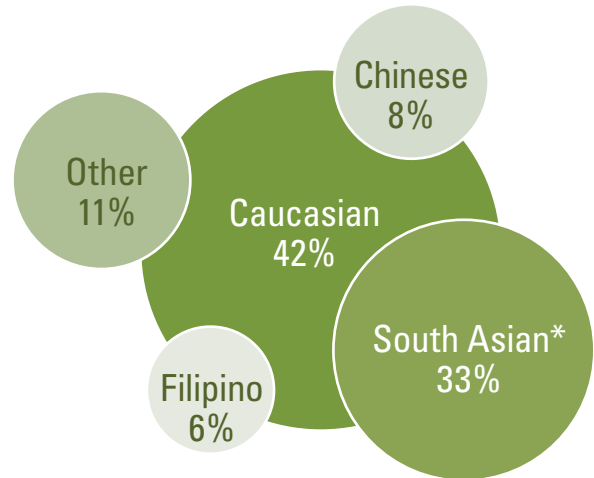
TOP 4 ETHNIC GROUPS

In 2016, 33% of the population in Fleetwood was Caucasian. This was lower than the city, where 42% of the population was Caucasian in 2016.

*South Asian includes East Indian, Pakistani, Sri Lankan, etc.



FLEETWOOD



SURREY

IMMIGRANTS* BY PERIOD OF IMMIGRATION

In 2016 4,160 of Fleetwood’s residents were considered recent immigrants having immigrated to Canada between 2011 and 2016.

At the same time there were 36,335 recent immigrants living citywide in Surrey.

* Immigrants include all residents who have been granted the right to live in Canada permanently by immigration authorities.



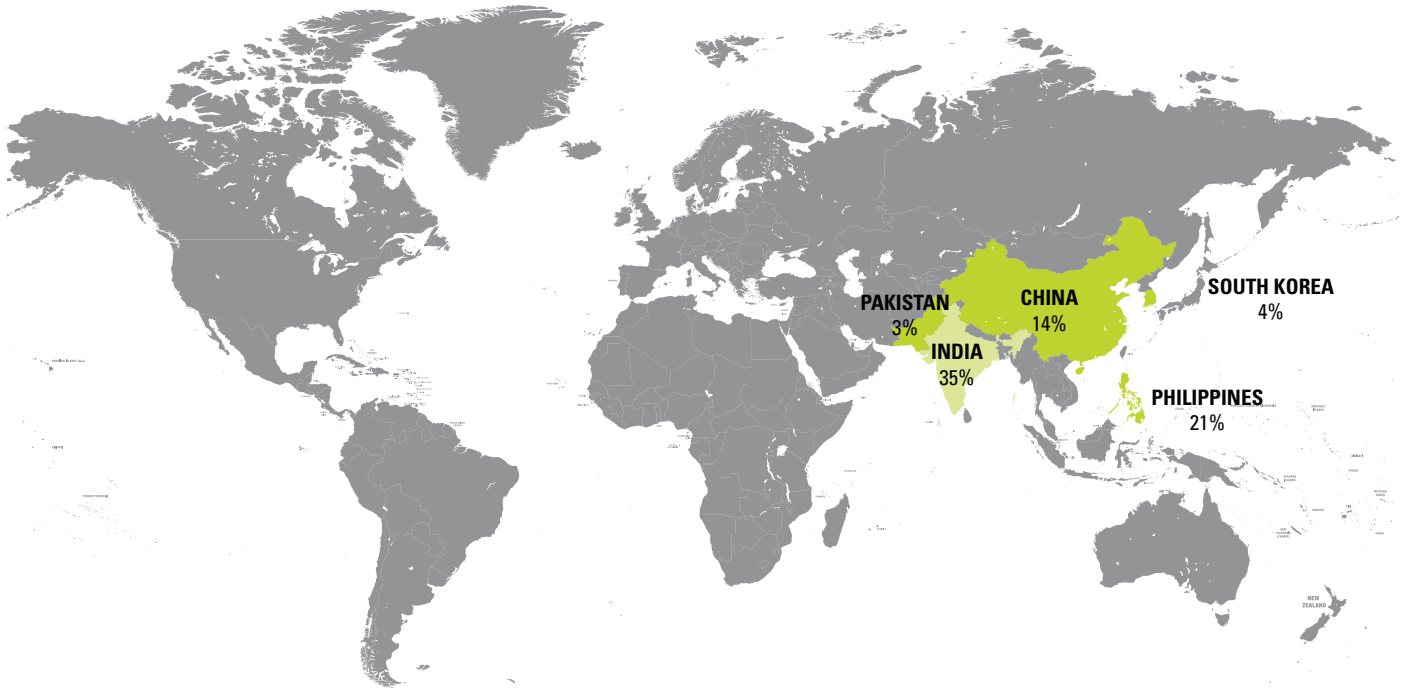
	BEFORE 1981	1981 – 1990	1991 – 2000	2001 – 2010	2011 – 2016
FLEETWOOD	4,945	3,905	7,570	8,765	4,160
SURREY	37,055	25,490	52,570	68,705	36,335

IMMIGRATION POPULATION

TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

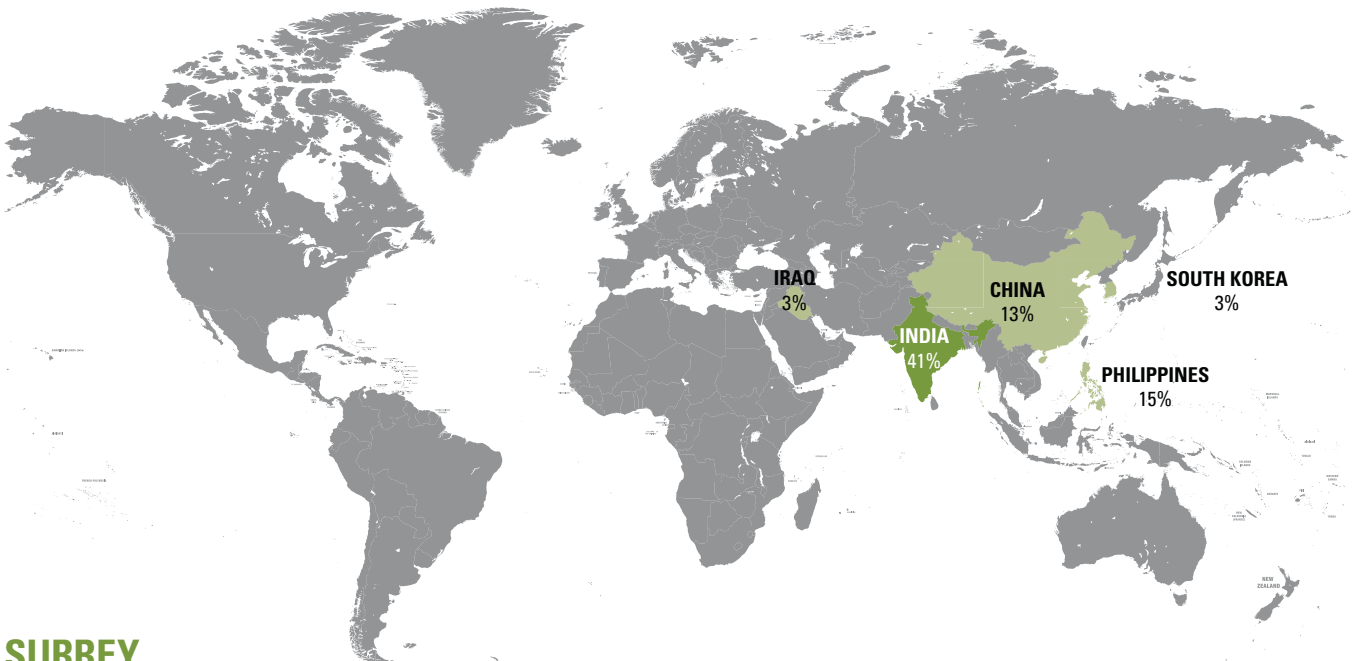
In 2016 the top place of origin of recent immigrants* to Fleetwood was India (35%). By comparison, the top place of origin of recent immigrants to the city was India (41%).

* Recent immigrants represent those residents who became a landed immigrant between January 2011 and Census Day on May 13, 2016



FLEETWOOD

Map illustrates the top five places of origin of recent immigrants living in Fleetwood in 2016, which equates to 77% of recent immigrants. The remaining 23% were not mapped.



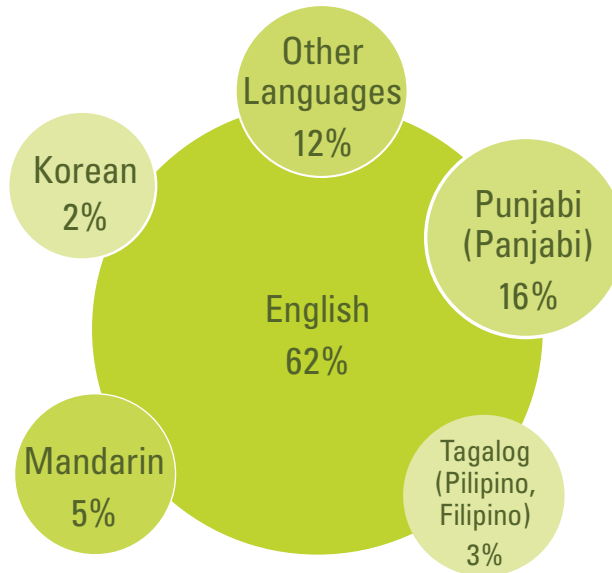
SURREY

Map illustrates the top five places of origin of recent immigrants living in Surrey in 2016, which equates to 75% of recent immigrants. The remaining 25% were not mapped.

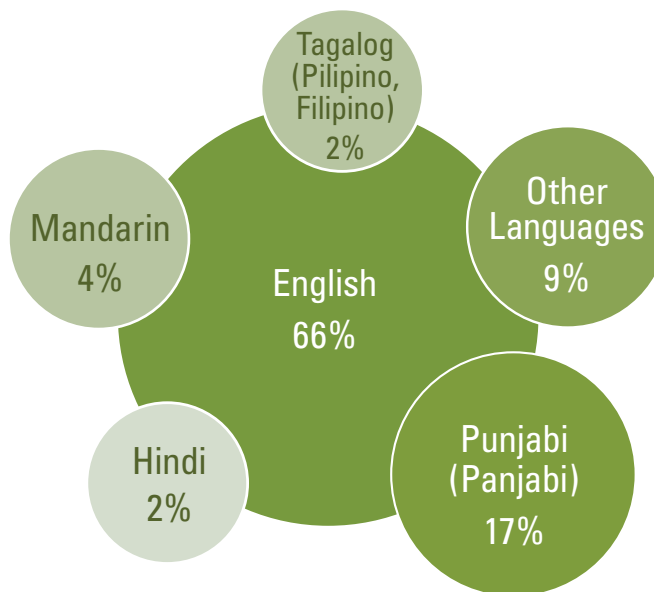
LANGUAGE

MOST COMMON LANGUAGE SPOKEN AT HOME

In 2016, 62% of Fleetwood residents spoke English at home, compared with 66% citywide.



FLEETWOOD



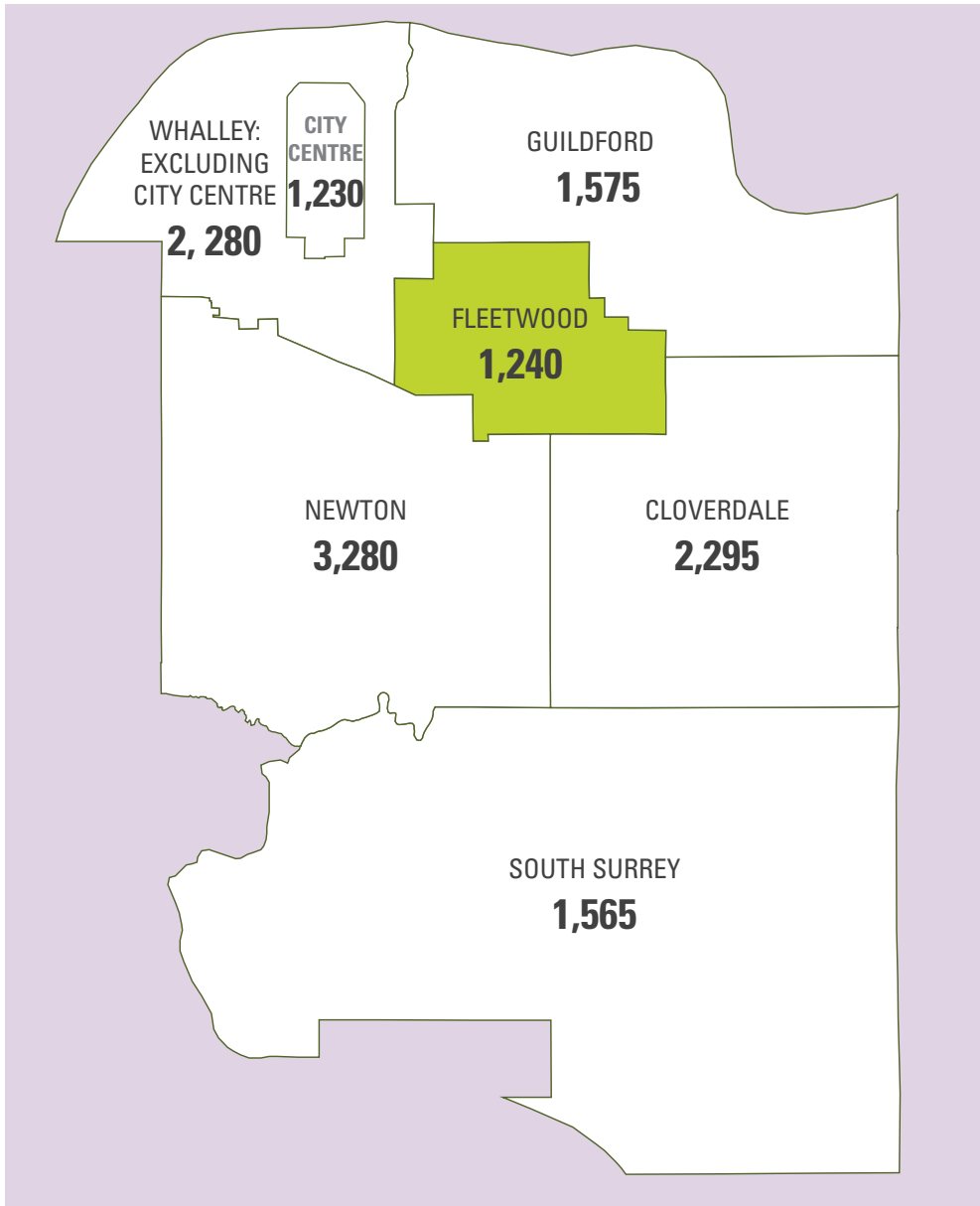
SURREY

INDIGENOUS

INDIGENOUS POPULATION BY COMMUNITY

In 2016, there were 13,460 people that identified as aboriginal* living in Surrey. Of those 1,240 or 9% lived in Fleetwood.

* Aboriginal Identity refers to persons who report being Aboriginal, which includes First Nations, Métis or Inuit and/or Registered or Treaty Indian, and/or a member of a First Nations or Indian Band.



PERCENTAGE OF TOTAL POPULATION THAT IS INDIGENOUS

In 2016, the percentage of Fleetwood's total population that was indigenous was 2% compared to 3% for the city.




FLEETWOOD 2% **SURREY 3%**



HOUSING

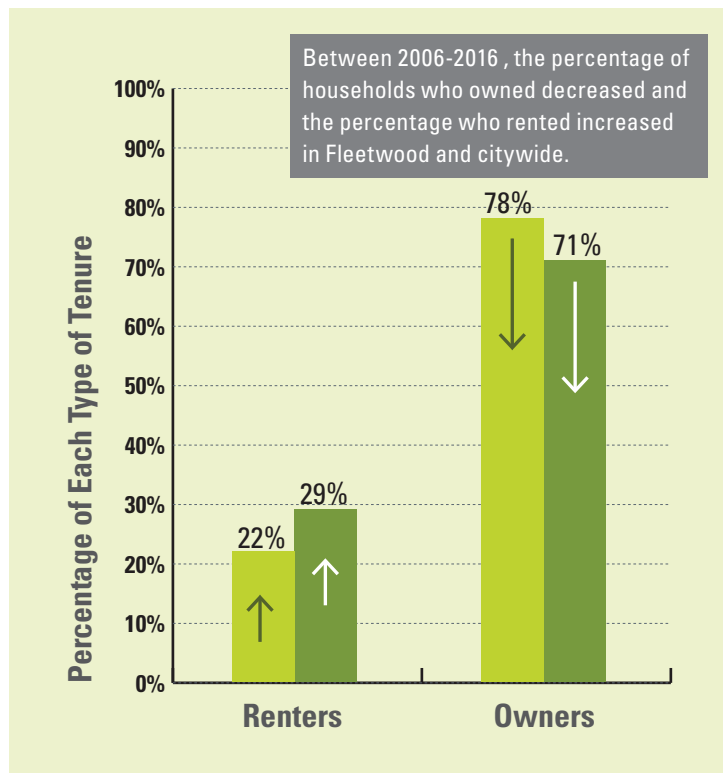
NUMBER OF EACH TYPE OF DWELLING UNIT

In 2016, single family homes remained the dominant residential building type in Fleetwood and citywide. In 2016 there were 12,755 (68%) single and two family dwellings in Fleetwood, and 99,235 (58%) in Surrey.

TYPE		FLEETWOOD	SURREY
	Single Family Dwelling	68% (12,760)	58% (99,060)
	Row/Townhouses	21% (3,950)	18% (30,440)
	Apartments	11% (2,130)	24% (40,470)
Total Dwellings Units		18,840	169,970

TENURE

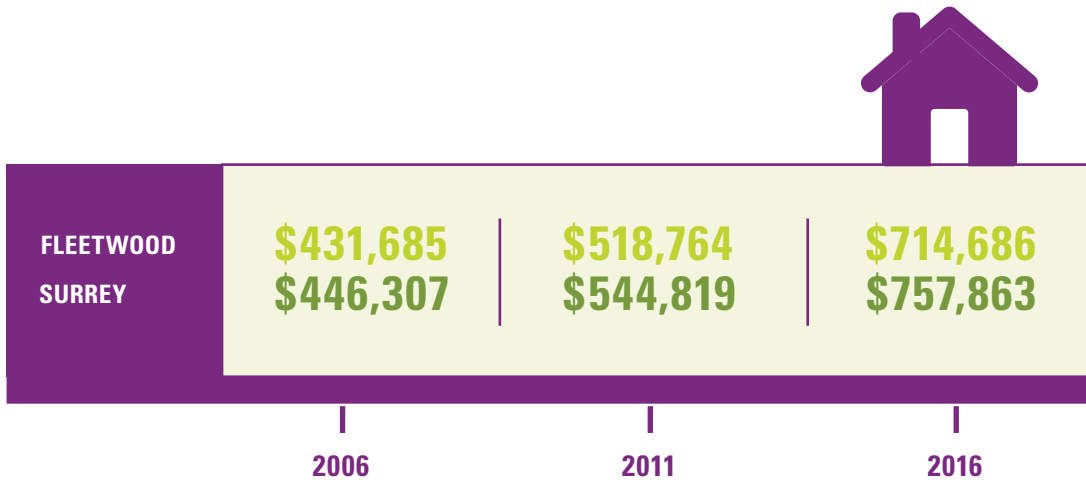
Ownership remained the predominant form of tenure in Fleetwood and citywide. In 2016, 78% of Fleetwood residents owned their home, compared with 71% for the City. However, between 2006 and 2016, the percentage of households who owned decreased while the percentage of households who rented increased. In Fleetwood, the percentage of households who rented increased from 17% to 22% and Citywide from 25% to 29% between 2006 and 2016.



AVERAGE VALUE OF DWELLINGS

The average value of dwellings* continued to increase in Fleetwood and citywide between 2006 and 2016. In 2016, the average value of a dwelling in Fleetwood was \$714,686, compared with \$757,863 citywide.

*The average value of a dwelling refers to the value of the entire dwelling, including the value of the land it is on and of any other structure, such as a garage, which is on the property. If the dwelling is located in a building which contains several dwellings, or a combination of residential and business premises, all of which the household owns, the value is estimated as a portion of the market value that applies only to the dwelling in which the household resides.



HOUSING AFFORDABILITY

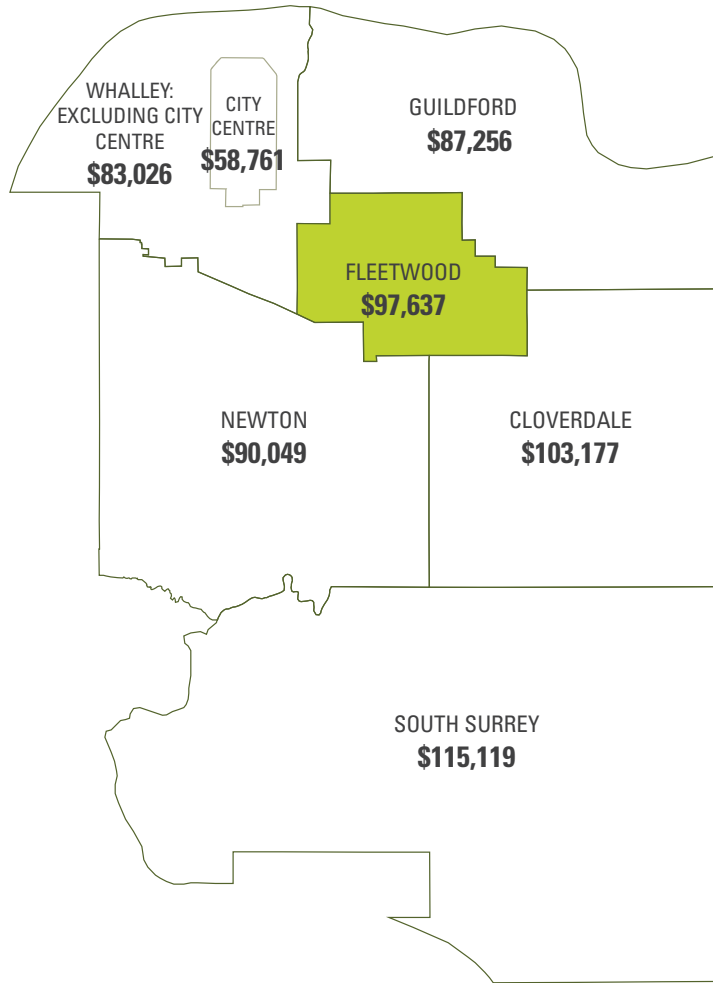
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2016, 35% of renters in Fleetwood and 37% citywide spent more than 30% of their income on rent. In comparison 23% of home owners in Fleetwood and 25% citywide spent 30% or more of their household income on housing.



INCOME

AVERAGE HOUSEHOLD INCOME

In 2015, Fleetwood had the third highest average household income of all seven Surrey communities, with an average household income of \$97,637, which was higher than the city's average income (\$93,586).



AVERAGE INCOME BY HOUSEHOLD TYPE

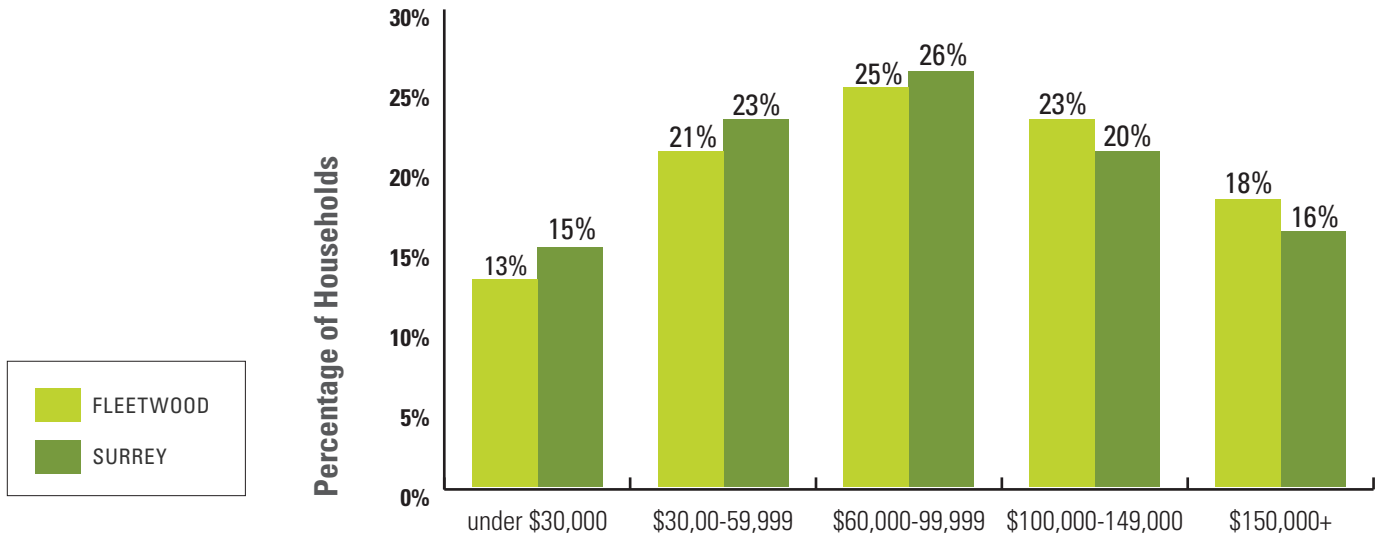
In 2015 in Fleetwood, the family type with the highest average household income* was couples with children, with an income of \$118,201.

TYPE	FLEETWOOD	SURREY
Couple Families Without Children	\$90,791	\$95,517
Couple Families with Children	\$118,201	\$119,698
Lone-Parent Families	\$68,379	\$62,818
Persons 15 Years and Over Not in Families	\$37,931	\$39,475
All Households	\$97,637	\$93,586

* Household income is the sum of the total income of all members of the household. Income data for families refers to all persons living in the same home who are related by blood, marriage, common-law or adoption..

INCOME DISTRIBUTION

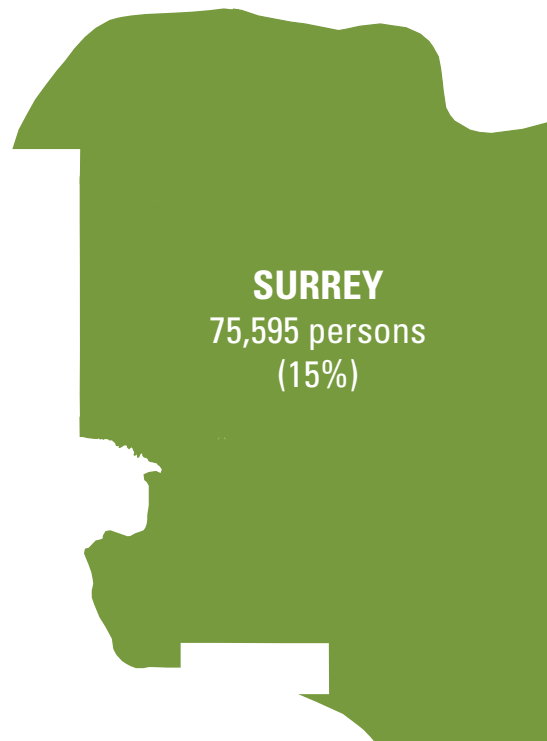
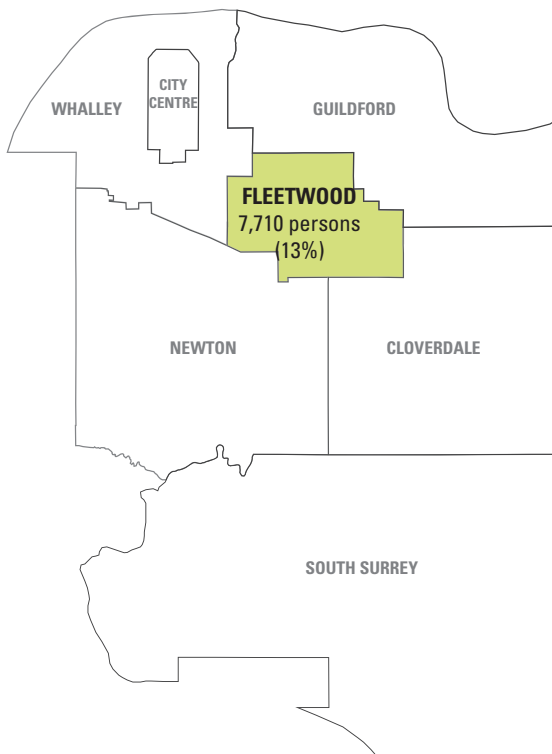
In 2015, the income breakdown in Fleetwood varied slightly from the breakdown for the city. The percentage of households with incomes under \$100,000 was slightly lower for Fleetwood than the city and slightly higher for households with incomes over \$100,000.



PERSONS IN LOW INCOME

In 2015, 13% of the population in Fleetwood was considered low income*. This was lower than the percentage for the city, which was 15%.

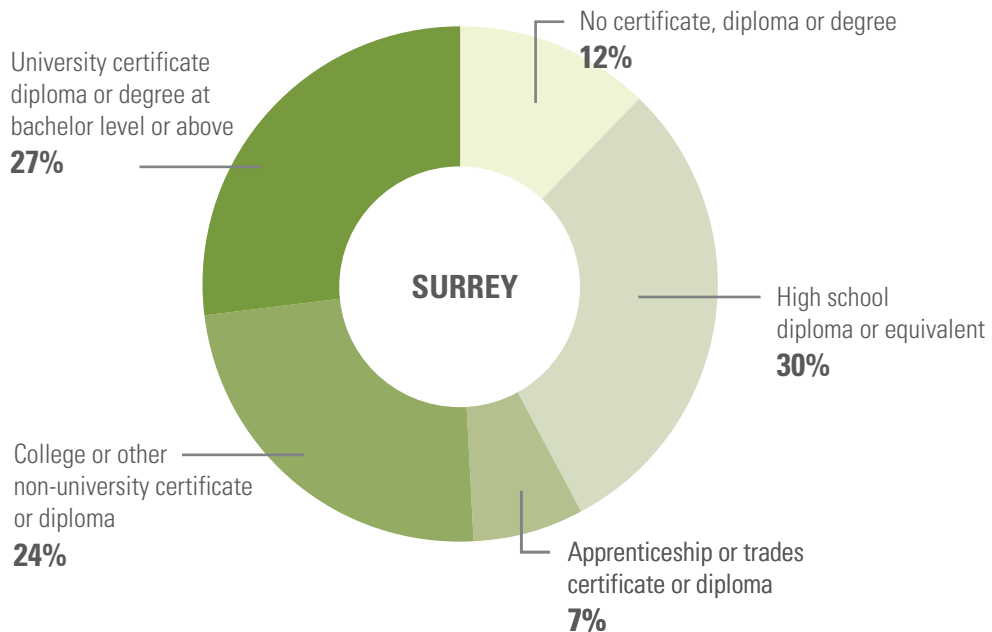
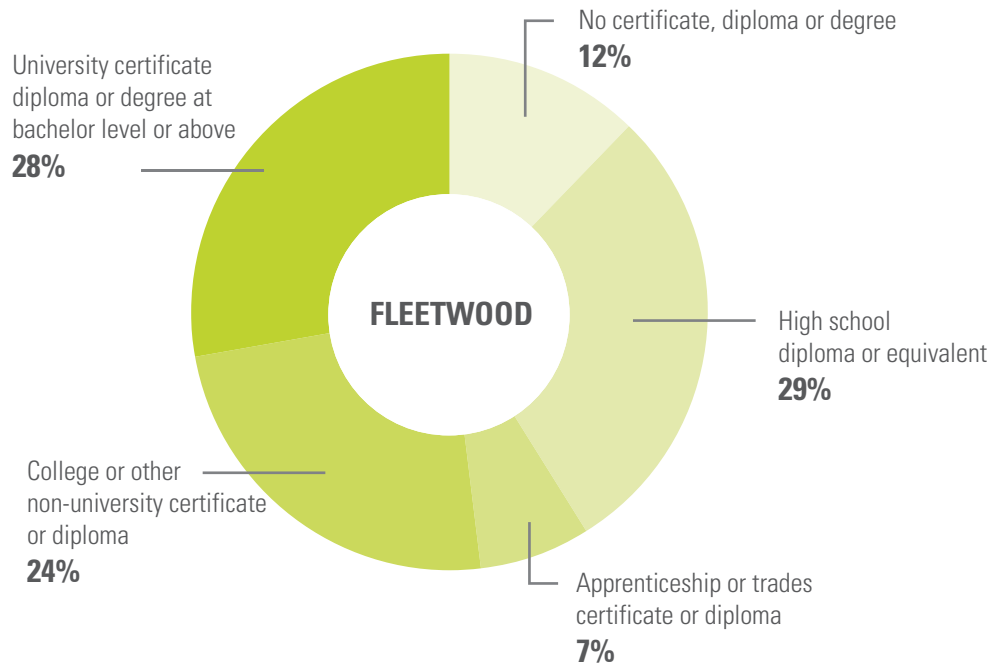
* Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



EDUCATION

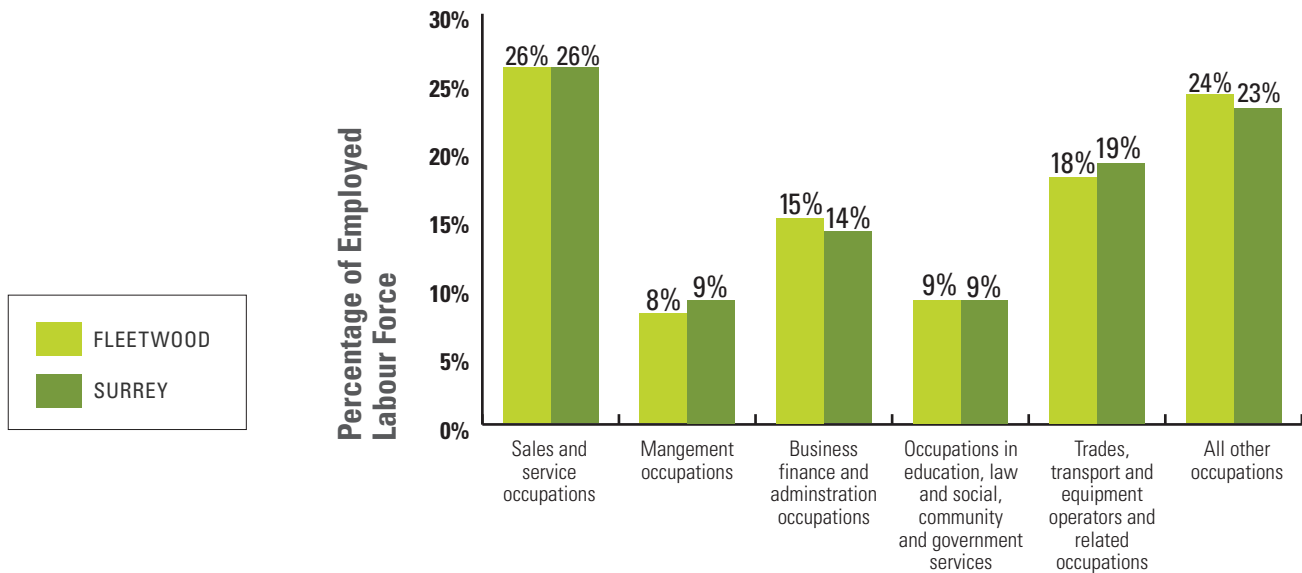
HIGHEST LEVEL OF EDUCATION ATTAINED

In 2016, the levels of education attained in Fleetwood mirrored the city rates.



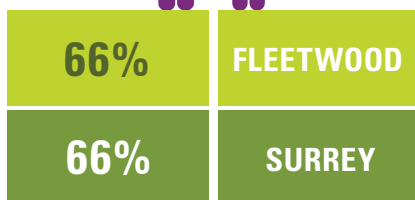
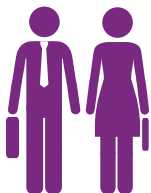
MAJOR OCCUPATIONS

The breakdown of occupations in Fleetwood in 2016 was very similar to the breakdown for Surrey.



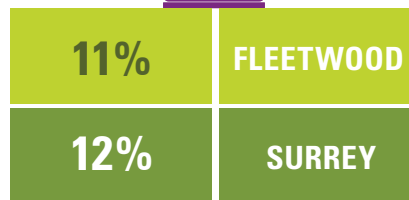
Employment

In 2016, the overall labour force participation rate* in Fleetwood mirrored the city at 66%.



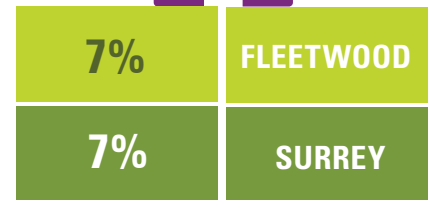
Self-Employed

In 2016, 11% (3,440) of the employed labour force in Fleetwood was self-employed, compared with 12% (31,800) citywide.



Unemployment Rate

In 2016, 7% of those participating in the labour force were unemployed in Fleetwood and citywide.



* Participation Rate refers to the labour force, both employed and unemployed individuals, in the week of Sunday, May 1 to Saturday, May 7, 2016, expressed as a percentage of the population aged 15 years and over.

JOURNEY TO WORK

GETTING TO WORK

Driving remained the predominant mode of transportation to work. In 2016, 82% of Fleetwood residents drove to work, higher than the city rate of 81%. However, between 2011 and 2016, transit ridership increased more than any other mode of transportation. During this period there was a 21% increase in transit ridership in Fleetwood and a 32% increase citywide.



WALKED OR CYCLED

3% (945)	FLEETWOOD
4% (10,125)	SURREY



DROVE CAR

82% (24,170)	FLEETWOOD
81% (193,255)	SURREY



USED PUBLIC TRANSIT

15% (4,415)	FLEETWOOD
15% (35,560)	SURREY

COMMUTE TIME FOR WORK

In 2016 in Fleetwood, 51% of those in the workforce commuted more than 30 minutes and of those, 16% commuted more than an hour to work. In comparison, 54% of Surrey's workforce commuted more than 30 minutes and of those, 16% commuted more than an hour to work.



**LESS THAN
30 MINUTES**

49%

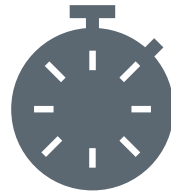
46%



**30 TO 59
MINUTES**

35%

38%



**60 MINUTES
AND OVER**

16%

16%

FLEETWOOD

SURREY

PLACE OF WORK STATUS

In 2016, 5% (1,695) of the employed labour force in Fleetwood and 6% (16,085) citywide worked from home.



**WORKED
FROM HOME**

5% (1,695)

FLEETWOOD

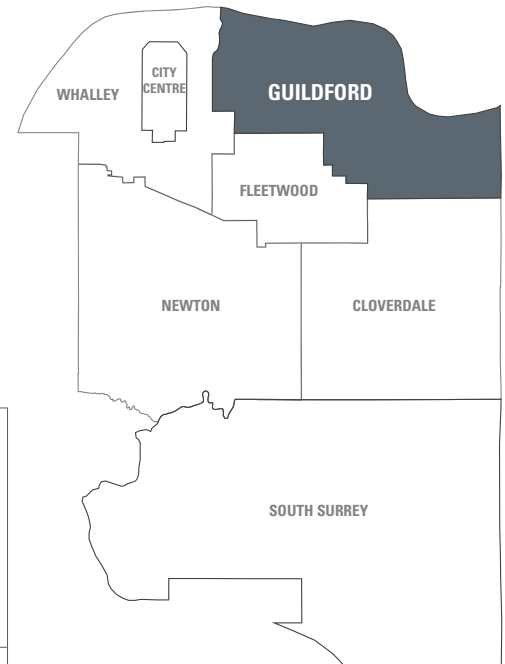
6% (16,085)









SURREY

GUILDFORD

CITY OF SURREY COMMUNITY PROFILES

2016 Census Data
City of Surrey Statistics



 <p>AREA 4,421 ha (32,621 ha)</p>	 <p>AVERAGE HOUSEHOLD INCOME \$87,256 (\$93,586)</p>
 <p>POPULATION 60,745 (517,885)</p>	 <p>RENTERS 30% (29%)</p>
 <p>IMMIGRANT POPULATION 50% (43%)</p>	 <p>UNEMPLOYMENT RATE 7% (7%)</p>
 <p>OCCUPIED PRIVATE DWELLINGS 20,460 (169,970)</p>	 <p>TAKE TRANSIT TO WORK 19% (15%)</p>

City of Surrey statistics in brackets

Due to rounding, figures may be slightly lower or higher than stated and percentages may not add up to 100%.

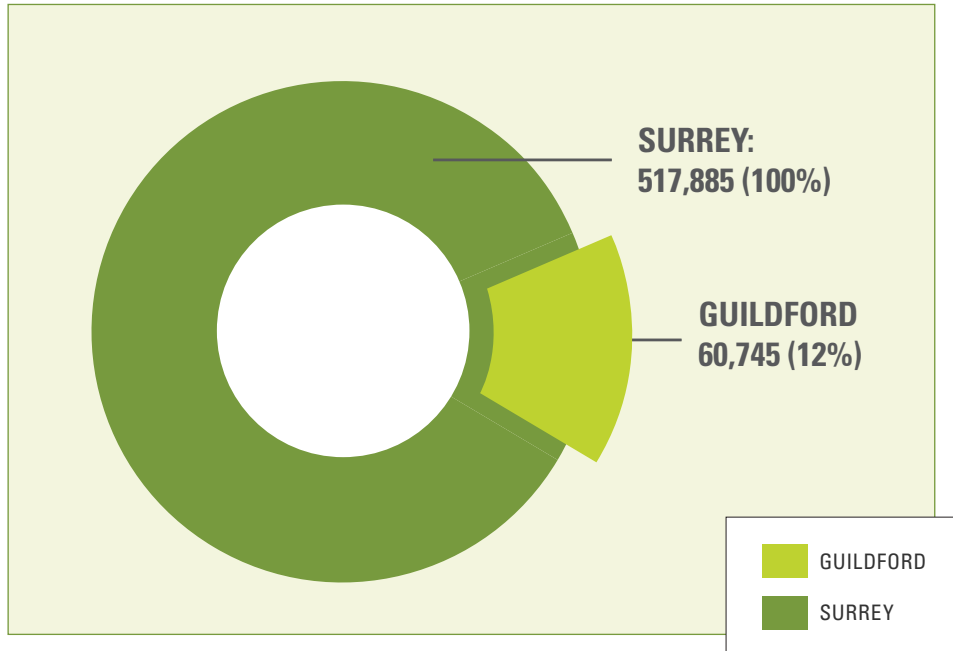
Guildford is comprised of mature urban neighbourhoods that grew up around the Guildford Town Centre shopping mall as well as the newer Fraser Heights subdivision which slopes down toward the Fraser River. Tynehead and Surrey Bend Regional Parks are significant natural environments in Guildford.

Located in the northeast corner of the city. The Fraser River surrounds the northern edge of the community with Whalley to the west, Langley to the east, and the southern border jogging from 96th down to 84th Avenue.

POPULATION & FAMILIES ⁻²⁻

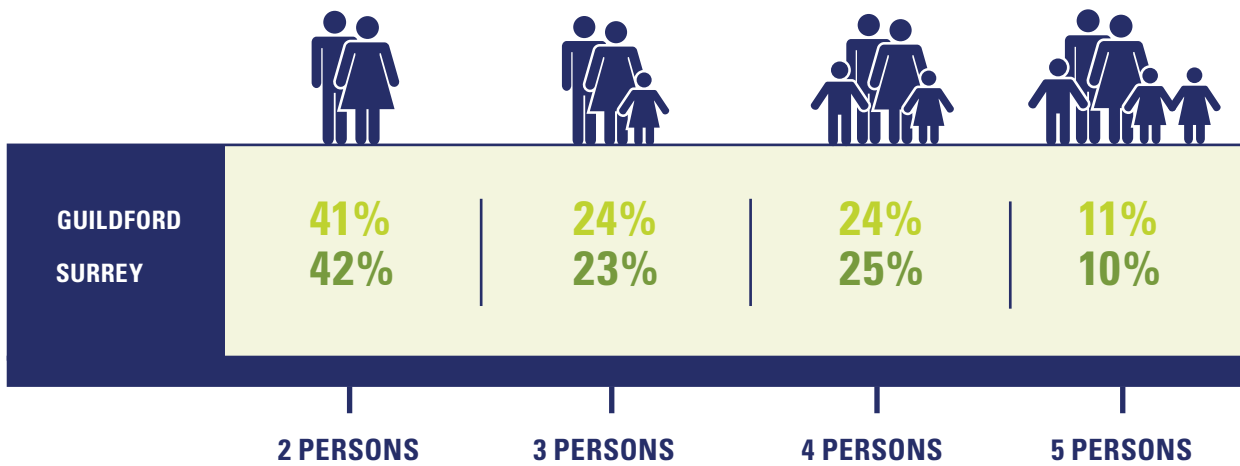
POPULATION

In 2016, the population of Guildford was 60,745 or 12% of Surrey's total population.



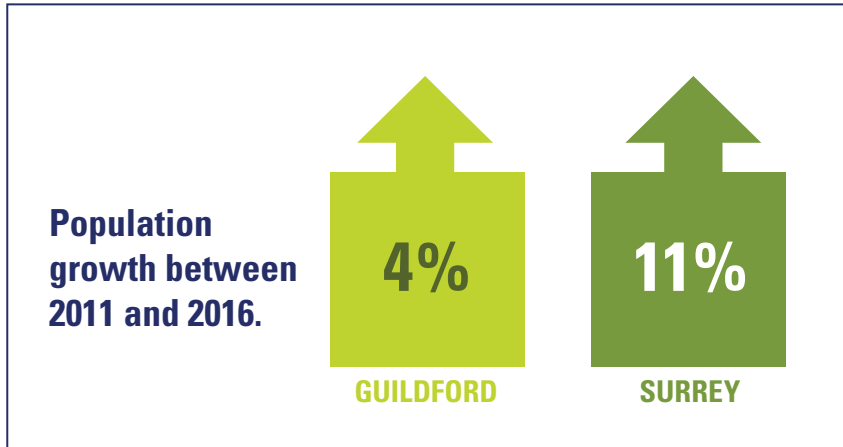
POPULATION BY FAMILY SIZE

The breakdown of family sizes in Guildford in 2016 was quite similar to the breakdown for Surrey.



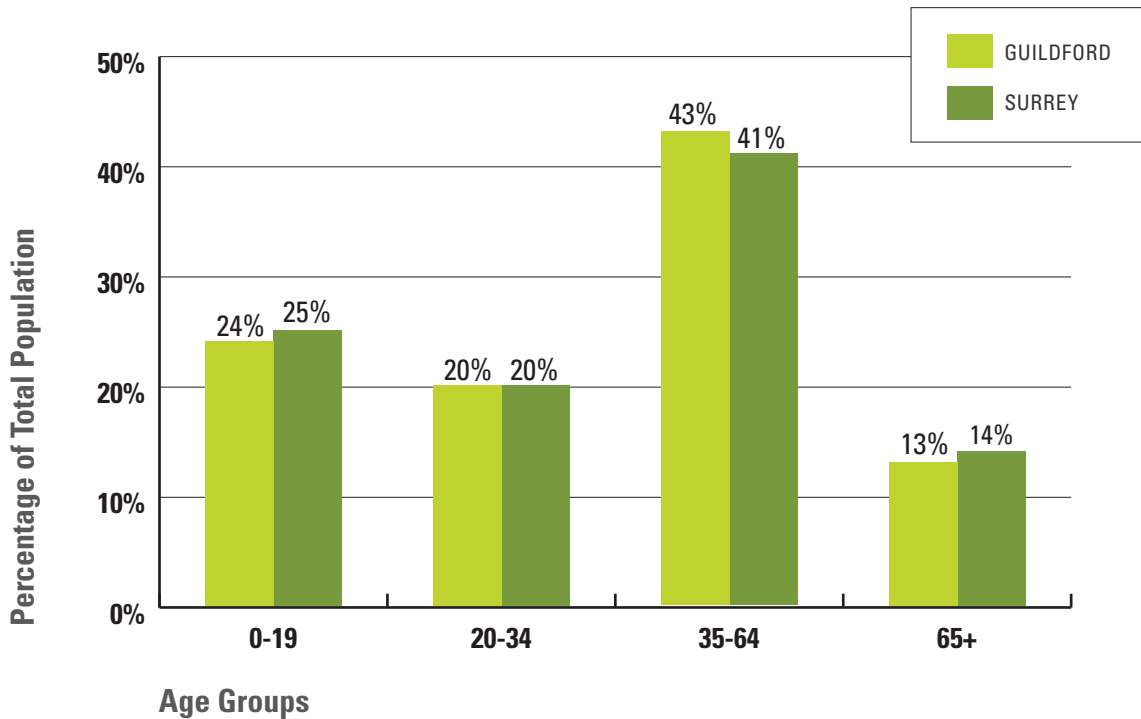
POPULATION GROWTH

Guildford's population grew by 4% between 2011 and 2016. This was down from a previous high of 11% between 2006 and 2011. This was lower than the city, which grew 11% between 2011 and 2016, down from 19% between 2006 and 2011.



POPULATION BY AGE GROUP

In 2016, the age composition of the population in Guildford and citywide was very similar.

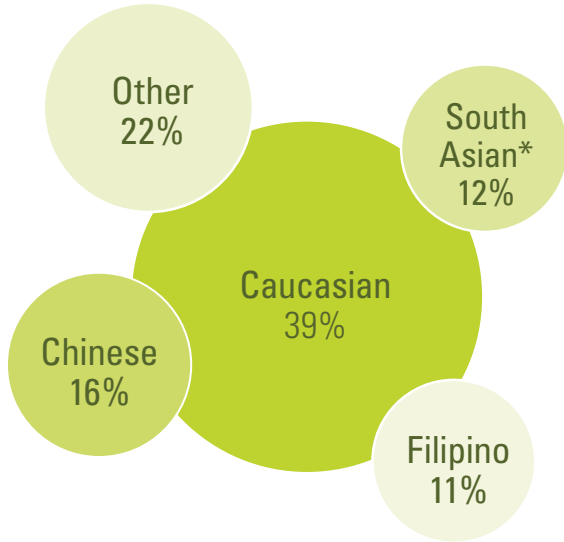


IMMIGRATION

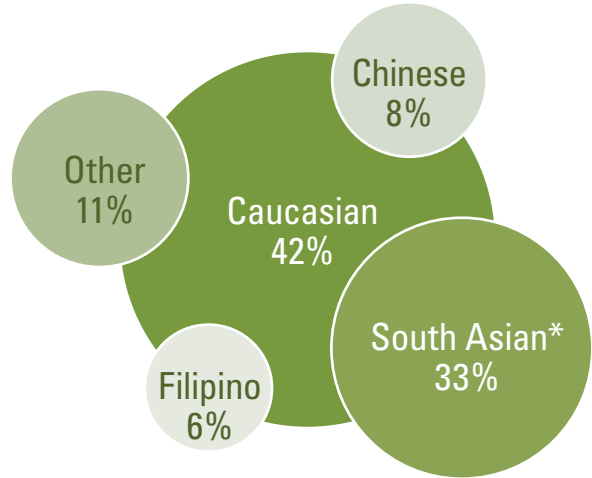
TOP 4 ETHNIC GROUPS

In 2016, 39% of the population in Guildford was Caucasian. This was lower than the city, where 42% of the population was Caucasian in 2016.

* South Asians include East Indian, Pakistani, Sri Lankan, etc.



GUILDFORD



SURREY

IMMIGRANTS* BY PERIOD OF IMMIGRATION

In 2016, 5,285 of Guildford's residents were considered recent immigrants having immigrated to Canada between 2011 and 2016. At the same time there were 36,335 recent immigrants living citywide in Surrey.

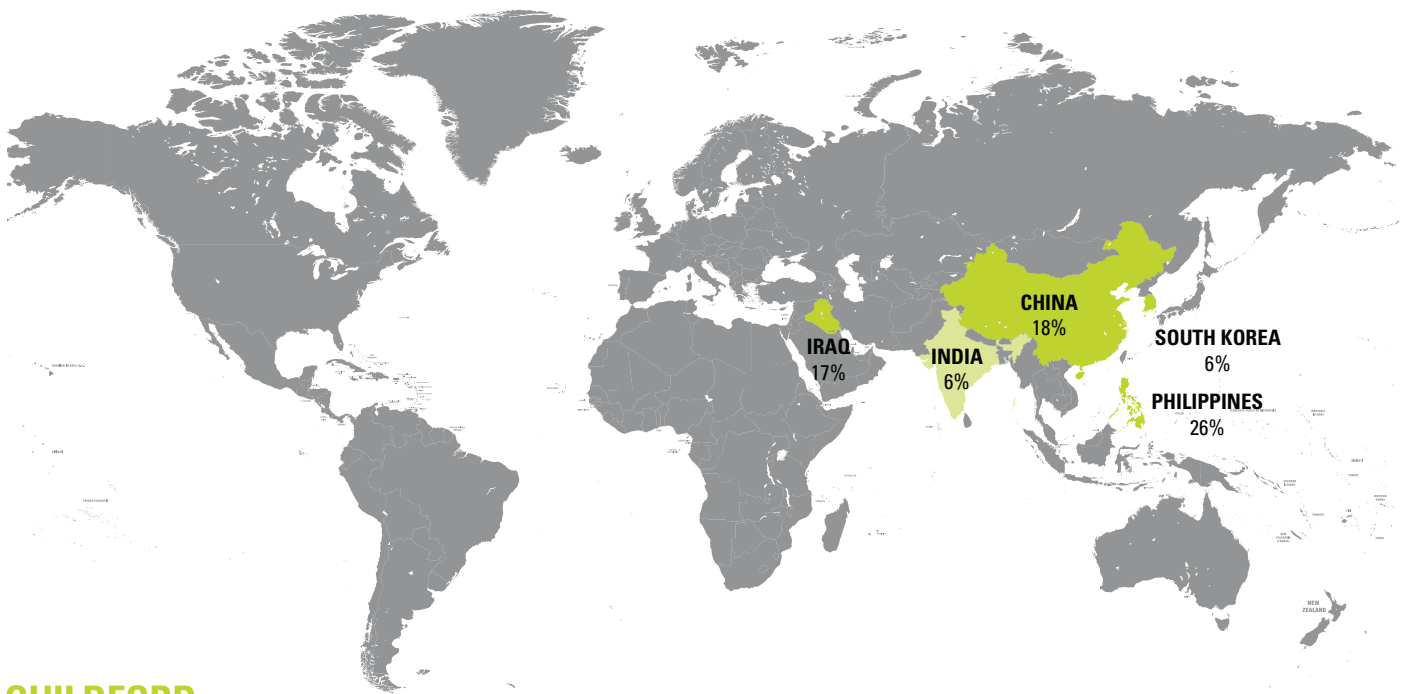


	BEFORE 1981	1981 – 1990	1991 – 2000	2001 – 2010	2011 – 2016
GUILDFORD	4,410	3,420	6,935	4,225	5,285
SURREY	37,055	25,490	52,570	68,705	36,335

IMMIGRATION POPULATION

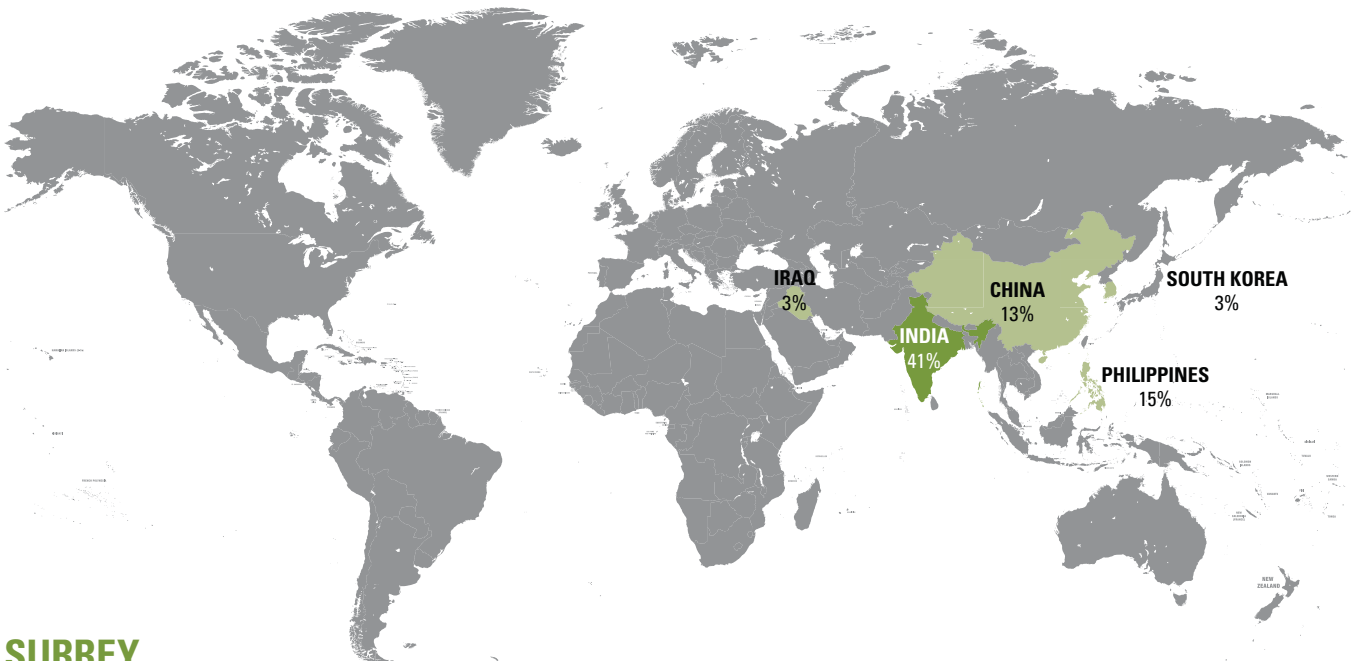
TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

In 2016, the top place of origin of recent immigrants to Guildford was the Philippines (26%). By comparison, the top place of origin of recent immigrants to the City was India (41%).



GUILDFORD

Map illustrates the top five places of origin of recent immigrants living in Guildford in 2016, which equates to 73% of recent immigrants. The remaining 27% were not mapped.



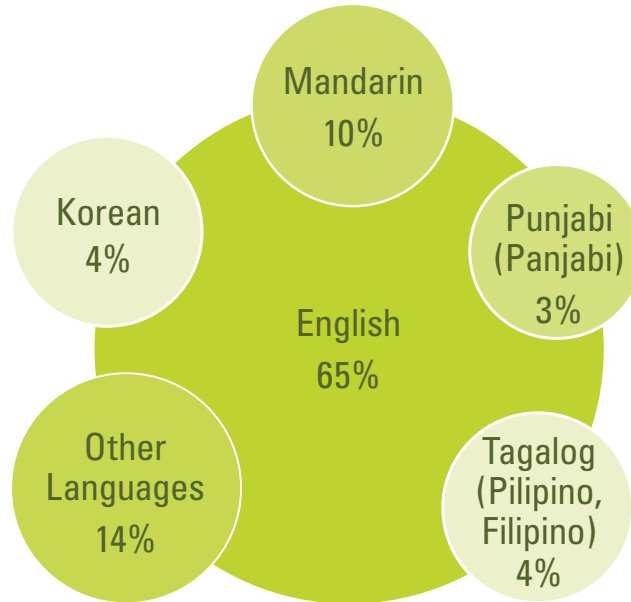
SURREY

Map illustrates the top five places of origin of recent immigrants living in Surrey in 2016, which equates to 75% of recent immigrants. The remaining 25% were not mapped.

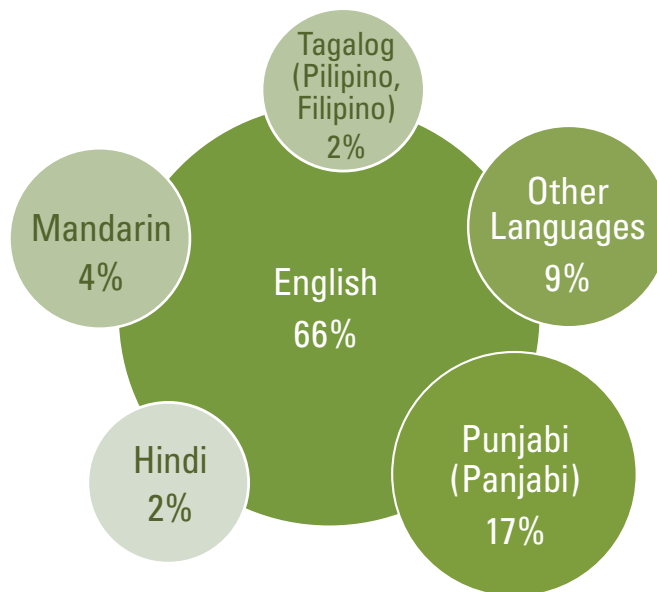
LANGUAGE

MOST COMMON LANGUAGE SPOKEN AT HOME

In 2016, 65% of Guildford residents spoke English at home, very similar to the percentage for the city, where 66% spoke English.



GUILDFORD



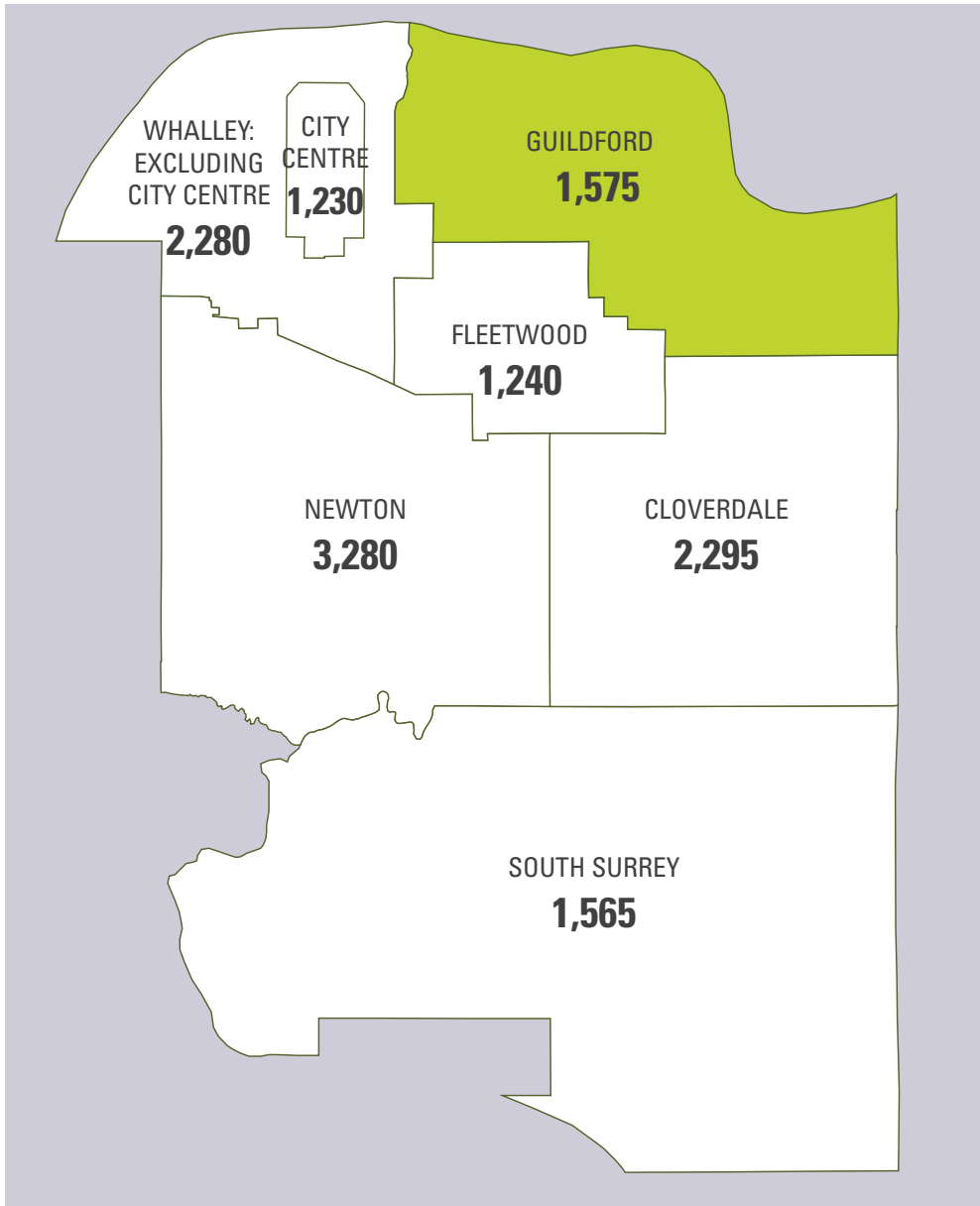
SURREY

INDIGENOUS

INDIGENOUS POPULATION BY COMMUNITY

In 2016, there were 13,460 people that identified as aboriginal* living in Surrey. Of those, 1,575 or 12% lived in Guildford.

*Aboriginal Identity refers to persons who report being Aboriginal, which includes First Nations, Métis or Inuit and/or Registered or Treaty Indian, and/or a member of a First Nations or Indian Band.



PERCENTAGE OF TOTAL POPULATION THAT IS INDIGENOUS

In 2016, 3% of Guildford's and the city's population was indigenous.





GUILDFORD 3% **SURREY 3%**



HOUSING

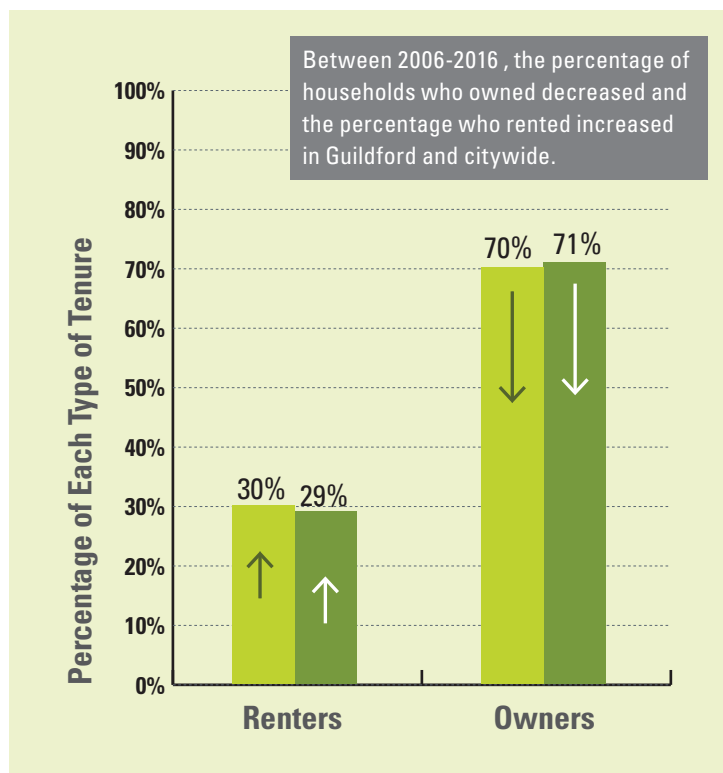
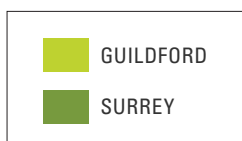
NUMBER OF EACH TYPE OF DWELLING UNIT

Single family homes remained the dominant residential building type in Guildford. In 2016 there were 10,990 single and two family dwellings in Guildford, which represented 54% of the private dwellings. This was lower than the city, where 58% (99,235) of the private dwellings were single family in 2016.

TYPE		GUILDFORD	SURREY
	Single Family Dwelling	54% (10,985)	58% (99,060)
	Row/Townhouses	11% (2,185)	18% (30,440)
	Low Rise Apartments	32% (6,615)	20% (34,520)
	High Rise Apartments	3% (675)	4% (5,950)
Total Dwellings Units		20,460	169,970

TENURE

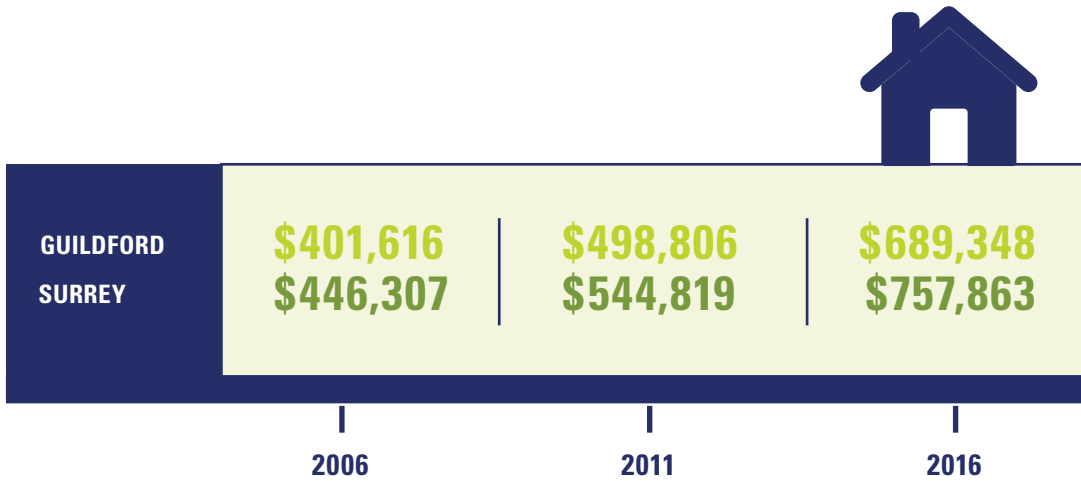
Ownership remained the predominant form of tenure in Guildford and citywide. In 2016, 70% of Guildford residents owned their home, compared with 71% for the City. However, between 2006 and 2016, the percentage of households who owned decreased while the percentage of households who rented increased. In Guildford, the percentage of households who rented increased from 29% to 30% and Citywide from 25% to 29% between 2006 and 2016.



AVERAGE VALUE OF DWELLINGS

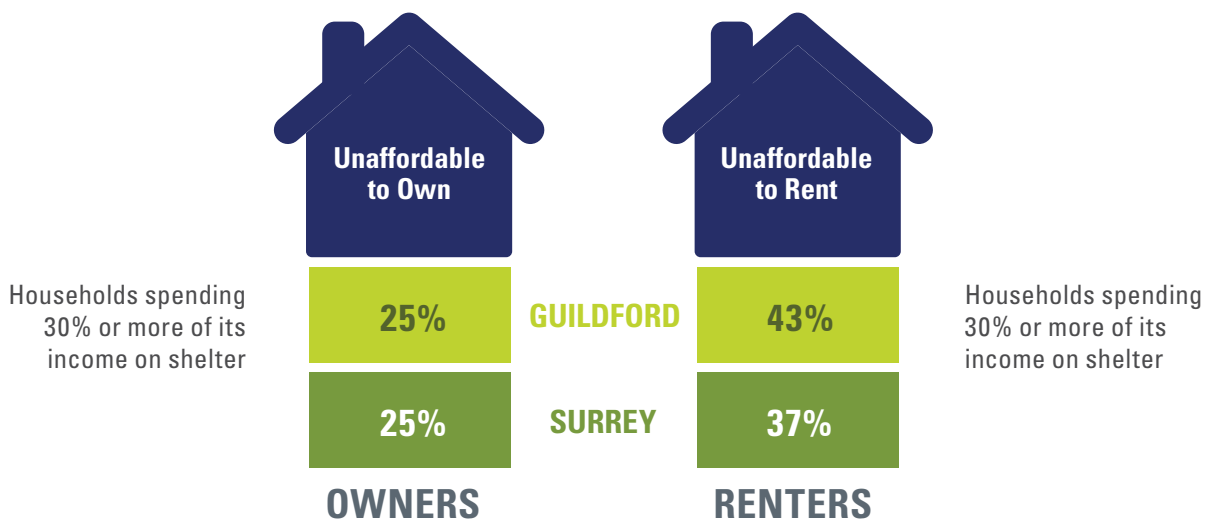
The average value of dwellings* continued to increase in Guildford and citywide between 2006 and 2016. In 2016, the average value of a dwelling in Guildford was \$689,348, compared with \$757,863 citywide.

*The average value of a dwelling refers to the value of the entire dwelling, including the value of the land it is on and of any other structure, such as a garage, which is on the property. If the dwelling is located in a building which contains several dwellings, or a combination of residential and business premises, all of which the household owns, the value is estimated as a portion of the market value that applies only to the dwelling in which the household resides.



HOUSING AFFORDABILITY

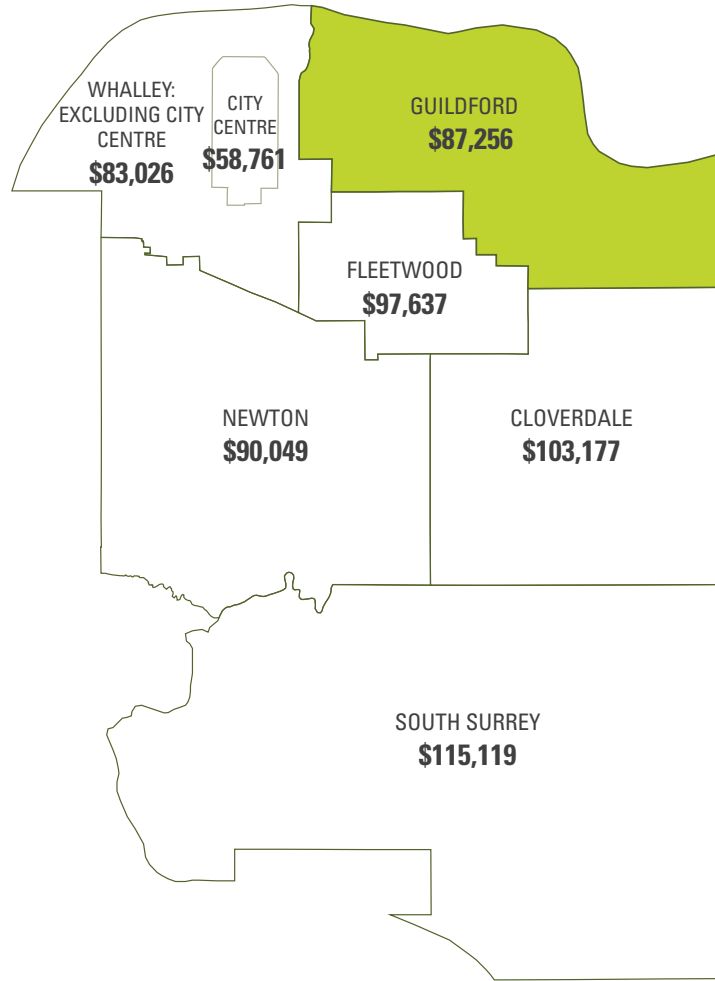
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2016, 43% of renters in Guildford and 37% citywide spent more than 30% of their income on rent. In comparison, 25% of home owners in Guildford and citywide spent 30% or more of their household income on housing.



INCOME

AVERAGE HOUSEHOLD INCOME

In 2015, the average household income in Guildford was \$87,256, which was lower than the city's average income (\$93,586).



AVERAGE INCOME BY HOUSEHOLD TYPE

In 2015 in Guildford, the family type with the highest average household income* was couples with children, with an income of \$113,802. For each family type, the average income in Guildford was lower than those for the city.

TYPE	GUILDFORD	SURREY
Couple Families Without Children	\$82,317	\$95,517
Couple Families with Children	\$113,802	\$119,698
Lone-Parent Families	\$58,449	\$62,818
Persons 15 Years and Over Not in Families	\$37,134	\$39,475
All Households	\$87,256	\$93,586

* Household income is the sum of the total income of all members of the household. Income data for families refers to all persons living in the same home who are related by blood, marriage, common-law or adoption.

INCOME DISTRIBUTION

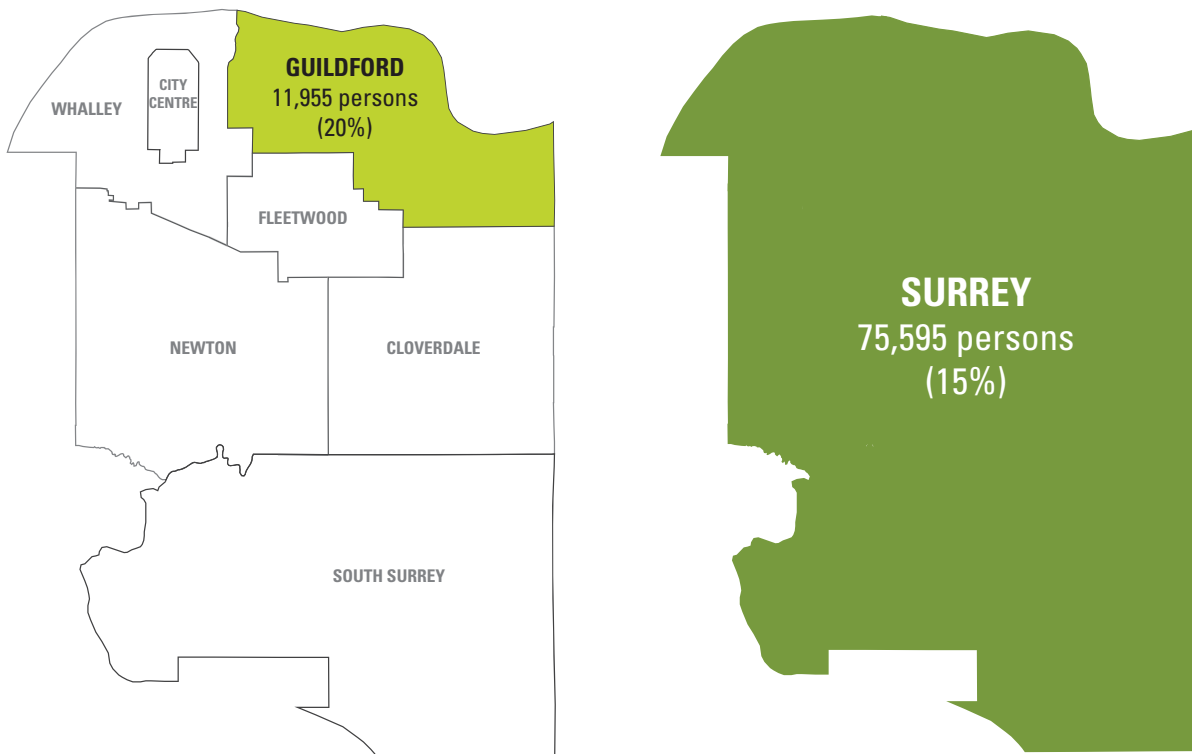
The breakdown of household incomes in Guildford was fairly similar to the breakdown for the city.



PERSONS IN LOW INCOME

In 2015, about 1 in 5, or 20% of the people in Guildford were considered low income*. This was higher than the percentage for the city, which was 15%.

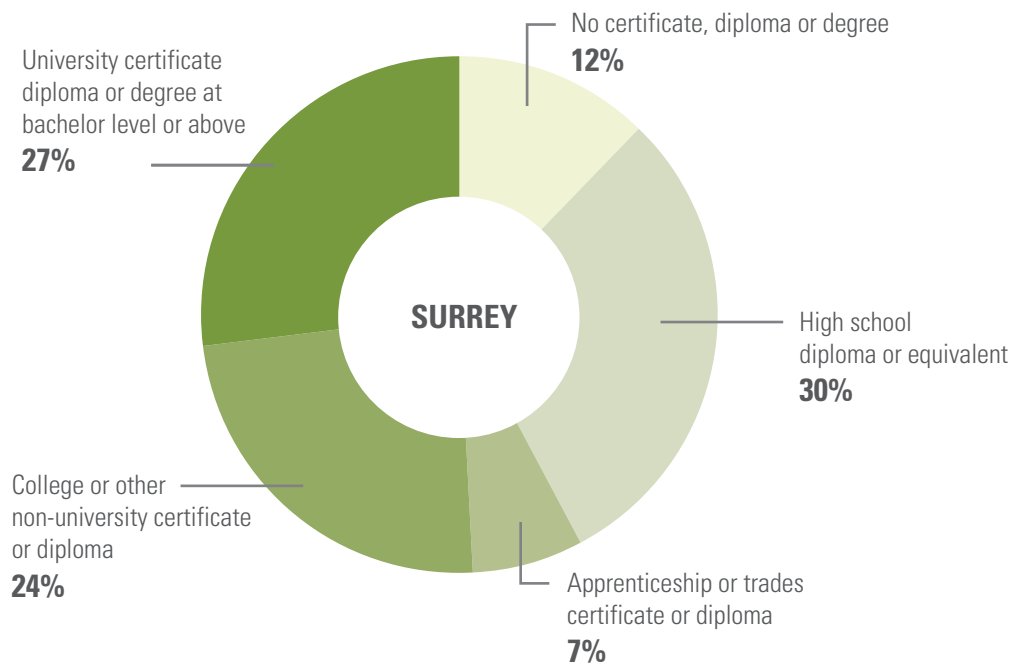
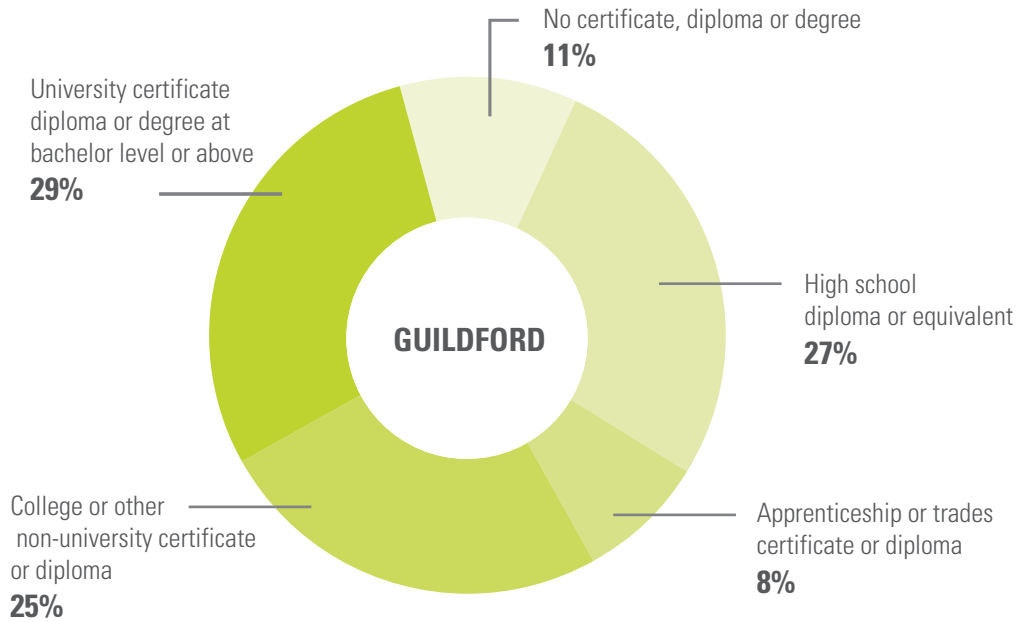
*Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

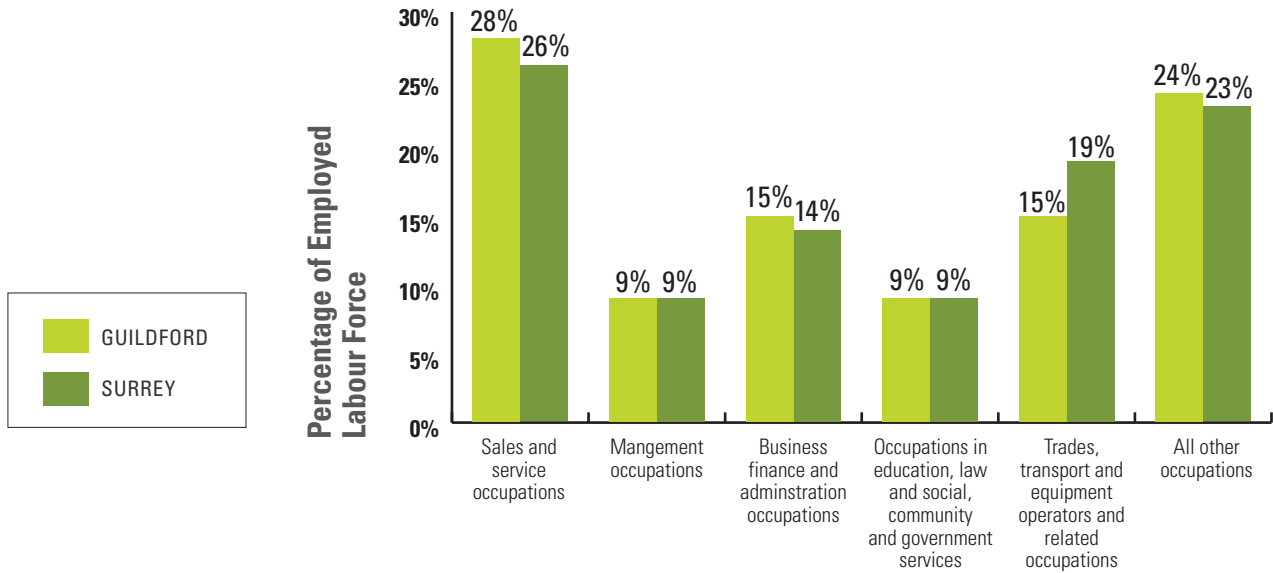
In 2016, 29% of Guildford's population aged 25 to 64 had a university degree (or above), compared with 27% for the city.



LABOUR FORCE

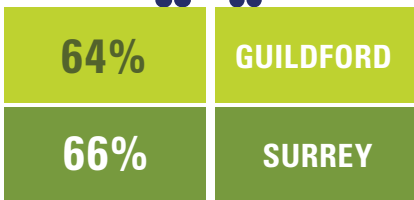
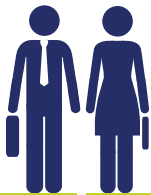
TOP 5 MAJOR OCCUPATIONS

The breakdown of occupations in Guildford in 2016 was fairly similar to the breakdown for Surrey.



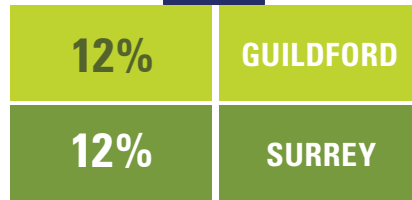
Employment

The overall labour force participation rate* in Guildford in 2016 was 64%, compared with 66% for the city.



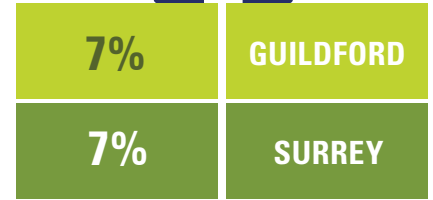
Self-Employed

In 2016, 12% of the employed labour force in Guildford and citywide were self-employed.



Unemployment Rate

In 2016, 7% of those participating in the labour force in Guildford and citywide were unemployed.



* Participation Rate refers to the labour force, both employed and unemployed individuals, in the week of Sunday, May 1 to Saturday, May 7, 2016, expressed as a percentage of the population aged 15 years and over.

JOURNEY TO WORK

GETTING TO WORK

Driving remained the predominant mode of transportation to work. In 2016, 75% of Guildford residents drove to work, lower than the city rate of 81%. However, between 2011 and 2016, transit ridership increased more than any other mode of transportation. During this period there was an 18% increase in transit ridership in Guildford and a 32% increase citywide.



**WALKED
OR CYCLED**

6% (1,580)	GUILDFORD
4% (10,125)	SURREY



DROVE CAR

75% (20,920)	GUILDFORD
81% (193,255)	SURREY



**USED PUBLIC
TRANSIT**

19% (5,415)	GUILDFORD
15% (35,560)	SURREY

COMMUTE TIME FOR WORK

In 2016 in Guildford, 57% (39% + 18%) of those in the workforce commuted more than 30 minutes and of those, 18% commuted more than an hour to work. In comparison, 54% (38% + 16%) of Surrey's workforce commuted more than 30 minutes and of those, 16% commuted more than an hour to work.



**LESS THAN
30 MINUTES**

43%

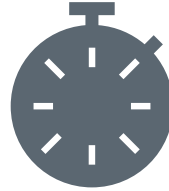
46%



**30 TO 59
MINUTES**

39%

38%



**60 MINUTES
AND OVER**

18%

16%

GUILDFORD

SURREY

PLACE OF WORK STATUS

In 2016, 7% (1,980) of the employed labour force in Guildford worked from home, compared with 6% (16,085) citywide.



**WORKED
FROM HOME**

7% (1,980)

GUILDFORD

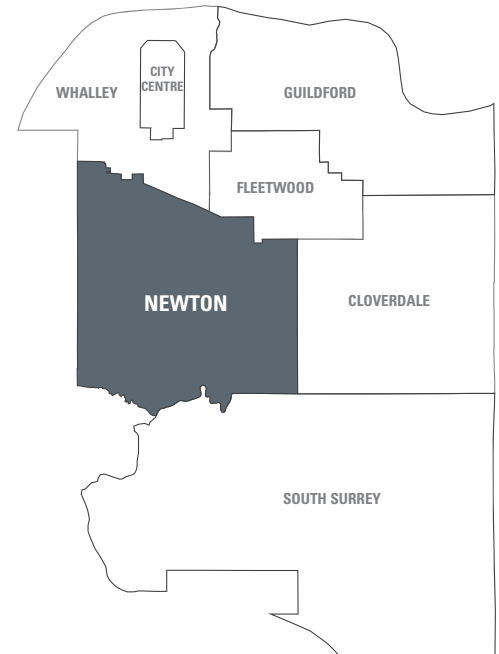
6% (16,085)









SURREY

NEWTON

CITY OF SURREY COMMUNITY PROFILES

2016 Census Data
City of Surrey Statistics



 <p>AREA 5,871 ha (32,621 ha)</p>	 <p>AVERAGE HOUSEHOLD INCOME \$90,049 (\$93,586)</p>
 <p>POPULATION 149,040 (517,885)</p>	 <p>RENTERS 31% (29%)</p>
 <p>IMMIGRANT POPULATION 49% (43%)</p>	 <p>UNEMPLOYMENT RATE 7% (7%)</p>
 <p>OCCUPIED PRIVATE DWELLINGS 43,905 (169,970)</p>	 <p>TAKE TRANSIT TO WORK 13% (15%)</p>

City of Surrey statistics in brackets

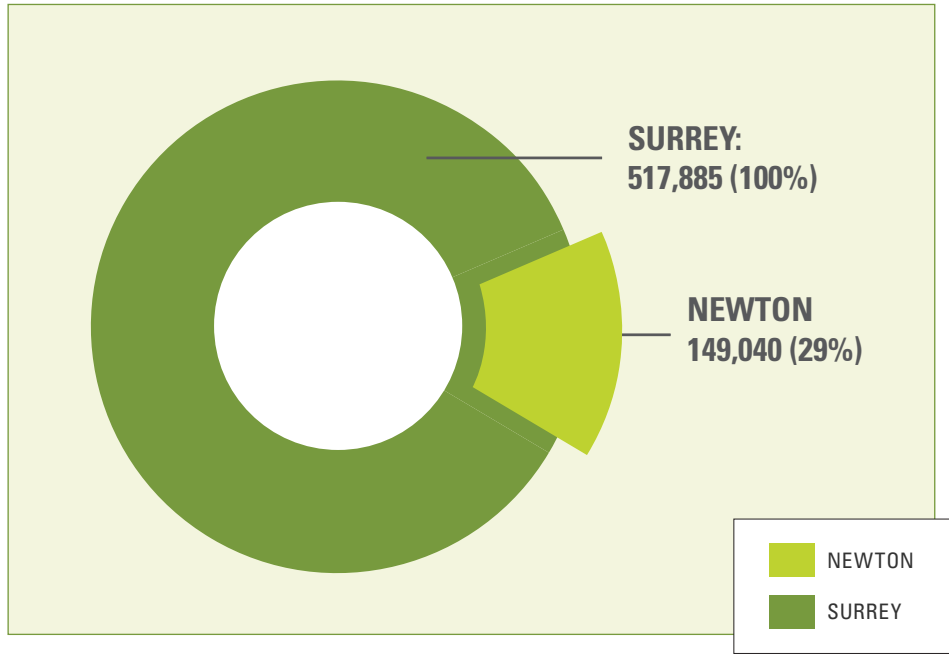
Due to rounding, figures may be slightly lower or higher than stated and percentages may not add up to 100%.

Newton is a vibrant and culturally diverse community that is home to the region's largest South Asian community. Among the variety of educational, recreational and cultural facilities located in Newton are the main Surrey campus of Kwantlen Polytechnic University, the Bell Performing Arts Centre and the Newton Cultural Centre. Every year Newton plays host to one of the largest Vaisakhi Parades outside India.

POPULATION & FAMILIES ⁻²⁻

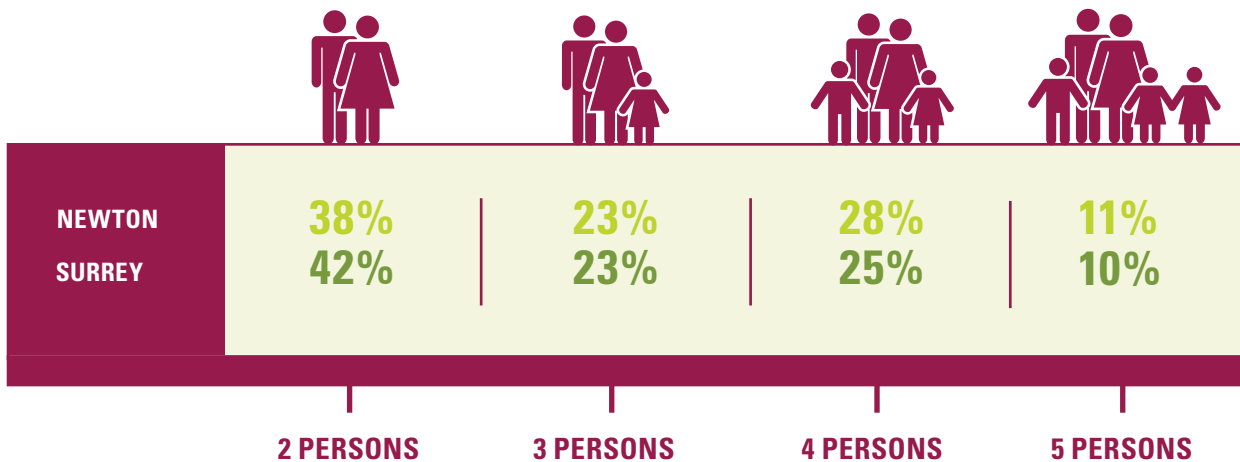
POPULATION

In 2016, the population of Newton was 149,040 or 29% of Surrey's total population



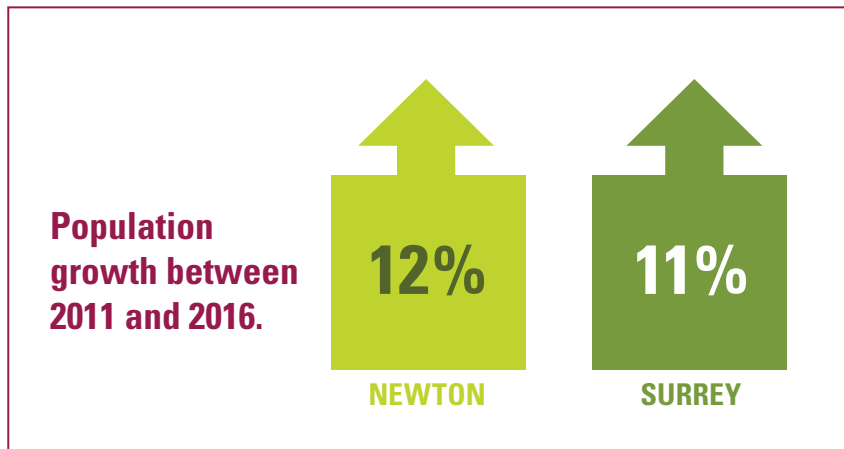
POPULATION BY FAMILY SIZE

The breakdown of family sizes in Newton in 2016 was fairly similar to the breakdown for Surrey.



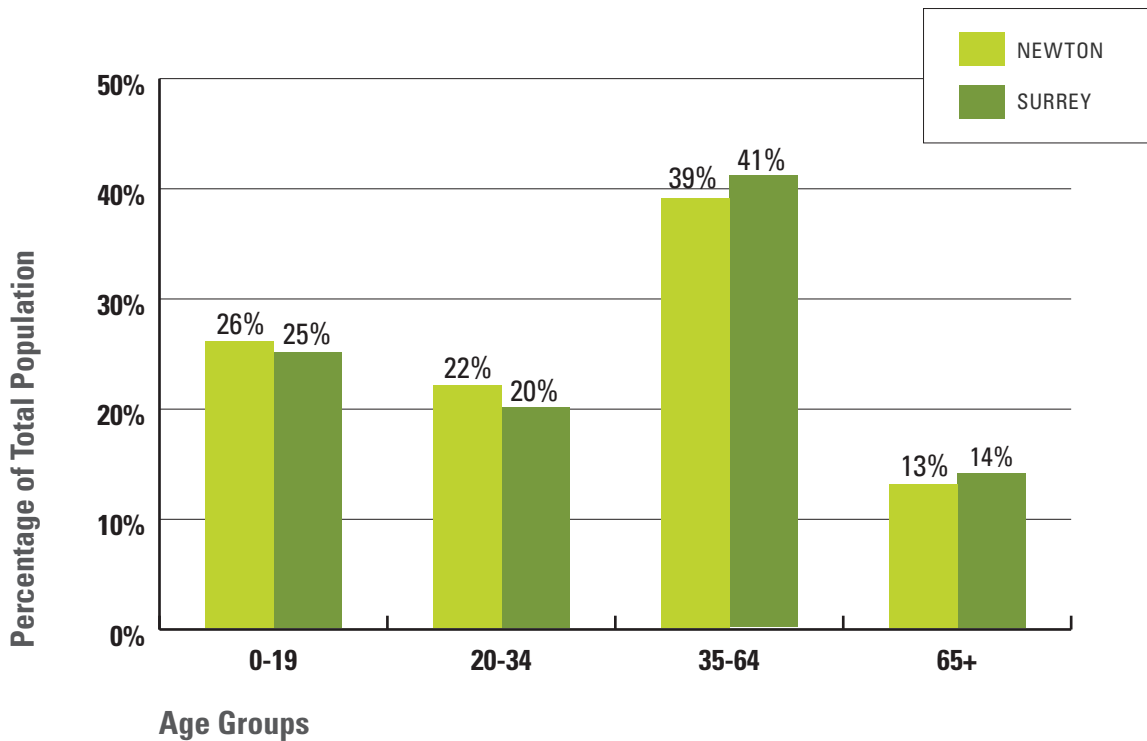
POPULATION GROWTH

Newton's population grew by 12% between 2011 and 2016. This was down from a previous high of 21% between 2006 and 2011. This was comparable with the city, which grew 11% between 2011 and 2016, down from 19% between 2006 and 2011.



POPULATION BY AGE GROUP

The breakdown of family sizes in Newton in 2016 was fairly similar to the breakdown for Surrey.

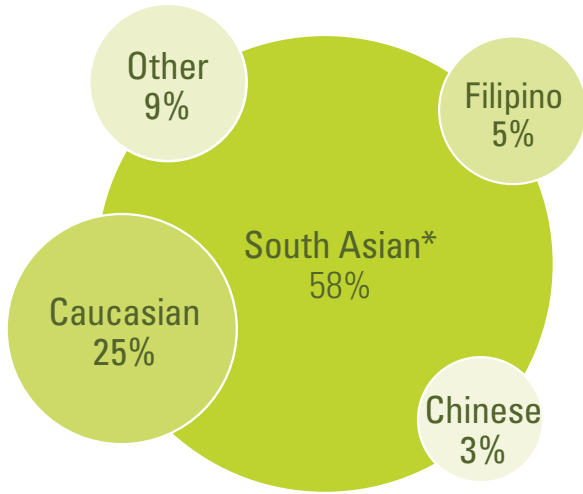


IMMIGRATION

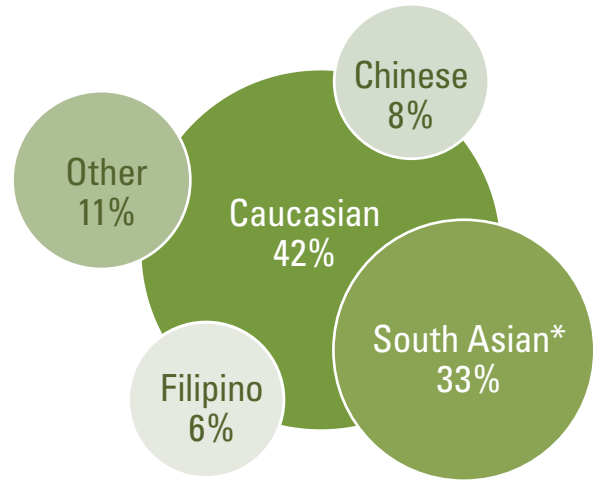
TOP 4 ETHNIC GROUPS

In 2016, 25% of the population in Newton was Caucasian. This was much lower than the city where 42% of the population was Caucasian in 2016.

*South Asians include East Indian, Pakistani, Sri Lankan, etc.



NEWTON



SURREY

IMMIGRANTS* BY PERIOD OF IMMIGRATION

In 2016, 12,765 of Newton’s residents were considered recent immigrants having immigrated to Canada between 2011 and 2016. At the same time there were 36,335 recent immigrants living citywide in Surrey.

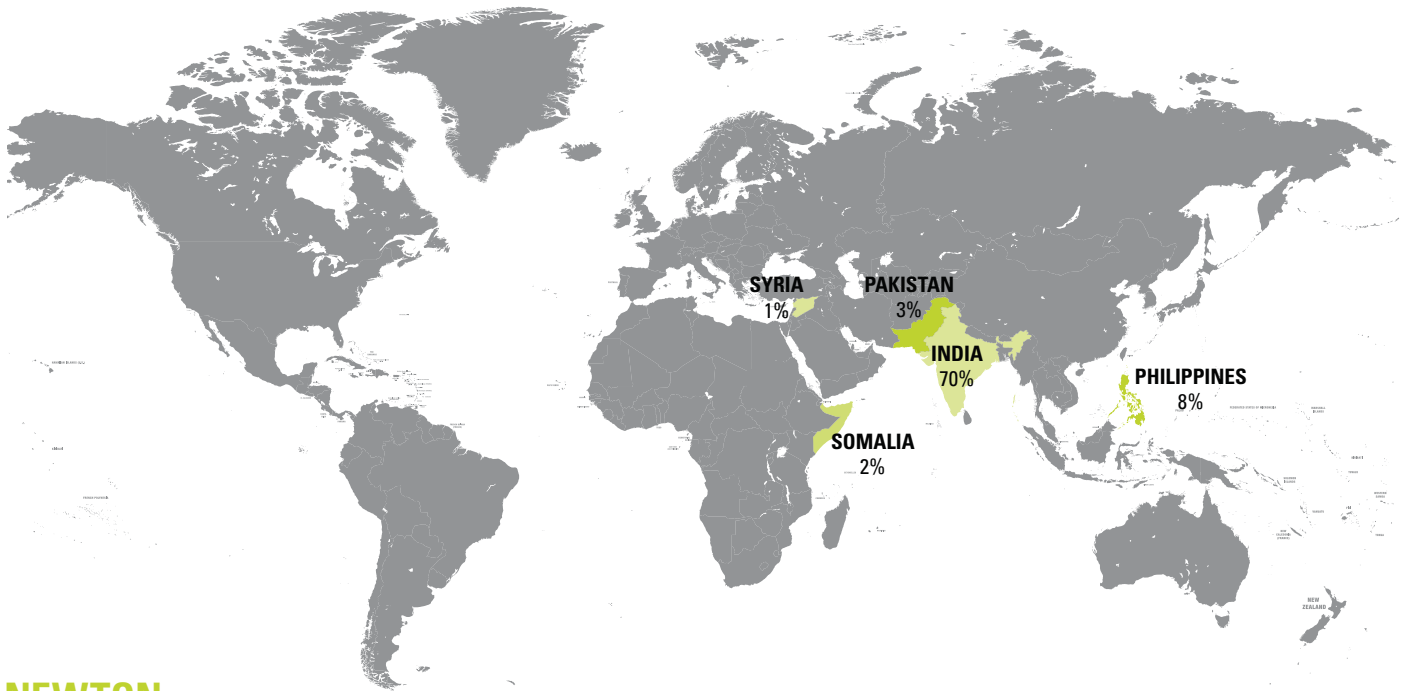


	BEFORE 1981	1981 – 1990	1991 – 2000	2001 – 2010	2011 – 2016
NEWTON	10,065	8,205	18,685	23,445	12,765
SURREY	37,055	25,490	52,570	68,705	36,335

IMMIGRATION POPULATION

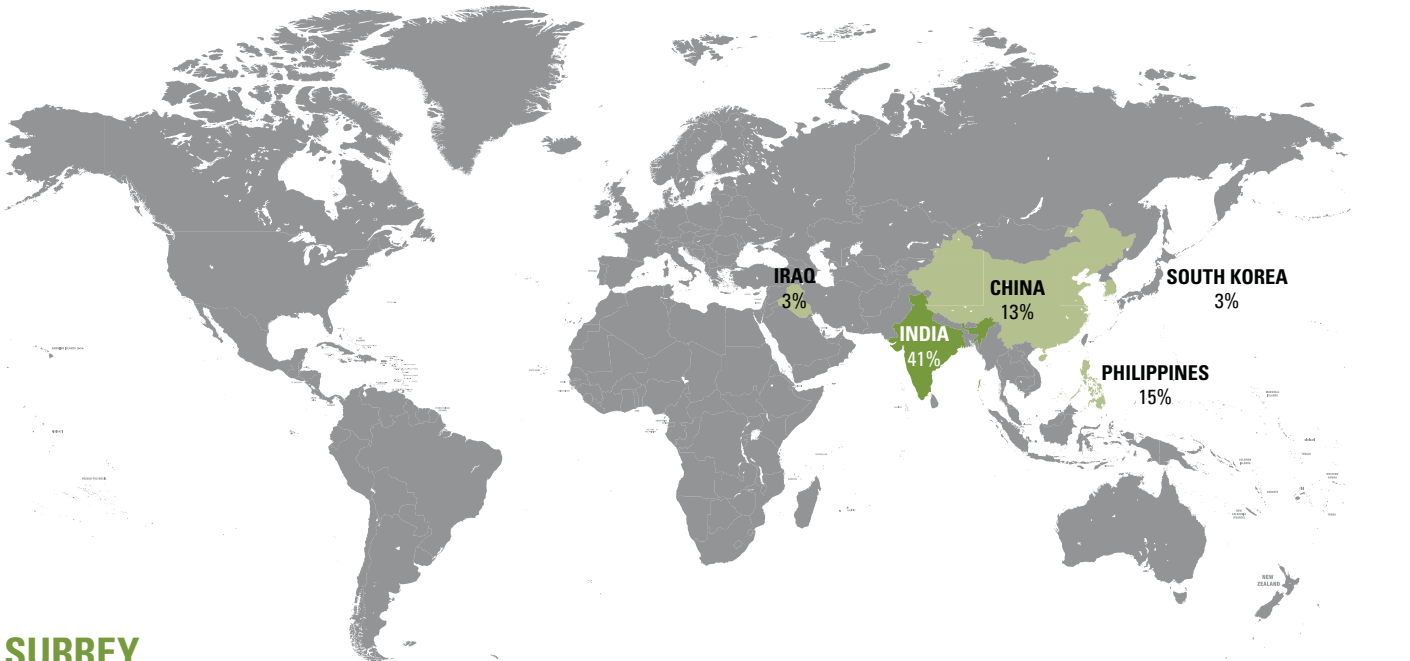
TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

In 2016, the top place of origin of recent immigrants to Newton was the India (70%). Similarly, the top place of origin of recent immigrants to the City was India (41%).



NEWTON

Map illustrates the top five places of origin of recent immigrants living in Newton in 2016, which equates to 84% of recent immigrants. The remaining 16% were not mapped.



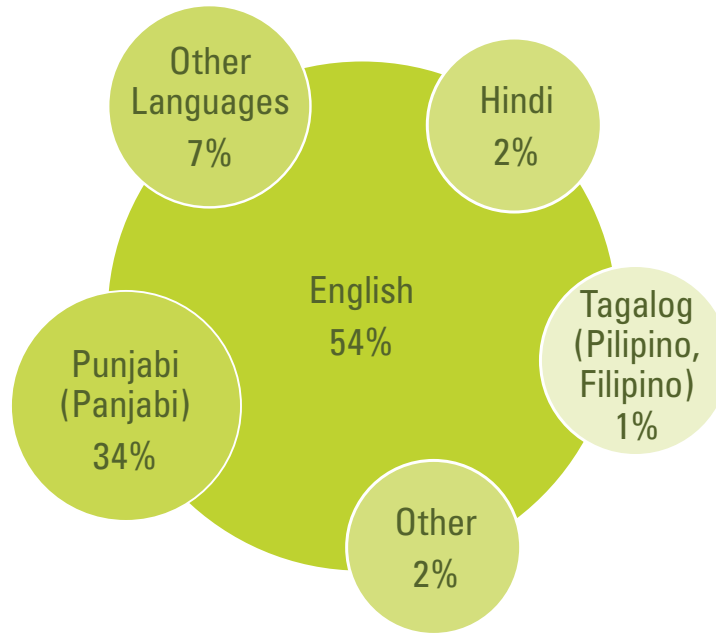
SURREY

Map illustrates the top five places of origin of recent immigrants living in Surrey in 2016, which equates to 75% of recent immigrants. The remaining 25% were not mapped.

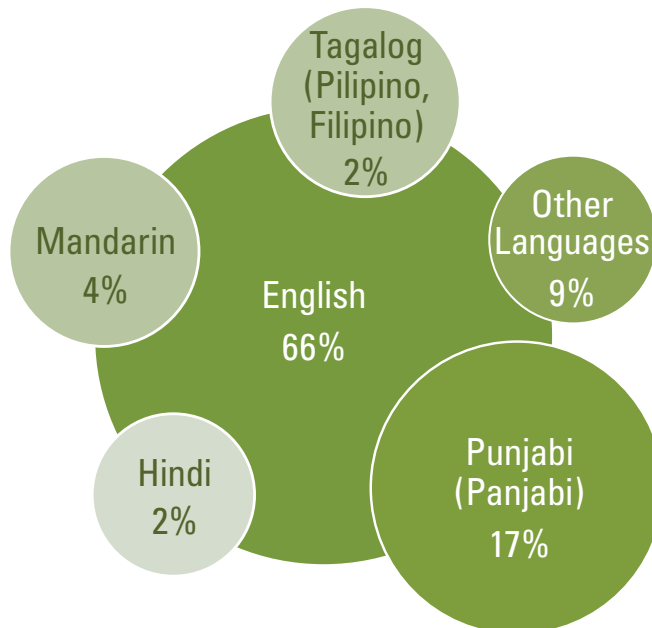
LANGUAGE

MOST COMMON LANGUAGE SPOKEN AT HOME

In 2016, 54% of Newton residents spoke English at home, compared with 66% citywide.



NEWTON



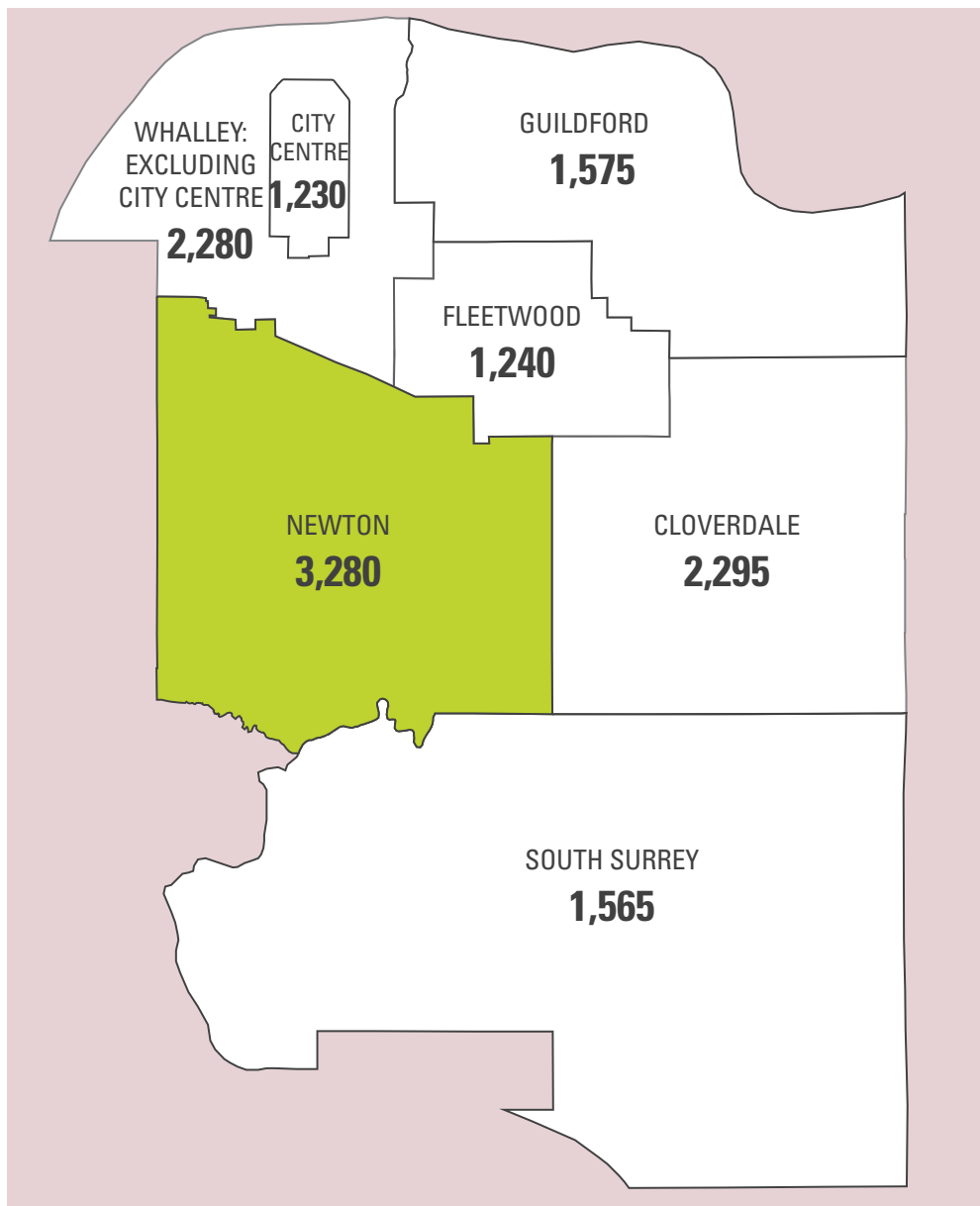
SURREY

INDIGENOUS

INDIGENOUS POPULATION BY COMMUNITY

In 2016, there were 13,460 people that identified as aboriginal* living in Surrey. Of those 25% or 3,280 lived in Newton.

*Aboriginal Identity refers to persons who report being Aboriginal, which includes First Nations, Métis or Inuit and/or Registered or Treaty Indian, and/or a member of a First Nations or Indian Band.



PERCENTAGE OF TOTAL POPULATION THAT IS INDIGENOUS

In 2016, the percentage of Newton's population that was indigenous was 2% compared to 3% for the city.




NEWTON 2% **SURREY 3%**



HOUSING

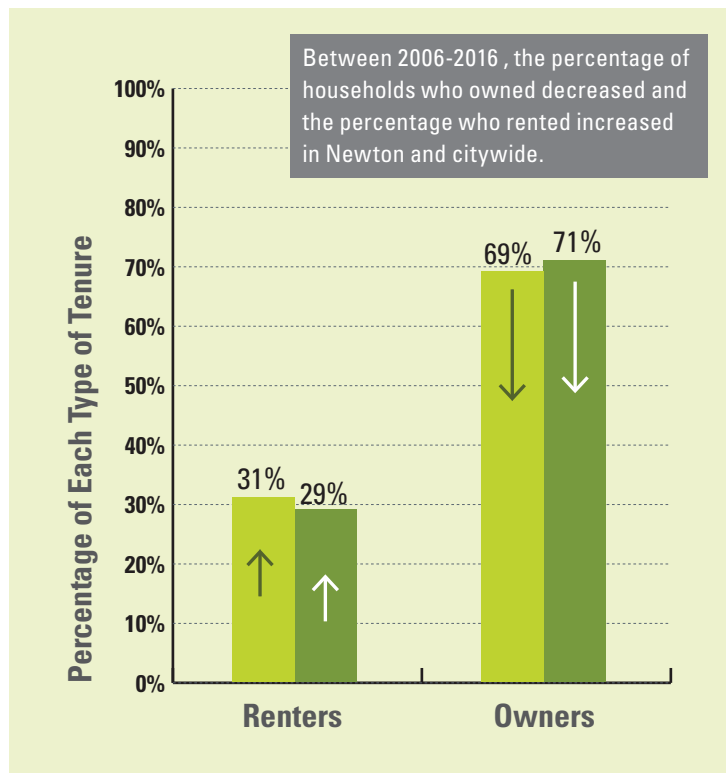
NUMBER OF EACH TYPE OF DWELLING UNIT

In 2016, single family homes remained the dominant residential building type in Newton and citywide. In 2016 there were 25,235 (58%) single and two family dwellings in Newton, and 99,235 (58%) in the Surrey.

TYPE		NEWTON	SURREY
	Single Family Dwelling	57% (25,000)	58% (99,060)
	Row/Townhouses	20% (8,745)	18% (30,440)
	Apartments	23% (10,160)	24% (40,470)
Total Dwellings Units		43,905	169,970

TENURE

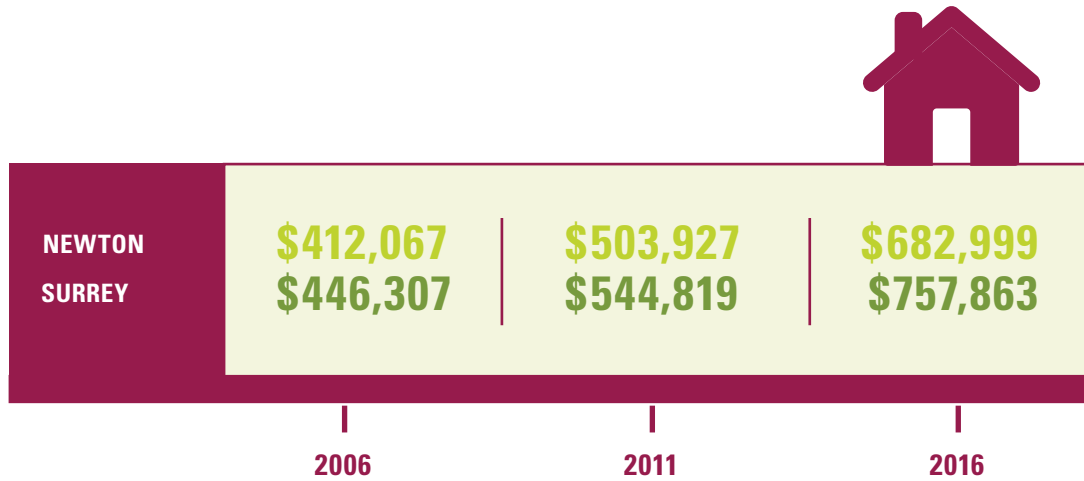
Ownership remained the predominant form of tenure in Newton and citywide. In 2016, 69% of Newton residents owned their home, compared with 71% for the City. However, between 2006 and 2016, the percentage of households who owned decreased while the percentage of households who rented increased. In Newton, the percentage of households who rented increased from 27% to 31% and Citywide from 25% to 29% between 2006 and 2016.



AVERAGE VALUE OF DWELLINGS

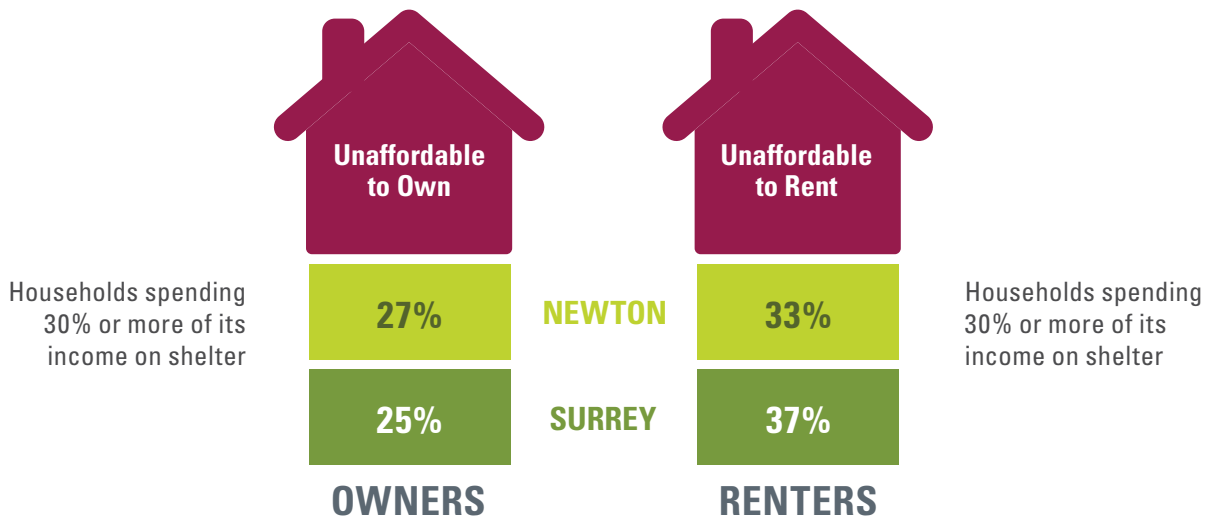
The average value of dwellings* continued to increase in Newton and citywide between 2006 and 2016. In 2016, the average value of a dwelling in Newton was \$682,999, compared with \$757,863 citywide.

*The average value of a dwelling refers to the value of the entire dwelling, including the value of the land it is on and of any other structure, such as a garage, which is on the property. If the dwelling is located in a building which contains several dwellings, or a combination of residential and business premises, all of which the household owns, the value is estimated as a portion of the market value that applies only to the dwelling in which the household resides.



HOUSING AFFORDABILITY

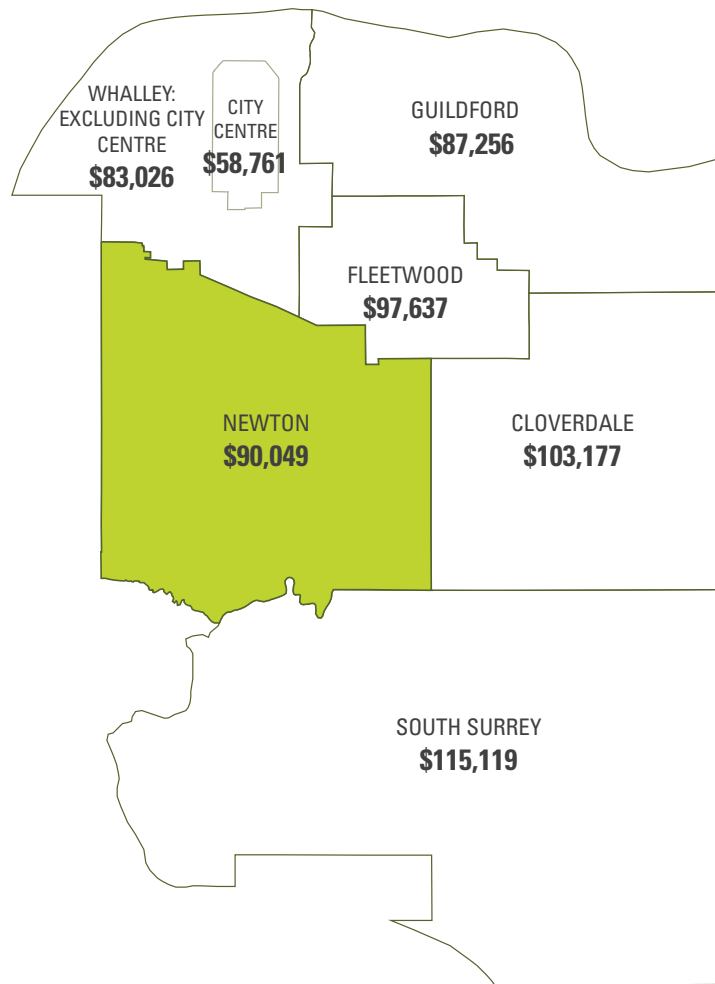
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2016, 33% of renters in Newton and 37% in Surrey spent more than 30% of their income on rent. In comparison, 27% of home owners in Newton and 25% citywide spent 30% or more of their household income on housing



INCOME

AVERAGE HOUSEHOLD INCOME

In 2015, the average household income in Newton was \$90,049, which was lower than the city's average income (\$93,586).



AVERAGE INCOME BY HOUSEHOLD TYPE

In 2015 in Newton, the family type with the highest average household income* was couples with children, with an income of \$111,616. For each family type, the average income in Newton was lower than those for the city.

TYPE	NEWTON	SURREY
Couple Families Without Children	\$84,631	\$95,517
Couple Families with Children	\$111,616	\$119,698
Lone-Parent Families	\$62,269	\$62,818
Persons 15 Years and Over Not in Families	\$34,737	\$39,475
All Households	\$90,049	\$93,586

* Household income is the sum of the total income of all members of the household. Income data for families refers to all persons living in the same home who are related by blood, marriage, common-law or adoption.

INCOME DISTRIBUTION

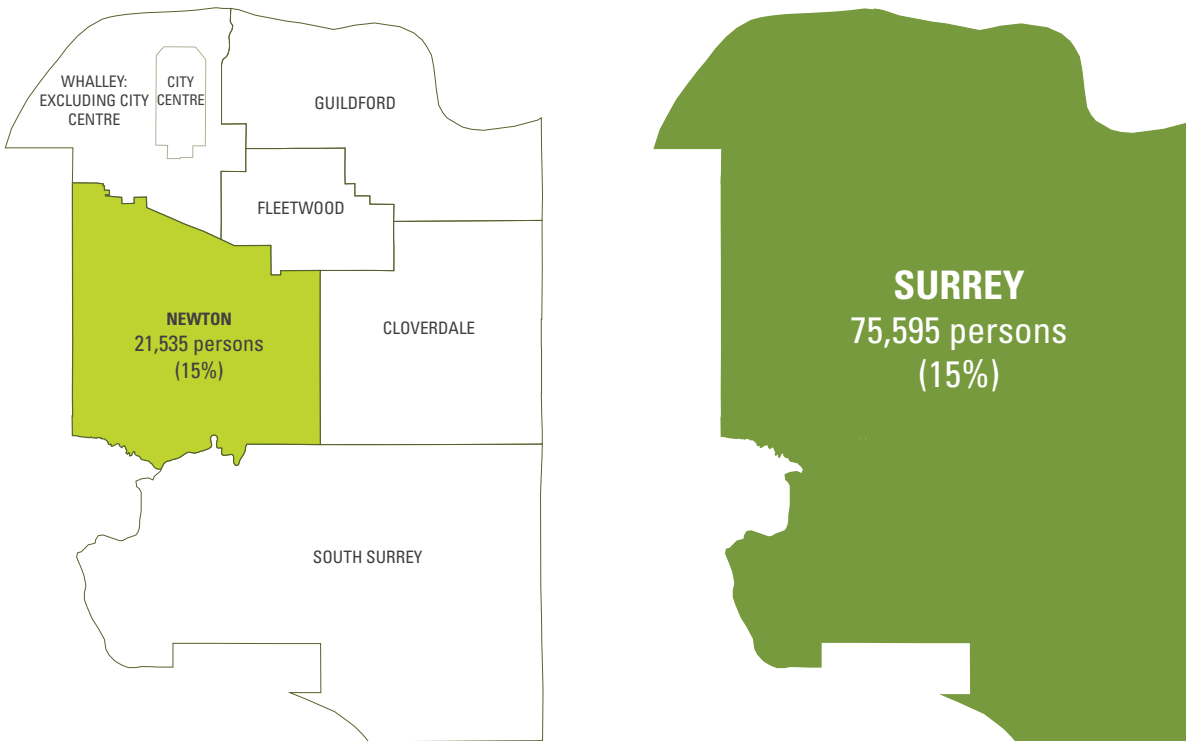
The breakdown of household incomes in Newton was fairly similar to the breakdown for the city.



PERSONS IN LOW INCOME

In 2015, 15% of Newton's and the city's population were considered low income*.

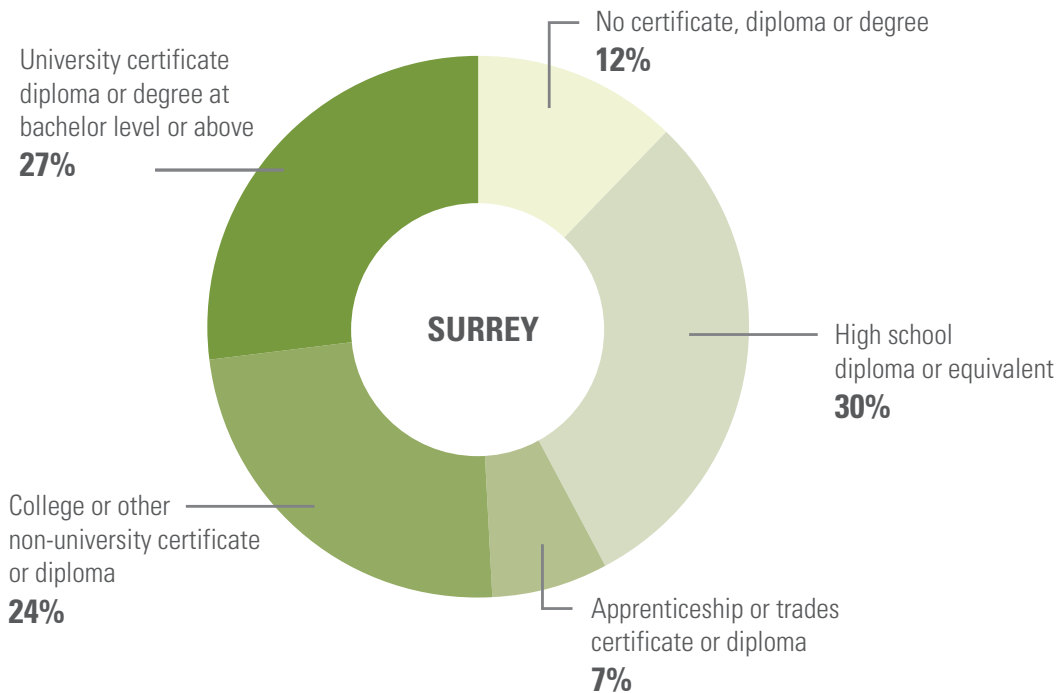
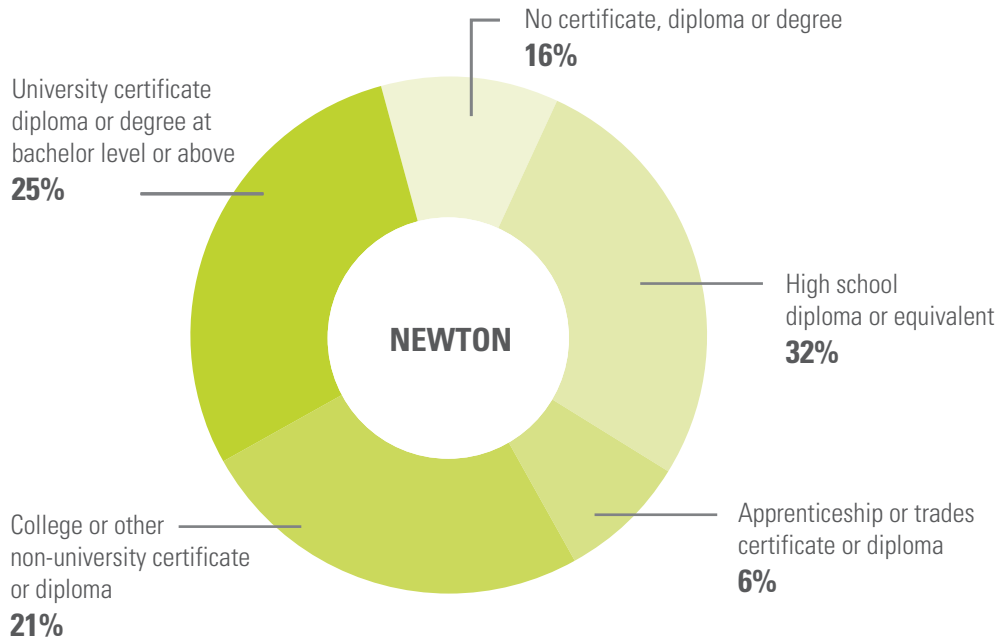
*Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

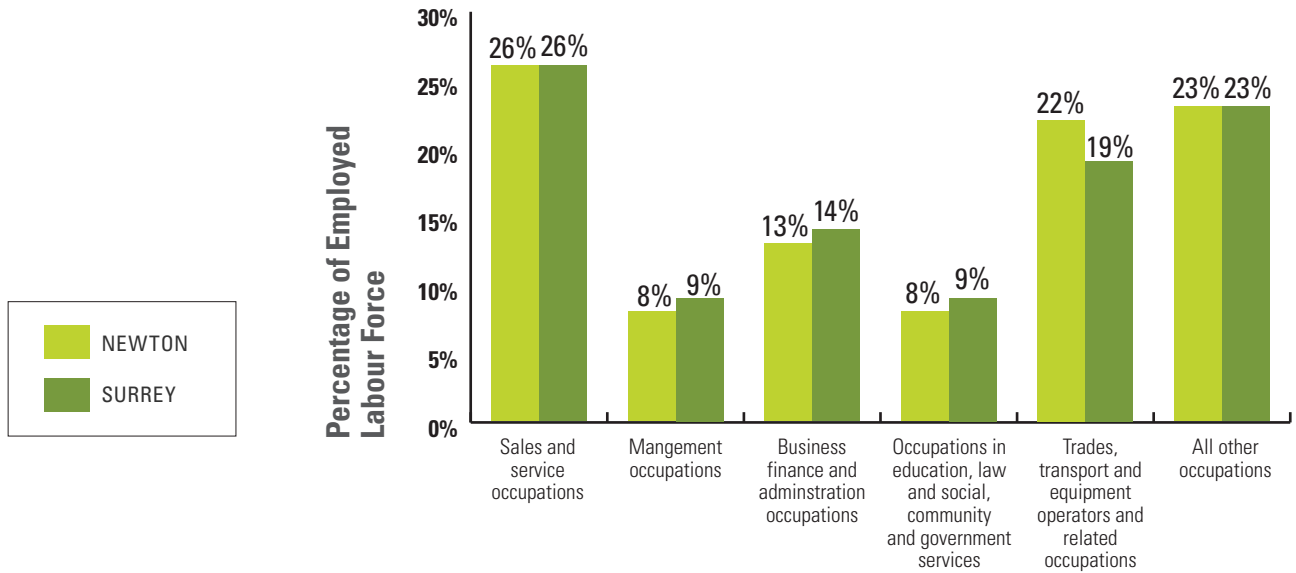
In 2016, 48% (16% +32%) of Newton's residents did not have a high school diploma, certificate or degree. This was higher than the city where 42% (12% +30%) of residents did not have a high school diploma, certificate or degree.



LABOUR FORCE

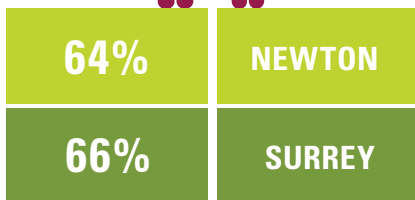
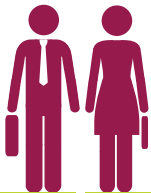
TOP 5 MAJOR OCCUPATIONS

The breakdown of occupations in Newton in 2016 was fairly similar to the breakdown for Surrey.



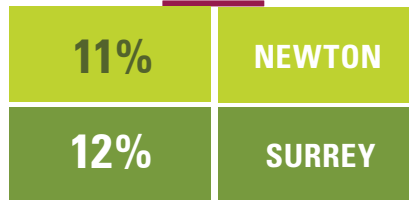
Employment

The overall labour force participation rate* in Newton in 2016 was 64%, compared with 66% for the city.



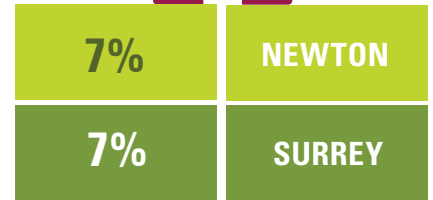
Self-Employed

In 2016, 11% (8,275) of the employed labour force in Newton was self-employed, compared with 12% (31,800) citywide.



Unemployment Rate

In 2016, 7% of those participating in the labour force were unemployed in Newton and citywide.

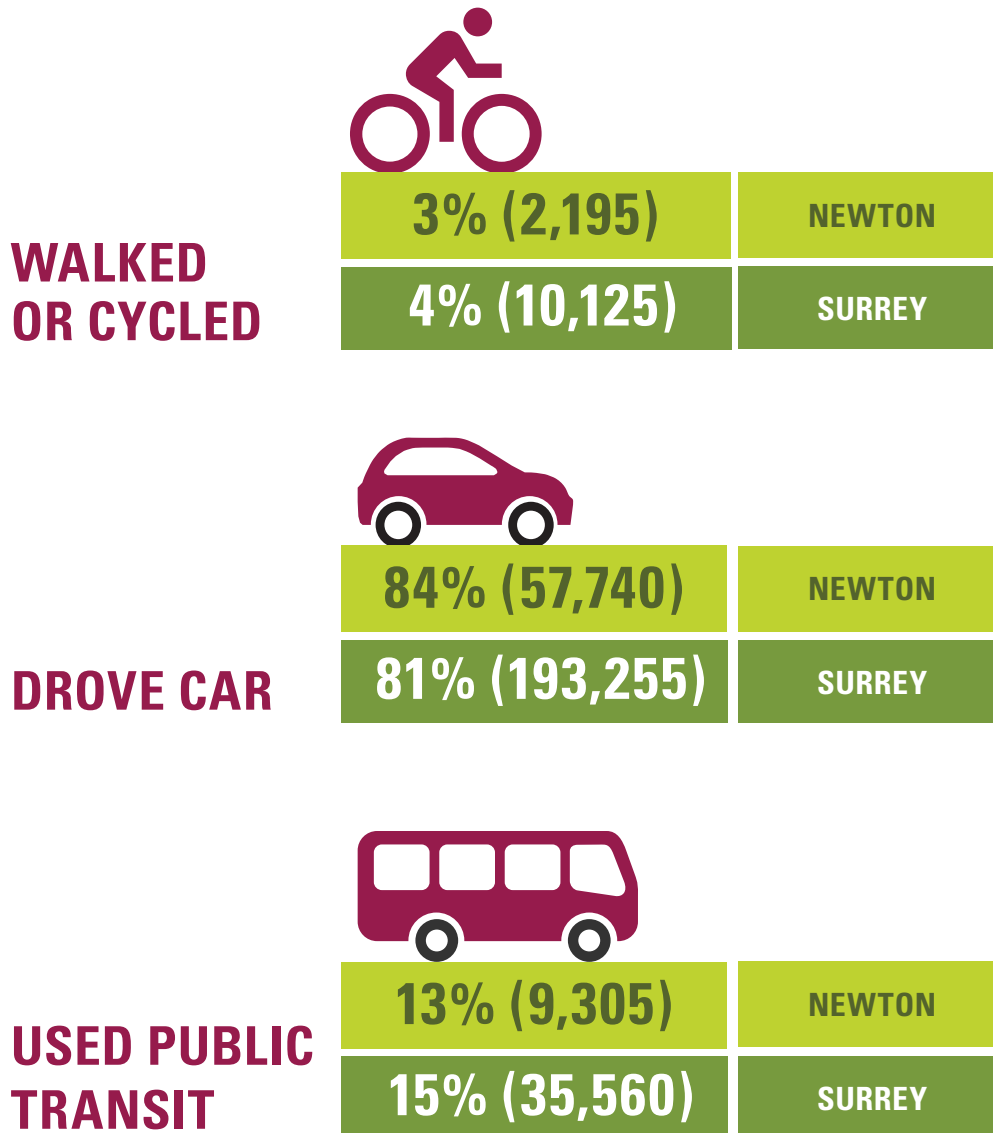


* Participation Rate refers to the labour force, both employed and unemployed individuals, in the week of Sunday, May 1 to Saturday, May 7, 2016, expressed as a percentage of the population aged 15 years and over.

JOURNEY TO WORK

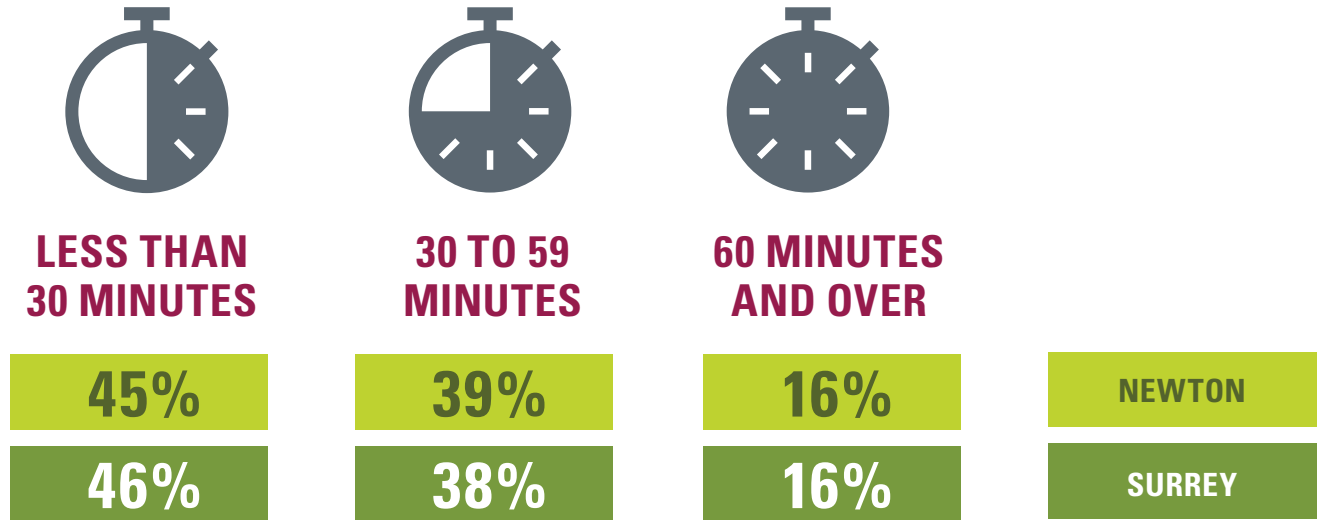
GETTING TO WORK

Driving remained the predominant mode of transportation to work. In 2016, 84% of Newton residents drove to work, higher than the city rate of 81%. However, between 2011 and 2016, transit ridership increased more than any other mode of transportation. During this period there was a 38% increase in transit ridership in Newton and a 32% increase citywide.



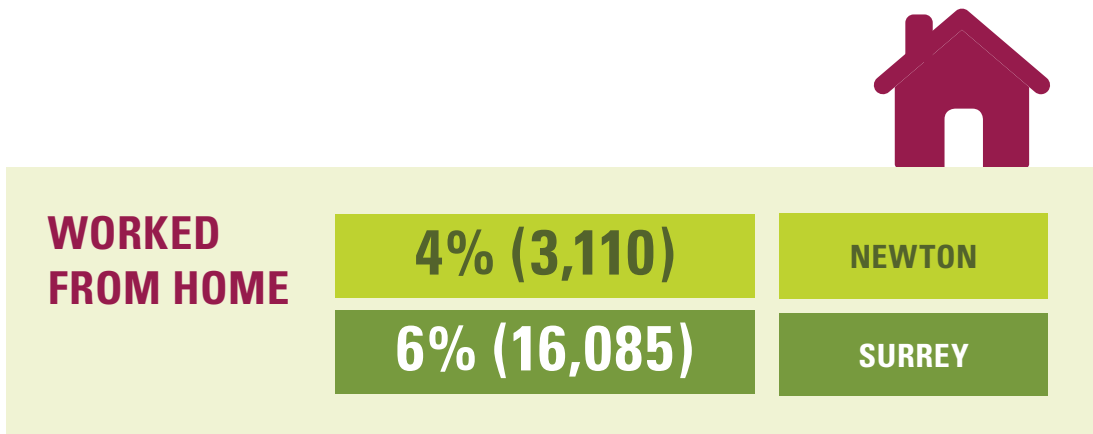
COMMUTE TIME FOR WORK

In 2016, commute times in Newton and in the city were very similar with close to 45% of the population spending less than 30 minutes commuting and the remaining 55% commuting more than 30 minutes.



PLACE OF WORK STATUS

In 2016, 4% (3,110) of the employed labour force in Newton worked from home, compared with 6% (16,085) citywide.











SOUTH SURREY

CITY OF SURREY COMMUNITY PROFILES

2016 Census Data
City of Surrey Statistics



 <p>AREA 11,375 ha (32,621 ha)</p>	 <p>AVERAGE HOUSEHOLD INCOME \$115,119 (\$93,586)</p>
 <p>POPULATION 77,170 (517,885)</p>	 <p>RENTERS 17% (29%)</p>
 <p>IMMIGRANT POPULATION 30% (43%)</p>	 <p>UNEMPLOYMENT RATE 5% (7%)</p>
 <p>OCCUPIED PRIVATE DWELLINGS 29,890 (169,970)</p>	 <p>TAKE TRANSIT TO WORK 8% (15%)</p>

City of Surrey statistics in brackets

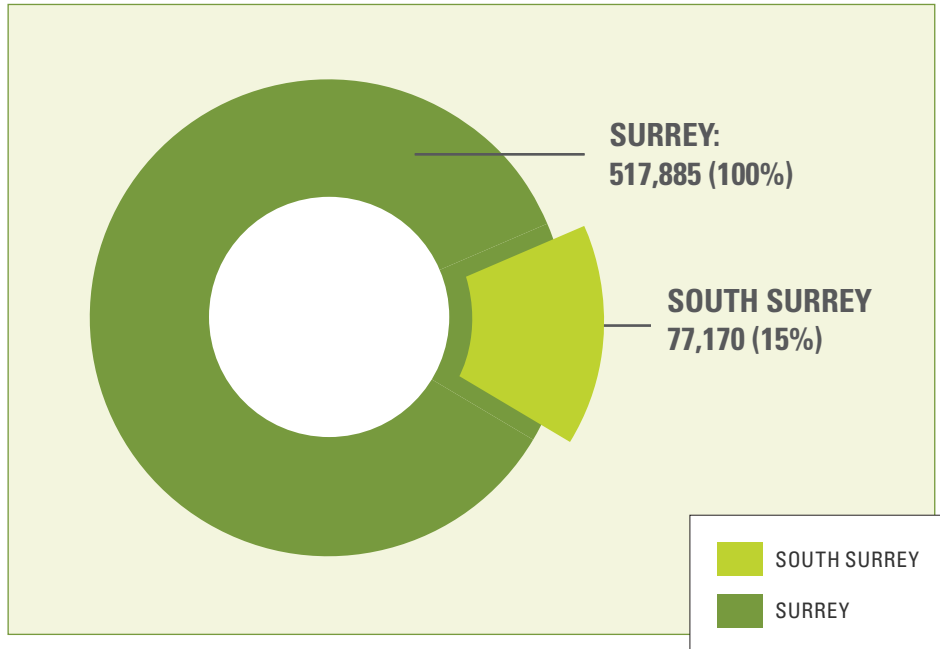
Due to rounding, figures may be slightly lower or higher than stated and percentages may not add up to 100%.

South Surrey is rich in history and home to unique neighbourhoods such as Crescent Beach, Grandview Heights and Semiahmoo Town Centre, the commercial and cultural heart of South Surrey. Stunning beaches, mountain views and expansive farmland characterizes the natural beauty of South Surrey.

POPULATION & FAMILIES ⁻²⁻

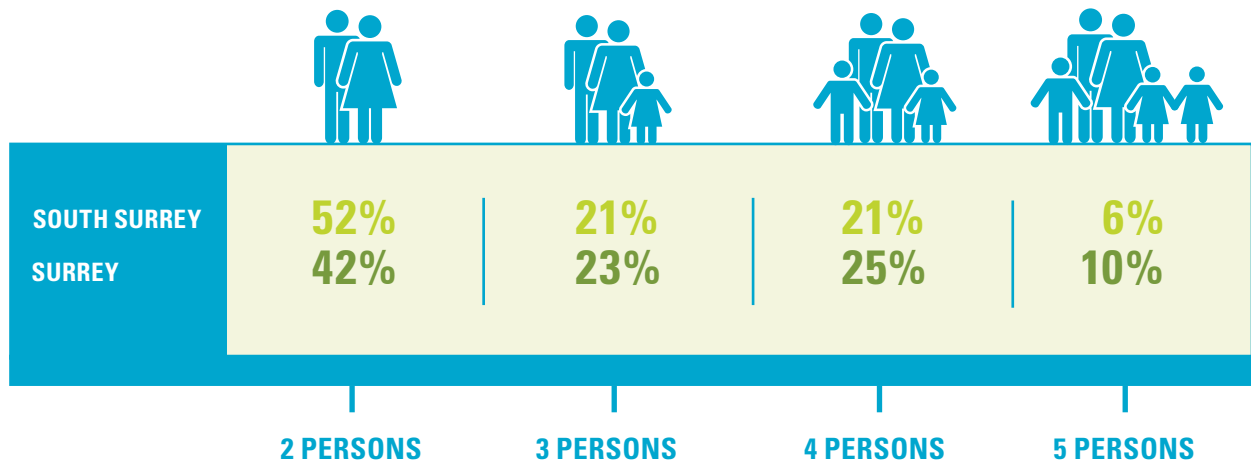
POPULATION

In 2016, the population of South Surrey was 77,170, 15% of Surrey's total population.



POPULATION BY FAMILY SIZE

In 2016, 52% of families in South Surrey consisted of 2 people, compared with 42% citywide.



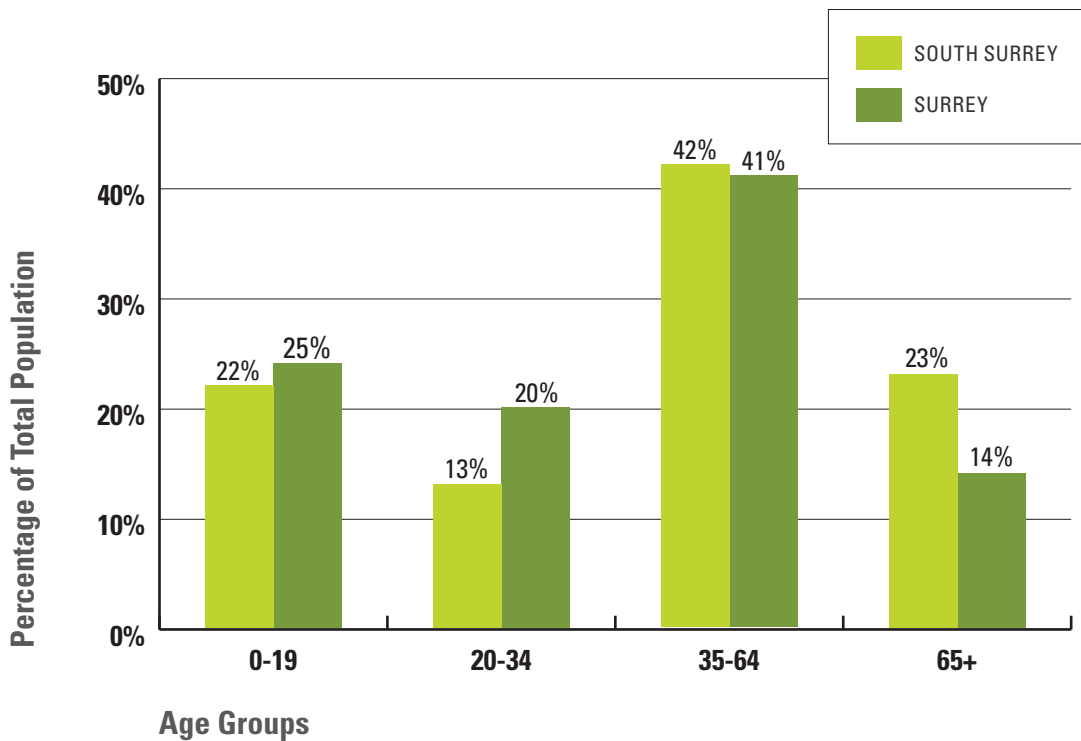
POPULATION GROWTH

South Surrey's population grew by 12% between 2011 and 2016. This was down from a previous high of 15% between 2006 and 2011. This was similar to the rate of growth citywide, which grew 11% between 2011 and 2016, down from 19% between 2006 and 2011.



POPULATION BY AGE GROUP

In 2016, 23% of South Surrey's population was 65 and over, compared to 14% citywide.

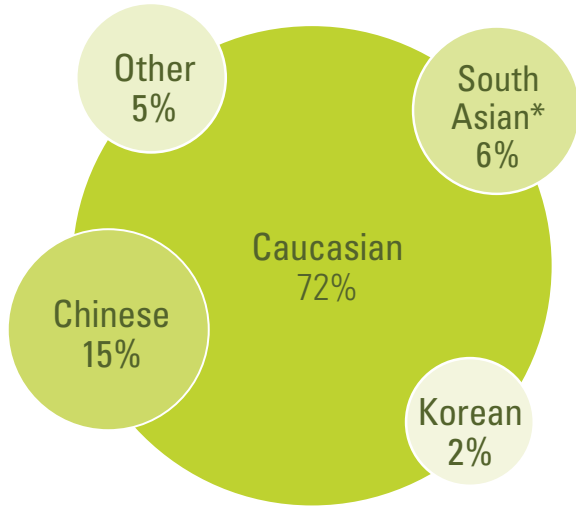


IMMIGRATION

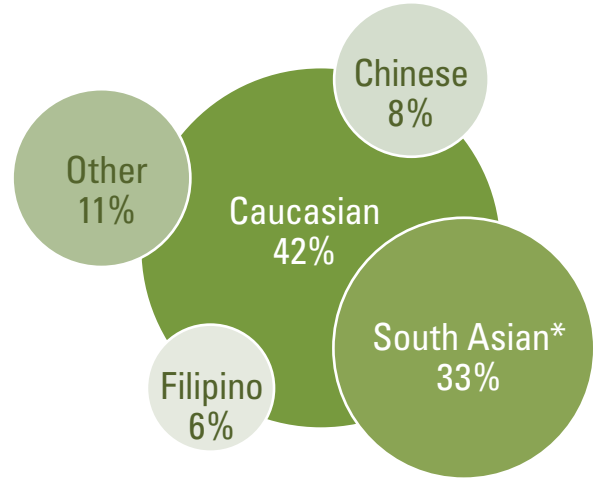
TOP 4 ETHNIC GROUPS

In 2016, 72% of South Surrey's population was Caucasian, compared to 42% for the city.

*South Asian includes East Indian, Pakistani, Sri Lankan, etc.



SOUTH SURREY



SURREY

IMMIGRANTS* BY PERIOD OF IMMIGRATION

In 2016 3,850 South Surrey residents were considered recent immigrants having immigrated to Canada between 2011 and 2016. At the same time there were 36,335 recent immigrants living citywide in Surrey.

* Immigrants include all residents who have been granted the right to live in Canada permanently by immigration authorities.



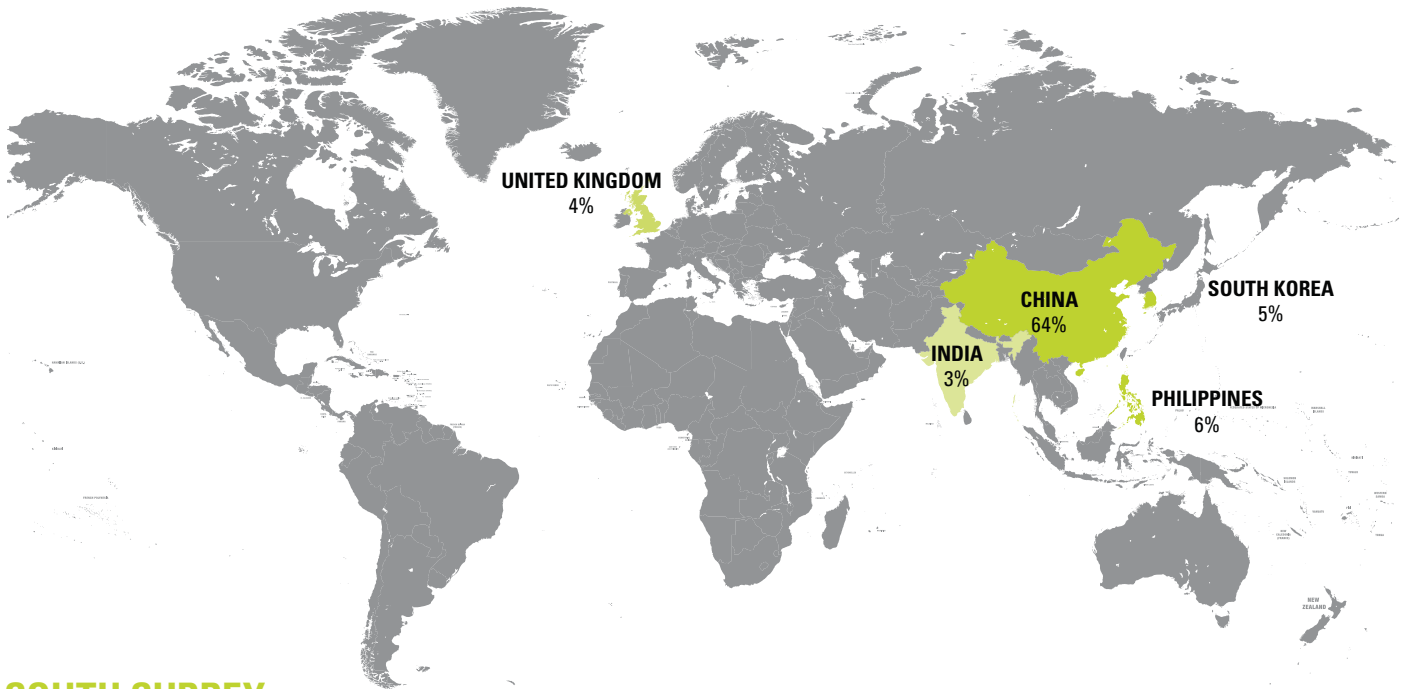
	BEFORE 1981	1981 – 1990	1991 – 2000	2001 – 2010	2011 – 2016
SOUTH SURREY	7,355	1,890	3,765	6,290	3,805
SURREY	37,055	25,490	52,570	68,705	36,335

IMMIGRATION POPULATION

TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

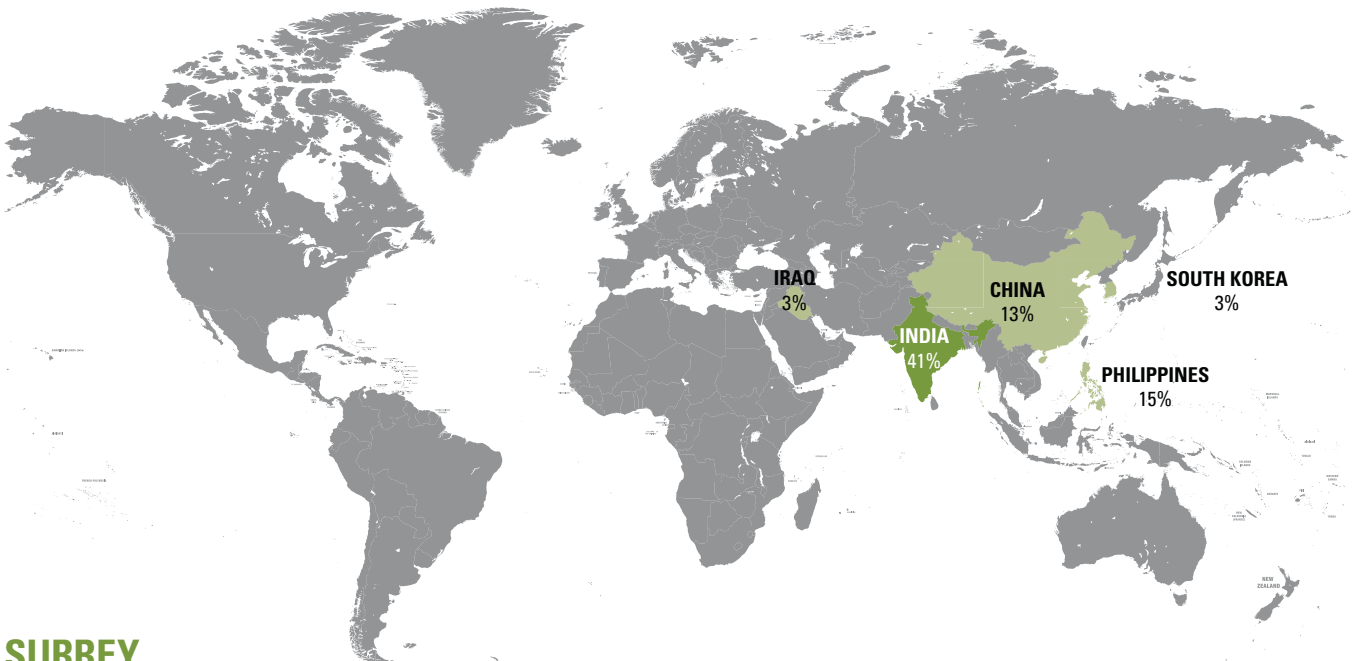
In 2016 the top place of origin of recent immigrants* to South Surrey was China (64%). By comparison, the top place of origin of recent immigrants to the city was India (41%).

* Recent immigrants represent those residents who became a landed immigrant between January 2011 and Census Day on May 13, 2016



SOUTH SURREY

Map illustrates the top five places of origin of recent immigrants living in South Surrey in 2016, which equates to 82% of recent immigrants. The remaining 18% were not mapped.



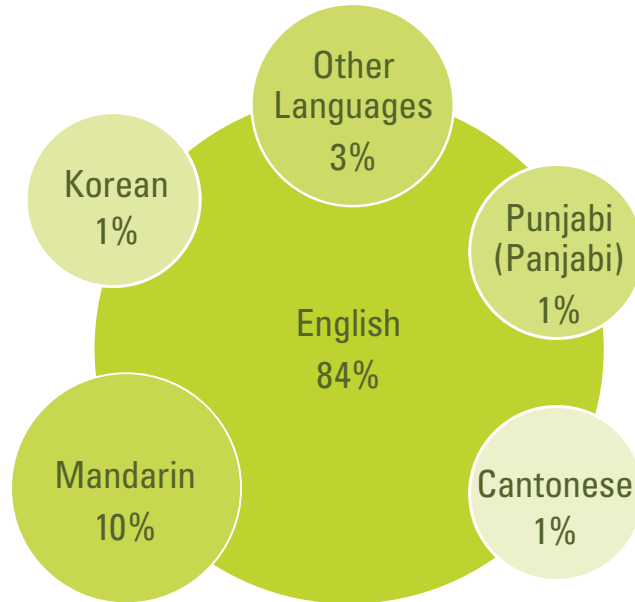
SURREY

Map illustrates the top five places of origin of recent immigrants living in Surrey in 2016, which equates to 75% of recent immigrants. The remaining 25% were not mapped.

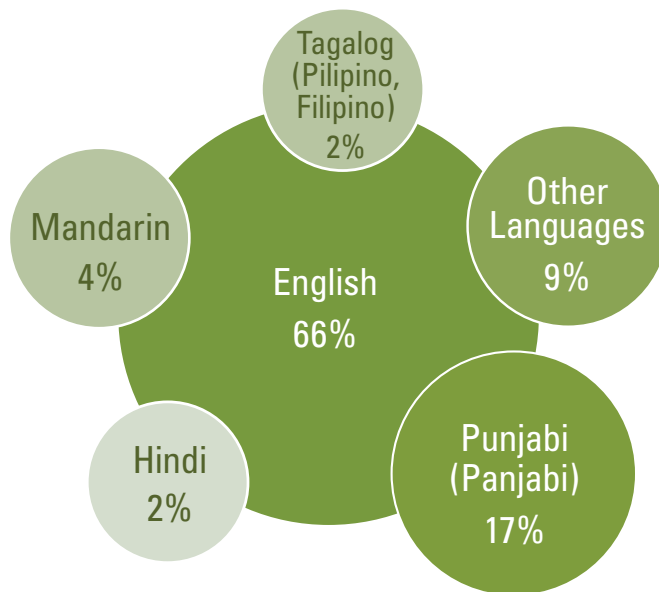
LANGUAGE

MOST COMMON LANGUAGE SPOKEN AT HOME

In 2016, 84% of South Surrey residents spoke English at home, much higher than the percentage for the city, where only 66% spoke English.



SOUTH SURREY



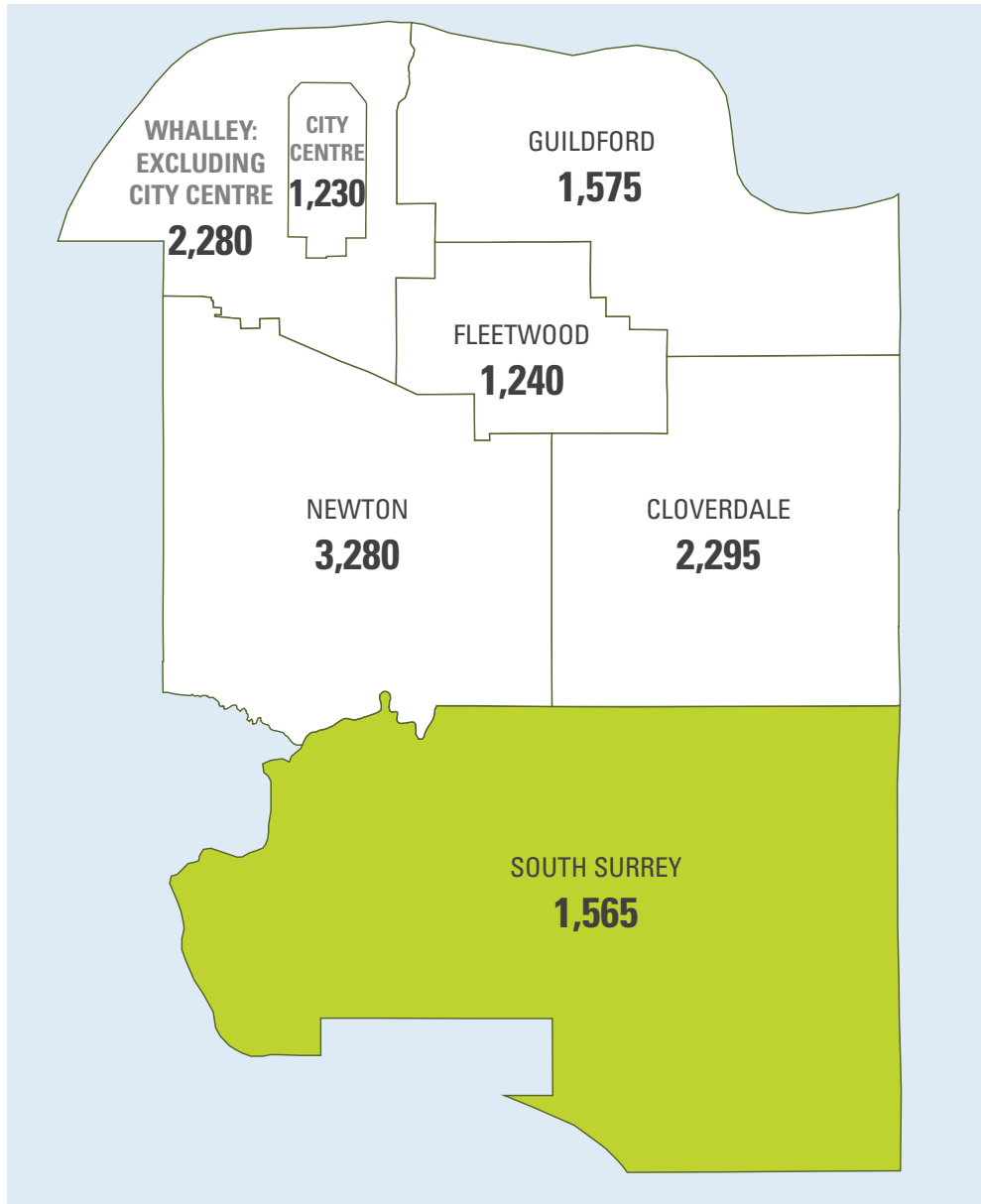
SURREY

INDIGENOUS

INDIGENOUS POPULATION BY COMMUNITY

In 2016, there were 13,460 people that identified as aboriginal* living in Surrey. Of those 1,565 or 12% lived in South Surrey.

* Aboriginal Identity refers to persons who report being Aboriginal, which includes First Nations, Métis or Inuit and/or Registered or Treaty Indian, and/or a member of a First Nations or Indian Band.



PERCENTAGE OF TOTAL POPULATION THAT IS INDIGENOUS

In 2016, the percentage of South Surrey's total population that was indigenous was 2% compared to 3% for the city.




SOUTH SURREY 2% **SURREY 3%**



HOUSING

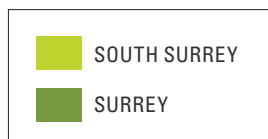
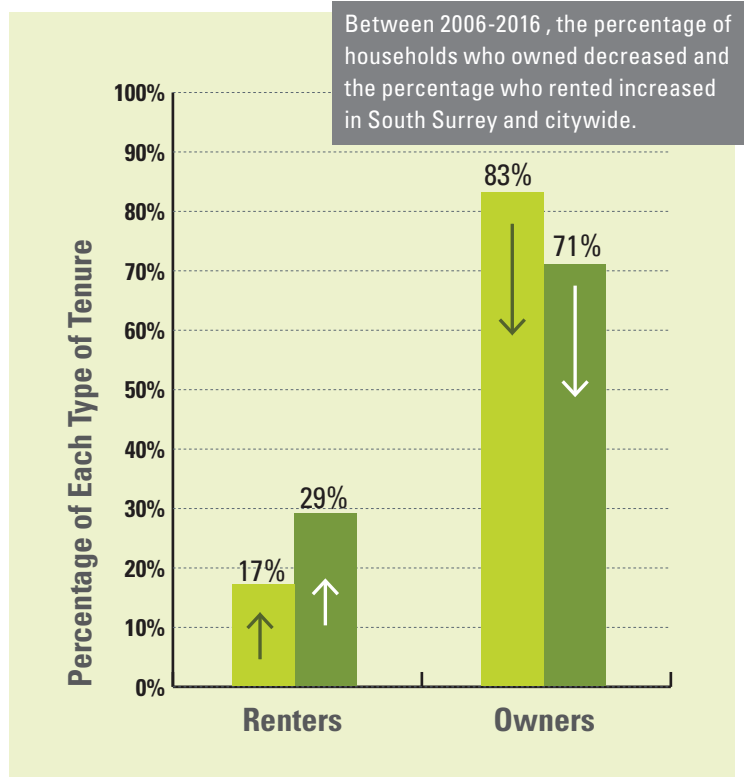
NUMBER OF EACH TYPE OF DWELLING UNIT

Single family homes remained the dominant residential building type in South Surrey. In 2016 there were 18,180 single and two family dwellings in South Surrey, which represented 61% of private dwellings. This was comparable with the city, where 58% (99,235) of private dwellings were single family.

	TYPE	SOUTH SURREY	SURREY
	Single Family Dwelling	61% (18,235)	58% (99,060)
	Row/Townhouses	23% (6,925)	18% (30,440)
	Apartments	16% (4,730)	24% (40,470)
	Total Dwellings Units	29,890	169,970

TENURE

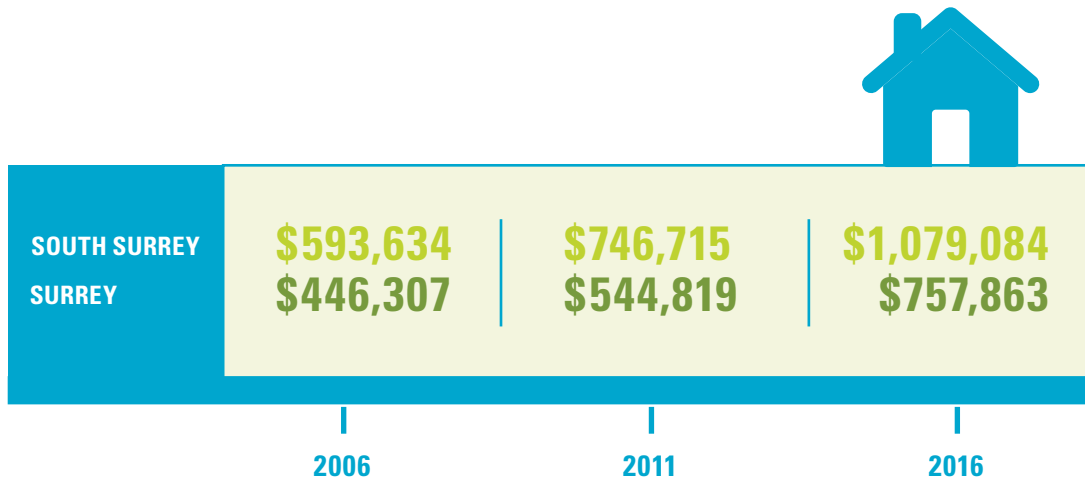
Ownership remained the predominant form of tenure in South Surrey and citywide. In 2016, 83% of South Surrey residents owned their home, compared with 71% for the City. However, between 2006 and 2016, the percentage of households who owned decreased while the percentage of households who rented increased. In South Surrey, the percentage of households who rented increased from 15% to 17% and Citywide from 25% to 29% between 2006 and 2016.



AVERAGE VALUE OF DWELLINGS

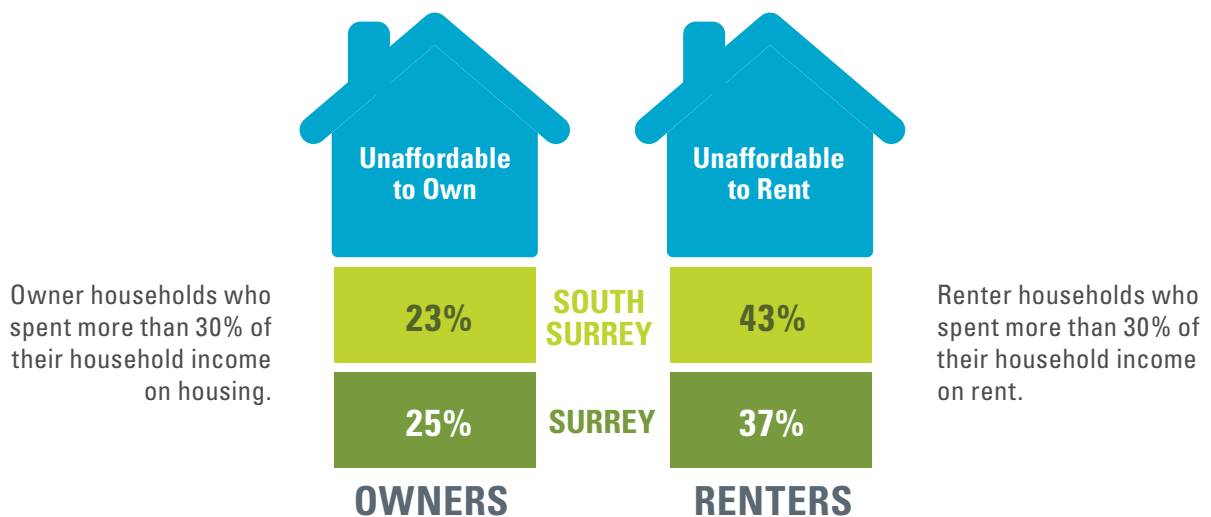
The average value of dwellings* continued to increase in South Surrey and citywide between 2006 and 2016. In 2016, the average value of a dwelling in South Surrey was \$1,079,084, compared with \$757,863 citywide.

*The average value of a dwelling refers to the value of the entire dwelling, including the value of the land it is on and of any other structure, such as a garage, which is on the property. If the dwelling is located in a building which contains several dwellings, or a combination of residential and business premises, all of which the household owns, the value is estimated as a portion of the market value that applies only to the dwelling in which the household resides.



HOUSING AFFORDABILITY

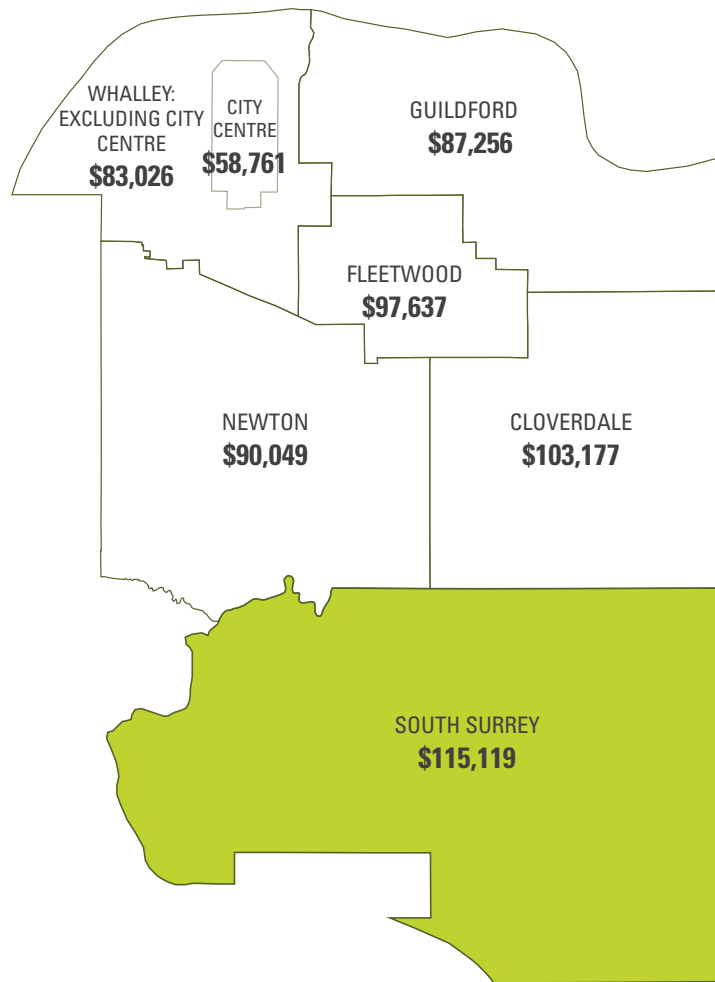
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2016, 43% of renters in South Surrey and 37% citywide spent more than 30% of their income on rent. In comparison 23% of home owners in South Surrey and 25% citywide spent 30% or more of their household income on housing.



INCOME

AVERAGE HOUSEHOLD INCOME

In 2015, South Surrey had the highest average household income of all seven Surrey communities, with an average household income of \$115,119.



AVERAGE INCOME BY HOUSEHOLD TYPE

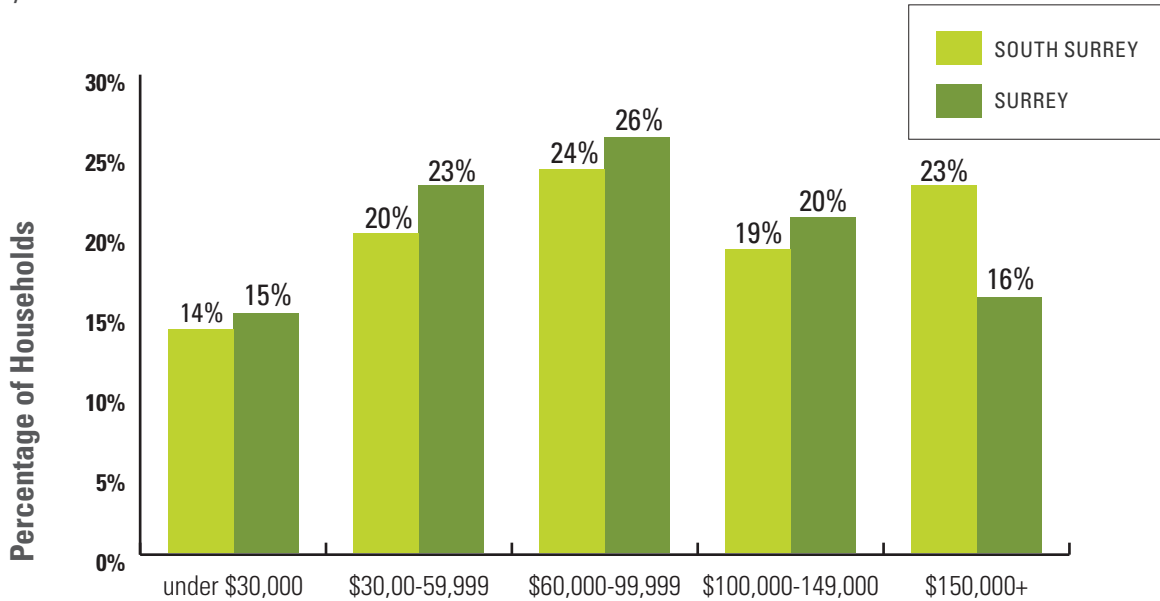
In 2015, the census family type with the highest average household income* was couples with children, with an income of \$158,958. For each census family type, the average income in South Surrey was higher than those for the city.

TYPE	SOUTH SURREY	SURREY
Couple Families Without Children	\$123,485	\$95,517
Couple Families with Children	\$158,958	\$119,698
Lone-Parent Families	\$68,231	\$62,818
Persons 15 Years and Over Not in Families	\$52,437	\$39,475
All Households	\$115,119	\$93,586

* Household income is the sum of the total income of all members of the household. Income data for families refers to all persons living in the same home who are related by blood, marriage, common-law or adoption.

INCOME DISTRIBUTION

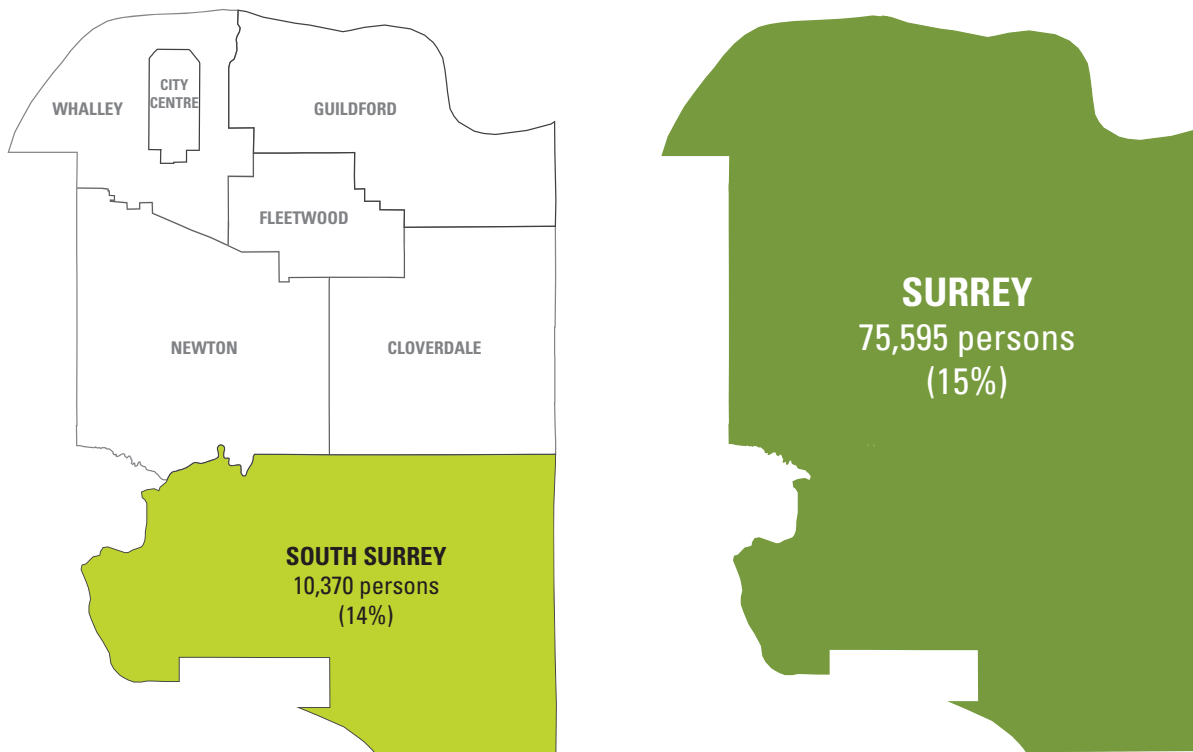
In 2015, the percentage of households in South Surrey with an income of more than \$150,000 was 23%, compared with 16% for the city.



PERSONS IN LOW INCOME

In 2015, about 1 in 7 (14%) of the people in South Surrey were considered to be low income*. This was comparable with the percentage for the city, which was 15%.

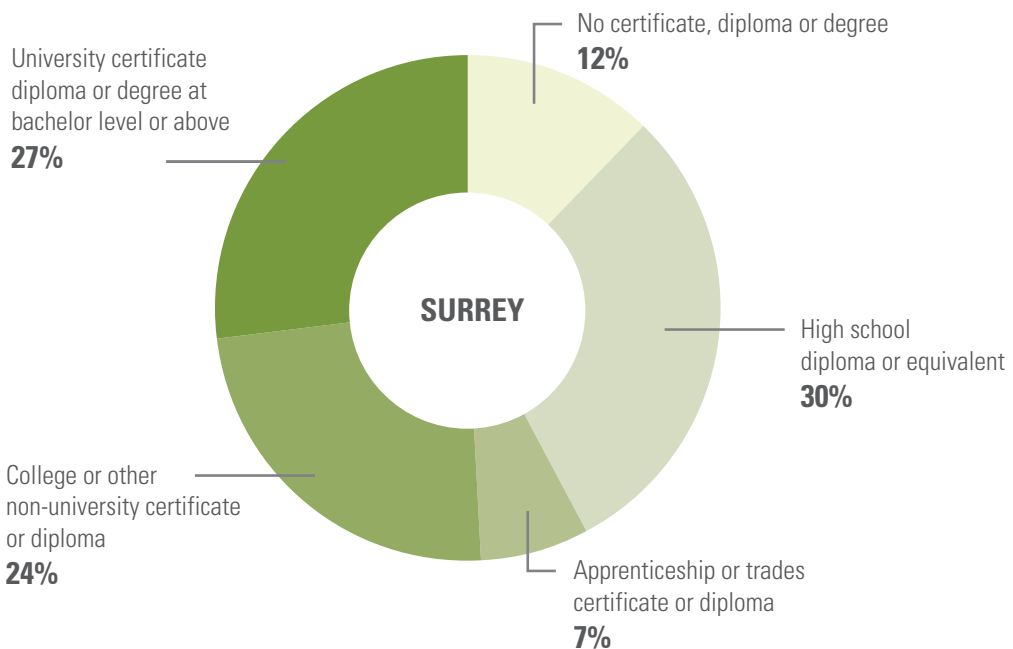
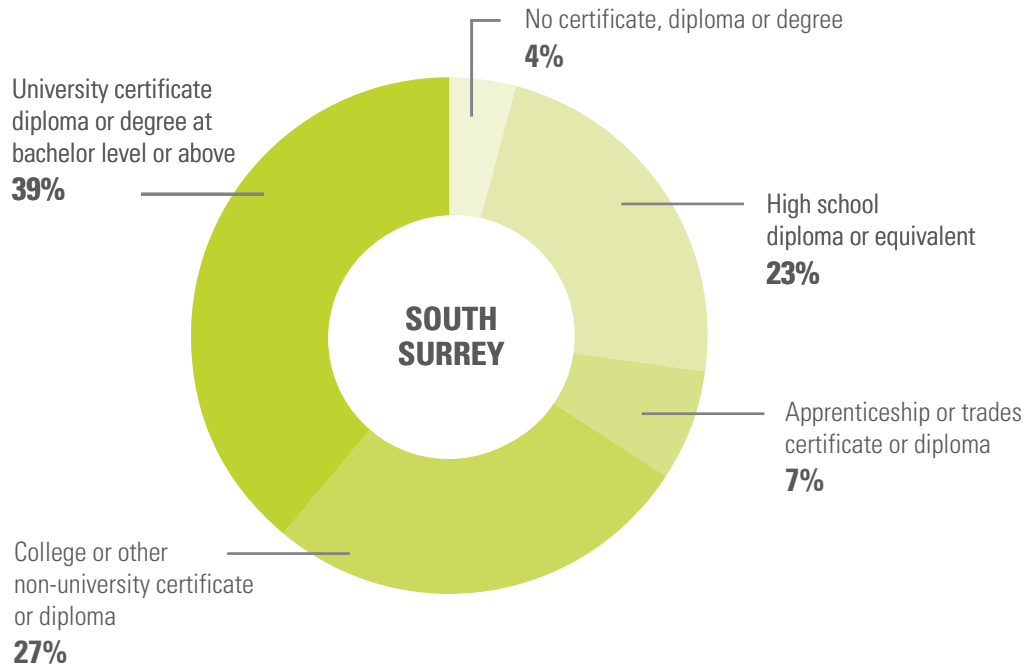
*Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

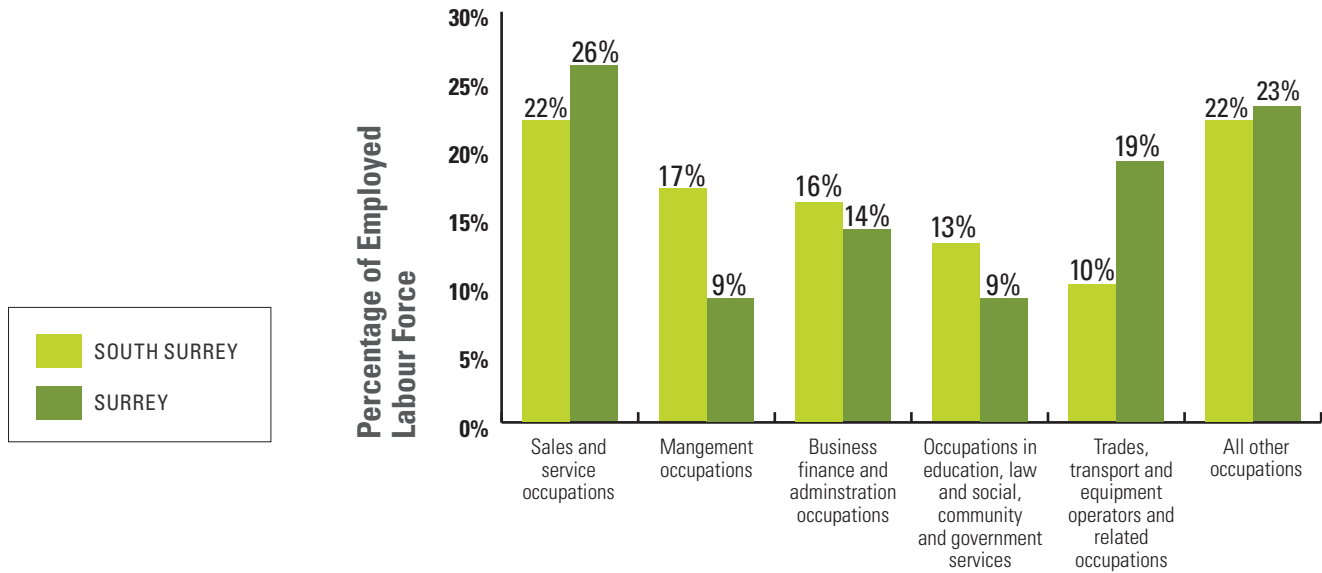
In 2016, 39% of South Surrey's population aged 25 to 64 had a university degree, compared with 27% for the city.



LABOUR FORCE

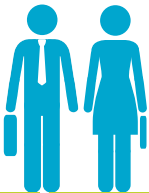
TOP 5 MAJOR OCCUPATIONS

In 2016, 17% of South Surrey's employed labour force worked in management occupations compared with 9% citywide.



Employment

The overall labour force participation rate* in South Surrey in 2016 was 59%, compared to 66% for the city.



59%	SOUTH SURREY
66%	SURREY

Self-Employed

In 2016, 19% (7,020) of the employed labour force in South Surrey was self-employed, compared with 12% (31,800) citywide.



19%	SOUTH SURREY
12%	SURREY

Unemployment Rate

In 2016, 5% of those participating in the labour force in South Surrey were unemployed. This was lower than the percentage for the city, which was 7%.



5%	SOUTH SURREY
7%	SURREY

* Participation Rate refers to the labour force, both employed and unemployed individuals, in the week of Sunday, May 1 to Saturday, May 7, 2016, expressed as a percentage of the population aged 15 years and over.

JOURNEY TO WORK

GETTING TO WORK

Driving remained the predominant mode of transportation to work. In 2016, 86% of South Surrey residents drove to work, higher than the city rate of 81%. However, between 2011 and 2016, transit ridership increased more than any other mode of transportation. During this period there was a 21% increase in transit ridership in South Surrey and a 32% increase citywide.



**WALKED
OR CYCLED**

6% (1,790)	SOUTH SURREY
4% (10,125)	SURREY



DROVE CAR

86% (25,515)	SOUTH SURREY
81% (193,255)	SURREY



**USED PUBLIC
TRANSIT**

8% (2,400)	SOUTH SURREY
15% (35,560)	SURREY

COMMUTE TIME FOR WORK

In 2016 in South Surrey, 52% (38% + 14%) of those in the workforce commuted more than 30 minutes and of those, 14% commuted more than an hour to work. In comparison, 54% (38% + 16%) of Surrey's workforce commuted more than 30 minutes and of those, 16% commuted more than an hour to work.



**LESS THAN
30 MINUTES**

48%

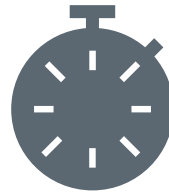
46%



**30 TO 59
MINUTES**

38%

38%



**60 MINUTES
AND OVER**

14%

16%

SOUTH SURREY

SURREY

PLACE OF WORK STATUS

In 2016, 14% (4,955) of the employed labour force in South Surrey worked from home, compared with 6% (16,085) citywide.



**WORKED
FROM HOME**

14% (4,955)

SOUTH SURREY

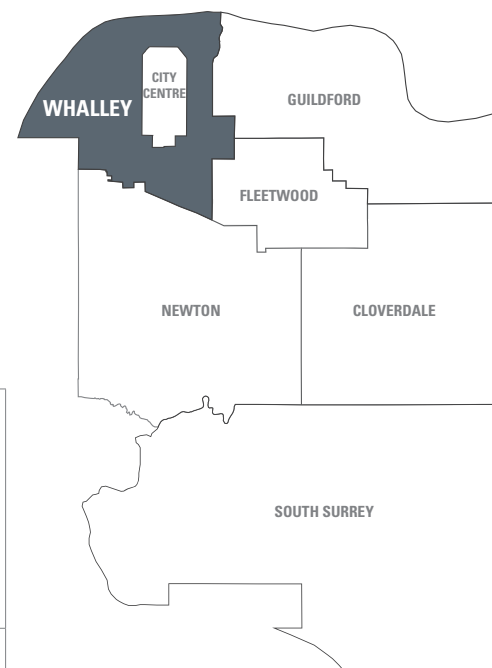
6% (16,085)









SURREY

WHALLEY

CITY OF SURREY COMMUNITY PROFILES

2016 Census Data
City of Surrey Statistics



 <p>AREA 3,131 ha (32,621 ha)</p>	 <p>AVERAGE HOUSEHOLD INCOME \$83,026 (\$93,586)</p>
 <p>POPULATION 75,610 (517,885)</p>	 <p>RENTERS 37% (29%)</p>
 <p>IMMIGRANT POPULATION 49% (43%)</p>	 <p>UNEMPLOYMENT RATE 7% (7%)</p>
 <p>OCCUPIED PRIVATE DWELLINGS 21,980 (169,970)</p>	 <p>TAKE TRANSIT TO WORK 20% (15%)</p>

City of Surrey statistics in brackets

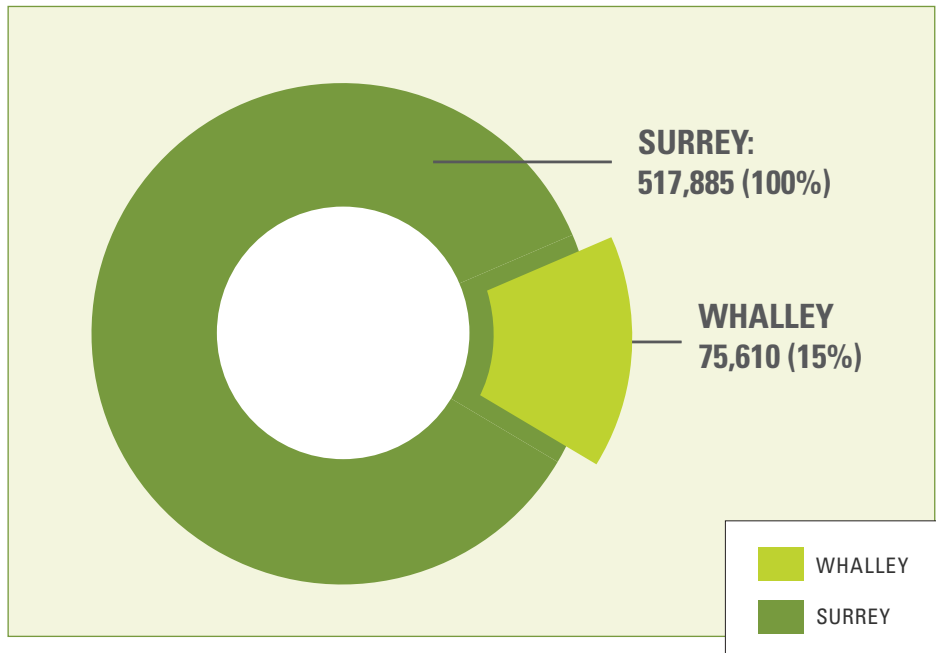
Due to rounding, figures may be slightly lower or higher than stated and percentages may not add up to 100%.

Whalley takes its name from Mr. Arthur Whalley, who settled near the corner of King George Boulevard and 108th Avenue in 1925. The area, then known as Whalley's Corner, has grown into a bustling commercial centre now known as City Centre. For the purpose of this profile, Whalley excludes the City Centre (which has its own profile).

POPULATION & FAMILIES ⁻²⁻

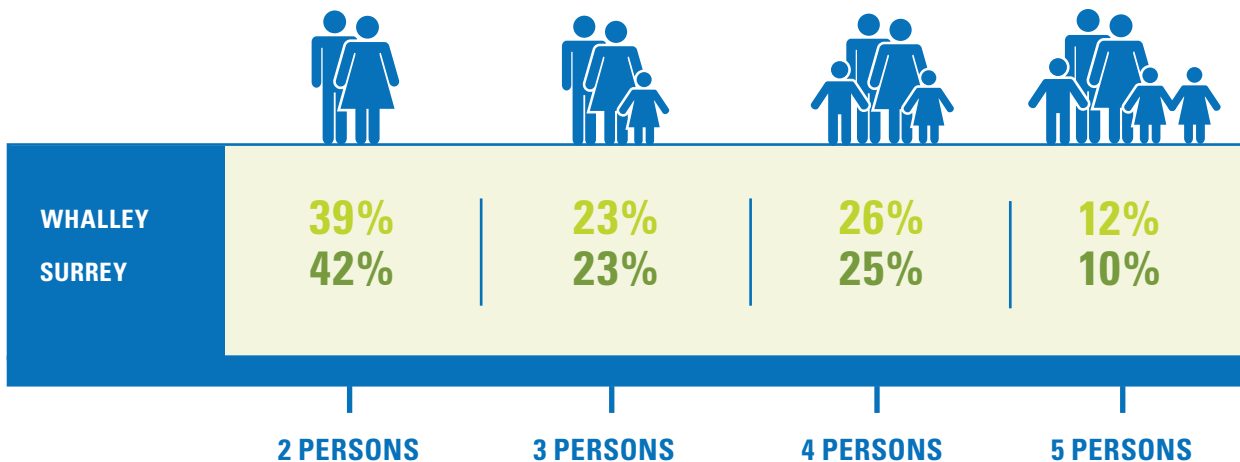
POPULATION

In 2016, the population of Whalley (outside City Centre) was 75,610 or 15% of Surrey's total population



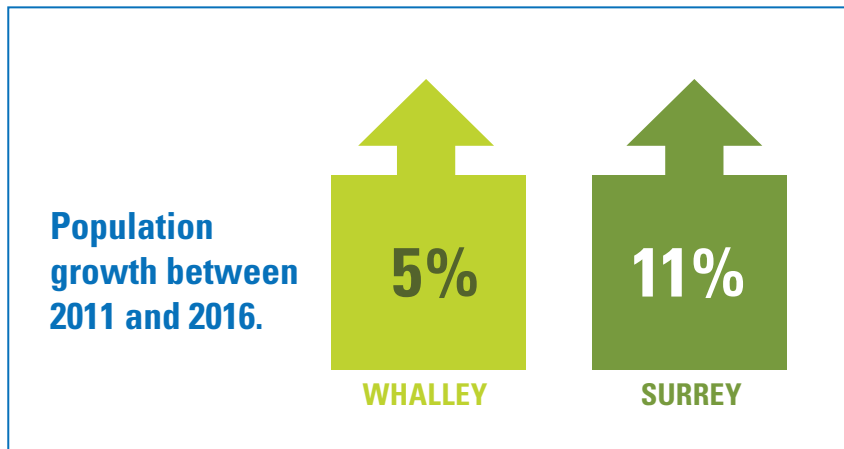
POPULATION BY FAMILY SIZE

The breakdown of family sizes in Whalley (outside City Centre) in 2016 was fairly similar to the breakdown for Surrey.



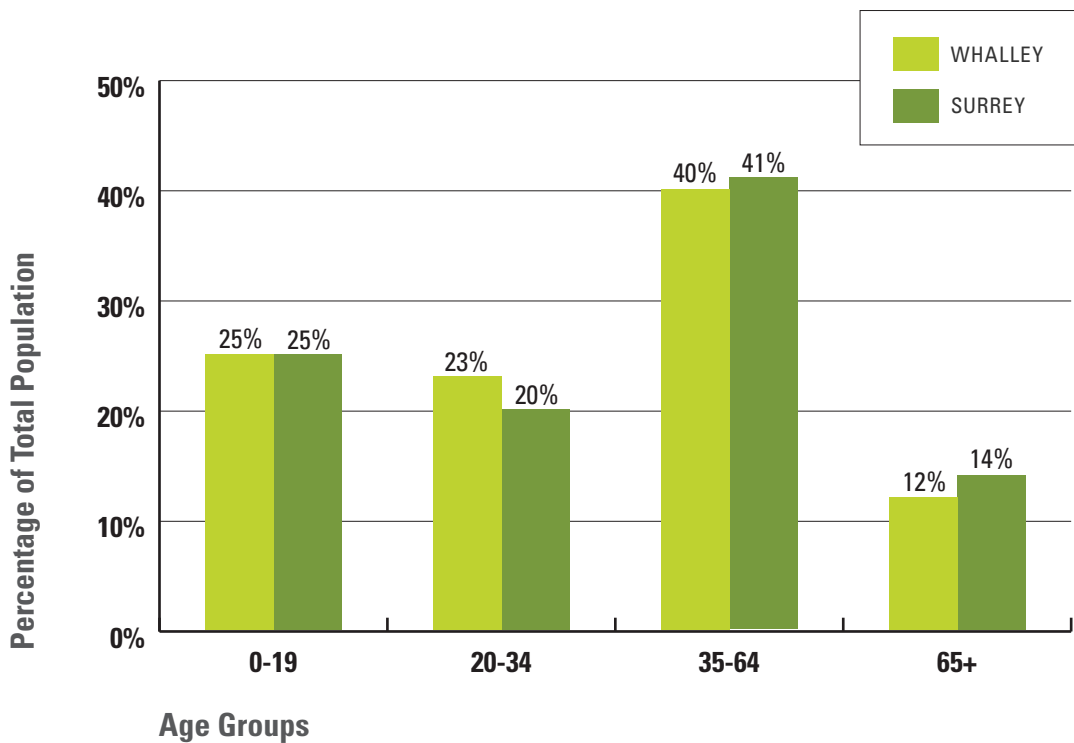
POPULATION GROWTH

Whalley's population (outside City Centre) grew by 5% between 2011 and 2016. This was down from a previous high of 10% between 2006 and 2011. This was much lower than the rate of growth citywide, which grew 11% between 2011 and 2016, down from 19% between 2006 and 2011.



POPULATION BY AGE GROUP

The breakdown of family sizes in Whalley (outside City Centre) in 2016 was fairly similar to the breakdown for Surrey.

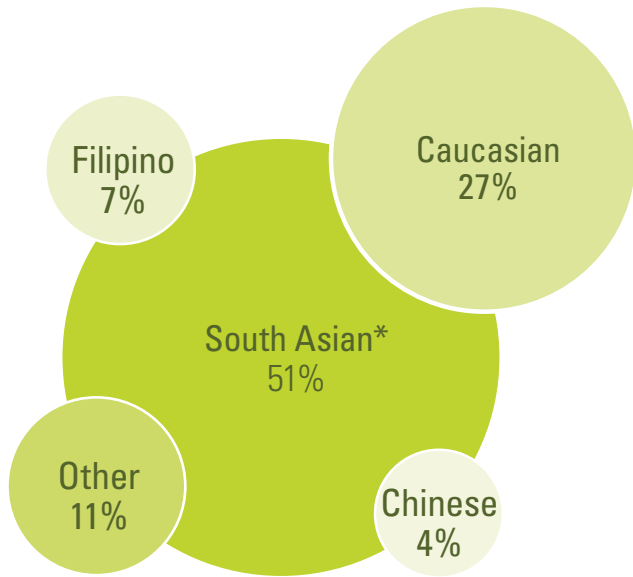


IMMIGRATION

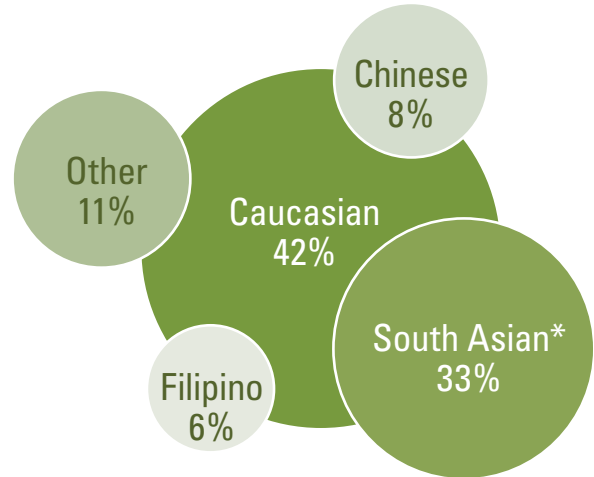
TOP 4 ETHNIC GROUPS

In 2016, 27% of the population of Whalley (outside City Centre) was Caucasian. This was much lower than the city, where 42% of the population was Caucasian in 2016.

*South Asian includes East Indian, Pakistani, Sri Lankan, etc.



WHALLEY



SURREY

IMMIGRANTS* BY PERIOD OF IMMIGRATION

In 2016, 6,210 of Whalley's residents (outside City Centre) were considered recent immigrants having immigrated to Canada between 2011 and 2016. At the same time there were 36,335 recent immigrants living citywide in Surrey.

* Immigrants include all residents who have been granted the right to live in Canada permanently by immigration authorities.



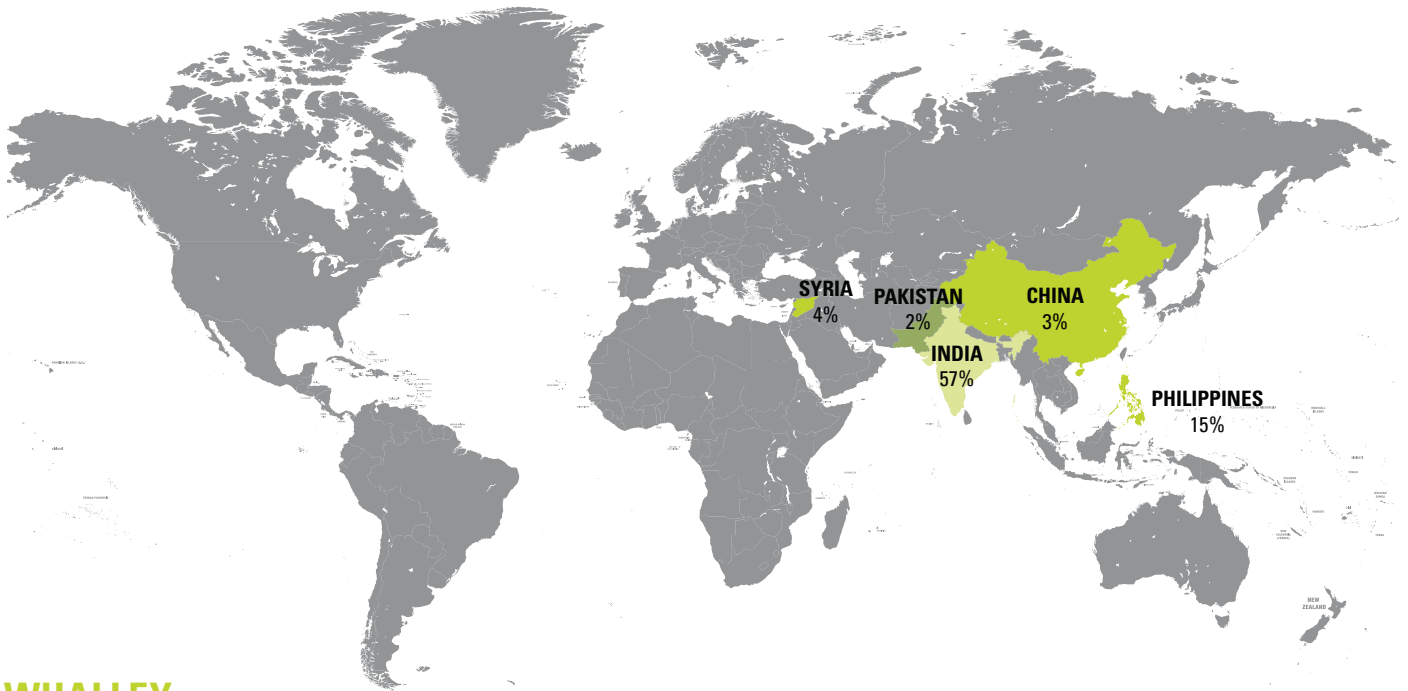
	BEFORE 1981	1981 – 1990	1991 – 2000	2001 – 2010	2011 – 2016
WHALLEY	5,045	4,880	9,545	11,620	6,210
SURREY	37,055	25,490	52,570	68,705	36,335

IMMIGRATION POPULATION

TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

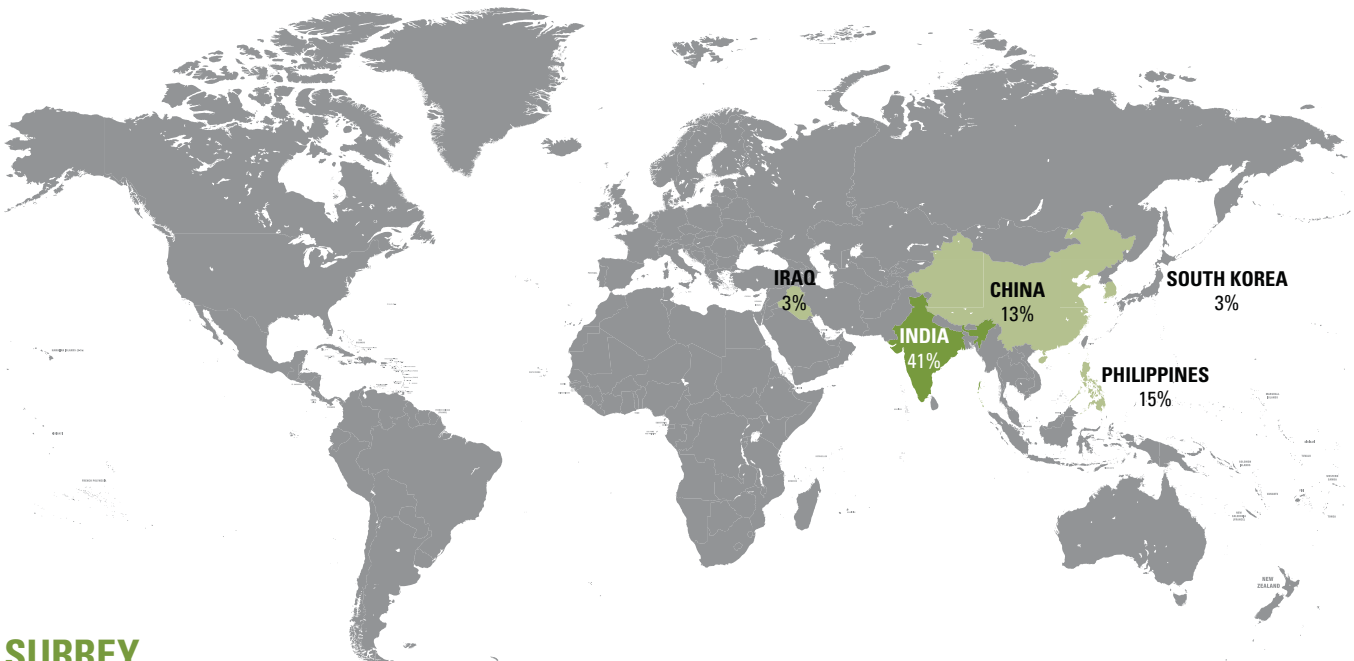
In 2016, the top place of origin of recent immigrants to Whalley (outside City Centre) was India (57%). Similarly, the top place of origin of recent immigrants to the City was India (41%).

* Recent immigrants represent those residents who became a landed immigrant between January 2011 and Census Day on May 13, 2016



WHALLEY

Map illustrates the top five places of origin of recent immigrants living in Whalley in 2016, which equates to 81% of recent immigrants. The remaining 19% were not mapped.

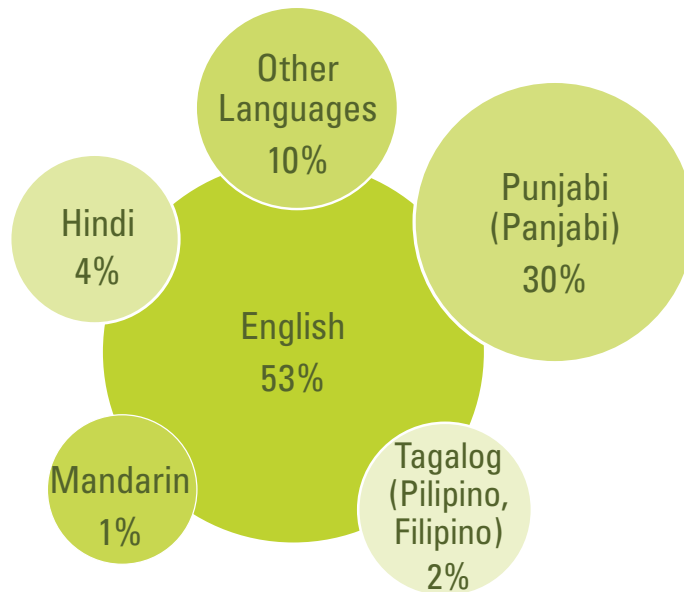


SURREY

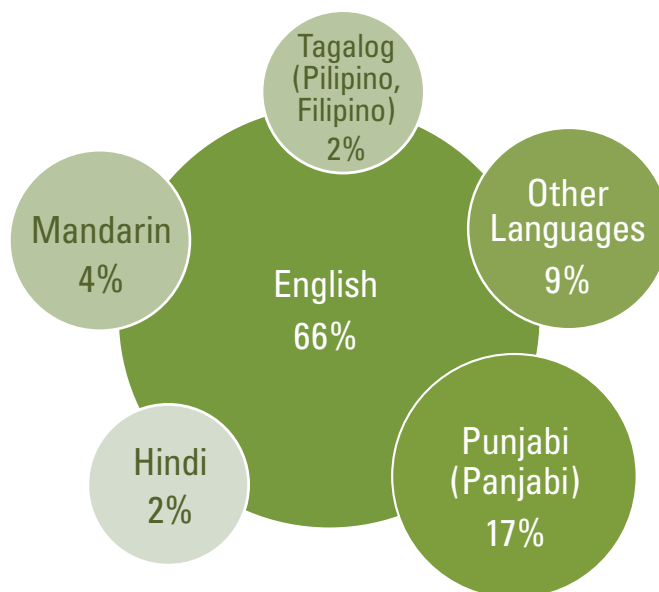
Map illustrates the top five places of origin of recent immigrants living in Surrey in 2016, which equates to 75% of recent immigrants. The remaining 25% were not mapped.

MOST COMMON LANGUAGE SPOKEN AT HOME

In 2016, 53% of Whalley residents (outside City Centre) spoke English at home, much lower than the percentage for the city, where 66% spoke English.



WHALLEY



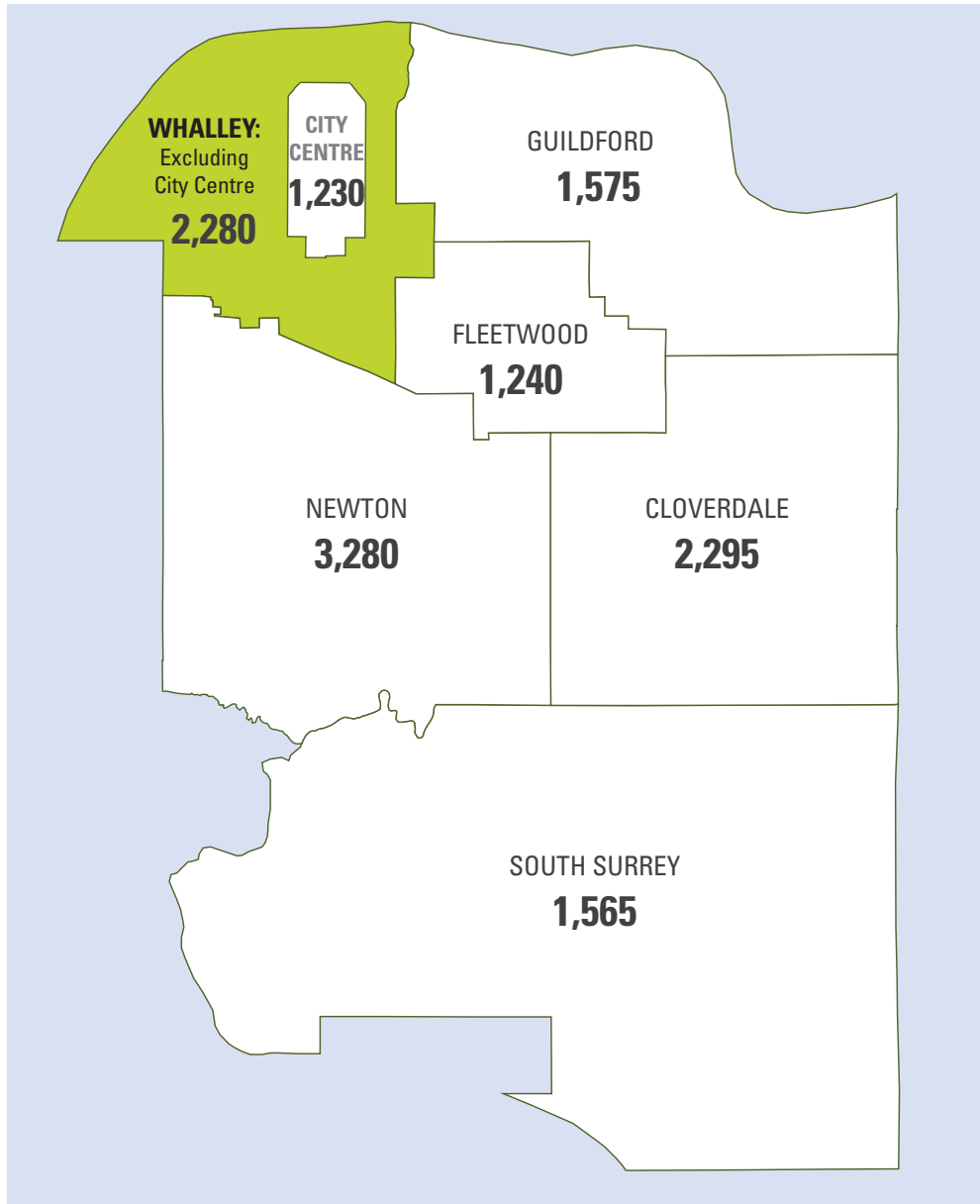
SURREY

INDIGENOUS

INDIGENOUS POPULATION BY COMMUNITY

In 2016, there were 13,460 people that identified as aboriginal* living in Surrey. Of those 2,280 or 17% lived in Whalley (outside City Centre).

* Aboriginal Identity refers to persons who report being Aboriginal, which includes First Nations, Métis or Inuit and/or Registered or Treaty Indian, and/or a member of a First Nations or Indian Band.



PERCENTAGE OF TOTAL POPULATION THAT IS INDIGENOUS

In 2016, the percentage of Whalley's total population (outside City Centre) that was indigenous was 3%, the same as the city.




WHALLEY 3% **SURREY 3%**



HOUSING

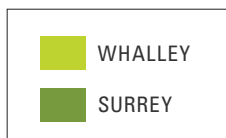
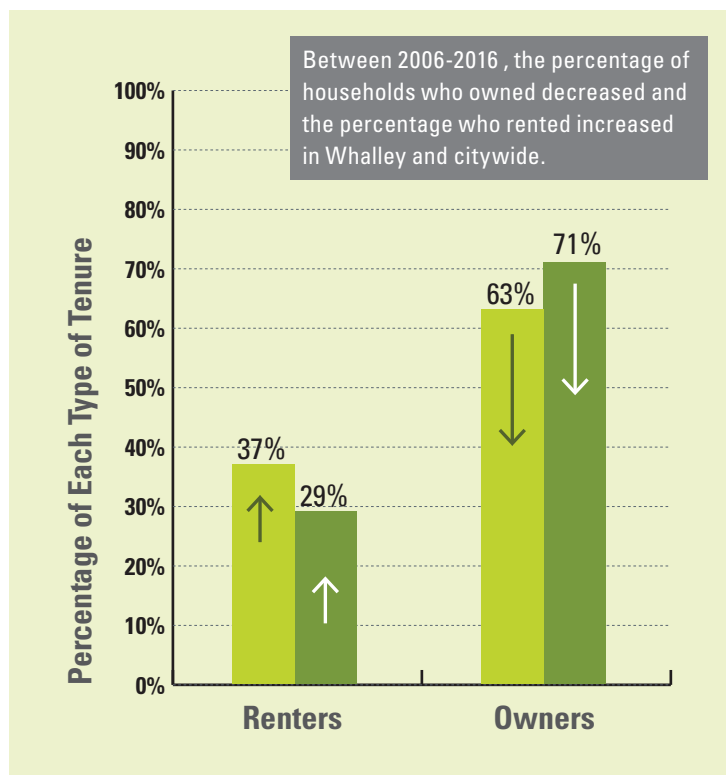
NUMBER OF EACH TYPE OF DWELLING UNIT

Single family homes remained the dominant residential building type in Whalley (outside City Centre). In 2016 there were 15,840 single and two family dwellings in Whalley, which represented 72% of the private dwellings. This was much higher than the city, where 58% (99,235) of the private dwellings were single family.

TYPE		WHALLEY	SURREY
	Single Family Dwelling	72% (15,880)	58% (99,060)
	Row/Townhouses	9% (1,925)	18% (30,440)
	Apartments	19% (4,175)	24% (40,470)
Total Dwellings Units		21,980	169,970

TENURE

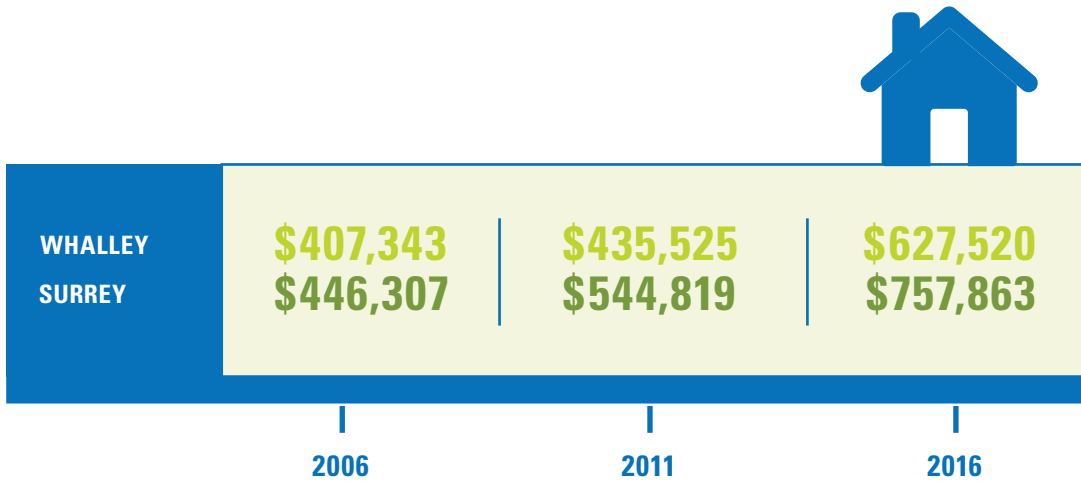
Ownership remained the predominant form of tenure in Whalley and citywide. In 2016, 63% of residents owned their home, compared with 71% for the City. However, between 2006 and 2016, the percentage of households who owned decreased while the percentage of households who rented increased. In Whalley the percentage of households who rented increased from 33% to 37% and Citywide from 25% to 29% between 2006 and 2016.



AVERAGE VALUE OF DWELLINGS

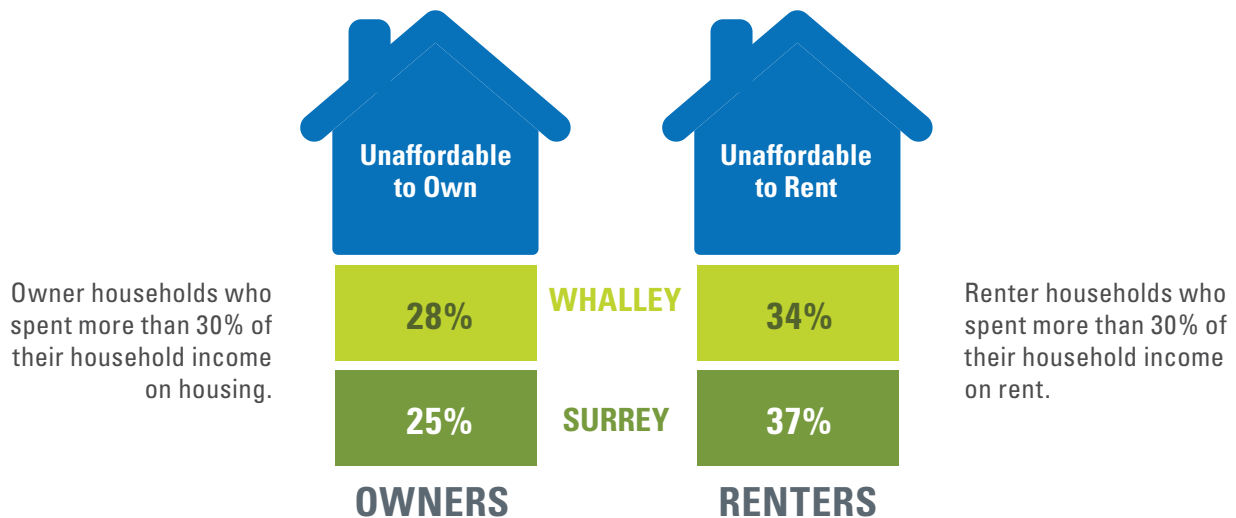
The average value of dwellings* continued to increase in Whalley and citywide between 2006 and 2016. In 2016, the average value of a dwelling in Whalley (outside City Centre) was \$627,520, compared with \$757,863 citywide.

*The average value of a dwelling refers to the value of the entire dwelling, including the value of the land it is on and of any other structure, such as a garage, which is on the property. If the dwelling is located in a building which contains several dwellings, or a combination of residential and business premises, all of which the household owns, the value is estimated as a portion of the market value that applies only to the dwelling in which the household resides.



HOUSING AFFORDABILITY

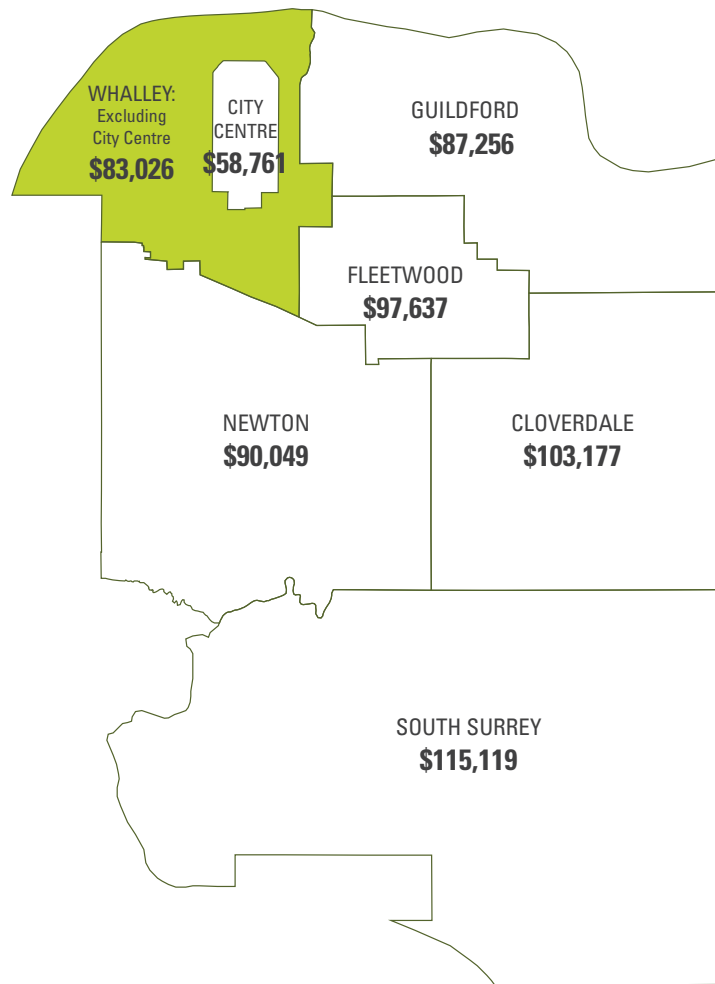
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2016, 34% of renters in Whalley (outside City Centre) and 37% citywide spent more than 30% of their income on rent. In comparison, 28% of home owners in Whalley and 25% citywide spent 30% or more of their household income on housing.



INCOME

AVERAGE HOUSEHOLD INCOME

In 2015, the average household income in Whalley (outside City Centre) was \$83,026, which was lower than the city's average income (\$93,586).



AVERAGE INCOME BY HOUSEHOLD TYPE

In 2015 in Whalley (outside City Centre), the family type with the highest average household income* was couples with children, with an income of \$104,695. For each family type, the average income in Whalley was lower than those for the city.

TYPE	WHALLEY	SURREY
Couple Families Without Children	\$71,665	\$95,517
Couple Families with Children	\$104,695	\$119,698
Lone-Parent Families	\$56,237	\$62,818
Persons 15 Years and Over Not in Families	\$3,138	\$39,475
All Households	\$83,026	\$93,586

* Household income is the sum of the total income of all members of the household. Income data for families refers to all persons living in the same home who are related by blood, marriage, common-law or adoption.

INCOME DISTRIBUTION

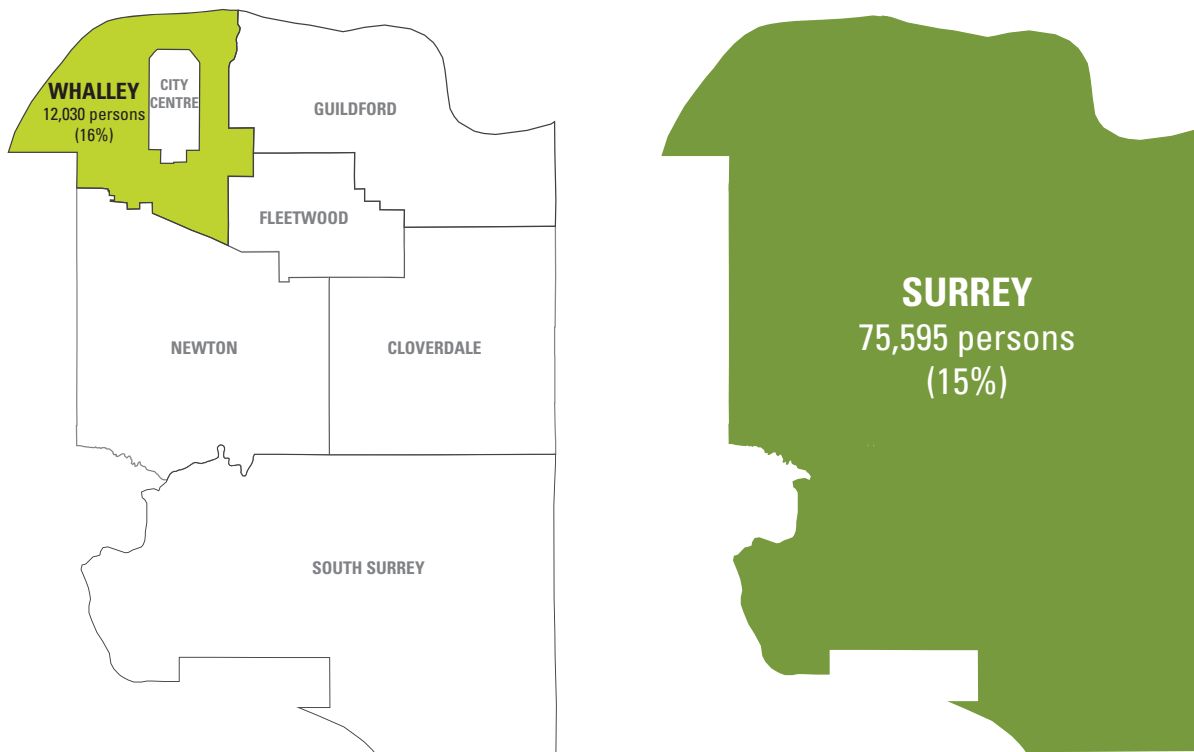
In 2015, the percentage of households in Whalley (outside City Centre) with an income of more than \$150,000 was 11%, compared with 16% for the city. Otherwise, the breakdown of household incomes in Whalley was very similar to the breakdown for Surrey.



PERSONS IN LOW INCOME

In 2015, about 4 in 25, or 16% of the residents in Whalley (outside City Centre) were considered low income*. This was comparable with the percentage for the city, which was 15%.

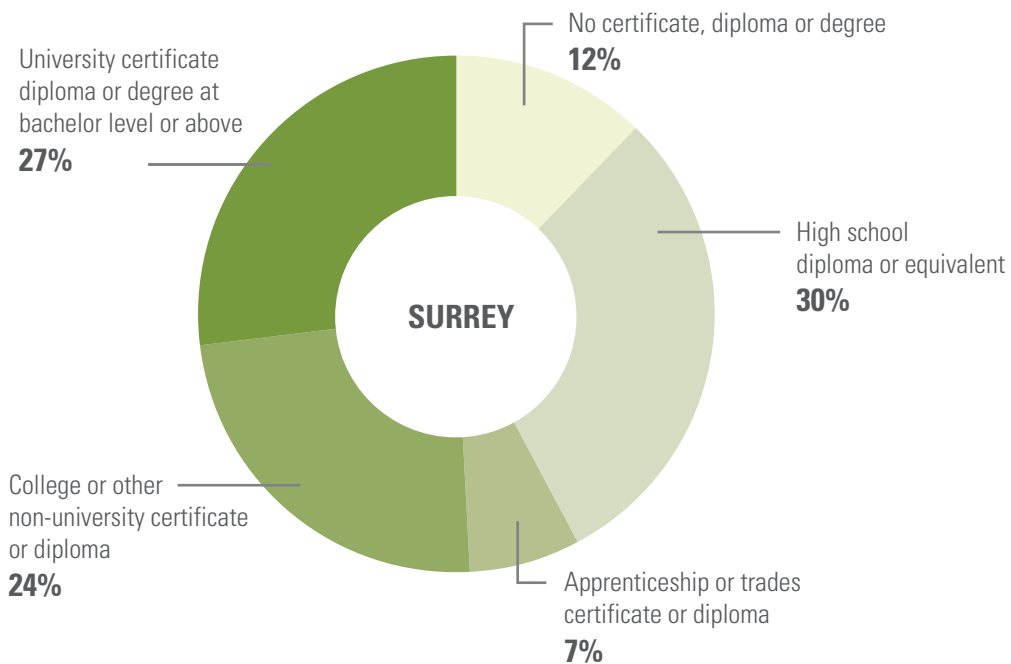
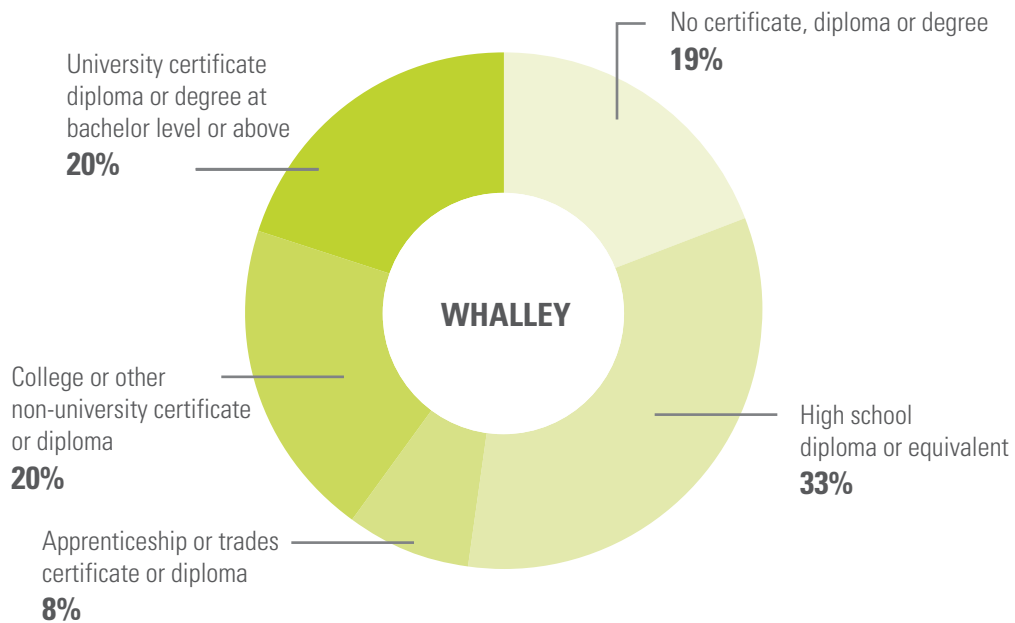
*Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

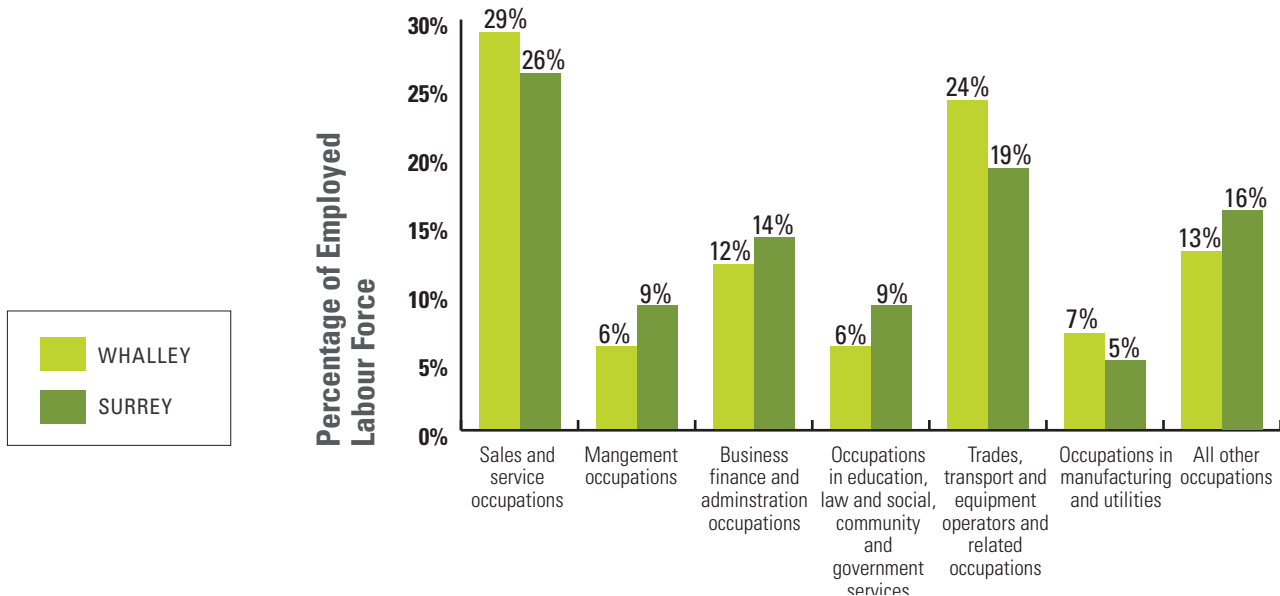
In 2016, 19% of Whalley residents (outside City Centre) had not formally completed any schooling. This was much higher than the percentage for the city where 12% of residents did not have a high school diploma, certificate or degree. Similarly, only 20% of Whalley residents had a postsecondary diploma or degree, compared with 27% citywide.



LABOUR FORCE

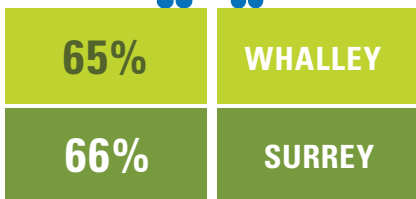
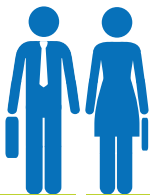
TOP 5 MAJOR OCCUPATIONS

The breakdown of occupations in Whalley (outside City Centre) in 2016 was fairly similar to the breakdown for Surrey.



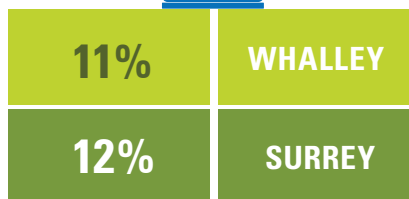
Employment

The overall labour force participation rate* for Whalley (outside City Centre) in 2016 was 65%, compared with 66% for the city.



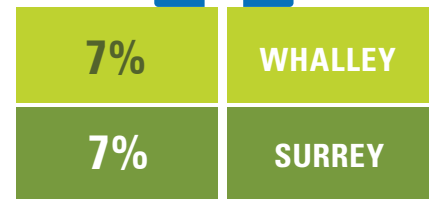
Self-Employed

In 2016, 11% (4,290) of the employed labour force in Whalley (outside City Centre) was self-employed, compared with 12% (31,800) citywide.



Unemployment Rate

In 2016, 7% of those participating in the labour force in Whalley and citywide were unemployed.

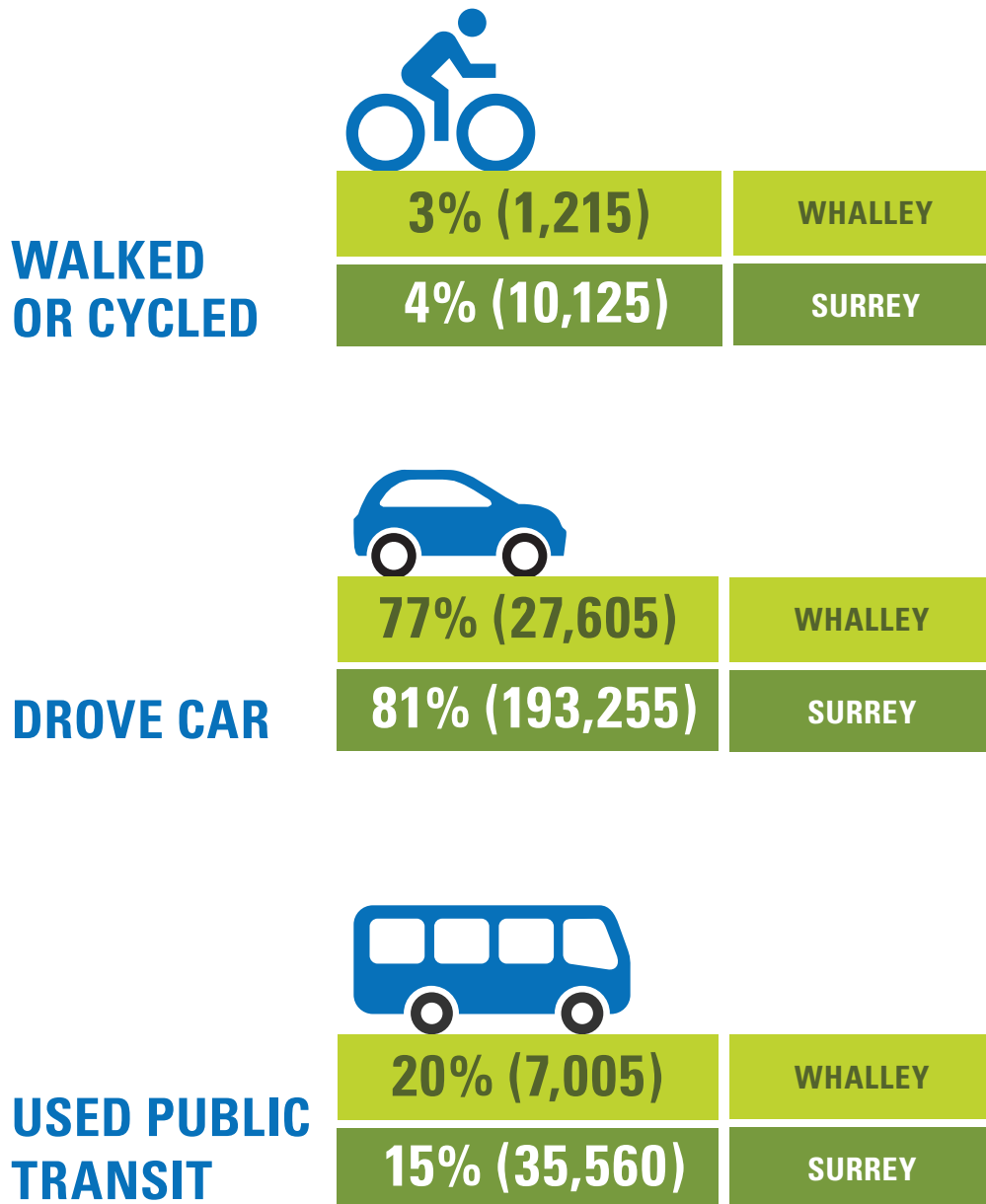


* Participation Rate refers to the labour force, both employed and unemployed individuals, in the week of Sunday, May 1 to Saturday, May 7, 2016, expressed as a percentage of the population aged 15 years and over.

JOURNEY TO WORK

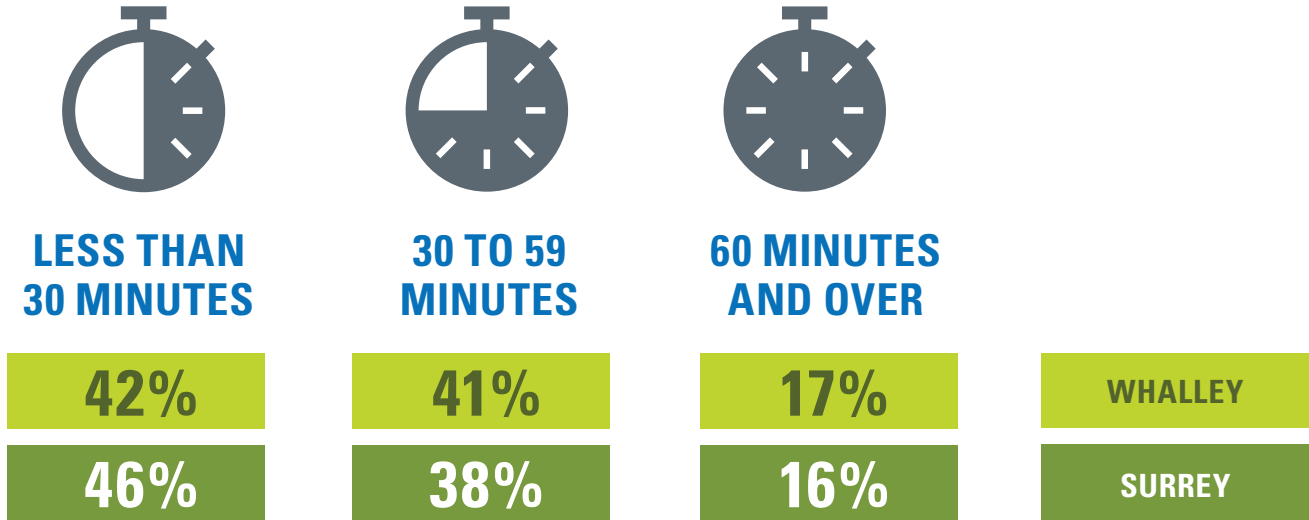
GETTING TO WORK

Driving remained the predominant mode of transportation to work. In 2016, 77% of residents of Whalley (outside City Centre) drove to work, lower than the city rate of 81%. However, between 2011 and 2016, transit ridership increased more than any other mode of transportation. During this period there was a 33% increase in transit ridership in Whalley and a 32% increase citywide.



COMMUTE TIME FOR WORK

In 2016, 42% of those in the workforce in Whalley (outside City Centre) commuted less than 30 minutes to work, compared with 46% citywide.



PLACE OF WORK STATUS

In 2016, 4% (1,365) of the employed labour force of Whalley (outside City Centre) worked from home, compared with 6% (16,085) citywide.

