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 Cloverdale to the south and Guildford to the east and north.
**POPULATION**

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

**POPULATION & FAMILIES**

**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.
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.

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.
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.
MOST COMMON LANGUAGE SPOKEN AT HOME
In 2016, 62% of Fleetwood residents spoke English at home, compared with 66% citywide.
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.

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

**FLEETWOOD 2%  SURREY 3%**
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.

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

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.
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.
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.

<table>
<thead>
<tr>
<th>Type</th>
<th>Fleetwood</th>
<th>Surrey</th>
</tr>
</thead>
<tbody>
<tr>
<td>Couple Families Without Children</td>
<td>$90,791</td>
<td>$95,517</td>
</tr>
<tr>
<td>Couple Families with Children</td>
<td>$118,201</td>
<td>$119,698</td>
</tr>
<tr>
<td>Lone-Parent Families</td>
<td>$68,379</td>
<td>$62,818</td>
</tr>
<tr>
<td>Persons 15 Years and Over Not in Families</td>
<td>$37,931</td>
<td>$39,475</td>
</tr>
<tr>
<td>All Households</td>
<td>$97,637</td>
<td>$93,586</td>
</tr>
</tbody>
</table>

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

**FLEETWOOD**

- University certificate, diploma or degree at bachelor level or above: 28%
- College or other non-university certificate or diploma: 24%
- Apprenticeship or trades certificate or diploma: 7%
- No certificate, diploma or degree: 12%

**SURREY**

- University certificate, diploma or degree at bachelor level or above: 27%
- College or other non-university certificate or diploma: 24%
- Apprenticeship or trades certificate or diploma: 7%
- No certificate, diploma or degree: 12%

High school diploma or equivalent: 29% for Fleetwood and 30% 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.
**GETTING TO WORK**

In 2016 driving remained the primary mode of transportation with 82% of Fleetwood’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 1.8% increase in Fleetwood (up to 15%) and a 2.1% increase in Surrey (up to 15%) in the share of commuters who used public transit.

<table>
<thead>
<tr>
<th>Mode of Transportation</th>
<th>Fleetwood 2011</th>
<th>Fleetwood 2016</th>
<th>Surrey 2011</th>
<th>Surrey 2016</th>
<th>% Change</th>
</tr>
</thead>
<tbody>
<tr>
<td>Walked or Cycled</td>
<td>3% (945)</td>
<td>4% (10,125)</td>
<td>0.1%</td>
<td>0.2%</td>
<td></td>
</tr>
<tr>
<td>Drove Car</td>
<td>82% (24,170)</td>
<td>81% (193,255)</td>
<td>-1.9%</td>
<td>-2.3%</td>
<td></td>
</tr>
<tr>
<td>Used Public Transit</td>
<td>15% (4,415)</td>
<td>15% (35,560)</td>
<td>1.8%</td>
<td>2.1%</td>
<td></td>
</tr>
</tbody>
</table>
**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.

<table>
<thead>
<tr>
<th></th>
<th>FLEETWOOD</th>
<th>SURREY</th>
</tr>
</thead>
<tbody>
<tr>
<td>LESS THAN 30 MINUTES</td>
<td>49%</td>
<td>46%</td>
</tr>
<tr>
<td>30 TO 59 MINUTES</td>
<td>35%</td>
<td>38%</td>
</tr>
<tr>
<td>60 MINUTES AND OVER</td>
<td>16%</td>
<td>16%</td>
</tr>
</tbody>
</table>

**PLACE OF WORK STATUS**

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

<table>
<thead>
<tr>
<th>WORKED FROM HOME</th>
<th>FLEETWOOD</th>
<th>SURREY</th>
</tr>
</thead>
<tbody>
<tr>
<td>5% (1,695)</td>
<td></td>
<td></td>
</tr>
<tr>
<td>6% (16,085)</td>
<td></td>
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