

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%.

Source data available at data.surrey.ca/dataset/2016-surrey-census

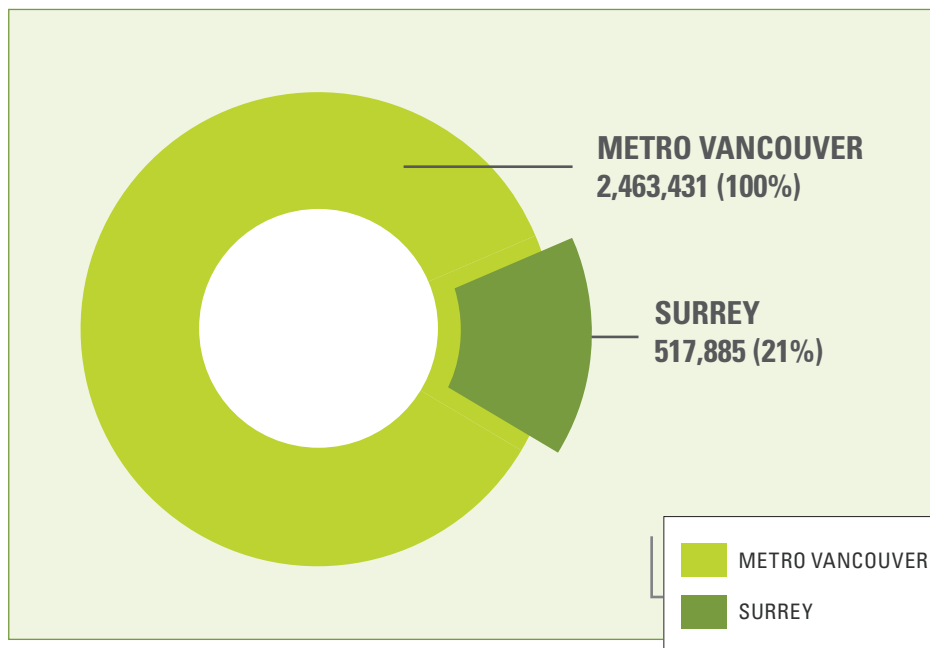
Surrey is one of 21 municipalities that along with one electoral area and one Treaty First Nation make up Metro Vancouver. Among these 23 local authorities Surrey is largest in land area and second most populous after the City of Vancouver. Surrey comprises urban areas as well as significant agricultural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

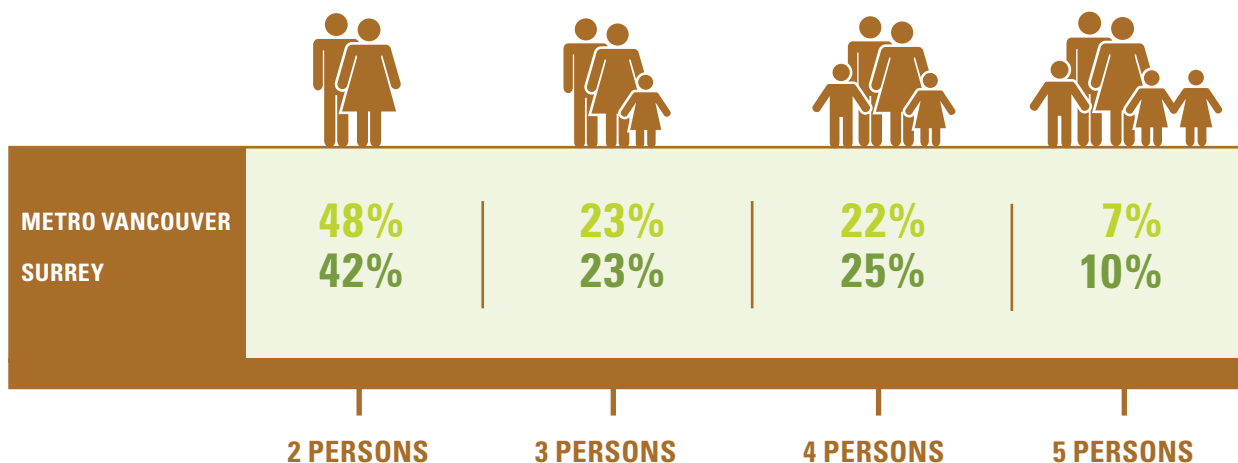
POPULATION

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



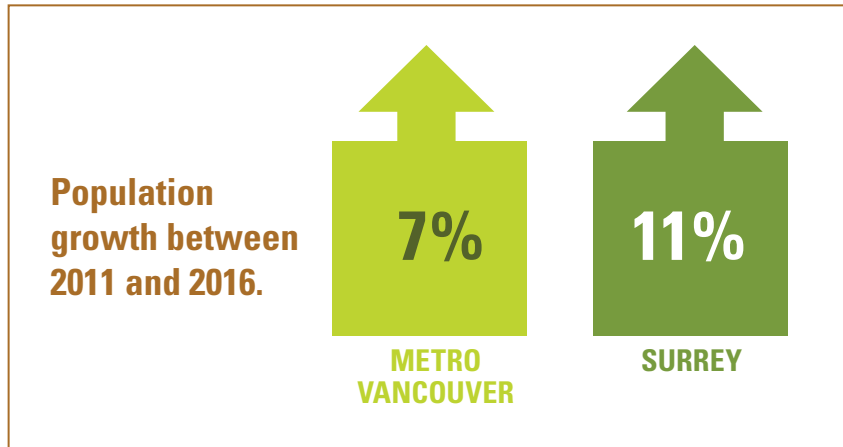
POPULATION BY FAMILY SIZE

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.



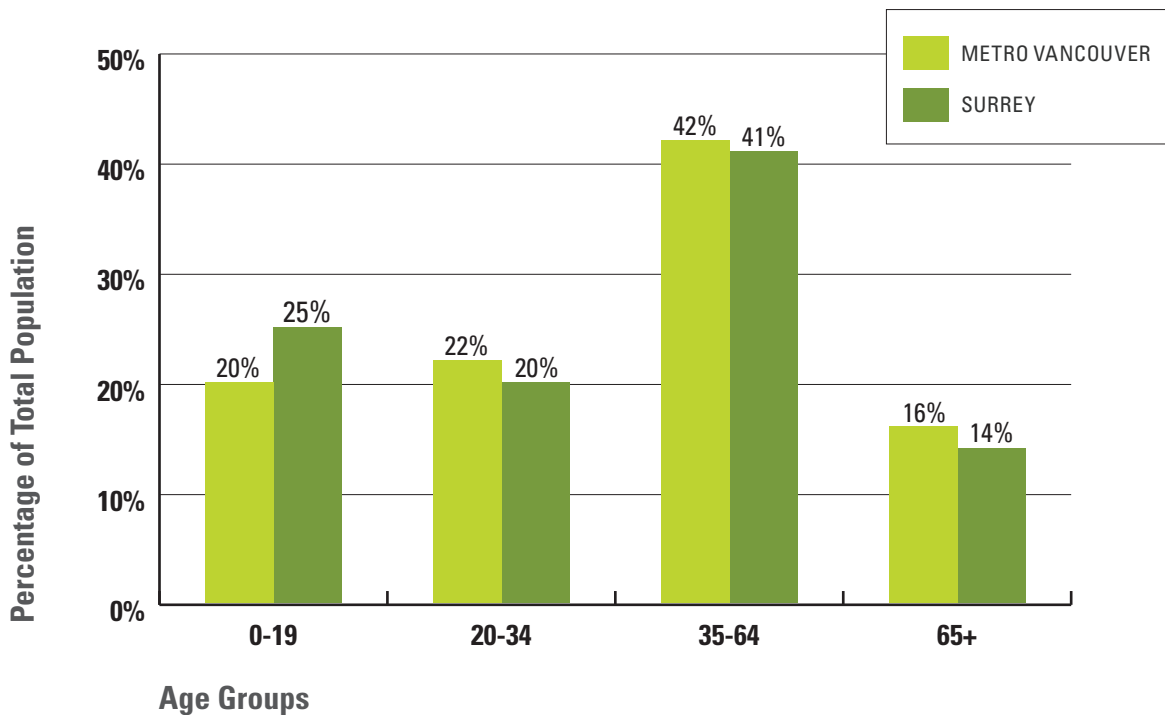
POPULATION GROWTH

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.

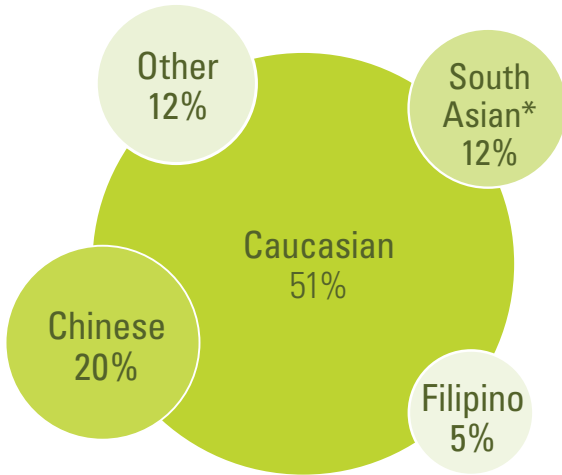


IMMIGRATION

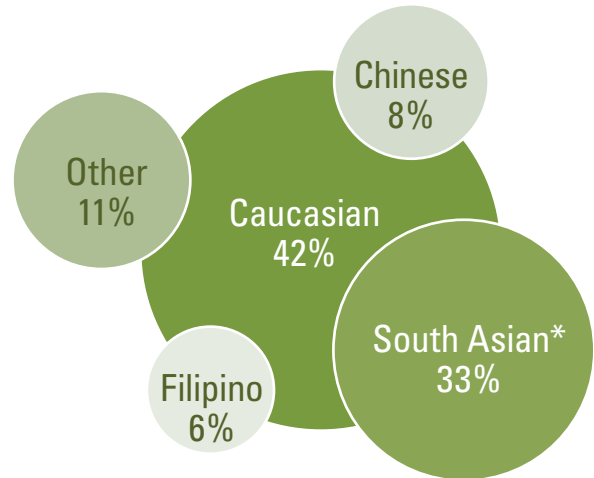
TOP 4 ETHNIC GROUPS

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.



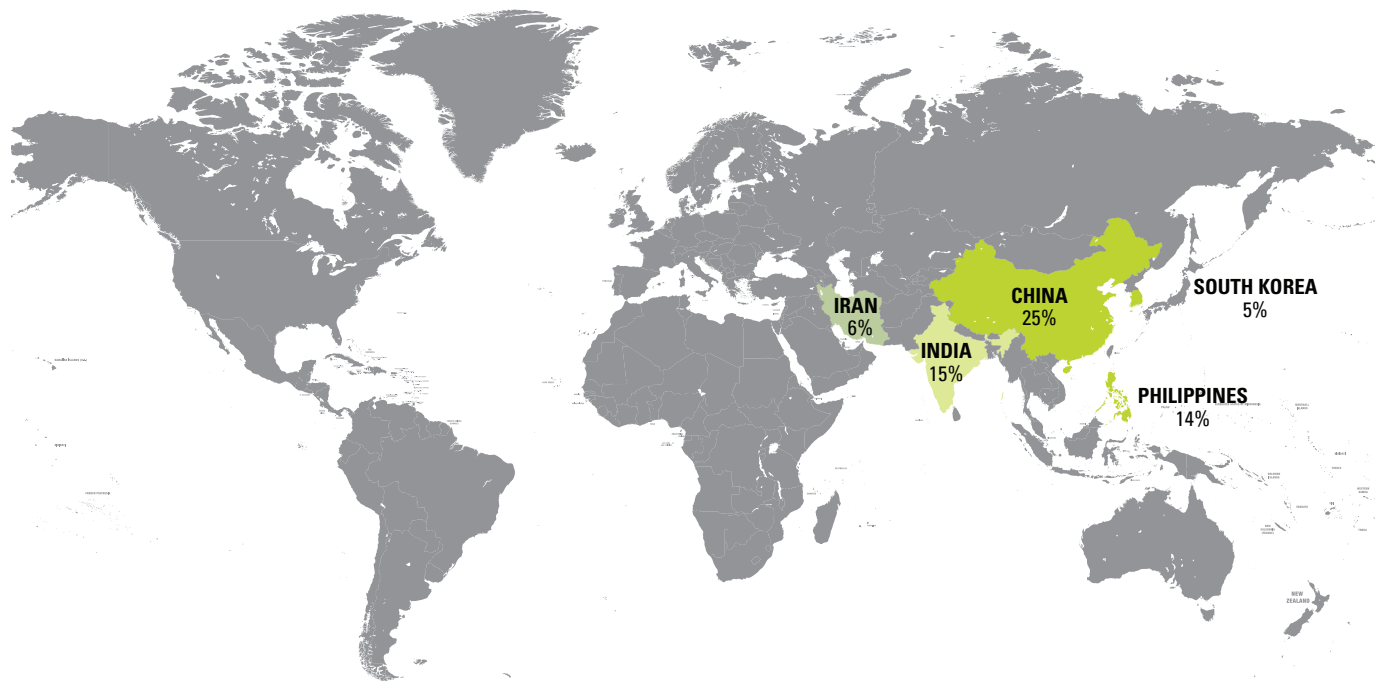
	BEFORE 1981	1981 – 1990	1991 – 2000	2001 – 2010	2011 – 2016
METRO VANCOUVER	209,975	120,730	247,835	268,470	142,535
SURREY	37,055	25,490	52,570	68,705	36,335

IMMIGRATION POPULATION

TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

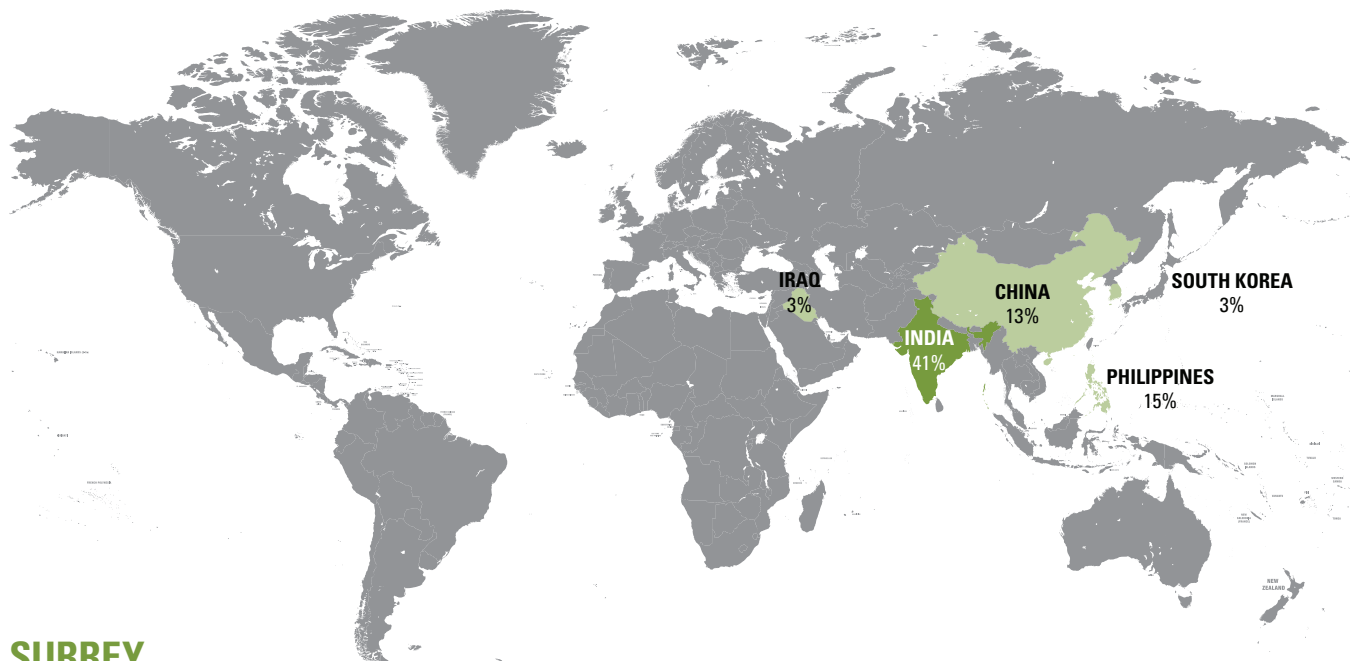
In 2016, the top place of origin of recent immigrants to Metro Vancouver was China (25%). By comparison, the top place of origin of recent immigrants to Surrey was India (41%).

* 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.



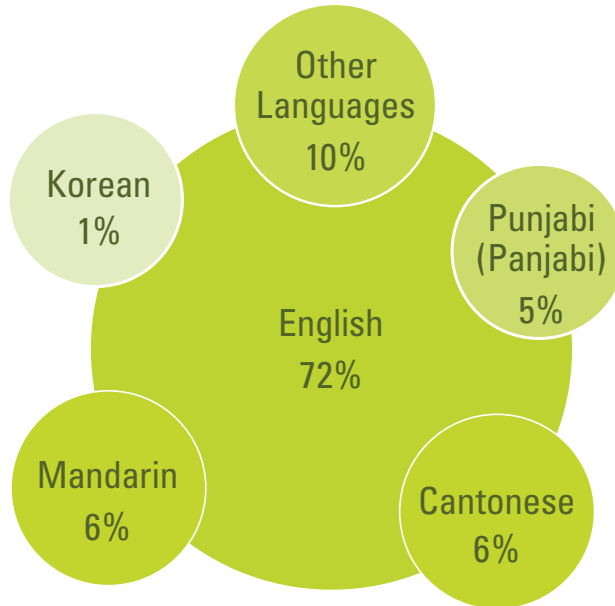
SURREY

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.

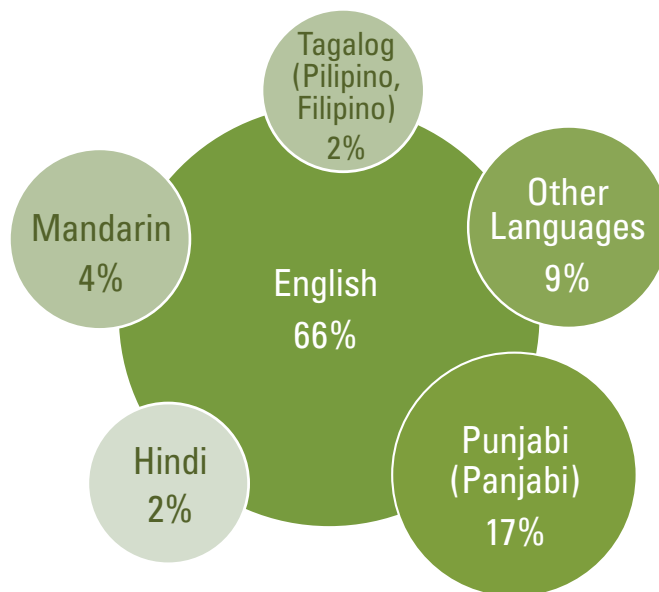
LANGUAGE

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



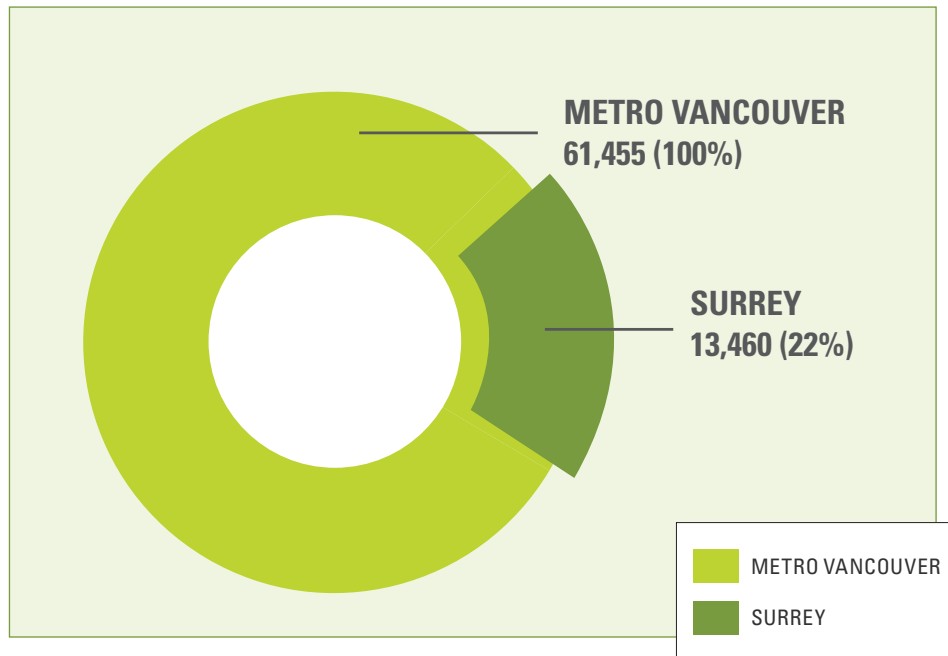
SURREY

INDIGENOUS

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

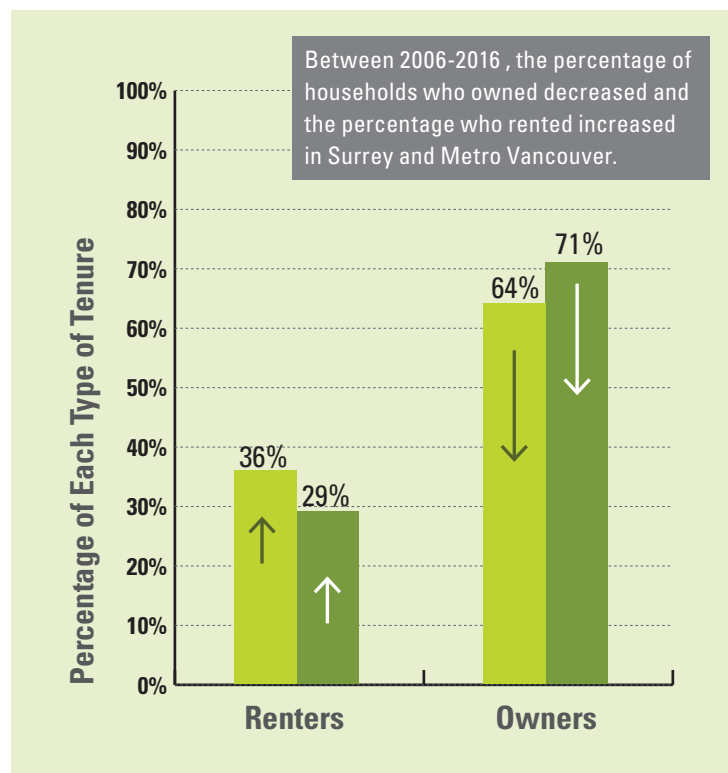
NUMBER OF EACH TYPE OF DWELLING UNIT

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

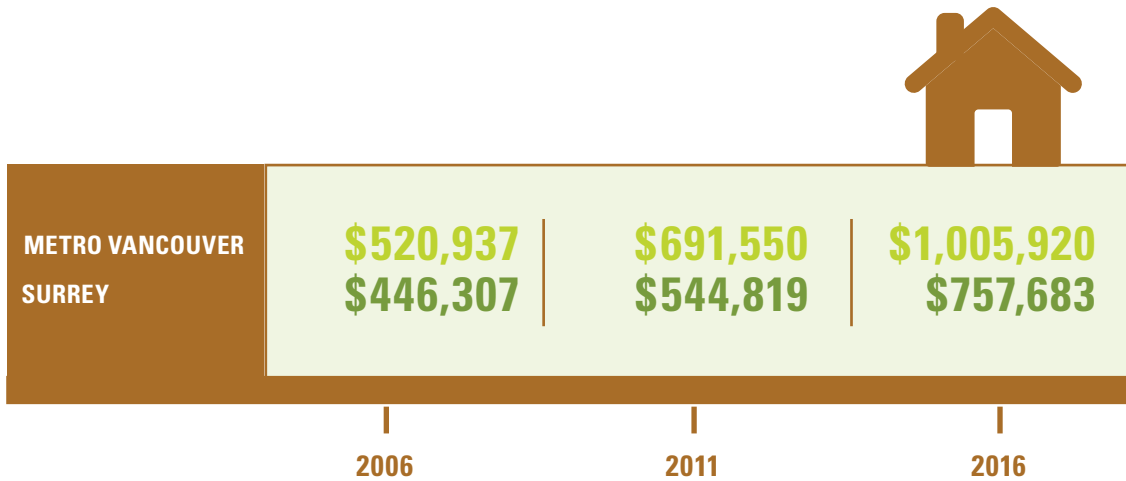
Ownership remained the predominant form of tenure in Metro Vancouver and in Surrey. In 2016, 64% of Metro Vancouver residents owned their home, compared with 71% in Surrey. However, in Metro Vancouver and in Surrey the percentage of renters increased as ownership decreased between 2006 and 2016. In Metro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



AVERAGE VALUE OF DWELLINGS

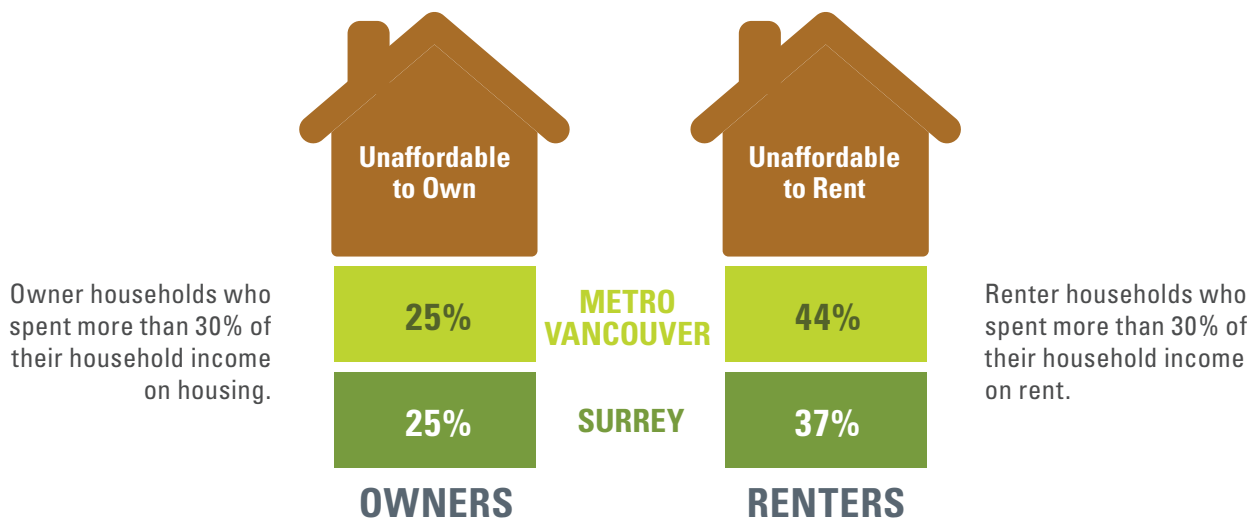
The average value of dwellings* continued to increase in Metro Vancouver and in Surrey between 2006 and 2016. In 2016, the average value of a dwelling in Metro Vancouver was \$1,005,920 compared with \$757,683 in Surrey.

* 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

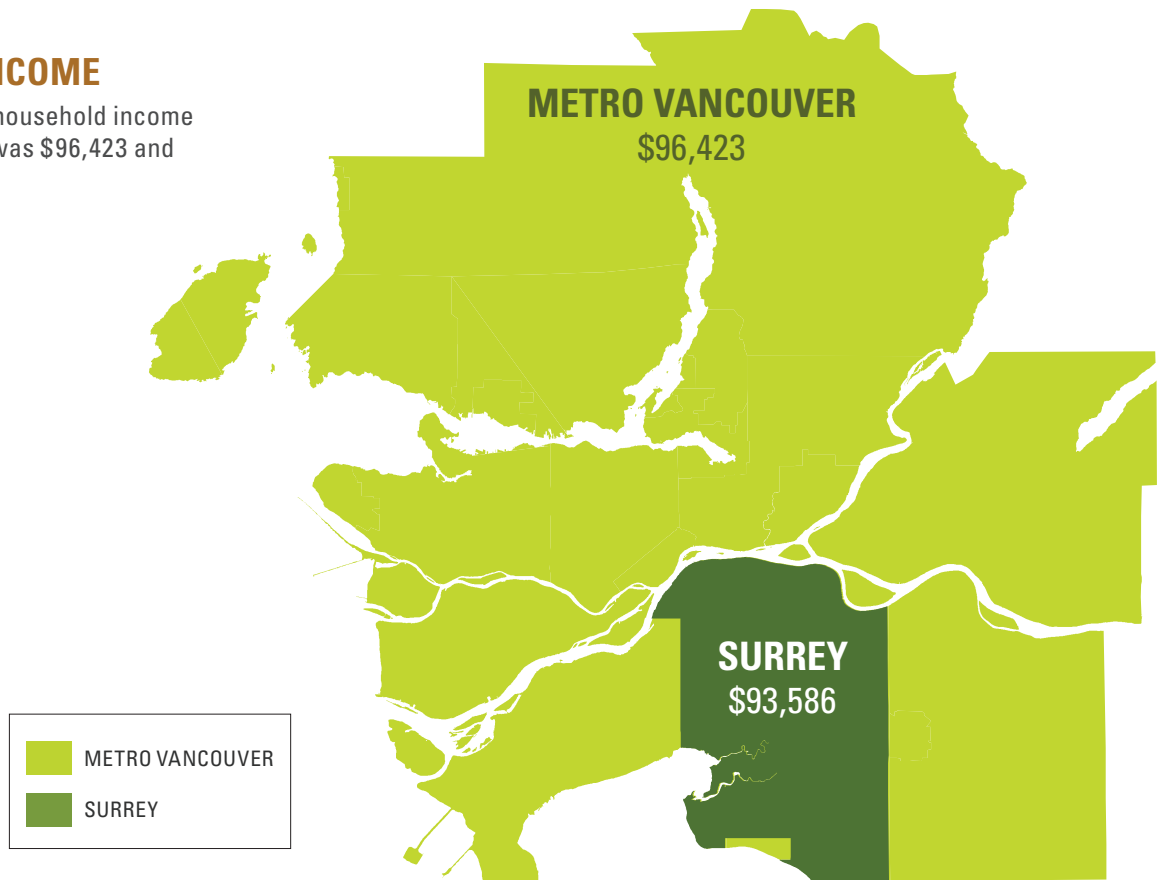
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2016, 44% of renters in Metro Vancouver and 37% in Surrey spent more than 30% of their income on rent. In comparison, 25% of home owners in Metro Vancouver and in Surrey spent 30% or more of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

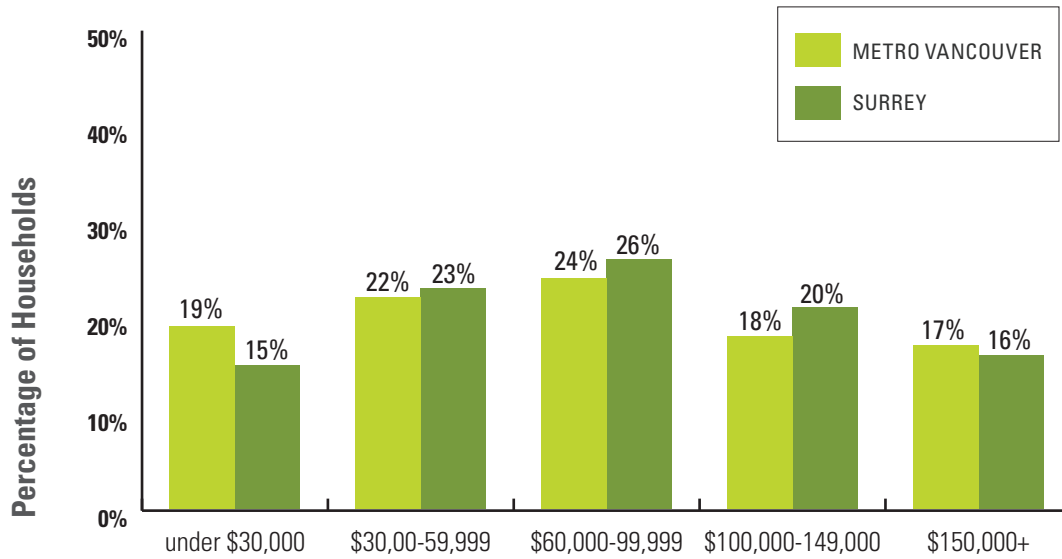
In 2015 the family type with the highest average household income* was couples with children, with an income of \$135,322 in Metro Vancouver and \$119,698 in Surrey. For each census family type, the average income in Metro Vancouver was higher than those for Surrey.

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

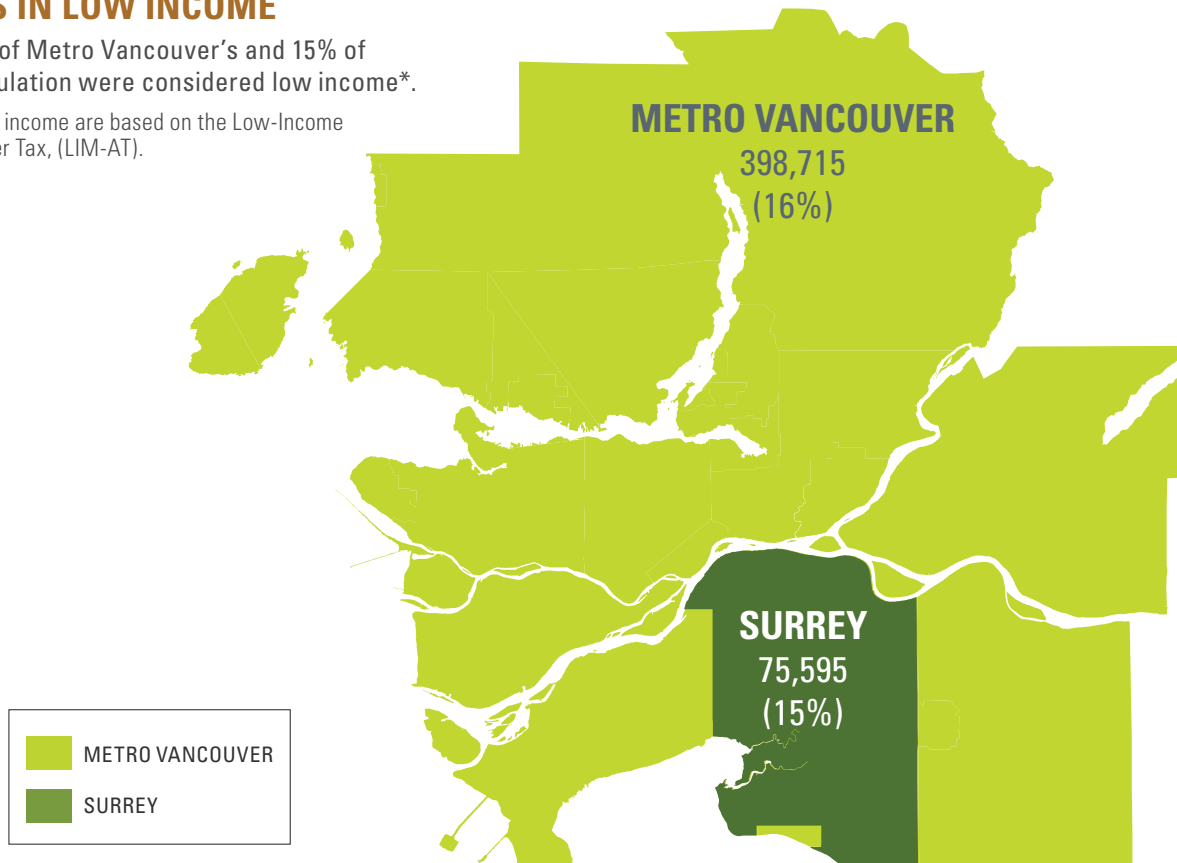
In 2015, the breakdown of incomes were fairly similar in Metro Vancouver and in Surrey. The most noticeable difference was the percentage of household incomes under \$30,000 with 19% of Metro Vancouver households in this category compared with 15% in Surrey.



PERSONS IN LOW INCOME

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

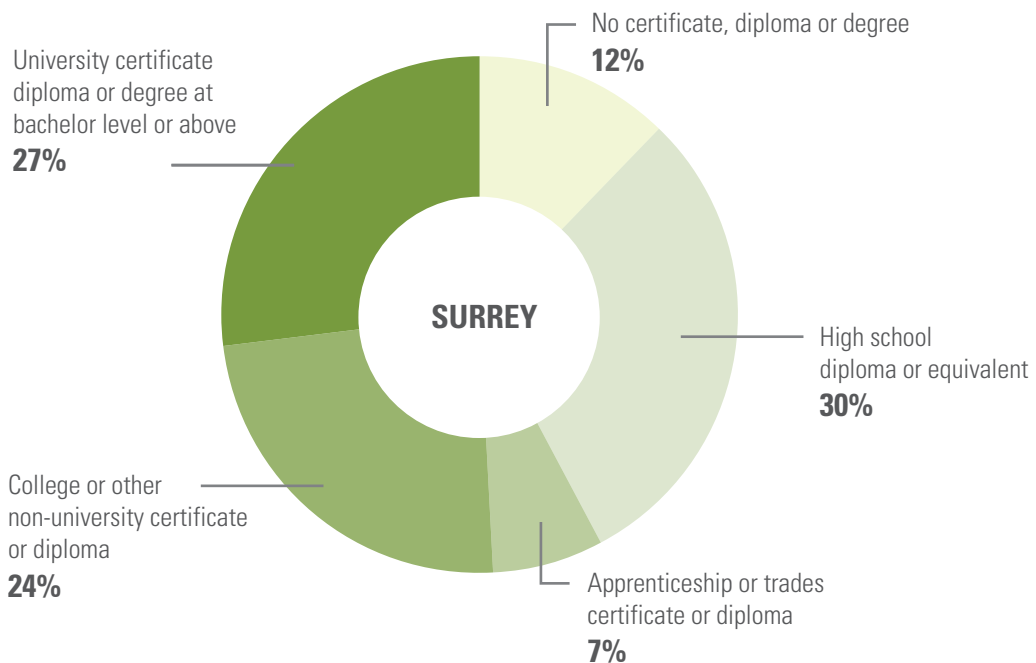
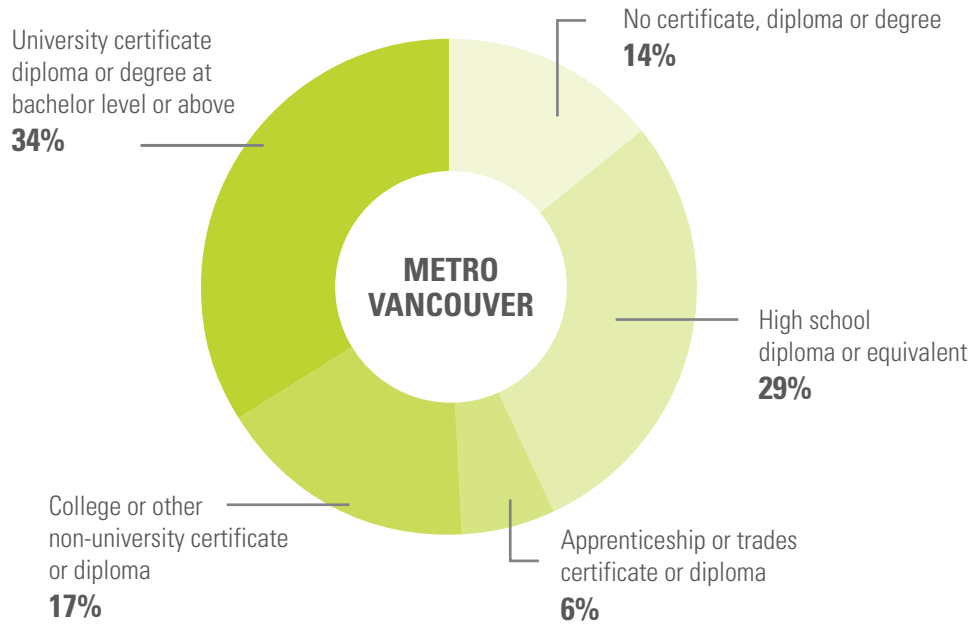
*Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

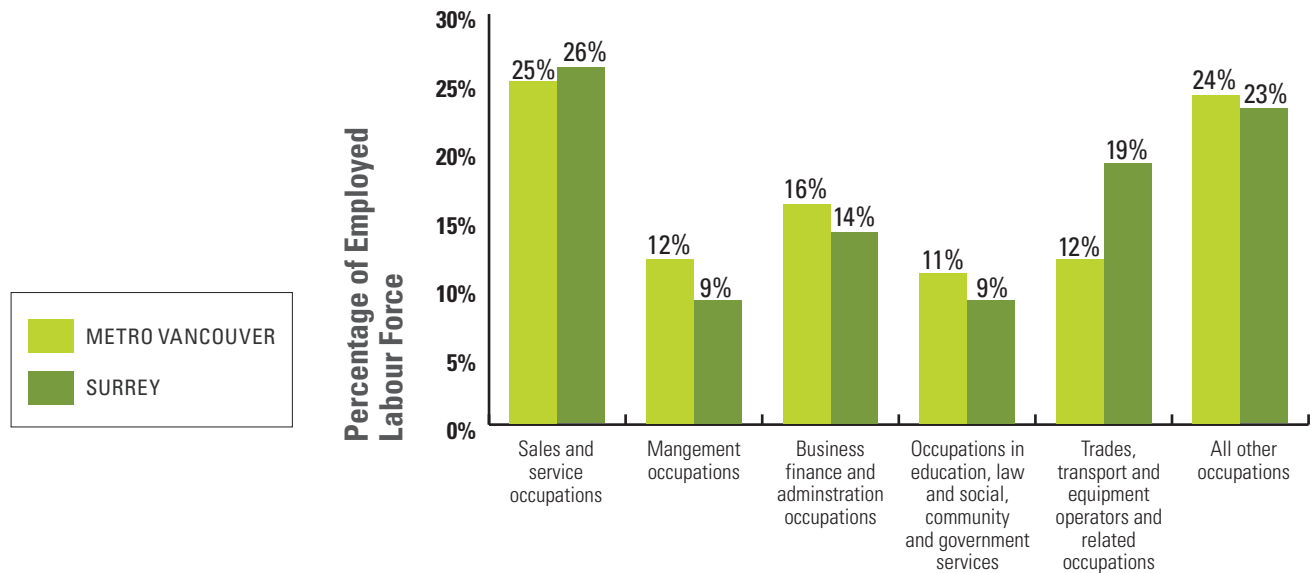
Overall in 2016, a larger percentage of Metro Vancouver's population had completed higher levels of education than those in Surrey. 37% of Metro residents had a university certificate, diploma or degree, compared with 27% in Surrey.



LABOUR FORCE

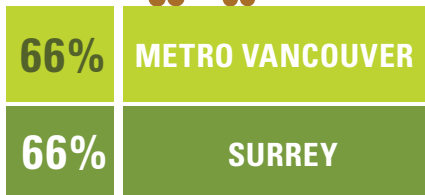
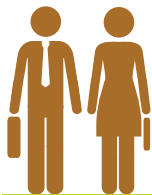
TOP 5 MAJOR OCCUPATIONS

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



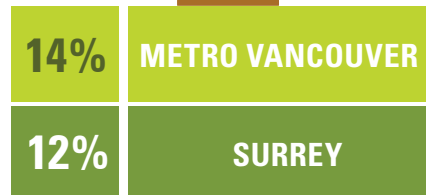
Employment

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



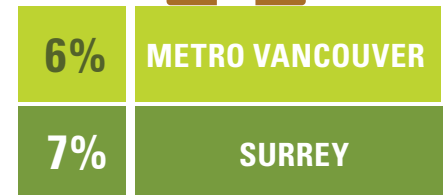
Self-Employed

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).

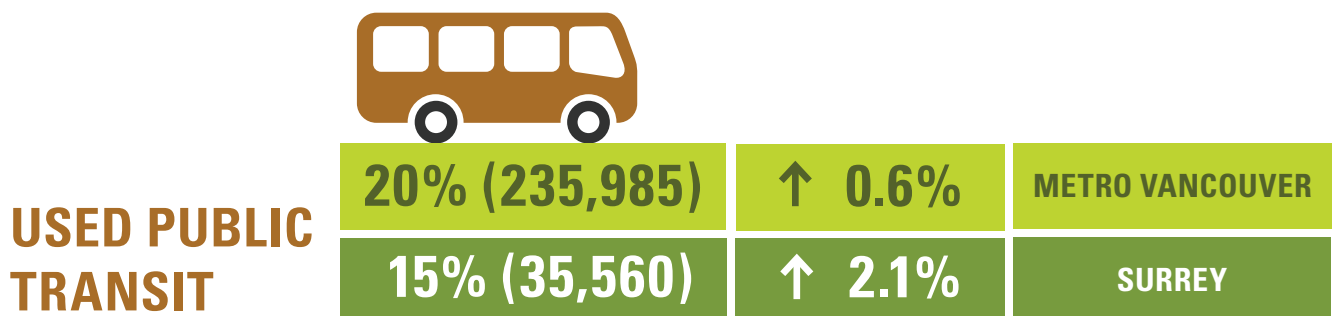
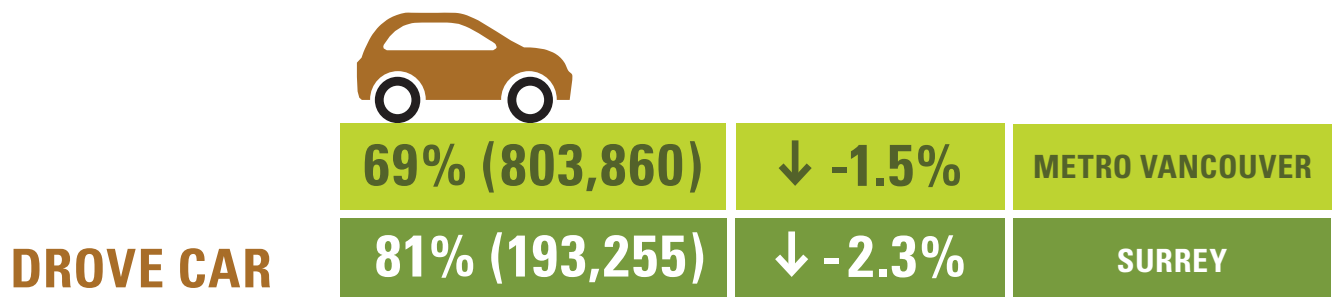
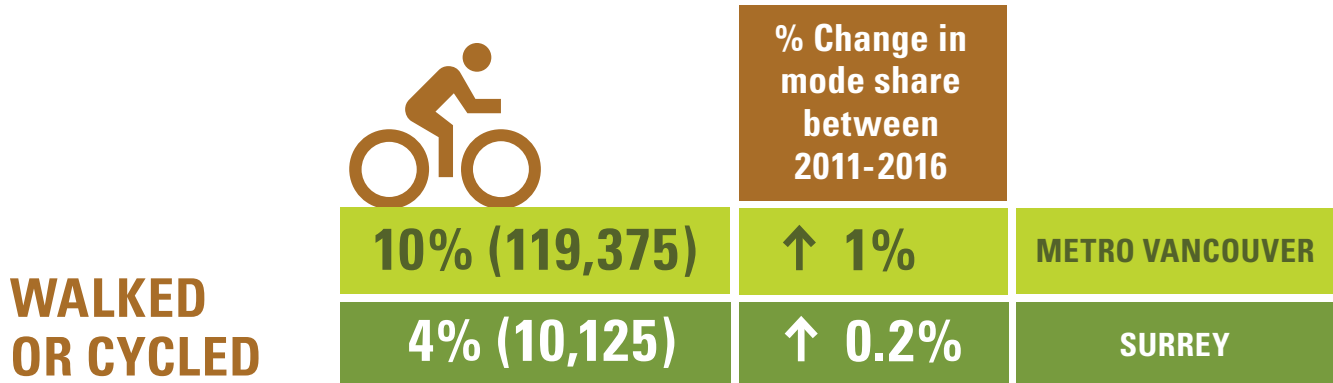


* Participation Rate refers to the labour force, both employed and unemployed individuals, in the week of Sunday, May 1 to Saturday, May 7, 2016, expressed as a percentage of the population aged 15 years and over.

JOURNEY TO WORK

GETTING TO WORK

In 2016 driving remained the primary mode of transportation with 81% of Surrey's and 69% of Metro Vancouver'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 2.1% increase in Surrey (up to 15%) and a 0.6% increase in Metro Vancouver (up to 20%) in the share of commuters who used public transit.



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%

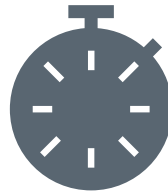
46%



**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

