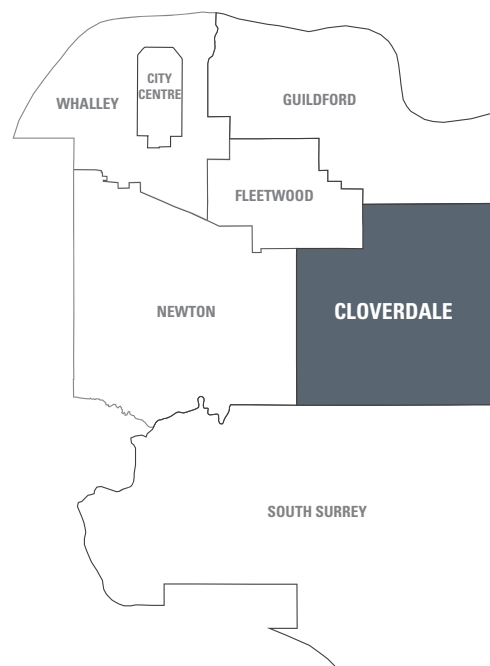


CLOVERDALE

CITY OF SURREY COMMUNITY PROFILES

2021 Census Data
City of Surrey Statistics



 Area 4,917 ha (32,621 ha)	 Average Household Income \$124,400 (\$116,600)
 Population 75,355 (562,635)	 Renters 22% (30%)
 Immigrant Population 30% (45%)	 Unemployment Rate 7.3% (8.6%)
 Occupied Private Dwellings 25,015 (185,671)	 Take Transit to Work 4.9% (13%)

City of Surrey statistics in brackets

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.

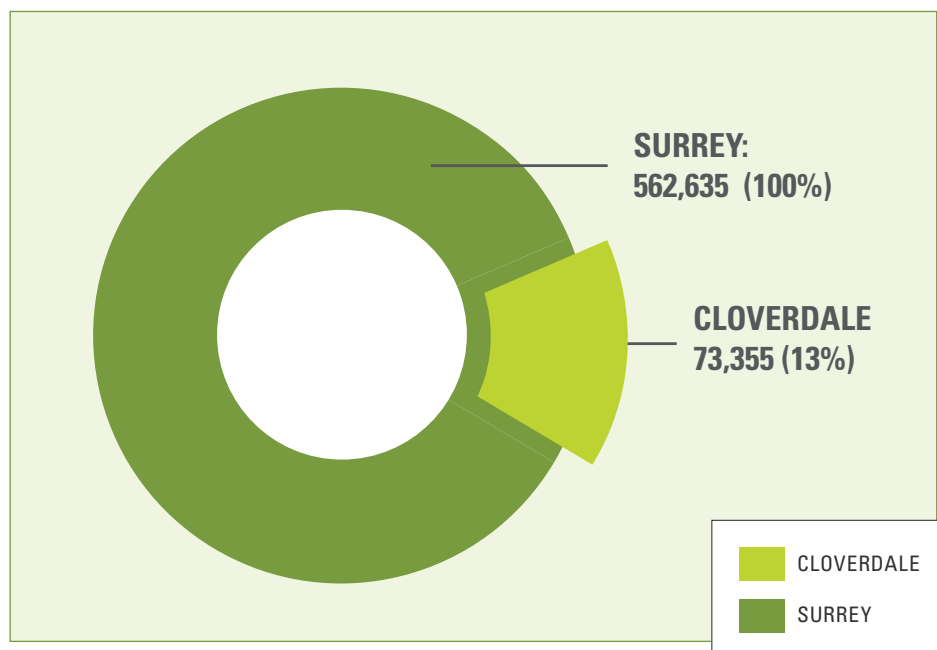
Due to rounding, figures may be slightly lower or higher than stated and percentages may not add up to 100%.

Source data available at data.surrey.ca/dataset/2021-surrey-census

POPULATION & FAMILIES

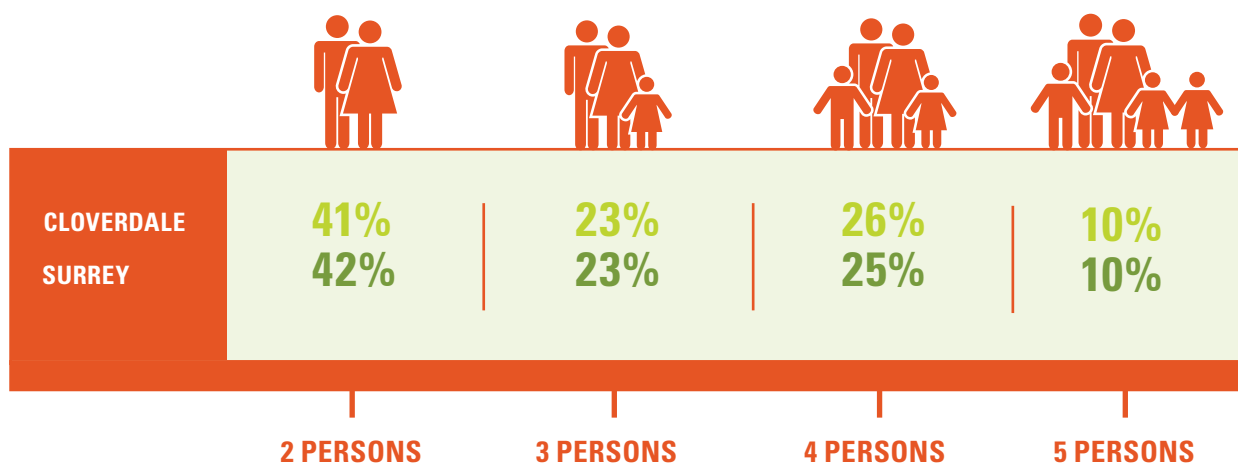
POPULATION

In 2021, the population of Cloverdale was 73,355 or 13% of Surrey's total population.



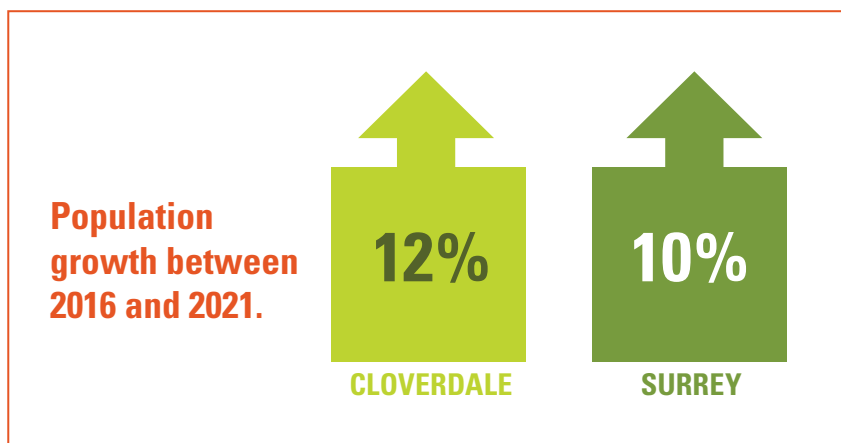
POPULATION BY FAMILY SIZE

The breakdown of family sizes in Cloverdale in 2021 was fairly similar to the breakdown for Surrey.



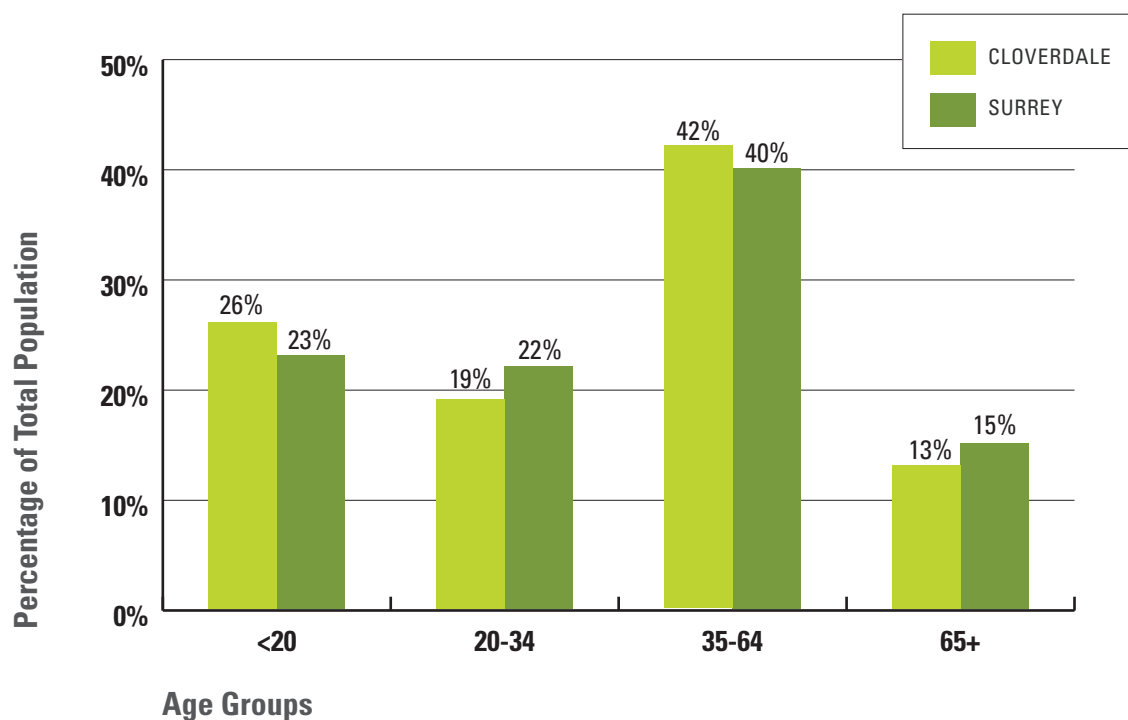
POPULATION GROWTH

Cloverdale's population grew by 12% between 2016 and 2021. This was down from a previous high of 21% between 2011 and 2016. The city's population grew by 10% between 2016 and 2021, down from 11% between 2011 and 2016.



POPULATION BY AGE GROUP

In 2021, the average age in Cloverdale was 37, 2 years younger than the average age for the city which was 39. Only 19% of Cloverdale's population was between 20 to 34, compared with 22% citywide.



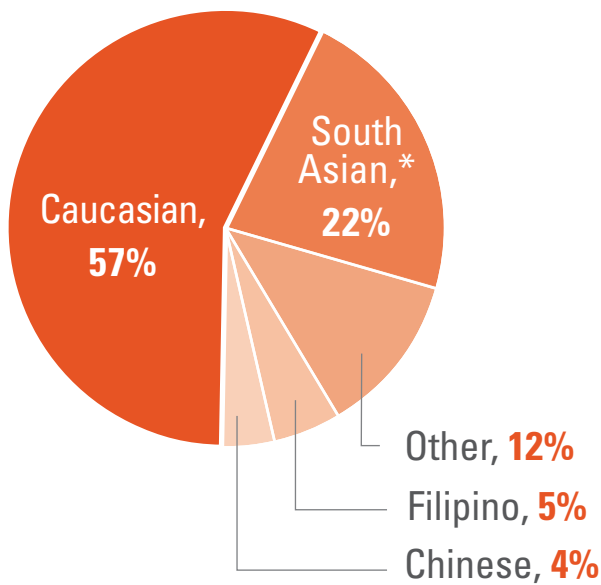
IMMIGRATION

TOP 4 ETHNIC GROUPS

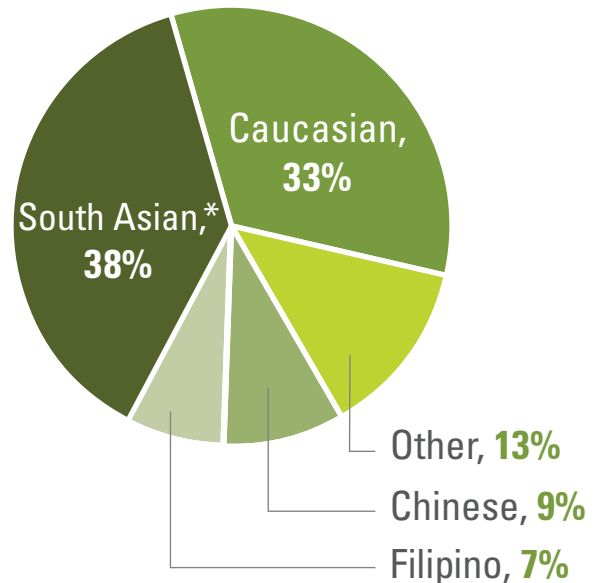
In 2021, 57% of the population in Cloverdale was Caucasian. This was much higher than the city, where 38% of the population was Caucasian in 2021.

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

CLOVERDALE



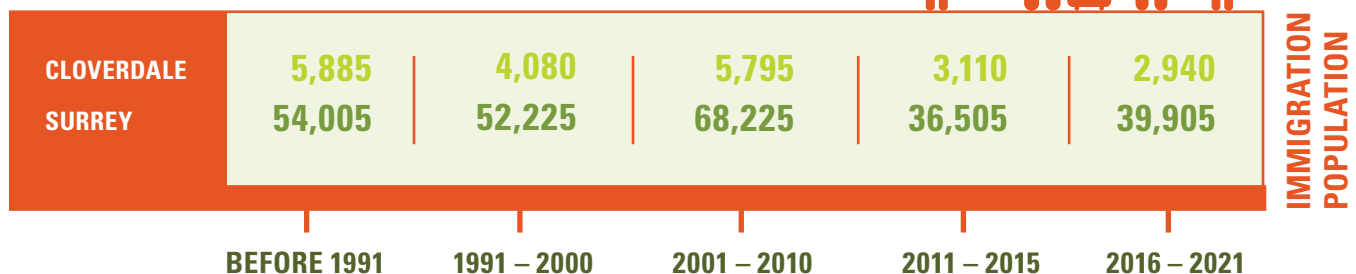
SURREY



IMMIGRANTS* BY PERIOD OF IMMIGRATION

In 2021, 2,940 of Cloverdale's residents were considered recent immigrants having immigrated to Canada between 2016 and 2021. At the same time, there were 39,905 recent immigrants living citywide in Surrey.

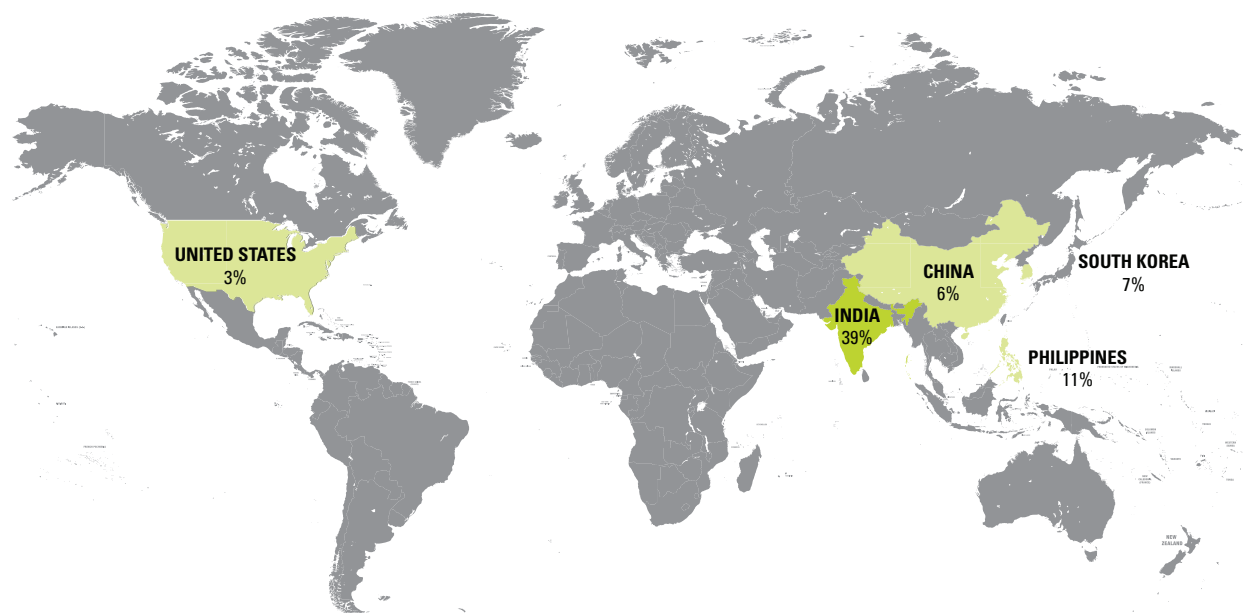
* Immigrants include all residents who have been granted the right to live in Canada permanently by immigration authorities.



TOP 5 PLACES OF ORIGIN OF RECENT IMMIGRANTS

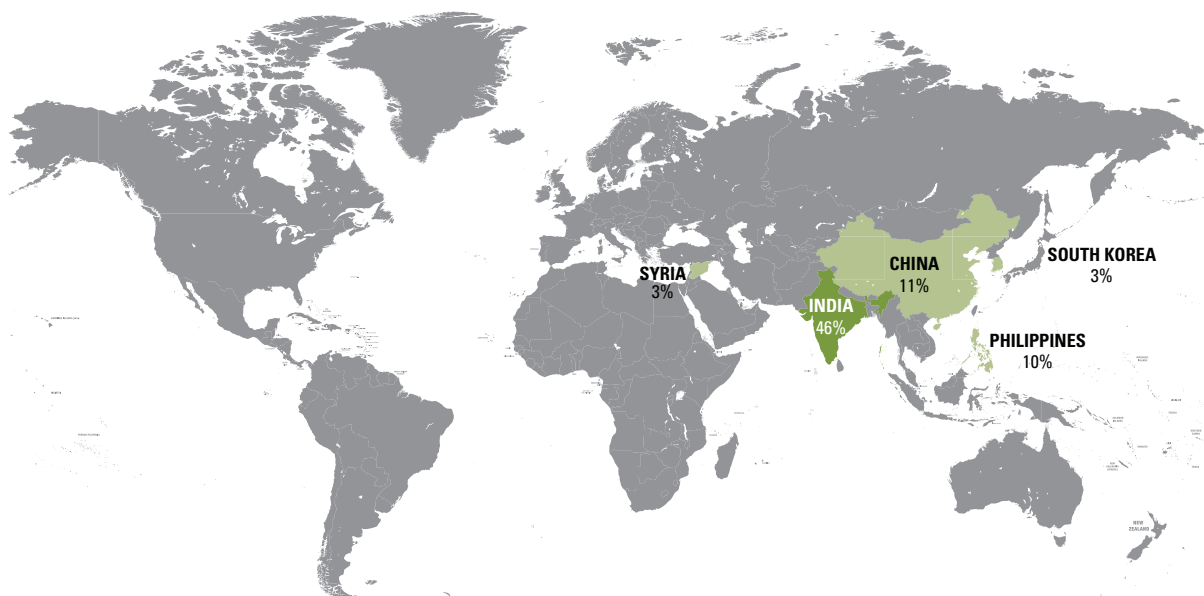
In 2021, the top place of origin of recent immigrants* to Cloverdale was India (39%). By comparison, the top place of origin of recent immigrants to the City was also India (46%).

* Recent immigrants represent those residents who became a landed immigrant between January 2016 and Census Day on May 14, 2021



CLOVERDALE

Map illustrates the top five places of origin of recent immigrants living in Cloverdale in 2021, which equates to 66% of recent immigrants. The remaining 34% were not mapped.



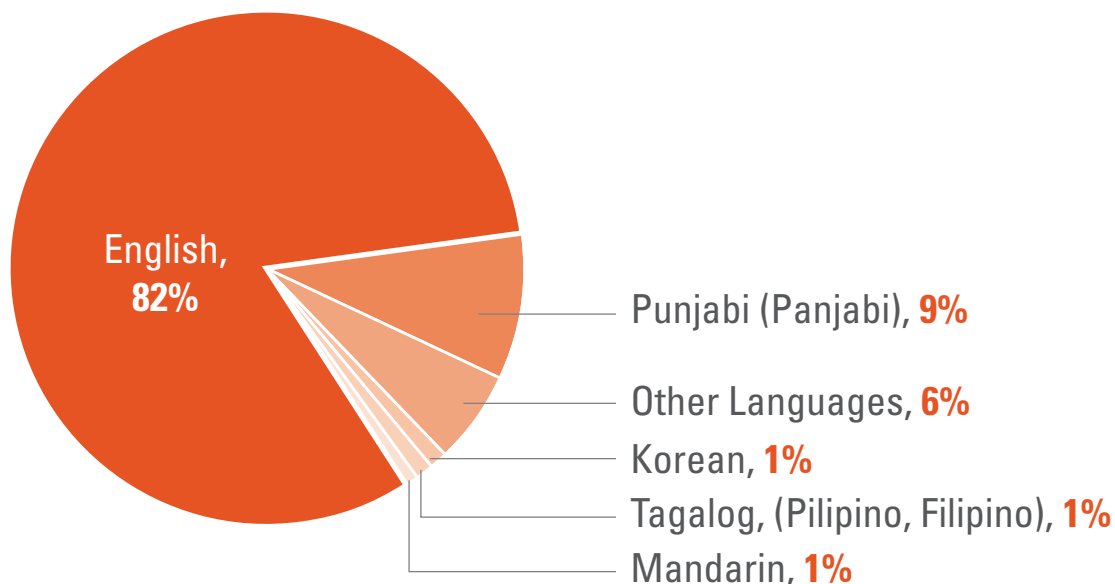
SURREY

Map illustrates the top five places of origin of recent immigrants living in Surrey in 2021, which equates to 73% of recent immigrants. The remaining 27% were not mapped.

LANGUAGE

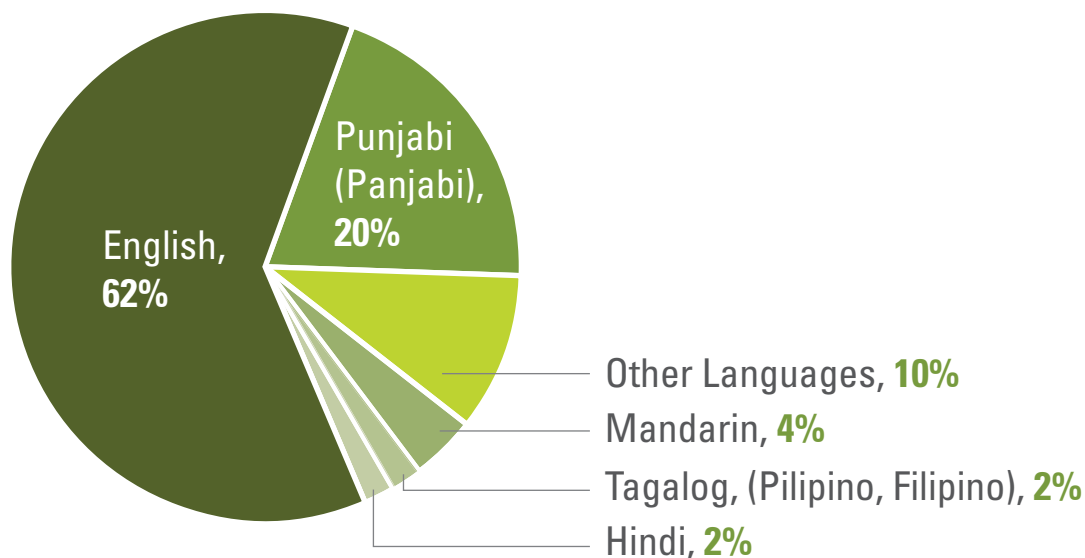
MOST COMMON LANGUAGE SPOKEN AT HOME

In 2021, 82% of Cloverdale's residents spoke English at home, much higher than the percentage for the city, where only 62% spoke English.



CLOVERDALE

.....



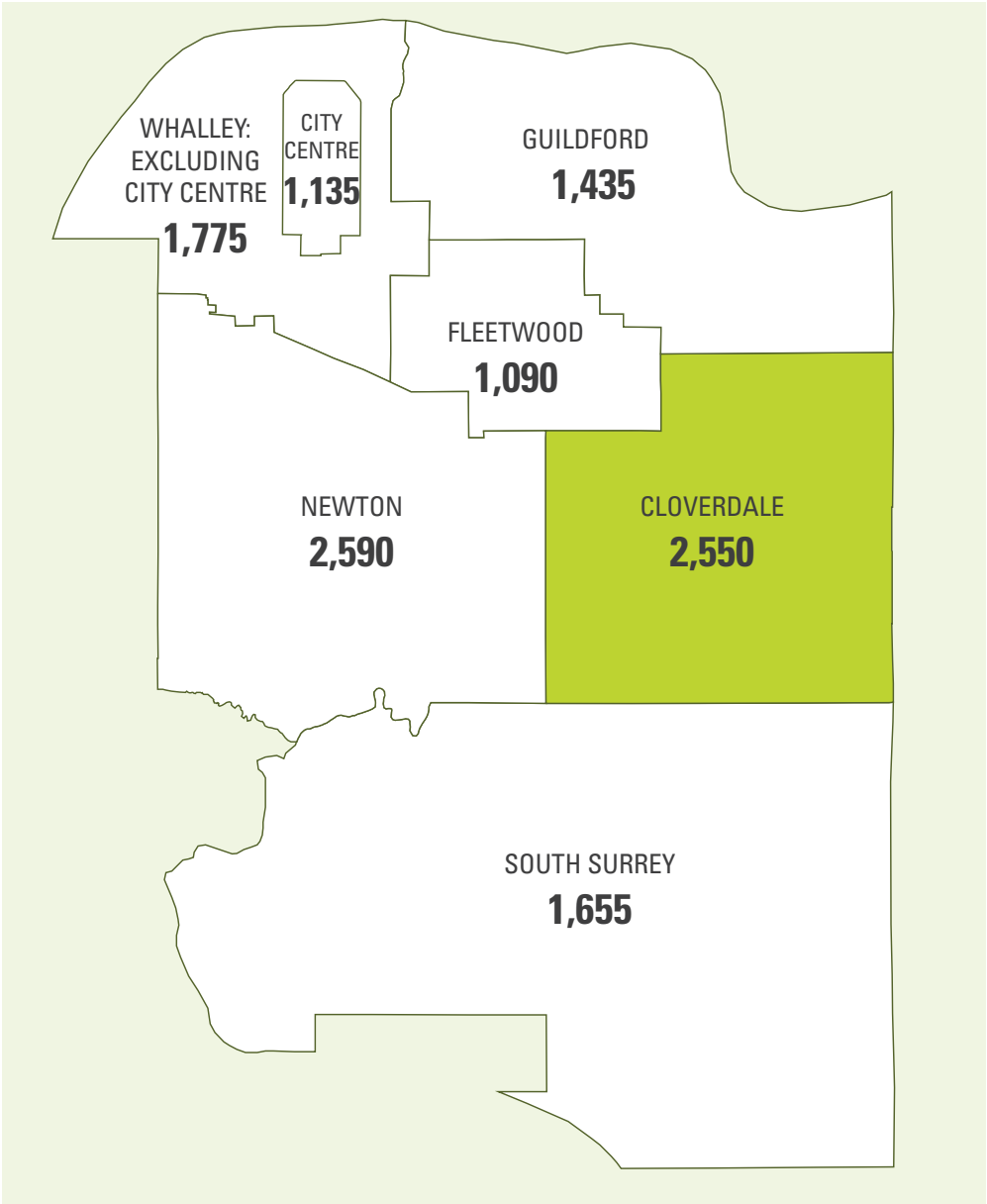
SURREY

INDIGENOUS

INDIGENOUS POPULATION BY COMMUNITY

In 2021, there were 12,220 people that identified as Indigenous* living in Surrey. Of those, 2,550 or 20.9% lived in Cloverdale.

* Indigenous Identity refers to persons who identify as First Nations (North American Indian), Métis and/or Inuk (Inuit) and/or those who report being Registered or Treaty Indians (that is, registered under the Indian Act of Canada), and/or those who report having membership in a First Nation or Indian band.



PERCENTAGE OF TOTAL POPULATION THAT IS INDIGENOUS

In 2021, the percentage of Cloverdale’s population that was Indigenous was 3.5% compared to 2.2% for the city.

CLOVERDALE 3.5% **SURREY 2.2%**



HOUSING

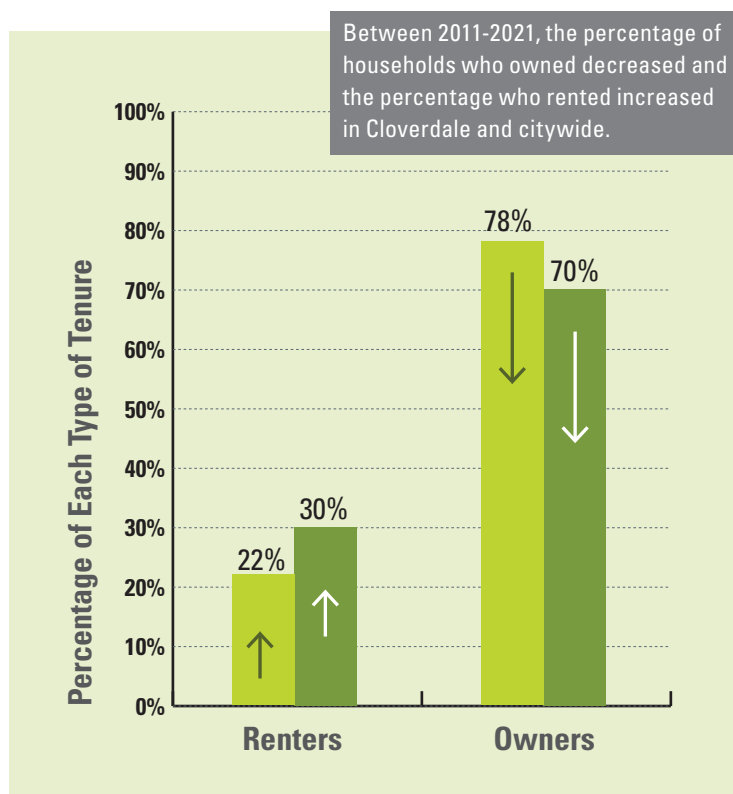
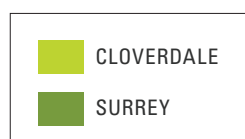
NUMBER OF EACH TYPE OF DWELLING UNIT

Row/Townhouses made up the largest proportion of dwelling units in Cloverdale. In 2021, there were 11,635 row/townhouse dwellings in Cloverdale, which represented 46% of all private dwellings. This was comparable with the city, where 42% (77,290) of the private dwellings were row/townhouses in 2021.

UNIT TYPE		CLOVERDALE	SURREY
	Single Family Dwelling	41% (10,155)	33% (61,075)
	Row/Townhouses	46% (11,635)	42% (77,290)
	Low Rise Apartments	11% (2,760)	20% (37,450)
	High Rise Apartments	2% (470)	5% (8,810)
Total Dwellings Units		25,020	184,625

TENURE

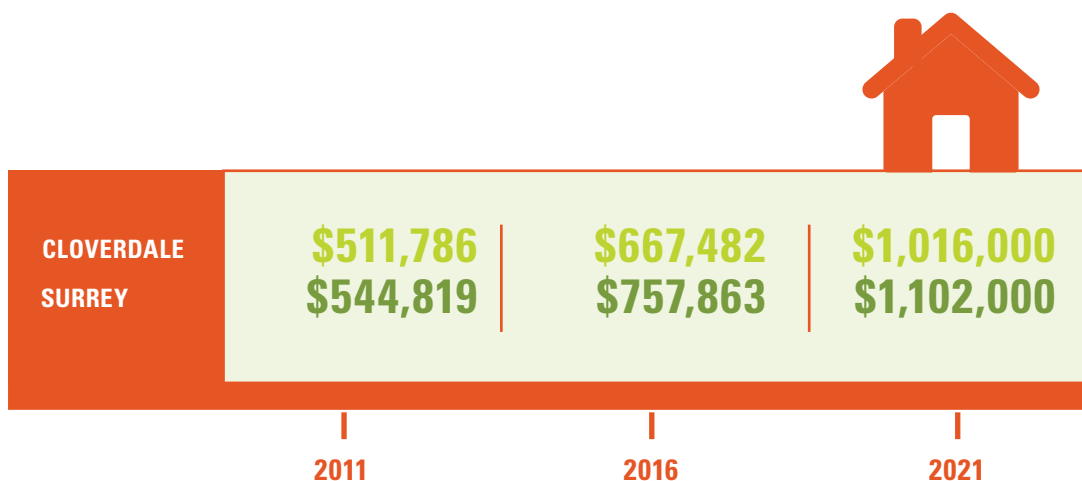
Ownership remained the predominant form of tenure in Cloverdale and citywide. In 2021, 78% of Cloverdale residents owned their home, compared with 70% for the City. However, between 2011 and 2021, the percentage of households who owned decreased while the percentage of households who rented increased. In Cloverdale, the percentage of households who rented increased from 15% to 22% and Citywide from 27% to 30% between 2011 and 2021.



AVERAGE VALUE OF DWELLINGS

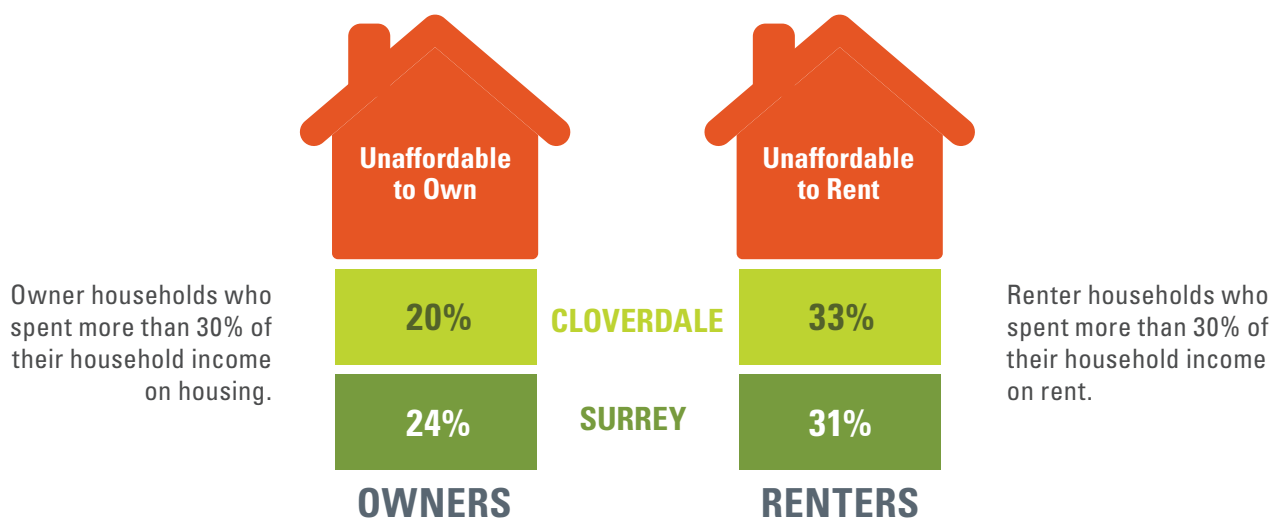
The average value of dwellings* continued to increase in Cloverdale and citywide between 2011 and 2021. In 2021, the average value of a dwelling in Cloverdale was \$1,016,000, compared with \$1,102,000 citywide.

*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

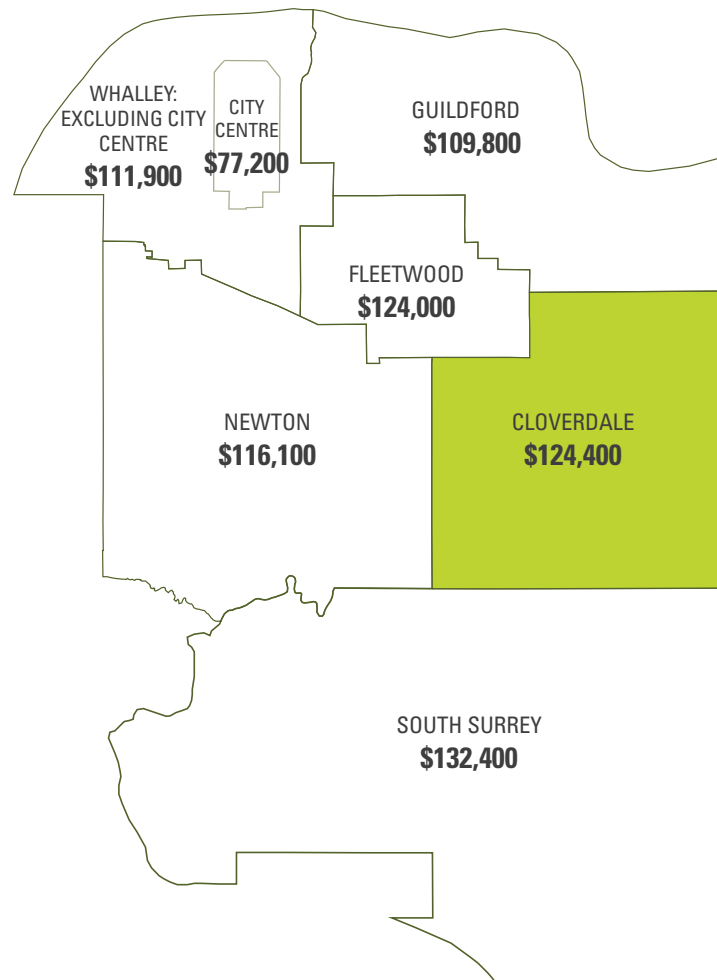
In Canada, housing is considered unaffordable if it costs more than 30% of a household's before-tax income. In 2021, 33% of renters in Cloverdale and 31% citywide spent more than 30% of their income on rent. In comparison, 20% of homeowners in Cloverdale and 24% citywide spent 30% or more of their household income on housing.



INCOME

AVERAGE HOUSEHOLD INCOME

In 2020, Cloverdale had the second highest average household income of all seven Surrey communities, with an average household income of \$124,400, which was higher than the city's average income (\$116,600).



AVERAGE INCOME BY HOUSEHOLD TYPE

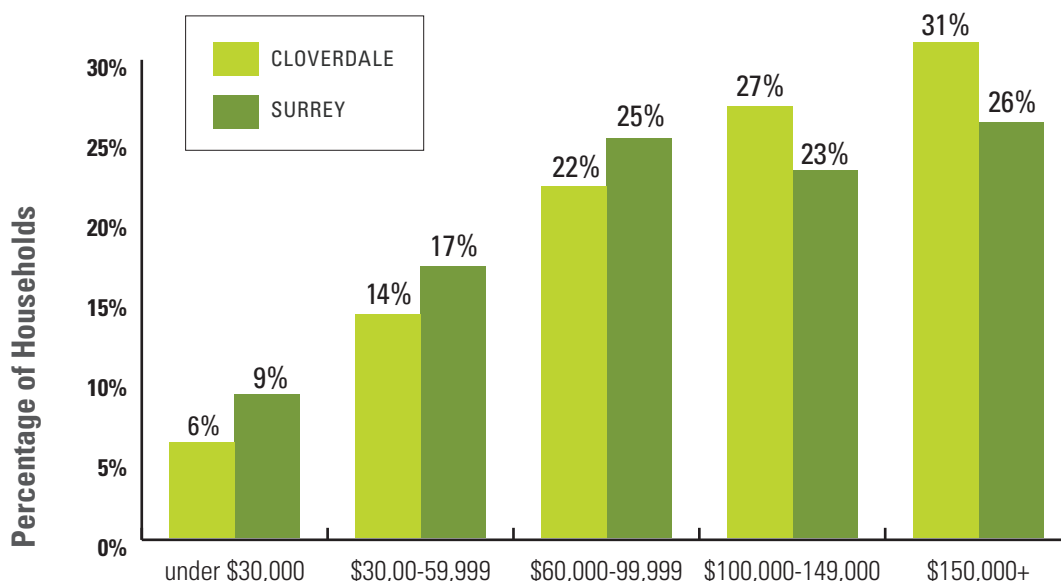
In 2020 in Cloverdale, the family type with the highest average household income* was couples with children, with an income of \$161,200. For each census family type, the average income in Cloverdale was higher than those for the city.

TYPE	CLOVERDALE	SURREY
Couple Families Without Children	\$115,700	\$109,300
Couple Families with Children	\$161,200	\$152,200
Lone-Parent Families	\$92,000	\$86,300
Persons 15 Years and Over Not in Families	\$53,300	\$44,880
All Households	\$124,400	\$116,600

* 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

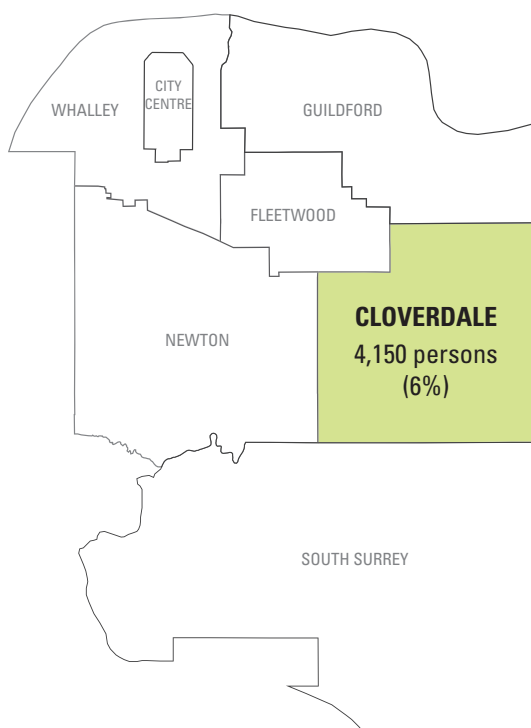
In 2020, the breakdown of household incomes in Cloverdale was fairly similar to the breakdown for the city. The percentage of households with incomes under \$100,000 was slightly lower for Cloverdale than the city and slightly higher for households with incomes over \$100,000.



PERSONS IN LOW INCOME

In 2020, 6% of the population in Cloverdale was considered low income*. This was lower than the percentage for the city, which was 9%.

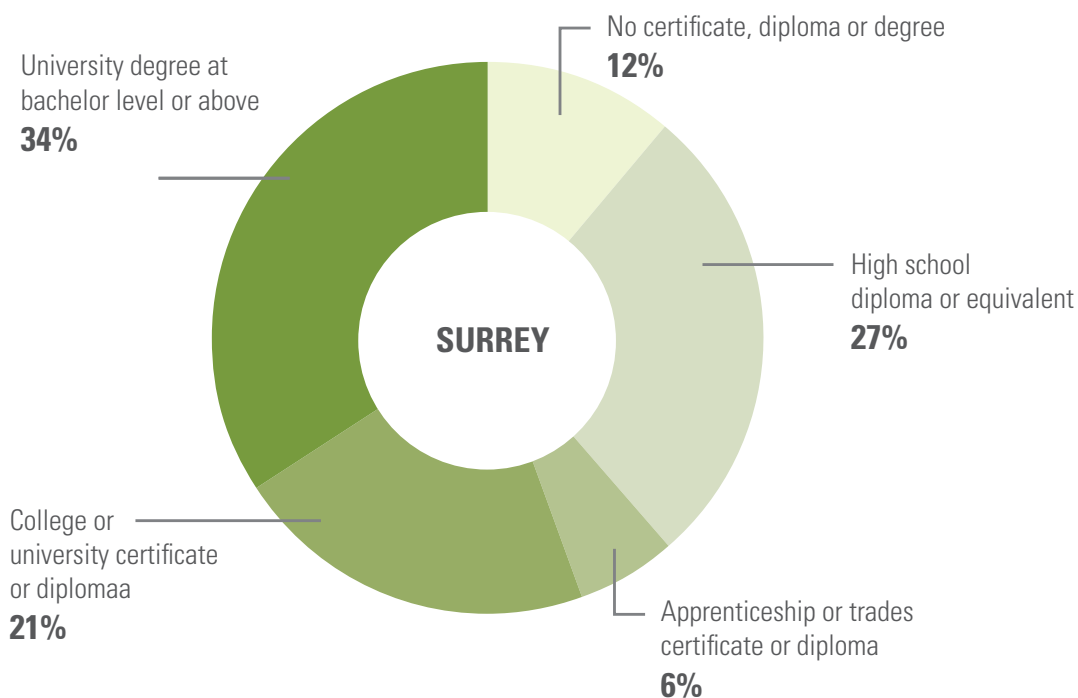
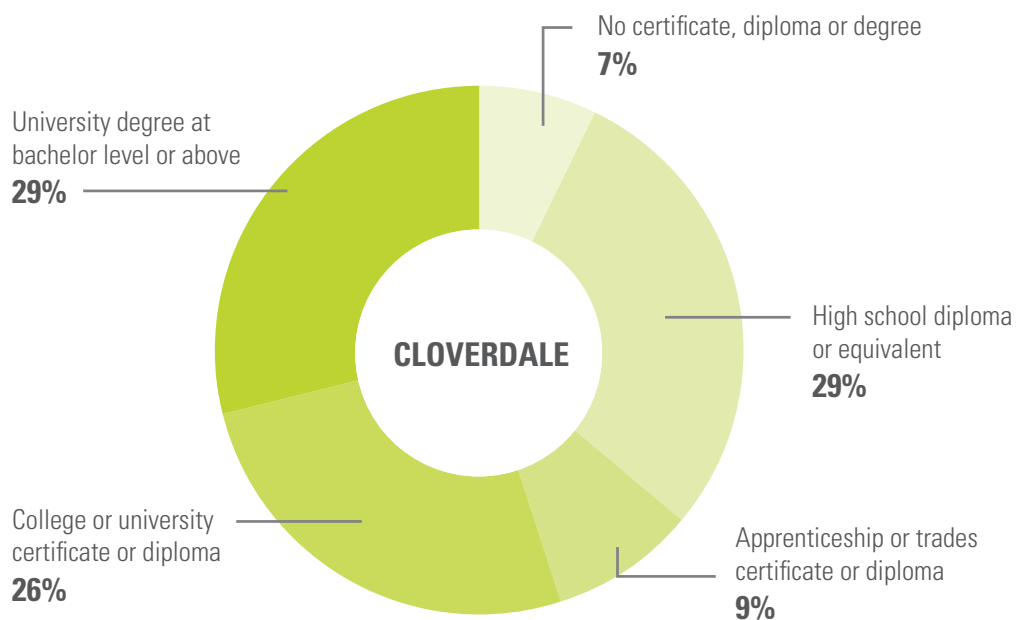
Persons in low income are based on the Low-Income Measure, After Tax, (LIM-AT).



EDUCATION

HIGHEST LEVEL OF EDUCATION ATTAINED

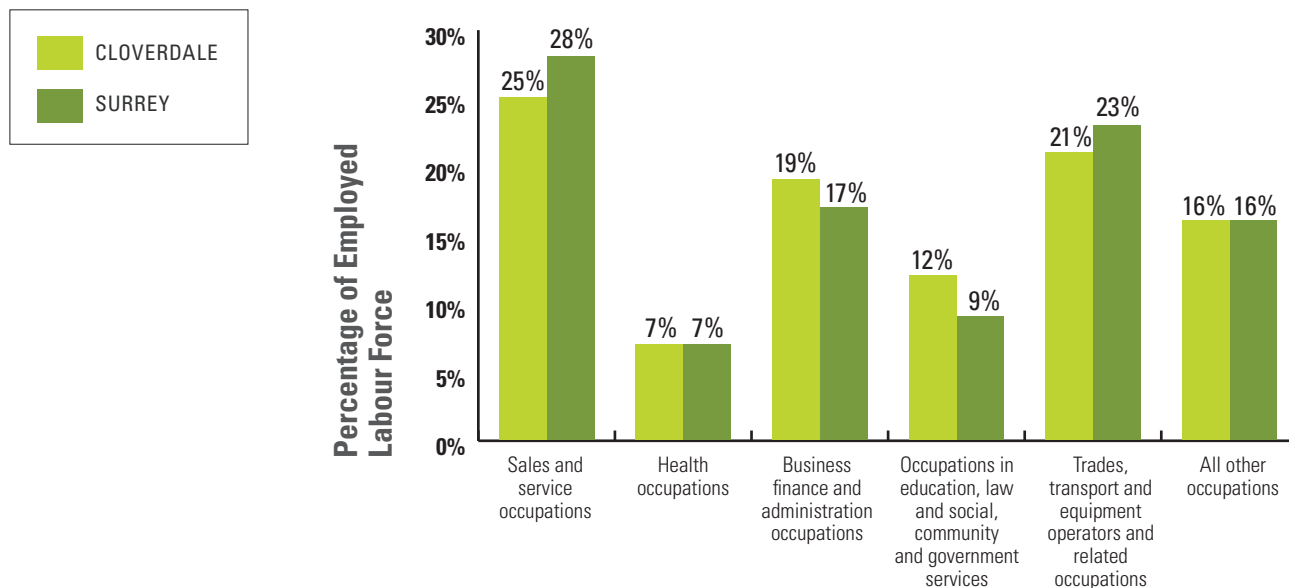
In 2021, 29% of Cloverdale's population aged 25 to 64 had a university degree, compared with 34% for the city.



LABOUR FORCE

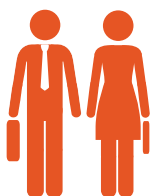
TOP 5 MAJOR OCCUPATIONS

The breakdown of occupations in Cloverdale in 2021 was fairly similar to the breakdown for Surrey.



Employment

In 2021, the overall labour force participation rate* in Cloverdale was 71% participation, compared with 66% citywide.



71%

CLOVERDALE

66%

SURREY

Self-Employed

In 2021, 13% (5,590) of the employed labour force in Cloverdale was self-employed, compared with 15% (46,125) citywide.



13%

CLOVERDALE

15%

SURREY

Unemployment Rate

In 2021, 7.3% (3,050) of those participating in the labour force in Cloverdale were unemployed. This was slightly lower than the percentage for the city, which was 8.6% (26,475).



7.3%

CLOVERDALE

8.6%

SURREY

* Participation Rate refers to the labour force, both employed and unemployed individuals, in the week of Sunday, May 2 to Saturday, May 8, 2021, expressed as a percentage of the population aged 15 years and over

JOURNEY TO WORK

GETTING TO WORK

In 2021, driving remained the primary mode of transportation with 90.5% of Cloverdale's and 82.2% of Surrey's employed labour force driving to work. Between 2016 and 2021, the share of commuters who used public transit in Surrey decreased from 14.9% to 13.1% while Cloverdale saw a smaller decrease from 6.4% to 4.9%.

WALKED OR CYCLED



% Change in
mode share
between
2016-2021

3.1% (960)	↑ 0.1%	CLOVERDALE
2.9% (6,875)	↓ 0.2%	SURREY

DROVE CAR



90.5% (28,210)	↑ 1.0%	CLOVERDALE
82.2% (191,745)	↑ 1.3%	SURREY

USED PUBLIC TRANSIT



4.9% (1,520)	↓ 1.5%	CLOVERDALE
13.1% (30,490)	↓ 1.8%	SURREY

COMMUTE TIME FOR WORK

In 2021, 58% of the workforce in Cloverdale commuted less than 30 minutes and 42% commuted more than 30 minutes to work. In comparison, 50% of Surrey's workforce commuted less than 30 minutes and 50% commuted more than 30 minutes to work.



**LESS THAN
30 MINUTES**

58%

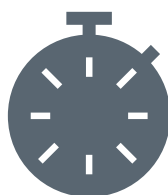
50%



**30 TO 59
MINUTES**

35%

39%



**60 MINUTES
AND OVER**

7%

11%

CLOVERDALE

SURREY

PLACE OF WORK STATUS

In 2021, 19% (7,380) of the employed labour force in Cloverdale and 17% (47,045) citywide worked from home.



**WORKED
FROM HOME**

19% (7,380)

CLOVERDALE

17% (47,045)

SURREY

