









SOUTH SURREY

CITY OF SURREY COMMUNITY PROFILES

2016 Census Data
City of Surrey Statistics



 <p>AREA 11,375 ha (32,621 ha)</p>	 <p>AVERAGE HOUSEHOLD INCOME \$115,119 (\$93,586)</p>
 <p>POPULATION 77,170 (517,885)</p>	 <p>RENTERS 17% (29%)</p>
 <p>IMMIGRANT POPULATION 30% (43%)</p>	 <p>UNEMPLOYMENT RATE 5% (7%)</p>
 <p>OCCUPIED PRIVATE DWELLINGS 29,890 (169,970)</p>	 <p>TAKE TRANSIT TO WORK 8% (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

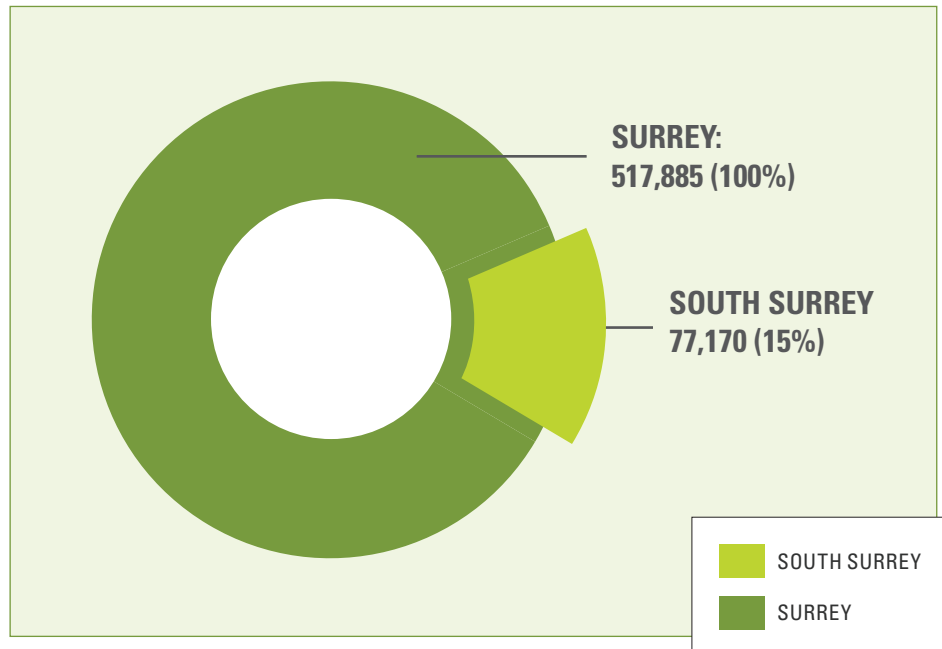
South Surrey is rich in history and home to unique neighbourhoods such as Crescent Beach, Grandview Heights and Semiahmoo Town Centre, the commercial and cultural heart of South Surrey. Stunning beaches, mountain views and expansive farmland characterizes the natural beauty of South Surrey.

The community is bounded by the ocean to the west, the City of White Rock and the border to the United States of America to the south, the Township of Langley to the east and for the most part 48th Avenue to the north.

POPULATION & FAMILIES

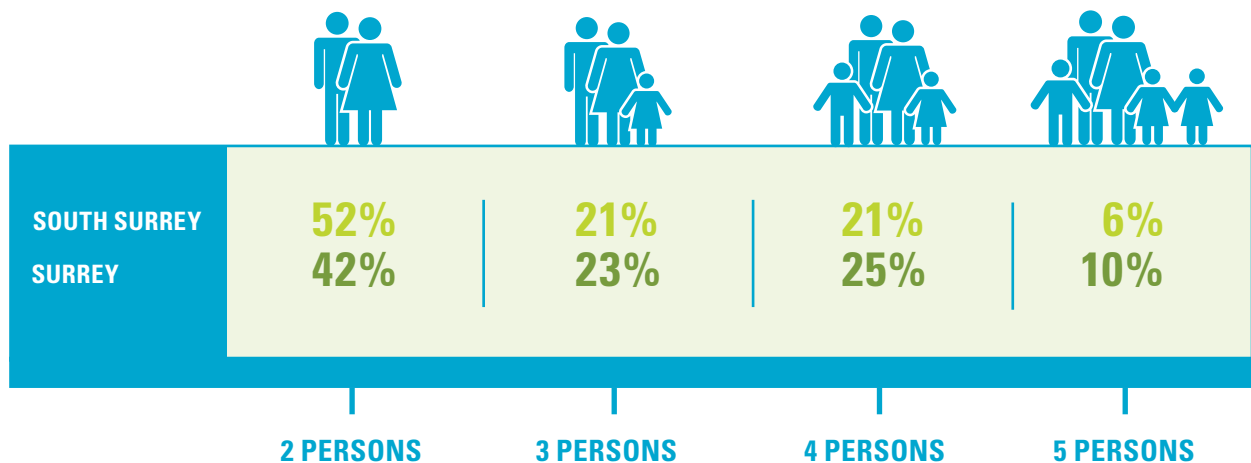
POPULATION

In 2016, the population of South Surrey was 77,170, 15% of Surrey's total population.



POPULATION BY FAMILY SIZE

In 2016, 52% of families in South Surrey consisted of 2 people, compared with 42% citywide.



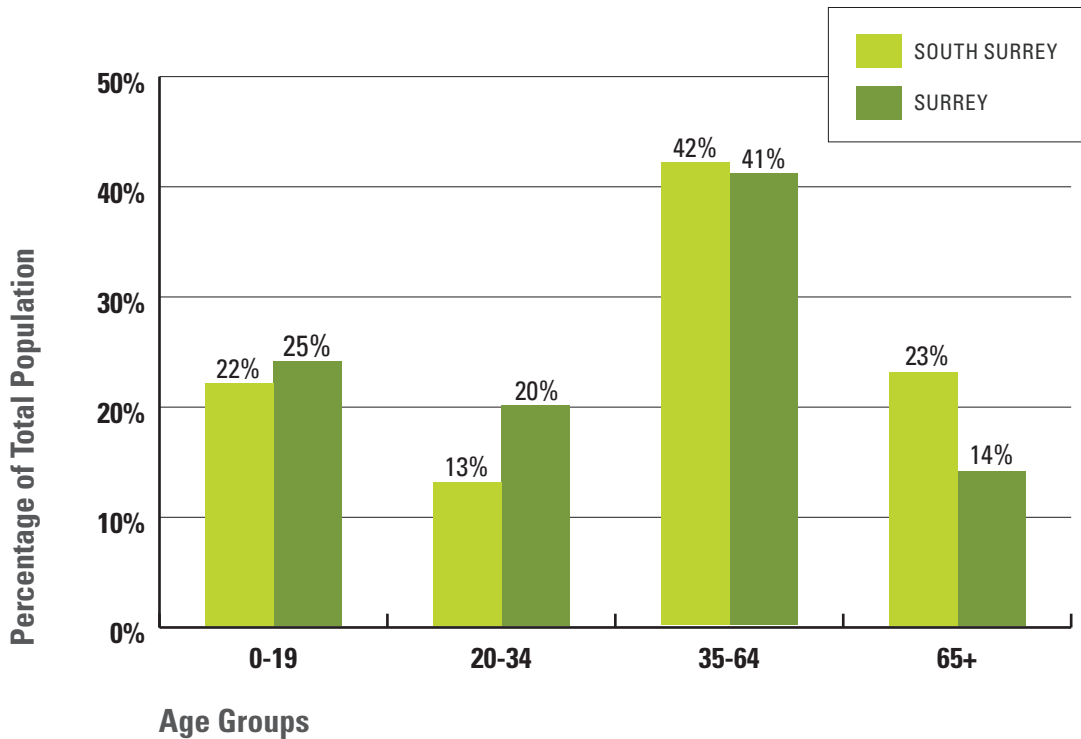
POPULATION GROWTH

South Surrey's population grew by 12% between 2011 and 2016. This was down from a previous high of 15% between 2006 and 2011. This was similar to the rate of growth citywide, which grew 11% between 2011 and 2016, down from 19% between 2006 and 2011.



POPULATION BY AGE GROUP

In 2016, 23% of South Surrey's population was 65 and over, compared to 14% citywide.

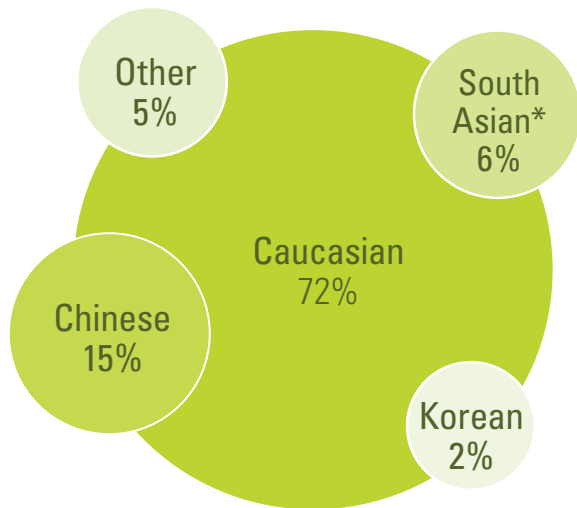


IMMIGRATION

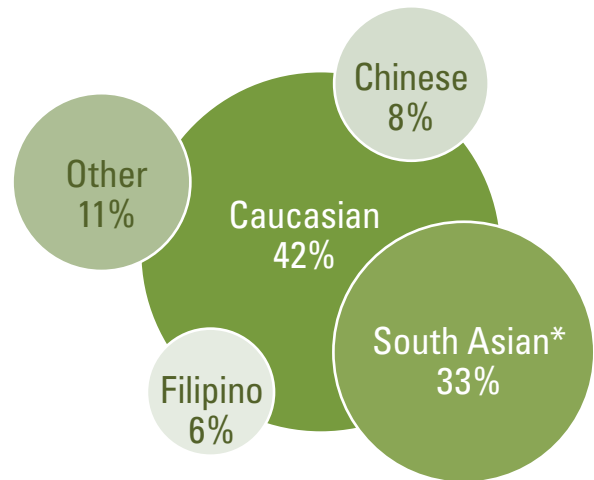
TOP 4 ETHNIC GROUPS

In 2016, 72% of South Surrey's population was Caucasian, compared to 42% for the city.

*South Asian includes East Indian, Pakistani, Sri Lankan, etc.



SOUTH SURREY



SURREY

IMMIGRANTS* BY PERIOD OF IMMIGRATION

In 2016 3,850 South Surrey 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.



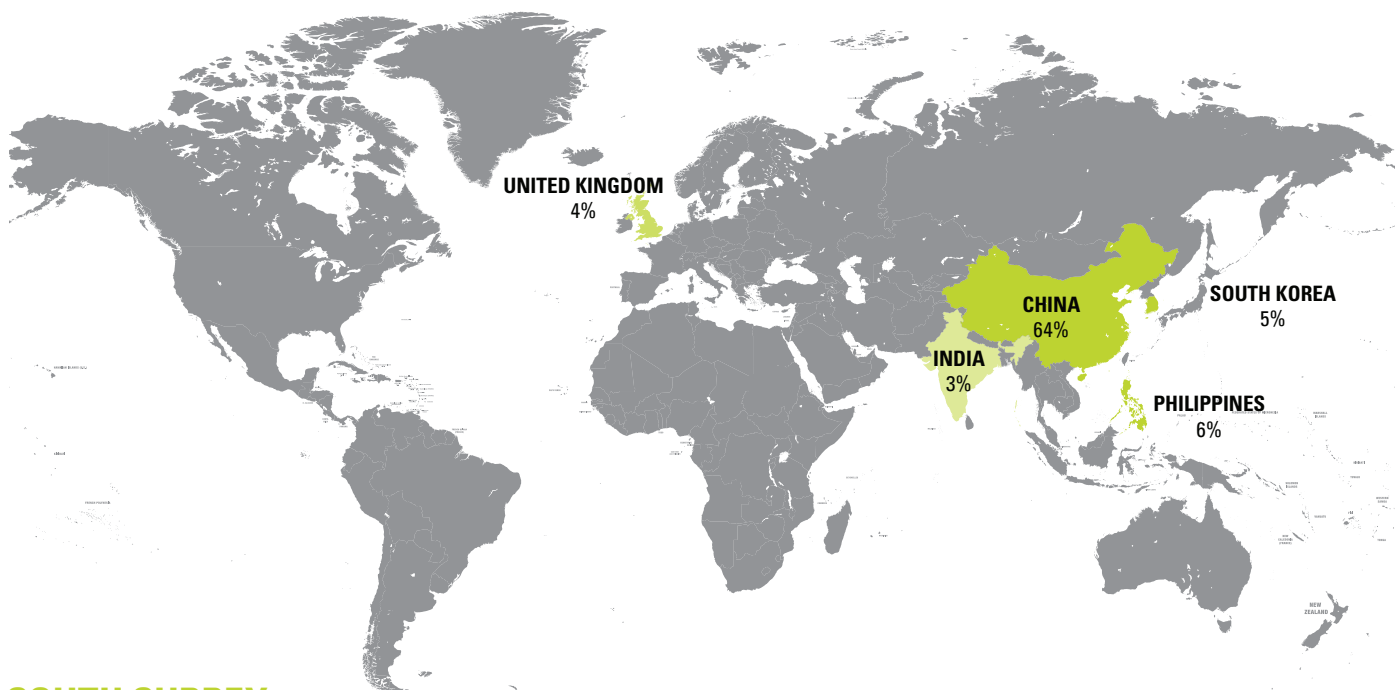
	BEFORE 1981	1981 – 1990	1991 – 2000	2001 – 2010	2011 – 2016
SOUTH SURREY	7,355	1,890	3,765	6,290	3,805
SURREY	37,055	25,490	52,570	68,705	36,335

IMMIGRATION POPULATION

TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

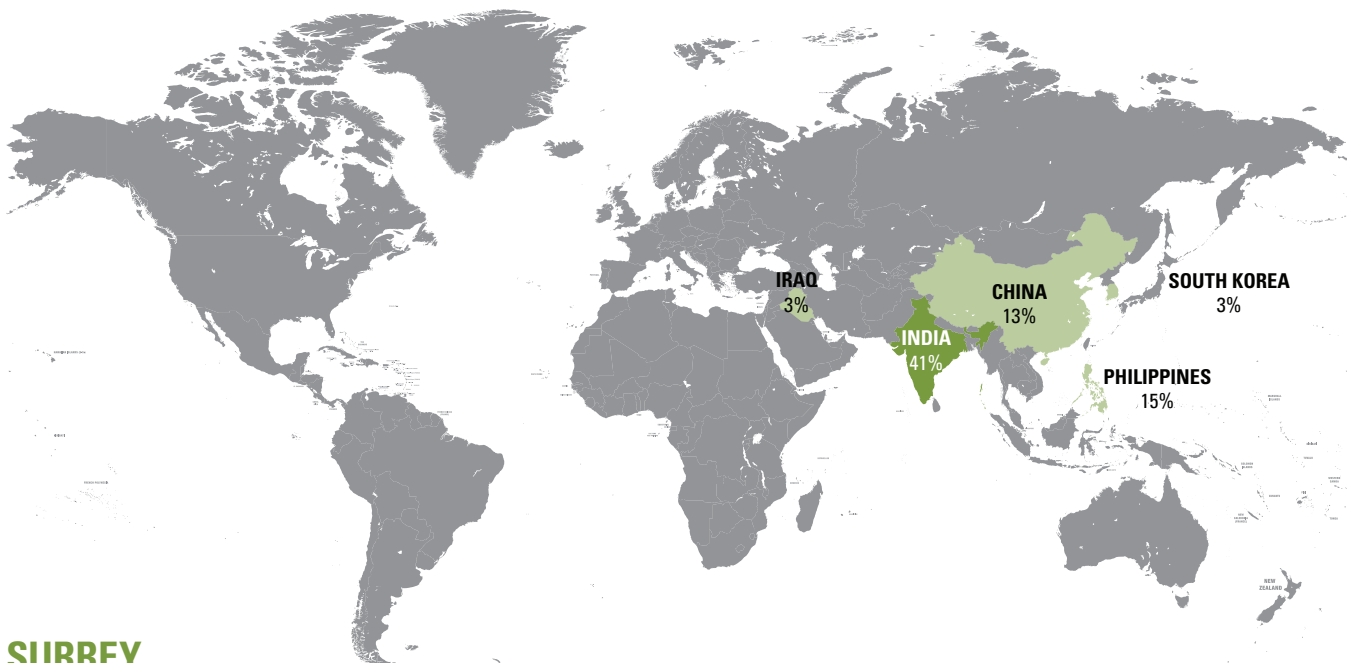
In 2016 the top place of origin of recent immigrants* to South Surrey was China (64%). By comparison, the top place of origin of recent immigrants to the city was India (41%).

* Recent immigrants represent those residents who became a landed immigrant between January 2011 and Census Day on May 13, 2016



SOUTH SURREY

Map illustrates the top five places of origin of recent immigrants living in South Surrey in 2016, which equates to 82% of recent immigrants. The remaining 18% were not mapped.



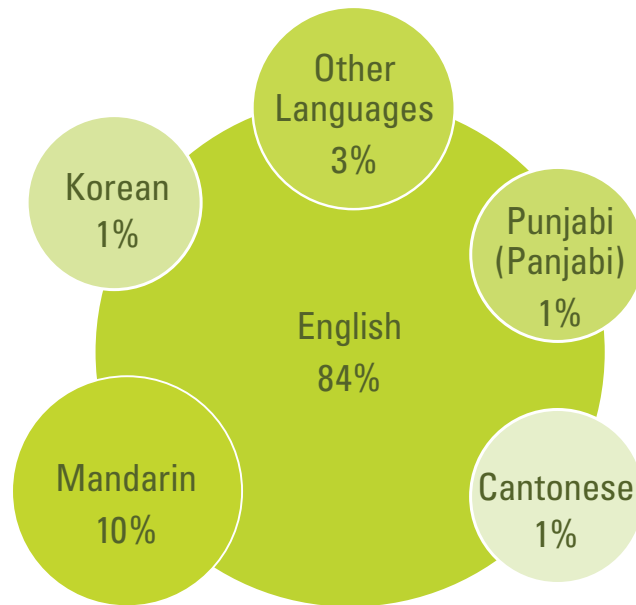
SURREY

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.

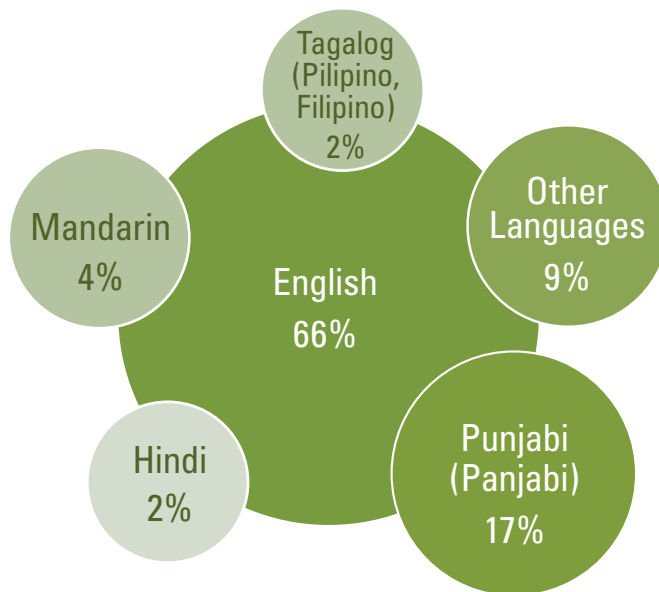
LANGUAGE

MOST COMMON LANGUAGE SPOKEN AT HOME

In 2016, 84% of South Surrey residents spoke English at home, much higher than the percentage for the city, where only 66% spoke English.



SOUTH SURREY



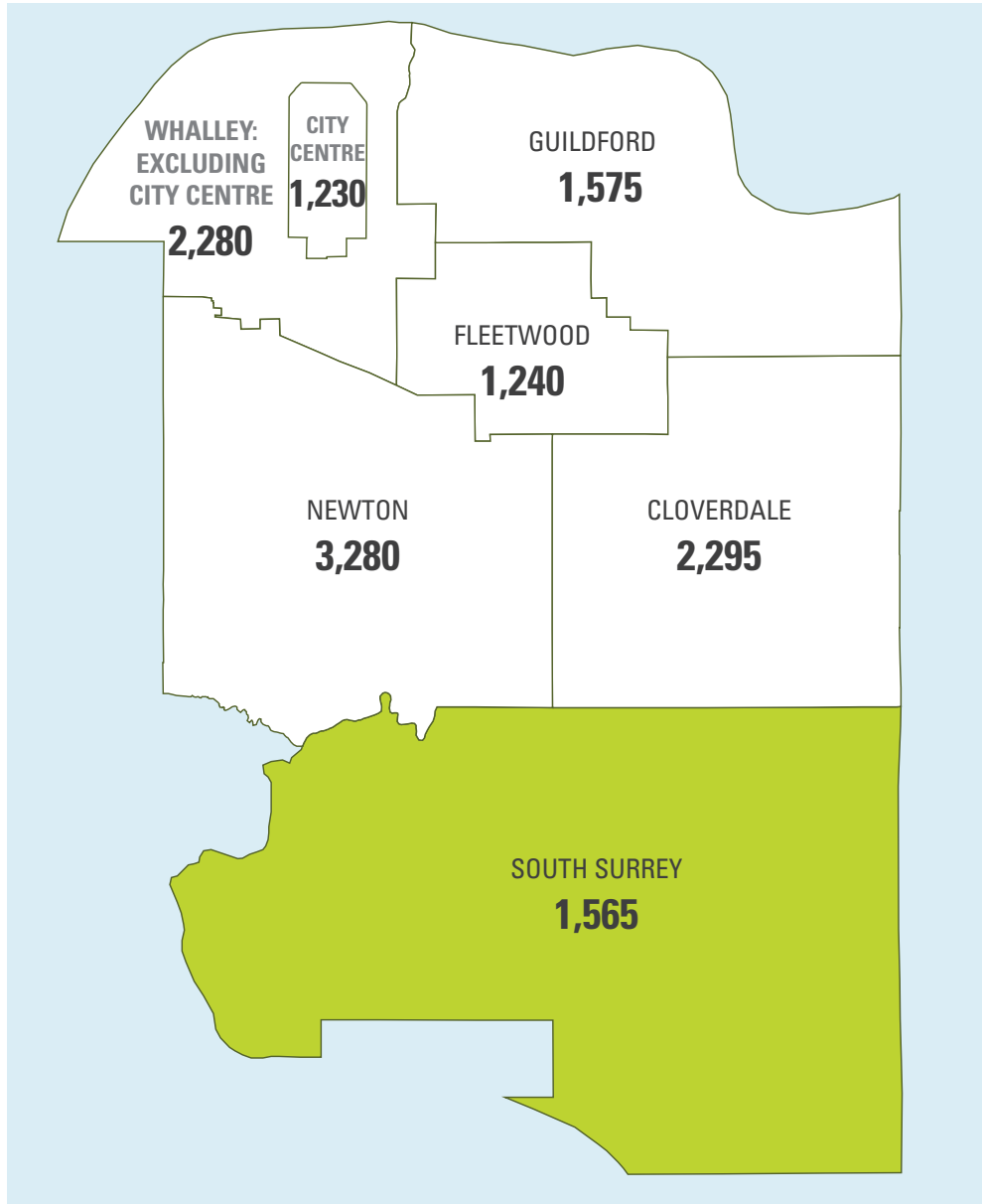
SURREY

INDIGENOUS

INDIGENOUS POPULATION BY COMMUNITY

In 2016, there were 13,460 people that identified as aboriginal* living in Surrey. Of those 1,565 or 12% lived in South 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 South Surrey's total population that was indigenous was 2% compared to 3% for the city.




SOUTH SURREY 2% **SURREY 3%**



HOUSING

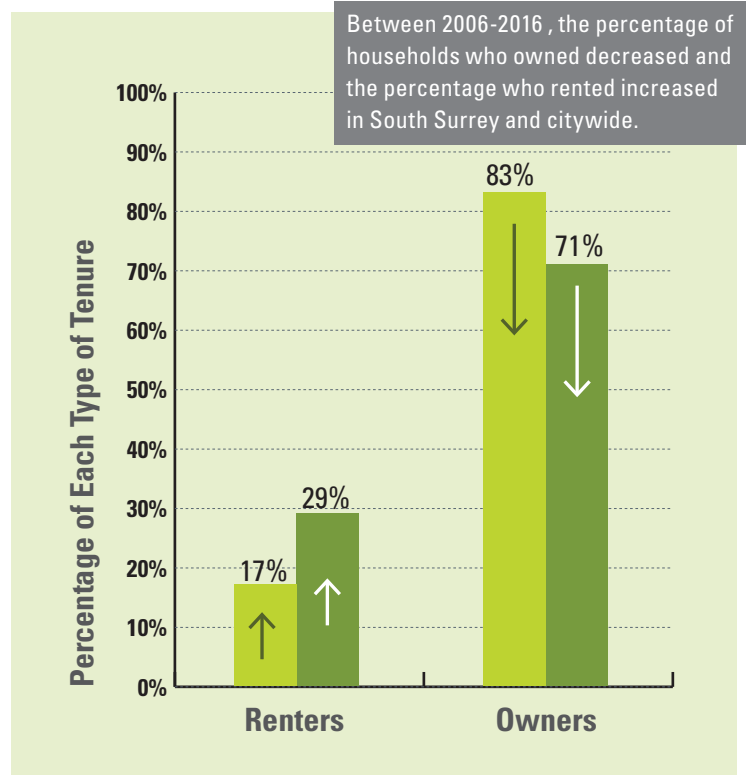
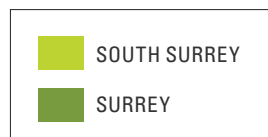
NUMBER OF EACH TYPE OF DWELLING UNIT

Single family homes remained the dominant residential building type in South Surrey. In 2016 there were 18,180 single and two family dwellings in South Surrey, which represented 61% of private dwellings. This was comparable with the city, where 58% (99,235) of private dwellings were single family.

	TYPE	SOUTH SURREY	SURREY
	Single Family Dwelling	61% (18,235)	58% (99,060)
	Row/Townhouses	23% (6,925)	18% (30,440)
	Apartments	16% (4,730)	24% (40,470)
	Total Dwellings Units	29,890	169,970

TENURE

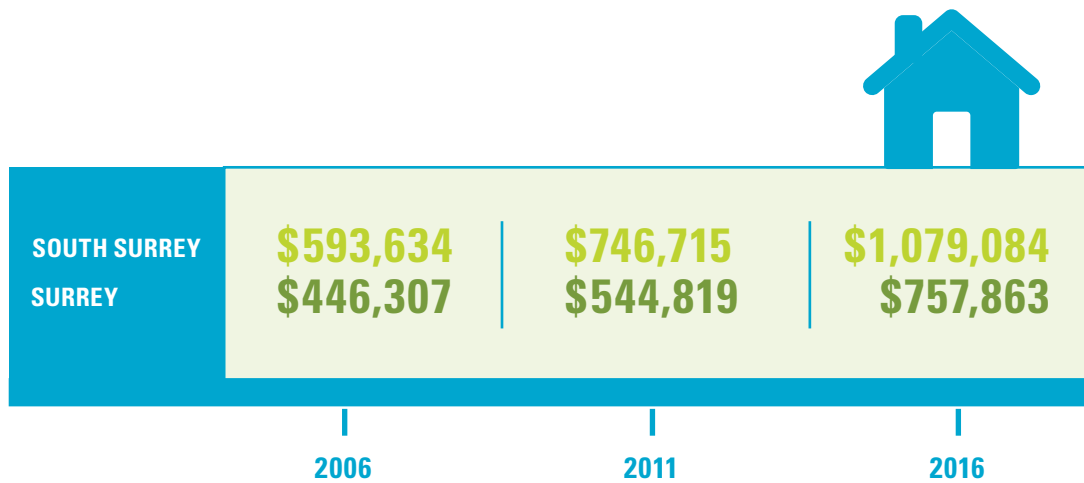
Ownership remained the predominant form of tenure in South Surrey and citywide. In 2016, 83% of South Surrey residents owned their home, compared with 71% for the City. However, between 2006 and 2016, the percentage of households who owned decreased while the percentage of households who rented increased. In South Surrey, the percentage of households who rented increased from 15% to 17% and Citywide from 25% to 29% between 2006 and 2016.



AVERAGE VALUE OF DWELLINGS

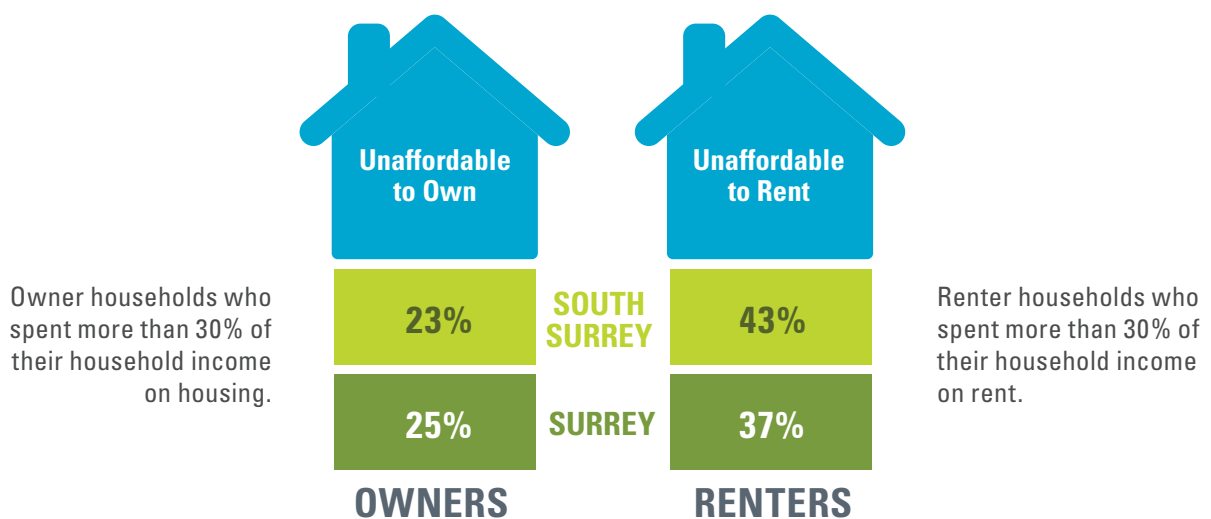
The average value of dwellings* continued to increase in South Surrey and citywide between 2006 and 2016. In 2016, the average value of a dwelling in South Surrey was \$1,079,084, compared with \$757,863 citywide.

*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

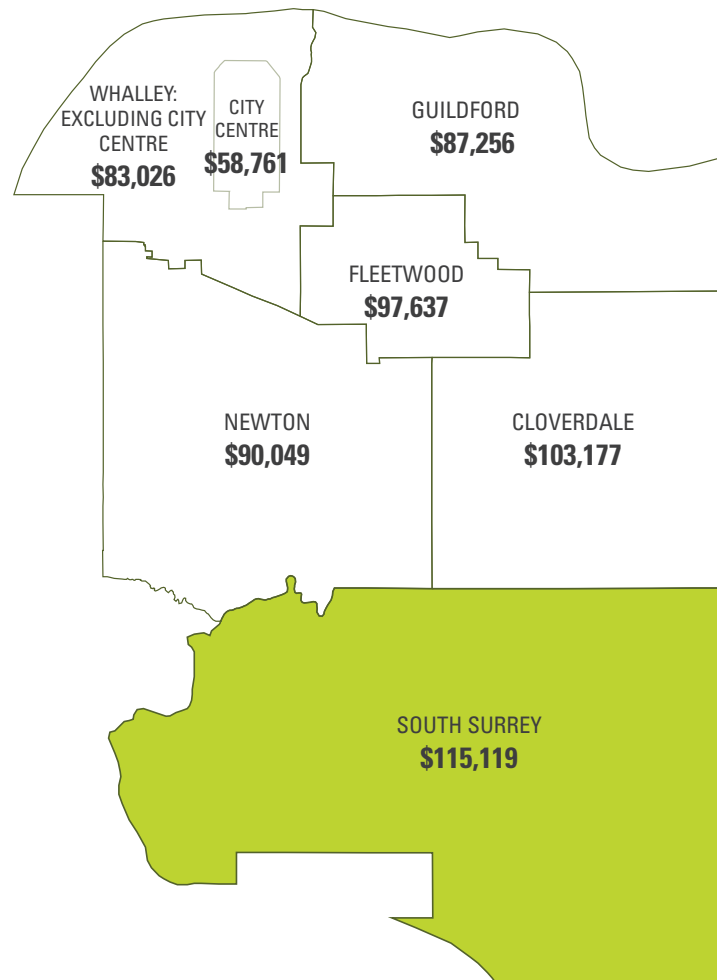
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2016, 43% of renters in South Surrey and 37% citywide spent more than 30% of their income on rent. In comparison 23% of home owners in South Surrey and 25% citywide spent 30% or more of their household income on housing.



INCOME

AVERAGE HOUSEHOLD INCOME

In 2015, South Surrey had the highest average household income of all seven Surrey communities, with an average household income of \$115,119.



AVERAGE INCOME BY HOUSEHOLD TYPE

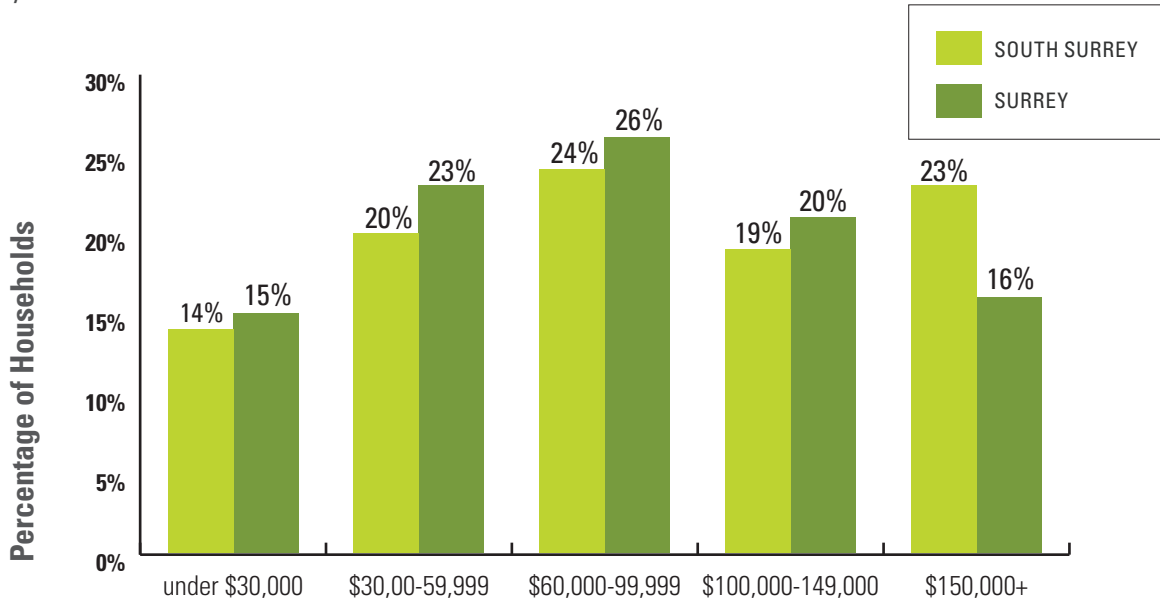
In 2015, the census family type with the highest average household income* was couples with children, with an income of \$158,958. For each census family type, the average income in South Surrey was higher than those for the city.

TYPE	SOUTH SURREY	SURREY
Couple Families Without Children	\$123,485	\$95,517
Couple Families with Children	\$158,958	\$119,698
Lone-Parent Families	\$68,231	\$62,818
Persons 15 Years and Over Not in Families	\$52,437	\$39,475
All Households	\$115,119	\$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

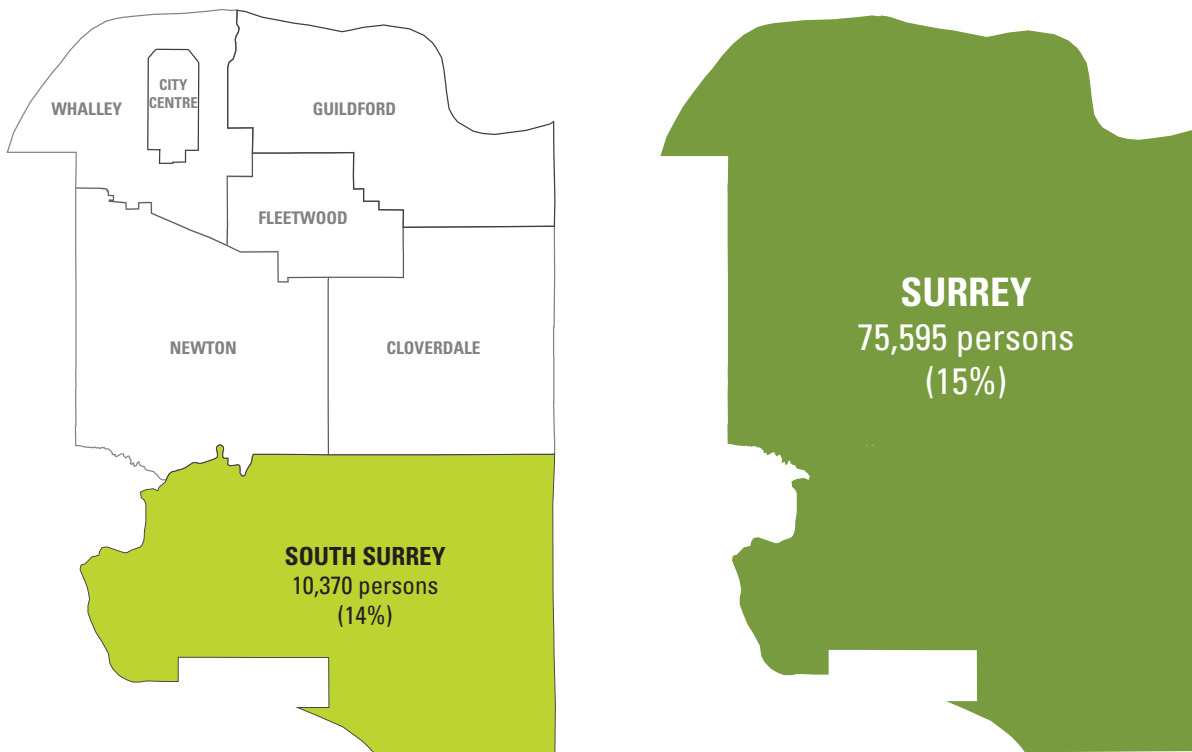
In 2015, the percentage of households in South Surrey with an income of more than \$150,000 was 23%, compared with 16% for the city.



PERSONS IN LOW INCOME

In 2015, about 1 in 7 (14%) of the people in South Surrey were considered to be low income*. This was comparable with the percentage for the city, which was 15%.

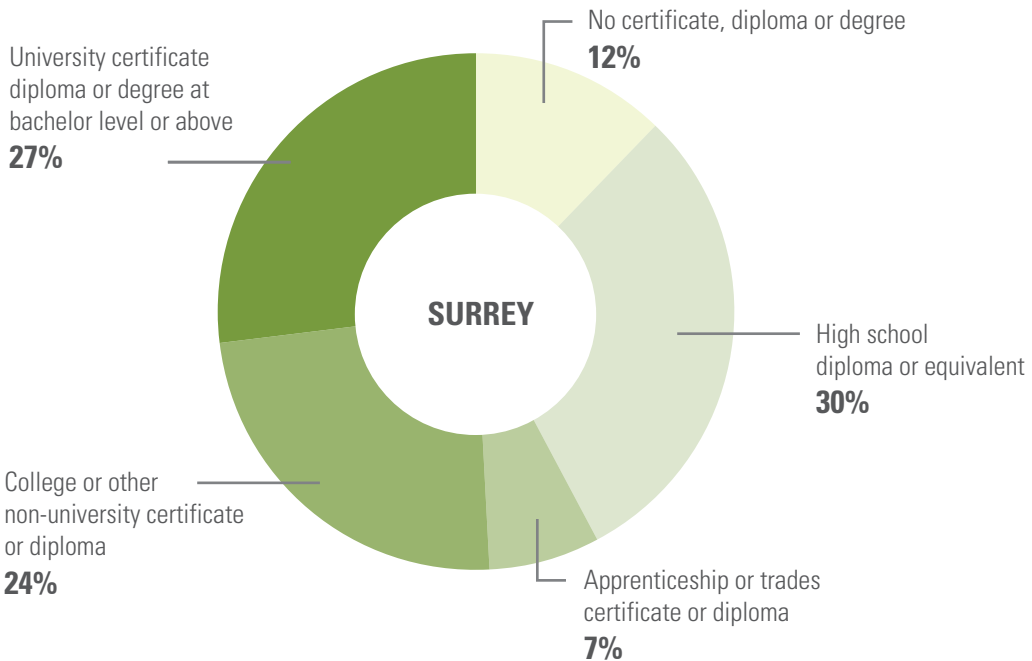
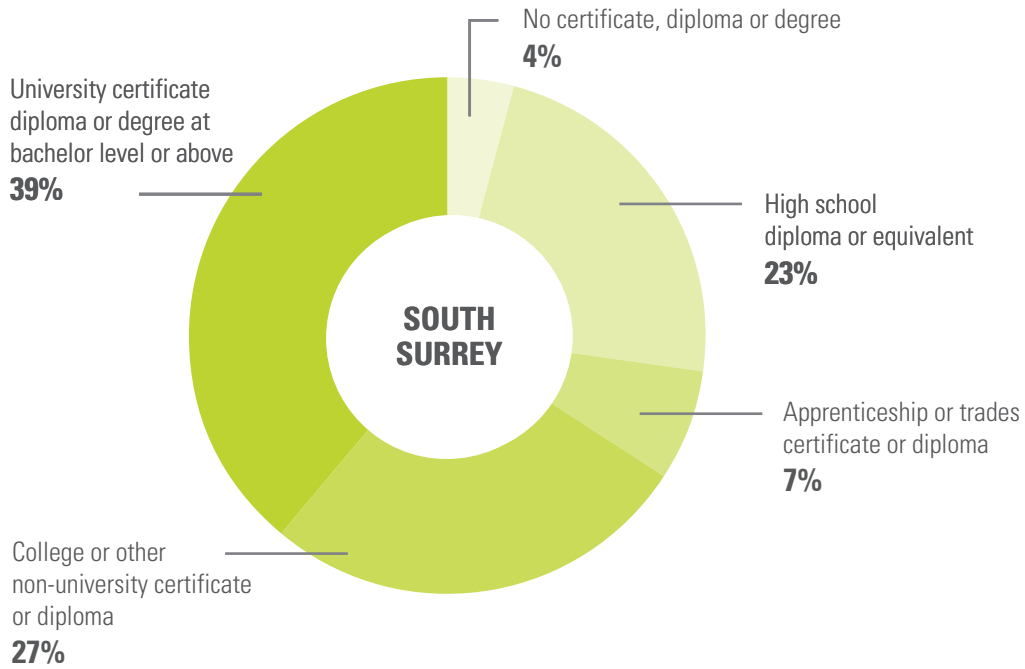
*Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

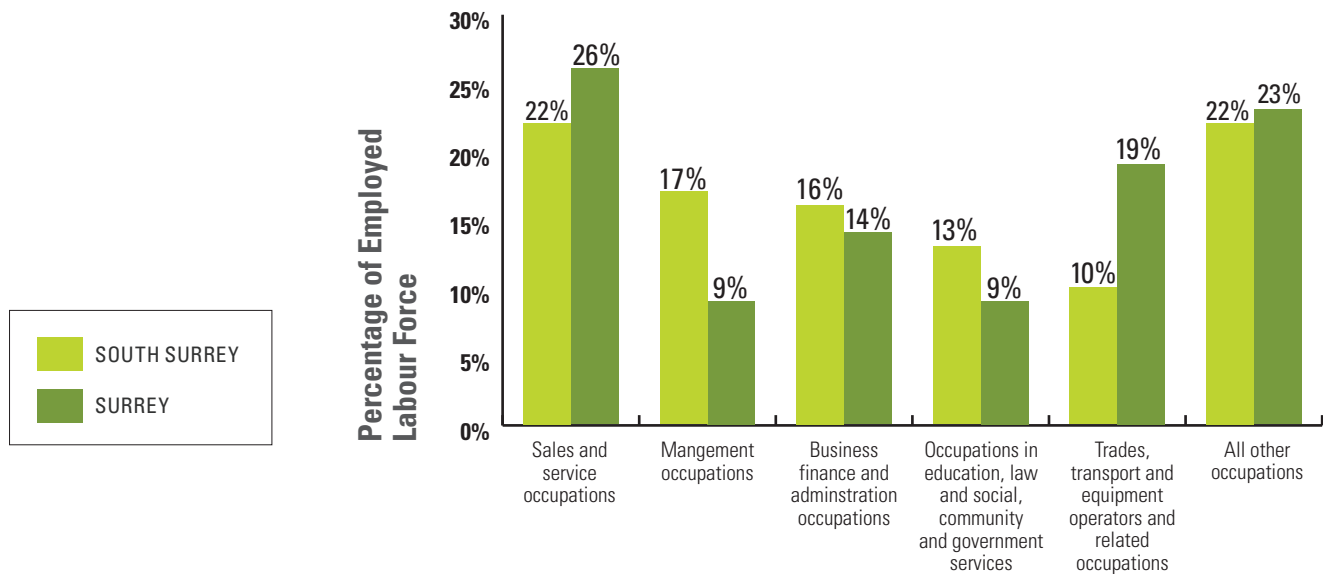
In 2016, 39% of South Surrey's population aged 25 to 64 had a university degree, compared with 27% for the city.



LABOUR FORCE

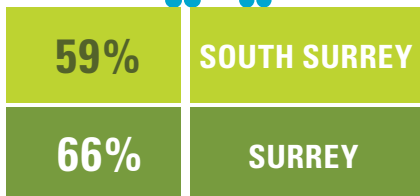
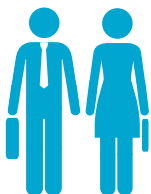
TOP 5 MAJOR OCCUPATIONS

In 2016, 17% of South Surrey's employed labour force worked in management occupations compared with 9% citywide.



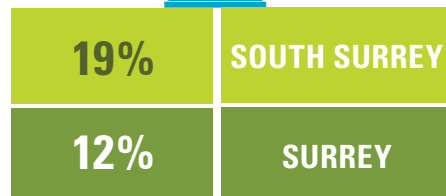
Employment

The overall labour force participation rate* in South Surrey in 2016 was 59%, compared to 66% for the city.



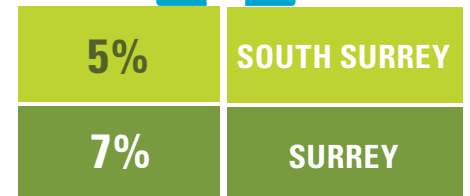
Self-Employed

In 2016, 19% (7,020) of the employed labour force in South Surrey was self-employed, compared with 12% (31,800) citywide.



Unemployment Rate

In 2016, 5% of those participating in the labour force in South Surrey were unemployed. This was lower than the percentage for the city, which was 7%.



* 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 86% of South Surrey'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 0.9% increase in South Surrey (up to 8%) 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

WALKED OR CYCLED

6% (1,790)	↑ 0.2%	SOUTH SURREY
4% (10,125)	↑ 0.2%	SURREY



DROVE CAR

86% (25,515)	↓ -1.1%	SOUTH SURREY
81% (193,255)	↓ -2.3%	SURREY



USED PUBLIC TRANSIT

8% (2,400)	↑ 0.9%	SOUTH SURREY
15% (35,560)	↑ 2.1%	SURREY

COMMUTE TIME FOR WORK

In 2016 in South Surrey, 52% (38% + 14%) of those in the workforce commuted more than 30 minutes and of those, 14% commuted more than an hour to work. In comparison, 54% (38% + 16%) of Surrey's workforce commuted more than 30 minutes and of those, 16% commuted more than an hour to work.



**LESS THAN
30 MINUTES**

48%

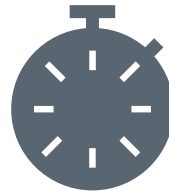
46%



**30 TO 59
MINUTES**

38%

38%



**60 MINUTES
AND OVER**

14%

16%

SOUTH SURREY

SURREY

PLACE OF WORK STATUS

In 2016, 14% (4,955) of the employed labour force in South Surrey worked from home, compared with 6% (16,085) citywide.



**WORKED
FROM HOME**

14% (4,955)

SOUTH SURREY

6% (16,085)

SURREY

