

Demographic & Housing Profile

Imagine Scott Road
November 2022



Overview

IMAGINE SCOTT ROAD

We are conducting a Visioning Study to help shape the future of the Scott Road / 72 Avenue corridor.

The Imagine Scott Road Study Area covers a large geographic area over 844 hectares. This document provides an overview of the population demographics and housing profile for the area. The data from the demographic and housing profile will inform engagement and decision making throughout the Visioning Study process.

About the Data

Data was collected from two major sources to create this document:

Canada Census Data

Census data are official Government of Canada records that enumerate the country's population and demographic information.

Dissemination areas are the smallest standard area for which all census data are assessed. Data from 58 dissemination areas were used to create this Demographic Profile. While the dissemination areas do not exactly align with the Study Area boundaries, they provide a valuable estimation of the Plan Area's demographics.

Data used in this Demographic Profile was sourced from both the 2016 and 2021 census years. Data from the 2021 Census is still being compiled and 2016 data was used where information has not yet been made available.

Surrey Building Data

As a municipality the City of Surrey inventories permitting and licensing data. This information is available through Surrey's Open Data site.

This data provides insight into building form and use. This data was used to produce an inventory of current dwellings and population estimates.



The Scott Road Study Area stretches along Scott Road and 72 Avenue from River Road in the north to 68 Avenue in the south.

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Study Area Snapshot

THE AREA AT A GLANCE

Estimated Population (2020)

41,120
(568,323 City of Surrey)

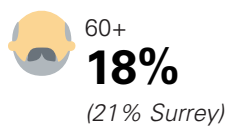
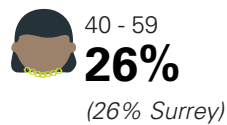
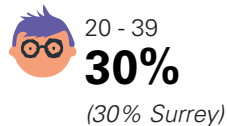
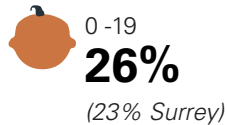
55% Immigrants
(44% Surrey)



The Study Area is home to a large immigrant population, with a greater percentage of immigrants compared to Surrey as a whole.

Age

The Study Area has a similar age distribution as the rest of Surrey.



Ethnicity

65% South Asian Descent
(Surrey 33%)

The Study Area is home to a large South Asian population, with a greater percentage of people of South Asian descent compared to Surrey as a whole.

The Study Area is home to roughly 7.5% of Surrey's Aboriginal population.

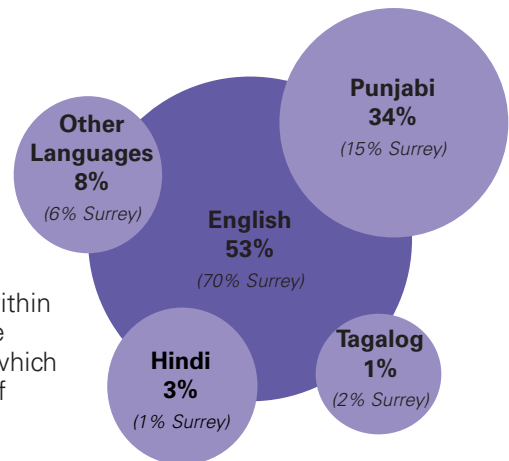
Income - Household Median before taxes (2020)

\$95,000

\$98,000 (Surrey)

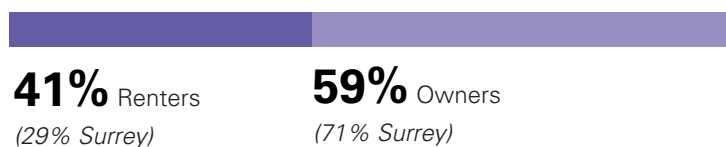
Language

A diversity of languages are found within the Study Area. Over one third of the population speaks Punjabi at home which is significantly higher than the City of Surrey as a whole.



Tenure

The Study Area is home to a significantly higher proportion of renters to owners than the City of Surrey as a whole.



Employment

Top three Employment Sectors of people living within the Study Area:

1. Sales and service occupations
2. Business, finance and administration occupations
3. Trades, transport and equipment operators and related occupations

Demographic Profile

PEOPLE

Who lives here

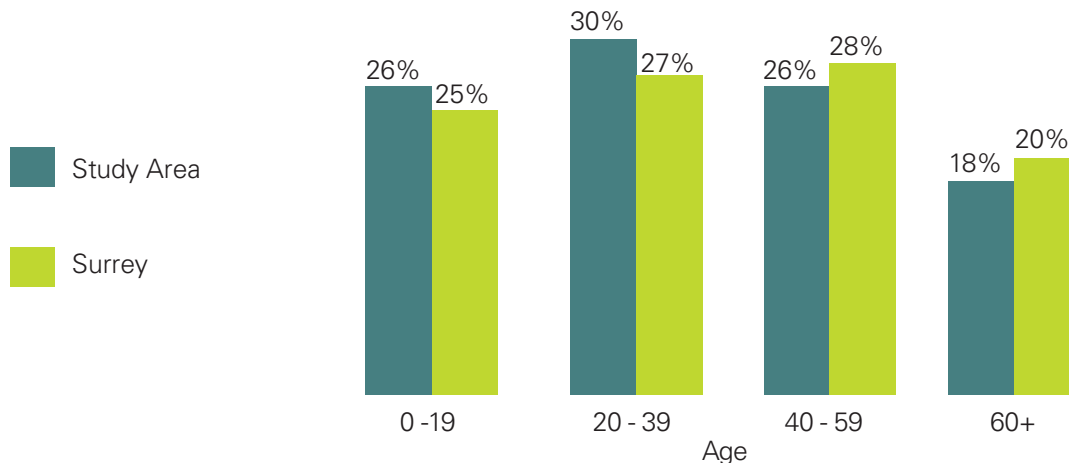
The Study Area is home to a diverse and growing population. The following section details the population, gender, age, household family size, immigration, language and ethnicity for the area.

Population

In 2021, the population of the Study Area was approximately 41,120 people or 7.23% of Surrey's total population (568,323). Between 2016 and 2021 the area's population grew by 1,630 people or 3.96%.

Age

In 2020, over 55% of the population living within the Study Area were under the age of 40. The City of Surrey as a whole had a greater percentage of people over the age of 40.



Household Family Size

As of 2016, household family sizes within the Study Area were typically larger than Surrey as a whole, with 43% of families consisting of 4 or more people.



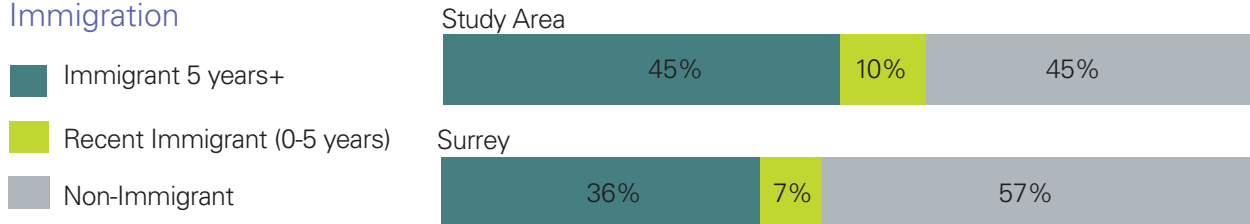
Demographic Profile

PEOPLE

Who lives here

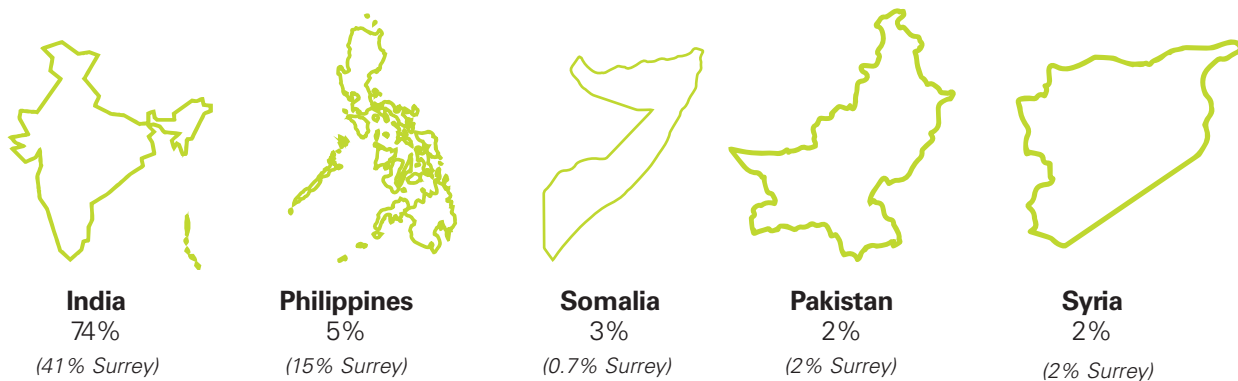
The Study Area is home to a diverse immigrant population. As of 2016, 55% of the Study Area's population were Immigrants of 5+ years (45%) and Recent Immigrants of 0-5 years (10%).

Immigration



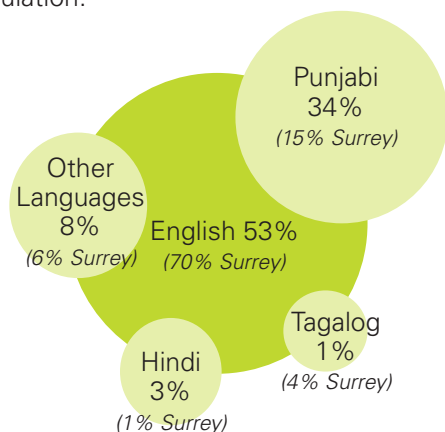
Top 5 Places of Recent Immigrants

As of 2016, India was the most common place of origin of recent immigrants to the Study Area at 74% followed by the Philippines at 5%.



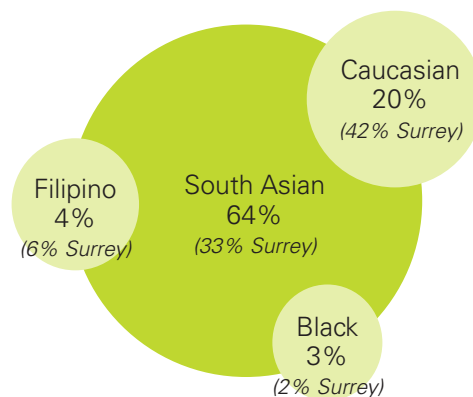
Language

English is the most common language spoken at home at 53% with Punjabi spoken by 34% of the population.



Top 4 Ethnic Groups

The top ethnic groups are South Asian at 64% followed by Caucasian at 20%.

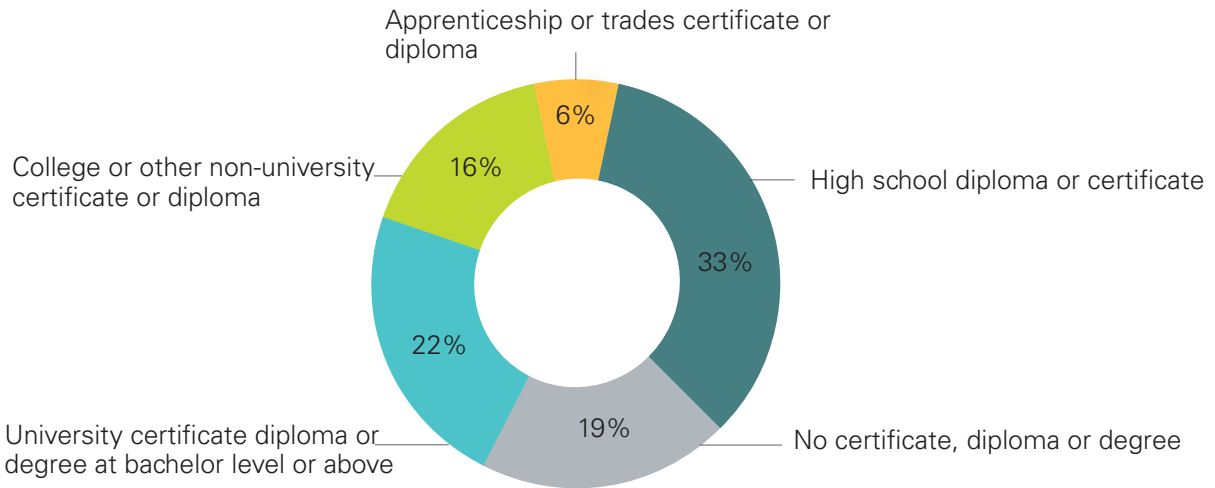


Demographic Profile

PEOPLE

Education

The section provides an overview of the highest certificate, diploma or degree of the population aged 15 years and over living within the Study Area.



Employment

The following section details the employment status, income and most common sectors for individuals living with the Study Area. This information also includes data on commute types and durations.

Income

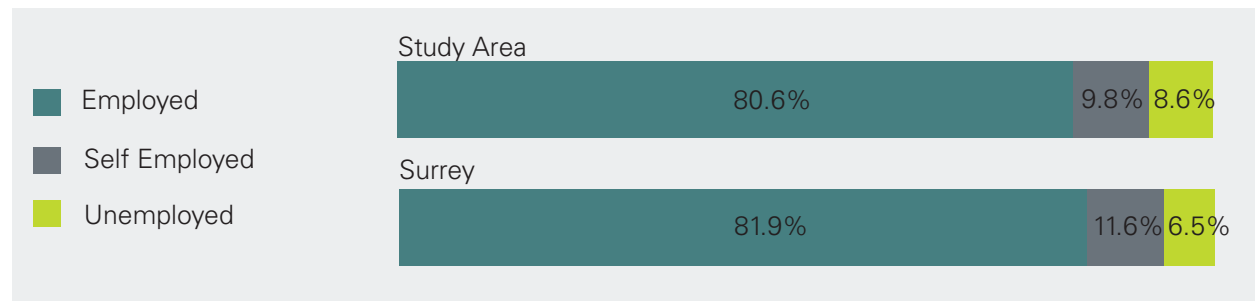
Household Median before taxes within the Study Area (2020)

\$95,000

\$98,000 (Surrey)

Employment Status

Employed status is recorded for all residents over the age of 15 years old. As of 2016, 90.4% of the population with the Study Area were employed with an unemployment rate of 8.6%.

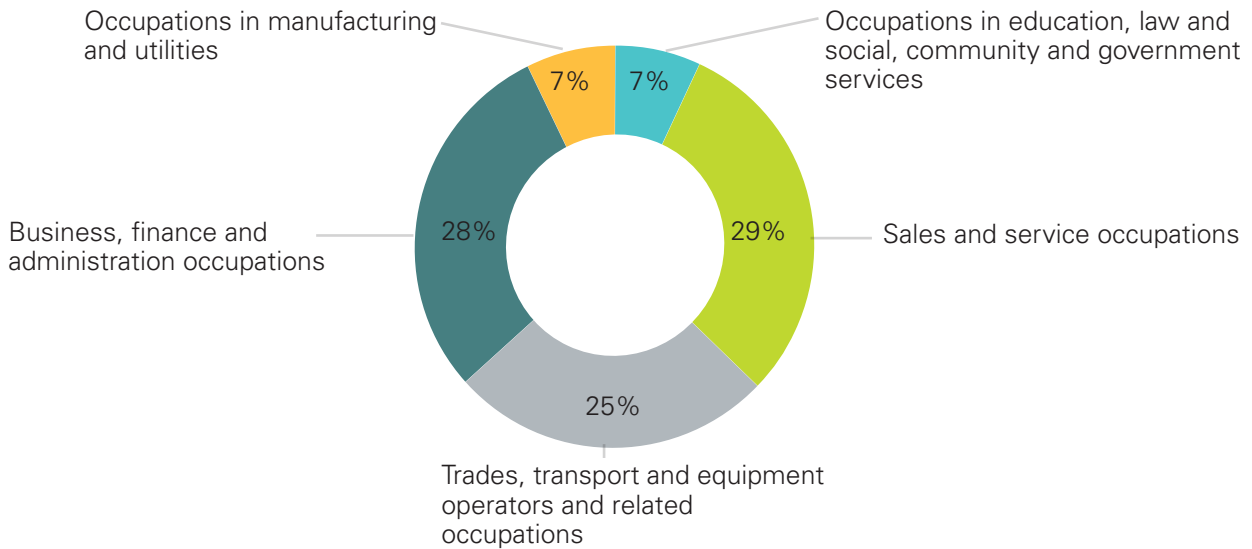


Demographic Profile

Employment

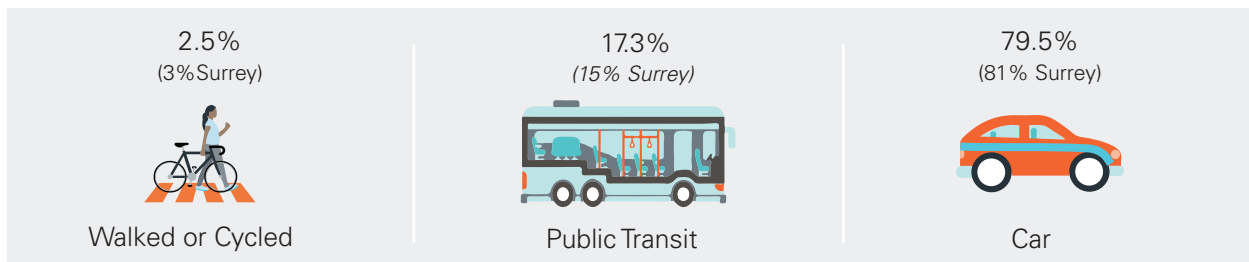
Sector

The top two most common occupational sectors in the Study Area as of 2016 were "Sales and service occupations" at 29%, and "Business, finance and administration occupations" at 28%.



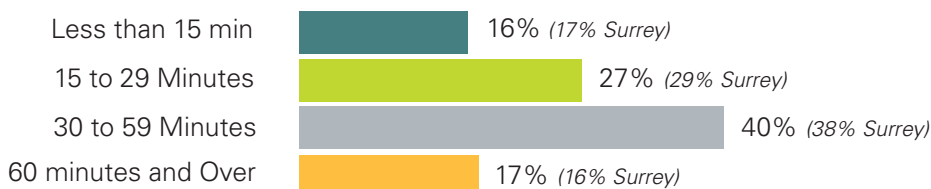
Commute to Work

The most common mode of transportation to work in 2016 in the Study Area was by car at 79.5% followed by public transit at 17.3%. Modes of transportation to work were similar to that of Surrey as a whole.



Commute Time

As of 2016 the majority (57%) of commute times to work were over 30 minutes in duration. This is similar to commute time for the City of Surrey as a whole.



Housing Profile

HOMES

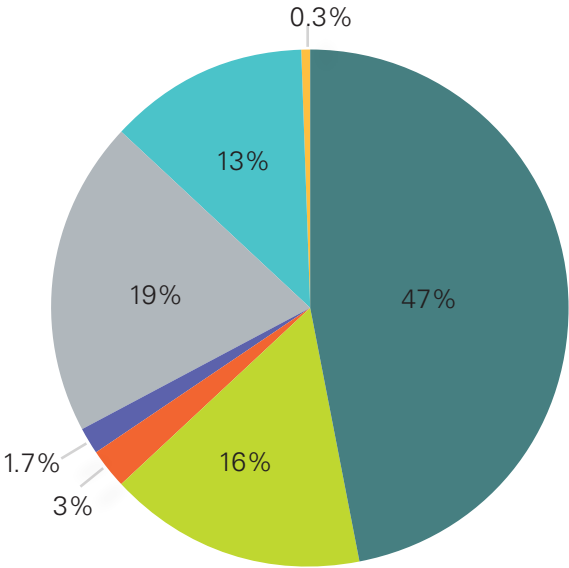
The Study Area includes a variety of housing types ranging from One Family Dwellings to Low Rise Apartments. The Study Area is also home to a large percentage of renters compared to the City of Surrey as a whole.

DWELLINGS

The most common type of dwelling in the Study Area is One Family Dwellings accounting for 47% of dwellings.

Type Of Dwelling	%
One Family Dwelling	47%
Secondary Suite*	16%
Two Family Dwelling /Duplex	3%
Mobile House	1.7%
Townhouse/Rowhouse	19%
Low Rise Apartment	13%
Low Rise Apartment Over Commercial	0.3%
	100%

* Secondary Suites registered with the City of Surrey



Purpose Built Rentals account for 880 units or 6.4% of dwellings within the Study Area.

TENURES

As of 2016, over 58% of the residents living within the Study Area were renters. Renters across Surrey as a whole were considerably less at 28.8%.

