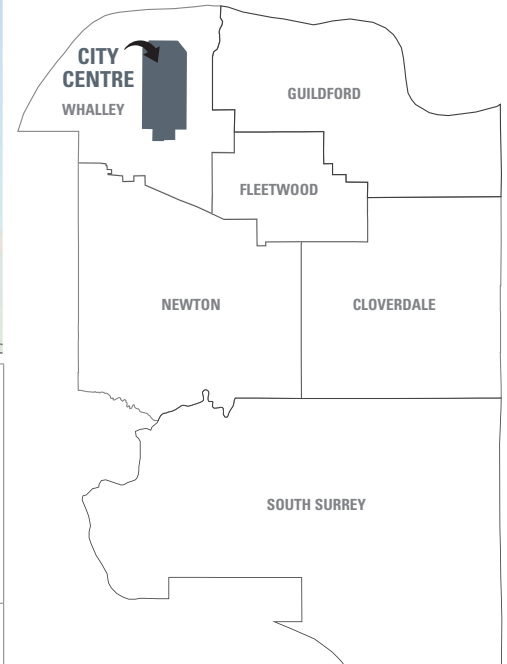










CITY CENTRE

CITY OF SURREY COMMUNITY PROFILES

2016 Census Data
City of Surrey Statistics



 <p>AREA 548 ha (32,621 ha)</p>	 <p>AVERAGE HOUSEHOLD INCOME \$58,761 (\$93,586)</p>
 <p>POPULATION 26,945 (517,885)</p>	 <p>RENTERS 57% (29%)</p>
 <p>IMMIGRANT POPULATION 30% (43%)</p>	 <p>UNEMPLOYMENT RATE 8% (7%)</p>
 <p>OCCUPIED PRIVATE DWELLINGS 12,100 (169,970)</p>	 <p>TAKE TRANSIT TO WORK 36% (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

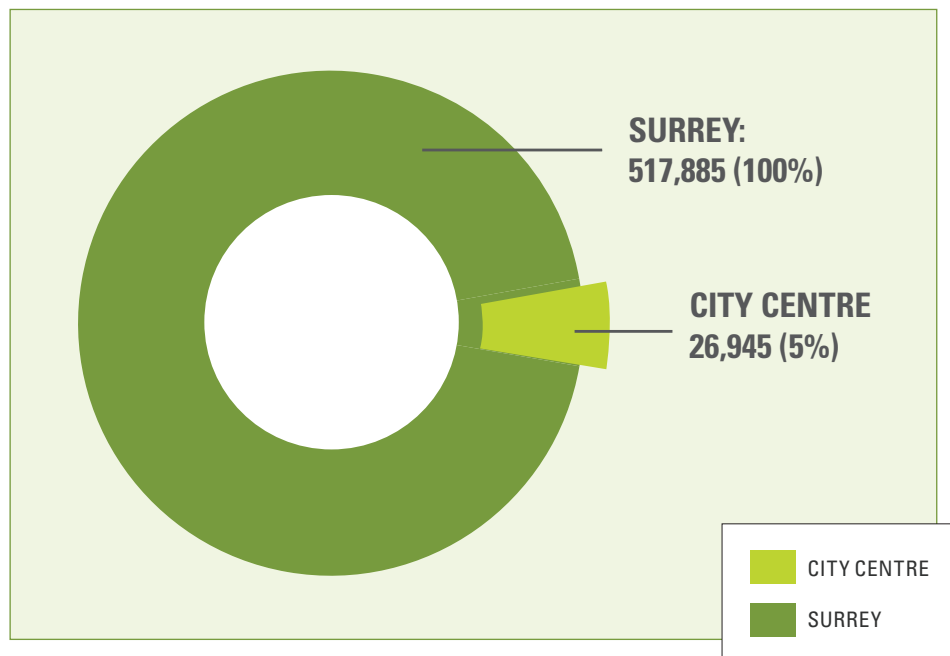
Surrey City Centre is in the midst of a significant transformation; what was once a suburban town centre is developing into a walkable transit-oriented downtown core for business, culture and entertainment activity.

City Centre is bookended between 132 Street and 140 Street to the west and east, and extends as far north as 112 Avenue and as far south as 94th Avenue.

POPULATION & FAMILIES

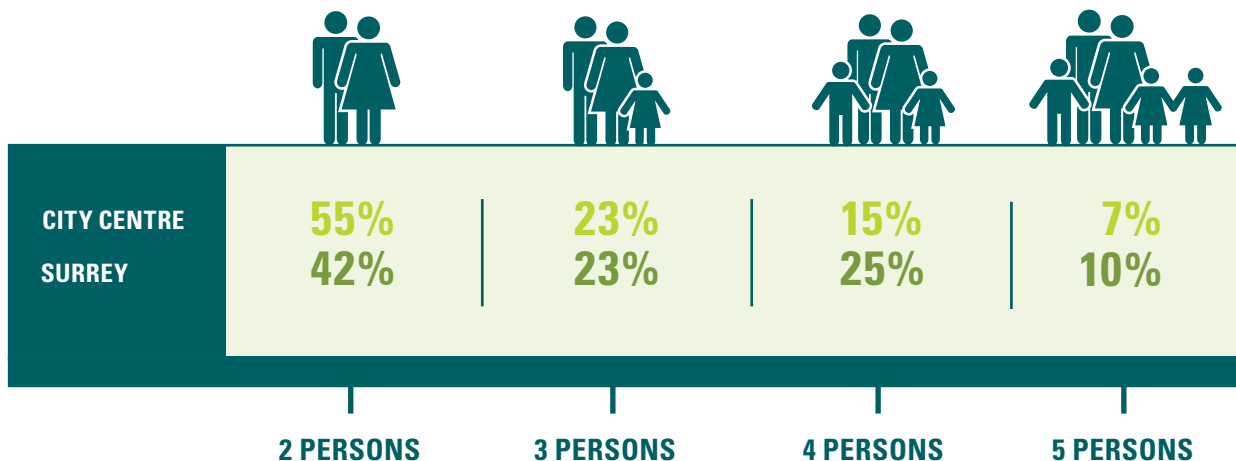
POPULATION

In 2016, the population of City Centre was 26,945, 5% of Surrey's total population.



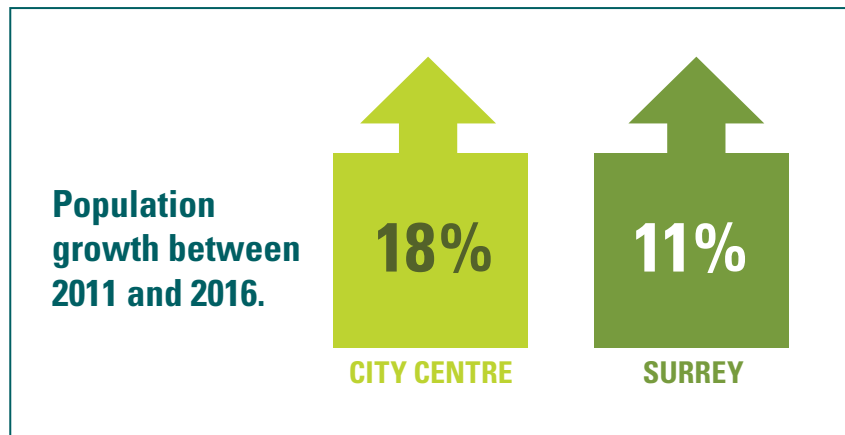
POPULATION BY FAMILY SIZE

The breakdown of family sizes in City Centre in 2016 was quite different than the breakdown for Surrey. In 2016, 55% of families in City Centre consisted of 2 people, much higher than the percentage citywide, (42%). Similarly, 15% of families in City Centre consisted of 4 people, much lower than the percentage citywide (25%).



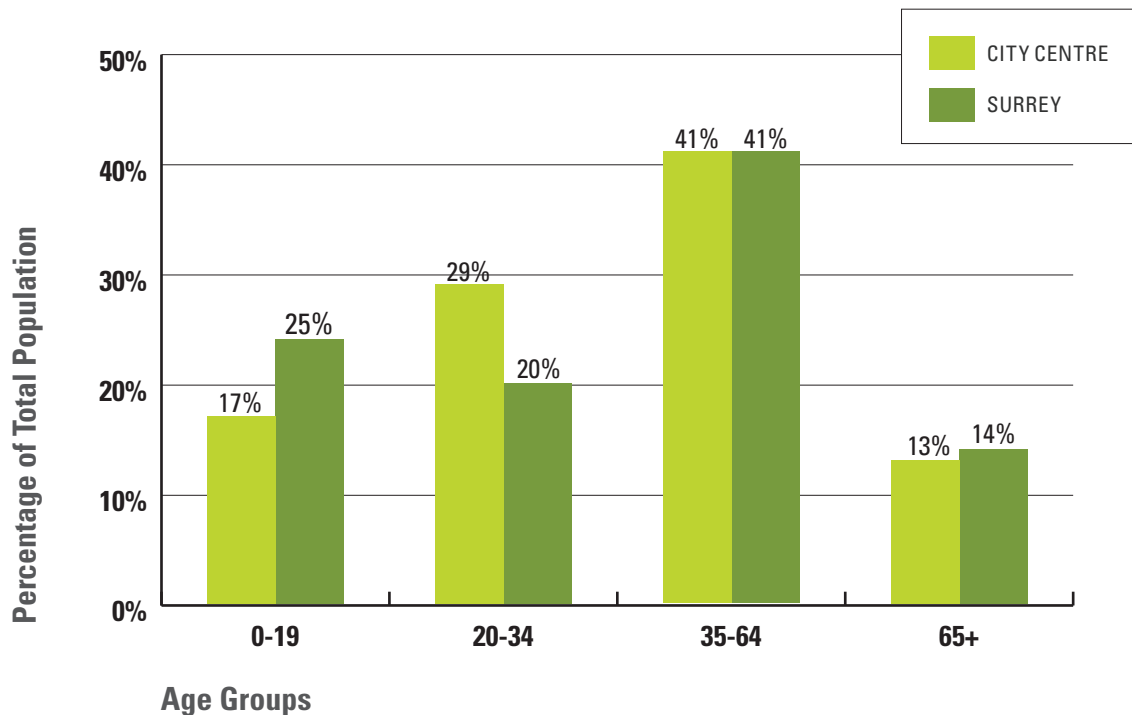
POPULATION GROWTH

City Centre's population grew by 18% between 2011 and 2016. This was down from a previous high of 31% between 2006 and 2011. This was much higher than 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, 17% of City Centre's population was 0-19, much lower than the percentage for Surrey, which was 25%. In comparison, 29% of City Centre's population was 20-34, much higher than the percentage for Surrey, which was 20%.

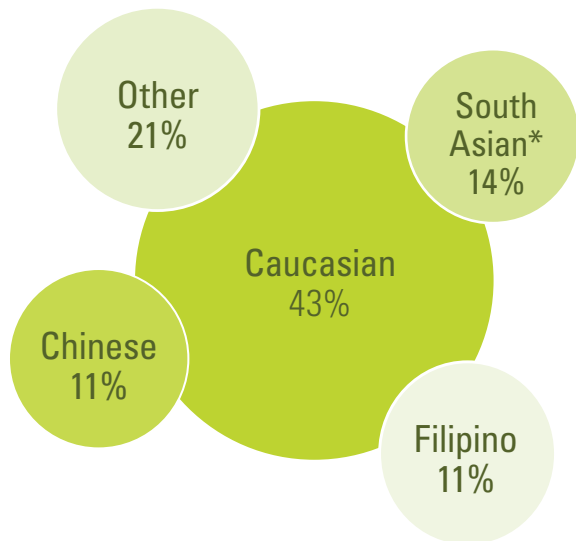


IMMIGRATION

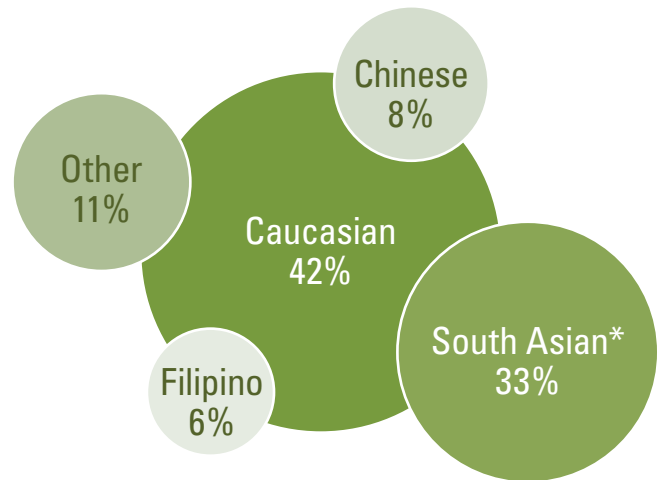
TOP 4 ETHNIC GROUPS

In 2016, 43% of the population in City Centre and 42% citywide were Caucasian.

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



CITY CENTRE



SURREY

IMMIGRANTS* BY PERIOD OF IMMIGRATION

In 2016, 2,085 of City Centre'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.



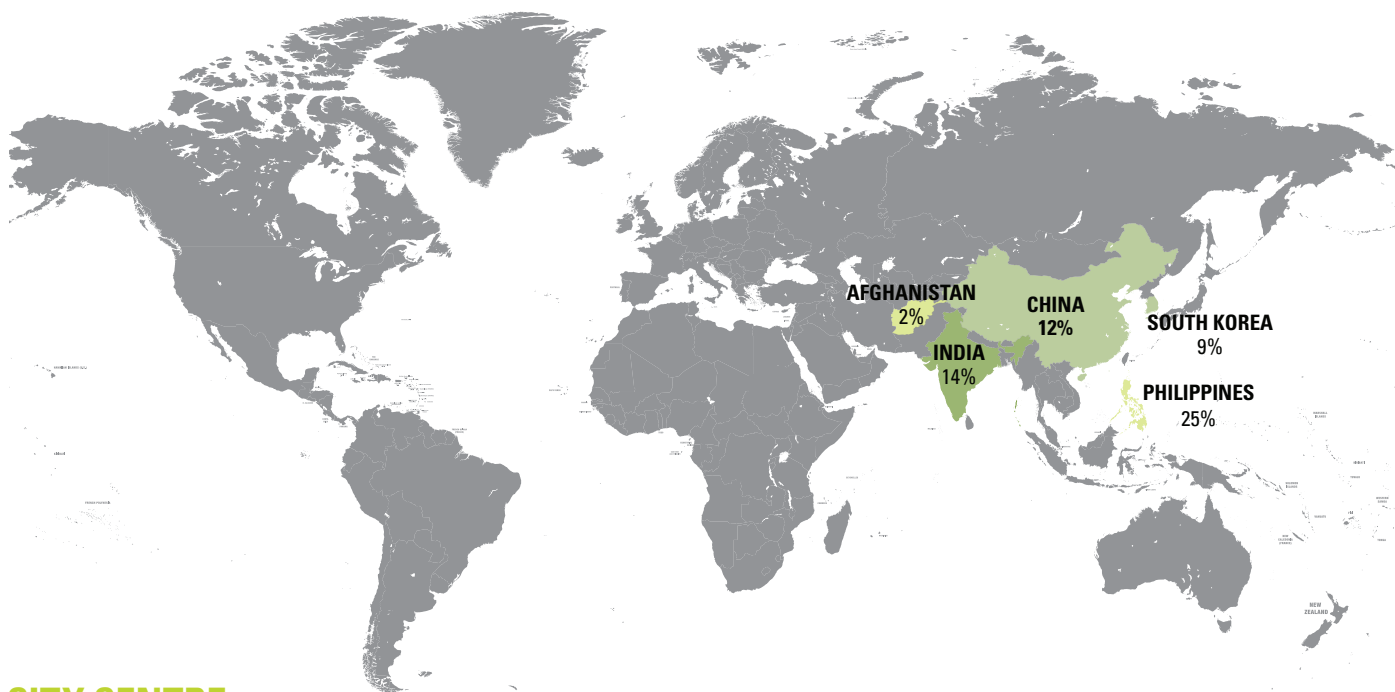
	BEFORE 1981	1981 – 1990	1991 – 2000	2001 – 2010	2011 – 2016
CITY CENTRE	1,305	1,245	2,880	4,225	2,085
SURREY	37,055	25,490	52,570	68,705	36,335

IMMIGRATION POPULATION

TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

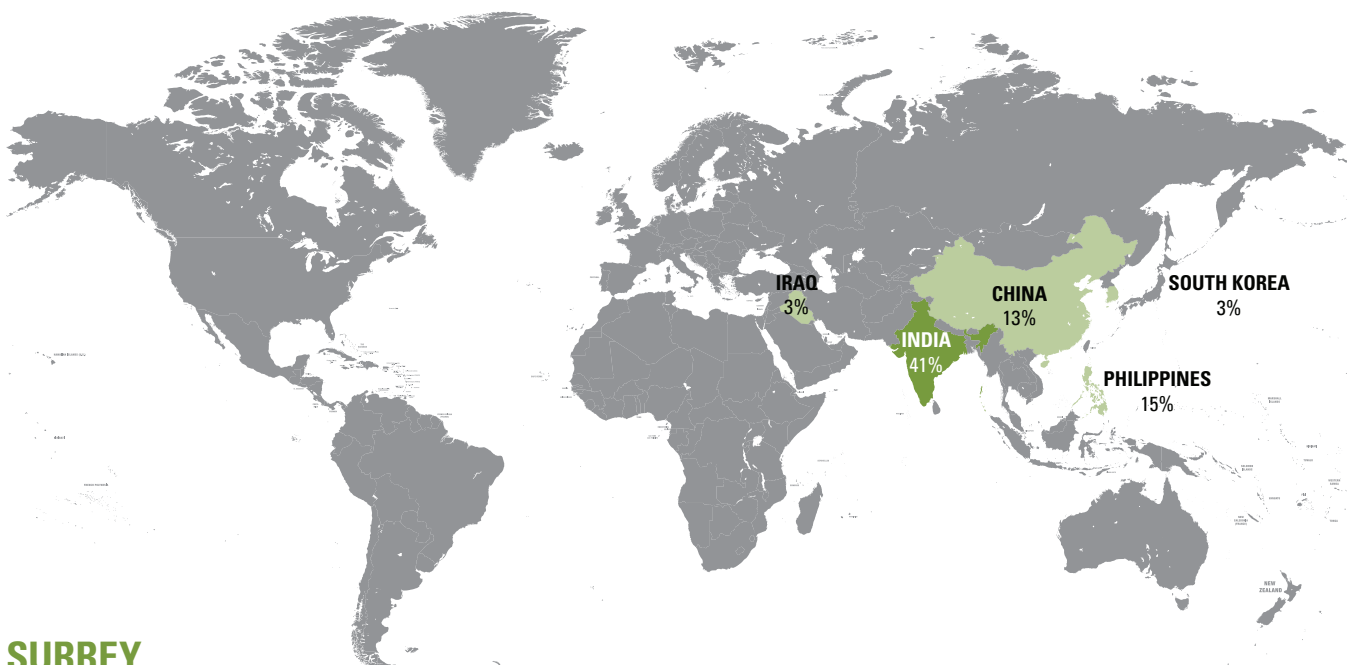
In 2016, the top place of origin of recent immigrants to City Centre was the Philippines (25%). By comparison, the top place of origin of recent immigrants to the City was India (41%).

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



CITY CENTRE

Map illustrates the top five places of origin of recent immigrants living in City Centre in 2016, which equates to 62% of recent immigrants. The remaining 38% were not mapped.



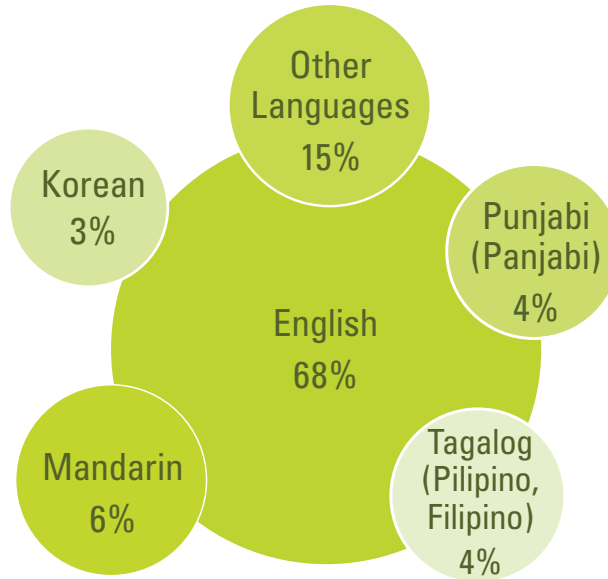
SURREY

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.

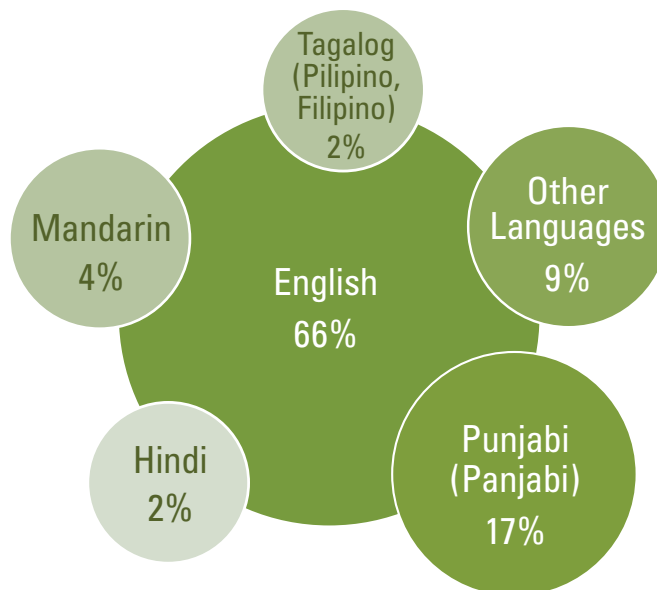
LANGUAGE

MOST COMMON LANGUAGE SPOKEN AT HOME

In 2016, 68% of City Centre residents spoke English at home, similar to the city where 66% spoke English.



CITY CENTRE



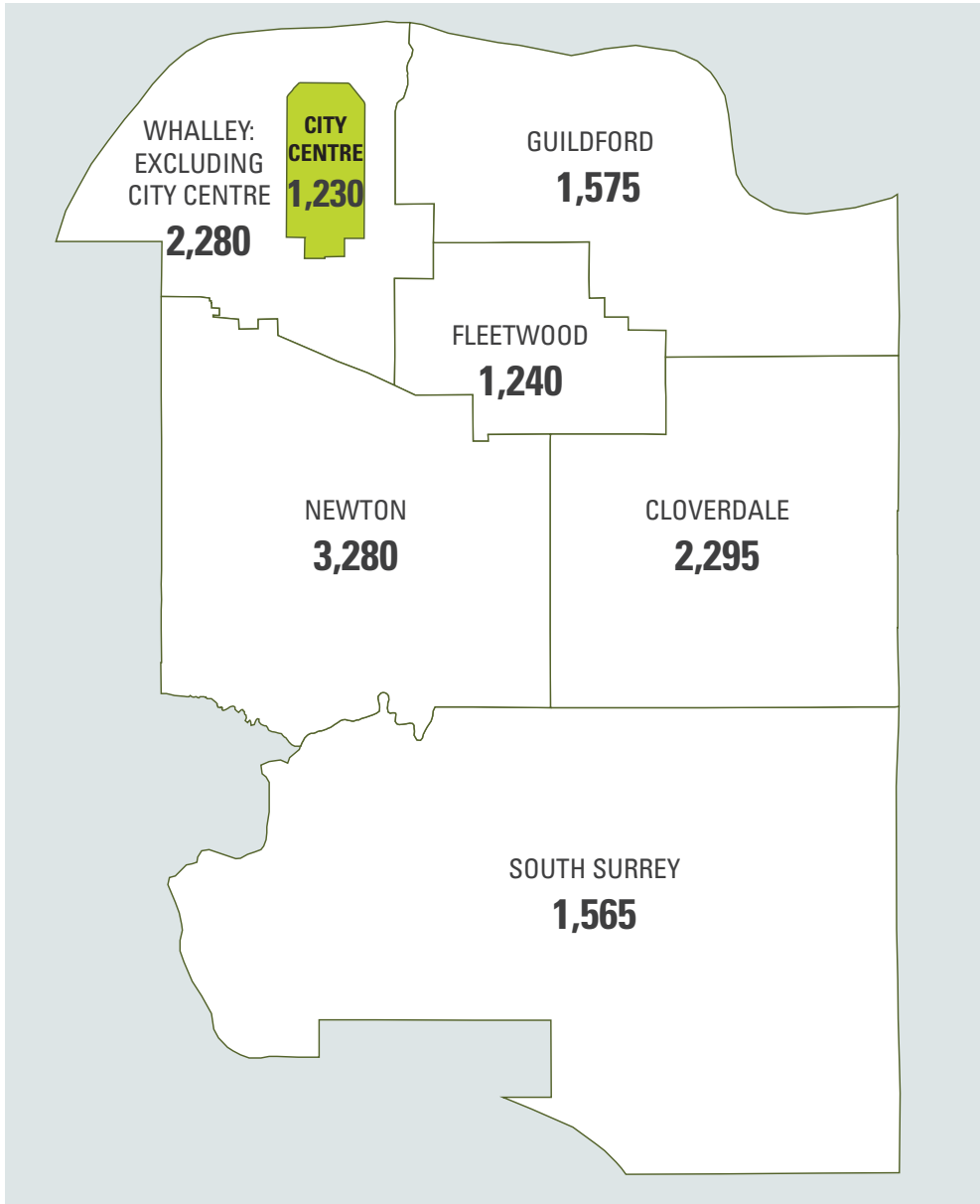
SURREY

INDIGENOUS

INDIGENOUS POPULATION BY COMMUNITY

In 2016, there were 13,460 people that identified as aboriginal* living in Surrey. Of those 1,230 or 5% lived in City Centre

* 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 City Centre's population that was aboriginal was 5% compared to 3% for the city.





CITY CENTRE 5% **SURREY 3%**



HOUSING

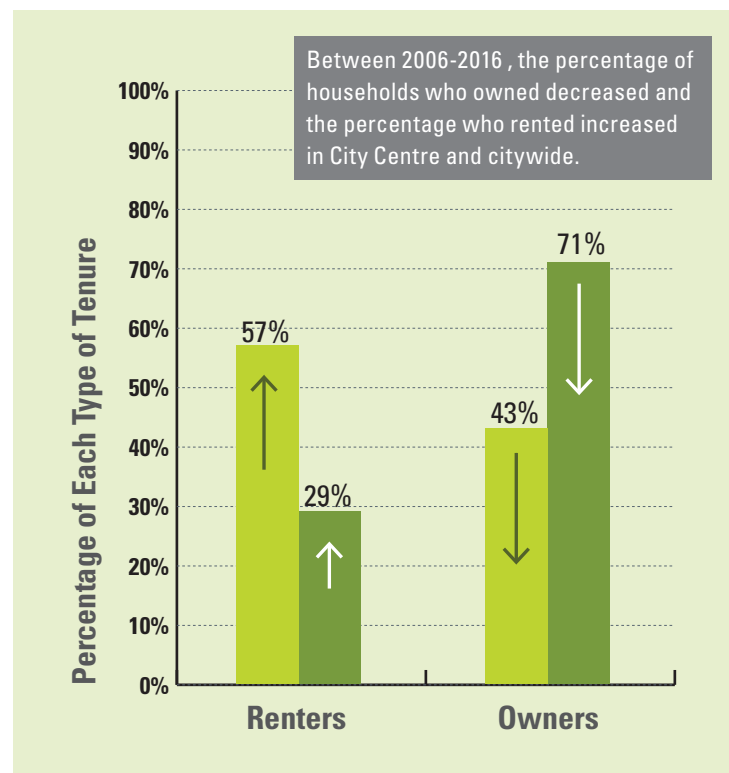
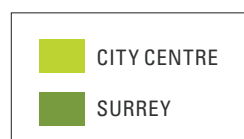
NUMBER OF EACH TYPE OF DWELLING UNIT

In 2016, the majority of dwelling units in City Centre were low and high rise apartment units. In 2016 there were 9,345 apartment units, which represented 77% of the private dwellings. This was significantly higher than the total percentage of apartment units citywide, which was 24% (40,615).

	TYPE	CITY CENTRE	SURREY
	Single Family Dwelling	15% (1,770)	58% (99,060)
	Row/Townhouses	8% (1,020)	18% (30,440)
	Low Rise Apartments	40% (4,810)	20% (34,520)
	High Rise Apartments	37% (4,500)	4% (5,950)
	Total Dwellings Units	12,100	169,970

TENURE

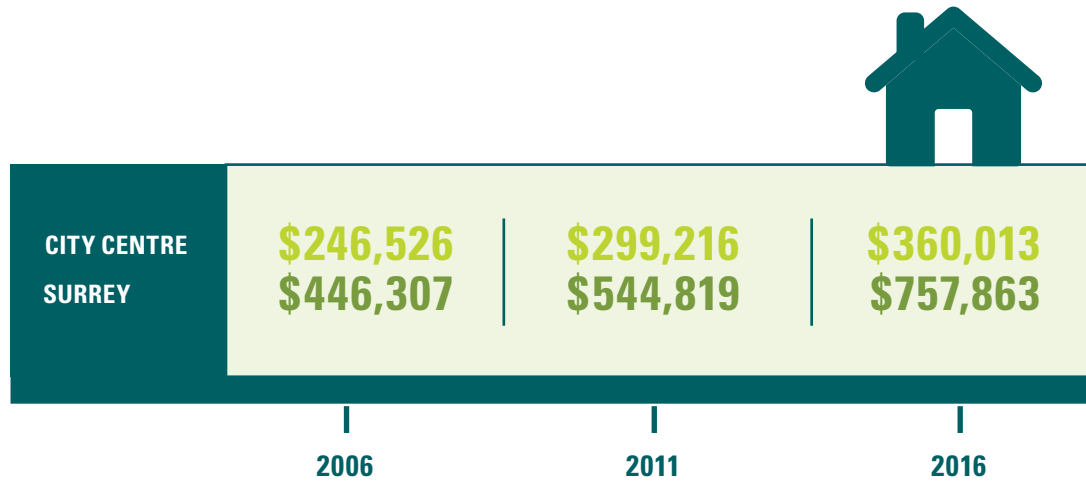
In City Centre, the majority of households rented rather than owned in 2016. 43% of City Centre residents owned their home, compared with 71% for the City. Between 2006 and 2016, the percentage of households who owned decreased while the percentage of households who rented increased. In City Centre, the percentage of households who rented increased from 50% to 57% and Citywide from 25% to 29% between 2006 and 2016.



AVERAGE VALUE OF DWELLINGS

The average value of dwellings* continued to increase in City Centre and citywide between 2006 and 2016. In 2016, the average value of a dwelling in City Centre was \$360,013, 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

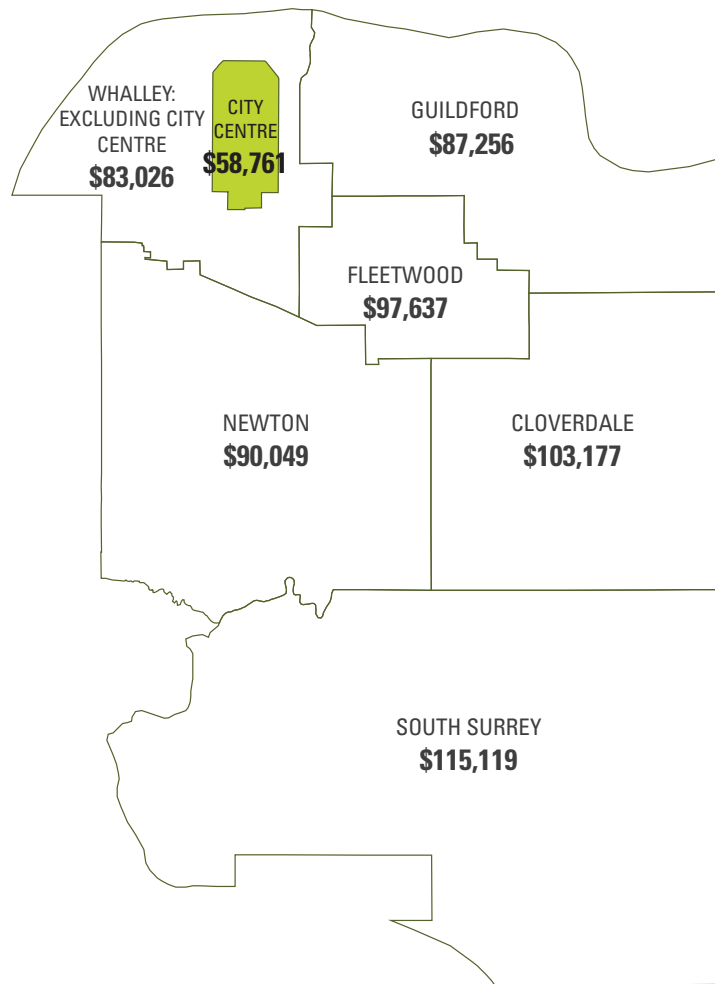
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2016, 43% of renters in City Centre and 37% citywide spent more than 30% of their income on rent. In comparison 30% of home owners in City Centre and 25% citywide spent 30% or more of their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



INCOME

AVERAGE HOUSEHOLD INCOME

In 2015, the average household income in City Centre was \$58,761, which was much lower than the city's average income (\$93,586).



AVERAGE INCOME BY HOUSEHOLD TYPE

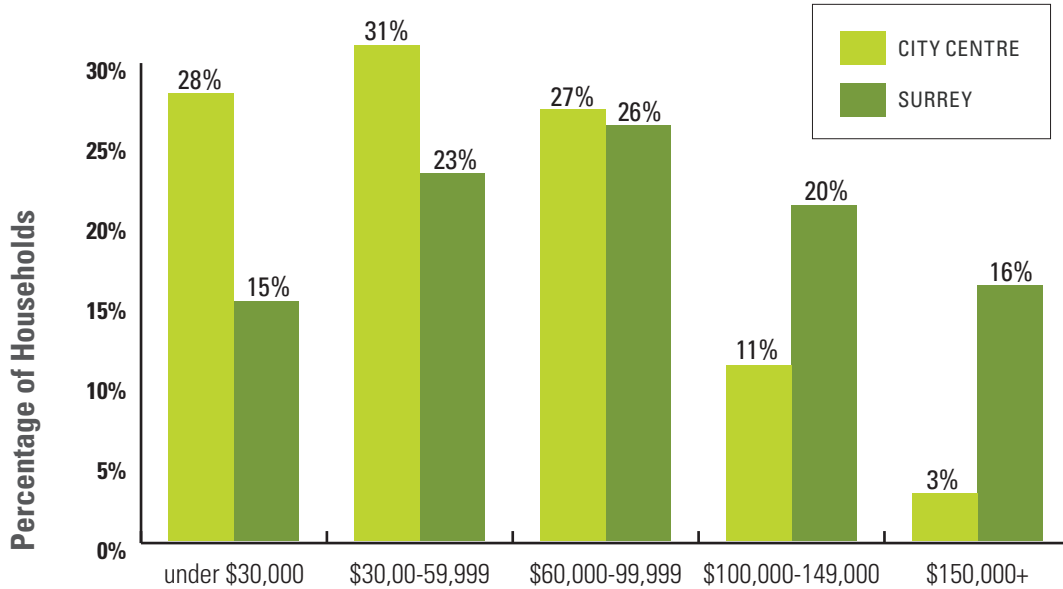
In 2015 in City Centre, the family type with the highest average household income* was couples with children, with an income of \$80,853. For each family type, the average income in City Centre was much lower than those for the city.

TYPE	CITY CENTRE	SURREY
Couple Families Without Children	\$72,955	\$95,517
Couple Families with Children	\$80,853	\$119,698
Lone-Parent Families	\$52,596	\$62,818
Persons 15 Years and Over Not in Families	\$35,079	\$39,475
All Households	\$58,761	\$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

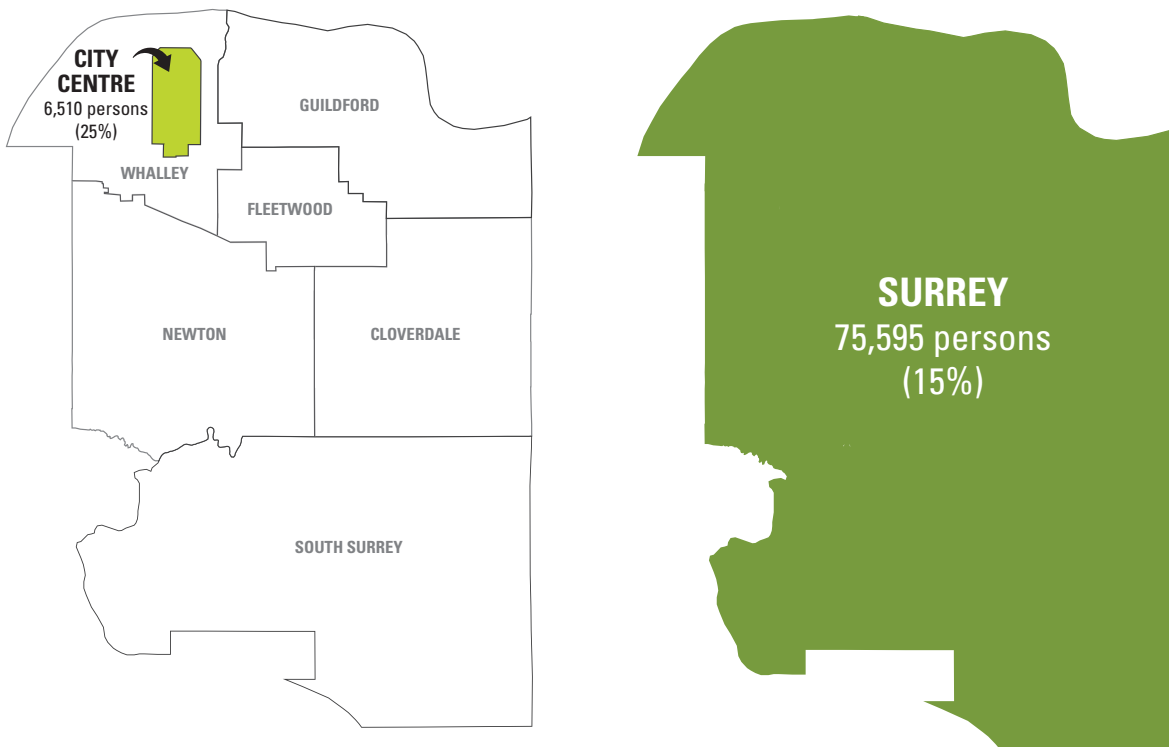
In 2015, the percentage of households in City Centre with an income of more than \$150,000 was 3%, much less than the city with 16%.



PERSONS IN LOW INCOME

In 2015, about 1 in 4 people, or 25% of the population in City Centre were considered to be low income*. This was much higher than the percentage for the city, which was 15%.

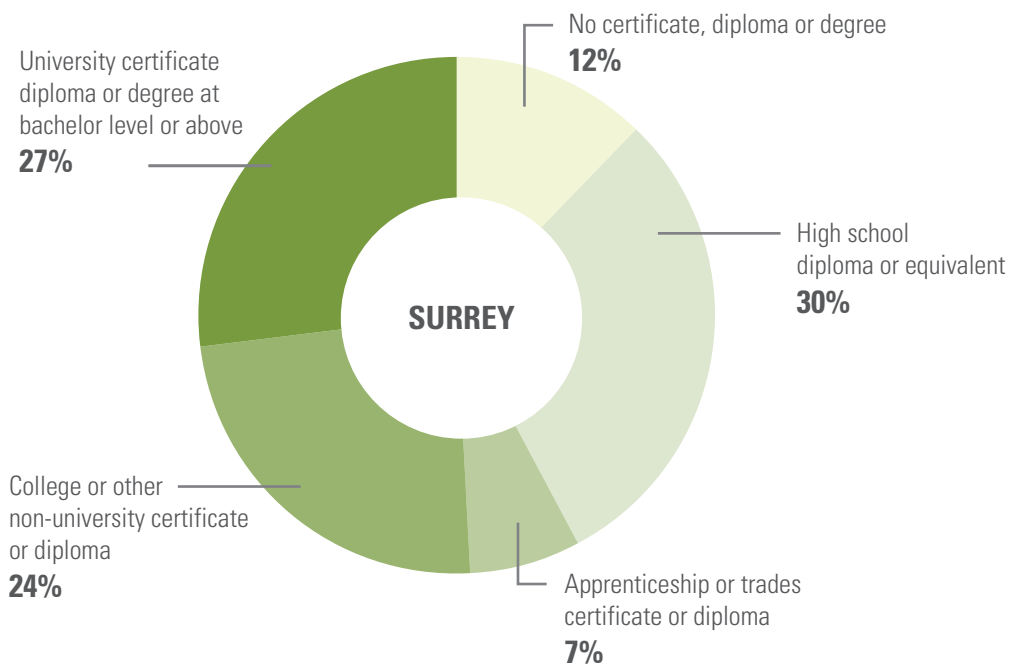
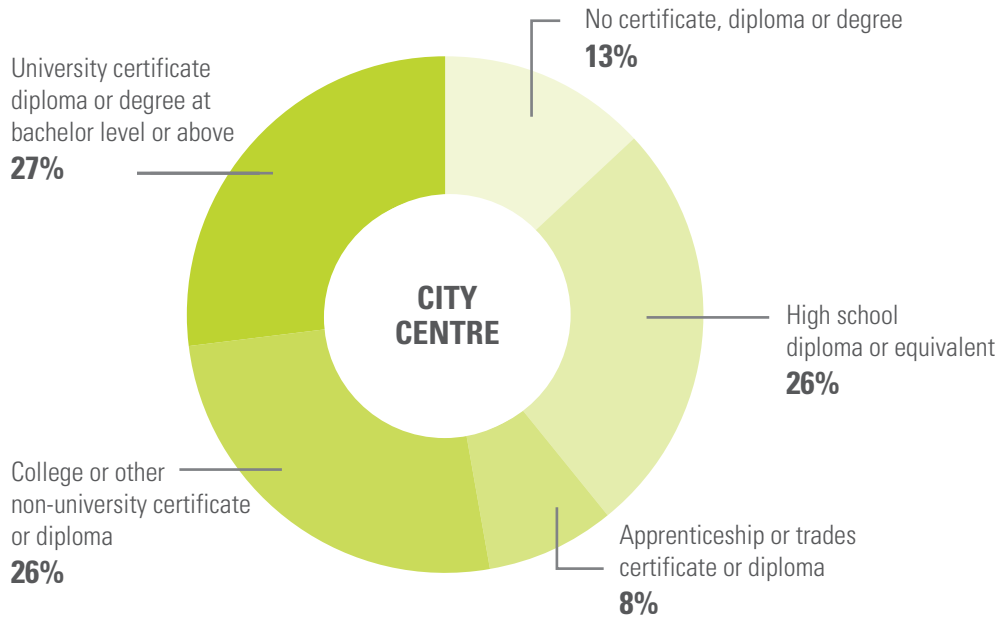
*Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

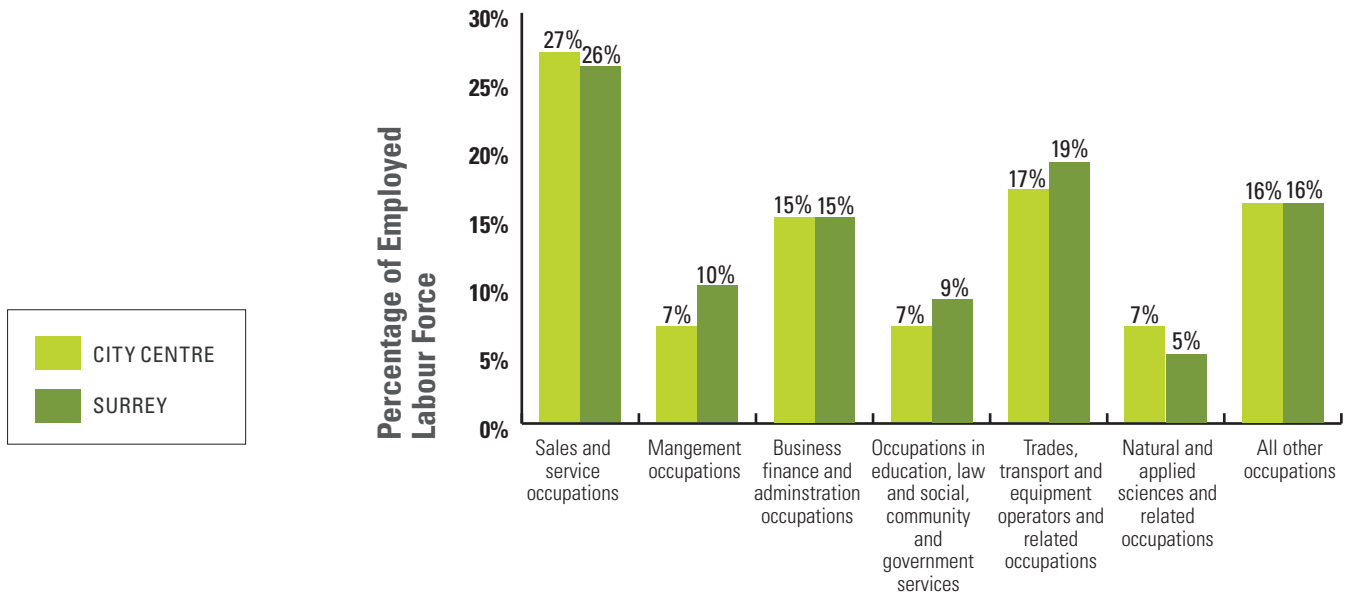
In 2016, 27% of the City's and the City Centre's population aged 25 to 64 had a university degree.



LABOUR FORCE

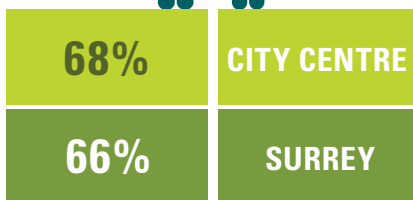
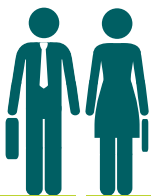
MAJOR OCCUPATIONS

The breakdown of occupations in City Centre in 2016 was very similar to the breakdown for Surrey.



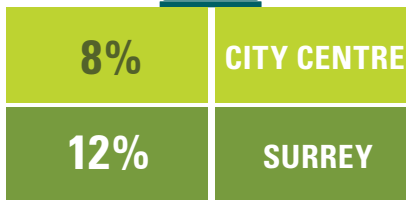
Employment

In 2016, the overall labour force participation rate* in City Centre was 68%, very similar to the city at 66%.



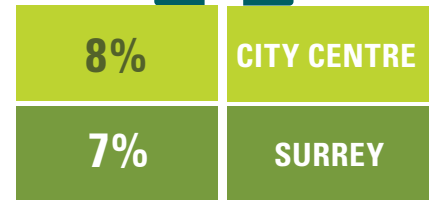
Self-Employed

In 2016, 8% (1,185) of the employed labour force in City Centre were self-employed, compared with 12% (31,800) citywide.



Unemployment Rate

In 2016, 8% of those participating in the labour force in City Centre were unemployed. This was higher 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 56% of City Centre'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 5.2% increase in City Centre (up to 36%) 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	8% (1,025)	↑ 1.3%	CITY CENTRE
	4% (10,125)	↑ 0.2%	SURREY

			
DROVE CAR	56% (7,485)	↓ -6.8%	CITY CENTRE
	81% (193,255)	↓ -2.3%	SURREY

			
USED PUBLIC TRANSIT	36% (4,880)	↑ 5.2%	CITY CENTRE
	15% (35,560)	↑ 2.1%	SURREY

COMMUTE TIME FOR WORK

In 2016 in City Centre, 65% (43% + 22%) of those in the workforce commuted more than 30 minutes and of those, 22% 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**

35%

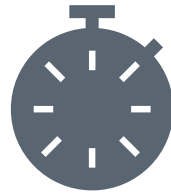
46%



**30 TO 59
MINUTES**

43%

38%



**60 MINUTES
AND OVER**

22%

16%

CITY CENTRE

SURREY

PLACE OF WORK STATUS

In 2016, 4% (595) of the employed labour force in City Centre worked from home, compared with 6% (16,085) citywide.



**WORKED
FROM HOME**

4% (595)

CITY CENTRE

6% (16,085)

SURREY

