



CITY OF
CHILLIWACK

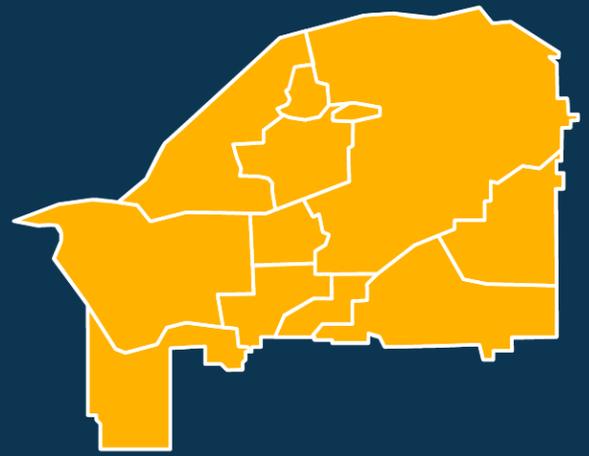
Chilliwack

**CITY-WIDE
COMMUNITY
TRENDS**



City of Chilliwack

COMMUNITY TRENDS



The **City of Chilliwack** is growing! An increasing number of people are moving to the city from other places in BC, with a diversifying range of households, including more renters, one-person households, and multi-generational households.

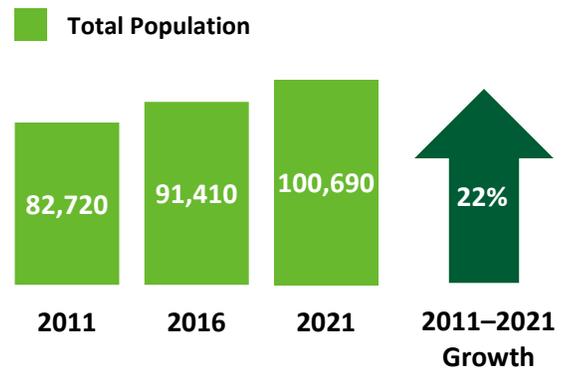
This community trends profile explores how the community has changed since 2011, including where people are moving from, how households are organizing themselves, what they earn, and more!



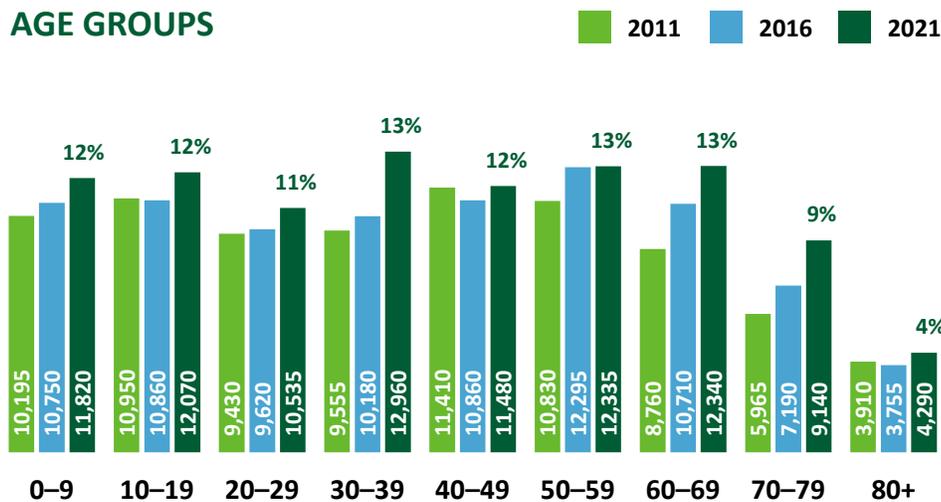
Population (Who We Are)

POPULATION TREND

The City of Chilliwack has experienced consistent population growth since 2011, with an average annual growth rate of approximately 2%. Overall, the population has grown by 22% in the last 10 years, with slightly less growth in the last 5 years (+10.1%) than between 2011 and 2016 (10.5%).



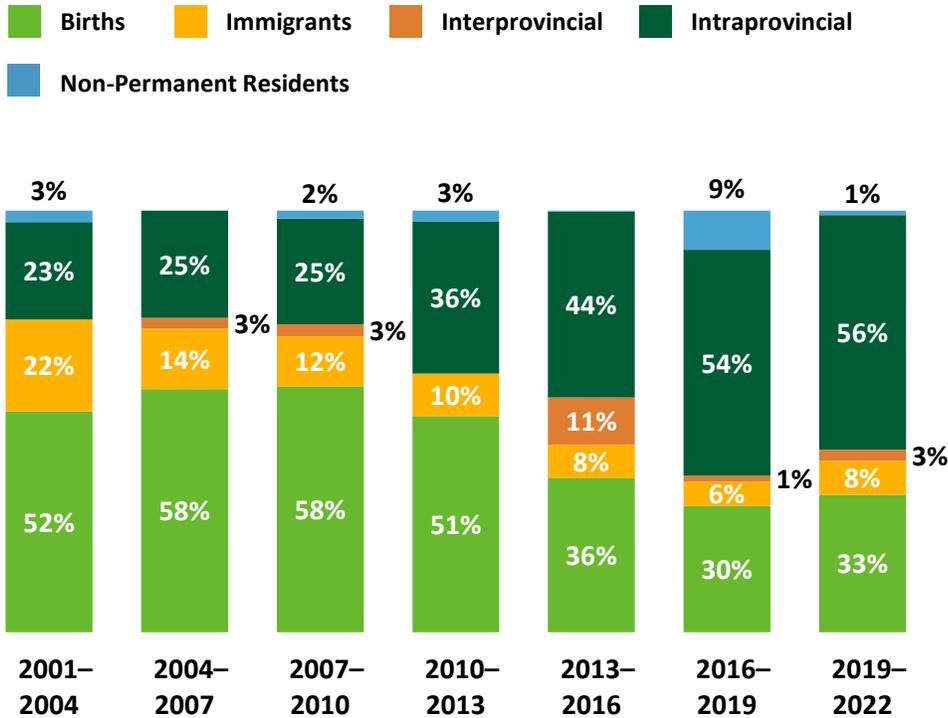
AGE GROUPS



While all age ranges have increased in population since 2011, two thirds of the growth has been from three groups: 30-39 (20% of growth), 60-69 (21%), 70-79 (19%). Of the 16,720 new residents since 2011, 10,160 were from these three age groups.

Population (Who We Are)

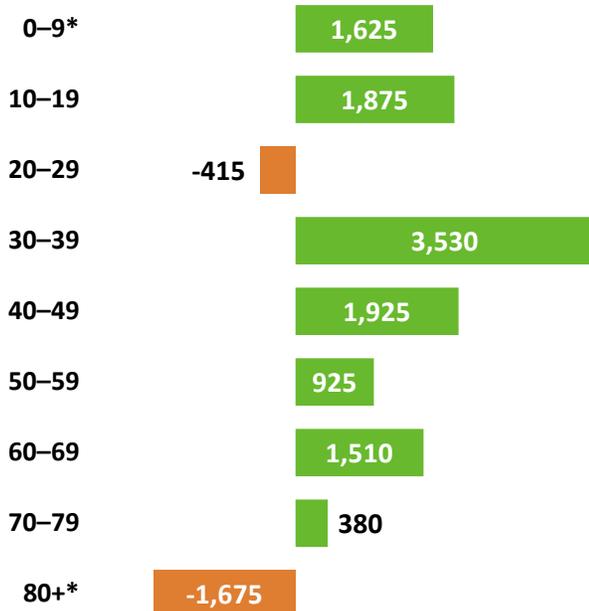
SOURCES OF POPULATION GROWTH



New Chilliwack residents have always come from a mix of different sources; however, the trend has been shifting since 2010. In the past 15-years, the share of new residents from local births and people moving from other places in the province (intraprovincial) has flipped.

In-province moves to the City have changed from 25% prior to 2010, to more than 50% in 2019–2022, while births decreased to approximately a third of new residents since 2013. A smaller share of new residents has come from immigration in recent years.

Shifting Age Groups (2011-2021)



The age of people moving to, or away from, Chilliwack can be estimated by considering the net population change between 2011 and 2021 in 10-year age ranges.

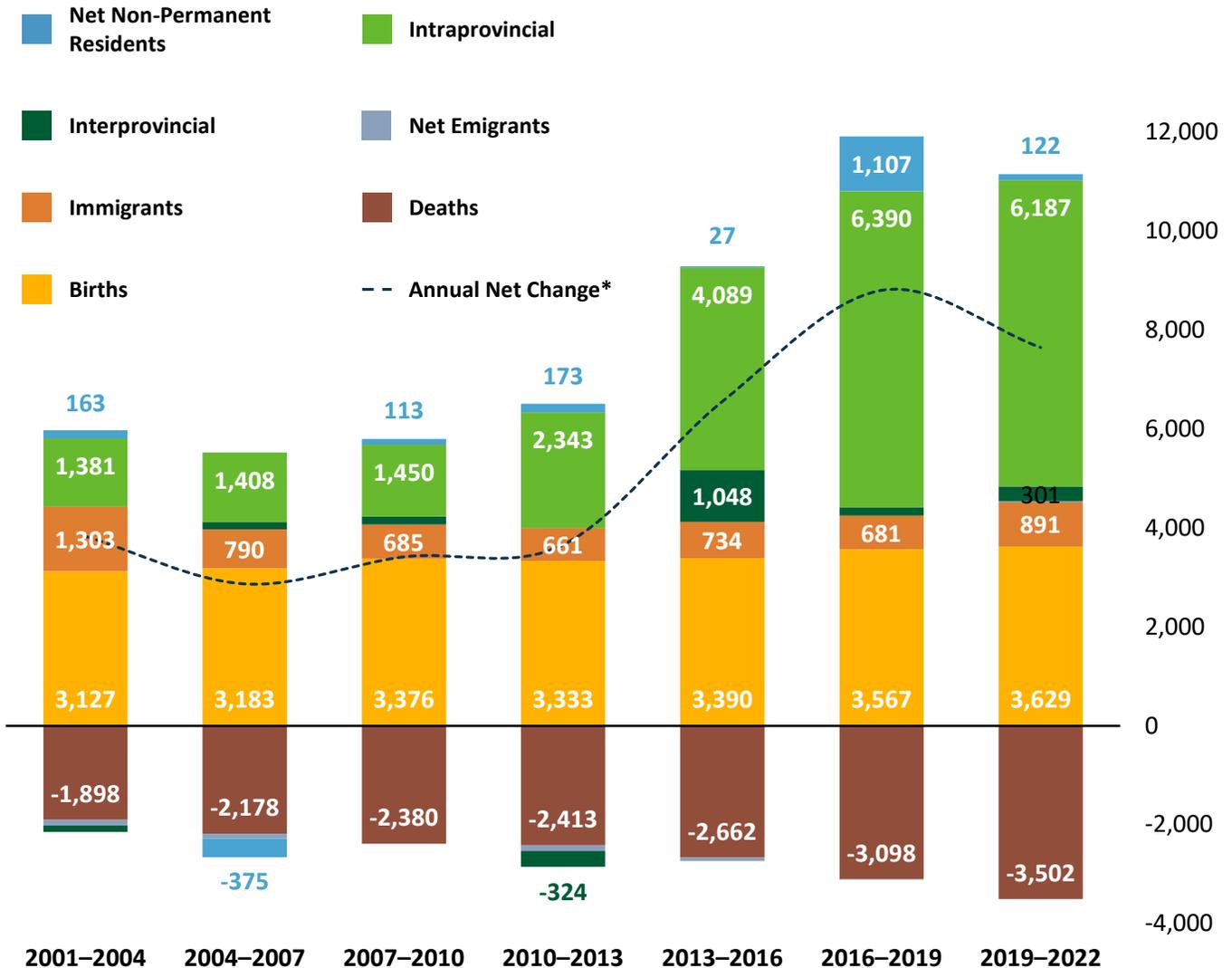
Since 2011, there is a clear trend of those aged 30–49 moving to the city, potentially with their children given the relatively large increase in residents under 19*. However, it appears those aged 20–29 are moving away more than they are arriving, with a slight net decrease between 2011 and 2021.



* The context is different for the youngest (0-9) and oldest (80+) age ranges, with the increase of residents aged 0-9 potentially being from births, while the loss of residents who are 80+ may primarily be from deaths rather than from moving away.

Population (Where Do We Come From)

HOW WE ARE GROWING



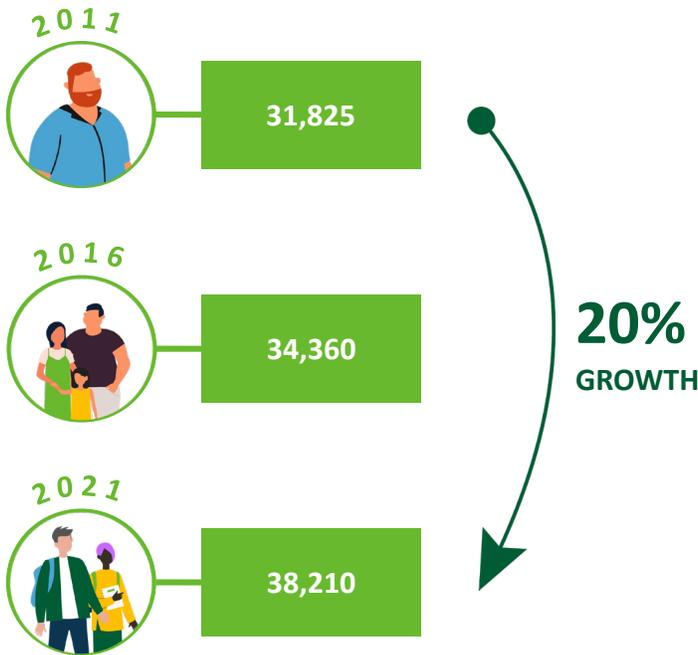
As seen on the previous page, the share of population growth from local births decreased by about half after 2010. However, the number of births has still consistently trended upwards over time. Rather than the number of births decreasing, other-source residents have become more prominent. The biggest change is more residents moving from other places in the province (intraprovincials of new) since 2015. On average, more than 2,000 people have moved to Chilliwack each year from elsewhere in the province since 2015, compared to an average of 618 people from 2001-2015.

Some periods in the last 10 years have also seen slightly higher numbers of new residents coming from other provinces (interprovincial) and from non-permanent residents, while the number of new immigrants has been consistent with an average of 234 per year since 2005 (compared to an average of 441 between 2001 and 2005). Between July 2021 and June 2022, there were more new immigrants (467) than any time since 2003-2004 (504).

* Data represents July 1 to June 31

Households (How We Live)

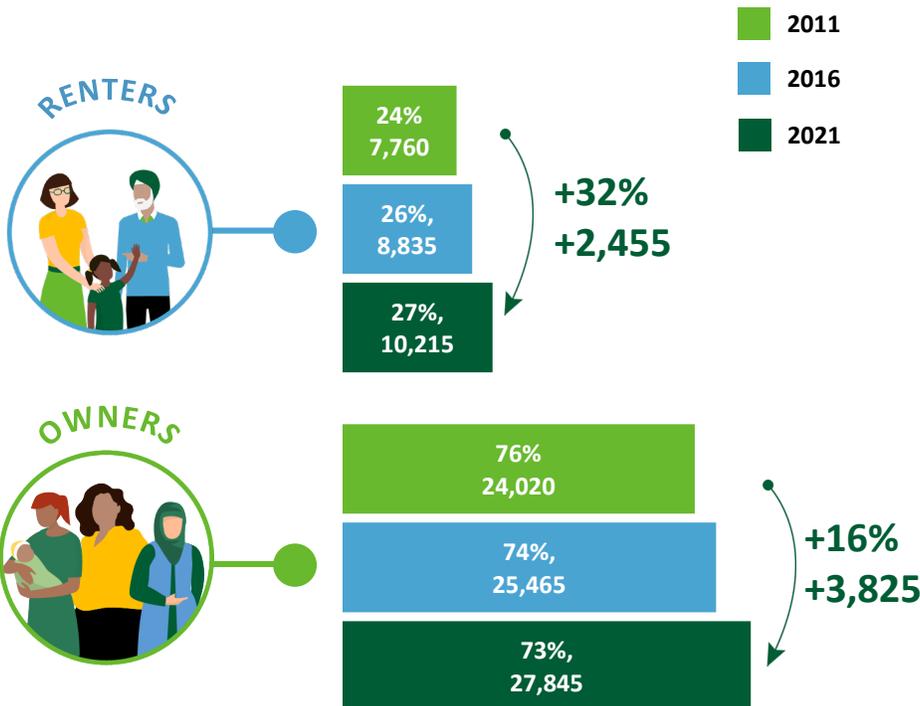
NUMBER OF HOUSEHOLDS



The number of households grew at a similar pace to the overall population between 2011 and 2021 (approximately 20%), however, it appears the number of households grew faster than the population for the first five-years, suggesting a trend towards smaller households.

This observation is supported by household size data, with 62% of new households being 1- or 2-person. Conversely, the next largest increase was in households of 5+ people (17% of household growth), while only a fifth of new households were 3 people (12%) or 4 people (9%).

HOUSEHOLDS WHO RENT OR OWN



The share of households that rent has been slowly increasing. The number of renter households (+32%) has been growing twice as fast as owners (+16%), but there were still almost three times as many owner households in 2021. Overall, a larger share of growth has been from owners (61% of growth).

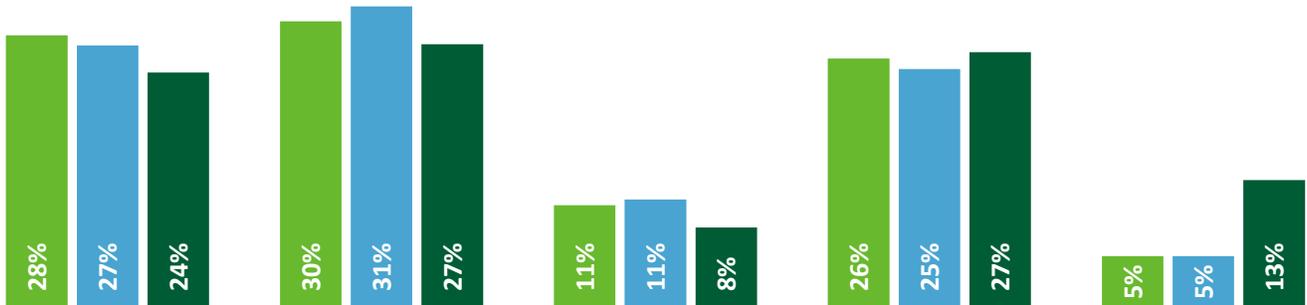
While both renter and owner households are increasing in number, the share of renter households is increasing, while the share of owners is decreasing accordingly.

Households (How We Live)

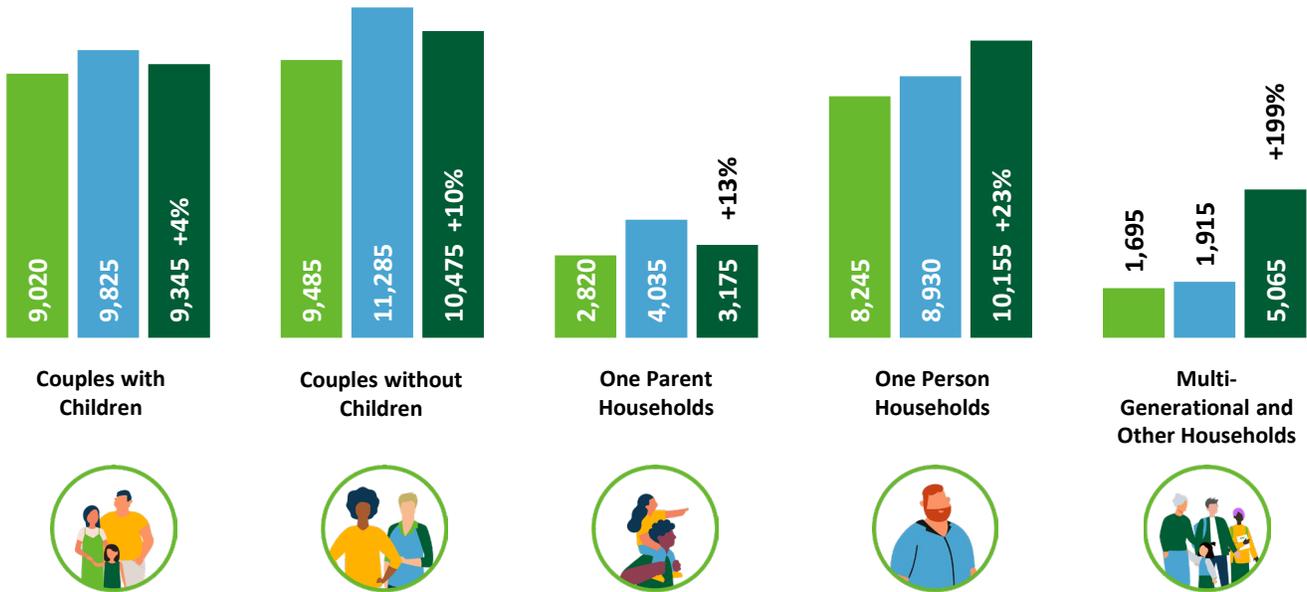
CHANGING HOUSEHOLD COMPOSITION

Share of Household By Type

2011 2016 2021



Count and 2011-2021 Growth of Household By Type



In 2021, the City saw a large increase in the share of multi-generational and other households, increasing to 13% of households from 5% in both 2011 and 2016, indicating an increasing share of 'nontraditional' households composed of individuals who are not couples or families with children. This could look like grandparents living with their children and grandchildren, unrelated roommates living together, or multiple families living together with parents and their children (or other individuals).

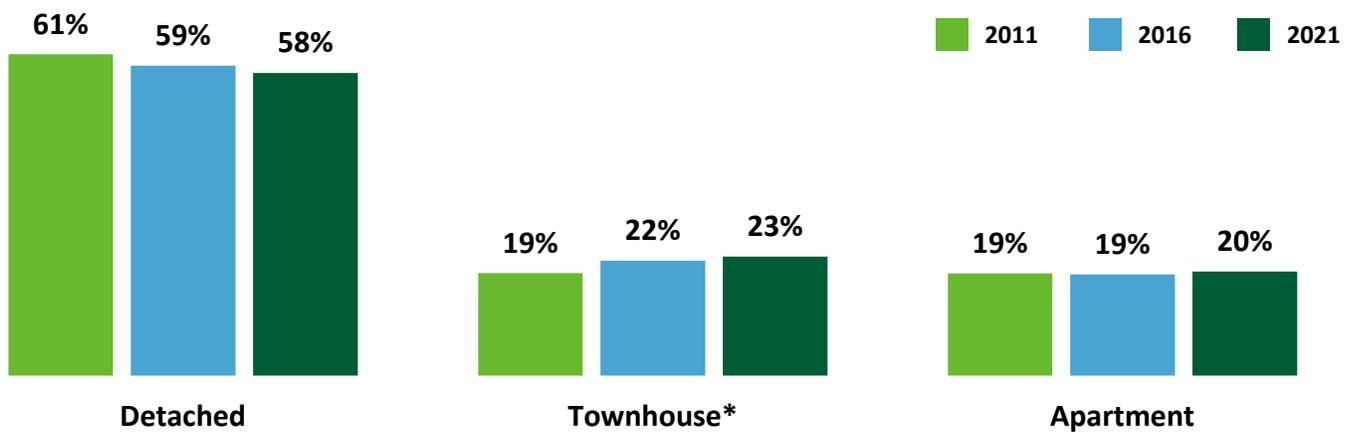
Considering the share of households in each category, it may appear as though there are fewer couples with and without children, and one-parent households, in 2021 than in 2011. However, the numbers of households in these categories were all higher in 2021. There also appears to be a similar share of one-person households across all three censuses, however, the number has consistently increased, with the highest growth overall (+23%) other than for multi-generational and other household (+199%). 76% of new households fit into these two categories (5,280 of 6,950 new households).

Dwellings (Where We Live)

DISTRIBUTION OF HOUSING TYPE

The housing stock is slowly shifting away from single-detached houses towards multi-unit homes, although, detached housing still makes up more than half of all dwellings and a significant component of new homes.

This shift has mostly been towards ground-oriented multi-unit forms, such as townhouses (including duplexes and detached houses with suites). Just over half (56%) of these new homes are side-by-side attached townhouses, while the remaining 44% are evenly split between houses with suites and duplexes.



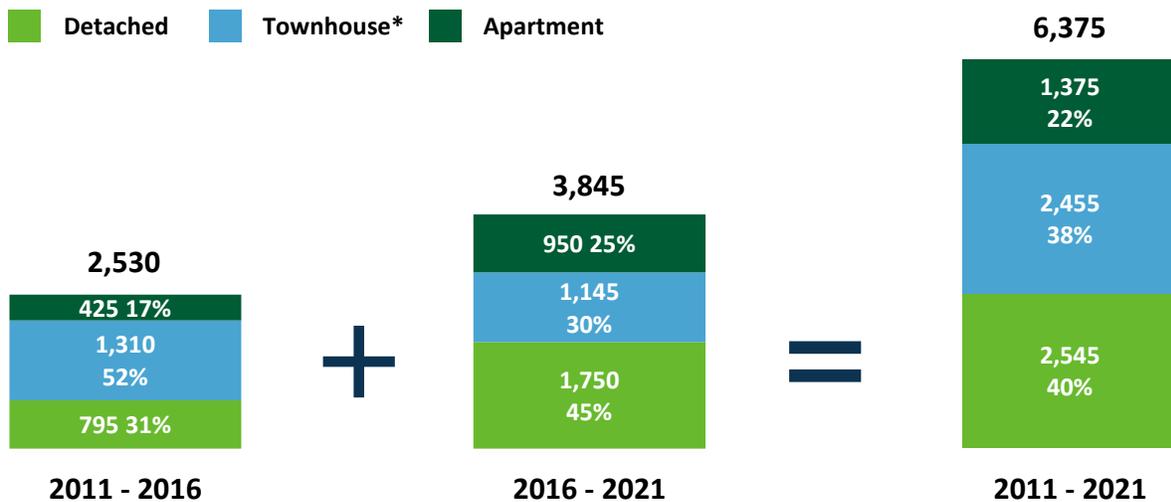
* Includes duplex & detached with suite

Dwellings (Where We Live)

WHAT IS BEING BUILT?

Of the 6,375 new dwellings built between 2011 and 2021, 2,545 were single-detached houses (40%), with a similar share of townhouses* (2,455 or 38%), and the remainder being apartments (1,375 or 22%). However, about 50% more homes were built in the last five years (3,845) than in 2011–2016 (2,530), meaning 60% of new homes built since 2011 were completed in the last five years.

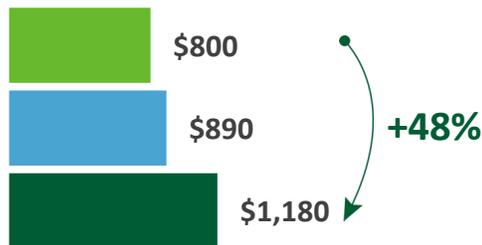
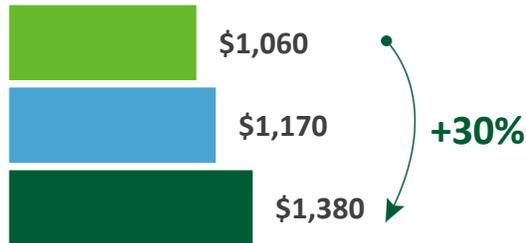
The number of townhouses being built has remained relatively consistent across the ten years, but both single-detached and apartment forms saw approximately 120% more units completed in the most recent five-year period. Between 2011 and 2016, 52% of new units were townhouses but this dropped to 30% for 2016-2021 with the increased construction of houses and apartments. Similarly, single-detached houses made up almost half of new dwellings in 2016–2021 (45%), increasing from a third between 2011 and 2016 (31%).



* Includes duplex & detached with suite

Dwellings (Where We Live)

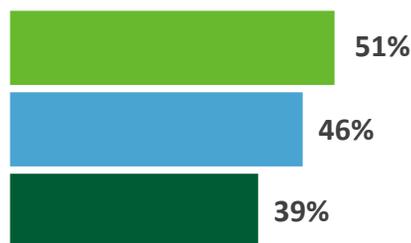
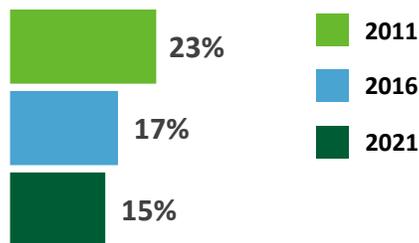
MONTHLY SHELTER COST (MEDIAN)



Both renter and owner households have seen increasing shelter costs since 2011, with renter costs growing 57% faster than owner costs. Increases in shelter costs have significantly outpaced the rate of inflation* for this period (18.5%), with renter household costs increasing 2.6 times the rate of inflation, and ownership costs increasing 1.6 times faster.

* StatCan. Vancouver CMA. Shelter CPI.

SHARE OF HOUSEHOLDS SPENDING 30%+ OF INCOME ON HOUSING

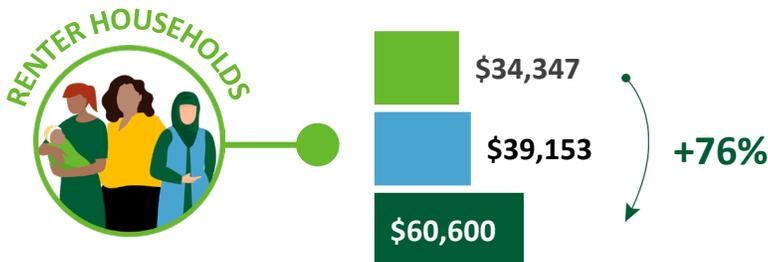
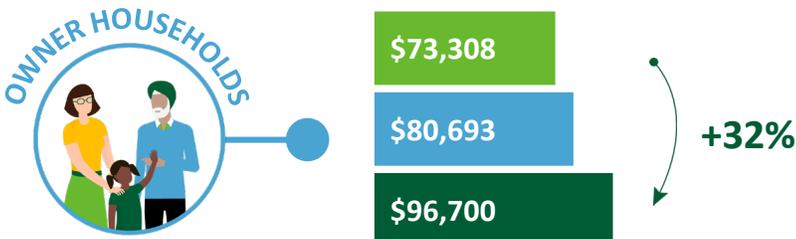
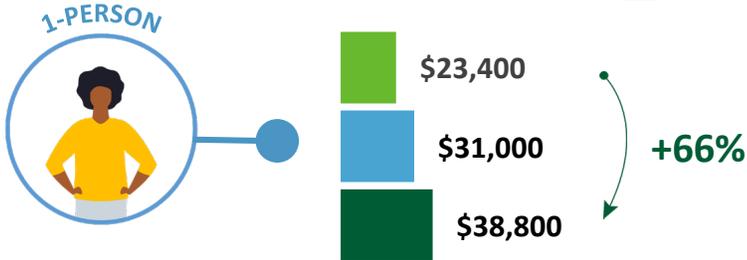


While shelter costs have been increasing faster than inflation, a smaller share of both renter and owner households have had to spend more than 30% of their income on housing with each census since 2011 (the typical housing affordability threshold).

However, due to population growth, the actual number of both renter and owner households spending an unaffordable amount of income on shelter has increased even while the proportion of households in this situation has decreased.

Income (How Much We Make)

HOUSEHOLD INCOME (MEDIAN)

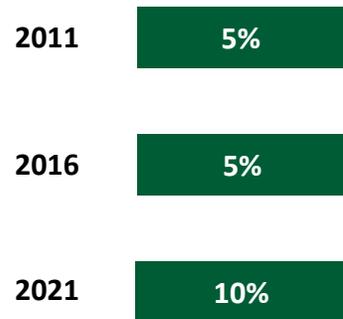


Between 2011 and 2021, the median income of Chilliwack households grew by 49% overall. However, different types of households have experienced varying rates of income growth, even while all groups have seen median incomes increase.

The median income of households with 2+ people increased by the average rate (50%) and have the highest incomes overall with multiple earners in the household. One-person households saw above average income growth (+66%) but earn 62% less than 2+ person households.

The median income of owner households is 59% higher than renters, however, renter incomes increased more than twice as fast (76%) compared to owners (32%)

WORK FROM HOME

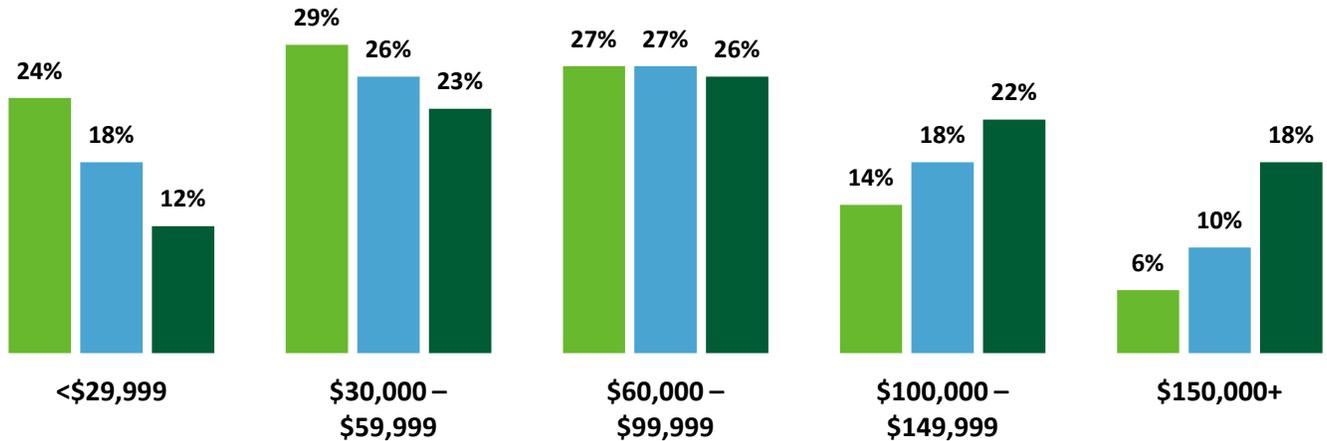


Income (How Much We Make)

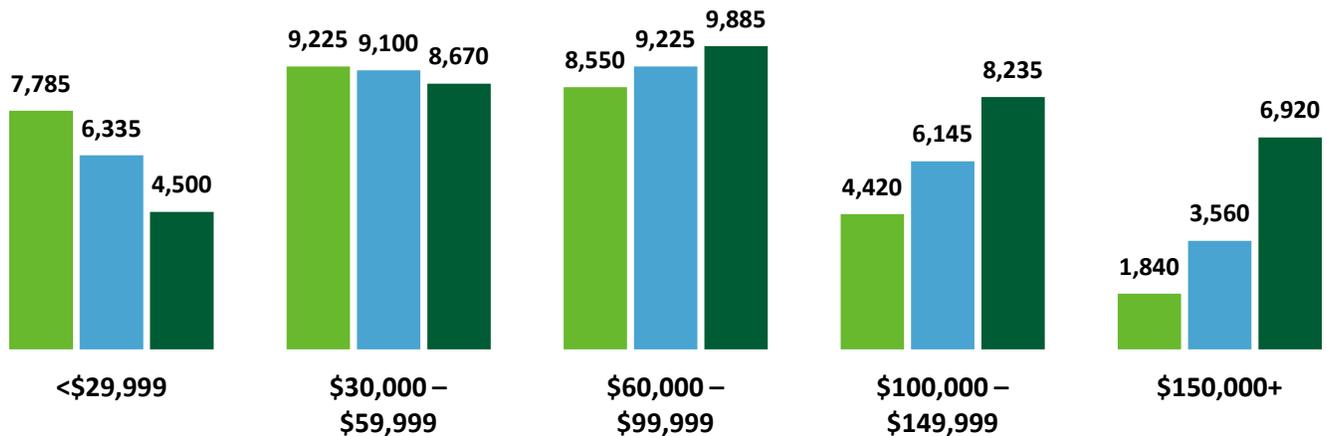
CHANGING HOUSEHOLD INCOME

Share of Household By Income Range

2011 2016 2021



Count of Household By Income Range



The share of households earning \$29,999 or less has decreased by half since 2011 from 24% to 12%. Similarly, the share of households earning \$30,000–\$59,999 decreased from 29% to 23% of households. Both income groups also had less households overall in 2021 than 2011, with the lowest income group seeing the largest decrease. This could be because of increasing incomes or because these households have moved away.

The share of households in the middle-income group (\$60,000–\$99,999) decreased slightly since 2011, while the number has grown nonetheless (-1% of the share with 16% overall growth from 8,550 to 9,885 households).

The share and count of households earning more than \$100,000 increased significantly, especially for those earning more than \$150,000. The share of households earning \$100,000–\$149,999 increased by 57% from 14% to 22%, similarly, the number of households in this group almost doubled from 4,420 to 8,235. The share and number of households earning more than \$150,000 increased rapidly since 2011, with the share tripling from 6% to 18% and the number increasing from 1,840 to 6,920 (+5,080).

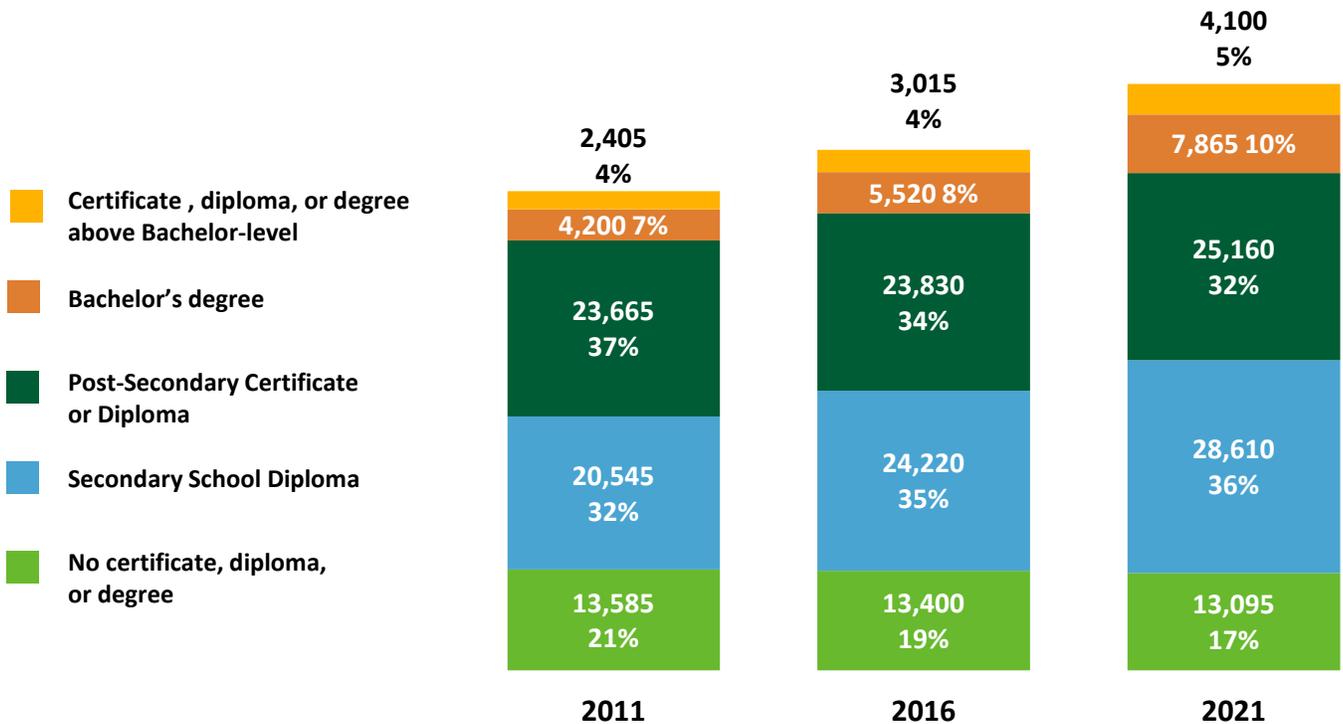
Education (How We Learn)

EDUCATIONAL ATTAINMENT



Compared to 2011, a smaller share and number of residents have no certificate, diploma, or degree. This is also the only educational attainment category with fewer people in 2021 than in 2011. The number of residents with a high-school diploma increased more than any other group with 8,065 additional residents (+39%) and is the category with the largest overall share and number in 2021.

While the two highest levels of educational attainment (bachelor's degree, or above) still have the smallest share of residents overall, they grew the most with a combined 81% increase since 2011.





DATA SOURCE AND DISCLAIMER:

The data presented in the Chilliwack City-Wide and Neighbourhood Profiles is derived from custom census data based on the dissemination areas making up Chilliwack's neighbourhoods, inclusive of local First Nations. The data is standard indicators based on the 2011, 2016, and 2021 Census Profiles for these unique geographies.

Population counts have been corrected based on the estimated census undercount, potentially resulting in a discrepancy from the public census profile. In addition, standard census rounding and potential data suppression in smaller areas may introduce some error to the presented data.

Questions?

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In case of an error, please contact the Planning Department so it can be corrected.