



# Fraser Valley Regional District

## CENSUS 2016 RELEASE REPORT:

Population • Age & Sex • Dwellings  
July 2017



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# EXECUTIVE SUMMARY

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Every five years, Statistics Canada creates a statistical snapshot of the country by undertaking a census. Data from this census is an essential tool for municipal and regional governments across Canada, and helps give insight on the demographic, social, and economic profiles of the population. The latest Census of Population was conducted on May 10, 2016. Population and Dwelling count data was released on February 8, 2017 and data related to Age, Sex and Type of Dwelling was released on May 3, 2017. This report is a summary of data from these first two releases, and will be the first in a series of reports intended to highlight important statistical trends in the Fraser Valley Regional District.

Several interesting trends were identified in the first two batches of data. The FVRD's population is now approaching 300,000 people, growing by 6.6% since 2011 to 295,934 people. Together, Abbotsford, Chilliwack and Mission make up almost 90% of the total population. FVRD's growth rate was higher than that of Metro Vancouver as well as the BC average. Within the FVRD, in percentage terms, Electoral Area B grew the fastest in this time period, followed by Electoral Area D and Chilliwack.

The most noteworthy finding in the 2016 Census of Population is that, for the first time in history, seniors now outnumber children in Canada. The FVRD as a whole is an exception to this, as children and seniors represent near-equal proportions of the population, with children having a slightly larger share. Nonetheless, some jurisdictions within the FVRD do have older populations, such as Harrison Hot Springs and Electoral Area A. Due to higher life expectancies, women continue to outnumber men in Canada and the FVRD as a whole. However, the District of Kent has the highest proportion of males in all of Canada, at 55% male to 45% female, likely due to the two correctional facilities located in the area.

The single-detached house remains the most popular type of dwelling in Canada and the FVRD, but an increase in apartments and homes with secondary suites may lead to a decrease in this proportion. In fact, Abbotsford has the largest proportion of homes with suites and consequently the only proportion of single-detached houses that is below 50% in the FVRD. In addition, the tendency for seniors to shift dwelling preference from single-detached houses to apartments and suites as they age is reflected in the FVRD's data. This trend indicates a need to ensure that future housing development will meet the needs of an aging population.

Average household size is larger in the FVRD than in Metro Vancouver, as well as in BC and Canada as a whole. Household size does vary by jurisdiction and by type of dwelling. Single-detached houses tend to have more people per unit, followed by townhouse-type dwellings, and then apartments or suites.

The remaining datasets from the 2016 Census of Population will be released before the end of 2017. Subsequent Census Release Reports will examine the topics released in these datasets. The schedule and topics of these releases are as follows:

- August 2, 2017 – Families, Households, Marital Status, and Language
- September 13, 2017 – Income
- October 25, 2017 – Immigration and ethnocultural diversity, Housing, Aboriginal peoples
- November 29, 2017 – Education, Labour, Journey to work, Language of work, Mobility and migration

# POPULATION & DWELLING COUNTS



## FVRD in Context

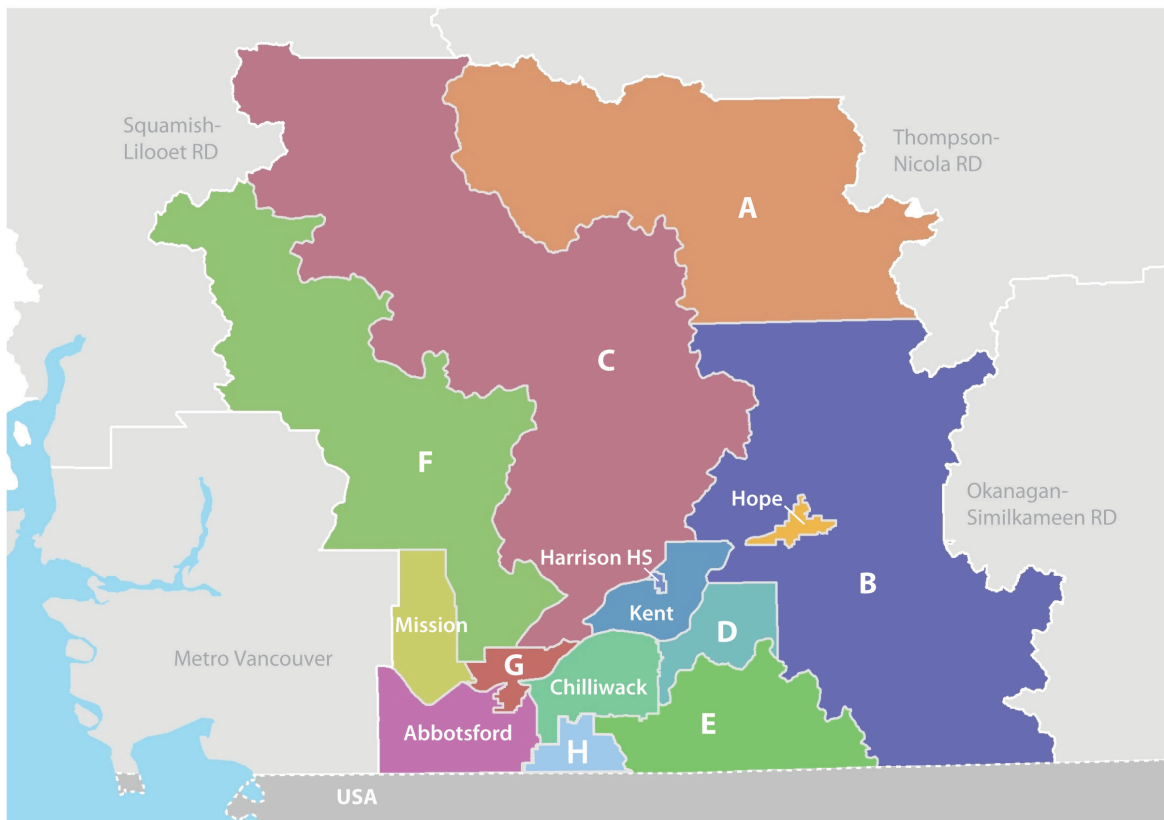
As of 2016, the FVRD's population is approaching 300,000. Since the last census, the FVRD has grown at a higher rate than Metro Vancouver and BC as a whole, at 6.6%. It is the 3rd most populated Regional District in BC, behind only Metro Vancouver and the Capital region. At over 141,000 people, Abbotsford accounts for almost half of the FVRD's population (49.1%), and is the 5th most populated municipality in BC. Chilliwack is the 15th most populated municipality, at close to 84,000 people (28.3%), followed by Mission, ranked as the 23rd most populated municipality with almost 39,000 people (13.1%). Together, these three municipalities account for over 89% of the FVRD's total population.

Population (2016)	
Metro Vancouver	<b>2,463,431</b>
Capital (Victoria)	<b>383,360</b>
<b>FVRD</b>	<b>295,934</b>

Population Growth (2011 - 2016)	
<b>FVRD</b>	<b>6.6%</b>
Metro Vancouver	<b>6.5%</b>
BC	<b>5.6%</b>

Top 5 most populated municipalities in BC	
<b>1</b>	Vancouver
<b>2</b>	Surrey
<b>3</b>	Burnaby
<b>4</b>	Richmond
<b>5</b>	<b>Abbotsford</b>

Source: Statistics Canada, Census of Population 2016



# POPULATION & DWELLING COUNTS



Population in FVRD Jurisdictions (2016)		
<b>FVRD</b>	<b>295,934</b>	
<b>Abbotsford</b>	<b>141,397</b>	
<b>Chilliwack</b>	<b>83,788</b>	
<b>Mission</b>	<b>38,833</b>	
<b>Hope</b>	<b>6,181</b>	
		<b>Kent</b> <b>6,067</b>
		<b>Harrison Hot Springs</b> <b>1,468</b>
		<b>EA A</b> <b>405</b>
		<b>EA B</b> <b>915</b>
		<b>EA C</b> <b>1,023</b>
		<b>EA D</b> <b>1,529</b>
		<b>EA E</b> <b>1,540</b>
		<b>EA F</b> <b>1,293</b>
		<b>EA G</b> <b>1,776</b>
		<b>EA H</b> <b>1,847</b>

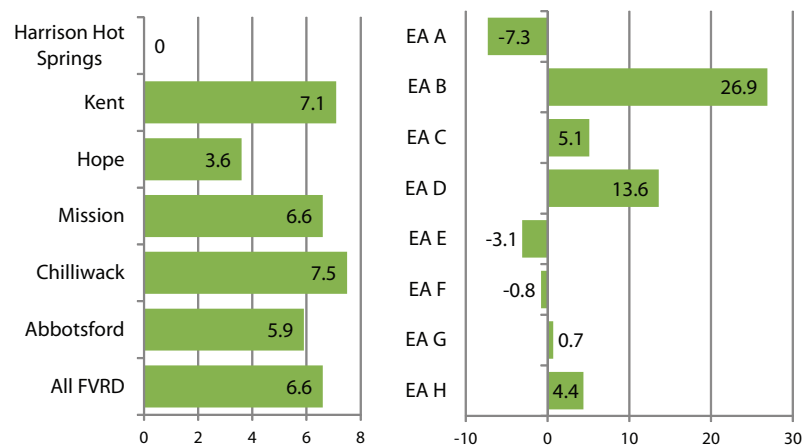
Source: Statistics Canada, Census of Population 2016

## Within FVRD

Chilliwack was the fastest-growing municipality between 2011 and 2016, with a growth rate of 7.5%. Harrison Hot Spring's population remained stable, with a growth rate of 0.0%, and all other municipalities fell somewhere in between. EA B has had the highest growth rate of all EAs since 2011, at 26.9%. EA D has had the second highest, at 13.6%. Only three jurisdictions in the FVRD experienced a decline in population: EA A (-7.3%), EA E (-3.1%), and EA F (-0.8%).

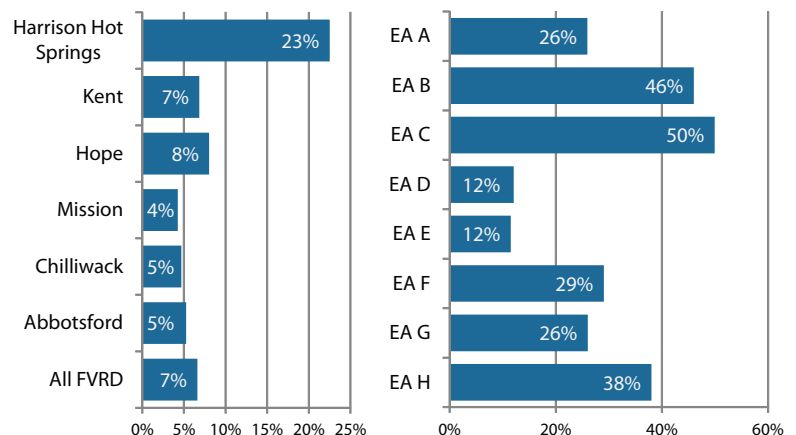
There are 288,760 dwellings in the FVRD; 7% of these dwellings are not occupied on a regular basis. The percentage of unoccupied dwellings throughout the FVRD jurisdictions varies, and can be used as an indicator of seasonal or vacation dwellings. For example, Harrison Hot Springs has the highest proportion of unoccupied units in a municipality, at 23%. Comparatively, EAs have higher proportions of unoccupied dwellings, especially EA C (50%), EA B (46%), and EA H (38%). These may be related to the location of Hemlock Valley in EA C, Sunshine Valley in EA B, and Cultus Lake Park in EA H.

## Population, % change (2011-2016)



Source: Statistics Canada, Census of Population 2016

## % Unoccupied Dwellings (2016)



Source: Statistics Canada, Census of Population 2016

# AGE & SEX DATA



## FVRD in Context

According to Statistics Canada, the 2016 Census marks the first time in which seniors (age 65+) outnumber children (0 to 14 years). The aging of the population is mainly a result of the baby boomers getting older, as the first group of baby boomers have now turned 65.

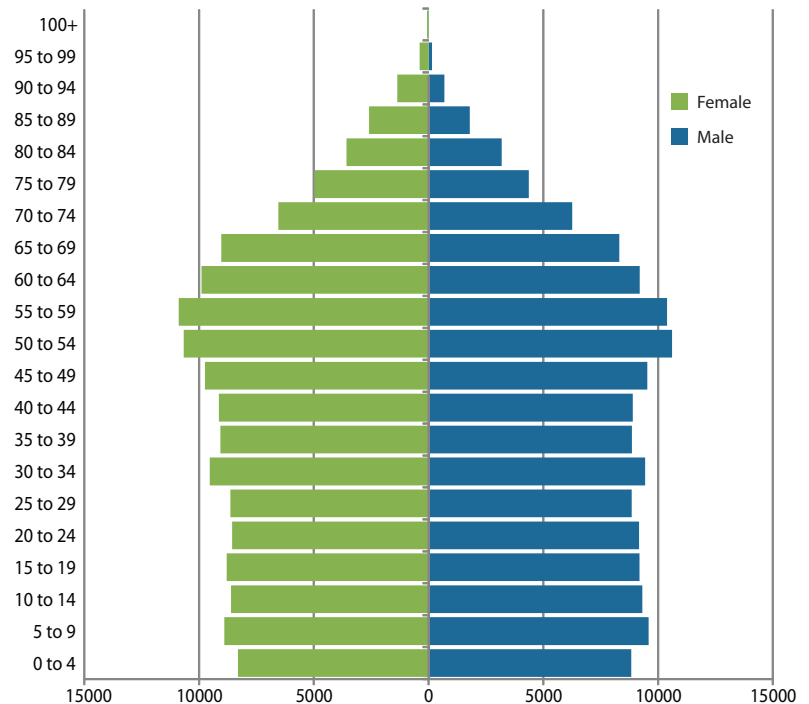
The FVRD has a lower average age than both BC and Metro Vancouver. It also has a much larger proportion of children compared to these same areas. The proportion of seniors in the FVRD is slightly lower than the BC average, but quite a bit higher than in Metro Vancouver. As a result, the proportion of population in the labour force (15 to 64 years) is smaller than the BC and Metro Vancouver averages. This type of age distribution in the population can have several implications. For example, a higher share of seniors may require more expenditure on social services and healthcare on the part of government.

The FVRD is an interesting case as the shares of seniors and children are nearly equal. Considering this, the FVRD may need to prioritise services for both age groups. The FVRD as a whole also has a predominantly-female population, which is common in aging populations as women have higher life expectancies than men.

Average Age of Population	
<b>FVRD</b>	<b>40.9</b>
<b>Metro Vancouver</b>	<b>41.0</b>
<b>BC</b>	<b>42.3</b>

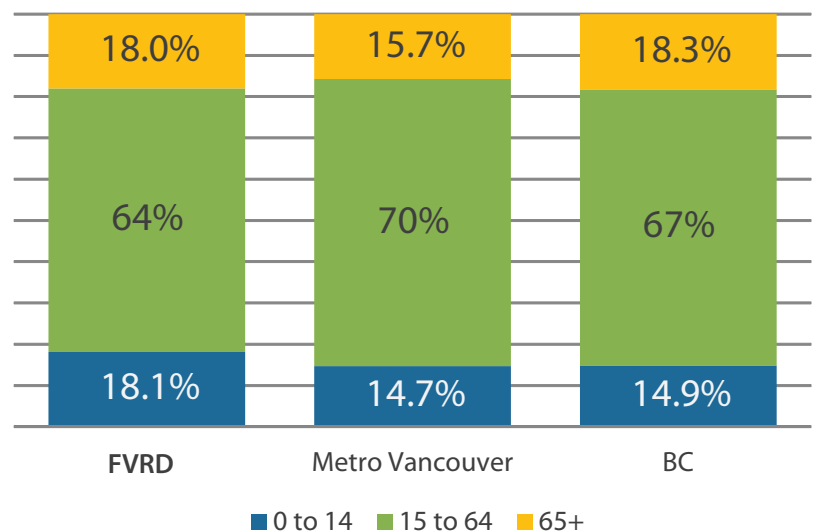
Source: Statistics Canada, Census of Population 2016

Population of FVRD by Age and Gender (2016)



Source: Statistics Canada, Census of Population 2016

Population by Age Group (2016)



Source: Statistics Canada, Census of Population 2016

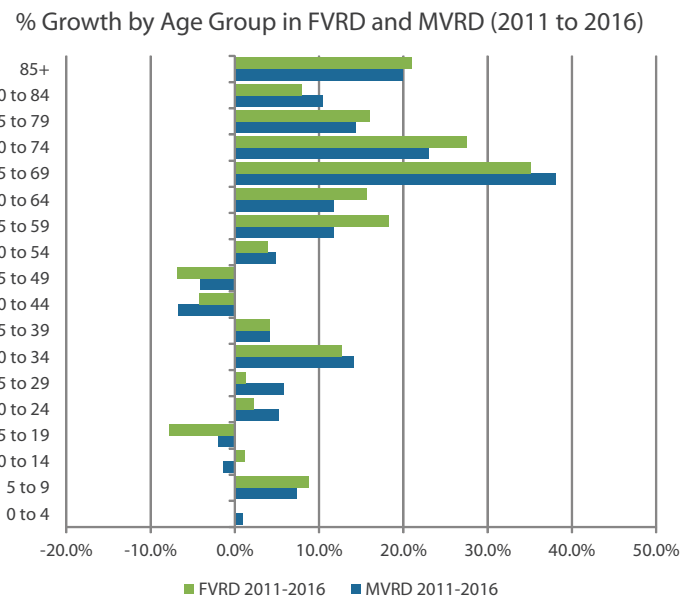
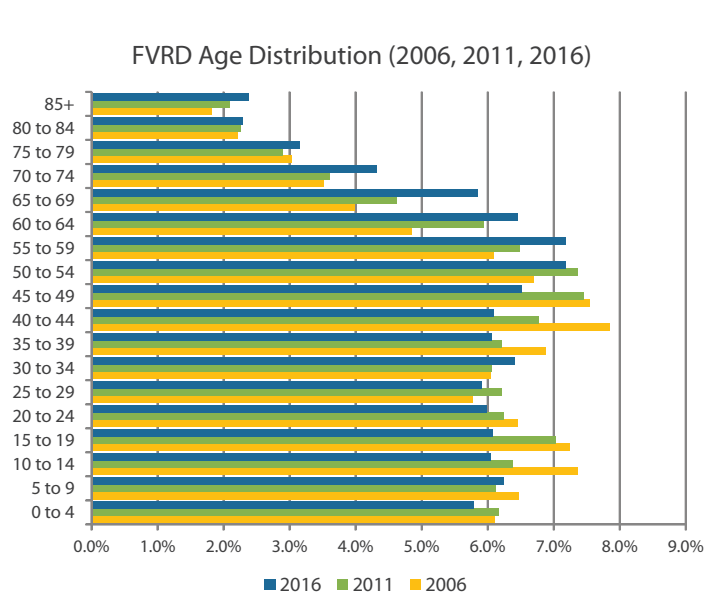
# AGE & SEX DATA



## FVRD Over Time

The population in the FVRD has been aging steadily since 2006. This is a result of the baby boomers reaching retirement age, as well as the out-migration of young people. Overall, proportions of seniors have increased since 2006 and the proportions of younger adults and children have decreased.

In comparing FVRD and Metro Vancouver, there is significant growth in the seniors age groups in both jurisdictions. In addition, the middle-aged population between 40 and 50 years old has decreased as these people move in to the next age brackets. Populations of young adults (20 to 34 years old) have increased, especially between 30 and 34 years old. The significant decline in the FVRD of people aged 15 to 19 years old may be a sign of young people moving elsewhere for post-secondary education or other opportunities. Aiming to keep more of these younger people in the FVRD may help fill the labour force gap as baby boomers retire.

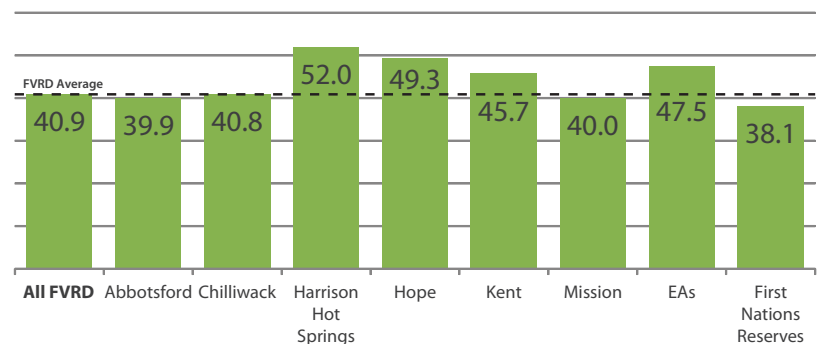


Source: Statistics Canada, Census of Population 2016

## Within FVRD

The average age of the population in the FVRD varies between jurisdictions. Harrison Hot Springs has the highest average age, about 10 years higher than the BC average. Four jurisdictions have average ages lower than the FVRD as a whole: Abbotsford, Chilliwack, Mission, and the First Nations Reserves. Harrison Hot Springs, Hope, Kent and the Electoral Areas have averages higher than the FVRD as a whole. First Nations Reserves tend to be younger than the region's broader population.

### Average Age of each jurisdiction in FVRD (2016)



Source: Statistics Canada, Census of Population 2016



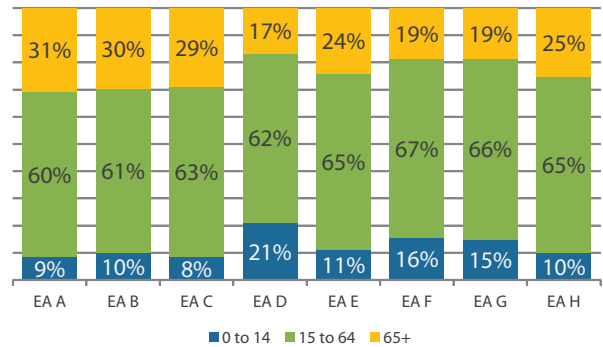
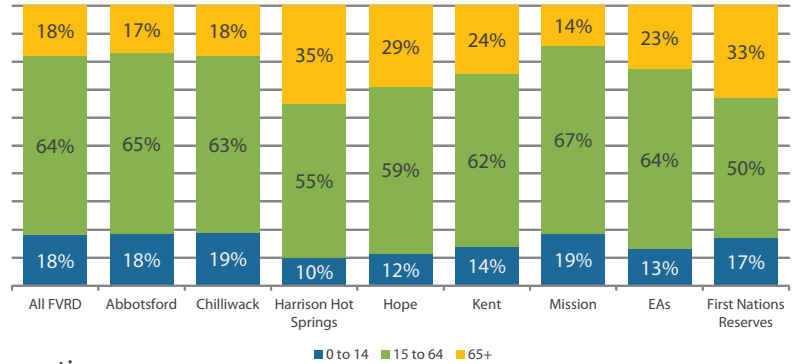
# AGE & SEX DATA



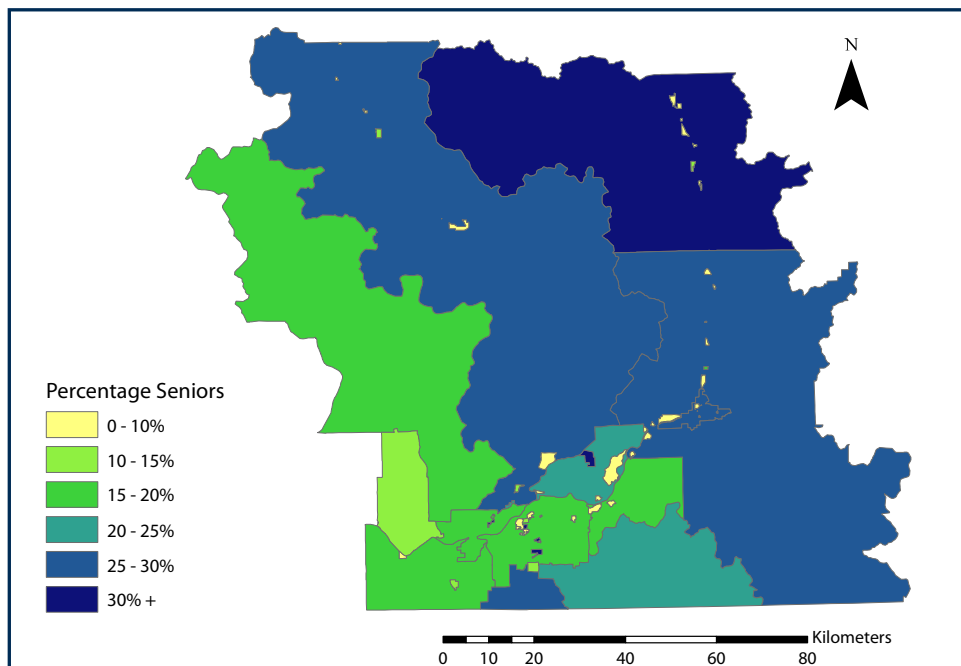
The age group distribution within each jurisdiction varies. Harrison Hot Springs has the highest proportion of seniors, which may be a result of its popularity as a retirement destination. The lowest proportion of seniors is in Mission, which has the highest proportion of population in the labour force (15 to 64 years) group. Mission and Chilliwack have the highest proportions of children, at 19%. As shown on the map below, it is apparent that the percentage of Seniors (65+) is quite high in EAs A, B, C and H, Harrison Hot Springs. Several First Nations Reserves have high proportions of seniors as well, which may be caused by increased housing development marketed to seniors rather than being indicative of the First Nations population.

Most jurisdictions in the FVRD have a population with a higher proportion of females than males, which is consistent with the trend in Canada and BC as a whole. However, Mission, Kent, and all of the Electoral Areas have a higher male population than female. In fact, Kent has the highest proportion of males in all of Canada, at 55%, likely due in part to the two correctional facilities located in this area.

Age Group distribution in FVRD jurisdictions (2016)



Source: Statistics Canada, Census of Population 2016



Source: Statistics Canada, Census of Population 2016



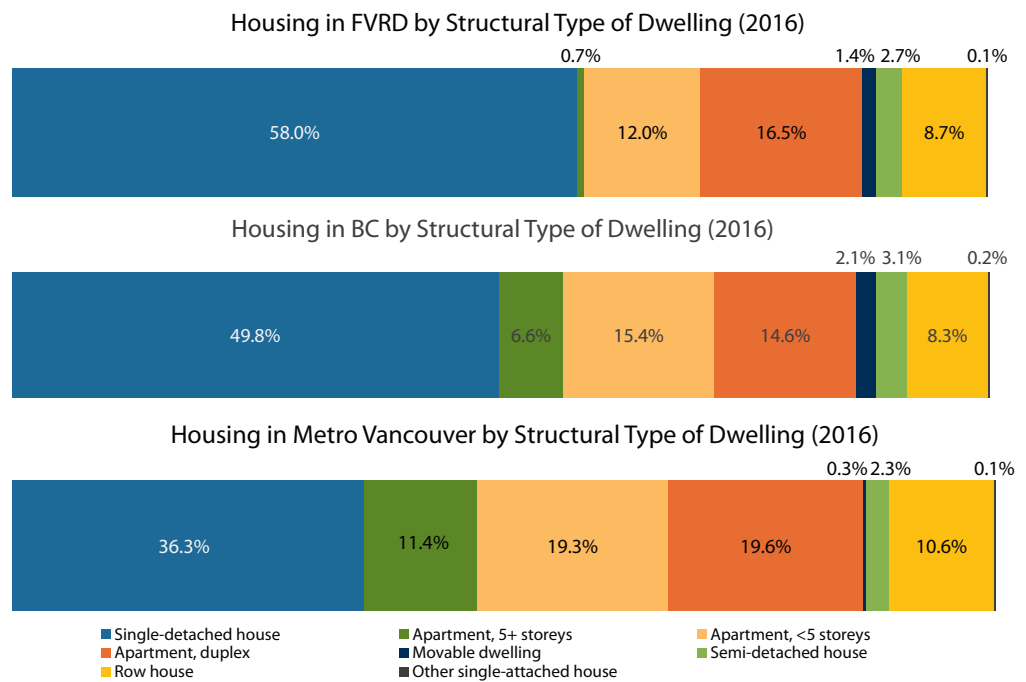


## FVRD in Context

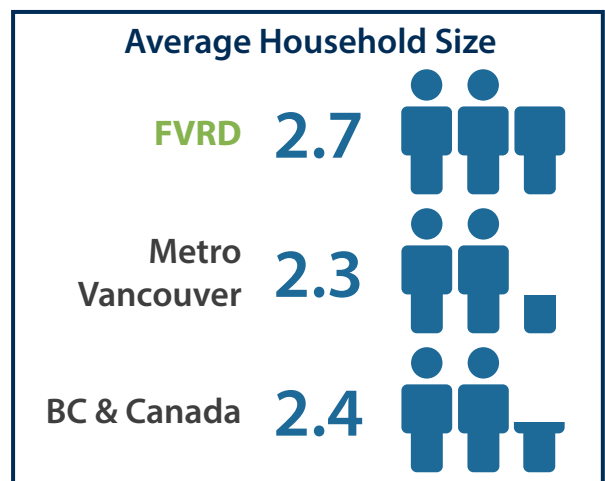
Over the past 50-plus years, the majority of people in Canada have lived in single-detached houses. In Canada as a whole, single-detached houses still account for almost 54% of all dwellings. This number has been declining over the past 30 or so years. BC, along with Quebec, is one of two provinces in which single-detached houses account for less than half of all dwellings. Although housing types have densified and diversified over the last few decades, the majority of households in the FVRD still live in single-detached houses.

In the FVRD, 58% of households live in single-detached houses, compared to only 36% in Metro Vancouver and the BC average of 49.8%. The next highest proportion in the FVRD is an apartment in a duplex, at 16.5%. This classification commonly represents one of two suites in a building and is used as an indicator of secondary suites, which can be an important source of affordable housing in the region. The FVRD also has a significant proportion of apartments in low-rise buildings (less than 5 storeys), but very little in high-rise buildings (5+ storeys) compared to Metro Vancouver. The FVRD has a higher proportion of semi-detached and movable dwellings than Metro Vancouver, but a smaller proportion of row houses. Both regions have a roughly equal proportion of other single-attached houses, at 0.1% each.

The average household size in the FVRD is 2.7 people, which is higher than the Canadian and BC average (2.4 people) as well as Metro Vancouver (2.3 people). This may be due to relatively high proportions of family and multi-generational households in the FVRD.



Source: Statistics Canada, Census of Population 2016



Source: Statistics Canada, Census of Population 2016

# DWELLING DATA



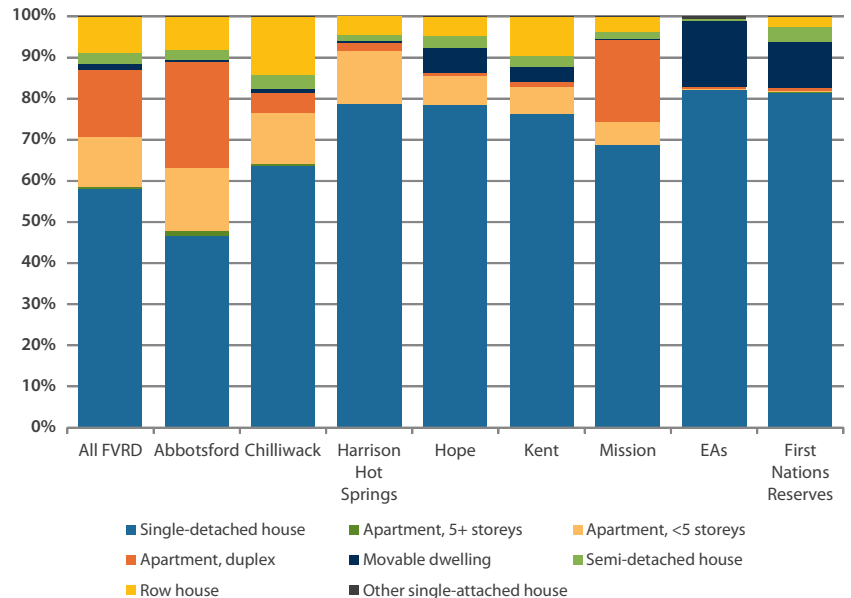
## Within FVRD

In most FVRD jurisdictions, the majority of dwellings are single-detached houses, including several jurisdictions with over 75%. The Electoral Areas have the highest proportion of this type of dwelling, at 82%. The First Nations Reserves also have very high proportions of single-detached houses (81.6%), as do Harrison Hot Springs, Hope, and Kent (78.5%, 78.6%, and 76.4%, respectively). Abbotsford is the only jurisdiction where single-detached houses represent less than half of the total, at 46.8%. Abbotsford also has some of the highest proportions of homes with suites, low-rise buildings, and high-rise buildings. Mission has a significant share of homes with suites as well. Chilliwack has the highest proportion of both row houses and semi-detached houses. Lastly, the EAs have the highest proportion of movable dwellings.

Abbotsford, Mission, and the First Nations Reserves have the highest average household size at 2.8 people, which is greater than the FVRD average at 2.7 people. This may be due to their relatively high proportions of children, as well as people living in multi-generational households. Harrison Hot Springs and Hope have the lowest average household size, at 2.0 and 2.1 people per household, respectively.

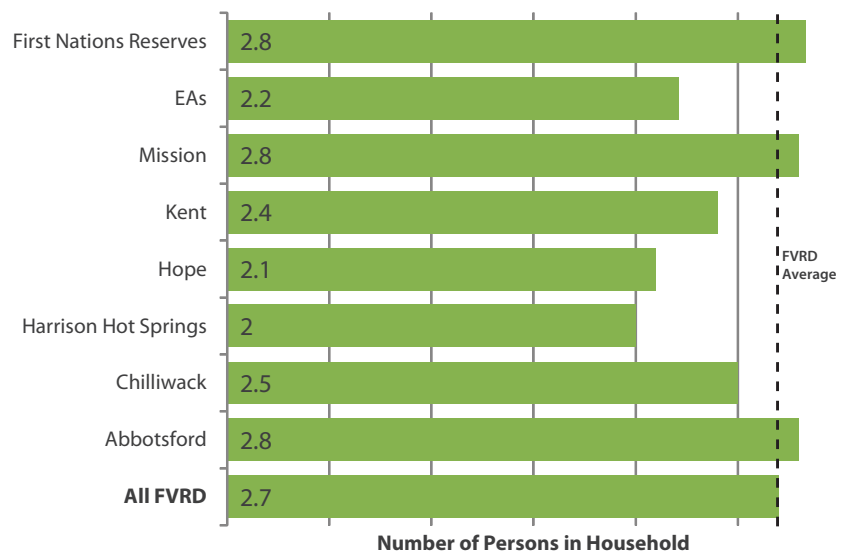
Average person per household estimates also vary by type of dwelling. In the FVRD on average, single-detached homes house 3.0 people, townhouse-type dwellings house 2.5 people, and apartments house 1.7 people per household. These averages vary between jurisdictions.

Dwelling Types in FVRD jurisdictions (2016)



Source: Statistics Canada, Census of Population 2016

Average Household Size in FVRD Jurisdictions (2016)



Source: Statistics Canada, Census of Population 2016



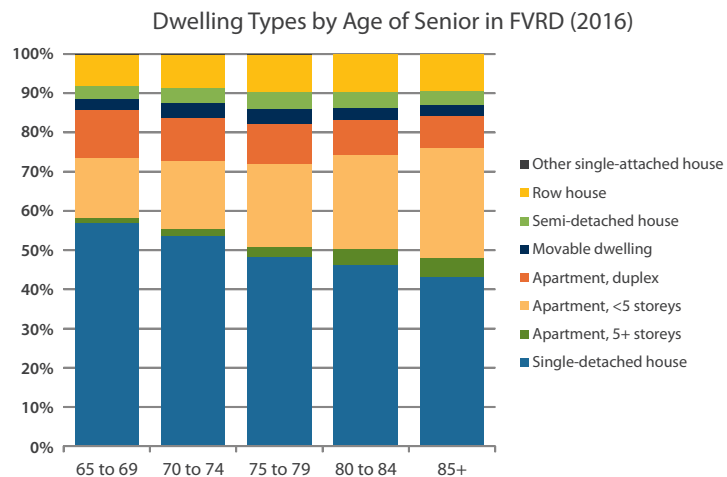
## FVRD Over Time

Since 2011, there has been a decrease in the proportion of apartments in low-rise buildings (18% to 12%) and an increase in apartments in duplexes (11% to 17%). This may be a result of an increase in secondary suites throughout the region. The proportion of single-detached houses has also increased, but only from 55% to 58%.

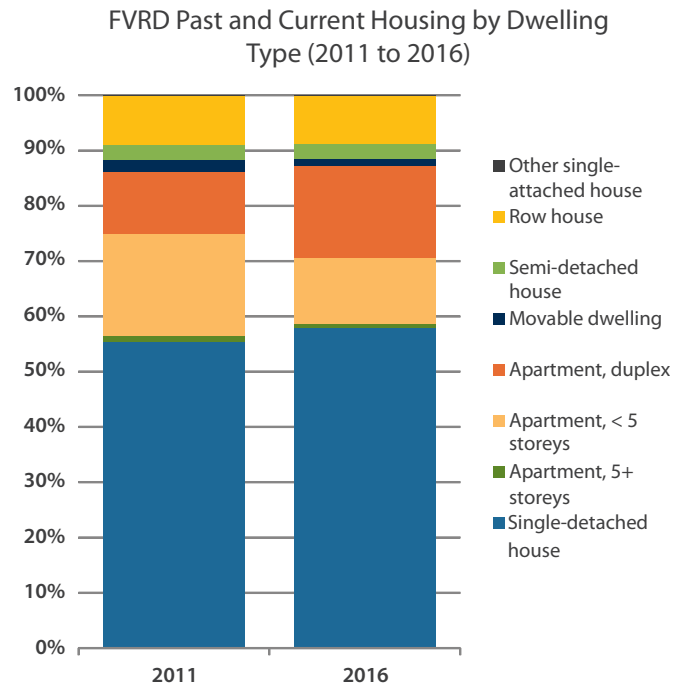
## Dwellings by Age Group

In the FVRD, the proportion of people that live in a single-detached house is the highest for children (0 to 14 years, 60%), followed by the labour force group (15 to 64 years, 59%) and then seniors (65+ years, 52%). Single-detached houses represent the majority of dwelling types in each age group. Apartments and suites tend to make up the majority of the rest of the dwelling types.

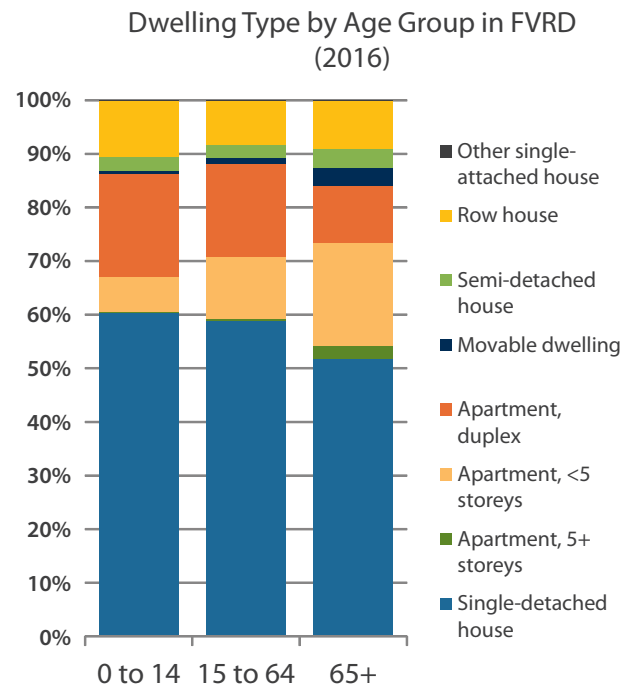
As seniors age, the type of housing preference shifts away from single family dwellings. In the younger senior age groups (65 to 74 years), the majority of people still live in single-detached houses. From age 75 years and older, this proportion reduces to less than 50%, as preference for apartments and suites starts to increase even more. This is likely due to people downsizing as they get older.



Source: Statistics Canada, Census of Population 2016



Source: Statistics Canada, Census of Population 2016



Source: Statistics Canada, Census of Population 2016

# APPENDIX: CENSUS DEFINITIONS

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## Single-detached house

A single dwelling not attached to any other dwelling or structure (except its own garage or shed). A single-detached house has open space on all sides, and has no dwellings either above it or below it.

## Semi-detached house

One of two dwellings attached side by side (or back to back) to each other, but not attached to any other dwelling or structure (except its own garage or shed). A semi-detached dwelling has no dwellings either above it or below it, and the two units together have open space on all sides.

## Row house

One of three or more dwellings joined side by side (or occasionally side to back), such as a townhouse or garden home, but not having any other dwellings either above or below. Townhouses attached to a high-rise building are also classified as row houses.

## Apartment or flat in a duplex

One of two dwellings, located one above the other, may or may not be attached to other dwellings or buildings.

## Apartment in a building that has five or more storeys

A dwelling unit in a high-rise apartment building which has five or more storeys.

## Apartment in a building that has fewer than five storeys

A dwelling unit attached to other dwelling units, commercial units, or other non-residential space in a building that has fewer than five storeys.

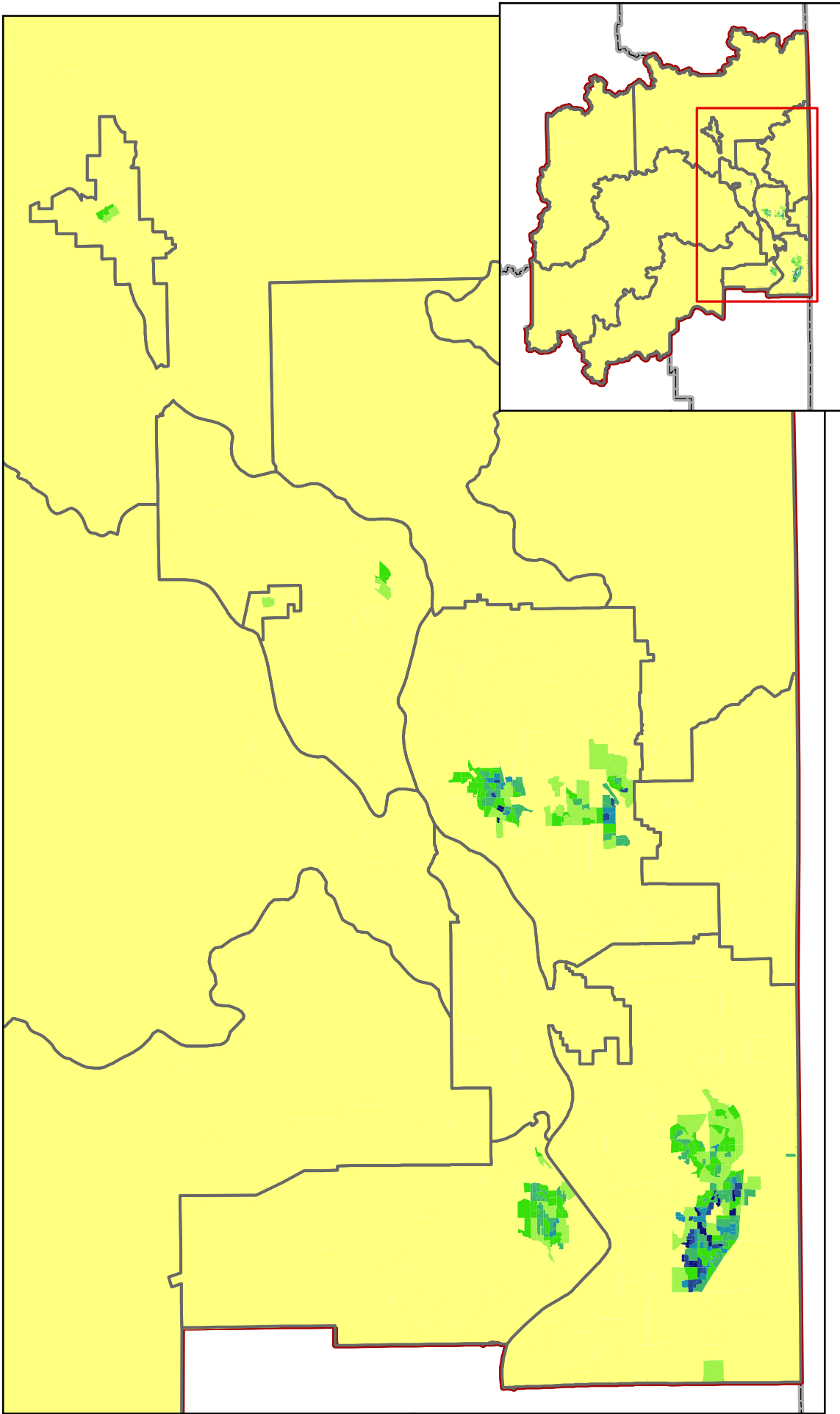
## Movable dwelling

A single dwelling, designed and constructed to be transported on its own chassis and capable of being moved to a new location on short notice. Includes mobile homes and other movable dwellings such as houseboats, recreational vehicles and railroad cars.

# APPENDIX: CENSUS MAP

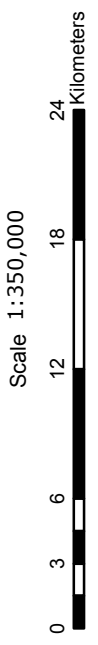
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Urban Population Density - DAs

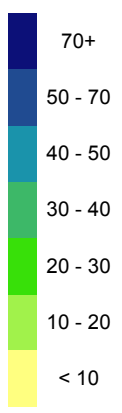


**FVRD Census 2016 Map**

**Urban Population Density - DAS**



- FVRD Jurisdictions
- Other Regional Districts
- Fraser Valley Regional District



**Population / Ha**

Disclaimer: This map was compiled by the Fraser Valley Regional District, using data believed to be accurate; however, a margin of error is inherent in all maps. This product is distributed without warranties of any kind, either expressed or implied, including but not limited to warranties of suitability of particular purpose or use.

# APPENDIX: DATA SOURCES

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## Statistics Canada, Census of Population 2016, Data Tables

98-402-X2016001

Population and dwelling counts, for Canada, provinces and territories, census divisions and census subdivisions (municipalities), 2016 and 2011 censuses - 100% Data

98-400-X2016004

Age (in Single Years) and Average Age (127) and Sex (3) for the Population of Canada, Provinces and Territories, Census Divisions and Census Subdivisions, 2016 and 2011 censuses - 100% Data

98-400-X2016015

Structural Type of Dwelling (10), Age (20) and Sex (3) for the Population in Occupied Private Dwellings of Canada, Provinces and Territories, Census Divisions and Census Subdivisions, 2016 and 2011 censuses - 100% Data

98-400-X2016017

Structural Type of Dwelling (10) and Household Size (8) for Occupied Private Dwellings of Canada, Provinces and Territories, Census Divisions and Census Subdivisions, 2016 and 2011 censuses - 100% Data





**CENSUS 2016 RELEASE REPORT:**  
Population • Age & Sex • Dwellings  
July 2017



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