

## Preface

Every five years, Statistics Canada conducts a Census of Population in order to develop a statistical portrait of Canada and its people. The most recent Census was conducted in May 2011.

At the time of the last Census, Statistic Canada replaced the long form Census that collected social and economic data with a voluntary National Household Survey (NHS). The 2011 Census questionnaire consisted of the same eight demographic and linguistic questions that appeared on the 2006 Census short-form questionnaire, with the addition of two questions on language. The content of the new NHS is similar to that of the 2006 Census long questionnaire; however, changes were made to some questions and sections of the questionnaire. For example, in the 2011 NHS changes were made to the questions used to measure Aboriginal identity; a new component of income is measured; and, the universe for determining generation status was expanded to include the entire population.

### *Comparability*

The Global Non-response Rate (GNR) is used to ascertain the level of non-response to the National Household Survey. Due to the voluntary nature of the survey, the NHS is subject to greater non-response bias.

Change in survey method or content can affect the comparability of the data over time. Statistics Canada states that it is impossible to determine whether, and to what extent, differences in a variable are attributable to change or to non-response bias. As a result, caution must be exercised when NHS estimates are compared with data from the 2006 Census long form.

### *Fact Sheet Overview*

The community demographic profiles in this series provide a comparison between the current and previous censuses, Surrey and key Metro Vancouver municipalities, as well as between each of Surrey's six communities: Cloverdale, Fleetwood, Guildford, Newton, South Surrey, and Whalley. City Centre is also identified as a sub-community planning area within Whalley.

For the purpose of this and other facts sheets in the series, the term "National Household Survey" (NHS) refers to the National Household Survey of Canada conducted by Statistics Canada. The voluntary survey collected social and economic information about the people of Canada between May and August 2011. The term "Census" in this document refers to the Census of Population conducted by Statistics Canada on May 10, 2011. The Census provides information about the people and housing units in Canada.

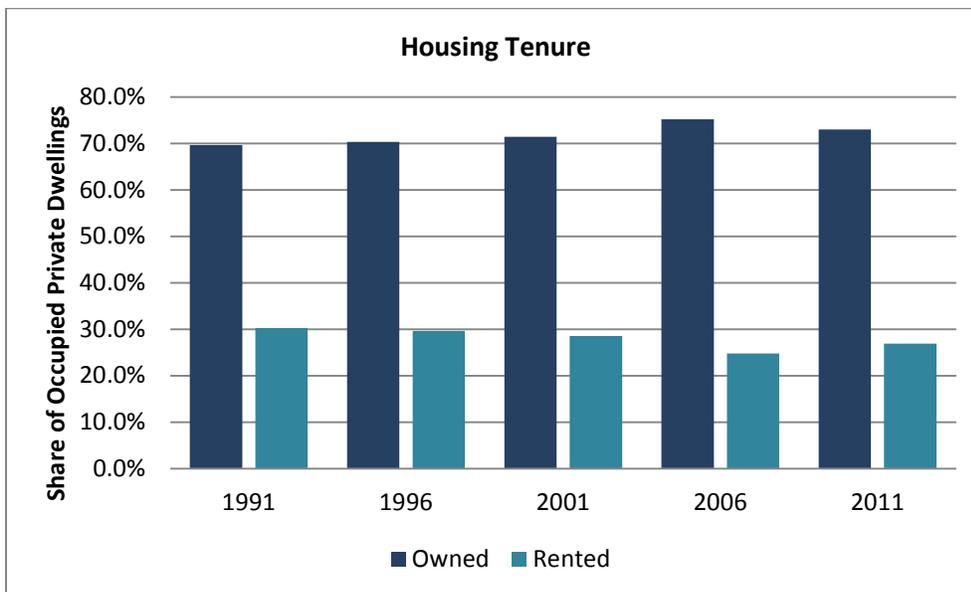
## HOUSING

The 2011 Census and National Household Survey enumerate different components of housing in Surrey. The Census tracks the number of occupied private dwellings by structural type of dwelling, while the National Household Survey enumerates occupied private dwelling characteristics including: private dwellings by period of construction, tenure, and shelter costs.

The City of Surrey maintains detailed housing statistics. The data in this fact sheet is derived from a combination of Census, National Household Survey, and City of Surrey data.

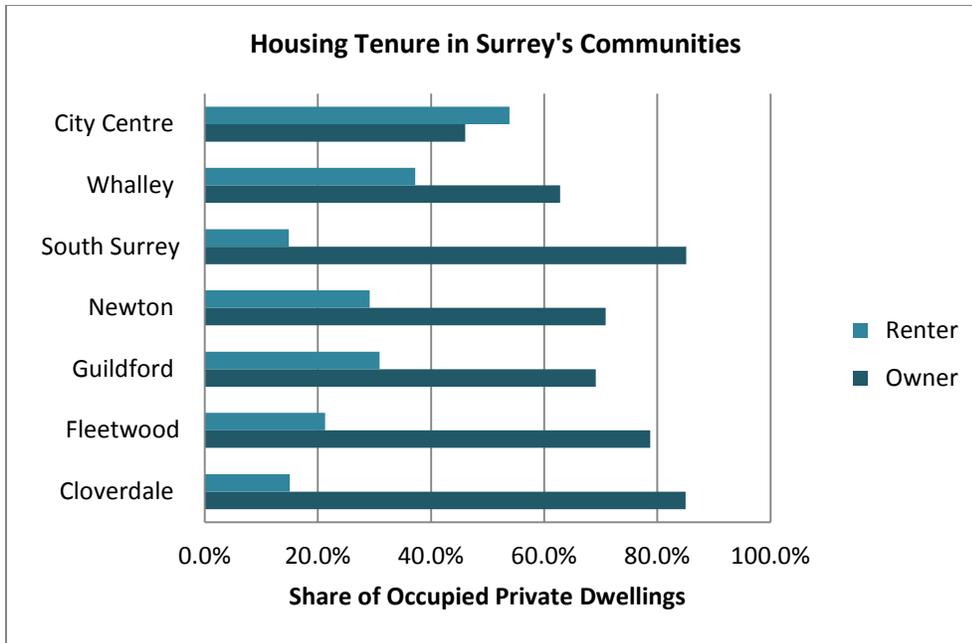
## TENURE

Tenure refers to whether a household owns or rents their private dwelling. In Surrey, the proportion of rented dwellings has decreased over the last twenty years from 30.3% in 1991 to 26.9% in 2011.



### Housing Tenure in Surrey's Communities

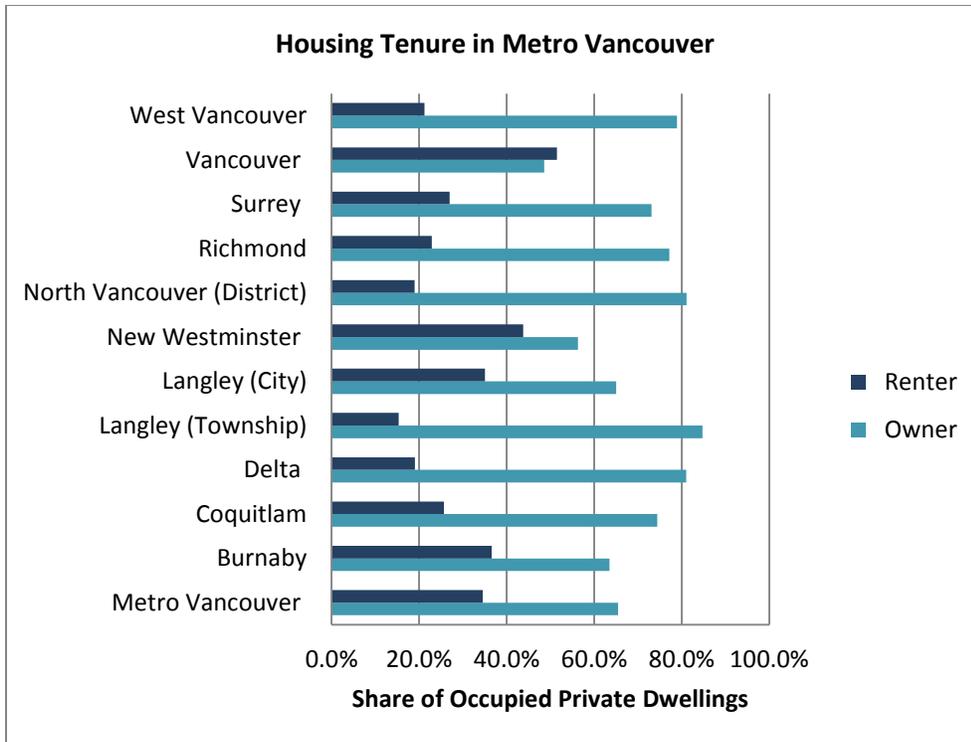
The largest proportion of rented dwellings in Surrey was in City Centre (53.9%). South Surrey and Cloverdale, had the greatest proportion of owned dwellings (greater than 85%).



	Cloverdale	Fleetwood	Guildford	Newton	South Surrey	Whalley	City Centre	Surrey Total
Total number of private households by tenure	18890	17785	19655	38475	26830	21100	10115	152845
Owner	16050	14005	13585	27270	22840	13255	4660	111660
Renter	2840	3780	6075	11210	3990	7845	5450	41190

**Regional Comparison of Housing Tenure**

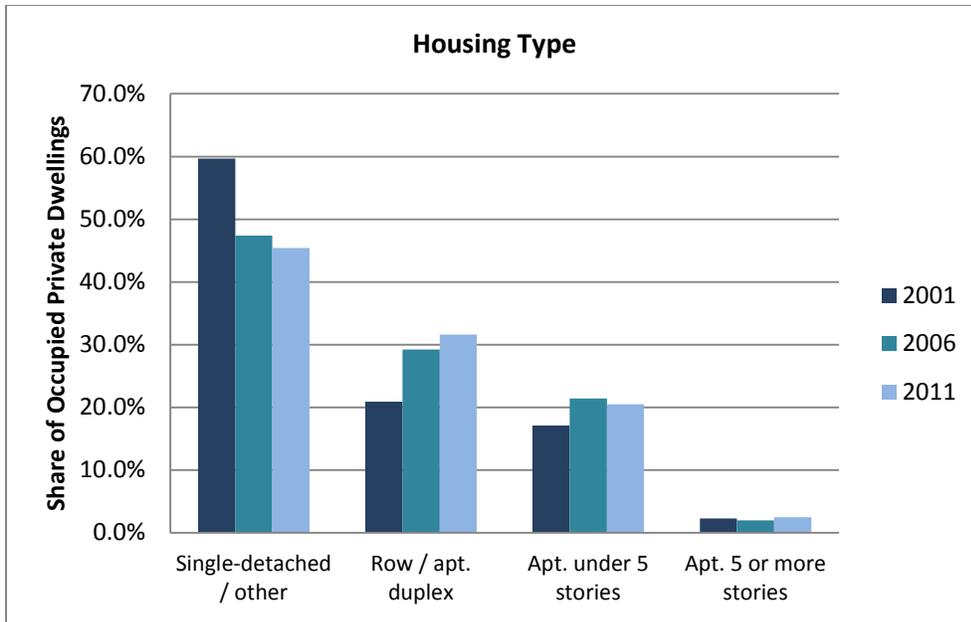
Owned homes comprised 73.1% of homes in Surrey. Comparatively, 65.5% of homes in the Metro Vancouver region were owned. Housing in Surrey accounts for 17.1% of all private housing in Metro Vancouver.



## HOUSING TYPE

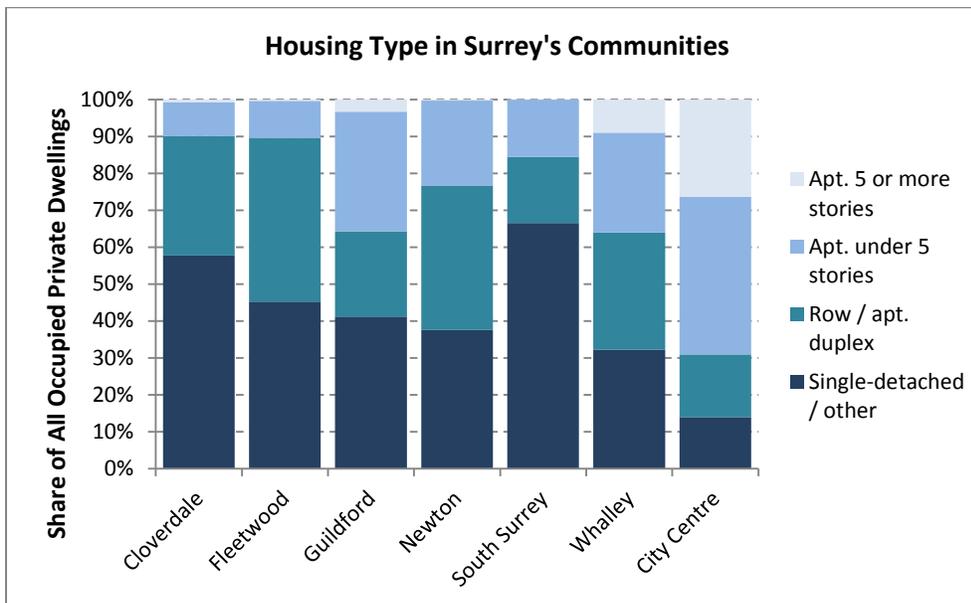
Total number of occupied private dwellings by structural type of dwelling includes characteristics that define a dwelling’s structural characteristics and/ or dwelling configuration. This includes whether the dwelling is a single-detached house, an apartment in a high-rise building, a row house, a mobile home, etc. For the purposes of this fact sheet, dwelling types have been grouped as follows: *single-detached/ other*; *row/ duplex*; *apartment under 5 stories*; and *apartment with five or more stories*. Row houses (including townhouses) and apartments in duplexes are grouped together as both are ground-oriented and of similar density. Other dwelling is defined as a subtotal of the following categories: semi-detached house, row house, apartment or flat in a duplex, apartment in a building that has fewer than five stories and other single-attached house and mobile dwellings.

The category *Single-detached/ other* was the most common housing type in Surrey in 2011; however, the proportion of *single-detached/ other* compared to other housing types in Surrey is declining. *Single-detached/ other* housing declined from 59.7% in 2001 to 45.5% in 2011. The proportion of *row/ apartment duplex* housing increased from 20.9% of housing in 2001 to 31.6% in 2011.



### Housing Type in Surrey's Communities

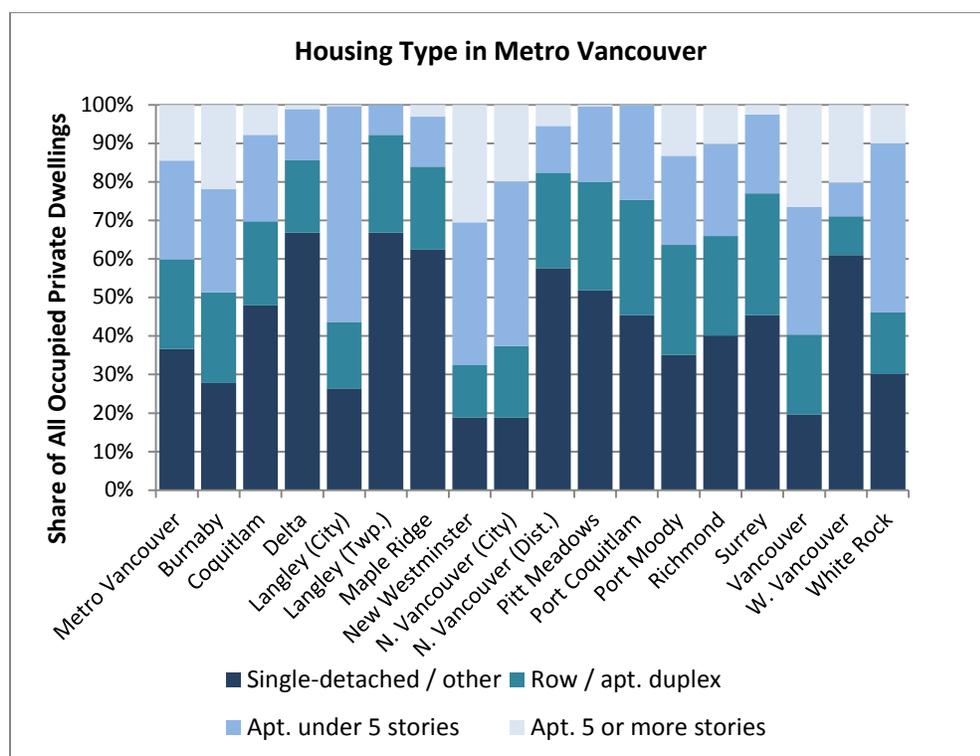
Single-detached/ other dwellings comprise 58% of dwellings in Cloverdale, and 67% of dwellings in South Surrey. These communities do not have any apartment buildings over five stories. Whalley has the greatest proportion of apartment buildings over 5 stories (9% of dwellings), and also of apartment buildings under 5 stories (27% of dwellings). Newton has the greatest proportion of row/apartment duplex housing, comprising 39.2% of private dwellings.



	Cloverdale	Fleetwood	Guildford	Newton	South Surrey	Whalley	City Centre	Surrey
Total occupied private dwellings	18,940	17,805	19,515	38,475	26,810	31,305	10,030	152,850
Single-detached / other	10,925	8,055	8,040	14,445	17,850	10,095	1,395	69,400
Row / apt. duplex	6,125	7,900	4,510	15,070	4,800	9,905	1,705	48,305
Apt. under 5 stories	1,745	1,790	6,310	8,845	4,170	8,485	4,285	31,345
Apt. 5 or more stories	140	65	655	120	5	2,810	2,645	3,795

### Regional Comparison of Housing Type

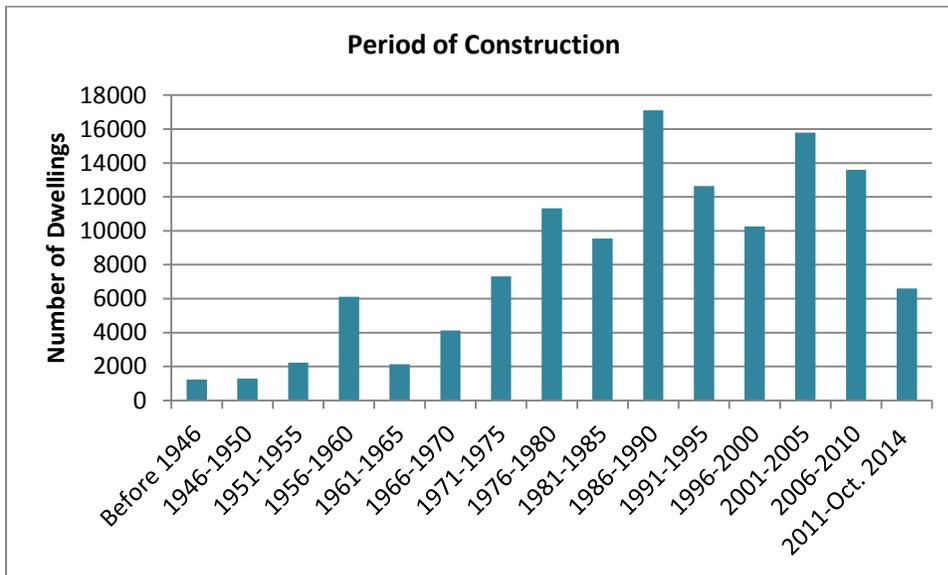
Surrey has proportionately fewer apartment buildings five stories or greater (2.5%) compared to other Metro Vancouver municipalities (14.5%). Nearly half (45.4%) of Surrey’s occupied private dwelling were *single-detached/ other*. Comparatively, throughout the entire Metro Vancouver region, 36.6% of private dwellings were *single-detached/ other* dwellings.



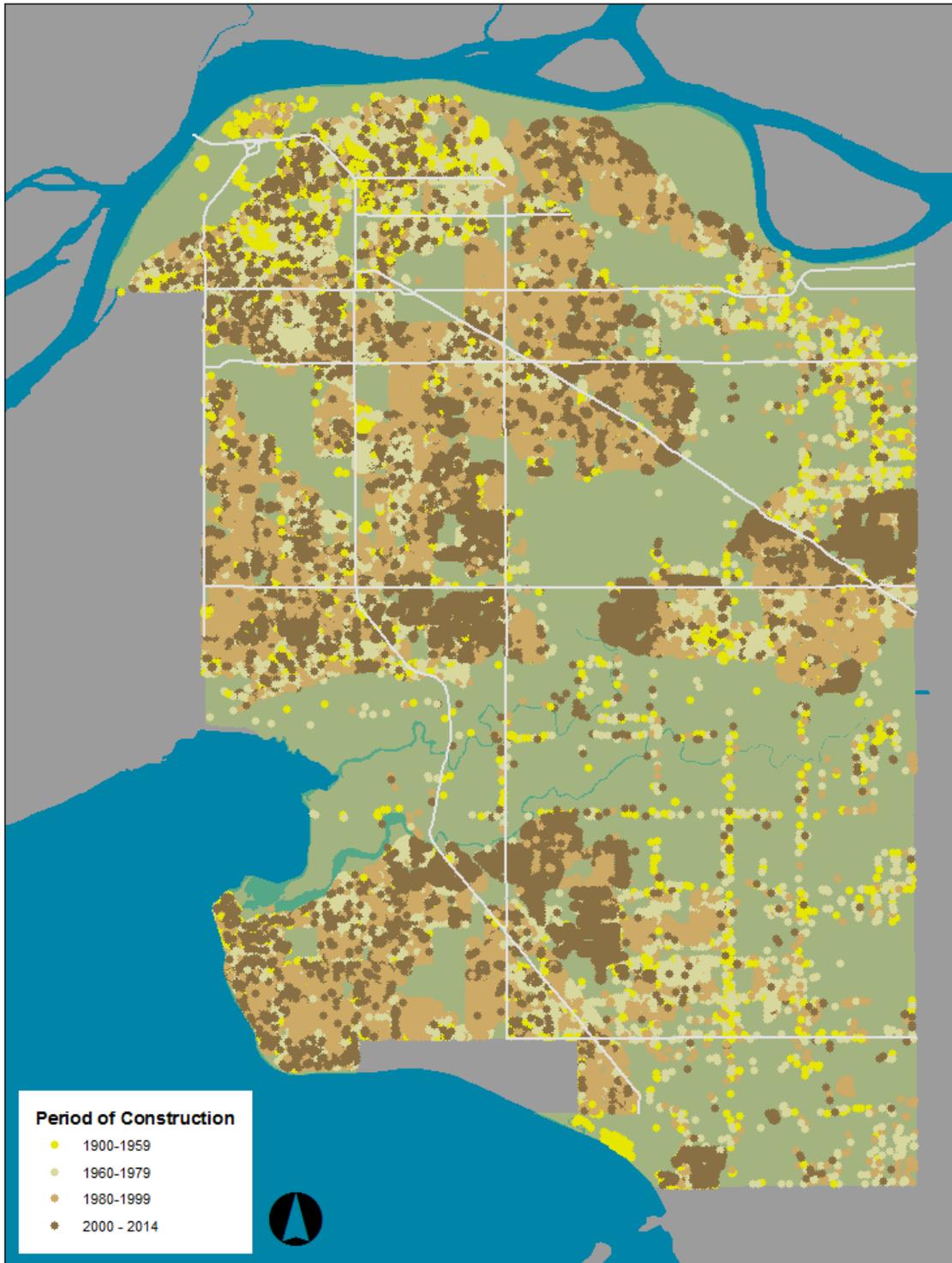
**HOUSING AGE**

According to the City of Surrey’s housing statistics, the median age of private dwellings in Surrey ranged from 14 years in Cloverdale, to 26 years in South Surrey.

Community	Median Age
Cloverdale	14
Fleetwood	23
Guildford	25
Newton	21
South Surrey	26
Whalley	23



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



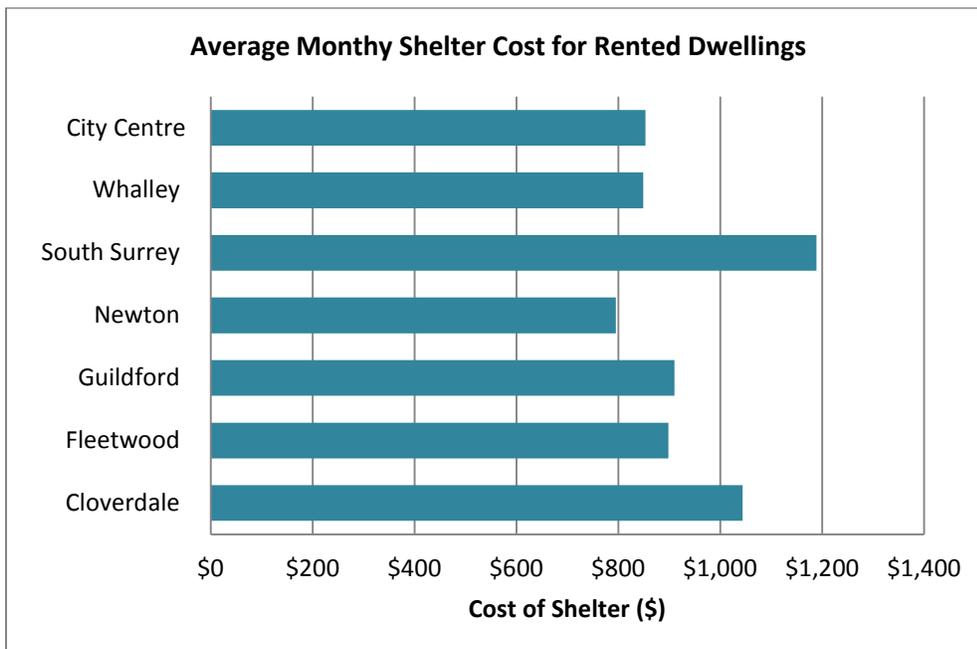
## SHELTER COSTS

Shelter costs is defined as the shelter expenses paid by households that own their own dwellings, such as the mortgage payment, and the costs of electricity, heat, water, and other municipal services, property taxes and condominium fees. Average monthly cost for rented dwelling is defined as all shelter expenses paid by households that rent their dwellings, such as the monthly rent, and the cost of electricity, heat, and municipal services. In Surrey, the average monthly shelter cost for owned dwellings was \$1,422. Comparatively, the average monthly shelter cost for rented dwellings was \$895.

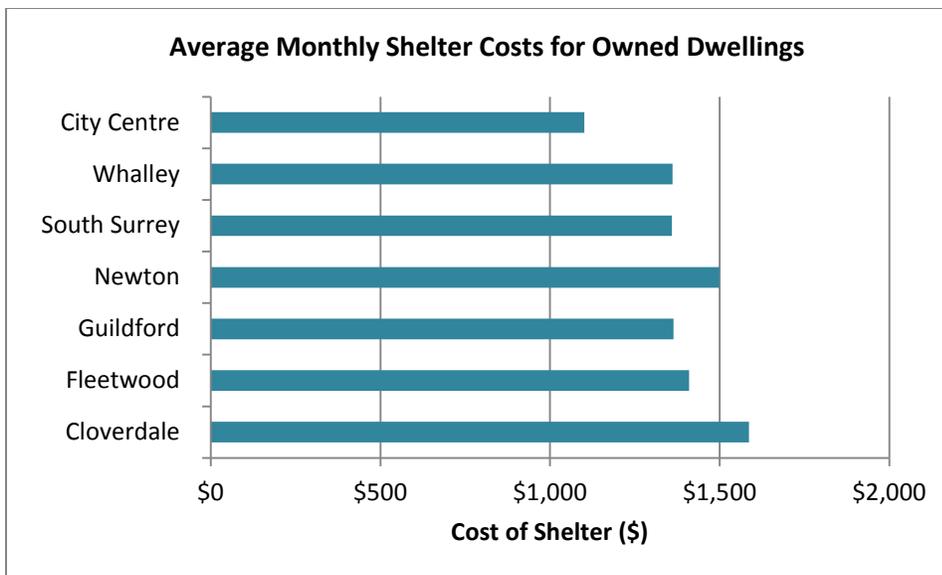
### Shelter costs in Surrey Communities

South Surrey had the highest average cost for rented dwellings in Surrey (\$1,189). Comparatively, Newton had the lowest average cost for rented dwellings (\$795).

The average monthly cost for owned dwellings was the highest in Cloverdale, \$1,586 per month. City Centre had the lowest average monthly cost of owned housing, \$1,101.



	Cloverdale	Fleetwood	Guildford	Newton	South Surrey	Whalley	City Centre	Surrey
Median monthly shelter costs for rented dwellings (\$)	\$889	\$751	\$843	\$651	\$1,001	\$707	\$849	\$794
Average monthly shelter costs for rented dwellings (\$)	\$1,044	\$898	\$910	\$795	\$1,189	\$849	\$853	\$895



	Cloverdale	Fleetwood	Guildford	Newton	South Surrey	Whalley	City Centre	Surrey
Median monthly shelter costs for owned dwellings (\$)	\$1,628	\$1,491	\$1,308	\$1,500	\$967	\$1,406	\$1,079	\$1,391
Average monthly shelter costs for owned dwellings (\$)	\$1,586	\$1,410	\$1,364	\$1,499	\$1,359	\$1,361	\$1,101	\$1,422
Median value of dwellings (\$)	\$501,202	\$500,681	\$450,427	\$500,320	\$673,392	\$450,547	\$250,403	\$500,746
Average value of dwellings (\$)	\$511,786	\$518,764	\$498,806	\$503,927	\$746,715	\$483,465	\$299,216	\$544,819

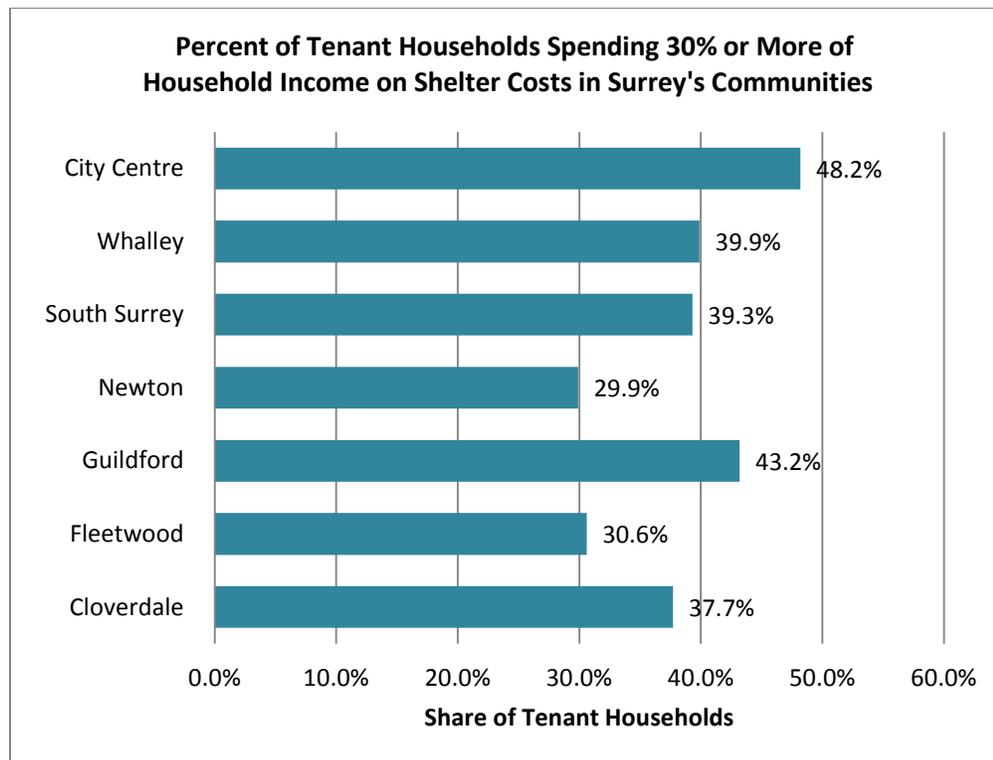
## PERCENTAGE OF TENANTS SPENDING 30% OR MORE OF INCOME ON HOUSING

Housing costs affect disposable income, access to jobs, health status, and general inclusion in society.<sup>1</sup> Renters are more likely than owners to experience affordability problems.

In Surrey 37.7% of tenant households spent 30% or more of the household income on housing. Comparatively, 27.3% of owner households spent 30% or more of the household income on housing in Surrey.

### Percentage of Tenant Households Spending 30% or More of Household Income on Shelter Costs in Surrey’s Communities

In Surrey, 45,755 (30%) of owner and tenant households spent 30% or more of their household income on shelter costs. The largest proportion of tenant households spending 30% or more of their household income on housing costs was in the City Centre (48.2%), and Guildford (43.2%) communities.



<sup>1</sup> Luffman, J. (2006). *Measuring Housing Affordability*. Taken from: <http://www.statcan.gc.ca/pub/75-001-x/11106/9519-eng.htm>

**Regional Comparison of Households spending 30% or More of Household Income on Shelter Costs**

In Metro Vancouver, 44.7% of tenant households spent 30% or more of their household income on shelter costs in 2011. Comparatively, 37.7% of tenant households in Surrey spent 30% or more of the income on housing costs. Surrey and Delta had the lowest proportion of tenant households spending 30% or more of the household income on shelter costs of all Metro Vancouver municipalities.

