

Preface

Statistics Canada conducts its *Census of Population* every five years with the most recent census having occurred in 2006. The Census provides information on the demographic, social and economic conditions of the population on Census day (May 16 in 2006).

While the Census aims to enumerate all permanent residents of Canada, it will miss some residents while counting others more than once. In acknowledgement of this Statistics Canada publishes a net undercount that is used to adjust the population count. Based on these adjustments BC Stats produces quarterly and annual population estimates.

The City of Surrey's Planning Department also maintains building permit statistics. The number of existing buildings (updated with new constructions and demolitions) provides an accurate estimate of occupied dwellings. The dwelling count is combined with Statistics Canada Census variables to produce the City of Surrey's demographic profiles.

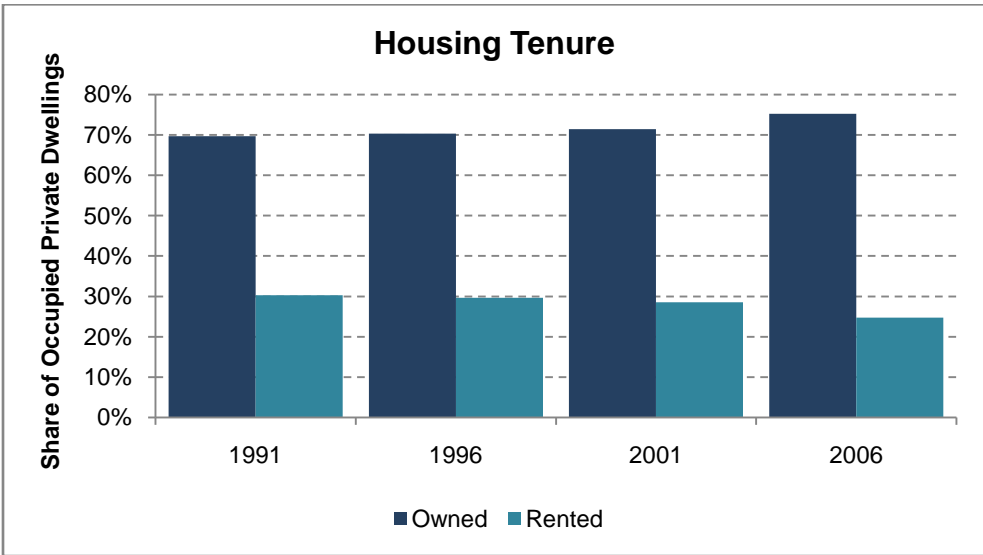
Where possible a comparison is made between the current and previous censuses. A regional comparison is also provided between Surrey and key municipal neighbours. Finally, for the purpose of this and other fact sheets, Surrey is divided into six communities: Cloverdale, Fleetwood, Guildford, Newton, South Surrey, and Whalley. City Centre is also identified as a sub-community planning area within Whalley. Unless otherwise indicated, statistical information provided at the community and sub-community level is based on a twenty percent sample of the Census enumeration.

Housing

There are several dimensions to housing reported by the Census. These include tenure, structural type and age. However, the City of Surrey also maintains its own detailed housing statistics. In this fact sheet, for the purpose of comparison with neighbouring municipalities, a combination of Census data and City-maintained building permit data is employed. Unless stated otherwise, the charts below are based on Census information.

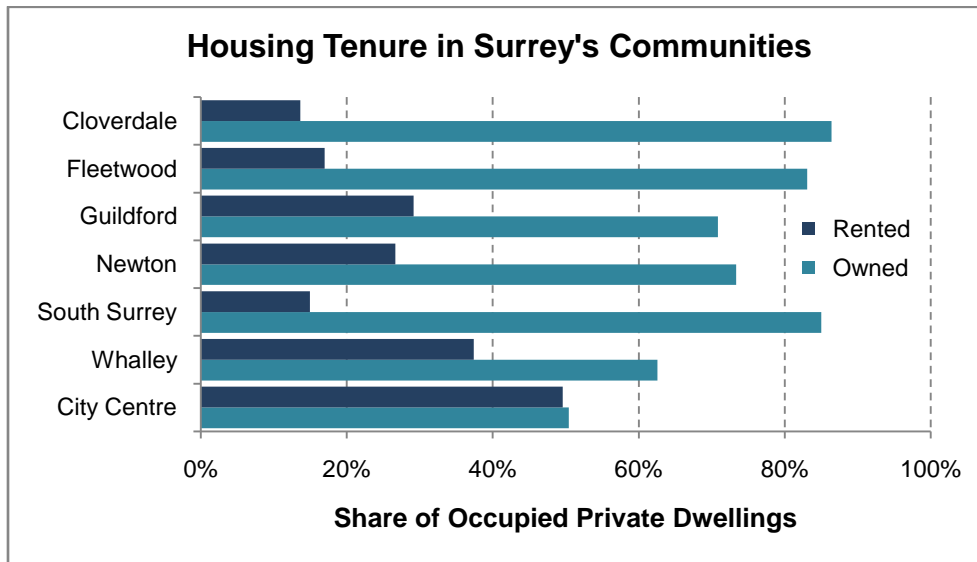
Tenure

The proportion of dwellings in Surrey that are rented has declined in the period from 1991 to 2006 while the proportion owned has seen a complimentary increase. This divergence appears to be accelerating in recent years and is mostly attributable to the strong growth in owner-occupied housing.



Housing Tenure in Surrey’s Communities

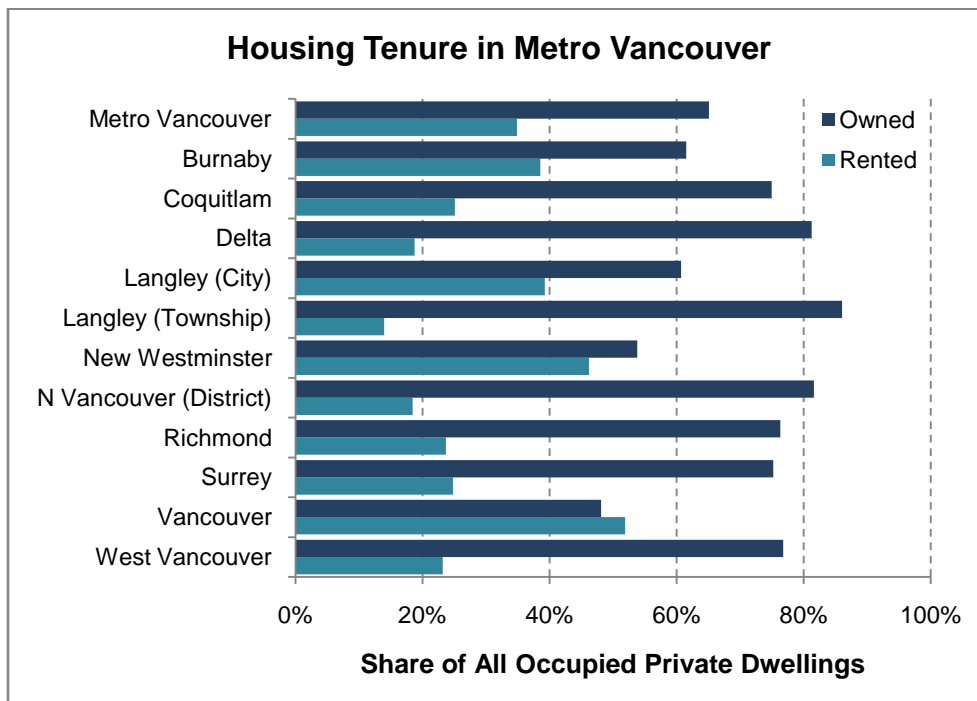
There is some variation in the levels of owned and rented housing in Surrey’s communities. Cloverdale, Fleetwood and South Surrey each have ownership rates above 80%. Whalley has the lowest proportion of housing owned at 62.4%. Whalley’s sub-community of City Centre has an ownership rate of 51.0%.



	Cloverdale	Fleetwood	Guildford	Newton	South Surrey	Whalley	City Centre	Surrey Total
Total occupied private dwellings	12,930	15,360	17,995	33,145	23,685	28,025	7,805	131,140
Owned	11,170	12,760	12,750	24,305	20,135	17,535	3,935	98,655
Rented	1,765	2,605	5,245	8,840	3,545	10,485	3,870	32,485

Regional Comparison of Housing Tenure

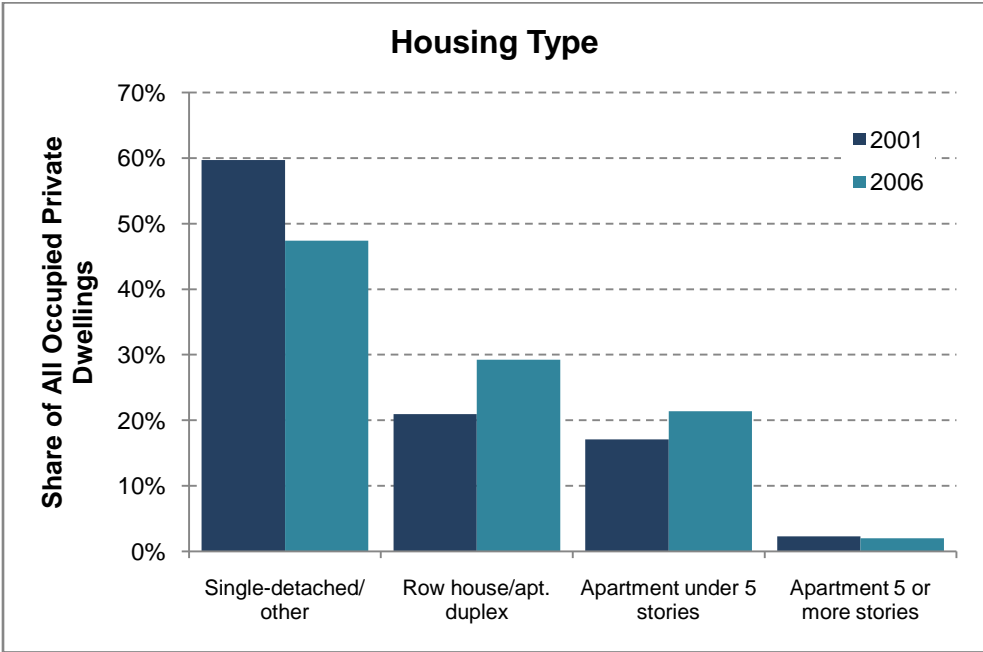
According to the current Census, Surrey's rate of home ownership is 75.2%. This is higher than the regional average of 65.1%. Housing in Surrey accounts for 16.0% of all occupied private dwellings in Metro Vancouver.



Housing Type

Housing type is related to housing tenure, price and affordability, household composition and age profile, and the location decisions of residents. There are numerous housing types used to categorize private housing. For the following analysis they have been aggregated into four categories based on general structural characteristics and density. These categories are: *single-detached/other*, *row house/apartment in a duplex*, *apartment under five floors*, and *apartment with five or more floors*. In Metro Vancouver there are relatively few semi-detached dwellings in contrast to other parts of Canada. For this reason, semi-detached housing is classified here as ‘other’ and included in the first category. Also classified as ‘other’ are mobile homes and other movable dwellings. Row houses (including townhouses) and apartments in duplexes are grouped together as both are ground-oriented and are of similar density.

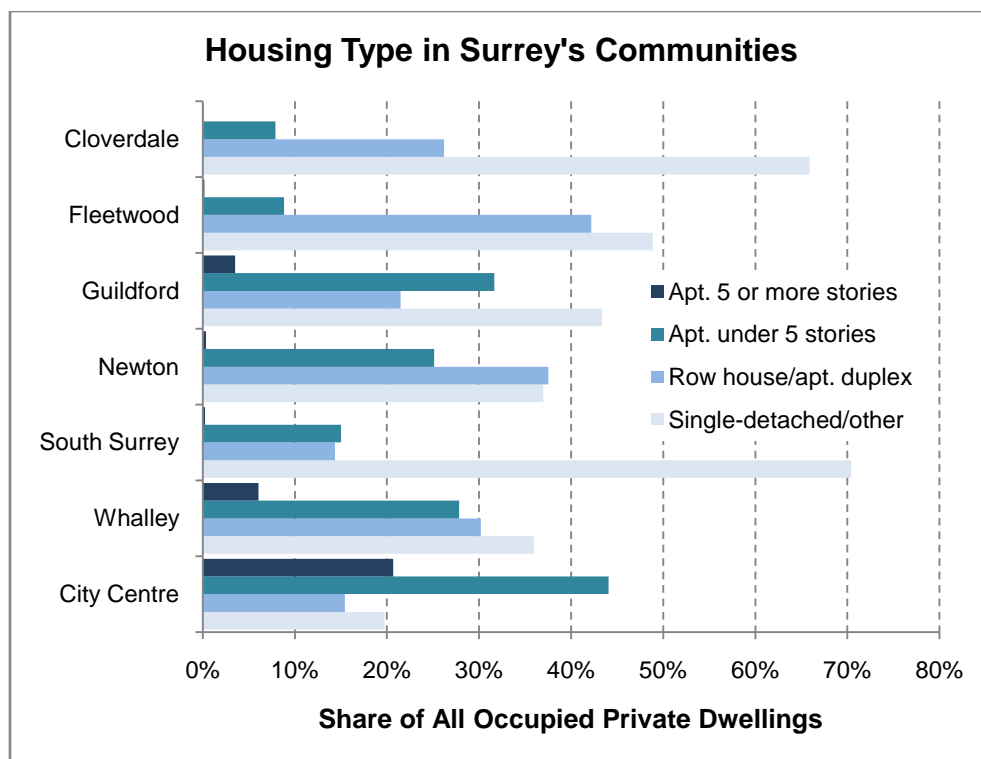
The category *Single-detached/other*, although declining, was still the most common housing type in 2006 accounting for 47.4% of all occupied private dwellings. Accompanying this decline was strong growth in the categories *row house/apartment in a duplex* and *apartment under 5 stories*. Each category experienced growth as a share of the total occupied private dwellings and in absolute terms. It should be noted, however, that part of the growth in the former is attributable to a change in the 2006 Census whereby the category *apartment in a duplex* was replaced by *apartment in a detached duplex*. Until then apartments in a duplex attached to other dwellings or buildings were categorized as *apartment under five stories*.



Housing Type in Surrey’s Communities

The mix of housing types varies greatly from one community to the next. Dwellings of the type *single-detached/other* were best represented in South Surrey and Cloverdale at 70.4% and 65.9% of all occupied private dwellings respectively. Guildford and Whalley had the most apartments

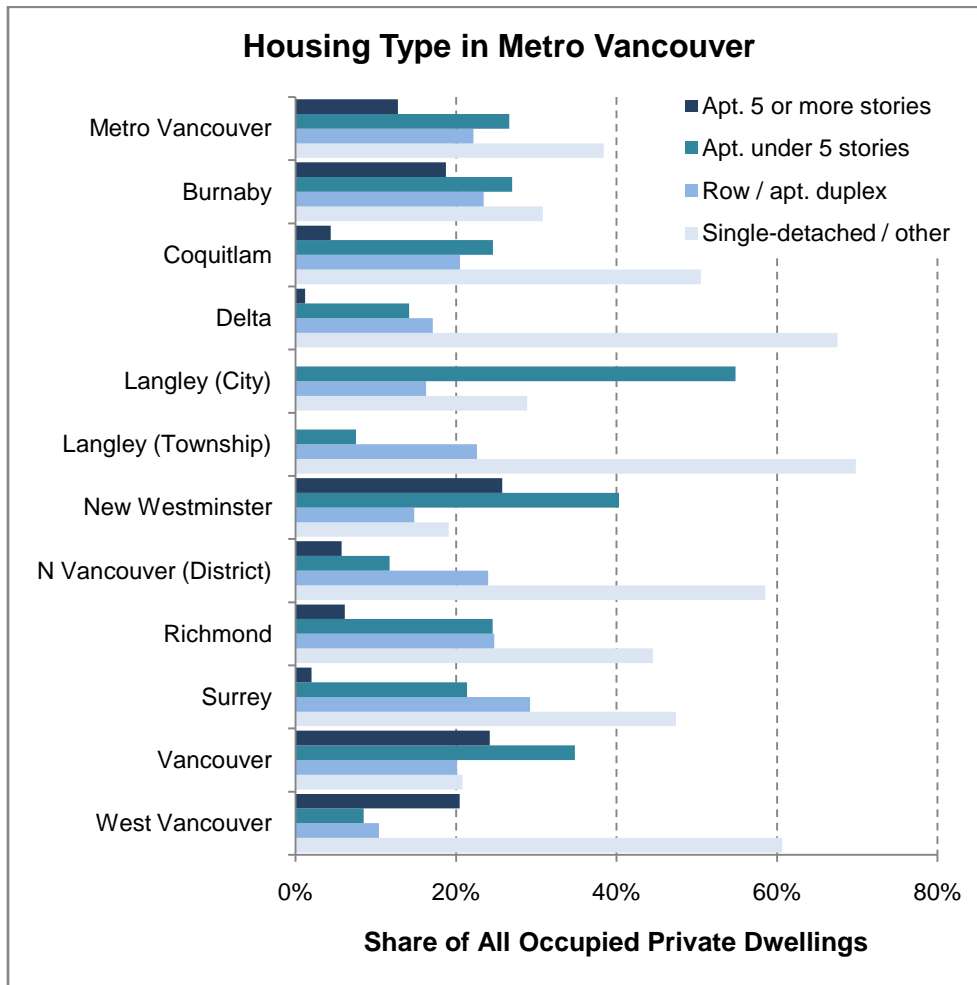
(both under five stories and five or more stories) as a proportion of all occupied private dwellings. The City Centre sub-area of Whalley, in particular, exhibited great diversity of housing type with significant numbers of each of the four housing type categories presented here.



	Cloverdale	Fleetwood	Guildford	Newton	South Surrey	Whalley	City Centre	Surrey Total
Total occupied private dwellings	12,930	15,365	17,990	33,145	23,685	28,020	7,805	131,140
Single-detached / other	8,520	7,510	7,800	12,255	16,675	10,065	1,540	62,815
Row / apt. duplex	3,390	6,480	3,865	12,445	3,400	8,465	1,205	38,060
Apt. under 5 stories	1,020	1,355	5,695	8,330	3,555	7,795	3,440	27,750
Apt. 5 or more stories	10	25	630	110	55	1,690	1,615	2,515

Regional Comparison of Housing Type

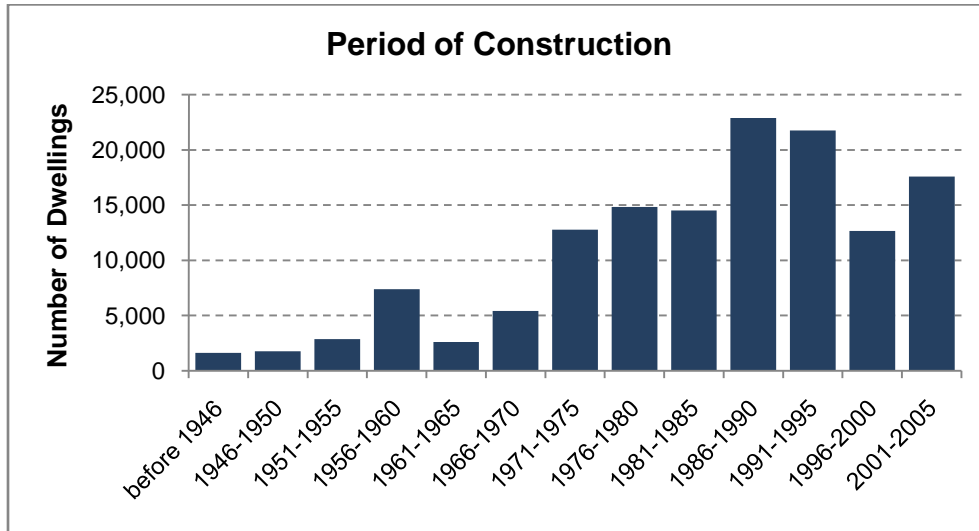
Surrey has relatively few dwellings in apartment buildings five stories or taller. At 1.9% of all private occupied dwellings it is well below the Metro Vancouver average of 12.8%. Nearly half of Surrey's occupied private dwellings (47.4%) fall within the category of 'single-detached/other.' This is more than the Metro Vancouver average of 38.4%, but considerably less than of many neighbouring municipalities. A more detailed and current description of housing type breakdown in Surrey is available from the City of Surrey's Planning Department.



Housing Age

According to the City's housing statistics, as of March 2008 there were 150,959 dwellings in Surrey. The following chart provides information on the period of construction of dwellings that have survived to the present day. The median age of dwellings is 20 years; this means that half of all dwellings are older and half are newer than 20 years.

Area	Median Age
Surrey	20 years
Cloverdale	14 years
Fleetwood	17 years
Guildford	22 years
Newton	18 years
South Surrey	21 years
Whalley	30 years
City Centre	24 years



Source: BC Assessment Authority, City of Surrey Planning Department

The following map shows the period of construction of dwellings in Surrey and their spatial distribution. This information is maintained by the City of Surrey’s Planning Department.

