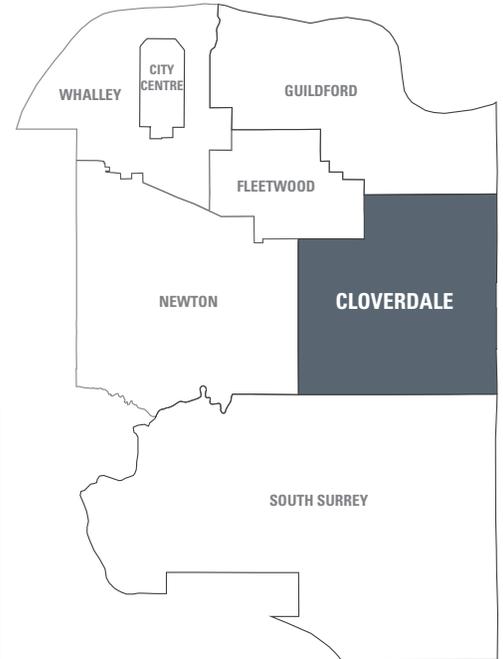


# CLOVERDALE

## CITY OF SURREY COMMUNITY PROFILES

2016 Census Data  
City of Surrey Statistics



 <p><b>AREA</b> <b>4,917 ha</b> (32,621 ha)</p>	 <p><b>AVERAGE HOUSEHOLD INCOME</b> <b>\$103,177</b> (\$93,586)</p>
 <p><b>POPULATION</b> <b>65,645</b> (517,885)</p>	 <p><b>RENTERS</b> <b>21%</b> (29%)</p>
 <p><b>IMMIGRANT POPULATION</b> <b>23%</b> (43%)</p>	 <p><b>UNEMPLOYMENT RATE</b> <b>5%</b> (7%)</p>
 <p><b>OCCUPIED PRIVATE DWELLINGS</b> <b>22,745</b> (169,970)</p>	 <p><b>TAKE TRANSIT TO WORK</b> <b>6%</b> (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](http://data.surrey.ca/dataset/2016-surrey-census)

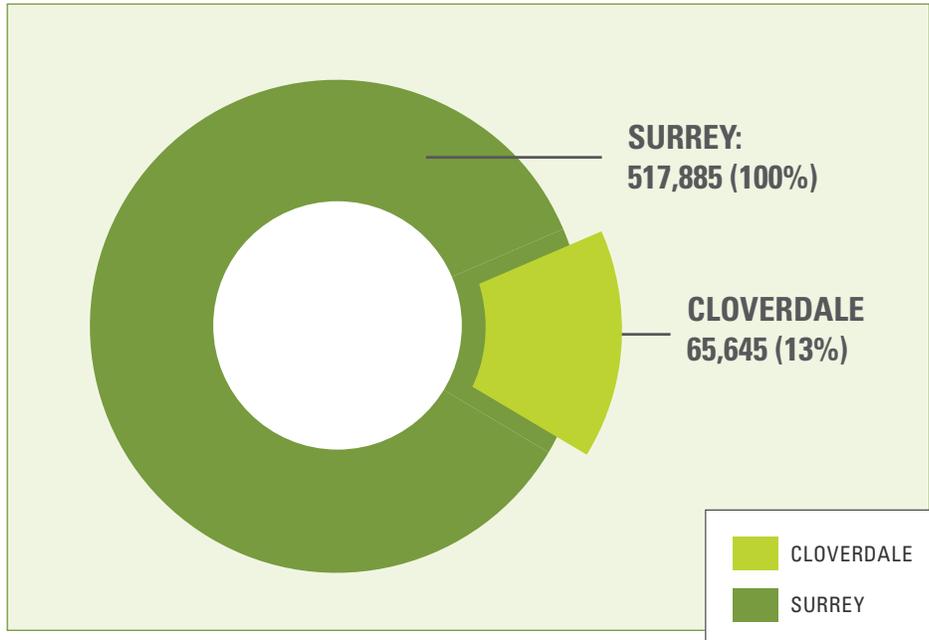
**Cloverdale** is characterized by a mix of historic and newer neighbourhoods, such as West Cloverdale and Clayton Heights. Drawing on its rich agricultural and pioneer heritage, Cloverdale is home to the annual Cloverdale Rodeo.

Cloverdale is the third largest community in Surrey. The western border runs along 160th Street and connects with 48th Avenue, which is the southern border. To the east is Langley and to the north are Guildford and Fleetwood, separated by 84th Avenue and 76th Avenue respectively.

# POPULATION & FAMILIES

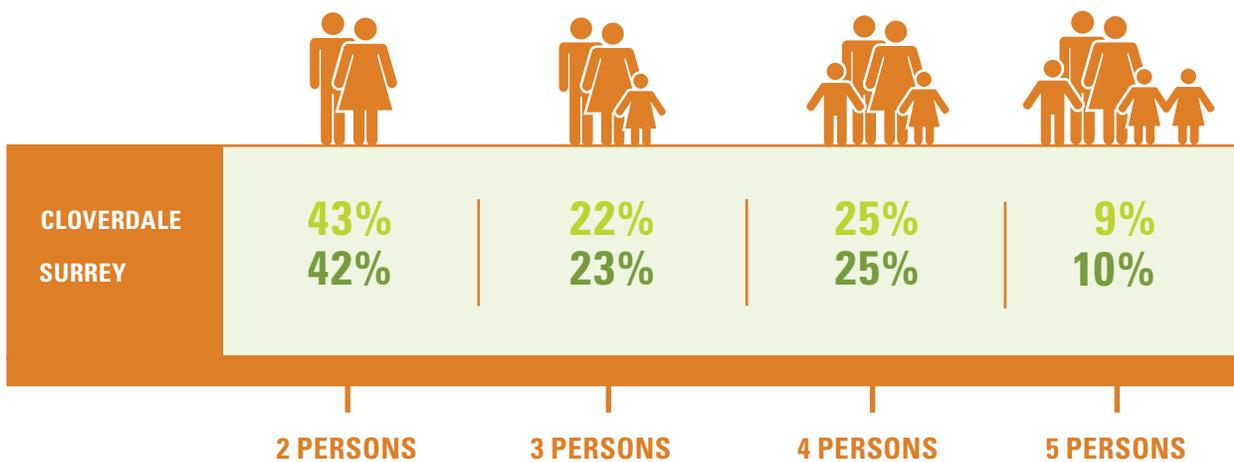
## POPULATION

In 2016, the population of Cloverdale was 65,645 or 13% of Surrey's total population.



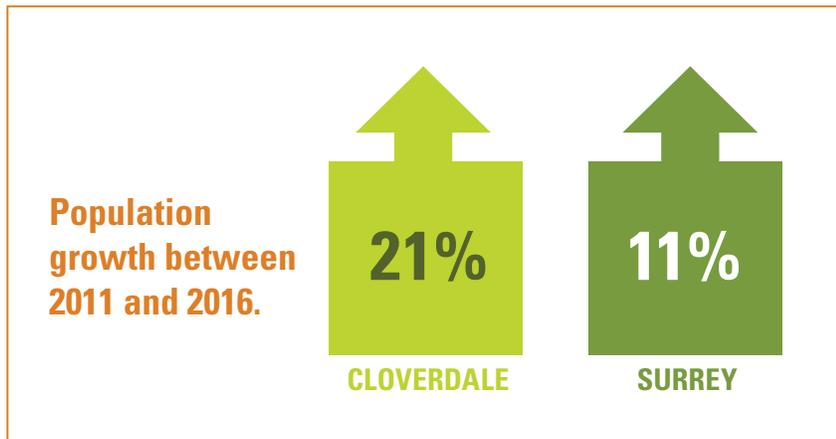
## POPULATION BY FAMILY SIZE

The breakdown of family sizes in Cloverdale in 2016 was fairly similar to the breakdown for Surrey.



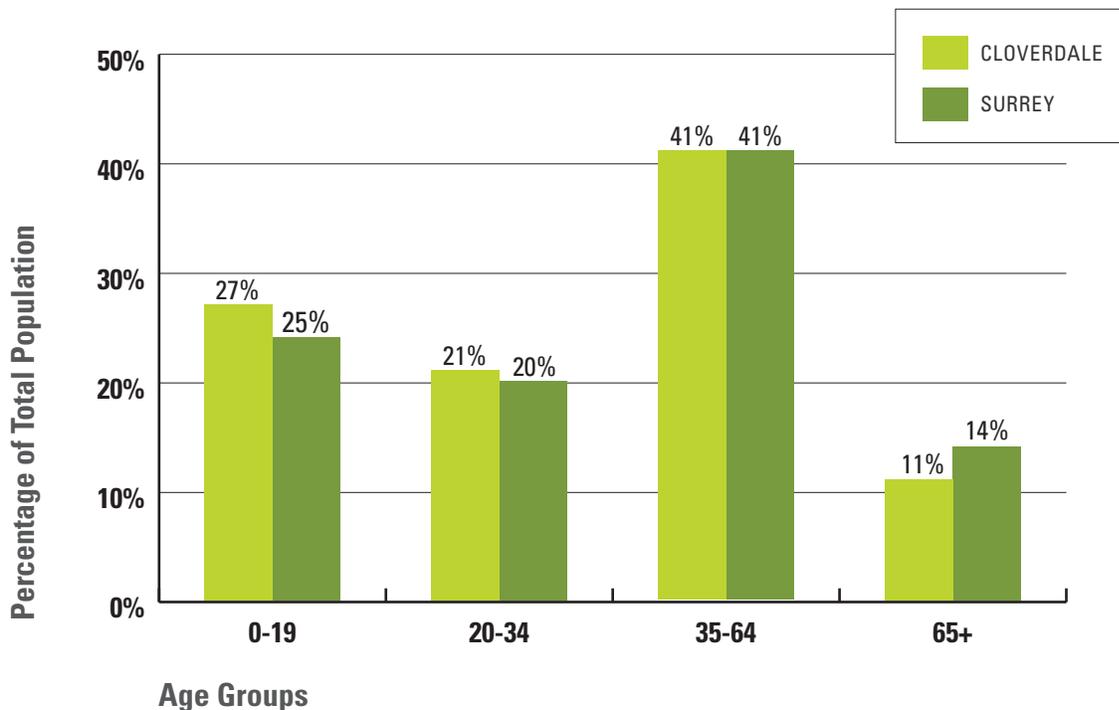
## POPULATION GROWTH

Cloverdale's population grew by 21% between 2011 and 2016. This was down from a previous high of 44% between 2006 and 2011. This was much higher than the overall city growth rates. The city's population grew by 11% between 2011 and 2016, down from 19% between 2006 and 2011.



## POPULATION BY AGE GROUP

In 2016 the average age in Cloverdale was 37, 2 years younger than the average age for the city which was 39. In 2016, only 11% of Cloverdale's population was 65 and over, compared with 14% citywide.

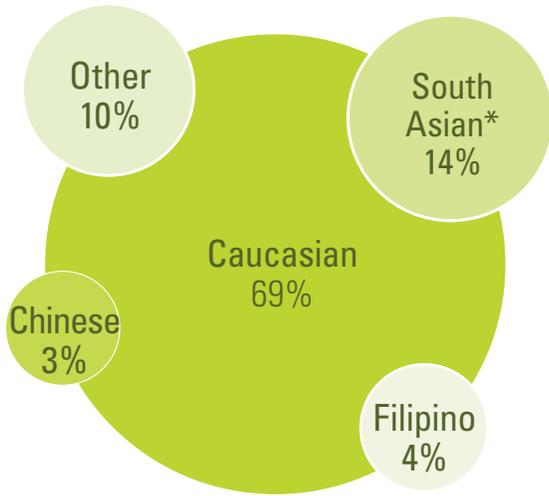


# IMMIGRATION

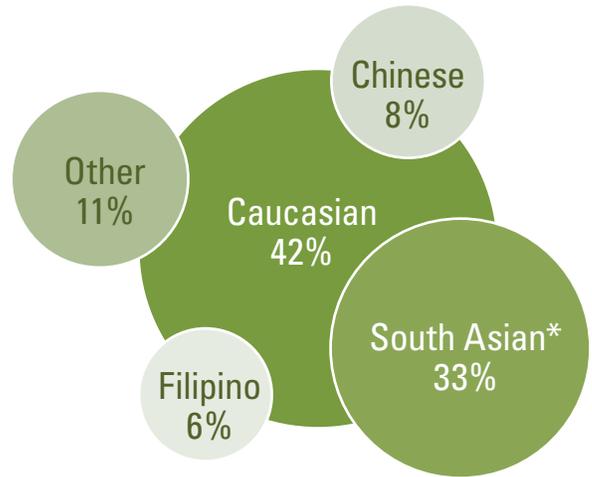
## TOP 4 ETHNIC GROUPS

In 2016, 69% of the population in Cloverdale was Caucasian. This was much higher than the city, where 42% of the population was Caucasian in 2016.

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



**CLOVERDALE**



**SURREY**

## IMMIGRANTS\* BY PERIOD OF IMMIGRATION

Immigration has steadily risen in Cloverdale and in the city in the last 40 years. 1,985 immigrants moved into Cloverdale between 2011 and 2016. During the same time period 36,335 immigrants moved into the city.

\* Immigrants include all residents who have been granted the right to live in Canada permanently by immigration authorities.



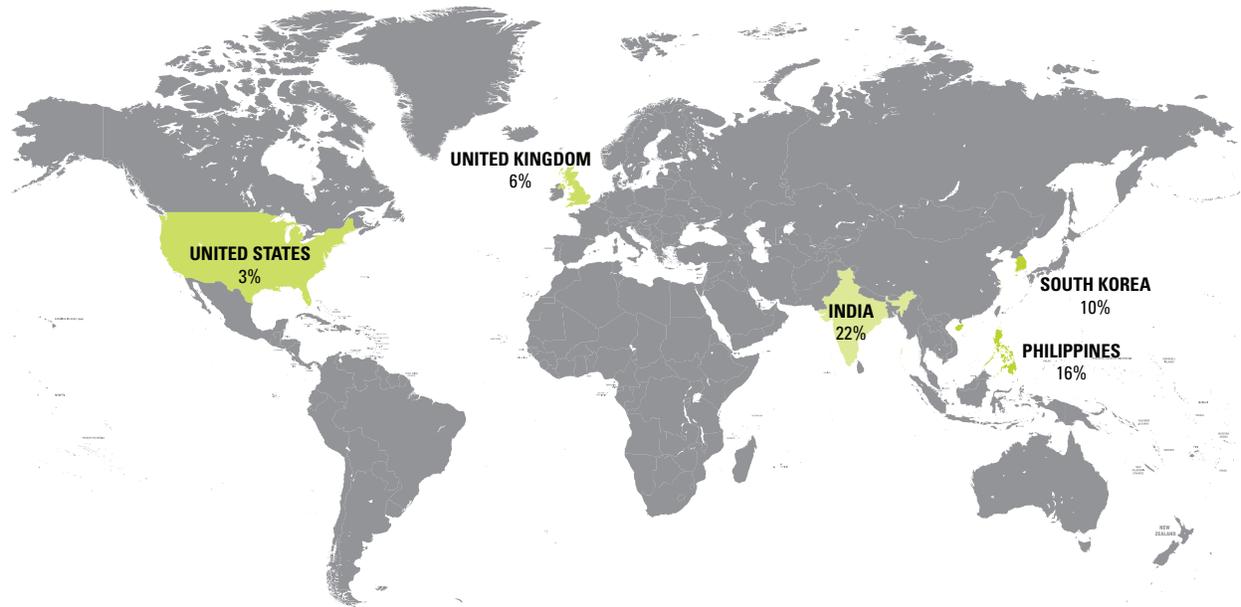
	BEFORE 1981	1981 – 1990	1991 – 2000	2001 – 2010	2011 – 2016
<b>CLOVERDALE</b>	3,930	1,945	3,190	4,260	1,985
<b>SURREY</b>	37,055	25,490	52,570	68,705	36,335

**IMMIGRATION POPULATION**

## TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

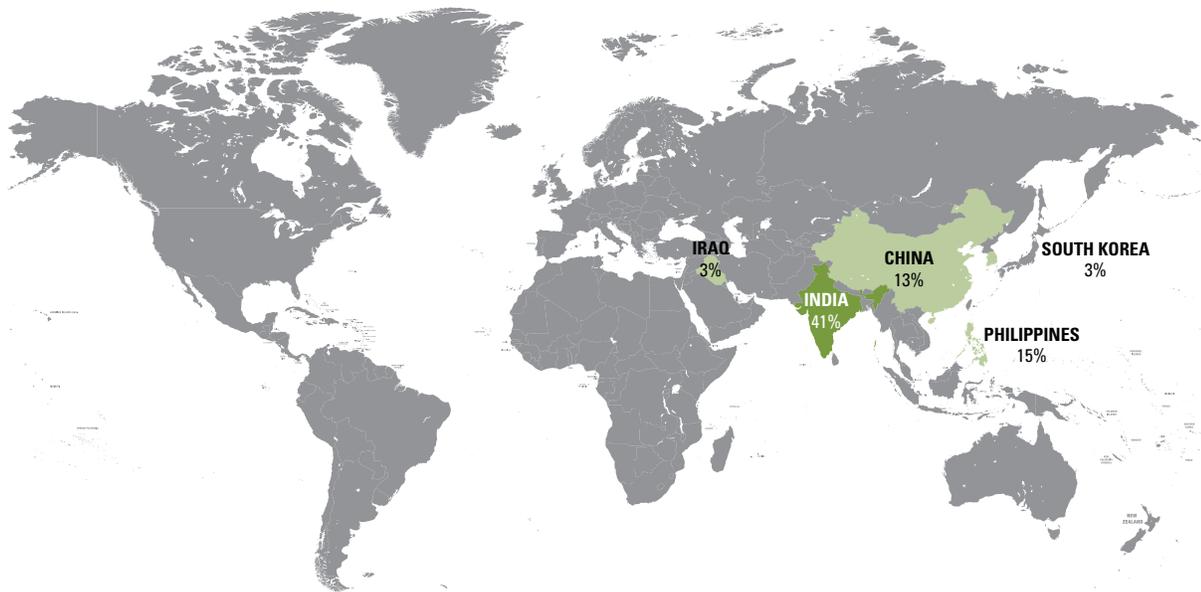
In 2016, the top place of origin of recent immigrants to Cloverdale was India (22%). By comparison, the top place of origin of recent immigrants to the City was India (41%).

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



## CLOVERDALE

Map illustrates the top five places of origin of recent immigrants living in Cloverdale in 2016, which equates to 57% of recent immigrants. The remaining 43% were not mapped.



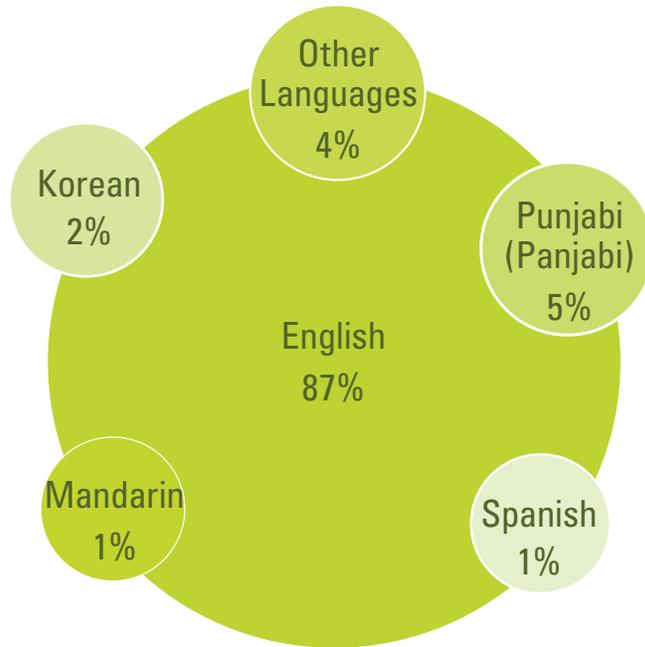
## SURREY

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

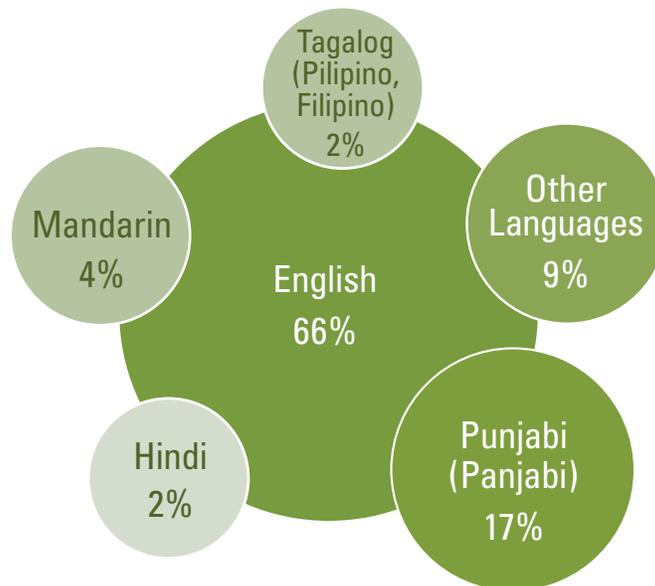
## MOST COMMON LANGUAGE SPOKEN AT HOME

In 2016, 87% of Cloverdale's residents spoke English at home, much higher than the percentage for the city, where only 66% spoke English.



## CLOVERDALE

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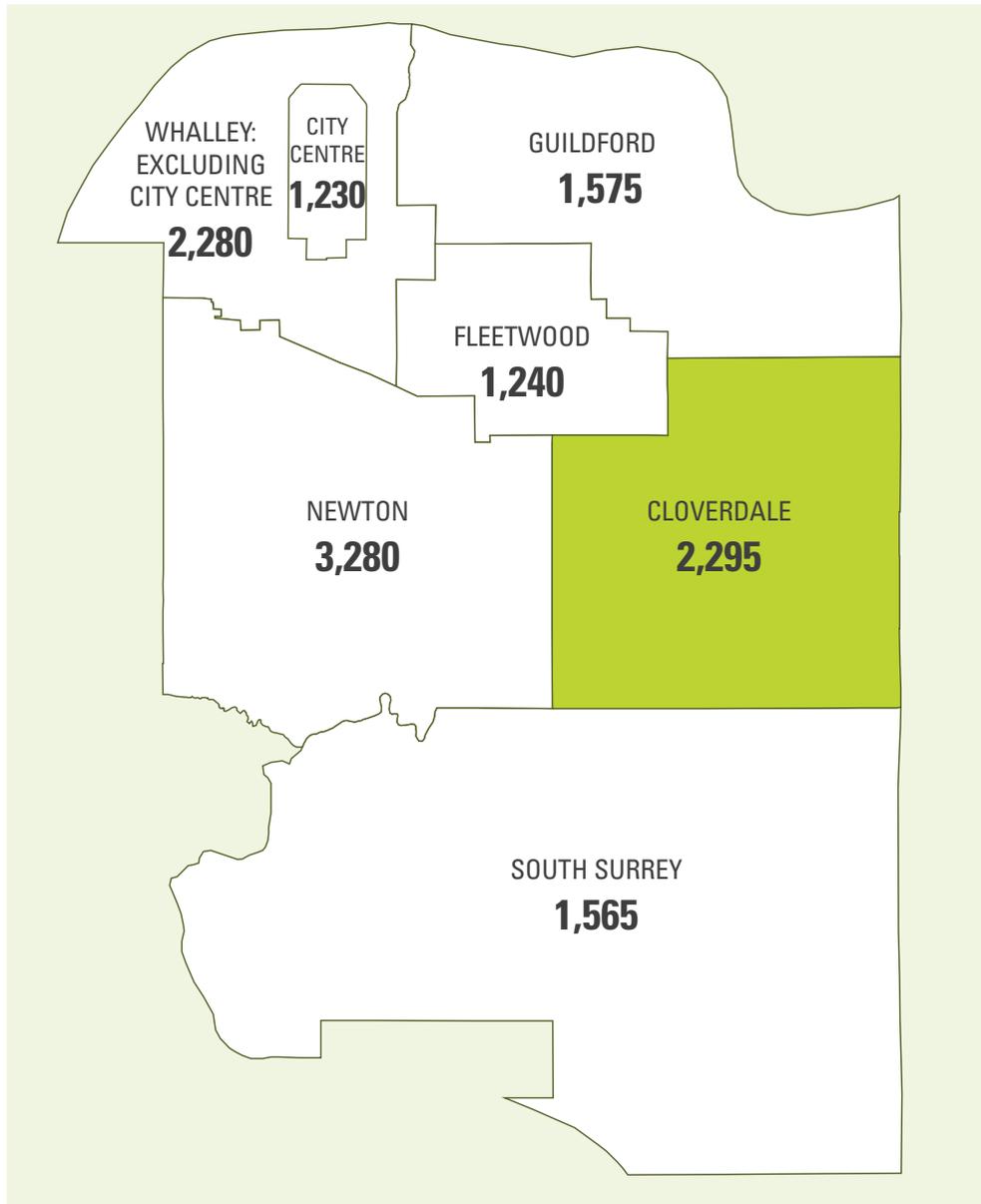
## SURREY

# INDIGENOUS

## INDIGENOUS POPULATION BY COMMUNITY

In 2016, there were 13,460 people that identified as aboriginal\* living in Surrey. Of those 2,295 or 17% lived in Cloverdale.

\* 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 Cloverdale's population that was aboriginal was 4% compared to 3% for the city.

**CLOVERDALE 4%**    **SURREY 3%**



# HOUSING

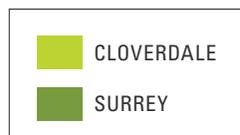
## NUMBER OF EACH TYPE OF DWELLING UNIT

Single family homes remained the dominant residential building type in Cloverdale. In 2016 there were 14,415 single and two family dwellings in Cloverdale, which represented 63% of all private dwellings. This was comparable with the city, where 58% (99,235) of the private dwellings were single family in 2016.

TYPE		CLOVERDALE	SURREY
	Single Family Dwelling	63% (14,395)	58% (99,060)
	Row/Townhouses	25% (5,685)	18% (30,440)
	Apartments	12% (2,665)	24% (40,470)
Total Dwellings Units		22,745	169,970

## TENURE

Ownership remained the predominant form of tenure in Cloverdale and citywide. In 2016, 79% of Cloverdale 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 Cloverdale, the percentage of households who rented increased from 14% to 21% and Citywide from 25% to 29% between 2006 and 2016.



## AVERAGE VALUE OF DWELLINGS

The average value of dwellings\* continued to increase in Cloverdale and citywide between 2006 and 2016. In 2016, the average value of a dwelling in Cloverdale was \$667,482, 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

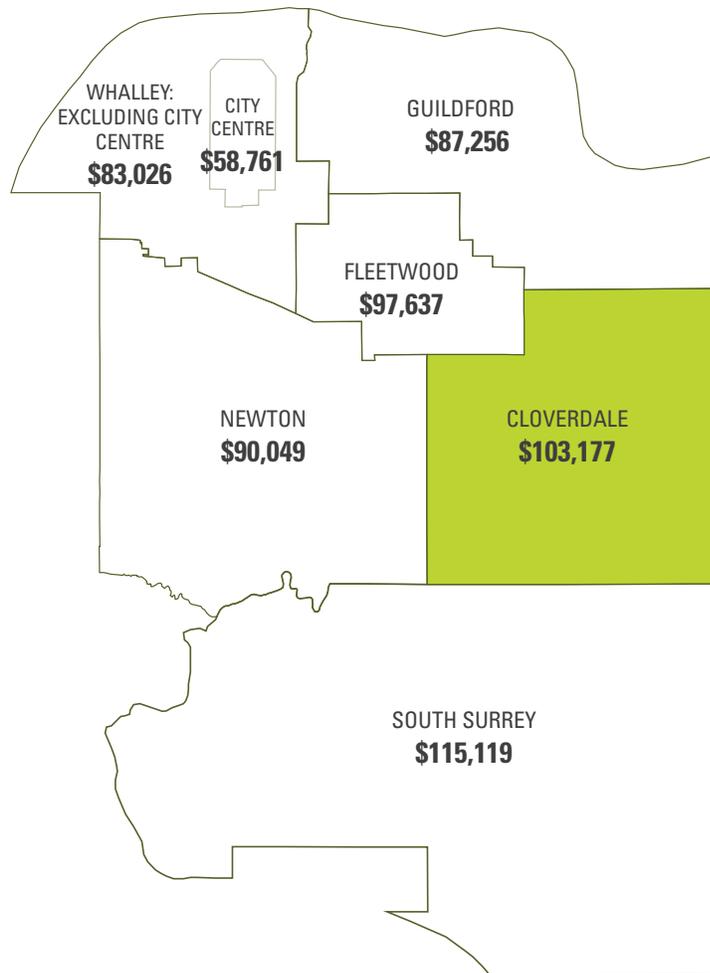
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2016, 36% of renters in Cloverdale and 37% citywide spent more than 30% of their income on rent. In comparison 18% of home owners in Cloverdale and 25% citywide spent 30% or more of their household income on housing.



# INCOME

## AVERAGE HOUSEHOLD INCOME

In 2015, Cloverdale had the second highest average household income of all seven Surrey communities, with an average household income of \$103,177.



## AVERAGE INCOME BY HOUSEHOLD TYPE

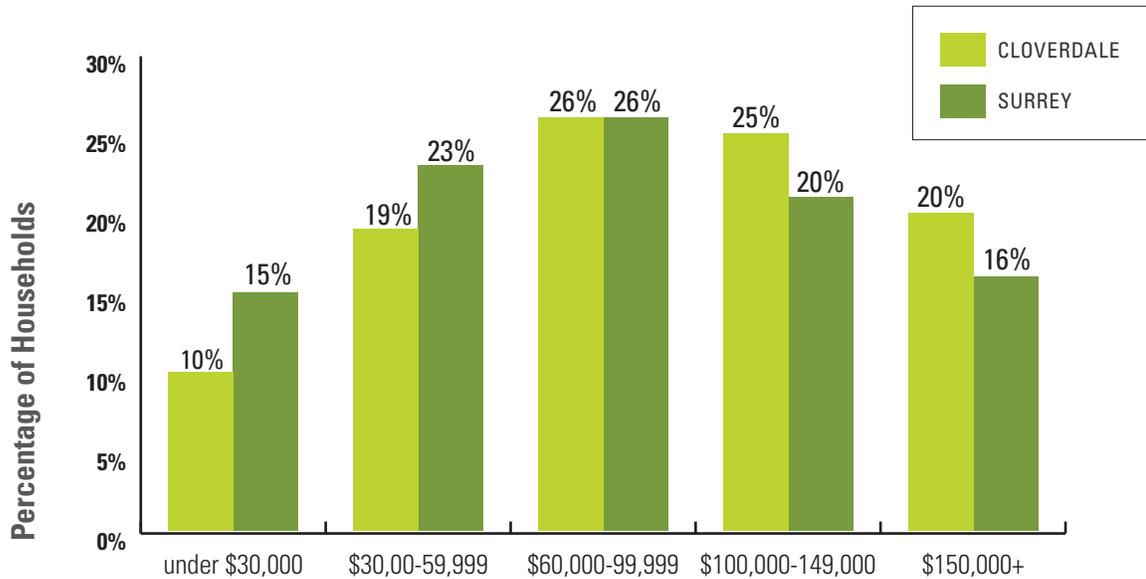
In 2015 in Cloverdale, the family type with the highest average household income\* was couples with children, with an income of \$131,163. For each census family type, the average income in Cloverdale was higher than those for the city.

TYPE	CLOVERDALE	SURREY
Couple Families Without Children	\$100,137	\$95,517
Couple Families with Children	\$131,163	\$119,698
Lone-Parent Families	\$71,122	\$62,818
Persons 15 Years and Over Not in Families	\$47,735	\$39,475
All Households	<b>\$103,177</b>	<b>\$93,586</b>

\* 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

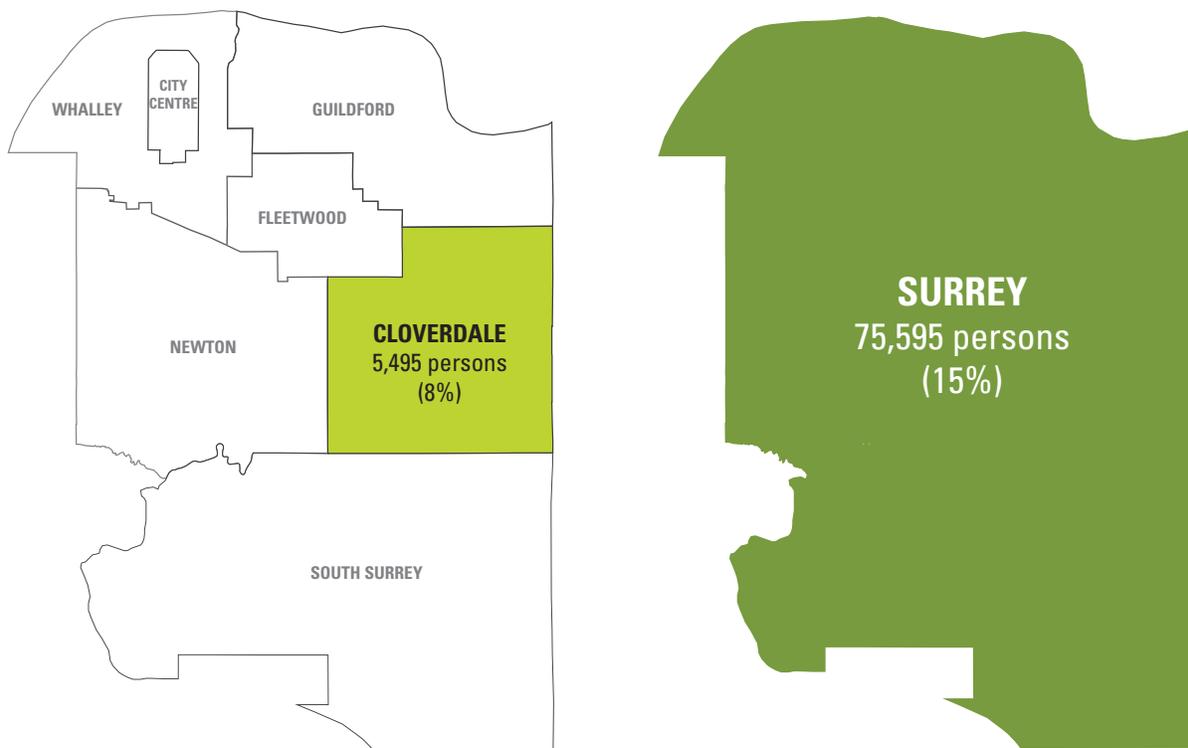
In 2015, Cloverdale had a larger percentage of households in the higher income brackets than citywide.



## PERSONS IN LOW INCOME

In 2015, 8% of the population in Cloverdale was considered low income\*. This was much lower than the percentage for the city, which was 15%.

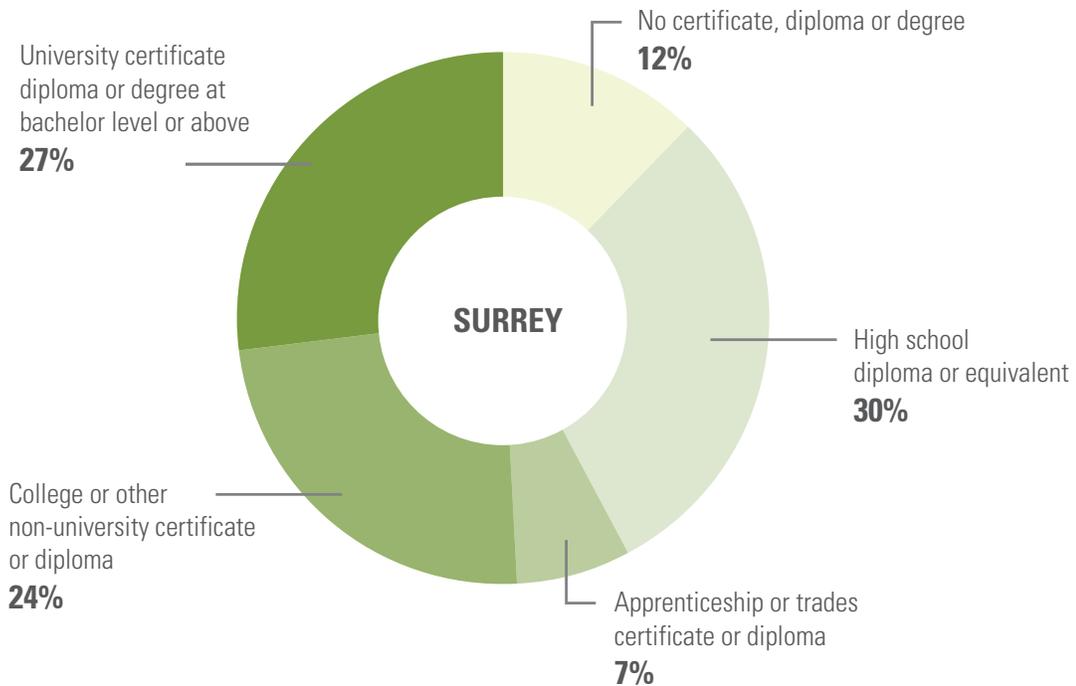
Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



# EDUCATION

## HIGHEST LEVEL OF EDUCATION ATTAINED

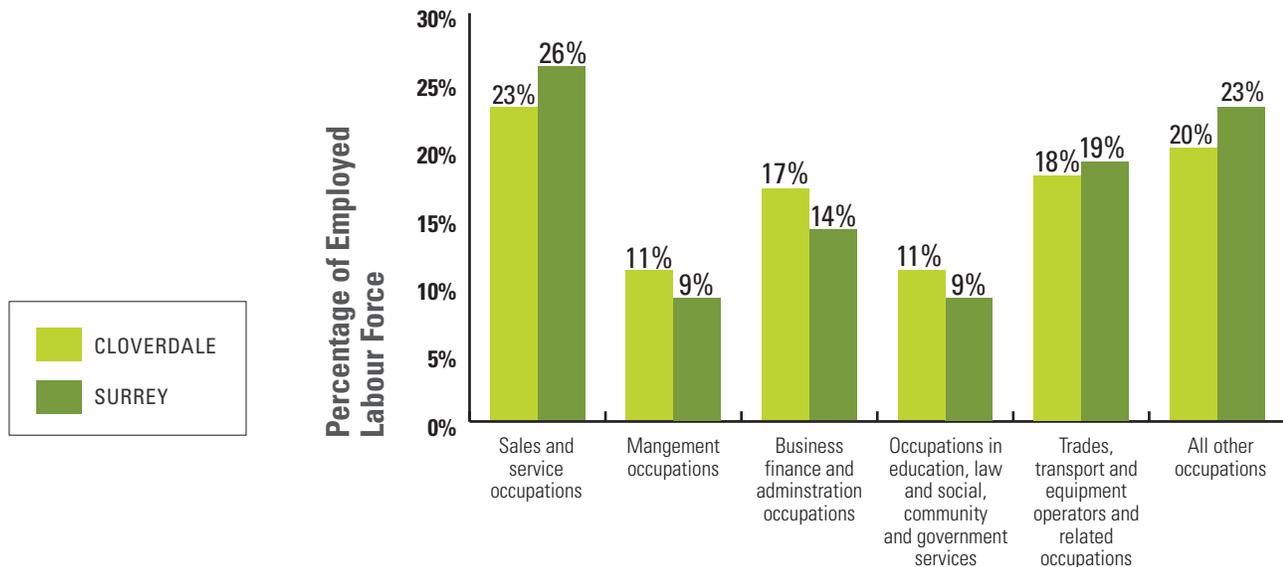
In 2016, 23% of Cloverdale's population aged 25 to 64 had a university degree, compared with 27% for the city.



# LABOUR FORCE

## TOP 5 MAJOR OCCUPATIONS

The breakdown of occupations in Cloverdale in 2016 was fairly similar to the breakdown for Surrey.



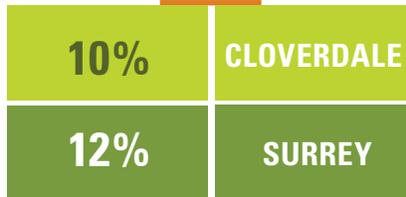
### Employment

In 2016, the overall labour force participation rate\* in Cloverdale was 73% participation, compared with 66% citywide.



### Self-Employed

In 2016, 10% (3,860) of the employed labour force in Cloverdale was self-employed, compared with 12% (31,800) citywide.



### Unemployment Rate

In 2016, 5% (1,760) of those participating in the labour force in Cloverdale were unemployed. This was slightly lower than the percentage for the city, which was 7% (17,810).



\* 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 90% of Cloverdale'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 1.0% increase in Cloverdale (up to 6%) 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

	<b>4% (1,375)</b>	<b>↑ 0.1%</b>
<b>CLOVERDALE</b>		
	<b>4% (10,125)</b>	<b>↑ 0.2%</b>
<b>SURREY</b>		



### DROVE CAR

	<b>90% (29,820)</b>	<b>↓ -1.5%</b>
<b>CLOVERDALE</b>		
	<b>81% (193,255)</b>	<b>↓ -2.3%</b>
<b>SURREY</b>		



### USED PUBLIC TRANSIT

	<b>6% (2,130)</b>	<b>↑ 1.0%</b>
<b>CLOVERDALE</b>		
	<b>15% (35,560)</b>	<b>↑ 2.1%</b>
<b>SURREY</b>		

## COMMUTE TIME FOR WORK

In 2016 in Cloverdale, 45% (33% + 12%) of those in the workforce commuted more than 30 minutes and of those, 12% 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**

**55%**

**46%**



**30 TO 59  
MINUTES**

**33%**

**38%**



**60 MINUTES  
AND OVER**

**12%**

**16%**

**CLOVERDALE**

**SURREY**

## PLACE OF WORK STATUS

In 2016, 7% (2,385) of the employed labour force in Cloverdale and 8% (16,085) citywide worked from home.



**WORKED  
FROM HOME**

**7% (2,385)**

**CLOVERDALE**

**6% (16,085)**

**SURREY**

