

SURREY









CITY OF SURREY

CITY PROFILE

2021 Census Data

City of Surrey Statistics



 <p>AREA 31,611 ha (287,893 ha)</p>	 <p>AVERAGE HOUSEHOLD INCOME \$116,600 (\$117,300)</p>
 <p>POPULATION 568,322 (2,642,825)</p>	 <p>RENTERS 30% (38%)</p>
 <p>IMMIGRANT POPULATION 45% (42%)</p>	 <p>UNEMPLOYMENT RATE 8.6% (8.6%)</p>
 <p>OCCUPIED PRIVATE DWELLINGS 185,671 (1,043,319)</p>	 <p>TAKE TRANSIT TO WORK 13% (15%)</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%.

Source data available at data.surrey.ca/dataset/2021-surrey-census

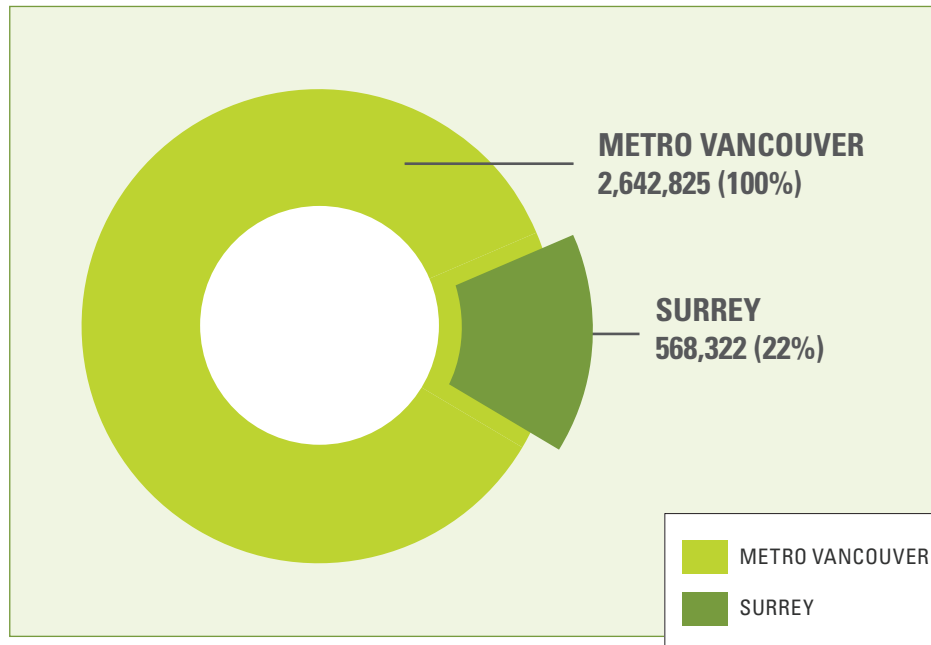
Surrey Surrey is one of 21 municipalities that along with one electoral area and one Treaty First Nation make up Metro Vancouver. Among these 23 local authorities Surrey is largest in land area, the highest in population growth and second most populous after the City of Vancouver. Surrey contains the second of the Region's two Metro Centres and is the centre of activity south of the Fraser River accommodating for significant levels of regional employment and residential growth.

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

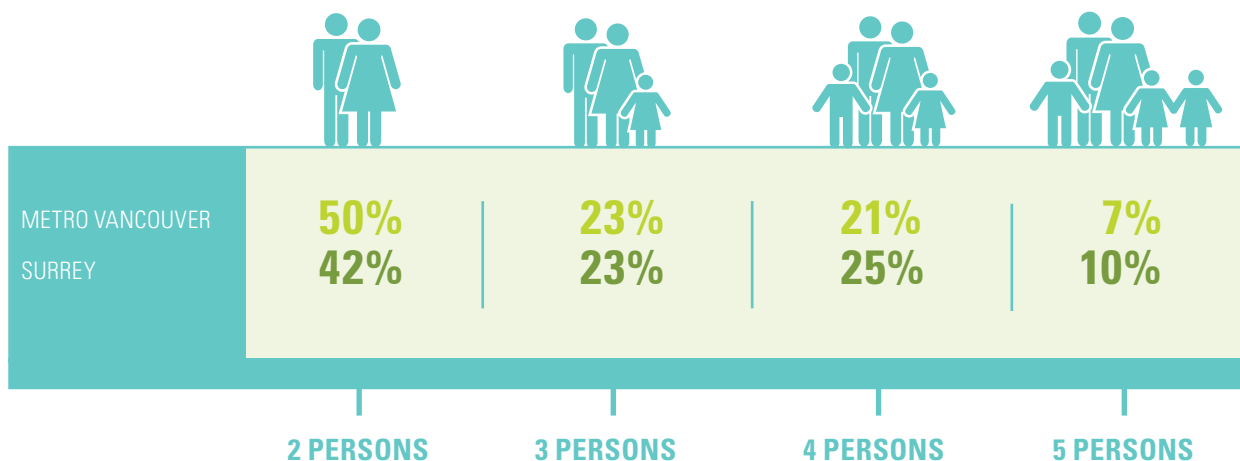
POPULATION

In 2021, the population of Surrey was 568,322 or 22% of Metro Vancouver's total population (2,642,825)



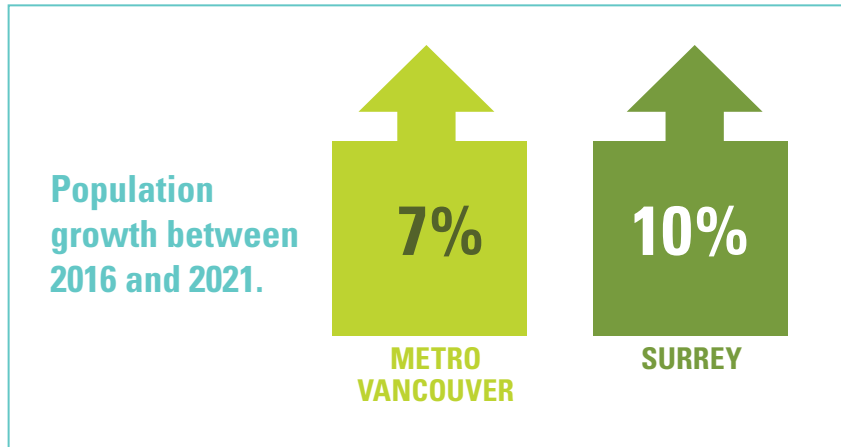
POPULATION BY FAMILY SIZE

Overall in 2021, Surrey had a larger percentage of families that consisted of 3 or more people than Metro Vancouver. 50% 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 28% in Metro Vancouver.



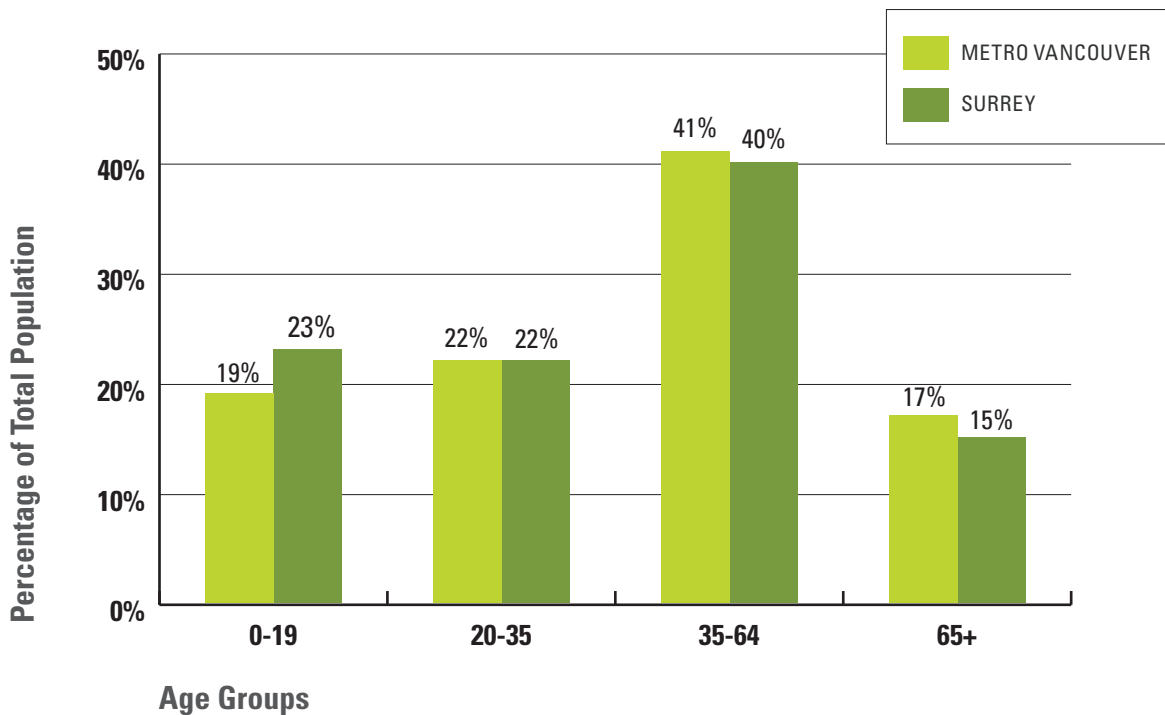
POPULATION GROWTH

Metro Vancouver's population grew by 7.3% between 2016 and 2021. This was up from the previous growth of 6.5% between 2011 to 2016. This was much lower than Surrey's growth rates. The city's population grew by 9.7% between 2016 and 2021, down from 10.6% between 2011 and 2016.



POPULATION BY AGE GROUP

In 2021, 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. 19% of Metro Vancouver's population fell into this category, compared with 23% in Surrey.

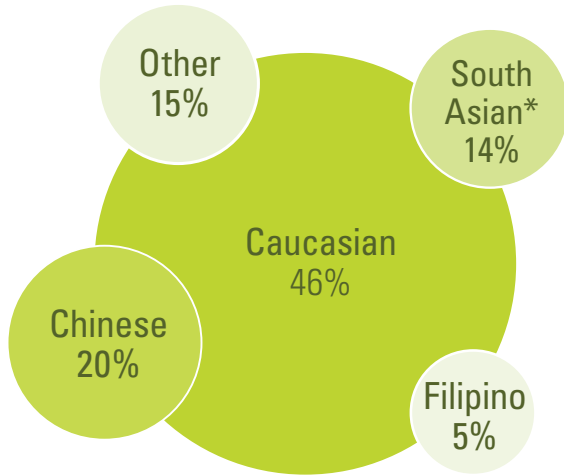


IMMIGRATION

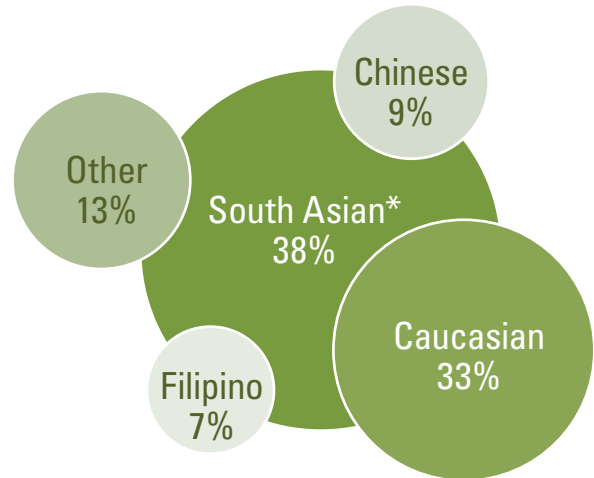
TOP 4 ETHNIC GROUPS

In 2021, 46% of the population in Metro Vancouver was Caucasian. This was much higher than Surrey, where 33% of the population was Caucasian.

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



METRO VANCOUVER



SURREY

IMMIGRANTS* BY PERIOD OF IMMIGRATION

In 2021, 154,820 Metro Vancouver residents were considered recent immigrants having immigrated to Canada between 2016 and 2021. At the same time there were 39,905 recent immigrants living in Surrey.

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



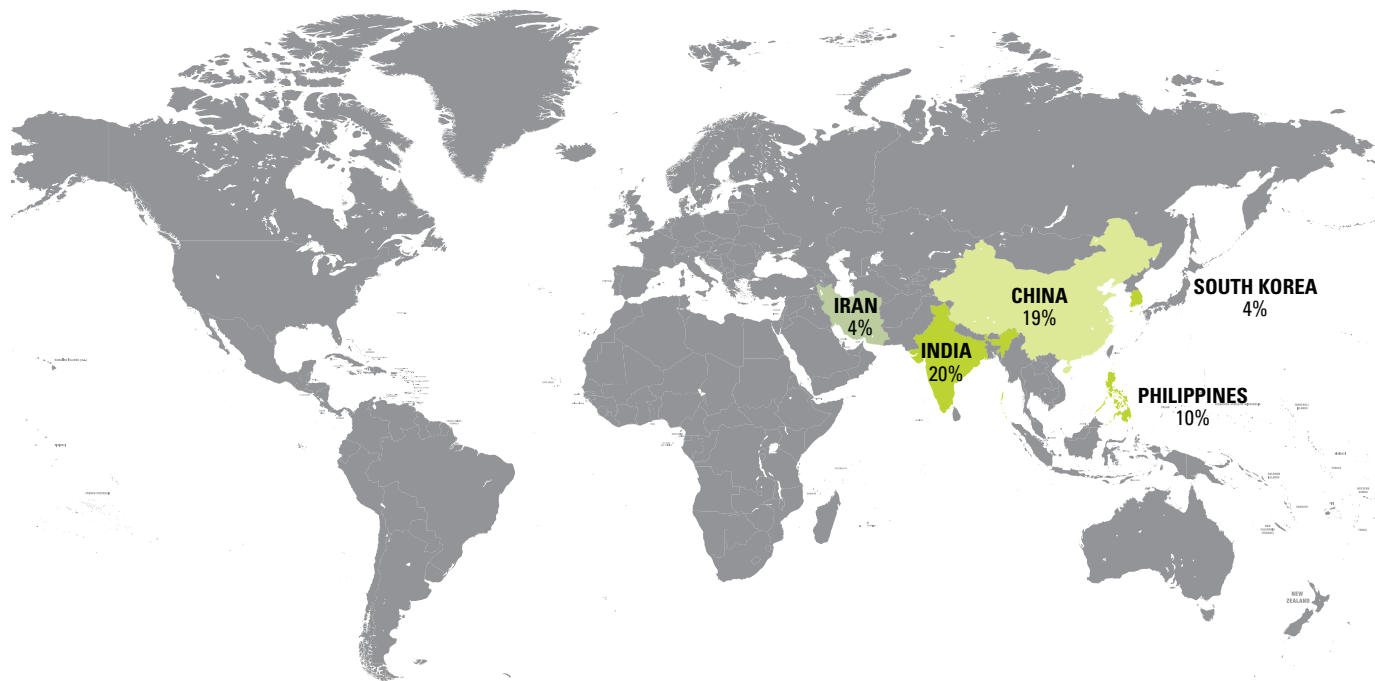
	BEFORE 1991	1991-2000	2001-2010	2011-2015	2016-2021
METRO VANCOUVER	285,140	225,475	259,830	133,920	154,820
SURREY	54,005	52,225	68,225	36,505	39,905

IMMIGRATION POPULATION

TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

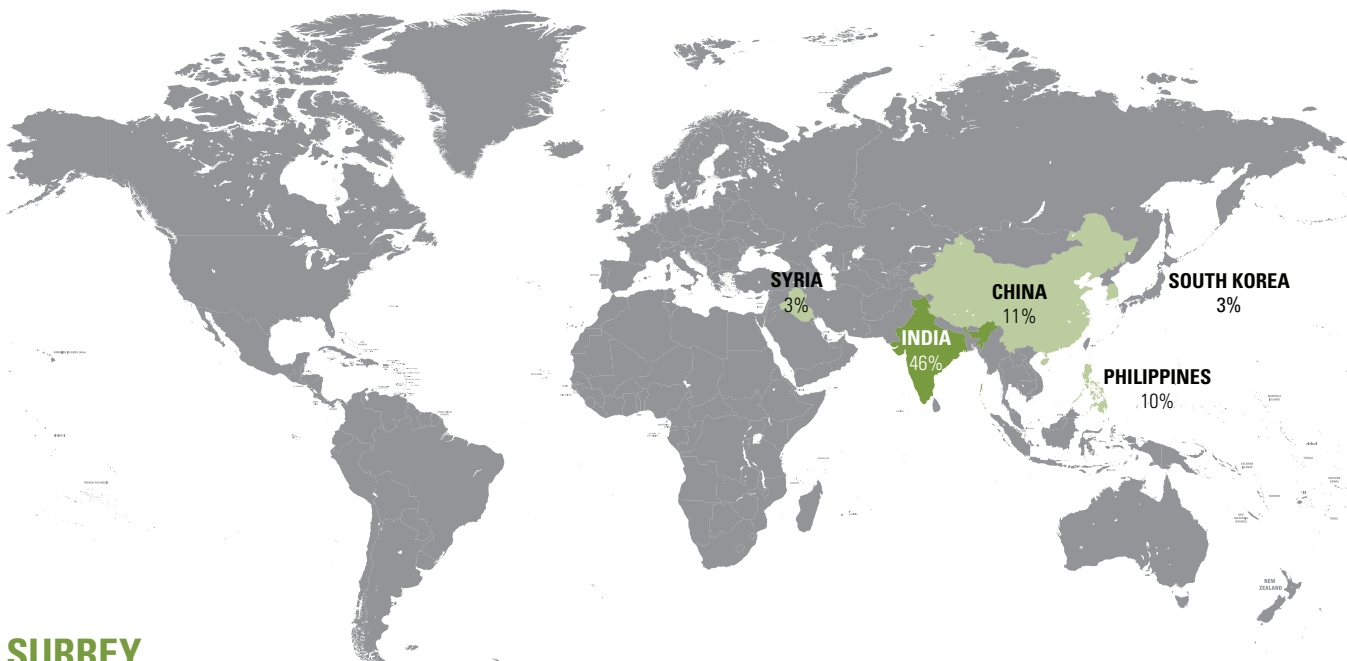
In 2021, the top place of origin of recent immigrants to Metro Vancouver was India (20%). Similarly, the top place of origin of recent immigrants to Surrey was also India (46%).

*Recent immigrants represent those residents who became a landed immigrant between January 2016 and Census Day on May 14, 2021



METRO VANCOUVER

Map illustrates the top five place of origin of recent immigrants living in Metro Vancouver in 2021, which equates to 57% of recent immigrants. The remaining 43% were not mapped.



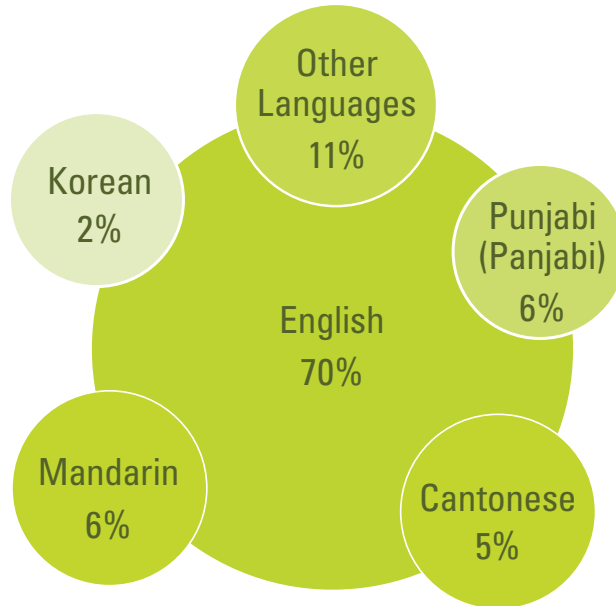
SURREY

Map illustrates the top five places of origin of recent immigrants living in Surrey in 2021, which equates to 73% of recent immigrants. The remaining 27% were not mapped.

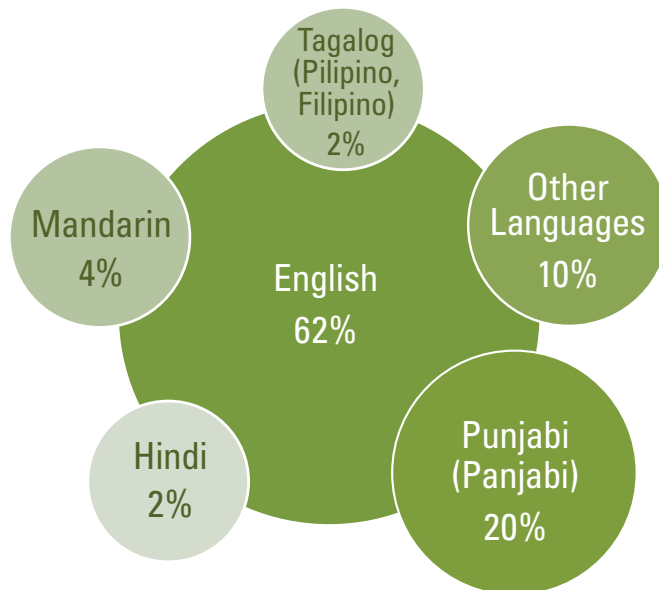
LANGUAGE

MOST COMMON LANGUAGE SPOKEN AT HOME

In 2021, 70% of Metro Vancouver's residents spoke English at home, higher than Surrey where only 62% spoke English.



METRO VANCOUVER



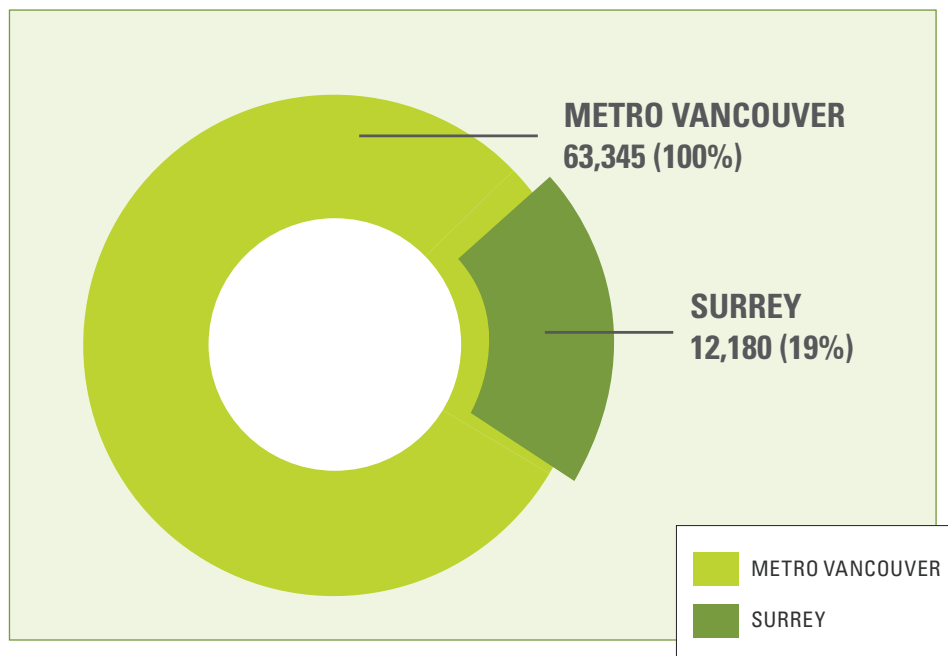
SURREY

INDIGENOUS

INDIGENOUS POPULATION BY COMMUNITY

In 2021, there were 63,345 people that identified as aboriginal* living in Metro Vancouver. Of those 12,180 or 19% 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 2021, the percentage of Metro Vancouver's population that was indigenous was 3%, higher than that of Surrey's (2%).





METRO VANCOUVER 3% **SURREY 2%**



HOUSING

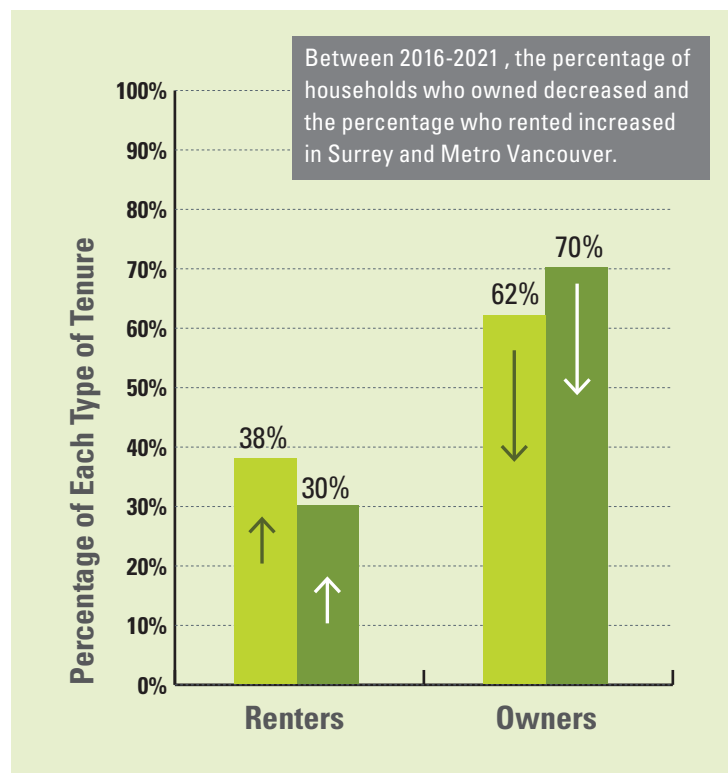
NUMBER OF EACH TYPE OF DWELLING UNIT

In 2021, single family homes remained the dominant residential building type in Metro Vancouver and in Surrey. In 2021 there were 462,495 single and two family dwellings in Metro Vancouver, which represented 44% of all private dwellings. This was much lower than in Surrey, where 56% (104,645) of the private dwellings were single family in 2021.

TYPE		METRO VANCOUVER	SURREY
	Single Family Dwelling	44% (462,495)	56% (104,645)
	Row/Townhouses	12% (127,990)	19% (34,725)
	Low Rise Apartments	24% (255,550)	20% (37,470)
	High Rise Apartments	19% (197,280)	5% (8,835)
Total Dwellings Units		1,043,315	185,675

TENURE

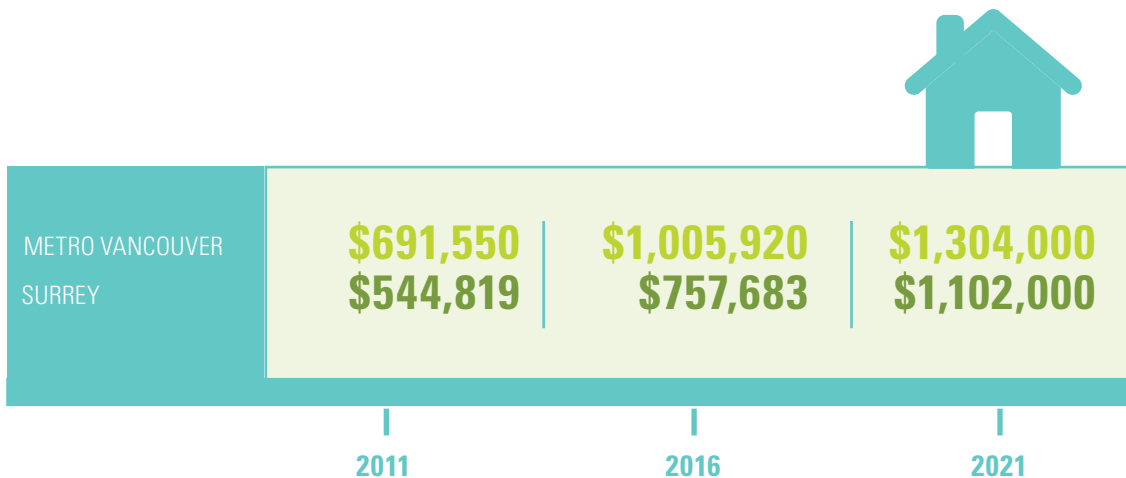
Ownership remains the predominant form of tenure in Metro Vancouver and in Surrey. In 2021, 62% of Metro Vancouver residents owned their home, compared with 70% in Surrey. However, in Metro Vancouver and in Surrey the percentage of renters increased as ownership decreased between 2016 and 2021. In Metro Vancouver, the percentage of households who rented increased from 36% to 38% and from 29% to 30% in Surrey.



AVERAGE VALUE OF DWELLINGS

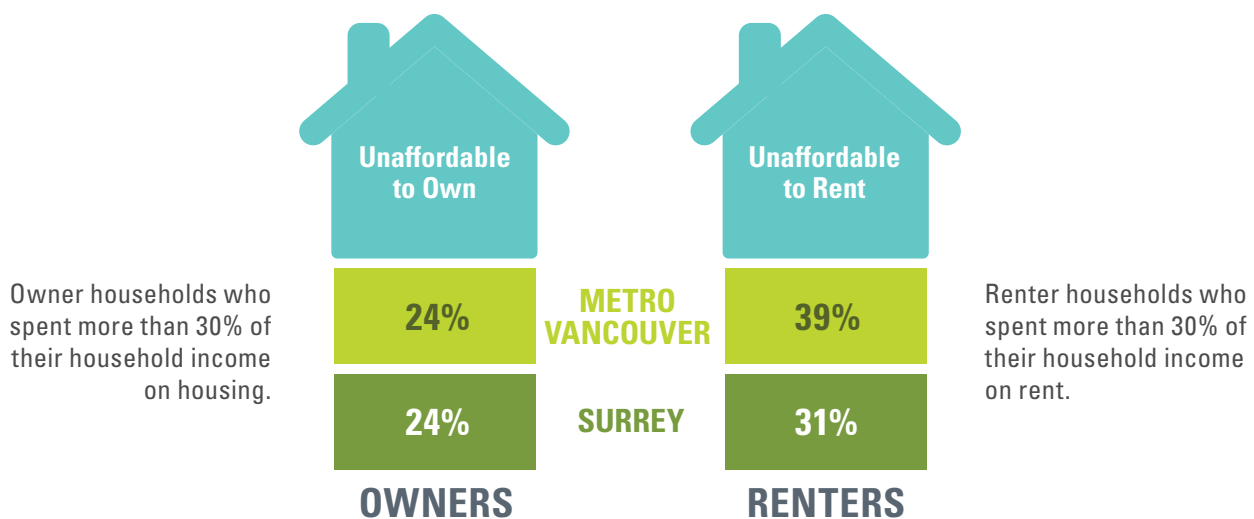
The average value of dwellings* continued to increase in Metro Vancouver and in Surrey between 2016 and 2021. In 2021, the average value of a dwelling in Metro Vancouver was \$1,304,000 compared with \$1,102,000 in Surrey.

* 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

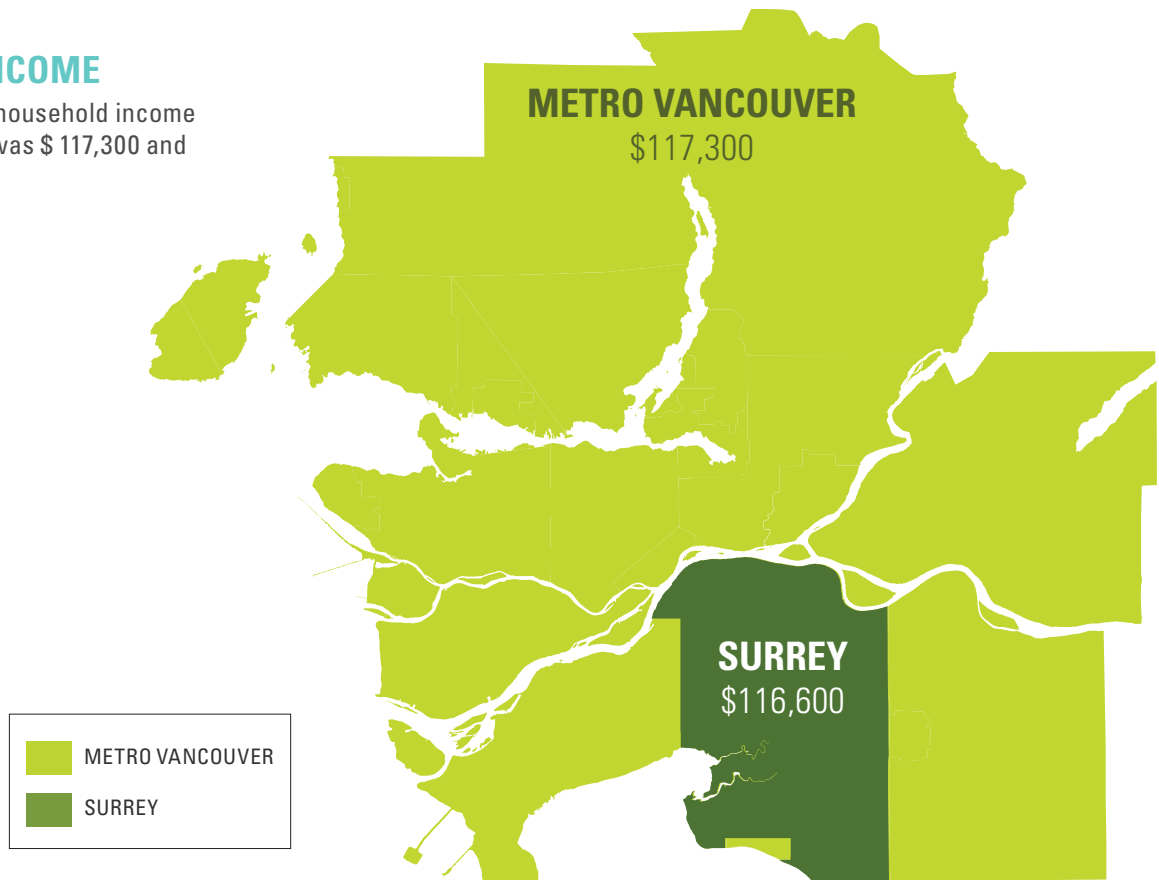
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2021, 39% of renters in Metro Vancouver and 31% in Surrey spent more than 30% of their income on rent. In comparison, 24% of home owners in Metro Vancouver and in Surrey spent 30% or more of their household income on housing.



INCOME

AVERAGE HOUSEHOLD INCOME

In 2020, the average household income in Metro Vancouver was \$ 117,300 and \$116,600 in Surrey.



AVERAGE INCOME BY HOUSEHOLD TYPE

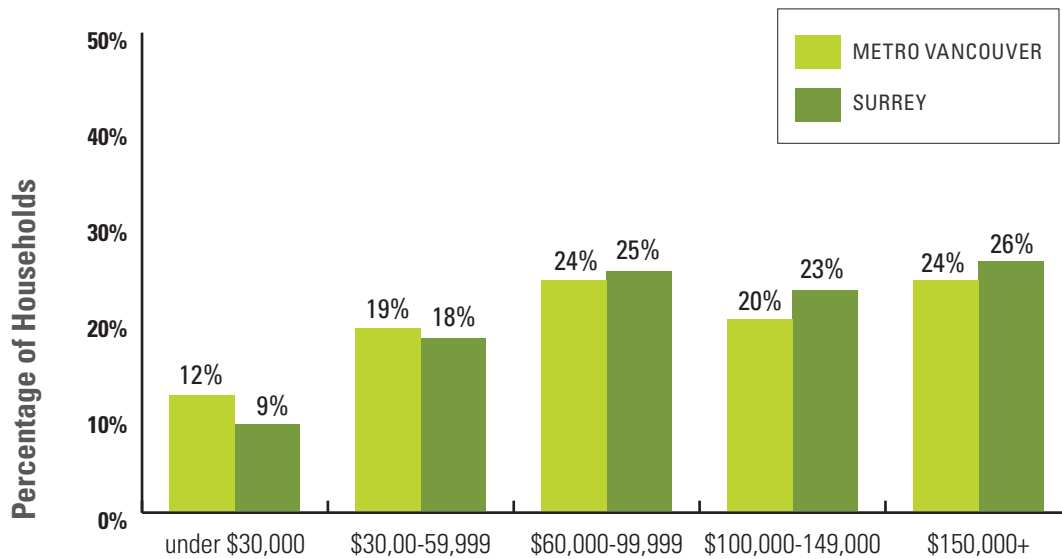
In 2020 the family type with the highest average household income* was couples with children, with an income of \$169,600 in Metro Vancouver and \$152,200 in Surrey. For each census family type, the average income in Metro Vancouver was higher than those for Surrey.

TYPE	METRO VANCOUVER	SURREY
Couple Families Without Children	\$125,700	\$109,300
Couple Families with Children	\$169,600	\$152,200
Lone-Parent Families	\$88,400	\$86,300
Persons 15 Years and Over Not in Families	\$52,650	\$44,880
All Households	\$117,300	\$116,600

* 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

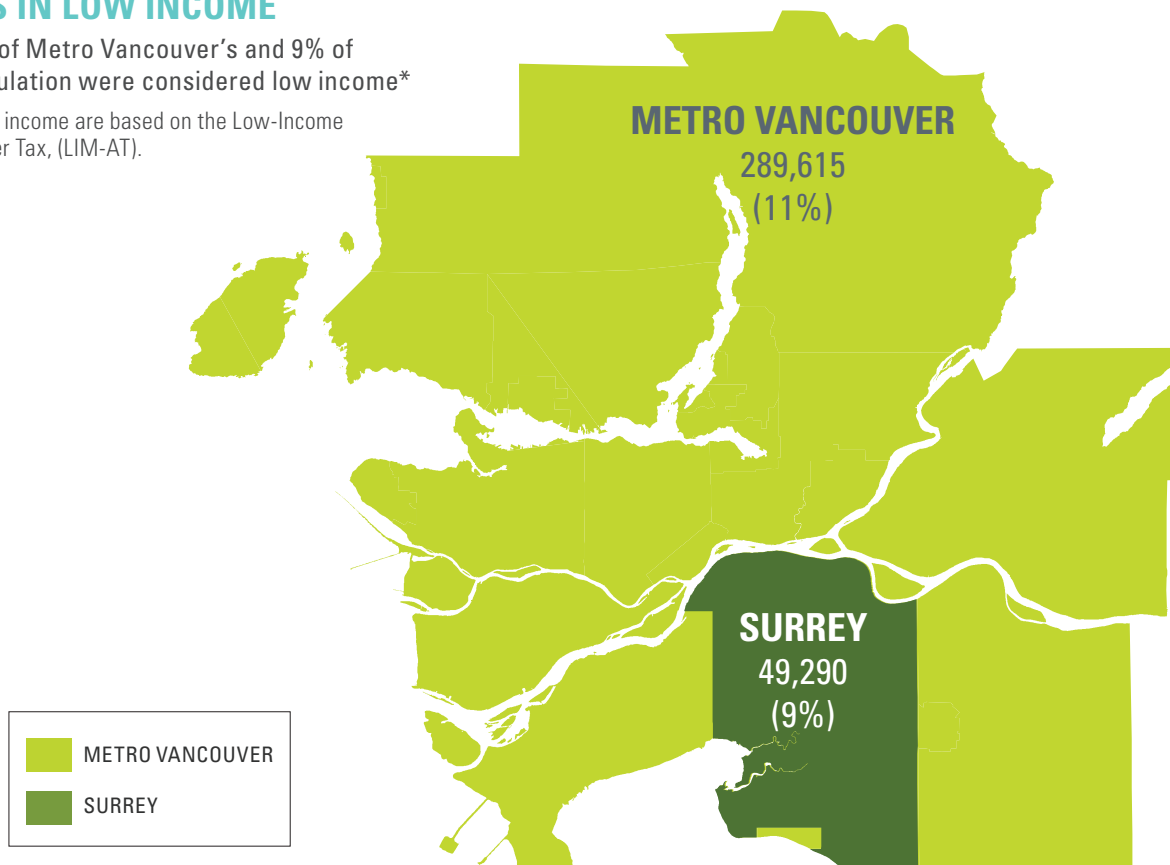
In 2020, the breakdown of incomes were fairly similar in Metro Vancouver and in Surrey. Metro Vancouver had greater percentages of household incomes in the categories below \$60,000, and lower percentages in the categories above compared to Surrey.



PERSONS IN LOW INCOME

In 2020, 11% of Metro Vancouver's and 9% of Surrey's population were considered low income*

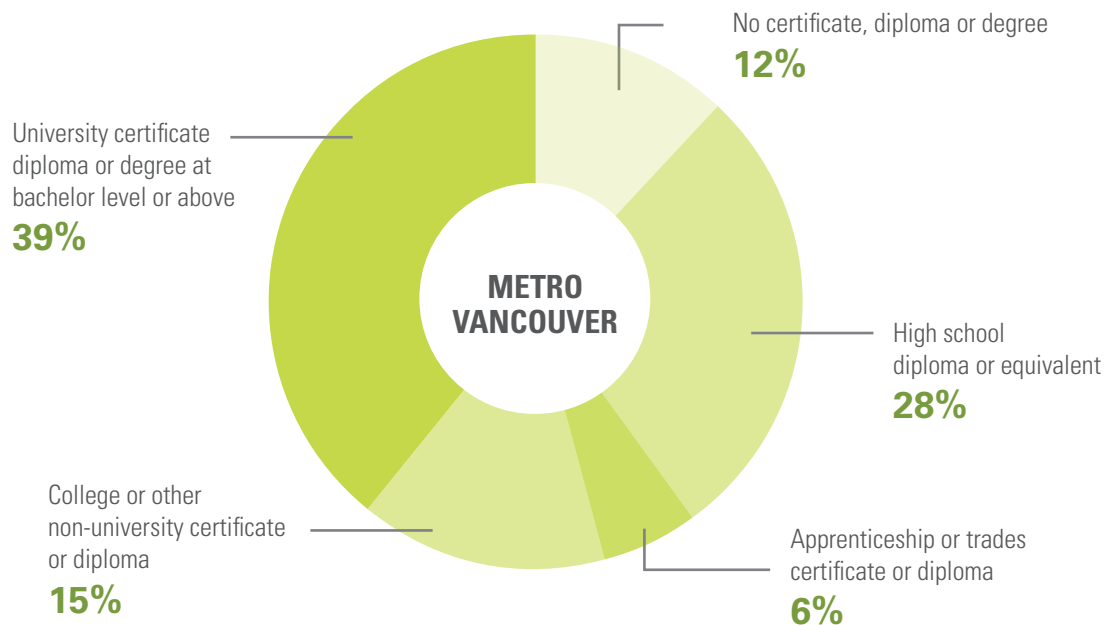
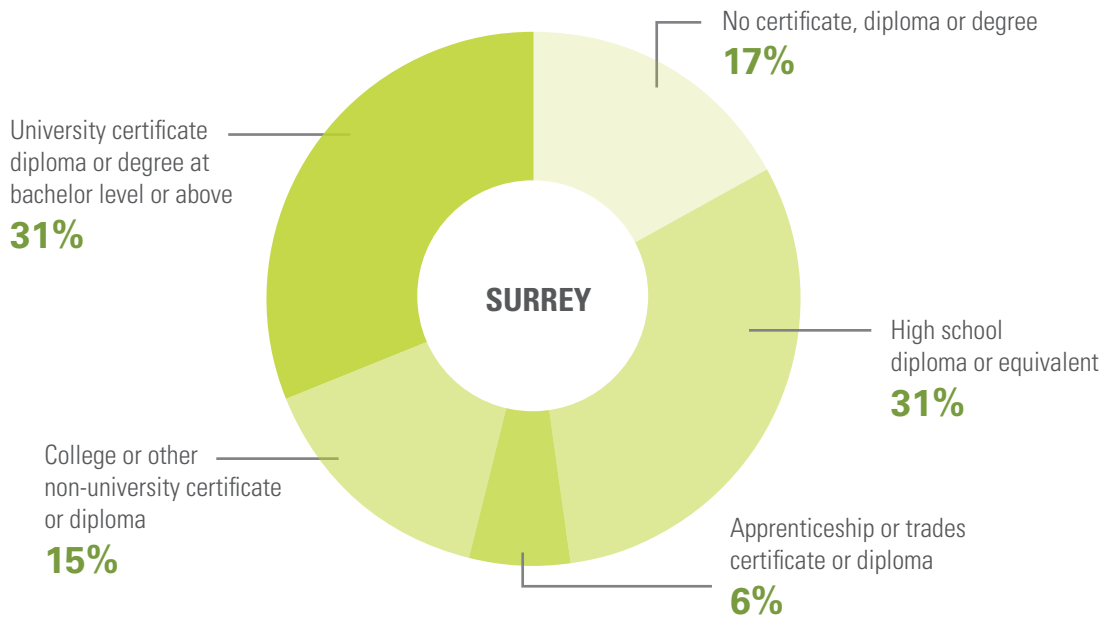
*Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

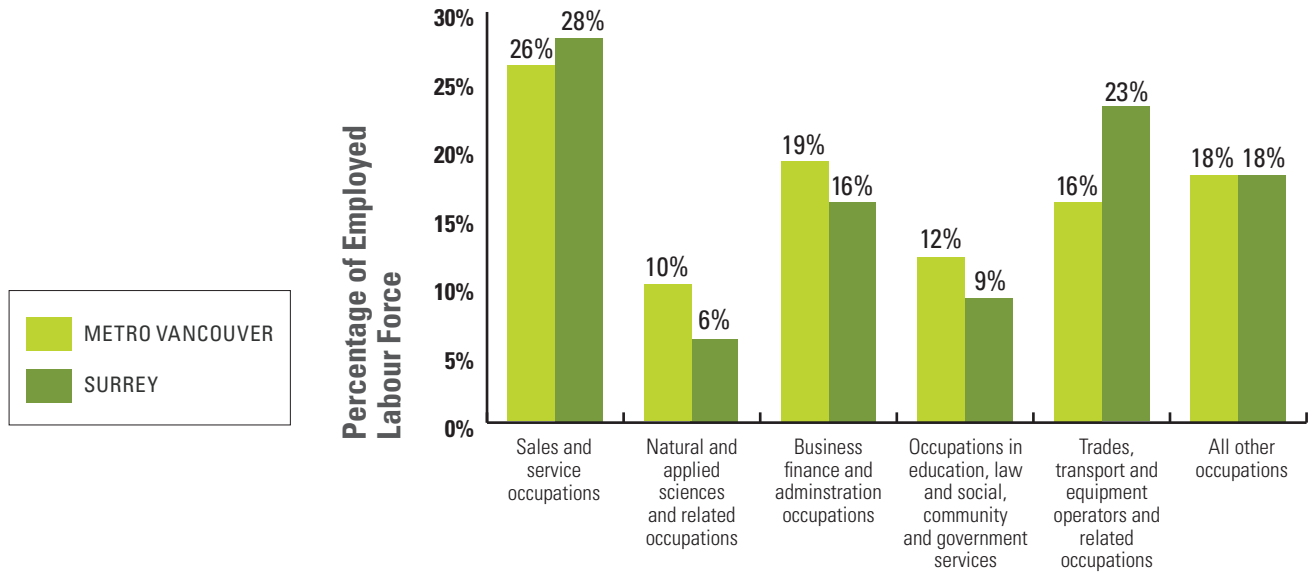
Overall in 2021, a larger percentage of Metro Vancouver's population had completed higher levels of education than those in Surrey. 39% of Metro residents had a university certificate, diploma or degree, compared with 31% in Surrey.



LABOUR FORCE

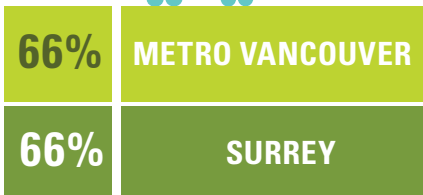
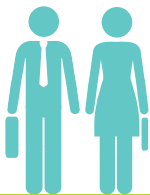
TOP 5 MAJOR OCCUPATIONS

The breakdown of occupations in Metro Vancouver in 2021 showed that Surrey had higher levels of 'sales and service' and 'trades, transport and equipment operators and related' occupation groups compared to Metro Vancouver, and lower levels in the other three major occupation groups.



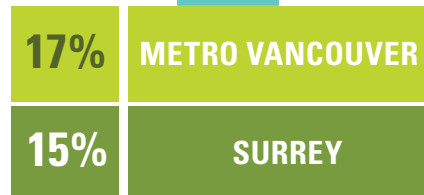
Employment

The overall labour force participation rate* in Metro Vancouver and in Surrey in 2021 was 66%.



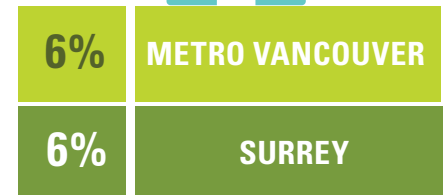
Self-Employed

In 2021, 17% (245,620) of the employed labour force in Metro Vancouver was self-employed, compared with 15% (46,125) in Surrey.



Unemployment Rate

In 2021, 6% of those participating in the labour force in both Metro Vancouver (126,650) and in Surrey (26,470) were unemployed.



* Participation Rate refers to the labour force, both employed and unemployed individuals, in the week of Sunday, May 2 to Saturday, May 8, 2021, expressed as a percentage of the population aged 15 years and over.

JOURNEY TO WORK

GETTING TO WORK

In 2021 driving remained the primary mode of transportation with 82% of Surrey's and 75% of Metro Vancouver's employed labour force driving to work. Between 2016 and 2021, the share of commuters who used public transit in Metro Vancouver decreased significantly from 20% to 15% while Surrey saw a smaller decrease from 15% to 13%.



% Change in mode share between 2016-2021

WALKED OR CYCLED

8% (80,660)	↓ -2%	METRO VANCOUVER
3% (6,865)	↓ -1%	SURREY



DROVE CAR

75% (731,155)	↑ 6%	METRO VANCOUVER
82% (191,725)	↑ 1%	SURREY



USED PUBLIC TRANSIT

15% (146,055)	↓ -5%	METRO VANCOUVER
13% (30,485)	↓ -2%	SURREY

COMMUTE TIME FOR WORK

In 2021, 56% of the workforce in Metro Vancouver commuted less than 30 minutes and 44% commuted more than 30 minutes to work. This was similar to Surrey where 50% commuted less than 30 minutes and 50% commuted more than 30 minutes to work.



LESS THAN
30 MINUTES

56%

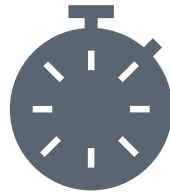
50%



30 TO 59
MINUTES

36%

39%



60 MINUTES
AND OVER

8%

11%

METRO VANCOUVER

SURREY

PLACE OF WORK STATUS

In 2021, 27% (355,075) of the employed labour force in Metro Vancouver and 17% (47,035) in Surrey worked from home.



WORKED
FROM HOME

27% (355,865)

METRO VANCOUVER

17% (47,035)

SURREY

