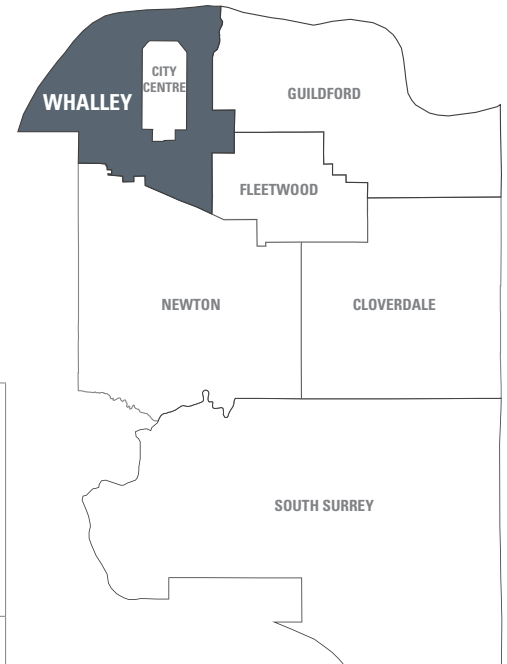
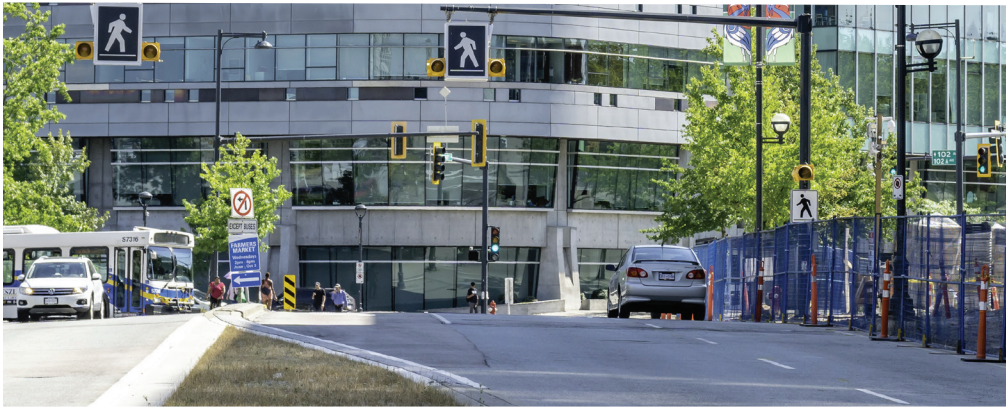










# WHALLEY

## CITY OF SURREY COMMUNITY PROFILES

2016 Census Data  
City of Surrey Statistics



 <p><b>AREA</b> <b>3,131 ha</b> (32,621 ha)</p>	 <p><b>AVERAGE HOUSEHOLD INCOME</b> <b>\$83,026</b> (\$93,586)</p>
 <p><b>POPULATION</b> <b>75,610</b> (517,885)</p>	 <p><b>RENTERS</b> <b>37%</b> (29%)</p>
 <p><b>IMMIGRANT POPULATION</b> <b>49%</b> (43%)</p>	 <p><b>UNEMPLOYMENT RATE</b> <b>7%</b> (7%)</p>
 <p><b>OCCUPIED PRIVATE DWELLINGS</b> <b>21,980</b> (169,970)</p>	 <p><b>TAKE TRANSIT TO WORK</b> <b>20%</b> (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%.  
Source data available at [data.surrey.ca/dataset/2016-surrey-census](http://data.surrey.ca/dataset/2016-surrey-census)

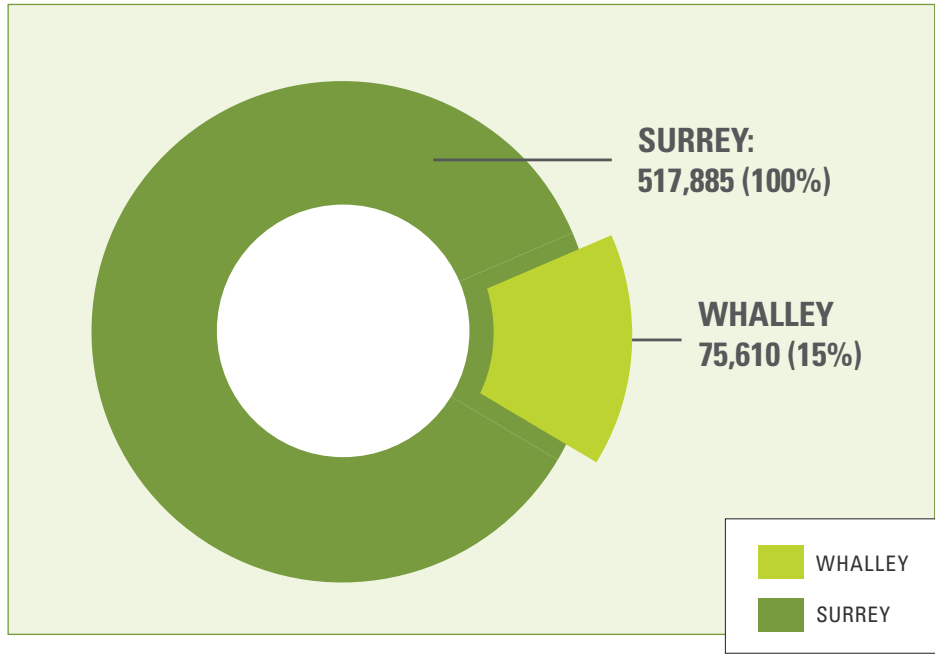
**Whalley** takes its name from Mr. Arthur Whalley, who settled near the corner of King George Boulevard and 108th Avenue in 1925. The area, then known as Whalley's Corner, has grown into a bustling commercial centre now known as City Centre. For the purpose of this profile, Whalley excludes the City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

Whalley is located in the northwest corner of the city. The Fraser River frames the northern and western edges, Newton is to the south and much of the eastern border runs along 144th Street.

# POPULATION & FAMILIES

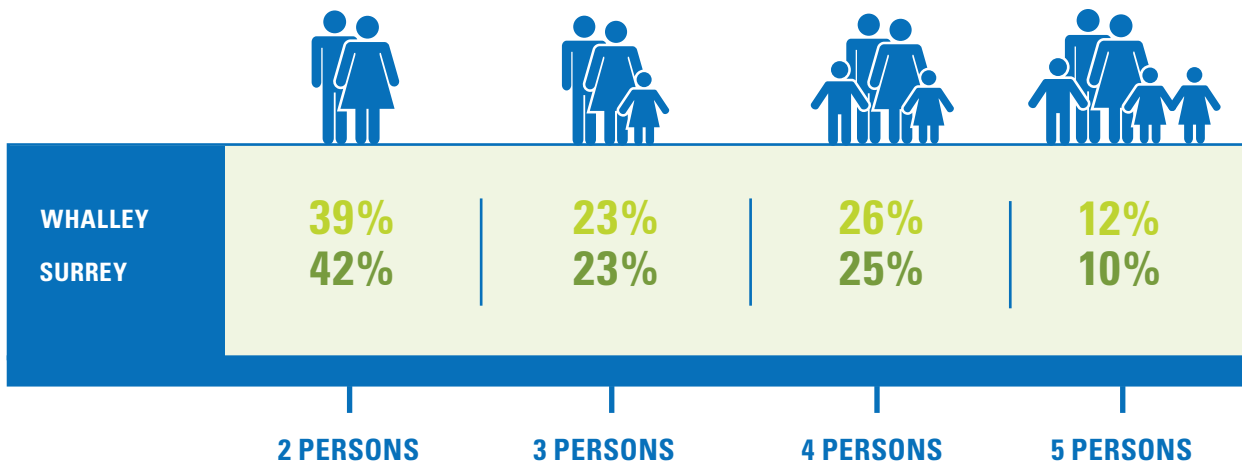
## POPULATION

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



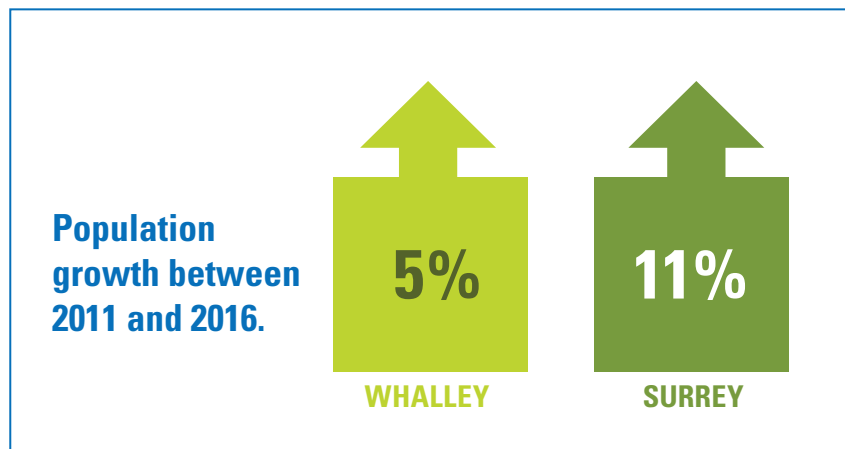
## POPULATION BY FAMILY SIZE

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



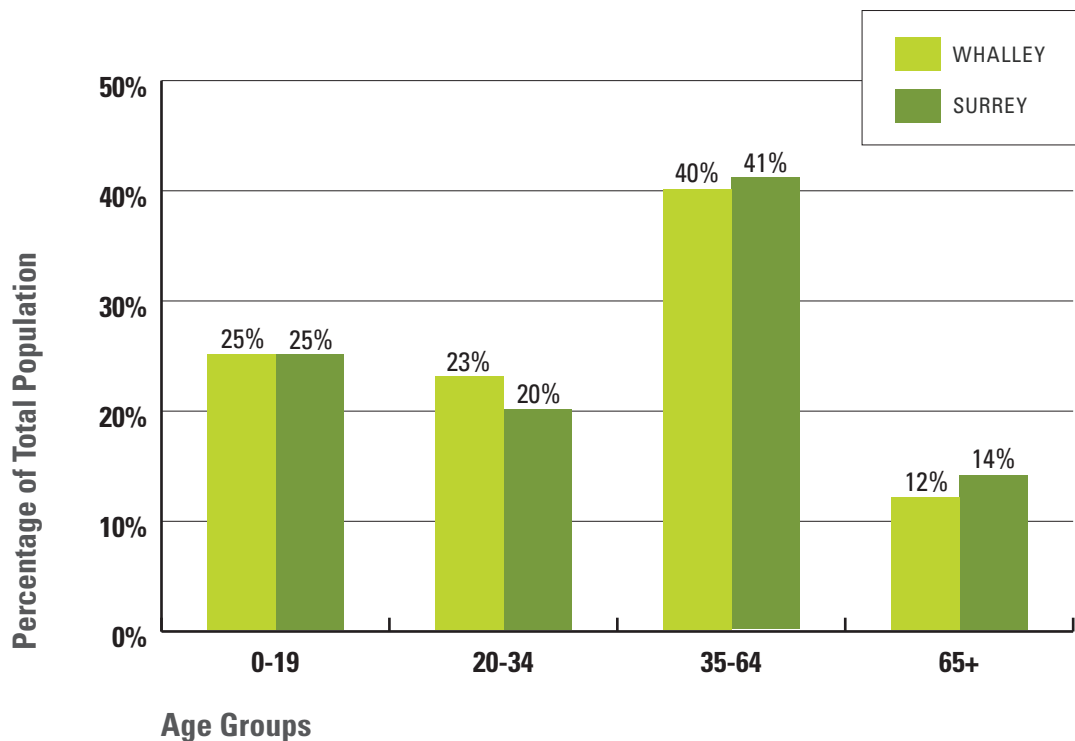
## POPULATION GROWTH

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.

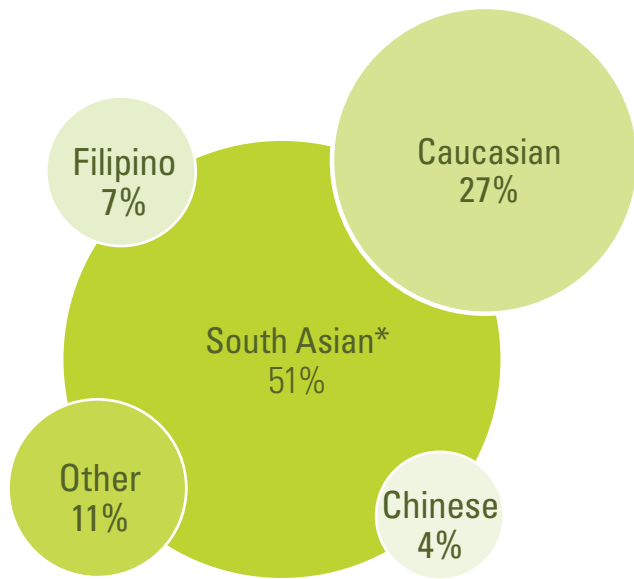


# IMMIGRATION

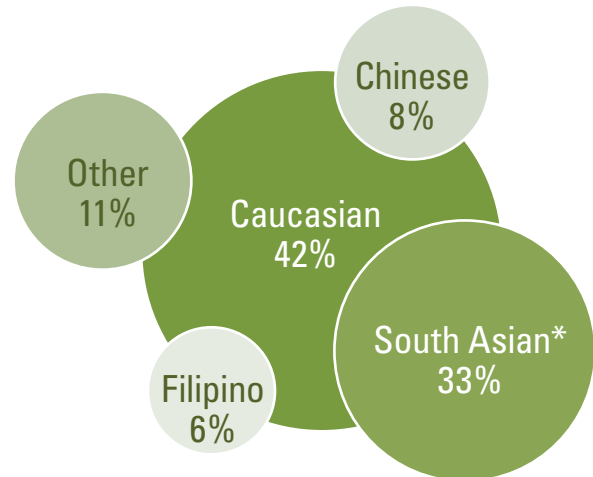
## TOP 4 ETHNIC GROUPS

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.



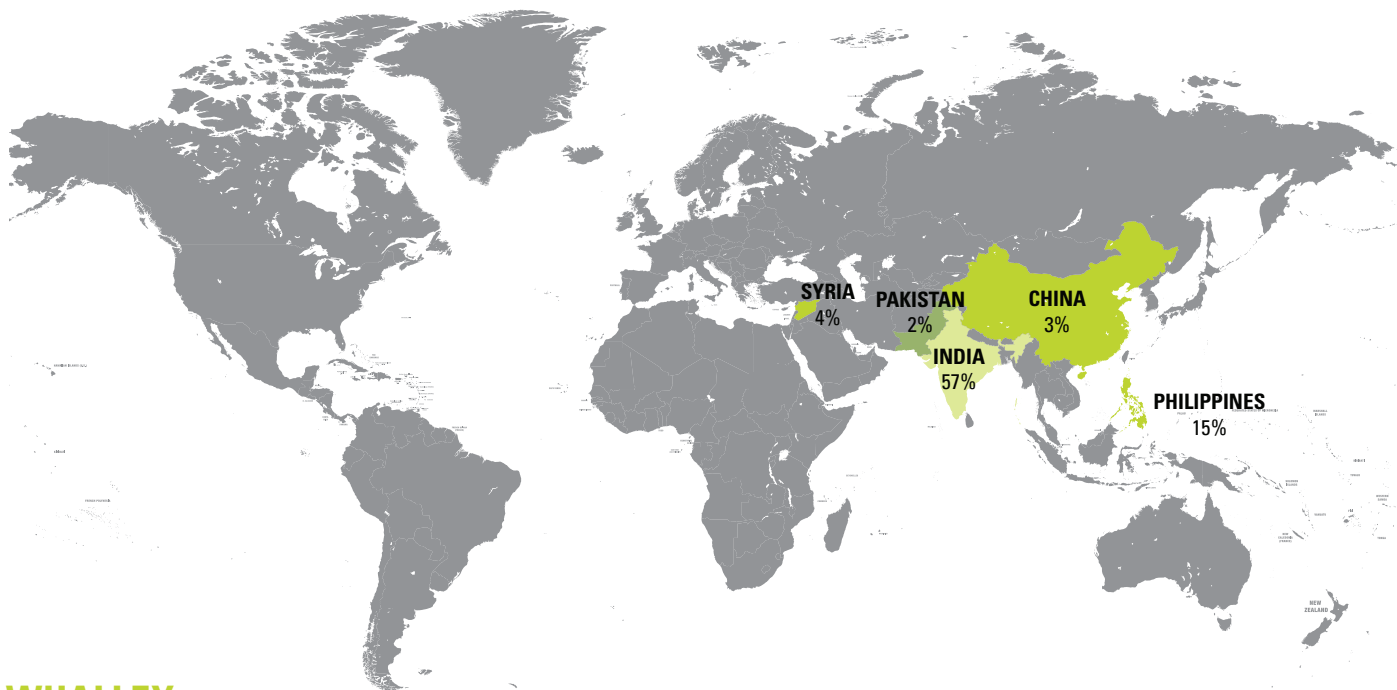
	BEFORE 1981	1981 – 1990	1991 – 2000	2001 – 2010	2011 – 2016
WHALLEY	5,045	4,880	9,545	11,620	6,210
SURREY	37,055	25,490	52,570	68,705	36,335

IMMIGRATION POPULATION

## TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

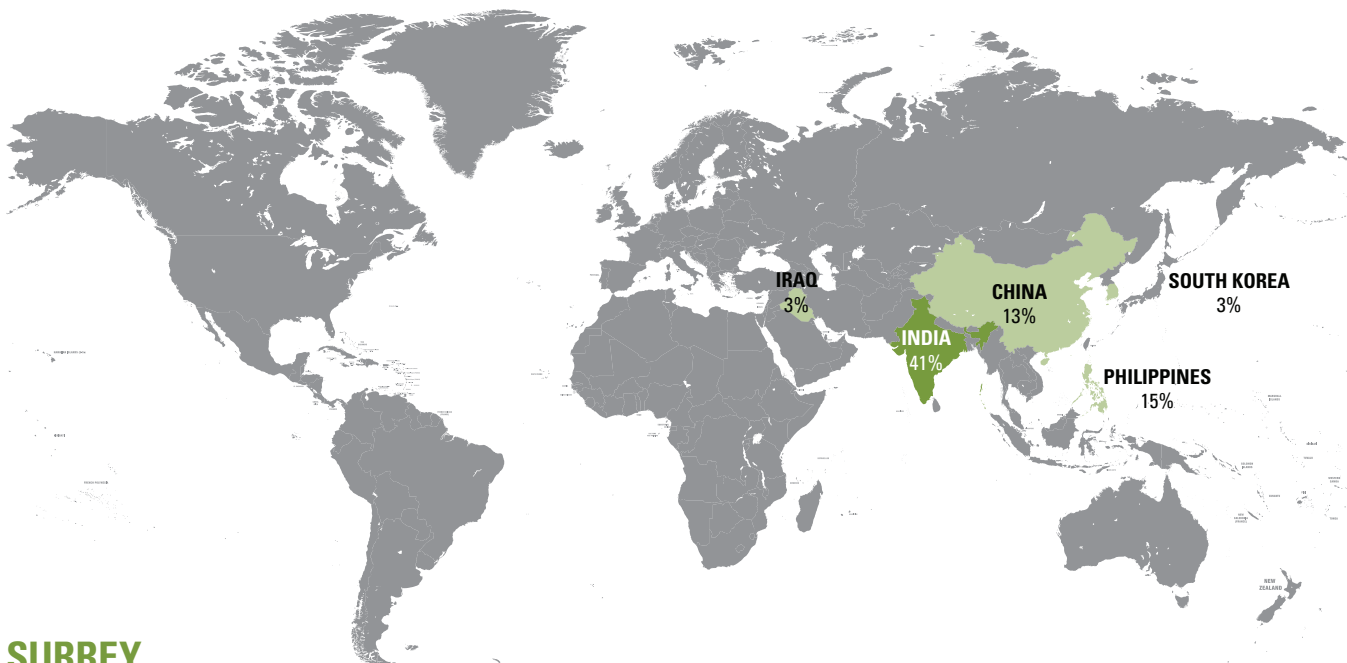
In 2016, the top place of origin of recent immigrants to Whalley (outside City Centre) was India (57%). Similarly, the top place of origin of recent immigrants to the City was India (41%).

\* 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.



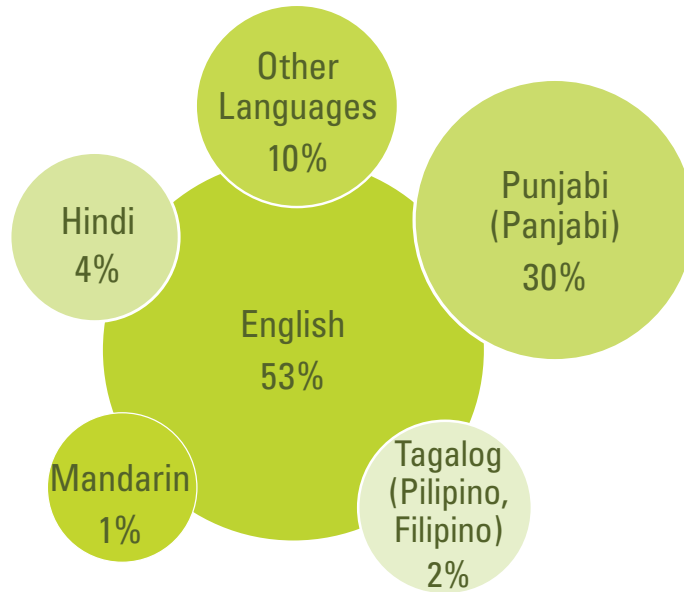
### SURREY

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.

# LANGUAGE

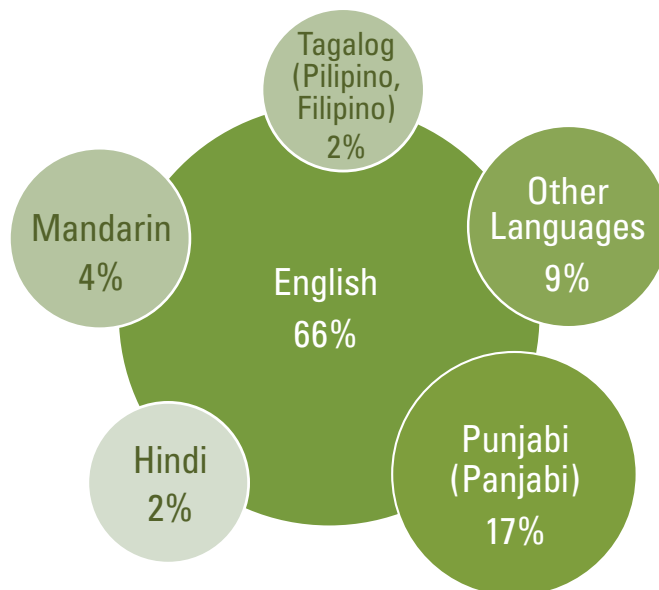
## MOST COMMON LANGUAGE SPOKEN AT HOME

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

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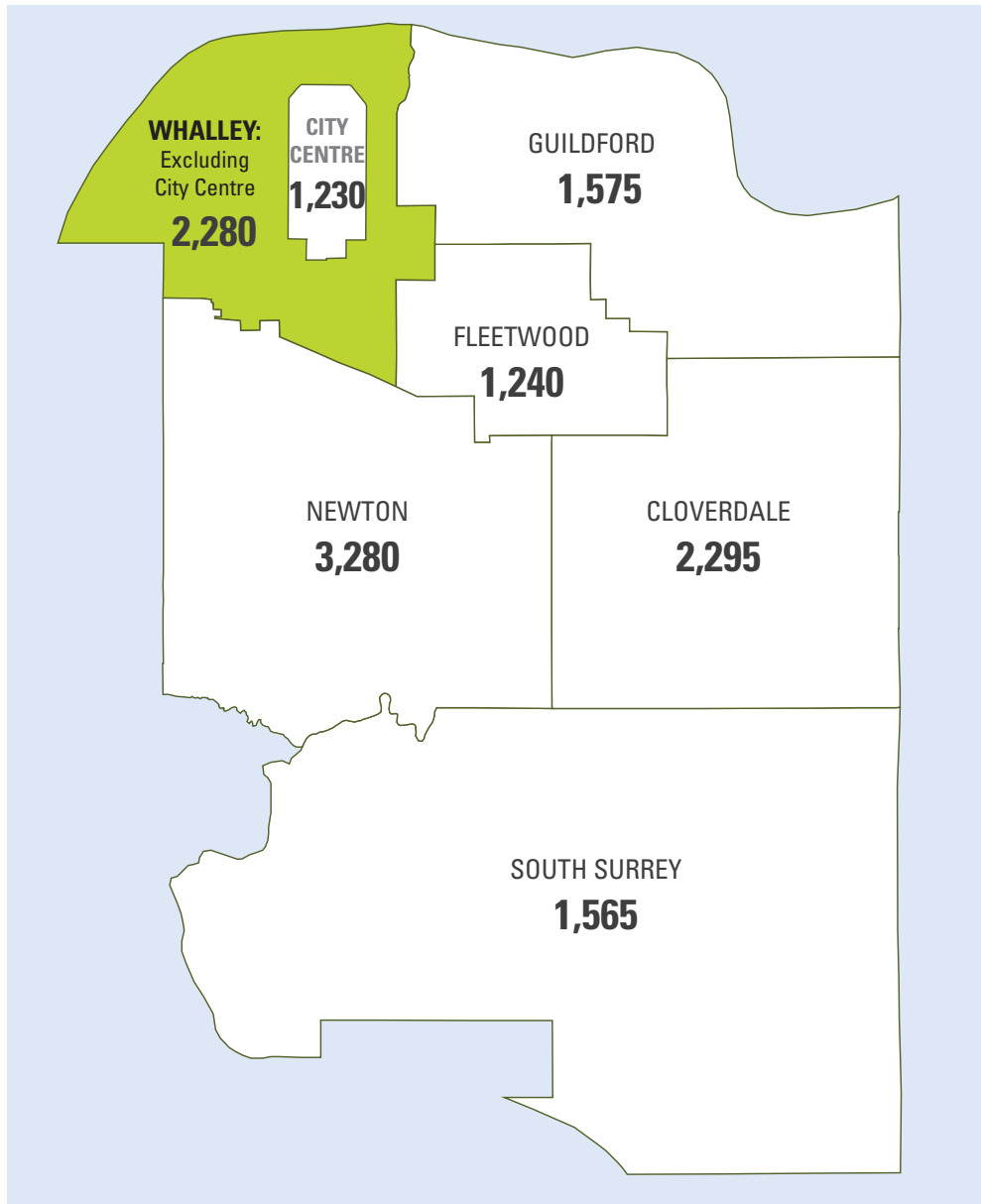
## SURREY

# 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

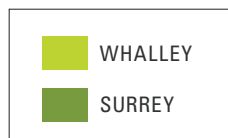
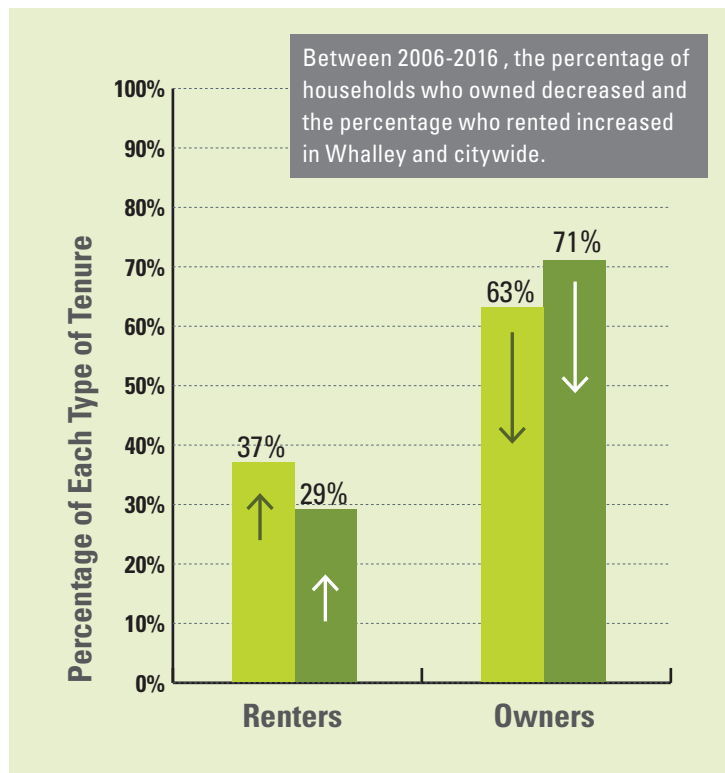
## NUMBER OF EACH TYPE OF DWELLING UNIT

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.

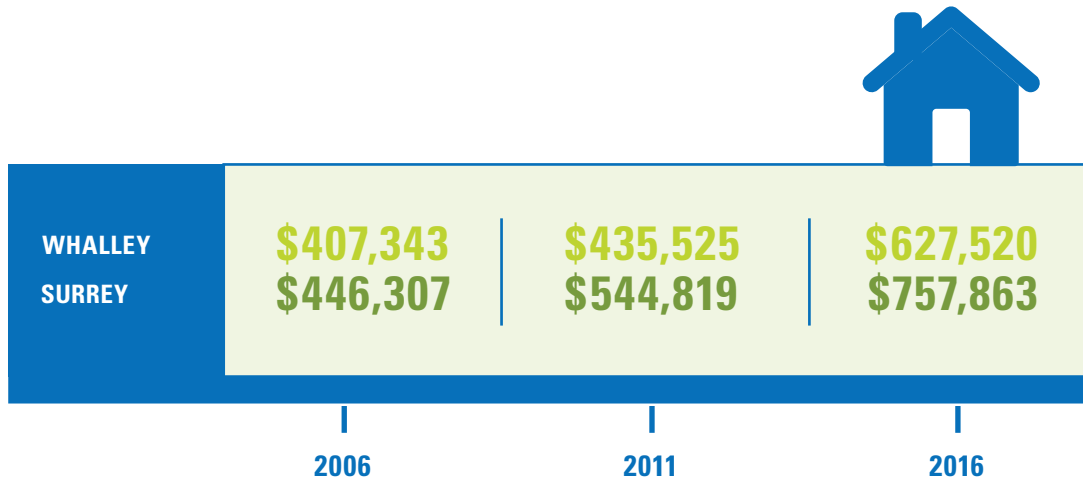




## AVERAGE VALUE OF DWELLINGS

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

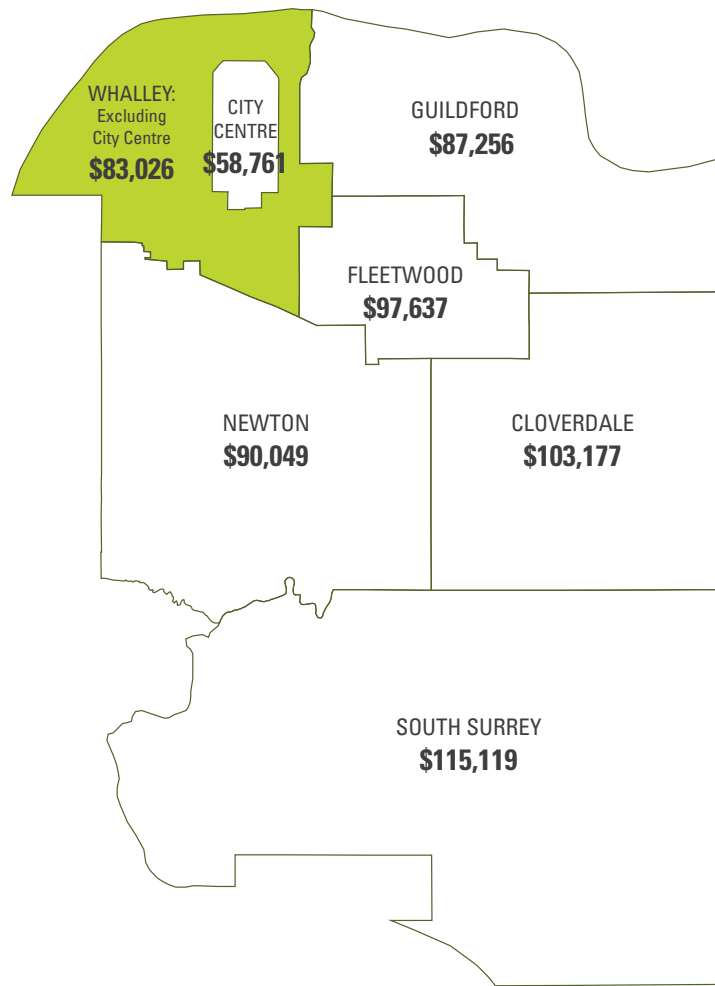
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2016, 34% of renters in Whalley (outside City Centre) and 37% citywide spent more than 30% of their income on rent. In comparison, 28% of home owners in Whalley and 25% citywide spent 30% or 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	<b>\$83,026</b>	<b>\$93,586</b>

\* 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

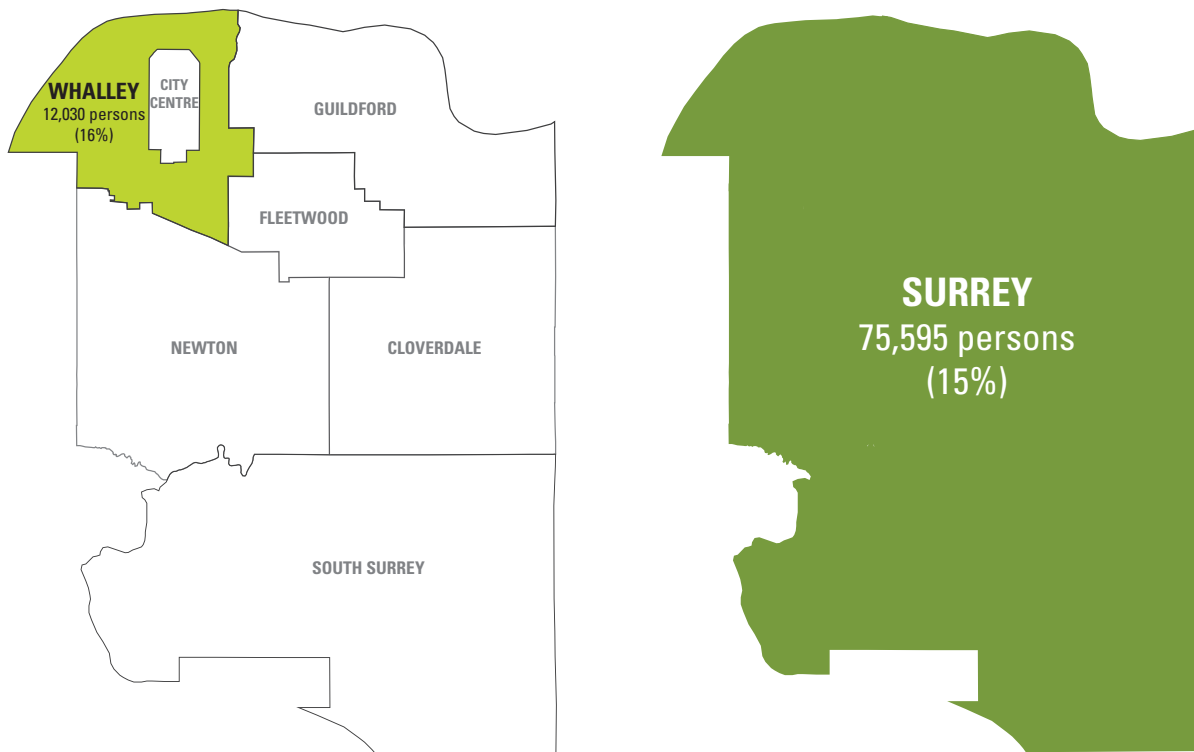
In 2015, the percentage of households in Whalley (outside City Centre) with an income of more than \$150,000 was 11%, compared with 16% for the city. Otherwise, the breakdown of household incomes in Whalley was very similar to the breakdown for Surrey.



## 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%.

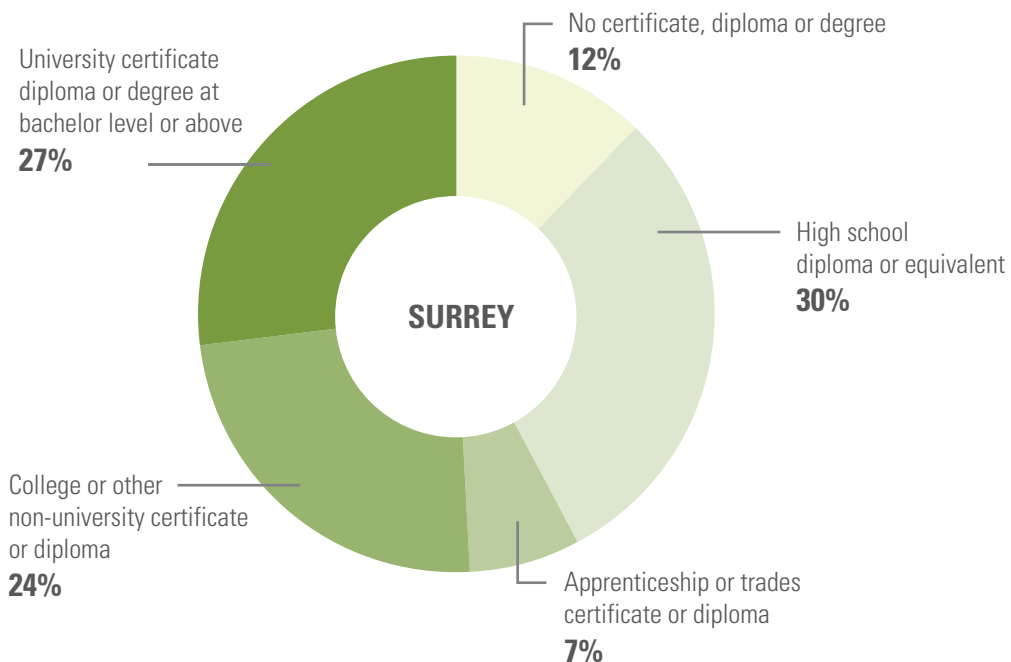
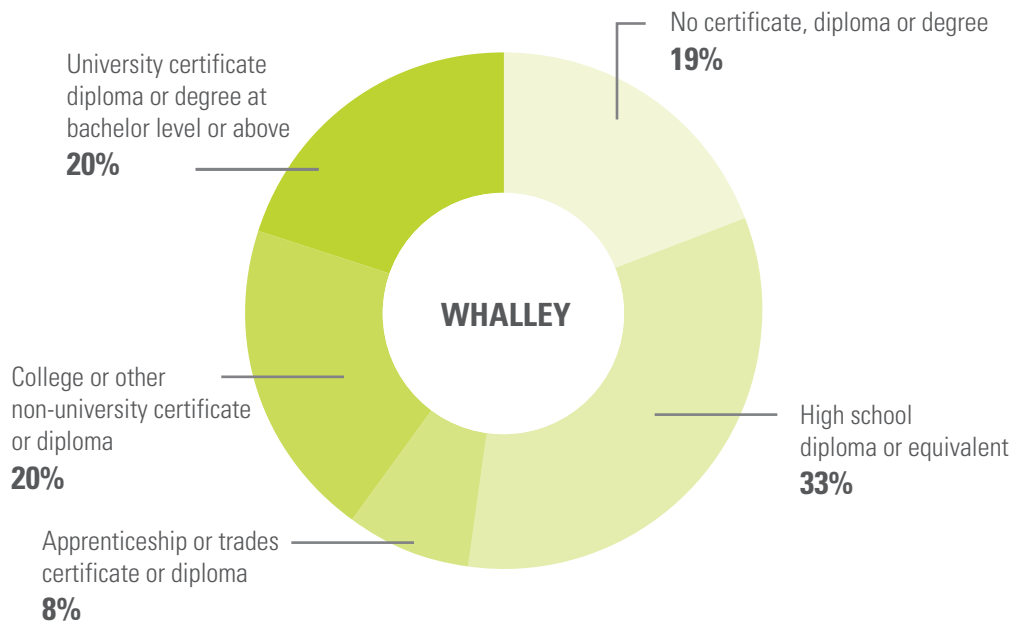
\*Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



# EDUCATION

## HIGHEST LEVEL OF EDUCATION ATTAINED

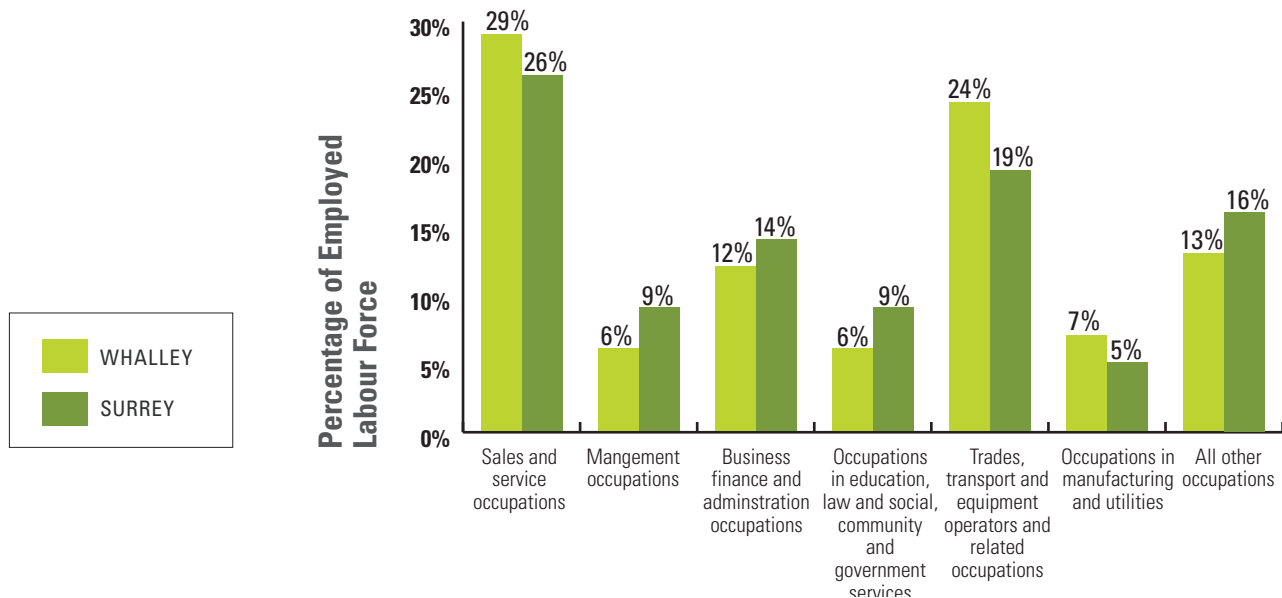
In 2016, 19% of Whalley residents (outside City Centre) had not formally completed any schooling. This was much higher than the percentage for the city where 12% of residents did not have a high school diploma, certificate or degree. Similarly, only 20% of Whalley residents had a postsecondary diploma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



# LABOUR FORCE

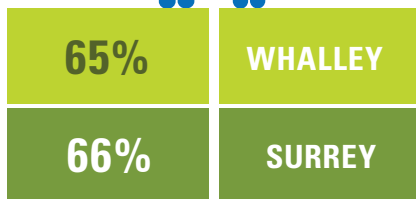
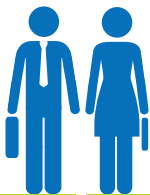
## TOP 5 MAJOR OCCUPATIONS

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



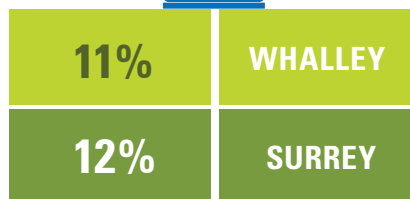
### Employment

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



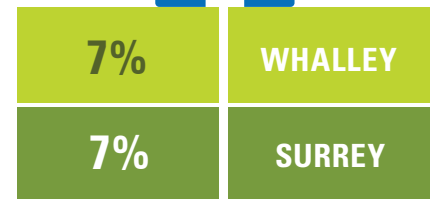
### Self-Employed

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

In 2016 driving remained the primary mode of transportation with 77% of Whalley's and 81% of Surrey's employed labour force driving to work. However, between 2011 and 2016 the share of commuters who drove decreased while the share who used public transit increased. During this period there was a 3.1% increase in Whalley (up to 20%) and a 2.1% increase in Surrey (up to 15%) in the share of commuters who used public transit.

		% Change in mode share between 2011-2016	
<b>WALKED OR CYCLED</b>	3% (1,215)	↑ 0.6%	WHALLEY
	4% (10,125)	↑ 0.2%	SURREY

			
<b>DROVE CAR</b>	77% (27,605)	↓ -3.1%	WHALLEY
	81% (193,255)	↓ -2.3%	SURREY

			
<b>USED PUBLIC TRANSIT</b>	20% (7,005)	↑ 3.1%	WHALLEY
	15% (35,560)	↑ 2.1%	SURREY

## 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.



**LESS THAN  
30 MINUTES**

**42%**

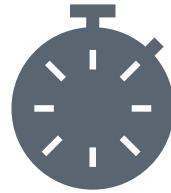
**46%**



**30 TO 59  
MINUTES**

**41%**

**38%**



**60 MINUTES  
AND OVER**

**17%**

**16%**

**WHALLEY**

**SURREY**

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## 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.



**WORKED  
FROM HOME**

**4% (1,365)**

**WHALLEY**

**6% (16,085)**

**SURREY**

